

CITY OF WILLOW PARK

ORDINANCE NO. 899-24

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM “R-1” SINGLE FAMILY DISTRICT TO “CLASS IV – INDUSTRIAL: COMMERCIAL – ‘LI’ LIGHT INDUSTRIAL DISTRICT” FOR THE HANEY COMPLEX ADDITION, TRACTS 1-3, BEING APPROXIMATELY 31.247 ACRES IN THE ELIZA OXER SURVEY, ABSTRACT NUMBER 1031, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Dustin and Jayme Haney, Haney Revocable Trust, (Owners) have applied for a change in zoning for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031 (the “Property”) from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” zoning district; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1. Land use permitted. The zoning district classification and use designation of the property described in Exhibit “A” is hereby changed from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” zoning district.

SECTION 2. Repeal of Conflicting Ordinances. All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3. Severability Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's

various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section..

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.


PASSED by an affirmative vote of all members of the City Council, this 27th day of February 2024.

APPROVED:



Doyle Moss, Mayor

ATTEST:



Crystal R. Dozier TRMC, City Secretary





Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance No. 899-24, did on the 27th day of February 2024, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	____/____	_____	_____
Chawn Gilliland, Place 2	____/____	_____	_____
Greg Runnebaum, Place 3	____/____	_____	_____
Lea Young, Place 4	_____	<u>ABSENT</u>	_____
Nathan Crummel, Place 5	____✓____	_____	_____

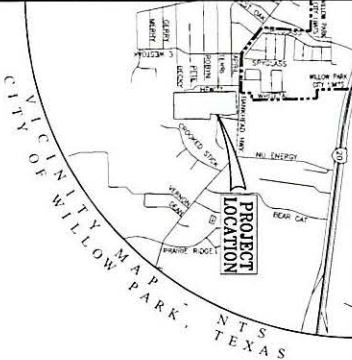
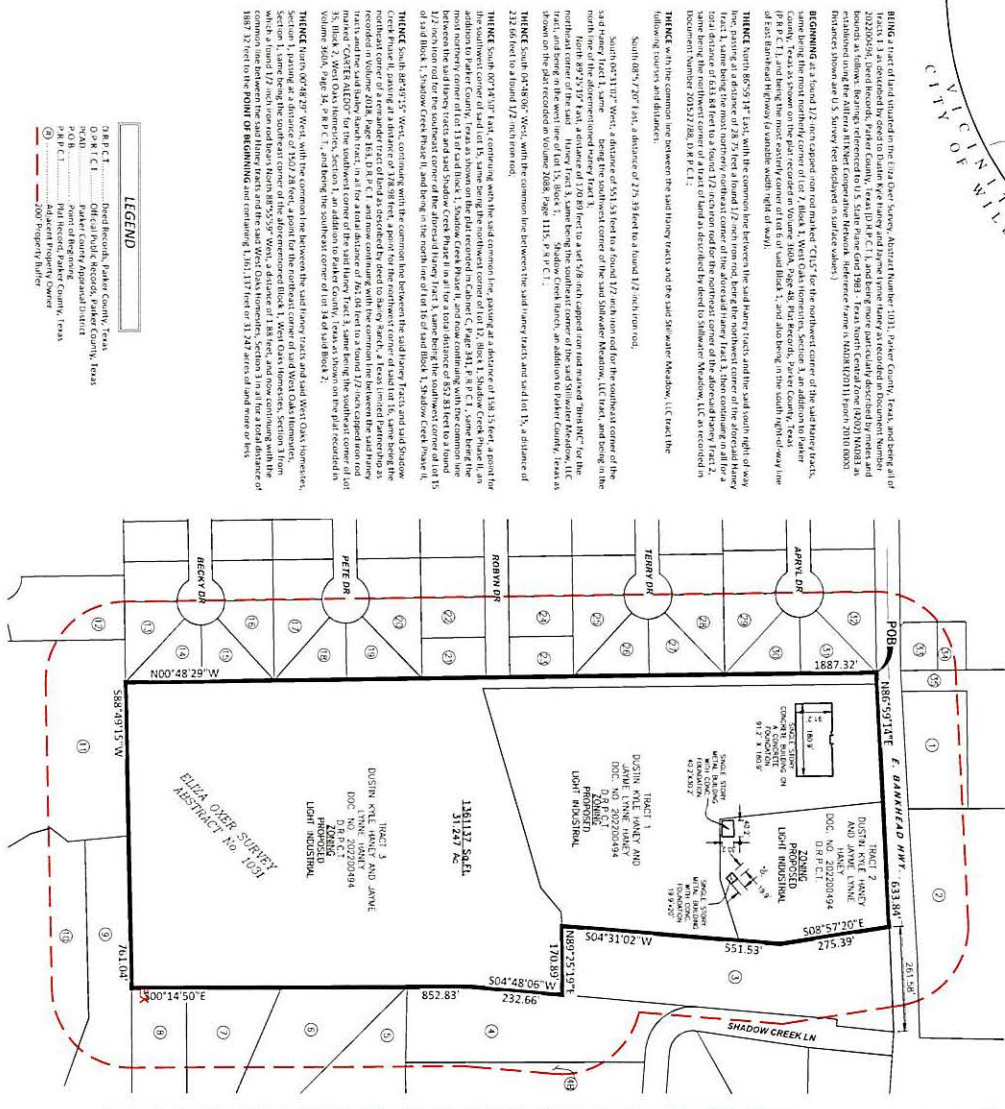


Exhibit "A"



NO.	OWNER NAME	LOT AREA	ADJACENT PROPERTY OWNERS WITHIN 200 FT. OF SUBJECT PROPERTY	PROPOSED USE	PROPOSED ZONING
1	MARCH HOUSE STORAGE LLC	2 A	BOX 4 STORAGE AND RETAIL, CARL E. SUDS 575	STORAGE	COMMERCIAL
2	MARLENE PHELAN THOMAS LLP	2	VOL. 2954, PG. 174 (D.B.P.C.1)	RESIDENTIAL	RESIDENTIAL
3	STEWART MIDCO INC.	3	DOC. NO. 20151278 (D.B.P.C.1)	RESIDENTIAL	RESIDENTIAL
4	THOMPTON & SAMPSON CONSULTING	15	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
5	THOMPTON & SAMPSON CONSULTING	16	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
6	CHANG & SPOFFE OWNERS	13	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
7	KEITH & PAMBA MANION	14	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
8	STANG & GARRETT MOORE	15	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
9	DANIEL & SUE ALBERT	16	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
10	CHRIS & DEBORAH BARDOCK	17	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
11	BULET TRACT	7	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
12	ADRIAN & MONICA PARK	7	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
13	JERRY LOHMEYER	34	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
14	JERRY LOHMEYER	35	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
15	RICHARD MANECHI	32	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
16	MARY BODOMANN	32	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
17	JOE & SUE STATION	18	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
18	MARCIAN SPRUCE	17	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
19	ZACHARY WHITFIELD & HENRY CATHAMANO	16	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
20	DAVID PHE	15	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
21	DANIEL & CAROL WITTS	2	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
22	DANIEL & CAROL WITTS	2	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
23	REBECCAH WILKINSON LLC	37	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
24	REBECCAH WILKINSON LLC	37	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
25	REBECCAH WILKINSON LLC	37	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
26	REBECCAH WILKINSON LLC	37	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
27	DANIEL & CAROL WITTS	2	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
28	DANIEL & CAROL WITTS	2	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
29	WILLIAM & KATHLEEN GRIFFIN	9	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
30	CANDICE & CHARLES SMITH	8	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
31	SHADOW CREEK LLC	7	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
32	SHADOW CREEK LLC	6	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
33	SHADOW CREEK LLC	5	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
34	SHADOW CREEK LLC	4	SHADOW CREEK OVERLAY DISTRICT	RESIDENTIAL	RESIDENTIAL
35	MARCH HOUSE STORAGE LLC	1	SHADOW CREEK OVERLAY DISTRICT	COMMERCIAL	COMMERCIAL

PROJECT NUMBER: 1610-KXX
 DATE: 2/25/2024
 SHEET: 1

PRELIMINARY THIS SITE PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY PURPOSES AND SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT.

REZONING SITE PLAN:

NO.	DESCRIPTION	DATE

HANRY COMPLEX ADDITION
9744 E BANKHEAD HWY.
WILLOW PARK, TX 76008
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

B:BAIRD, HAMPTON & BROWN
 building partners
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 817.366.7676 • bhabco.com
 TSP:LS FIRM #44 • TSP:LS FIRM #1074166