

CITY OF WILLOW PARK

ORDINANCE NO. 902-24

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM “CLASS II – RESIDENTIAL: ‘R-1’ SINGLE-FAMILY DISTRICT” TO COMMERCIAL “CLASS III – BUSINESS: ‘C’ COMMERCIAL DISTRICT” FOR 129 SOUTH RANCH HOUSE ROAD: 5.686-ACRE TRACT OF LOT 1, BLOCK 1 OF THE WILLOW PARK BAPTIST CHURCH ADDITION; 0.737-ACRE TRACT OF LOT PT 1-B, TRACT A AND 1.463-ACRE TRACT LOT PT TRACT B, BLOCK 1 OF THE EASTERN PARKER COUNTY INDUSTRIAL PARK, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILTY; 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, Applicant, The Premier Academy of Fine Arts, with the property owner, Willow Park Baptist Church, have applied for a change in zoning for 129 South Ranch House Road, 5.686-acre tract of Lot 1, Block 1 of the Willow Park Baptist Church Addition; 0.737-acre tract of Lot PT 1-B, Tract A and 1.463-acre tract Lot PT Tract B, Block 1 of the Eastern Parker County Industrial Park (the “Property”) from “Class II – Residential: ‘R-1’ Single-Family District” to Commercial “Class III – Business: ‘C’ Commercial 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 Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as described by legal description and shown on the Property Survey attached hereto as Exhibit ‘A’, by changing the zoning of said property from R-1 Single Family to Commercial “Class III – Business: ‘C’ Commercial District” including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

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 All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.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 ordinance, 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 judgement 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. Penalty Clause. Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

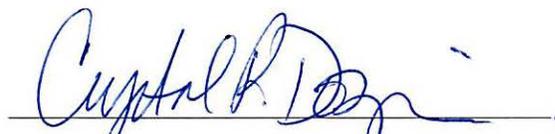
Section 5. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED by an affirmative vote of all members of the City Council, this 23rd day of April 2024.

APPROVED:


Lea Young, Mayor Pro Tem

ATTEST:


Crystal R. Dozier TRMC, City Secretary



Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance No. 902-24, did on the 23rd day of April 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	____/____	_____	_____
Nathan Crummel, Place 5	____/____	_____	_____

