



**City of Willow Park
Tax Increment Reinvestment Zone Board
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Thursday, November 18, 2021 at 9:00 A.M.**

Call to Order

Regular Agenda Items

1. Discuss and Take Action on reducing the boundaries of the Tax Increment Reinvestment Zone Number One.

Adjournment

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 516 Ranch House Road, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: November 15, 2021 at 9:00 a.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

/s/

Crystal R. Dozier, TRMC
City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at cdozier@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at www.willowpark.org



TIRZ BOARD AGENDA ITEM BRIEFING SHEET

TIRZ Meeting Date: November 18, 2021	Department: Admin	Presented By: City Manager
--	-----------------------------	--------------------------------------

AGENDA ITEM:

Discuss and Take Action on reducing the boundaries of the Tax Increment Reinvestment Zone Number One

BACKGROUND:

The Tax Increment Reinvestment Zone Number One (TIRZ) was created by Ordinance 739-16 on October 25, 2016. The TIRZ #1 consists of 230.84 acres of land generally located along the Meadow Place Drive between the Kings Gate Road and Crown Road. The owner is proposing to remove 47.42 acres withing the TIRZ. The first step in this process will be for the TIRZ Board to meet and make a recommendation to the City Council. The City Council will hold a Public Hearing on December 14, 2021 to consider comments regarding the exclusion of the property and amending the Zone.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$
Source of Funding	\$	

CITY OF WILLOW PARK, TEXAS
RESOLUTION NO. 2021-06

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE REDUCTION OF THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE WITHIN THE CITY OF WILLOW PARK, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF WILLOW PARK, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE AN ORDINANCE CONFIRMING THE TIRZ BOUNDARY REDUCTION

WHEREAS, the City of Willow Park, Texas (the “*City*”), is authorized under Chapter 311 of the Texas Tax Code, as amended (the “*Act*”), to reduce the boundaries of a tax increment reinvestment zone within its City limits;

WHEREAS, the City Council of the City (the “*City Council*”) wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding reducing the boundaries of Tax Increment Reinvestment Zone Number One created by Ordinance 739-16 on October 25, 2016, by 47.42 acres as allowed by Section 311.007 of the Act (as amended, the “*Zone*”) with the amended boundaries being described in the metes and bounds attached as **Exhibit A**; and depicted as shown in the attached **Exhibit B**, and

WHEREAS, in order to hold a public hearing for the boundary reduction to create the amended Zone, notice must be given in a newspaper of general circulation in the City not later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on December 14, 2021 on the boundary reduction.

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

Section 1.

A public hearing is hereby called for December 14, 2021, at 7:00 p.m. (or later) in the Willow Park City Hall located at 516 Ranch House Road, Willow Park, Texas, for the purpose of hearing any interested person speak for or against the exclusion of property in the amended Zone.

Section 2.

At such time and place the City Council will hear testimony regarding the exclusion of property from the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the exclusion of their property from within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the amended Zone.

Section 3.

Attached hereto as **Exhibit C** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4.

The City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on or before December 7, 2021.

Section 5.

Before the December 14, 2021, hearing concerning the Zone, the City shall prepare or cause to be prepared an updated final reinvestment zone financing plan.

Section 6.

This Resolution shall become effective from and after its date of passage and approval in accordance with law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS on this 9th DAY of NOVEMBER, 2021.

Doyle Moss, Mayor

ATTESTED TO:

Crystal Dozier, City Secretary

APPROVED AS TO FORM:

William P. Chesser, City Attorney

The Willow Park City Council in acting on Resolution No. 2021-07, did on the 9th day of November, 2021 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Tyler Van Sant, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____

EXHIBIT A
Metes and Bounds for the Zone

LEGAL DESCRIPTION

47.42 acres situated in the W. FRANKIN SURVEY, Abstract No. 468 and the A. McCARVER SURVEY, Abstract No. 910, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 11, THE RESERVES AT TRINITY, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 354, Plat Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found at the most north, northwest corner of said Lot 1, Block 11 and being an ell corner in the south line of that certain tract of land described in deed to Bulwark Asset Management, Ltd., recorded in Instrument Number 201732162, Official Public Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6957881.12 and 2226602.29, for reference;

THENCE N 89°59'54" E, along the common line of said Lot 1, Block 11 and Bulwark tract, a distance of 858.01 feet to a 1/2" capped iron rod found stamped "Carter-Wford" at the most northerly, northeast corner of said Lot 1, Block 11 and being the northwest corner of Lot 5, Block 2, WILLOW WOOD, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 362-A, Page 32, Plat Records, Parker County, Texas;

THENCE along the common line of said Lot 1, Block 11 and said Block 2, WILLOW WOOD, as follows:

S 15°45'35" W, a distance of 374.99 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 89°42'45" E, a distance of 230.00 feet to a 1/2" iron rod found;

S 00°58'35" W, a distance of 322.60 feet to a 1/2" iron rod found;

S 89°54'51" E, a distance of 424.75 feet to a 1/2" iron rod found in the west line of Royal View Court (a 60' Dedicated Public Right-of-Way);

THENCE S 00°37'31" E, along the west line of said Royal View Court, passing the northwest corner of Lot 15, Block 11, of said WILLOW WOOD and continuing along the common line of said Lot 1, Block 11 and said Lot 15, Block 11, in all, a distance of 538.13 feet to a 1/2" iron rod found at the southwest corner of said Lot 15, Block 11;

THENCE leaving said common lines and being along the southeasterly line of said Lot 1, Block 11, as follows:

S 16°42'37" W, a distance of 29.19 feet to a 1/2" capped iron set found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 510.00 feet and whose long chord bears S 70°49'10" E, a chord distance of 41.28 feet;

Along said curve in a southeasterly direction, through a central angle of 04°38'20", an arc distance of 41.29 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 19°14'59" W, a distance of 60.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 450.00 feet and whose long chord bears S 63°35'58" E, a chord distance of 72.02 feet;

Along said curve in a southeasterly direction, through a central angle of 09°10'48", an arc distance of 72.10 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 64°55'30" W, along the southeasterly line of said Lot 1, Block 11, a distance of 768.71 feet to a point in the approximate centerline of the Clear Fork Trinity River and being in the northeasterly line of Lot 1R, Block A, THE VILLAGE AT CROWN PARK, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 363, Plat Records, Parker County, Texas;

THENCE along the approximate centerline of said Clear Fork Trinity River, being the common line of said Lot 1, Block 11 and said Lot 1R, Block A, as follows:

N 23°12'58" W, a distance of 15.34 feet to a point;

N 37°51'23" W, a distance of 465.27 feet to a point;

N 83°42'12" W, a distance of 303.51 feet to a point;

N 35°45'42" W, passing the most north corner of said Lot 1R, Block A, and continuing along the approximate centerline of said Clear Fork Trinity River and along the common line of said Lot 1, Block 11 and that certain tract of land described in deed to the Willow Park Baptist Church, recorded in Volume 2896, Page 403, Official Public Records, Parker County, Texas, in all, a distance of 227.04 feet to a point;

THENCE continuing along the approximate centerline of said Clear Fork Trinity River and along the common line of said Lot 1, Block 11 and said Willow Park Baptist Church tract, as follows:

N 42°04'53" W, a distance of 178.63 feet to a point;

N 72°34'22" W, a distance of 133.71 feet to a point;

S 70°41'01" W, a distance of 225.01 feet to a point;

N 49°22'02" W, a distance of 181.64 feet to a point;

N 10°09'20" E a distance of 179.00 feet to a point;

N 64°00'18" W, a distance of 213.66 feet to a point;

N 36°10'11" W, a distance of 169.13 feet to a point;

N 84°54'49" W, a distance of 338.86 feet to a point;

THENCE leaving the approximate centerline of said Clear Fork Trinity River and continuing along the common line of said Lot 1, Block 11 and Willow Park Baptist Church tract, as follows:

N 19°14'59" E, a distance of 59.98 feet to a point;

N 89°46'40" E, a distance of 32.53 feet to a point

N 11°36'52" W, a distance of 173.16 feet to a point;

THENCE N 16°59'21" E, leaving the common line of said Lot 1, Block 11 and said Willow Park Baptist Church tract, being across Trinity Meadows Lane (a variable width Right-of-Way) a

distance of 95.51 feet to an 8" metal post found at the most north corner of said Lot 1, Block 11 and being in the southwesterly line of said Bulwark Asset Management, Ltd., tract

THENCE along the common line of said Lot 1, Block 11 and said Bulwark Asset Management, Ltd., tract, as follows:

S 50°14'45" E, a distance of 406.25 feet to a 5/8" iron rod found;

N 89°42'34" E, a distance of 780.80 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084"

N 00°17'36" W, a distance of 365.09 feet to the POINT OF BEGINNING and containing 47.42 acres (2,065,416 square feet) of land, more or less.

Exhibit B

JN160553ZE1 - October 1, 2021

Notes:
 1) Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or read upon or in final survey document.

EXHIBIT B
 Depiction of Boundaries of the Zone



Legend	
	Single Family (SF)
	Event Center (EC)
	Public Parking (P)
	Multi Family (MF)
	Townhomes (TH)
	Greenbelt (GB)



EXHIBIT C

**City of Willow Park City Council
Notice of Public Hearing
On Reducing the Boundaries of Reinvestment
Zone No. 1**

THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS WILL HOLD A PUBLIC HEARING ON DECEMBER 14, 2021, AT 7:00 P.M. (OR LATER) IN THE WILLOW PARK CITY HALL LOCATED AT 516 RANCH HOUSE ROAD, WILLOW PARK, TEXAS ON THE EXCLUSION OF 47.42 ACRES FROM REINVESTMENT ZONE NO. 1 AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE EXCLUSION OF THEIR PROPERTY FROM WITHIN THE AMENDED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY ±183.492 ACRES GENERALLY LOCATED IN THE CITY OF WILLOW PARK, TEXAS IN PARKER COUNTY, IN AND AROUND WILLOW PARK'S CROWN POINT ADDITION AND GENERALLY LOCATED ALONG AND NORTH OF INTERSTATE 20 WEST OF KINGS GATE ROAD AND EAST OF CROWN LANE, AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE FOR PUBLIC INSPECTION DURING REGULAR BUSINESS HOURS FROM THE CITY SECRETARY AT THE WILLOW PARK CITY HALL. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE EXCLUSION OF PROPERTY FROM WITHIN THE ZONE. FOLLOWING THE PUBLIC HEARING, CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS WILL CONSIDER ADOPTION OF AN ORDINANCE REDUCING THE REINVESTMENT ZONE BOUNDARIES BY 47.42 ACRES.