



**City of Willow Park  
City Council  
Regular Meeting Agenda  
Municipal Complex  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, July 13, 2021, at 7:00 p.m.**

The City Council of the City of Willow Park reserves the right to meet in closed, executive session on any of the items listed below should the need arise and if authorized by Title 5, Chapter 551, of the Texas Government Code.

**Call to Order**

**Invocation & Pledge of Allegiance**

Father Sam Wilgus of St. Francis of Assisi Church

**Public Comments (Limited to five minutes per person)**

Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to five (5) minutes. The Texas Open Meetings Act provides the following:

(a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

(b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

## **Consent Agenda**

All matters listed in the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

- A. Approve City Council Meeting Minutes – Regular Meeting June 22, 2021.

## **Regular Agenda Items**

1. Discussion/ Action: PUBLIC HEARING to consider comments regarding a petition requesting annexation of a 20.31-acre tract of land, situated in the A. McCarver Survey, Abstract No. 910, and the M.M. Edwards Survey, Abstract No. 1955, Parker County, Texas, being a portion 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, located between Yucca Road and Royal View Drive.
  - A. Open Public Hearing
  - B. Close Public Hearing
2. Discussion/Action: Consider and Act on adopting Ordinance 832-21, an ordinance to annex a 20.31-acre tract of land situated in the A. McCarver Survey, Abstract No. 910, and the M.M. Edwards Survey, Abstract No. 1955, Parker County, Texas, being a portion 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.
3. Discussion/Action: Consider and Act on a Final Plat of a Replat Block E, Crown Pointe Addition, Phase IV, City of Willow Park, Parker County, Texas, located in the 4200 Block IH-20 Service Road N. at Jimma Drive and Mary Lou Drive.

4. Discussion/ Action: Public Hearing to consider amending the Zoning Ordinance to remove “Public Storage and Climate Controlled Public Storage as permitted uses in all zoning districts.
  - A. Open Public Hearing
  - B. Close Public Hearing
  - C. Consider and Act on approving Ordinance 833-21 amending the zoning ordinance to remove “Public Storage and Climate Controlled Public Storage as permitted uses in all zoning districts.
  
5. Discussion/ Action: PUBLIC HEARING to consider amending the Zoning Ordinance to include definitions for “Commercial Amusement – Indoor and Commercial Amusement – Outdoor” and to classify each as permitted uses in the C-Commercial District and LI – Light Industrial District.
  - A. Open Public Hearing
  - B. Close Public Hearing
  - C. Consider and Act on approving Ordinance 834-21 amending the zoning ordinance to include definitions for “Commercial Amusement – Indoor and Commercial Amusement – Outdoor” and to classify each as permitted uses in the C-Commercial District and LI – Light Industrial District.
  
6. Discussion/Action: Public hearing on the City's Land Use Assumptions (future land use plan) and Capital Improvements Plan under which a storm water drainage impact fee may be imposed.
  - A. Open public hearing.
  - B. Close public hearing.
  - C. City Council may approve a resolution approving the Land Use Assumptions and Capital Improvements Plan under which a storm water drainage impact fee may be imposed.

7. Discussion/Action: The City Council may consider approving a resolution setting a public hearing to discuss the imposition of a storm water drainage impact fee.
8. **Budget Workshop** Discussion only: Fiscal Year 2021- 2022 budget and tax rate.
9. Discussion/ Action: To consider and act on items to be considered for future council meetings.
10. Discussion/ Action: To consider and act on setting the date and time for the next council meeting.

**Executive Session**

The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- A. § Section 551.074 Personnel Matters; City Secretary Review
- B. § 551.071. Texas Government Code. Consultation with Attorney
- C. Any Posted item

Following Executive Session, the City Council will reconvene into Regular Session and may take any action deemed necessary as a result of the Executive Session.

**Informational**

- A. Mayor & Council Member Comments
- B. City Manager's Comments

## **Adjournment**

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before July 09, 2021, at 5:00p.m.

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Alicia Smith TRMC/ CMC, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**City of Willow Park  
City Council  
Regular Meeting Minutes  
Municipal Complex  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, June 22, 2021, at 7:00 p.m.**

**Call to Order**

Mayor Moss called the meeting to order at 7:00 pm.

Present:

Mayor Doyle Moss  
Councilmember Eric Contreras  
Councilmember Tyler VanSant  
Councilmember Greg Runnebaum  
Councilmember Lea Young  
Councilmember Nathan Crummel

Staff Present:

City Manager Bryan Grimes  
City Attorney Pat Chesser  
City Secretary Alicia Smith

**Invocation & Pledge of Allegiance**

Jonathan Mansur, First Baptist Church, Willow Park, led the invocation and the pledge of allegiance.

**Public Comments (Limited to five minutes per person)**

None

**Consent Agenda**

**A. Approve City Council Meeting Minutes – Regular Meeting June 08, 2021.**

Motion made by Councilmember Runnebaum

To approve the minutes from the June 8, 2021, meeting.

Seconded by Councilmember Young

Aye votes: Councilmembers Contreras, VanSant, Runnebaum, Young and Crummel

Motion passes with a vote of 5-0

**Regular Agenda Items**

**1. Discussion/ Action: To consider and act on the appointment of Mike Caldwell to the Board of Adjustment.**

Motion made by Councilmember Young

To approve the appointment of Mike Caldwell to the Board of Adjustment.

Seconded by Councilmember Runnebaum

Aye votes: Councilmembers Contreras, VanSant, Runnebaum, Young and Crummel

Motion passes with a vote of 5-0

**2. Discussion/ Action: To consider and act on entering into an agreement with Nex Gen Strategies and Solutions for the purpose of conducting a Water and Wastewater Revenue Sufficiency and Rate Study.**

Motion made by Councilmember Young

To move that the Willow Park City Council authorize the City Manager to execute an agreement with Nex Gen Strategies and Solutions for the purposes discussed.

Seconded by Councilmember Contreras

Aye votes: Councilmembers Contreras, VanSant, Runnebaum, Young and Crummel

Motion passes with a vote of 5-0

**3. Discussion Only: Drainage Fee update.**

Derek Turner, City Engineer presented an update on drainage improvements, changes that need to be made and funding options to address these needs.

**4. Discussion Only: Update on the installation of Sensus meters.**

Michelle Guelker, Public Works Director, presented an update on the current progress in the meter change out process.

**5. Discussion Only: Briefing on new mass notification system from Civic Ready.**

Rose Kertok, City Communications, presented an update on the implementation of a new mass communications system for the City.

**6. Discussion/ Action: To consider and act on items to be considered for future council meetings.**

- Funding options for CIP drainage
- Budget workshop
- Impact fees public hearing

**7. Discussion/ Action: To consider and act on setting the date and time for the next council meeting.**

July 13, 2021, at 7pm

**Executive Session**

None

**Adjournment**

Motion made by Councilmember Runnebaum

To adjourn

Seconded by Councilmember VanSant

Aye votes: Councilmembers Contreras, VanSant, Runnebaum, Young and Crummel

Motion passes with a vote of 5-0



Meeting was adjourned at 7:33 pm

**APPROVED:**

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Doyle Moss, Mayor

**ATTEST:**

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Alicia Smith, City Secretary



## CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> July 13, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM:

PUBLIC HEARING to consider comments regarding a petition requesting annexation of a 20.31 acre tract of land located between Yucca Road and Royal View Drive.

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### BACKGROUND:

Bulwark Asset Management LTD. is requesting voluntary annexation of this 20.31 acre tract of vacant land located Between Yucca Road and Royal View Drive. This property is located adjacent to the City of Willow Park, in the City's extraterritorial jurisdiction (ETJ).

The City Council will need to conduct the public hearing in accordance with Chapter 43, Texas Local Government Code, Municipal Annexation. The final step in the process is adoption of the ordinance annexing the property and adoption of the service plan.

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the City Council adopt Ordinance 832-21 annexing the property.

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### EXHIBITS:

Petition for Annexation  
Annexation Map  
Ordinance 832-21

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	N/A
	<b>Source of Funding</b>	N/A

State of Texas {

County of Parker {

**PETITION FOR ANNEXATION**

PRESENTED TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS

I, Charles F. Stark, authorized agent for Bulwark Asset Management, LTD, do state and certify that Bulwark Asset Management, LTD. is the sole owner of that certain 20.31 acre tract of land, being further described herein by metes and bounds, and do hereby petition to the City of Willow Park, Parker County, Texas for annexation of said tract, which is less than one-half (1/2) mile in width, contiguous to the municipal boundary of the City of Willow Park, within its exclusive extraterritorial jurisdiction, and upon which fewer than three qualified voters reside, by filing said Petition with the City. The 20.31 acre tract of land is further described by metes and bounds and follows:

**LEGAL DESCRIPTION**

20.31 acres situated in the A. McCARVER SURVEY, Abstract No. 910 and the MM Edwards Survey, Abstract No. 1955, Parker County, Texas, being a portion 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, being more particularly described, as follows:

BEGINNING at a 3/8" iron rod found at the easterly southeast corner of said Bulwark Asset Management, Ltd., tract, being in the north line of Royal View, (a 60 foot Dedicated Public Right-of-Way), also being an ell corner of WILLOW WOOD, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 361-A, Page 32, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6957881.69 and EAST: 2228605.77, for reference;

THENCE S 89°59' 02" W, along the easterly south line of said Bulwark Asset Management, Ltd., tract and along the north line of said Royal View, passing the northeast corner of Lot 5, Block 2, of said WILLOW WOOD, and continuing along the common line of said Bulwark Asset Management, Ltd., tract and said Lot 5, Block 2, a distance of 829.29 feet to a point for the southwest corner of the herein described tract;

THENCE leaving the common line of said Bulwark Asset Management, Ltd., tract and said Lot 5, Block 2, being across and through said Bulwark Asset Management, Ltd., tract, as follows;

N 00°00'40" W, a distance of 121.86 feet to a point;  
N 06°08'03" E, a distance of 93.82 feet to a point;  
N 15°44'03" E, a distance of 70.64 feet to a point;  
N 00°00'24" W, a distance of 135.98 feet to a point;  
N 26°32'15" W, a distance of 99.99 feet to a point;  
N 08°50'22" W, a distance of 112.91 feet to a point;  
N 05°31'00" W, a distance of 164.74 feet to a point;  
N 00°00'00" E, a distance of 260.97 feet to a point in the easterly north line of said Bulwark Asset Management, Ltd., tract and being in the south line of that certain tract of land described in deed to Gary D. Lee and Kay D. Lee, recorded in Instrument Number 201808547, Official, Public Records, Parker County, Texas;

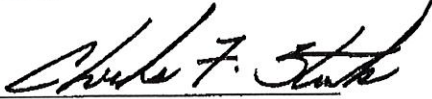
THENCE N 87°29'58" E, along the common line of said Bulwark Asset Management, Ltd., tract and said Lee tract, a distance of 363.64 feet to a 1/2" capped iron rod found at the southeast corner of said Lee tract and being the most westerly southwest corner of SQUAW CREEK ESTATES WEST, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 359-A, Page 87, Plat Records, Parker County, Texas;

THENCE S 89°55'46" E, along the common line of said Bulwark Asset Management, Ltd., tract and said SQUAW CREEK ESTATES WEST, a distance of 498.71 feet to a 1/2" iron rod found at the northeast corner of said Bulwark Asset Management, Ltd., tract and being the northwest corner of said WILLOW WOOD;

THENCE S 00°51'55" E, along the common line of said Bulwark Asset Management, Ltd., tract and said WILLOW WOOD, a distance of 1060.30 feet to the POINT OF BEGINNING and containing 20.31 acres (884,775 square feet) of land, more or less.

Signed, acknowledged and executed this the 15<sup>TH</sup> day of JUNE, 2021.

Bulwark Asset Management, LTD.  
Owner



By: Charles F. Stark, Authorized Agent

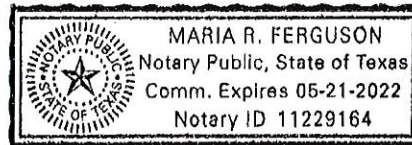
State of Texas  
County of Tarrant

Before me this the 15<sup>th</sup> day of JUNE, 2021, appeared Charles F. Stark as an authorized agent of Bulwark Asset Management, LTD., who swears that he is in the capacity stated herein, and with the authority to sign, execute and bind Bulwark Asset Management, LTD., as set forth in said Petition, subscribed to and sworn before me, the undersigned authority, on the 15<sup>th</sup> Day of JUNE, 2021, to certify which witness my hand and seal of office.

  
Notary Public, State of Texas

My Commission Expires:

05-21-2022



P.R.P.C.T.

1  
2  
3  
4  
5  
A

CROWN ROAD

GARY D. LEE AND KAY D. LEE  
 INST. NO. 201808547  
 O.P.R.P.C.T.

A. McCARVER SURVEY  
 ABSTRACT NO. 910

S00°58'47"E  
 365.04'  
 WPD TRINITY, LLC  
 INST. NO. 201612054  
 O.P.R.P.C.T.

EXISTING ETJ LINE

EXISTING ETJ LINE

N00°00'00"E 260.97'  
 N05°31'00"W 164.74'  
 N08°50'22"W 112.91'  
 N15°44'03"E 70.64'  
 N06°08'03"E 93.82'  
 N00°00'40"W 121.86'

N87°29'09"E  
 363.64'

BULWARK ASSET MANAGEMENT, LTD.  
 INST. NO. 201732162  
 O.P.R.P.C.T.

20.31 AC.  
 (884,775 S.F.)

S89°55'46"E 498.71'

SQUAW CREEK ESTATES WEST  
 VOL. 359-A, PG. 87  
 P.R.P.C.T.

YUCCA ROAD

EXISTING WILLOW PARK CITY LIMITS

S00°51'55"E 1060.30'  
 SHERWOOD CIRCLE  
 WILLOW WOOD  
 VOL. 361-A, PG. 32  
 P.R.P.C.T.

POINT OF BEGINNING

ROYAL VIEW

WILLOW WOOD  
 VOL. 361-A, PG. 32  
 P.R.P.C.T.

ROYAL VIEW CT.

WILLOW WOOD  
 VOL. 361-A, PG. 32  
 P.R.P.C.T.



M. M. EDWARDS SURVEY  
 ABSTRACT NO. 1955

**B**  
**Barron-Stark**  
 Engineers

6221 Southwest Boulevard, Suite 100  
 Fort Worth, Texas 76132  
 (O) 817.231.8100 (F) 817.231.8144  
 Texas Registered Engineering Firm F-10998  
 Texas Registered Survey Firm F-10158800  
 www.barronstark.com

ANNEXATION EXHIBIT  
 20.31 Acres Situated in the  
 A. McCARVER SURVEY, ABST. NO. 910  
 and the  
 M. M. EDWARDS SURVEY, ABST. NO. 1955  
 Parker County, Texas

PROJECT No. 107-9550  
 DATE: MARCH 2021

SHEET  
**1 OF 1**

# CITY OF WILLOW PARK, TEXAS

## ORDINANCE 832-21

**AN ORDINANCE ANNEXING THE HERIN AFTER DESCRIBED TERRITORY TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HERINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.**

**WHEREAS,** (§Chapter 43 of the Texas Local Government Code) and the City of Willow Park, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

**WHEREAS,** the procedures prescribed by the (Texas Local Government Code) and the City of Willow Park, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

### EXHIBIT "A"

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

- 1. That the heretofore described property is hereby annexed to the City of Willow Park, Parker County, Texas, and that the boundary limits of the City of Willow Park be and the same are hereby extended to include the above described territory within the city limits of the City of Willow Park, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the city of Willow Park and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.**
- 2. A service plan for the area is hereby adopted and attached as Exhibit "B".**

**The City Secretary is hereby directed to file with the County Clerk of Parker, Texas, a certified copy of this ordinance.**

**PASSED by an affirmative vote of all members of the City Council, this 13th, day of July, 2021.**

**APPROVED:**

\_\_\_\_\_  
Doyle Moss, Mayor

**ATTEST:**

\_\_\_\_\_  
Alicia Smith TRMC, City Secretary

The Willow Park City Council in acting on Ordinance 832-21, did on the 13<sup>th</sup> day of July, 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"

### LEGAL DESCRIPTION

20.31 acres situated in the A. McCARVER SURVEY, Abstract No. 910 and the MM Edwards Survey, Abstract No. 1955, Parker County, Texas, being a portion 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, being more particularly described, as follows:

BEGINNING at a 3/8" iron rod found at the easterly southeast corner of said Bulwark Asset Management, Ltd., tract, being in the north line of Royal View, (a 60 foot Dedicated Public Right-of-Way), also being an ell corner of WILLOW WOOD, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 361-A, Page 32, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6957881.69 and EAST: 2228605.77, for reference;

THENCE S 89°59' 02" W, along the easterly south line of said Bulwark Asset Management, Ltd., tract and along the north line of said Royal View, passing the northeast corner of Lot 5, Block 2, of said WILLOW WOOD, and continuing along the common line of said Bulwark Asset Management, Ltd., tract and said Lot 5, Block 2, a distance of 829.29 feet to a point for the southwest corner of the herein described tract;

THENCE leaving the common line of said Bulwark Asset Management, Ltd., tract and said Lot 5, Block 2, being across and through said Bulwark Asset Management, Ltd., tract, as follows;

N 00°00'40" W, a distance of 121.86 feet to a point;  
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## EXHIBIT "B"

### BULWARK ASSET MANAGEMENT ANNEXATION

#### MUNICIPAL SERVICE PLAN

##### **FIRE**

*Existing Services:* Parker County Emergency Services District 1

*Services to be Provided:* Fire suppression will be available to the area upon annexation. Primary fire response will be provided by City of Willow Park Fire Department Fire Station No. 1, located at 101 Stagecoach Trail. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office.

##### **POLICE**

*Services to be Provided:* Currently, the area is under the jurisdiction of the Parker County Sheriff's Office. Upon annexation, the City of Willow Park Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

##### **BUILDING INSPECTION**

*Existing Services:* None

*Services to be Provided:* The Building Inspection Department will provide Code Compliance Services upon annexation. This includes issuing building, electrical, mechanical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of Willow Park.

##### **PLANNING AND ZONING**

*Existing Services:* None

*Services to be Provided:* The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Willow Park Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Willow Park Subdivision Ordinance. These services can be provided within the department's current budget and staff appropriation.

### **HEALTH CODE ENFORCEMENT SERVICE**

*Services to be Provided:* The City of Willow Park will implement the enforcement of the City's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current personnel and within the current budget appropriation.

### **STREET**

*Existing Services:* County Street Maintenance

*Services to be Provided:* Maintenance to the streets will be provided by the City of Willow Park on the effective date of the annexation. This service can be provided within the current budget appropriation.

### **STORM WATER MANAGEMENT**

*Services to be Provided:* Developers will provide storm water drainage improvements at their own expense and will be inspected by the City Engineers at the time of completion. The City will then maintain the drainage improvements, upon approval, and acceptance.

### **STREET LIGHTING**

*Services to be Provided:* The City of Willow Park will coordinate any request for improved street lighting within the local electric provider in accordance with standard policy.

### **TRAFFIC ENGINEERING**

*Services to be Provided:* The City of Willow Park Public Works Department will provide, after the effective date of annexation, any additional traffic control devices.

### **WATER SERVICE**

*Services to be Provided:* Water service to the area will be provided in accordance with applicable codes and departmental policy. When property develops in the area, water service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

### **SANITARY SEWER SERVICE**

*Services to be Provided:* Sanitary sewer service to the area will be provided in accordance with applicable codes and departmental policy. When property develops in the area, sanitary sewer service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

**SOLID WASTE SERVICES**

*Services to be Provided:* Solid Waste Collection shall be provided to the area upon annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

**MISCELLANEOUS**

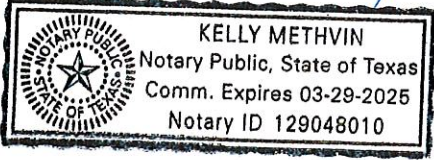
All other applicable municipal services will be provided to the area in accordance with the City of Willow Park's established policies governing extension of municipal services to newly annexed areas.

Agreed to this Municipal Service Plan on this the \_\_\_\_ day of July, 2021.

BULWARK ASSET MANAGEMENT, LTD.

JIM MARTIN, AUTHORIZED AGENT

*[Signature]*  
Bulwark Asset Management, LTD.



STATE OF TEXAS §  
COUNTY OF PARKER §

This Instrument was sworn to, signed, and acknowledged before me by Jim Martin  
on this the 1<sup>st</sup> day of July, 2021.

*[Signature]*  
Notary Public, State of Texas

My Commission Expires: 3-29-2025

*[Signature]*  
Doyle Moss, Mayor  
City of Willow Park, Texas  
Date: 06-29-2021

STATE OF TEXAS §  
COUNTY OF PARKER §

This Instrument was sworn to, signed, and acknowledged before me by Doyle Moss  
on this the 29 day of June, 2021.



*[Signature]*  
Notary Public, State of Texas

My Commission Expires: 02-23-2023



**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> July 13, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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**AGENDA ITEM:**

Consider and Act on a Final Plat of a Replat Block E, Crown Pointe Addition, Phase IV, City of Willow Park, Parker County, Texas, located in the 4200 Block IH-20 Service Road N. at Jimma Drive and Mary Lou Drive.

**BACKGROUND:**

This is a replat of this 6.85 acre Block, which is being subdivided into five lots. The Final Plat was approved March 16, 2021. The property is zoned Commercial/IH-20 Overlay District.

Access to the subdivision will be off the IH-20 Service Road to Mary Lou Drive (70' ROW), Jimma Drive (50' ROW) and J.D. Towles Drove (60' ROW). A twenty-four foot (24') access, fire lane, and utility easement is being platted to service the lots.

The subdivision is served by the City of Willow Park utility system. Water mains are located in the street rights of way. A sanitary sewer main will be extended from J.D. Towles Drive in the access, fire lane and utility easement to service the proposed lots. Utility extension will be in accordance with the City of Willow Park Utility Extension Policy.

Stormwater flows west to east. There are two box culverts (Double 5'X5') in Mary Lou Drive and a TXDOT culvert which passes under IH-20 east of the subdivision.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Replat of Block E, Crown Pointe Addition Phase IV, as presented.

The Planning and Zoning Commission recommends approval of the Final Plat of a Replat of Block E, Crown Pointe Addition, Phase IV.

The Commission vote was 3-0.

**EXHIBITS:**

Plat Application  
Final Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A



# City of Willow Park Development Services

516 Ranch House Road

Willow Park, Texas 76087

Phone: (817) 441-7108 · Fax: (817) 441-6900

### PLAT APPLICATION

MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED

ALL SIGNATURES MUST BE ORIGINAL

Type of Plat:  Preliminary  Final  Replat  Amended

#### PROPERTY DESCRIPTION:

SUBMITTAL DATE: MAY 24, 2021

Address (if assigned): \_\_\_\_\_

Name of Additions: CROWN POINTE ADDITION, PHASE IV, LOTS 1R, 2-5, BLOCK E

Location of Addition: INTERSTATE HIGHWAY NO. 20 AT JIMMA DRIVE AND MARY LOU DRIVE

Number of Lots: 5 Gross Acreage: 6.85 Zoning: C # of New Street Intersections: 0

IH20 OVERLAY

#### PROPERTY OWNER:

Name: MIT-MAR LAND, LP

Contact: JIM MARTIN, MARTIN LAND

Address: 66470 S. F.M. 56

Phone: 817-441-2102

City: GLEN ROSE

Fax: \_\_\_\_\_

State: TX Zip: 76043

Email: Jim@MartinLandSales.com

Signature: *Jim Martin*

#### APPLICANT:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Chuck Stark*

#### SURVEYOR:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Chuck Stark*



**ENGINEER:**


Name: BARRON-STARK ENGINEERS Contact: CHARLES F. STARK, PE  
 Address: 6221 SOUTHWEST BLVD, #100 Phone: 817-296-9550  
 City: FORT WORTH Fax: 817-231-8144  
 State: TX Zip: 76132 Email: chucks@barronstark.com  
 Signature: *Chuck Stark*

**PRINCIPAL CONTACT:** \_\_\_\_\_ Owner  Applicant \_\_\_\_\_ Surveyor \_\_\_\_\_ Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

<b>UTILITY PROVIDERS</b>	
Electric Provider:	<u>ONCOR</u>
Water Provider:	<u>CITY OF WILLOW PARK</u>
Wastewater Provider:	<u>CITY OF WILLOW PARK</u>
Gas Provider (if applicable):	<u>TEXAS GAS</u>

**APPLICATION FEES**

 \$425.00 ~~\$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE~~  
 \_\_\_\_\_ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

<i>City Use Only</i>	
Fees Collected: \$ _____	\$ _____
Receipt Number: _____	\$ _____

**PLAT REVIEW CHECKLIST:**

**\*\*This checklist must be submitted with the initial plat application\*\***

**I. GENERAL:**

Name of Addition: CROWN POINTE ADDITION, PHASE IV  
 Applicant: BARRON-STARK ENGINEERS, CHUCK STARK  
 Property Owner(s): MIT-MAR LAND, LP  
 Location of Addition: INTERSTATE HIGHWAY NO. 20 WEST OF CROWN LANE

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

	<u>APPLICANT</u>	<u>STAFF</u>
A. Preliminary Plat Application (original signatures)	_____	_____
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	_____	_____
D. Concept Construction Plan (5 paper copies & 1 digital)	_____	_____
E. Tree Survey	_____	_____
F. Location and Dimensions of Existing Structures	_____	_____
G. Sectionalizing or Phasing of Plats	_____	_____
H. Zoning Classification of All Properties Shown on the Plat	_____	_____
I. Dimensions of all Proposed or Existing Lots	_____	_____
J. Location of 100-year Flood Limits Where Applicable	_____	_____

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

A. Final Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital copy)	_____	_____
C. Drainage Study (5 paper copies & 1 digital)	_____	_____
D. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
E. Written Metes and Bounds Description	_____	_____
F. Dimensions of All Proposed or Existing Lots	_____	_____
G. Area in acres for each lot	_____	_____
H. Any Existing Structures which Encroach and Setback Lines	_____	_____
I. Parker County Tax Certificate	_____	_____
J. Plans for all water & sewer lines	_____	_____
K. Plans for fire hydrants	_____	_____
L. Plans for all proposed streets and sidewalks	_____	_____

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

A. Replat Application (original signatures)	✓	✓
B. Replat Drawing (5 paper copies & 1 digital copy)	✓	✓
C. Original Plat for comparison	✓	✓
D. Drainage Study (5 paper copies & 1 digital)	✓	N/A
E. Submit 1 mylar copy and 1 paper copy from county filing	After CC approval	DK
F. Written Metes and Bounds Description	✓	✓
G. Dimensions of All Proposed or Existing Lots	✓	✓
H. Area in acres for each lot	✓	✓
I. Any Existing Structures which Encroach and Setback Lines	✓	N/A
J. Parker County Tax Certificate	with mylar	DK

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

A. Amended Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Original Plat for comparison	_____	_____
D. Drainage Study (5 paper copies & 1 digital)	_____	_____
E. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
F. Written Metes and Bounds Description	_____	_____
G. Dimensions of All Proposed or Existing Lots	_____	_____
H. Area in acres for each lot	_____	_____
I. Any Existing Structures which Encroach and Setback Lines	_____	_____

**VI. REQUIREMENTS ON ALL PLATS**

	<u>APPLICANT</u>	<u>STAFF</u>
A. Adjacent Property Lines, Streets, Easements	✓	✓
B. Names of Owners of Property within 200 feet	✓	✓
C. Names of Adjoining Subdivisions	✓	✓
D. Front and Rear Building Setback Lines	✓	✓
E. Side Setback Lines	✓	✓
F. City Boundaries Where Applicable	✓	✓
G. Date the Drawing was Prepared	✓	N/A
H. Location, Width, Purpose of all Existing Easements	✓	✓
I. Location, Width, Purpose of all Proposed Easements	✓	✓
J. Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K. Map Sheet Size of 18"x24" to 24"x36"	✓	OK
L. North Arrow	✓	✓
M. Name, Address, Telephone, of Property Owner	✓	✓
N. Name, Address, Telephone of Developer	✓	✓
O. Name, Address, Telephone of Surveyor	✓	✓
P. Seal of Registered Land Surveyor	✓	✓
Q. Consecutively Numbered Plat Notes and Conditions	✓	✓
R. City of Willow Park Plat Dedication Language	✓	✓
S. Location and Dimensions of Public Use Area	✓	✓
T. Graphic Scale of Not Greater Than 1" = 200'	✓	N/A
U. All Existing and Proposed Street Names	✓	✓
V. Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	✓	✓
W. Subdivision Boundary in Bold Lines	✓	✓
X. Subdivision Name	✓	✓
Y. Title Block Identifying Plat Type	✓	✓
Z. Key Map at 1"=2000'	✓	✓
AA. Surveyor's Certification of Compliance	✓	OK
BB. Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC. Show relationship of plat to existing "water, sewage, and drainage	✓	✓

**VII. ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS**

	<u>APPLICANT</u>	<u>STAFF</u>
A. A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	WITH MYLAR PLAT	OK
B. A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	WITH MYLAR PLAT	OK
C. A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	WITH MYLAR PLAT	OK

**PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.**

Willow Park  
Plat  
Building Official Review

---

**Applicant Questions:**

Front building setback: 25 ft.

Rear building setback: 25 ft.

Side building setback: 25 ft.

Side building setback: 25 ft.

- Does the site include any utility/electric/gas/water/sewer easements?  Yes  No
- Does the site include any drainage easements?  Yes  No
- Does the site include any roadway/through fare easements?  Yes  No

**Staff Review:**

- Does the plat include all the required designations?  Yes  No
- Are the setbacks for the building sufficient?  Yes  No
- Are there any easement conflicts?  Yes  No
- Do the proposed easements align with neighboring easements?  Yes  No
- Are the proposed easements sufficient to provide service?  Yes  No
- Does the proposed project pose any planning concerns?  Yes  No
- 
- 

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 06/08/2021

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? IH 20 & CROWN LANE

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? 8"

Will the project require the extension of a water line?  Yes  No

Does the project use well water?  No  Drinking  Irrigation  
If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line?  Yes  No  
If yes, what size line? 8"

If no, what type and size is the septic system? N/A

**Staff Review:**

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes  No

Any additional concerns: \_\_\_\_\_

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 06/08/2021

Willow Park  
Plat  
Flood Plain Review

**Applicant Questions:**

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	

**Staff Review:**

Base flood elevations confirmed?	Yes	<input checked="" type="radio"/> No
Does the proposed project pose any safety concerns?	Yes	<input checked="" type="radio"/> No

Approved

Not Approved

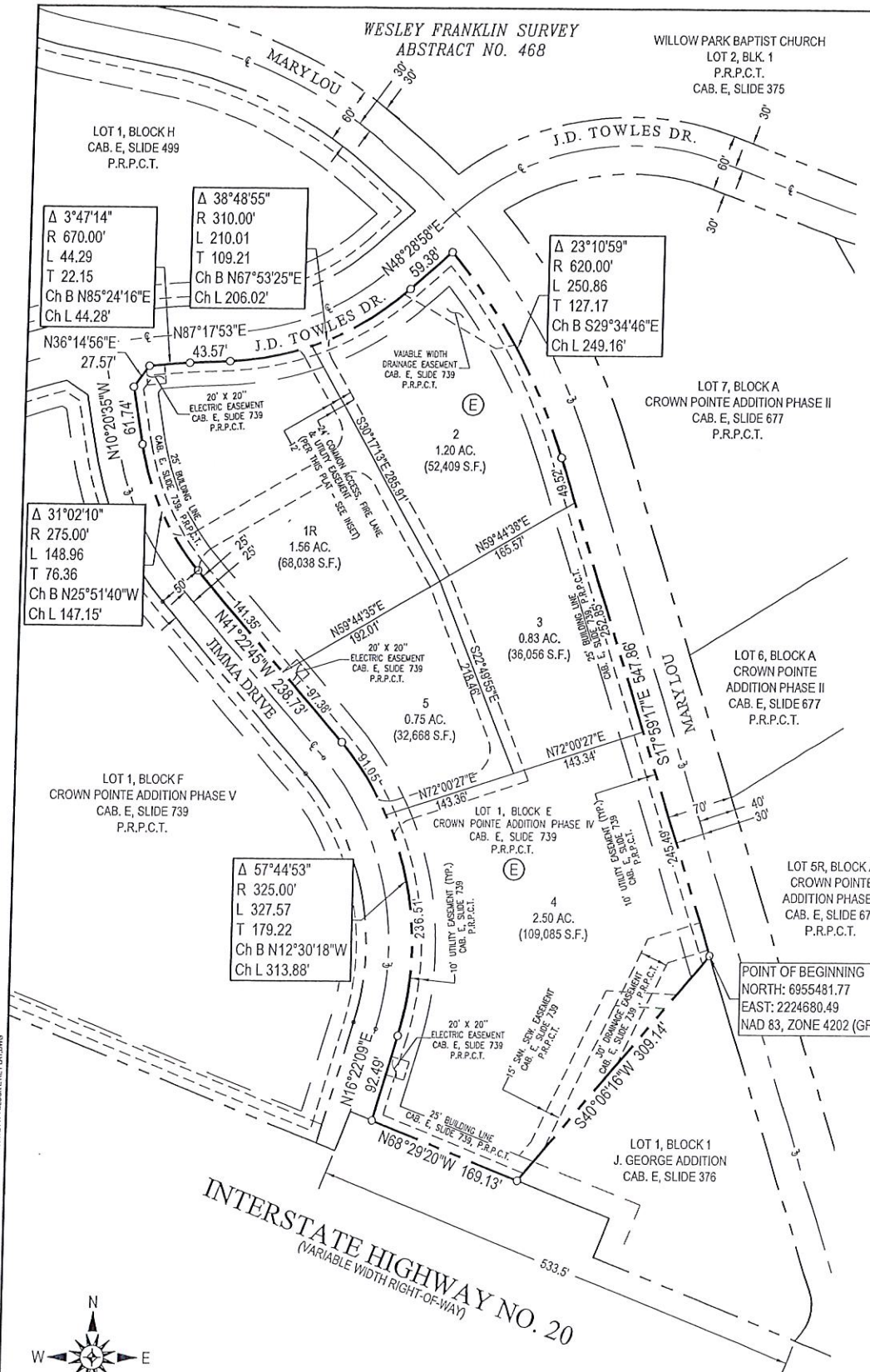
Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

06/08/2021



**NOTE:**  
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED  
 C.F. STARK, RPLS 5084

**NOTE:**  
 BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

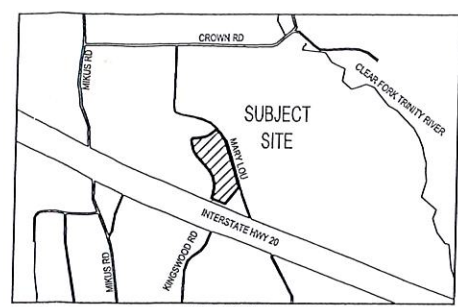
**FLOOD STATEMENT:**  
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN 'ZONE' A, SPECIAL FLOOD HAZARD AREA.

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS  
 Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084



VICINITY MAP  
(NOT TO SCALE)

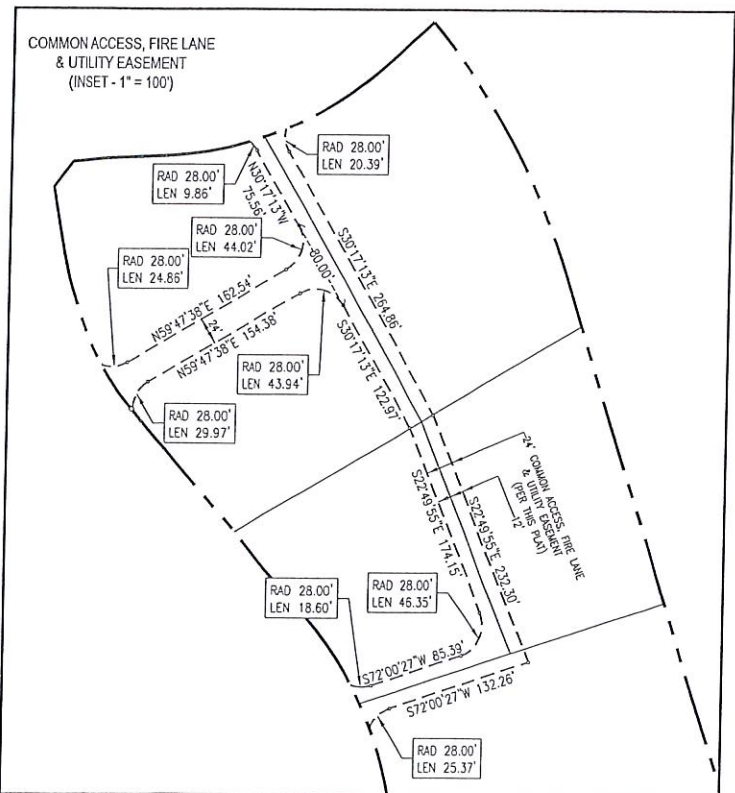
**NOT TO BE RECORDED FOR ANY PURPOSES**

**APPROVED BY CITY OF WILLOW PARK**

APPROVED BY \_\_\_\_\_ CITY COUNCIL  
 CITY OF WILLOW PARK

SIGNED: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



**OWNER DEDICATION:**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MIT-MAR LAND, LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Lots 1R and Lots 2 through 5, Block E, CROWN POINTE ADDITION, PHASE IV, an addition to the City of Willow Park, Texas ("City") and does hereby dedicate to the public use forever, the fire lanes, easements, and encumbrances shown hereon.

- MIT-MAR LAND, LP, herein certifies the following:
- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
  - The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
  - No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
  - The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
  - Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
  - The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
  - The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
  - Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MIT-MAR LAND, LP,

Jim Martin, Member  
 STATE OF TEXAS  
 COUNTY OF PARKER

Before Me, the undersigned authority, on this day appeared Jim Martin, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

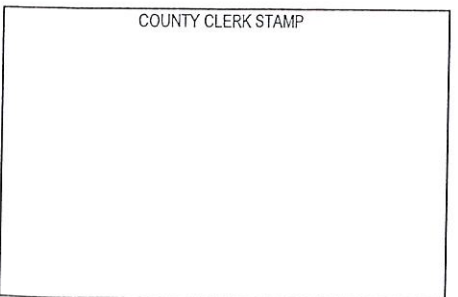
Final Plat  
 Lot 1R and Lots 2 thru 5, Block E

**CROWN POINTE ADDITION PHASE IV**

An Addition to the City of Willow Park, Parker County, Texas

BEING a Re Plat of  
 Lot 1, Block E, CROWN POINTE ADDITION PHASE V  
 an Addition to the City of Willow Park, Parker County, Texas  
 according to the Plat recorded in  
 Cabinet E, Slide 739, Plat Records  
 Parker County, Texas

Also Being 6.85 Acres Situated in the  
 WESLEY FRANKLIN SURVEY, Abstract No. 468  
 City of Willow Park  
 Parker County, Texas



6221 Southwest Boulevard, Suite 100  
 Fort Worth, Texas 76132  
 (O) 817.231.8100 (F) 817.231.8144  
 Texas Registered Engineering Firm F-10998  
 Texas Registered Survey Firm F-10158800  
 www.barronstark.com



**OWNER:**  
 MIT-MAR LAND, LP  
 66470 S. F.M. 55  
 GLEN ROSE, TX. 76043

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_



**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> July 13, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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**AGENDA ITEM:**

Consider amending the Zoning Ordinance to remove “Public Storage and Climate Controlled Public Storage” as permitted uses in all zoning districts.

**BACKGROUND:**

The Commission discussed the significant number of storage facilities being built in the City and the ETJ. There is concern regarding over building of these facilities.

A public hearing is being held to consider comments regarding this proposed change.

Notice of Public Hearing was published and posted.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Conduct a Public Hearing regarding the proposed removal of “Public Storage and Climate Controlled Public Storage” from permitted uses in the Zoning Ordinance.

The Planning and Zoning Commission recommends removing “Public Storage and Climate Controlled Public Storage” from permitted uses in the Zoning Ordinance.

The vote was 3-0.

**EXHIBITS:**

ORDINANCE 833-21

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ N/A



# CITY OF WILLOW PARK

ORDINANCE 833-21

**AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 14 “ZONING REGULATIONS,” ARTICLE SEC. 14.06.014(a)(21) “C” COMMERCIAL DISTRICT USE REGULATIONS CLIMATE-CONTROLLED, SELF-CONTAINED PUBLIC STORAGE; (REMOVED); AS AMENDED PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.**

---

**WHEREAS**, the City of Willow Park is a municipal corporation organized under the laws of the State of Texas; and

**WHEREAS**, it is intent of the City of Willow Park to protect the health, safety and welfare and well-being of its citizens; and

**WHEREAS**, the City is pursuant to §211.002 delegated the authority to adopt, amend or repeal zoning regulations that provide for the health, safety and general welfare of the City; and

**WHEREAS**, the zoning regulations generally §211.003 Tex. Local Govt. Code may regulate the height, number of stories, size of buildings and other structures including maximum height, minimum lot area, dwelling units per acre, gross living area, yard setback, screening and use of structures; and

**WHEREAS**, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211,006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

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

## **SECTION 1. AUTHORITY**

The Mayor, or appropriate City Official or Mayor's designee is hereby authorized and directed to implement the applicable provisions of this Ordinance.

## **SECTION 2. AMENDMENT**

The following section of Chapter 14, "Zoning Regulations," Article 14.06.014 “C” Commercial District Use Regulations of this section of the Zoning Regulations is amended, as follows:

### **SEC. 14.06.014 “C” COMMERCIAL DISTRICT USE REGULATIONS**

(a) Use Regulations. The “C” Commercial District will be limited to the following uses, residential uses are not permitted in this district.

~~(21) Climate-Controlled, Self-Contained Public Storage (Removed)~~

**SECTION 3. SEVERANCE**

If for any reason any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect any valid provisions of this or any other Ordinance of the City of Willow Park to which these rules and regulations relate.

**SECTION 4. RECITALS**

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Ordinance.

**SECTION 5. PUBLICATION**

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption hereof and the effective date of this ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

**SECTION 6. EFFECTIVE DATE**

This Ordinance shall take effect from and after the date of its adoption.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of July, 2021.

THE CITY OF WILLOW PARK, TEXAS

\_\_\_\_\_  
Doyle Moss, Mayor

ATTEST:

\_\_\_\_\_  
Alicia Smith TRMC, City Secretary

\_\_\_\_\_  
William P. Chesser, City Attorney

The Willow Park City Council in acting on Ordinance No. 833-21, did on the 13<sup>th</sup> day of July, 2021.

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



**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> July 13, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
---------------------------------------	--	------------------------------------

**AGENDA ITEM:**

Consider amending the Zoning Ordinance to include definitions for “Commercial Amusement – Indoor and Commercial Amusement – Outdoor” and to classify each as permitted uses in the C - Commercial District and LI – Light Industrial District.

**BACKGROUND:**

The City of Willow Park Zoning Ordinance does not currently provide zoning districts where these uses would be permitted. As the city grows and develops the city needs to provide areas for these recreational activities.

Notice of Public Hearing was published and posted.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

The Commission will conduct a public hearing to consider comments regarding these Zoning Ordinance amendments.

Staff recommends these definitions be added to the Zoning Ordinance as well as these uses be added to the Commercial and Light Industrial Districts.

The Planning and Zoning Commission recommends amending the Zoning Ordinance by adding definitions for Commercial Amusement - Indoor and Commercial Amusement - Outdoor and to classify both as permitted uses in the C – Commercial District and LI – Light Industrial District.

The vote was 3-0.

**EXHIBITS:**

Ordinance 834-21

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ N/A

# CITY OF WILLOW PARK

ORDINANCE 834-21

**AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 14 "ZONING REGULATIONS," ARTICLE SEC.14.04.001 DEFINITIONS COMMERCIAL AMUSEMENT – INDOOR AND COMMERCIAL AMUSEMENT – OUTDOOR; ARTICLE SEC. 14.06.014(a) "C" COMMERCIAL DISTRICT AND ARTICLE SEC.14.06.015 (a) "LI" LIGHT INDUSTRIAL DISTRICT USE REGULATIONS COMMERCIAL AMUSEMENT – INDOOR AND COMMERCIAL AMUSEMENT – OUTDOOR; AS AMENDED PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.**

---

**WHEREAS**, the City of Willow Park is a municipal corporation organized under the laws of the State of Texas; and

**WHEREAS**, it is intent of the City of Willow Park to protect the health, safety and welfare and well-being of its citizens; and

**WHEREAS**, the City is pursuant to §211.002 delegated the authority to adopt, amend or repeal zoning regulations that provide for the health, safety and general welfare of the City; and

**WHEREAS**, the zoning regulations generally §211.003 Tex. Local Govt. Code may regulate the height, number of stories, size of buildings and other structures including maximum height, minimum lot area, dwelling units per acre, gross living area, yard setback, screening and use of structures; and

**WHEREAS**, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211,006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

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

## **SECTION 1. AUTHORITY**

The Mayor, or appropriate City Official or Mayor's designee is hereby authorized and directed to implement the applicable provisions of this Ordinance.

## **SECTION 2. AMENDMENT**

The following sections of Chapter 14, "Zoning Regulations," Article 14.04.01 Definitions, Article 14.06.014 "C" Commercial District Use Regulations, Article 14.06.015 "LI" Light Industrial District Use Regulations of these sections of the Zoning Regulations are amended, as follows:

### **1. SEC. 14.04.001 DEFINITIONS**

Commercial Amusement – Indoor. An operation which is conducted within an enclosed building, including bowling alleys, video arcades, dance halls or theater, auditoriums, and recreational facilities with or without fixed seating.

Commercial Amusement – Outdoor. An operation including miniature gold courses, driving ranges, swimming pools, skateboard parks, water parks and associated facilities.

**2. SEC. 14.06.014 “C” COMMERCIAL DISTRICT USE REGULATIONS**

(a) Use Regulations. The “C” Commercial District will be limited to the following uses, residential uses are not permitted in this district.

(26) COMMERCIAL AMUSEMENT – INDOOR

(27) COMMERCIAL AMUSEMENT – OUTDOOR

**3. SEC. 14.06.015 “LI” LIGHT INDUSTRIAL DISTRICT USE REGULATIONS**

(a) USE REGULATIONS. The “LI” Light Industrial District will be limited to the following uses residential uses not permitted in this district:

(25) COMMERCIAL AMUSEMENT - INDOOR

(26) COMMERCIAL AMUSEMENT - OUTDOOR

**SECTION 3. SEVERANCE**

If for any reason any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect any valid provisions of this or any other Ordinance of the City of Willow Park to which these rules and regulations relate.

**SECTION 4. RECITALS**

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Ordinance.

**SECTION 5. PUBLICATION**

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption hereof and the effective date of this ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

**SECTION 6. EFFECTIVE DATE**

This Ordinance shall take effect from and after the date of its adoption.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of July, 2021.

THE CITY OF WILLOW PARK, TEXAS

\_\_\_\_\_  
Doyle Moss, Mayor

ATTEST:

\_\_\_\_\_  
Alicia Smith TRMC, City Secretary

\_\_\_\_\_  
William P. Chesser, City Attorney

The Willow Park City Council in acting on Ordinance No. 834-21, did on the 13<sup>th</sup> day of July, 2021.

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



## CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> July 13, 2021	<b>Department:</b> Admin	<b>Presented By:</b> City Manager
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**AGENDA ITEM:** Public Hearing on the City's Land Use Assumptions and Capital Improvements Plan et.al. (Resolution)

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### BACKGROUND:

At a previous meeting, the City Council appointed a Capital Improvements Advisory Committee to provide recommendations for the implementation of the storm water impact fee and service area.

After Council conducts a Public Hearing, Council will vote on the attached resolution approving the Land Use Assumptions and Capital Improvements Plan for the City's Storm Water Impact Fee Service Area

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

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### EXHIBITS:

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$
	<b>Source of Funding</b>	\$



**RESOLUTION NO. 2021-0713.1**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS APPROVING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN FOR THE CITY'S STORM WATER IMPACT FEE SERVICE AREA; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, TEXAS LOCAL GOVERNMENT CODE §395.045 states that to impose storm water impact fees, the City Council must, after holding a public hearing, approve Land Use Assumptions and a Capital Improvements Plan for the City's storm water impact fee service area; and,

**WHEREAS**, a Capital Improvements Plan and Land Use Assumptions (future land use plan) for implementation of the storm water impact fees have been prepared for the City; and

**WHEREAS**, the City Council finds and determines that the City has complied with the requirements in TEXAS LOCAL GOVERNMENT CODE §395.042 and §394.043 for publicizing the Capital Improvements Plan and the Land Use Assumptions (future land use plan) before the public hearing on those reports; and,

**WHEREAS**, the Capital Improvements Advisory Committee, met on March 16, 2021 and recommended that the City Council approve the Capital Improvements Plan and Land Use Assumptions (future land use plan); and

**WHEREAS**, the City Council has held a public hearing on July 13, 2021 to consider the approval of the Capital Improvements Plan and the Land Use Assumptions (future land use plan).

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

**SECTION 1.** The Capital Improvements Plan (a copy of which is attached to this Resolution and incorporated into this Resolution for all purposes) is approved as the City's Capital Improvements Plan for the City's Storm Water Impact Fee service area.

**SECTION 2.** The Land Use Assumptions (future land use plan) (a copy of which is attached to this Resolution and incorporated into this Resolution for all purposes) is approved as the City's land use assumptions for the City's Storm Water Impact Fee service area.

**SECTION 3.** This resolution is in full force and effect immediately upon its adoption.

**CITY OF WILLOW PARK, TEXAS**

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Doyle Moss, Mayor

**ATTEST:**

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Alicia Smith, City Secretary  
City of Willow Park



## CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> July 13, 2021	<b>Department:</b> Admin	<b>Presented By:</b> City Manager
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**AGENDA ITEM:** Resolution for Public Hearing for adoption of storm water impact fees

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### BACKGROUND:

The previous agenda item, Council (presumably) has passed a resolution accepting the Land Use Assumptions and the Capital improvements Plan for Storm Water Impact Fee service area. This agenda item will set a Public Hearing, for August 24, 2021 at 7:00 PM to adopt the Storm Water Impact Fee.

**Suggested Motion:** I move that the Willow Park City Council conduct a Public Hearing to on August 24, 2021 to consider the adoption of a storm water impact fee and authorize staff to provide notice as required.

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

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### EXHIBITS:

ADDITIONAL INFO:	FINANCIAL INFO:	
	<b>Cost</b>	\$
<b>Source of Funding</b>	\$	



City of Willow Park  
Capital Improvements Advisory  
Committee Meeting  
516 Ranch House Rd Willow Park, TX 76087  
Tuesday, March 16, 2021 6:30 PM  
Minutes

Call to Order

The Meeting was called to order at 6:55 pm.

**Determination of Quorum**

**Present:**

Chairman Jared Fowler  
Commissioners Scott Smith, Billy Weikert and Rodney Wilkins

**Absent:**

Commissioner Sharon Bruton

Also, Present:

Betty Chew and Derek Turner

**Items to be considered and acted upon**

- I. Consider and take action regarding the City of Willow Park Capital Improvements Plan and Future Land Use Plan as they relate to the creation of a Stormwater Drainage Impact Fee.**

Derek Turner, City Engineer reviewed the City's Capital Improvement Plan and Future Land Use Plan. Mr. Turner explained the City is creating a stormwater utility and proposes to institute impact fees for new development. The Planning and Zoning Commission serves as the "Capital Improvements Advisory Committee".

The Commission reviewed the 2019 CIP and cost allocations. They also reviewed the 2014 Future Land Use Plan.

Commissioner Wilkins made a motion to recommend accepting the updated 2019 Capital Improvement Plan and Future Land Use Plan included in the 2014 Comprehensive Plan.

Seconded by Commissioner Weikert.

Motion Passed.



City of Willow Park  
Capital Improvements Advisory  
Committee Meeting  
516 Ranch House Rd Willow Park, TX 76087  
Tuesday, March 16, 2021 6:30 PM  
Minutes

Chairman Fowler adjourned the meeting at 7:35 pm.

APPROVED:

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Jared Fowler, Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> February 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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**AGENDA ITEM: 1**

The Planning and Zoning Commission has been appointed by the City Council to serve as the "Capital Improvement Advisory Committee" to advise the City Council on matters related to the Stormwater Impact Fee.

Derek Turner, City Engineer will present the Committee with the Willow Park CIP and discuss the Land Use Plan as it relates to the Master Drainage Plan and Improvements.

**EXHIBITS:**

Resolution  
CIP and Land Use Power Point

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ N/A



# Willow Park Capital Improvement Plan & Land Use Discussion

DEREK TURNER, P.E.

# Background

- ▶ The City is proposing to create a stormwater utility and institute impact fees
- ▶ The first step in the impact fee process is adopting/approving the CIP & Land Use Assumptions
- ▶ The Capital Improvement Advisory Reviews and Recommends to Council
- ▶ The CIP was completed in 2017 and updated in 2019
- ▶ The Future Land Use Plan was included in the City's Comprehensive Plan in 2014 – these assumptions were not changed for the impact fee study



# Capital Improvement Plan



- ▶ The City's CIP includes drainage
- ▶ Applicable sections were included in the impact fee study

Table 5: Cost Allocation for Proposed Capital Improvements

CIP #	Location	Structure	Existing Size (in)	Length (ft)	Upsize to/Add	CIP (\$/LF)	Extended Piping Cost	Pavement (SY)	Pavement (\$/SY)	Extended Pavement Cost	Total Est. Cost	Percent Utilization				
												2019	2029	2019-2029	Impact Fee Eligible	
1	White Settlement Rd	22.1	3-24"	30	8'x15' RCB	\$ 2,500.00	\$ 82,500.00	60.00	\$ 75.00	\$ 4,500.00	\$ 217,500.00	5%	98%	93%	\$ 202,275.00	
2	Emsley Dr	U-16	24"	35	7'x7'	\$ 900.00	\$ 34,650.00	50.00	\$ 75.00	\$ 3,750.00	\$ 96,000.00	24%	73%	49%	\$ 47,040.00	
3	El Chico Trl	6.42	2-48"	40	48"	\$ 350.00	\$ 15,400.00	30.00	\$ 75.00	\$ 2,250.00	\$ 44,125.00	28%	93%	65%	\$ 28,681.25	
4	Surrey Ln	6.21	2-48"	40	36"	\$ 250.00	\$ 11,000.00	20.00	\$ 75.00	\$ 1,500.00	\$ 31,250.00	33%	93%	60%	\$ 18,750.00	
5	Scenic Trl	5.34	2-55"	55	6'x6'	\$ 750.00	\$ 45,375.00	55.00	\$ 75.00	\$ 4,125.00	\$ 123,750.00	39%	93%	54%	\$ 66,825.00	
6	Ranch House Rd	19.33	66"	55	36"	\$ 250.00	\$ 15,125.00	30.00	\$ 75.00	\$ 2,250.00	\$ 43,437.50	28%	53%	25%	\$ 10,859.38	
7	Sam Bass & Pleasant Ridge	Culvert and Channel Improvements										\$ 275,000.00	33%	93%	60%	\$ 165,000.00
8	133 Sam Bass Rd	36" RCP and Channel Improvements										\$ 30,000.00	48%	58%	10%	\$ 3,000.00
9	I-20 and Chuckwagon Trl	Channel Improvements										\$ 130,000.00	28%	73%	45%	\$ 58,500.00
10	Valley Ct and El Chico Trl	Channel Improvements										\$ 500,000.00	24%	100%	76%	\$ 380,000.00
11	Castlemount	Culvert and Channel Improvements										\$ 100,000.00	28%	64%	36%	\$ 36,000.00
12	Vista Dr	Culvert and Channel Improvements										\$ 200,000.00	30%	63%	33%	\$ 66,000.00
13	Live Oak	Culvert and Channel Improvements										\$ 80,000.00	29%	64%	35%	\$ 28,000.00
14	Cedar Elm Dr	19.12	12"	25	24"	\$ 180.00	\$ 4,950.00	15.00	\$ 75.00	\$ 1,125.00	\$ 15,187.50	30%	63%	33%	\$ 5,011.88	
15	Stagecoach Trl	6.56	12"	20	24"	\$ 180.00	\$ 3,960.00	10.00	\$ 75.00	\$ 750.00	\$ 11,775.00	27%	93%	66%	\$ 7,771.50	
16	Chaparral Ct	6.100	12"	20	24"	\$ 180.00	\$ 3,960.00	10.00	\$ 75.00	\$ 750.00	\$ 11,775.00	29%	93%	64%	\$ 7,536.00	
17	Willow Park Dr	6.5	12"	50	18"	\$ 150.00	\$ 8,250.00	25.00	\$ 75.00	\$ 1,875.00	\$ 25,312.50	38%	53%	15%	\$ 3,796.88	
18	Appaloosa/Tumbleweed	5.81	12"	35	24"	\$ 180.00	\$ 6,930.00	25.00	\$ 75.00	\$ 1,875.00	\$ 20,325.00	30%	93%	63%	\$ 12,804.75	
19	Live Oak Ct	5.64	12"	30	30"	\$ 200.00	\$ 7,000.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,000.00	24%	54%	30%	\$ 6,900.00	
20	Cook Rd	21.2	12"	30	30"	\$ 200.00	\$ 6,600.00	20.00	\$ 75.00	\$ 1,500.00	\$ 20,250.00	26%	58%	32%	\$ 6,480.00	
21	Cook Rd	21.3	18"	30	30"	\$ 200.00	\$ 6,600.00	20.00	\$ 75.00	\$ 1,500.00	\$ 20,250.00	28%	58%	30%	\$ 6,075.00	
22	Ranch House/Canyon Ct	5.3	12"	40	30"	\$ 200.00	\$ 8,800.00	25.00	\$ 75.00	\$ 1,875.00	\$ 26,687.50	25%	93%	68%	\$ 18,147.50	
23	Cook Rd	21.12	15"	35	18"	\$ 150.00	\$ 5,775.00	16.00	\$ 75.00	\$ 1,200.00	\$ 17,437.50	29%	50%	21%	\$ 3,661.88	
24	Crown Rd	19.19	15"	35	18"	\$ 150.00	\$ 5,775.00	16.00	\$ 75.00	\$ 1,200.00	\$ 17,437.50	28%	83%	55%	\$ 9,590.63	
25	Post Oak Ct	19.27	15"	20	24"	\$ 180.00	\$ 3,960.00	10.00	\$ 75.00	\$ 750.00	\$ 11,775.00	29%	84%	55%	\$ 6,476.25	
26	Fox Hunt Trl	6.108	15"	45	24"	\$ 180.00	\$ 8,910.00	20.00	\$ 75.00	\$ 1,500.00	\$ 26,025.00	27%	93%	66%	\$ 17,176.50	
27	Live Oak Rd	20.56	15"	40	24"	\$ 180.00	\$ 7,920.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	25%	58%	33%	\$ 7,771.50	
28	Queensway Rd	10.40	15"	40	24"	\$ 180.00	\$ 7,920.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	9%	33%	24%	\$ 5,652.00	
29	Royal View Dr	10.36	15"	40	36"	\$ 250.00	\$ 11,000.00	25.00	\$ 75.00	\$ 1,875.00	\$ 32,187.50	10%	34%	24%	\$ 7,725.00	
30	Clearfork Cir	12.114	15"	25	24"	\$ 180.00	\$ 4,950.00	12.00	\$ 75.00	\$ 900.00	\$ 14,625.00	30%	54%	24%	\$ 3,510.00	
31	Squaw Creek Rd	17.39	15"	45	24"	\$ 180.00	\$ 8,910.00	20.00	\$ 75.00	\$ 1,500.00	\$ 26,025.00	20%	73%	53%	\$ 13,793.25	
32	Queensway Rd	16.21	15"	40	24"	\$ 180.00	\$ 7,920.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	60%	72%	12%	\$ 2,826.00	
33	Repent Row	15.110	15"	40	36"	\$ 250.00	\$ 11,000.00	25.00	\$ 75.00	\$ 1,875.00	\$ 32,187.50	50%	68%	18%	\$ 5,793.75	
34	Queensway Rd	10.41	15"	40	24"	\$ 180.00	\$ 7,920.00	18.00	\$ 75.00	\$ 1,350.00	\$ 23,175.00	10%	48%	38%	\$ 8,806.50	
35	Kings Gate/Royal View	10.37	15"	40	42"	\$ 300.00	\$ 13,200.00	35.00	\$ 75.00	\$ 2,625.00	\$ 39,562.50	9%	49%	40%	\$ 15,825.00	
36	Queensway Rd	10.49	15"	40	24"	\$ 180.00	\$ 7,920.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	11%	48%	37%	\$ 8,713.50	

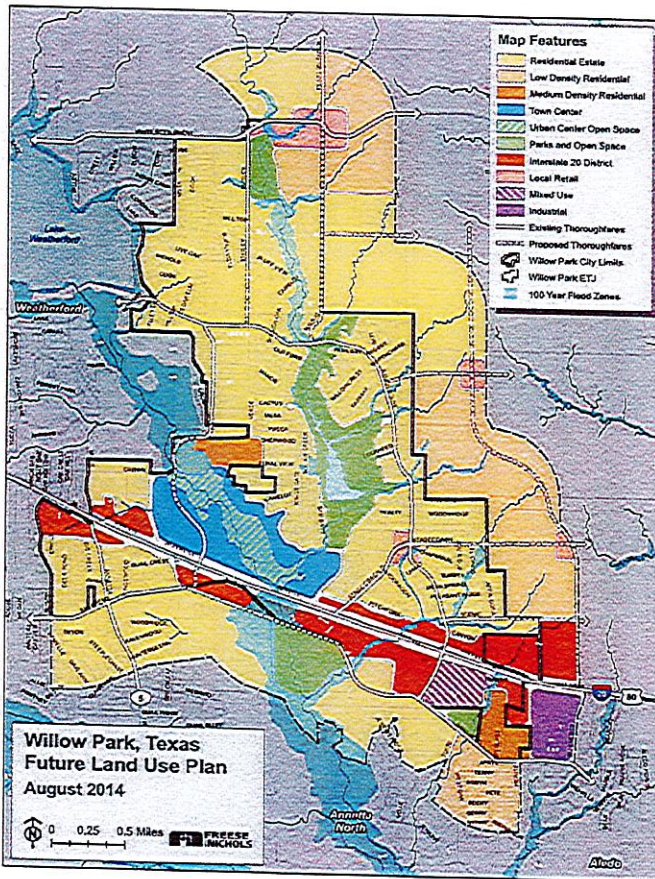
CIP #	Location	Structure	Existing Size (in)	Length (ft)	Upsize to/Add	CIP (\$/LF)	Extended Piping Cost	Pavement (SY)	Pavement (\$/SY)	Extended Pavement Cost	Total Est. Cost	2019	2029	2019-2029	Impact Fee Eligible
37	Vista Dr	21.30	18"	35	24"	\$ 180.00	\$ 6,930.00	20.00	\$ 75.00	\$ 1,500.00	\$ 21,075.00	28%	73%	45%	\$ 9,483.75
38	Vista Dr	20.29	18"	40	24"	\$ 180.00	\$ 7,920.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	29%	74%	45%	\$ 10,597.50
39	Nichols Rd	20.7	18"	30	30"	\$ 200.00	\$ 6,600.00	18.00	\$ 75.00	\$ 1,350.00	\$ 19,875.00	30%	73%	43%	\$ 8,546.25
40	Cook Rd	20.44	18"	35	24"	\$ 180.00	\$ 6,930.00	18.00	\$ 75.00	\$ 1,350.00	\$ 20,700.00	30%	74%	44%	\$ 9,108.00
41	Buena Vista Dr	20.60	18"	40	24"	\$ 180.00	\$ 7,920.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	29%	73%	44%	\$ 10,362.00
42	Squaw Creek Rd	13.21	18"	35	36"	\$ 250.00	\$ 9,625.00	22.00	\$ 75.00	\$ 1,650.00	\$ 28,187.50	27%	53%	26%	\$ 7,328.75
43	Jeri Ridge	6.14	18"	45	24"	\$ 180.00	\$ 8,910.00	20.00	\$ 75.00	\$ 1,500.00	\$ 26,025.00	28%	93%	65%	\$ 16,916.25
44	Russell Rd	12.19	18"	35	24"	\$ 180.00	\$ 6,930.00	20.00	\$ 75.00	\$ 1,500.00	\$ 21,075.00	28%	93%	65%	\$ 16,916.25
45	Cook Ct	19.35	18"	25	36"	\$ 250.00	\$ 6,875.00	15.00	\$ 75.00	\$ 1,125.00	\$ 20,000.00	30%	73%	43%	\$ 8,600.00
46	Kings Gate Rd	10.22	18"	40	24"	\$ 180.00	\$ 7,920.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	30%	73%	43%	\$ 8,600.00
47	Peach Dr	U-28	18"	35	24"	\$ 180.00	\$ 6,930.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,550.00	30%	73%	43%	\$ 8,600.00
48	Misty Meadow Dr	12.140	2-18"	35	24"	\$ 180.00	\$ 6,930.00	21.00	\$ 75.00	\$ 1,575.00	\$ 21,262.50	32%	78%	46%	\$ 9,780.75
49	Bluff View Dr	15.5	18"	35	24"	\$ 180.00	\$ 6,930.00	21.00	\$ 75.00	\$ 1,575.00	\$ 21,262.50	35%	79%	44%	\$ 9,355.50
50	Willow Crest Dr	14.45	18"	35	24"	\$ 180.00	\$ 6,930.00	20.00	\$ 75.00	\$ 1,500.00	\$ 20,700.00	33%	84%	51%	\$ 10,557.00
51	Fairway Dr	14.16	18"	35	24"	\$ 180.00	\$ 6,930.00	20.00	\$ 75.00	\$ 1,500.00	\$ 21,075.00	28%	83%	55%	\$ 11,591.25
52	Stagecoach/Willow Park Dr	6.64	18"	35	30"	\$ 200.00	\$ 7,000.00	20.00	\$ 75.00	\$ 1,500.00	\$ 23,000.00	24%	94%	70%	\$ 16,100.00
53	Ranch House Rd	19.2	18"	25	24"	\$ 180.00	\$ 4,950.00	15.00	\$ 75.00	\$ 1,125.00	\$ 15,187.50	5%	83%	78%	\$ 11,846.25
54	Crown Rd	21.25	24"	35	36"	\$ 250.00	\$ 9,625.00	25.00	\$ 75.00	\$ 1,875.00	\$ 28,750.00	5%	84%	79%	\$ 12,712.50
55	Vista Dr	21.59	24"	35	42"	\$ 300.00	\$ 11,550.00	25.00	\$ 75.00	\$ 1,875.00	\$ 33,562.50	24%	74%	50%	\$ 16,781.25
56	Stagecoach/Chaparral Ct	6.69	24"	15	36"	\$ 250.00	\$ 4,125.00	12.00	\$ 75.00	\$ 900.00	\$ 12,562.50	20%	88%	68%	\$ 8,542.50
57	Surrey Ct	5.106	24"	45	36"	\$ 250.00	\$ 12,375.00	25.00	\$ 75.00	\$ 1,875.00	\$ 35,625.00	25%	68%	43%	\$ 15,318.75
58	Stagecoach/Pitchfork Trl	7.28	24"	45	36"	\$ 250.00	\$ 12,375.00	25.00	\$ 75.00	\$ 1,875.00	\$ 35,625.00	37%	73%	36%	\$ 12,825.00
59	Ranch House/Bankhead	4.10	2-24"	55	42"	\$ 300.00	\$ 18,150.00	40.00	\$ 75.00	\$ 3,000.00	\$ 52,875.00	25%	100%	75%	\$ 39,656.25
60	White Settlement Rd	22.7	24"	35	36"	\$ 250.00	\$ 9,625.00	22.00	\$ 75.00	\$ 1,650.00	\$ 28,187.50	5%	98%	93%	\$ 26,214.38
61	Pitchfork Trl	7.8	24"	30	36"	\$ 250.00	\$ 8,250.00	18.00	\$ 75.00	\$ 1,350.00	\$ 24,000.00	40%	74%	34%	\$ 8,160.00
62	Crown Ln	11.13	24"	20	42"	\$ 300.00	\$ 6,600.00	15.00	\$ 75.00	\$ 1,125.00	\$ 19,312.50	15%	73%	58%	\$ 11,201.25
63	Willow Crest Dr	14.59	24"	40	30"	\$ 200.00	\$ 8,800.00	25.00	\$ 75.00	\$ 1,875.00	\$ 26,687.50	29%	88%	59%	\$ 15,745.63
64	Live Oak/Crown Rd	20.56	30"	60	48"	\$ 350.00	\$ 23,100.00	50.00	\$ 75.00	\$ 3,750.00	\$ 67,125.00	24%	84%	60%	\$ 40,275.00
65	Fairway Dr	14.93	30"	35	36"	\$ 250.00	\$ 9,625.00	20.00	\$ 75.00	\$ 1,500.00	\$ 27,812.50	35%	54%	19%	\$ 5,284.38
66	Saddle Trl	9.6	30"	45	42"	\$ 300.00	\$ 14,850.00	35.00	\$ 75.00	\$ 2,625.00	\$ 43,687.50	39%	83%	44%	\$ 19,222.50
67	Squaw Creek Rd	U-9	36"	35	42"	\$ 300.00	\$ 11,550.00	32.00	\$ 75.00	\$ 2,400.00	\$ 34,875.00	15%	63%	48%	\$ 16,740.00
68	Squaw Creek/Royal View Dr	13.18	36"	45	42"	\$ 300.00	\$ 14,850.00	35.00	\$ 75.00	\$ 2,625.00	\$ 43,687.50	24%	58%	34%	\$ 14,853.75
69	Squaw Creek Rd	U-11	None	35	30"	\$ 200.00	\$ 7,700.00	22.00	\$ 75.00	\$ 1,650.00	\$ 23,375.00	30%	50%	20%	\$ 4,675.00
70	Stormwater Fee Studies										\$ 40,000.00			100%	\$ 40,000.00

TOTAL \$ 3,329,162.50 \$ 1,800,376.50

# Land Use Assumptions

- ▶ The land use assumptions were included in the City's Comp Plan
- ▶ These assumptions were used, unchanged, in the impact fee study

Future Land Use Map



Future Land Use Plan

**RESOLUTION NO. 2021-0713.2**

**WHEREAS**, Section 395.047 of the Texas Local Government Code requires a municipality desiring to adopt storm water impact fees to adopt a resolution setting a public hearing date to consider adoption of storm water impact fees; and

**WHEREAS**, the City Council has approved the land use assumptions and capital improvements plan as required by Section 395.042 to adopt a storm water impact fee; and

**WHEREAS**, it is necessary for the City Council to set a date, time, and place for the holding of the public hearing in order to adopt a storm water impact fee; and

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

THAT the City Council shall hold a public hearing to consider the adoption of a storm water impact fee; and

THAT the public hearing will be held at a regular called meeting of the City Council of Willow Park, TX on August 24, 2021 at 7:00 p.m. at the following location: Willow Park City Hall, Council Chambers, 516 Ranch House Road, Willow Park, TX.

**PASSED, APPROVED, and ADOPTED** this 13th day of July, 2021

**CITY OF WILLOW PARK, TEXAS**

\_\_\_\_\_  
Doyle Moss, Mayor

**ATTEST:**

\_\_\_\_\_  
Alicia Smith, City Secretary  
City of Willow Park



# CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> July 13, 2021	<b>Department:</b> Admin	<b>Presented By:</b> City Manager
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**AGENDA ITEM:**

Discussion Only: Budget Workshop on the FY 2021 – 2022 City of Willow Park Budget

**BACKGROUND:**

Council will hear presentations from Department Heads for various budget requests for the FY 2021 – 2022 Budget. Council will review the Preliminary Budget, that was filed with the City Secretary previously per statute, and will provide comments, feedback, and changes as needed.

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**STAFF/BOARD/COMMISSION RECOMMENDATION:**

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**EXHIBITS:**

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$
	<b>Source of Funding</b>	\$