

**CITY OF WILLOW PARK**  
**ORDINANCE NUMBER 856-22**

**AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM PD-TP PLANNED DEVELOPMENT-TREATMENT PLANT, EVENT CENTER, AND GB GREENBELT TO PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY 25.121 ACRES AND PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY TO GB GREEN BELT 0.773 ACRES BEING 25.894 ACRES OF LOT 2R, BLOCK 11, THE RESERVES AT TRINITY BEING A 140.302 ACRE SUBDIVISION, WILLOW PARK, PARKER COUNTY, TEXAS AND BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 AND PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS; ORDINANCE NO. 740-16 EXHIBIT B (PLANNED DEVELOPMENT STANDARDS (6,a,vii) IS AMENDED TO ALLOW A MAXIMUM OF 189 SINGLE FAMILY DETACHED HOMES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, WPD Trinity, LLC (Owner) had applied for a change in zoning for that certain 25.894 tract of land, being part of Lot 2R, Block 11, The Reserves at Trinity:

- Treatment Plant to PD-Single Family: 8.768 acres;
- Event Center to PD-Single Family: 13.747 acres;
- Greenbelt to PD-Single Family: 2.606 acres;
- PD-Single Family to Greenbelt: 0.773 acres; and,

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

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

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

**Section 1. Land Use Permitted**

The zoning district classification and use designation of the property described in Exhibit "C" is hereby changed from PD-Treatment Plant, PD-Event Center, and Greenbelt to PD-Single Family classification and PD-Single Family to Greenbelt classification.

**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All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.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 12<sup>th</sup> day of April 2022.**

**APPROVED:**

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

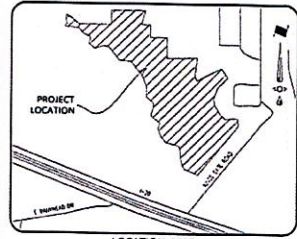
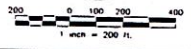
**ATTEST:**

  
\_\_\_\_\_  
Crystal R. Dozier TRMC, City Secretary

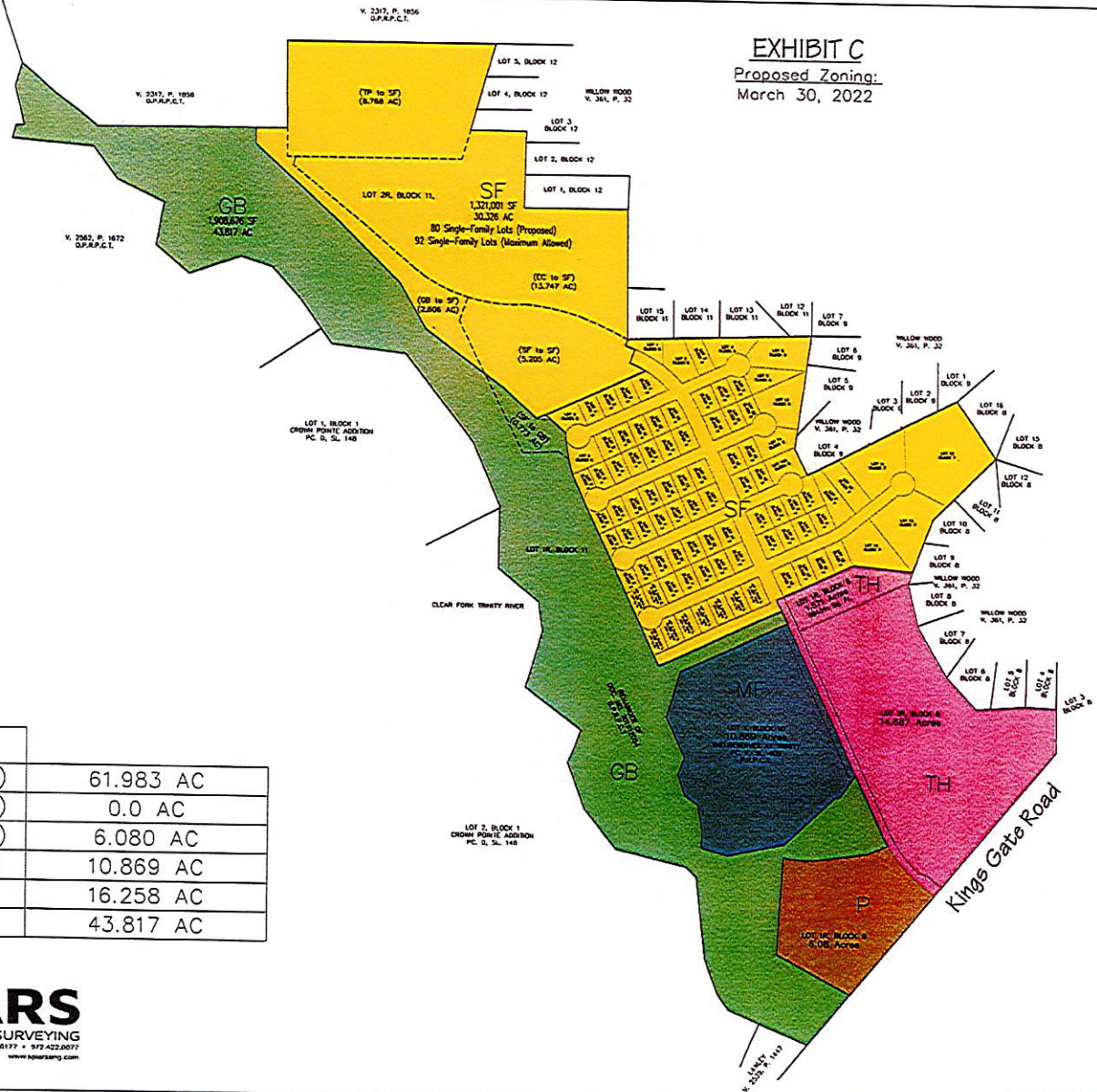
  
\_\_\_\_\_  
Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance 856-22, did on the 12 day of April 2022, vote as follows:

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



**EXHIBIT C**  
**Proposed Zoning:**  
 March 30, 2022



Legend		
	Single Family (SF)	61.983 AC
	Event Center (EC)	0.0 AC
	Public Parking (P)	6.080 AC
	Multi Family (MF)	10.869 AC
	Townhomes (TH)	16.258 AC
	Greenbelt (GB)	43.817 AC

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