

**CITY OF WILLOW PARK**

**ORDINANCE NUMBER \_\_\_\_\_**

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

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

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

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

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

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

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

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 Repeal of Conflicting Ordinances.** All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

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with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.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

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

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

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

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

**APPROVED:**

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Doyle Moss, Mayor

**ATTEST:**

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Crystal R. Dozier TRMC, City Secretary

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Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance \_\_\_\_\_, did on the 27<sup>th</sup> day of February 2024, vote as follows:

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