

**CITY OF WILLOW PARK
ORDINANCE 830-21**

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS PROVIDING FOR A ZONING CHANGE FROM "C" COMMERCIAL AND "IH-20" OVERLAY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT FOR 12.49 ACRES SITUATED IN THE DAVID ADDINGTON SURVEY, ABSTRACT NO. 468 AND MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 21, CITY OF WILLOW PARK, 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, BOND TRUST (Owner) and KELLY BOURNE & BOURNE FAMILY IRREVOCABLE TRUST (Owner) has applied for a change in zoning for 12.49 acres situated in the David Addington Survey, Abstract Number 21 (the "Property") from "C" Commercial and "IH-20" Overlay District to "PD" Planned Development 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 for 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

The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the Zoning Site Plan attached hereto as Exhibit 'A', and described by metes and bounds description attached as Exhibit 'B', by changing the zoning of said property from C Commercial and IH-20 Overlay District to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

SECTION 2 PD DEVELOPMENT STANDARDS

2.0 Planned Development – RV Storage

2.01 General Description: RV Storage, for the purposes of this PD Ordinance, is defined as “for lease” storage units specifically designated for storage of Recreational Vehicles, Automobiles, Boats, Trailers, and similar vehicles. The storage spaces may be fully enclosed or partially open on the sides. For portions of the property that fall within the IH-20 Overlay District, the Overlay District regulations still apply unless modified herein. Requirements for development of the overall property shall comply with the “C” Commercial Design Standards (Zoning Article 14.06.014). If there are conflicts between the requirements of Article 14.06.014 or Article 14.06.016 and these Planned Development requirements, the Planned Development requirements shall govern.

2.02 Permitted Uses: Permitted uses as referenced below shall be permitted within the Planned Development District.

Permitted Uses:

- Enclosed & Open Storage of Recreational Vehicles, Boats, Campers, Automobiles, Trailers, and similar vehicles.
- Retail sales office or other professional office facilities, including property leasing office and maintenance building.
- Uses incidental to the operation of a vehicle storage facility such as sewage dump station, wash facilities, and detailing facilities.
- Off Street Parking

2.03 Prohibited uses: Uses referenced below shall be prohibited within the Planned Development District.

- Single Family, Duplex, or Townhome uses.
- Manufacturing, Assembly, or Automotive Repair Facilities
- Turkish Baths

2.04 Required Parking: Parking requirements for any retail or commercial use within the Planned Development shall conform with City of Willow Park standard requirements for such use.

2.05 Building Materials: Pre-Engineered standing seam metal building construction shall be used for all storage unit facilities. Leasing and commercial office building to be of conventional construction meeting the requirements of “C” zoning designation.

2.06 Architectural Standards:

- All storage units backing to a public street shall be fully enclosed for any portion of the building facing a public street.
- No roll-up doors shall be permitted to face a public street. Roll-up doors on all units shall face inward.
- Open storage units (roof but no side walls) shall only be permitted within the interior of the development or along the easterly property line adjacent to the existing equipment rental facility.
- Incidental uses such as sewage dump station or wash station shall be located interior to the project, not adjacent to a public roadway.
- Any building façade fronting to the Interstate Highway frontage road shall include a masonry façade for a minimum of height of six feet (72") on all sides which may be viewed from the Interstate frontage road, excluding windows or door frames.
- Minimum Roof Pitch shall be fifteen degrees (15°). No flat roofs shall be allowed.
- Maximum Building Height: 35'

2.07 Lot Coverage: A maximum of 70% of the gross project site may be used for construction of primary structures.

2.08 Front Yard: The minimum depth of the front yard:

Adjacent to Interstate 20 frontage road:	50'
Adjacent to Local Public Streets:	25'

2.09 Side Yard: The minimum side yard on each side of the lot shall be twenty-five (25) feet if adjacent to residentially zoned property and zero (0') feet if adjacent to commercially zoned property.

2.10 Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet if adjacent to residentially zoned property and zero (0') feet if adjacent to commercially zoned property.

2.11 Gated Entry: It is the intent of this Planned Development to provide a secure storage environment. Storage Units shall be accessible only through gated entries and exits. Required parking for retail sales and/or commercial offices will not be within the gated area.

2.12 Garbage and Trash Collection: The garbage and trash collection will be provided by a private collection service. All freestanding dumpsters shall be screened on three sides with an opaque masonry enclosure measuring to a height at least six (6) inches above the top of the dumpster. If visible from a public street, the enclosure shall be gated to shield view of the interior with gates a minimum of six (6) feet in height

2.16 Landscaping: Landscaping shall be installed in accordance with the attached Exhibit C as a minimum requirement. Additional landscaping is permissible with written approval from the City of Willow Park.

- 2.17 **Signage:** Signage shall be in accordance with the City of Willow Park standard signage requirements.

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 an 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 be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this the 11th day of May, 2021.

APPROVED:


Doyle Moss, Mayor

ATTEST:


Alicia Smith TRMC, City Secretary
Crystal Dozier



The Willow Park City Council in acting on Ordinance No. 830-21 did on the 11th day of May, 2021 vote as follows:

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

EXHIBIT A
Site Plan Exhibit

EXHIBIT B
LEGAL DESCRIPTION

Tract One

All of Lots 1R2 and 1R3, Block A, Crown Bluff Addition, an addition to the City of Willow Park as recorded in Cabinet E, Slide 543, Plat Records Parker County, Texas. Totaling 4.90 acres.

Tract Two

Being 7.59 acres situated in the David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas and being all of that certain tract of land conveyed to Ada L. Bond, Trustee of the Ada L. Bond Trust as recorded in Document No. 201710362, Deed Records Parker County Texas.

Beginning at a point in the north line of Bankhead Highway for the southwest corner of said Bond tract, said point being the southeast corner of Lot 5, Block 2, Willow Springs, an addition to the City of Willow Park as recorded in Volume 362A, Page 23, Plat Records Parker County, Texas;

Thence North 00°58'28" East with the east line of Willow Springs addition a distance of 169.80 feet to a point;

Thence North 01°02'48" East with the east line of Willow Springs addition a distance of 127.40 feet to a point;

Thence North 00°49'04" East with the east line of Willow Springs addition a distance of 322.08 feet to a point;

Thence North 80°39'57" East with the south line of Willow Springs addition a distance of 516.13 feet to a point in the west line of Clear Creek Circle;

Thence South 18°49'29" East with the Clear Creek Circle west line a distance of 68.47 feet to a point;

Thence South 16°06'40" East with the Clear Creek Circle west line a distance of 61.60 feet to a point;

Thence South 00°59'41" East with the Clear Creek Circle west line a distance of 65.17 feet to a point;

Thence South 05°01'18" West with the Clear Creek Circle west line a distance of 129.20 feet to a point;

Thence South 06°39'02" West with the Clear Creek Circle west line a distance of 130.47 feet to a point;

Thence South $06^{\circ}36'44''$ West with the Clear Creek Circle west line a distance of 172.47 feet to a point for the intersection of the Clear Creek Circle west line and the north line of Bankhead Highway;

Thence South $80^{\circ}41'16''$ West with the north line of Bankhead Highway a distance of 520.00 feet to the POINT of BEGINNING and CONTAINING 330,518 square feet, 7.59 acres of land, more or less.