

**CITY OF WILLOW PARK
ORDINANCE _____-25**

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS PROVIDING FOR AN AMENDMENT TO EXISTING PD ZONING ORDINANCE XXX-21 ALLOWING FOR CERTAIN COMMERCIAL USES WITHIN THE PLANED DEVELOPMENT WITH A SPECIAL USE PERMIT PROVISION, 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, **GLAMPER CAMPER STORAGE LLC** (Owner) has applied for An Amendment to Existing PD Zoning Ordinance XXX-21 allowing for certain commercial uses within the Planned Development with a Special Use Permit Provision, for 12.49 acres situated in the David Addington Survey, Abstract Number 21 (the "Property"); 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 amendment of the PD; and

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

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 legal description attached as Exhibit 'B', by amending the existing PD XXX-21 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
- Storage of tools, material and equipment used in performance of a trade or service.
- General storage of items and materials consistent with traditional storage facilities

Permitted Uses with a Special Use Permit Requirement:

Any use permitted in “C” Commercial District (Article 14.06.014) which are compatible with the existing structure, require minimal water & sewer connections, and for which code mandated parking requirements can be met. These Low-Impact Commercial Activities with no office use to include, but not be limited to:

- Sports Training & Instruction
- Golf cart sales or display (no on-site paint work)
- Paintless dent repair (PDR) (by appointment only)
- RV, boat, or vehicle detailing
- Sports training or instruction facility (e.g., baseball cage, golf simulator, or fitness bay)
- Trailer, boat, or equipment display and sales (inventory storage with limited viewing)
- Overlanding, marine, or outdoor recreation accessory retail (appointment-based)
- Custom signage or vinyl graphics application (no paint or spray booth)

- Small-scale fabrication or light assembly (wood, leather, or craftwork — non-industrial)
- Storage and display of goods associated with on-site tenants (e.g., seasonal displays, demo setups)
- Wash, detail, or prep services supporting stored vehicles or equipment
- Seasonal or pop-up retail (e.g., limited weekend events or demo days)
- Sports or hobby-related facilities (e.g., batting, golf, archery, cycling tuning)
- Artisan or specialty workshop spaces (e.g., furniture building, model fabrication, restoration, or craft production)
- Vehicle or equipment preparation areas (e.g., staging, cleaning, outfitting, or inspection work)
- Any other comparable low-impact commercial activity where individuals may spend extended time within a unit for production, preparation, or maintenance purposes, provided all work occurs indoors and does not produce noise, odor, vibration, or dust perceptible beyond the premises.

Prior to occupancy of any use other than those defined in “Permitted Uses” above, applicant shall make application to the City of Willow Park for a Special Use Permit in accordance with the City of Willow Park Regulations in effect at the time.

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 to 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.

For proposed uses for which a Special Use Permit is required as defined by Article 2.02 above, the Special Use Permit application shall include all necessary information as may be required by the City of Willow Park to document conformance with applicable electrical, plumbing, and life safety requirements.

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 _____ day of _____, 2025.

APPROVED:

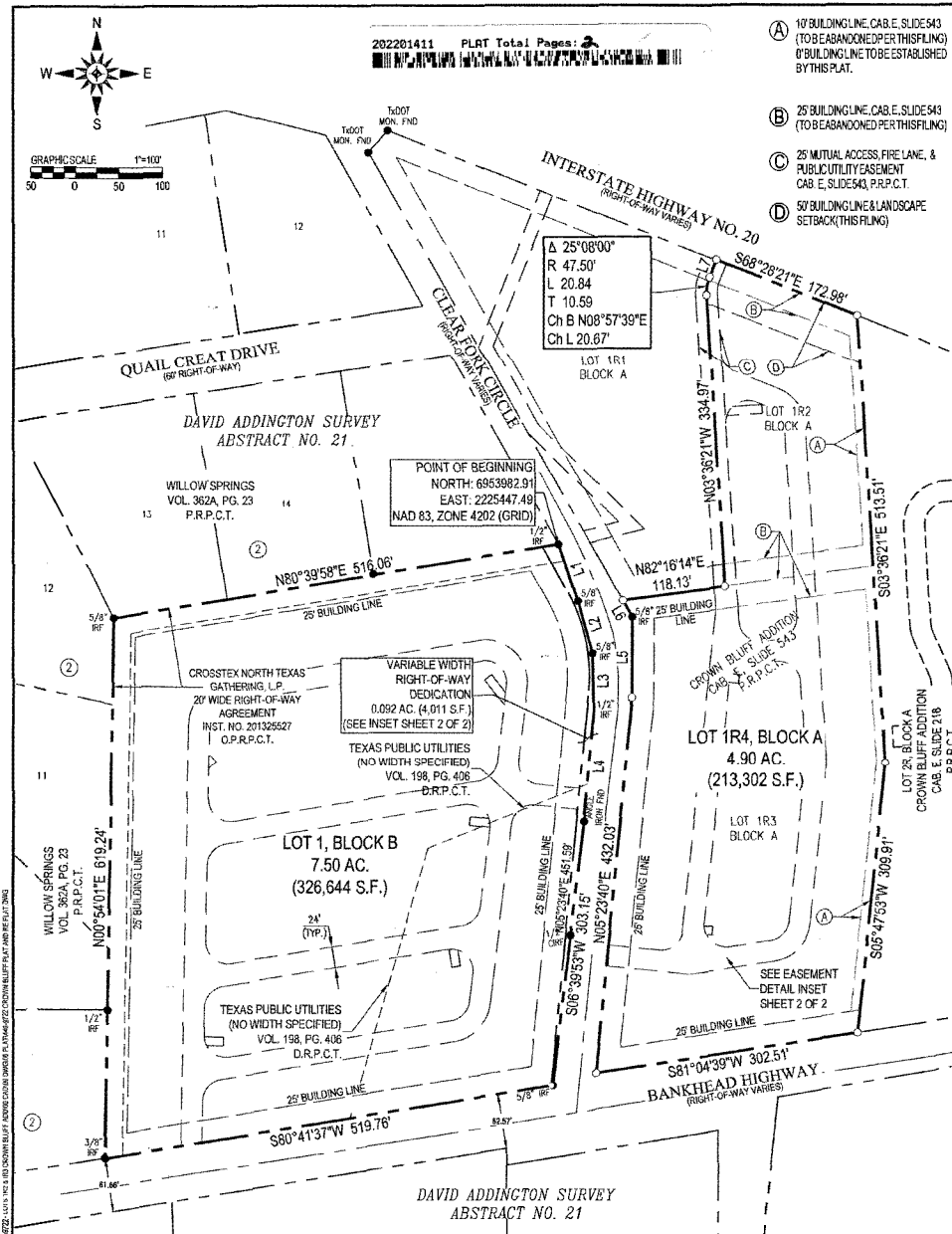
Teresa Palmer, Mayor

ATTEST:

Deana McMullen, City Secretary

The Willow Park City Council in acting on Ordinance No. _____-25 did on the ____ day of _____, 2025 vote as follows:

	FOR	AGAINST	ABSTAIN
Teresa Palmer, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Buddy Wright, Place 3	_____	_____	_____
Scott Smith, Place 4	_____	_____	_____
Nathan Crummel, Mayor Pro Tem	_____	_____	_____



LEGAL DESCRIPTION

7.591 ACRE TRACT

BEING 7.591 acres situated in the DAVID ADDINGTON SURVEY, Abstract No. 21, City of Willow Park, Parker County, Texas, being all of those certain tracts of land described in deed as Tracts 1, 2 and 3 to ADAL Bond, recorded in Instrument Number 2017-0362, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found in the west line of Clear Fork Circle (Right-of-Way varies) being the northeast corner of said ADAL Bond Tract 3 and being the southeast corner of Lot 15, Block 2, WILLOW SPRINGS, an Addition to Parker County, Texas, according to the Plat recorded in Volume 362A, Page 23, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6953982.908 and EAST: 2225447.489, for reference;

THENCE along the west line of said Clear Fork Circle, as follows:

S 18°58'20" E, a distance of 68.38 feet to a 5/8" capped iron rod found stamped "Crossway";
S 15°58'40" E, a distance of 61.74 feet to a 5/8" iron rod found;
S 01°08'29" E, a distance of 65.06 feet to a 1/2" iron rod found;
S 05°03'11" W, a distance of 129.14 feet to an angle iron found at the southeast corner of said ADAL Bond Tract 3 and being the northeast corner of said ADA L Bond Tract 2;
S 08°39'53" W, at a distance of 130.74 feet, passing a 1/2" capped iron rod found stamped "Slevens Surveying" at the southeast corner of said ADA L Bond Tract 2 and being the northeast corner of said ADA L Bond Tract 1, and continuing, in all, a distance of 303.15 feet to a 5/8" capped iron rod found stamped "Crossway" at the intersection of the west line of said Clear Fork Circle with the north line of Bankhead Highway (Right-of-Way varies) and being the southeast corner of said ADAL Bond Tract 1;

THENCE S 80°41'37" W, along the north line of said Bankhead Highway, a distance of 519.76 feet to a 3/8" iron rod found at the southwest corner of said ADA L Bond Tract 1 and being the southeast corner of Lot 5, Block 2 of said WILLOW SPRINGS;

THENCE N 00°54'01" E, along the common line of said ADA L Bond Tracts 1, 2 and 3 and said Block 2, WILLOW SPRINGS, at a distance of 169.90 feet, passing a 1/2" iron rod found at the common rear corner of Lots 5 and 10 of said Block 2, WILLOW SPRINGS, and continuing, in all, a distance of 619.24 feet to a 5/8" capped iron rod found stamped "Crossway" at the northwest corner of said ADA L Bond Tract 3 and being the common rear corner of Lots 11 and 12 of said Block 2, WILLOW SPRINGS;

THENCE N 80°39'58" E, along the common line of said ADA L Bond Tract 3 and said Block 2, WILLOW SPRINGS, at a distance of 301.53 feet, passing a 5/8" iron rod found at the common rear corner of Lots 14 and 15 of said Block 2, and continuing, in all, a distance of 516.06 feet to the POINT OF BEGINNING and containing 7.59 acres (330,655 square feet) of land, more or less.

STATE OF TEXAS

COUNTY OF TARRANT

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

Given under my hand and seal of office this 21ST day of

DECEMBER 2021.

Charles F. Stark
Notary Public in and for the State of Texas



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, RPLS 5084, TEXAS REGISTRATION NO. 5084

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

Charles F. Stark, RPLS
Texas Registration No. 5084

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Glampier Camper Storage, LLC, acting hereinby and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as, Lot 1R4, Block A and Lot 1, Block B, CROWN BLUFF ADDITION, 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.

Glampier Camper Storage, LLC, herein certifies the following:

1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. 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.
3. 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.
4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. 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.
6. 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.
7. 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.
8. 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 21ST day of December, 2021.

Glampier Camper Storage, LLC.,

Jamie Mitchell
Jamie Mitchell, Partner

APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL
CITY OF WILLOW PARK

SIGNED *[Signature]* 12.22.21
DATE
ATTEST *[Signature]* 12.22.21
CITY SECRETARY DATE



Final Plat

Lot 1R4, Block A
and
Lot 1, Block B

CROWN BLUFF ADDITION

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

Being a Re Plat of
Lot 1R2 and Lot 1R3, Block A (4.90 Acres)
an Addition to the City of Willow Park, Parker County, Texas
according to the Plat recorded in
Cabinet E, Slide 543, Plat Records
Parker County, Texas

and

BEING 7.59 Acres of Land Situated in the
DAVID ADDINGTON SURVEY, ABSTRACT NO. 21
City of Willow Park, Parker County, Texas

PROJECT NO. 449-8722

SHEET 1 OF 2



COUNTY CLERK STAMP

LINE TABLE

LINE NO.	LENGTH	BEARING
L1	68.38	S18°58'20"E
L2	61.74	S15°58'40"E
L3	65.06	S01°08'29"E
L4	129.14	S05°03'11"W
L5	91.95	N00°09'35"E
L6	21.88	N29°33'55"W
7	20.97	N21°31'39"E

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET **F**, SLIDE **142**
112 12022

OWNER:
Glampier Camper Storage, LLC,
6647 South FM 56
Glen Rose, TX 76643
P.O. BOX 1000000

B
Barron-Stark
6647 South FM 56
Glen Rose, TX 76643
P.O. BOX 1000000

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

EXHIBIT B
LEGAL DESCRIPTION

All of Lots 1R4, Block A and Lot 1, Block B, Crown Bluff Addition, an addition to the City of Willow Park, Texas as recorded in Cabinet F, Slide 142, Plat Records Parker County, Texas