

January 23, 2024

Subject: Petition to the Willow Park City Council

The undersigned respectfully assert that the request to rezone Church of Christ Property located at 721 Ranch House Road to Class III "O" Office space be denied.

The current ordinances, and loose enforcement of current ordinances, will permit the developers of this property to support businesses that would dramatically detract from the local neighborhood and will have a significant and detrimental impact to the property values in the area.

Specifically, the citizens demand that either city ordinances be changed to include these requirements or specific provisions are added to the rezoning approval that ensures the citizens will enjoy the current quiet, peaceful and uncluttered views from their homes. These requirements must apply to this and any subsequent owners and include:

- 1) Specific prohibition of the property to be used as a party or wedding venue.
- 2) A prohibition of lighting that shines outward toward the parking lots. All lighting must shine toward the structure and be a warm light, 2700-3000 K (no bright lights that illuminate the neighborhood). Specifically, this means no light from any lens can be seen from neighboring properties
- 3) A prohibition of overnight parking on the property. We do not want vehicles, especially service trucks on the property at night and weekends.
- 4) A prohibition of large industrial vehicles or trailers parked on the property at any time.
- 5) A prohibition of dumpsters, "out" buildings or supplies on the north or west side of the building. All outside structures, supplies, equipment, or dumpsters must be concealed by privacy fencing.
- 6) A prohibition of outside functions on the property.
- 7) A prohibition of the use of loud speakers on the property
- 8) Only simple vacancy signage is permitted. No waving flag runners or blow up characters or attention getting devices.
- 9) A prohibition of any electronic signage either on the building or on the monument sign.
- 10) Finally, the developer must provide a comprehensive plan of renovation, number of offices, expected number of employees, anticipated traffic volume from business and a complete lighting plan before any rezoning reconsideration can be made by the citizens and the City Council. The design must fit seamlessly into the neighborhood environment.

Name	Address/Phone
✓ WENDI CUNNINGHAM	201 SAM BASS RD, WILLOW PARK TX 76087
✓ Bobby Clark	201 Sam Bass Rd, Willow Park TX 76087
✓ MARK CRETZ	200 SAM BASS RD, WILLOW PARK TEX 76087
✓ Carl & Heather Stornie (817) 995-5314	208 Sam Bass Rd Willow Park, TX 76087
Cindy Voorhees	114 Sam Bass Rd. Willow Park 76087
282-262-5881 Mary Dieckrich	1101 Stage Coach Trail East Willow Park 76087
Walt Owen	132 SAM BASS RD, WILLOW PARK
KJ Hannah	177 Melbourne WP
ROSEAL HEIL	117 SAM BASS RD WP
✓ Pam Pule	65 Trinity Dr
✓ Billy Pule	125 Trinity Drive
Russ McCar	1100 STAGE COACH TRAIL EAST WILLOW PARK 76087
Zany Clouse	133 Mannedie

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