

CITY OF WILLOW PARK
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE TO AMEND ORDINANCE NO. 898-24 TO AMEND THE PERMITTED USES IDENTIFIED IN THE "PD/O - PLANNED DEVELOPMENT DISTRICT" FOR 721 RANCH HOUSE ROAD, LOT 1, BLOCK 1 IN THE WILLOW PARK CHURCH OF CHRIST ADDITION, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; PROVIDING FOR A SAVINGS/REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general-law municipality located in Parker County (the "City"), created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, property owner, Tony Aaron of Aledo Legacy, LLC, a Texas limited liability company (the "Property Owner"), has applied for a request for zoning change to amend Ordinance No. 898-24 to amend the permitted uses identified in the "PD/O Planned Development District" for 721 Ranch House Road, Lot 1, Block 1, being a 1.0-acre lot situated in the Willow Park Church of Christ Addition (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 of the rezoning of the Property; and

WHEREAS, the City Council of the City of Willow Park, Texas, has investigated and determined and 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. Findings Incorporated. The findings set forth above are incorporated herein as if set forth verbatim.

SECTION 2. Land Use Permitted. The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to that certain Property located in Willow Park, Texas, as described by legal description above and as "PD/O" zoning, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein:

2.01 General Description: Professional office building will consist of a single to multi-tenant office building, functioning as a local community office space for businesses to

conduct professional business services during normal business hours. The maximum office spaces will be twenty-one (21) with an average space of approximately 10'x12'. Landlord will offer to lease the spaces to businesses who want to expand or open their new business in the City of Willow Park. Additional use to include health and wellness. Access shall be allowed from access drives or parking areas connecting to public roadways. Requirements for development shall be governed by standards as described below and applicable City of Willow Park city ordinances, including Zoning Ordinance Section 14.06.004 - Class I - Special Purpose: "PD" Planned Development District. If there are conflicts between the requirements of Section 14.06.004 and these Planned Development requirements, the Planned Development requirements shall govern.

2.02 Permitted Uses: Permitted uses, as referenced below, shall be allowed within the Planned Development District:

A. Permitted Uses:

1. Professional Office Building with permitted uses as per Code of Ordinances, City of Willow Park, Tex., Section 14.06.012 "Class III - Business: 'O' Office District", with the exceptions as listed below in "Non-Permitted Uses"
2. Health and Wellness, e.g., health club, weight and aerobic center, Pilates studio, fitness gym, and yoga studio.
3. Private kitchen only for the use of tenants in the building.
4. Outside play and/or lounging area permitted only on south side of the existing building.

B. Non-Permitted Uses:

1. Wedding or Event Venue
2. Daycare
3. Private School
4. Commercial kitchen
5. Sound amplification equipment, including "loud speakers"

C. Accessory Uses Allowed: None.

2.03 Density: The maximum allowable density for the entire tract will be twenty-one (21) office spaces and health/wellness space. Population occupancy for the building is as determined by City of Willow Park Fire Marshal's office.

2.04 Required Parking: Parking lot and driveways shall be maintained in accordance with paving standards established by the City of Willow Park's subdivision ordinances. All vehicular parking for leases and visitors must be contained within the parking lot area; no on-street parking is permitted.

A. No overnight or weekend parking of the following vehicles:

1. Oversized service trucks
2. Transportation buses

B. No parking at any time of the following vehicles:

1. Commercial or industrial vehicles
2. Trailers of any kind

2.05 Open Space: Existing open space, including any and all outdoor play and/or lounging areas, will be maintained by the property owner per the ordinances of the City of Willow Park.

2.06 Garbage and Trash Collection: Garbage collection dumpster to be placed on the south and rear side of the property. The garbage and trash collection will be provided through the City of Willow Park. All freestanding dumpsters shall be enclosed and screened; screening on three sides must measure to a height of at least six (6) feet or a minimum of six (6) inches above the top of the dumpster, whichever is greater. The enclosure shall be constructed of material consistent with that of the building structures. The fourth side of the enclosure shall be gated to shield view of the interior with gates a minimum of six (6) feet in height or consistent with the height of the other three sides of the enclosure, whichever is greater.

2.07 - Landscaping: Landscaping shall be maintained by the property owner and in accordance with the City of Willow Park city ordinances.

2.08 Exterior Lighting: All lighting should be in accordance with the City of Willow Park city ordinances for commercial buildings. Lighting may be used to accent architectural details, emphasize primary entrances, accent signs, illuminate sidewalks, and illuminate parking areas and service entrances for public safety concerns. Lighting shall meet the following criteria:

- A.** Light fixtures and light standards visible from a public street or public right-of-way shall be of an architectural design that is compatible with the architectural design of the primary structure.
- B.** Installed light sources may not use the equivalent of more than 1,200 lumens per bulb and shall be installed in such a manner to be shielded from public view and mitigate glare and light spill. No lighting shall be shining outward toward the parking lot. All lighting must shine toward the structure and be a warm light.
- C.** There shall be no direct illumination of any residential use or residential zoning district.
- D.** Lights shall be fully shielded to minimize light trespassing onto any residential zoning district. "Fully shielded" shall mean a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light-emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture.

2.09 Signage requirements: A monument or ground sign is permitted. Its size and

illumination shall be in accordance with the City of Willow Park city ordinances for commercial signs. Waving flags or blow-up characters are not permitted on the property at any time. Digital signs are prohibited. A temporary “For Lease” Sign is permitted.

2.10 Special Event: Any and all special events whose attendance is expected to exceed 100 persons must comply with the City of Willow Park city ordinances, permitting, and approval for Special Events.

SECTION 3. Savings and Repealing. Ordinance No. 898-24 shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4. Cumulative 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.

SECTION 5. Severability Clause. 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 6. Penalty Clause. Any person, firm, entity or corporation who violates any provision of this Ordinance or the code of ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. 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 __th day of August 2025.

APPROVED:

Teresa Palmer, Mayor

ATTEST:

Deana McMullen, City Secretary

Interim City Attorney

The Willow Park City Council in acting on Ordinance _____, did on the 26th day of August 2025, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Teresa Palmer, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Scott Smith, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____