

**City of Willow Park
City Council
Special Meeting
516 Ranch House Road, Willow Park, TX 76087
Thursday, February 22, 2018 – 6:00 P.M.**

Section I – Presentations

- 1. Call to order**
- 2. Determination Of Quorum**

Section II – General Items

- 3. Discussion / Action:** Consider and take action on Ordinance 765-18, annexing an 11.69 acre tract of land situated in the J. Ozer Survey, Abstract No. 1029, Parker County, Texas
- 4. Discussion/ Action:** Consider and take action on Resolution 04-2018, supporting an application for Housing Tax Credits from the Texas Department of Housing and Community Affairs for Willow Park Senior Village Housing Community

Section III – Adjournment

5. Adjournment

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before February 16, 2018 at 5:00 p.m.

Alicia Smith TRMC, CMC
City Secretary, City of Willow Park

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: February 22, 2018	Department: Development	Presented By: Betty Chew
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AGENDA ITEM:

Adopt Ordinance 765-18, annexing an 11.69 acre tract of land on East Bankhead Hwy

BACKGROUND:

Bar-Ko Land Company, LLC is requesting voluntary annexation of this 11.69 acre tract of vacant land adjacent to the City of Willow Park and located in the City's extraterritorial jurisdiction (ETJ).

Three public hearings have been conducted in accordance with Chapter 43, Texas Local Government Code, Municipal Annexation. The final step in the process is the adoption of the ordinance annexing the property.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the City Council adopt Ordinance 765-18 annexing this property.

EXHIBITS:

Ordinance 765-18

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$
	Source of Funding	\$

CITY OF WILLOW PARK

ORDINANCE 765-18

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS, (§ Chapter 43 of the Texas Local Government Code) and the City of Willow Park, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by the (Texas Local Government Code) and of the City of Willow Park, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

EXHIBIT “A”

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

- 1. That the heretofore described property is hereby annexed to the City of Willow Park, Parker County, Texas, and that the boundary limits of the City of Willow Park be and the same are hereby extended to include the above described territory within the city limits of the City of Willow Park, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the city of Willow Park and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.**
- 2. A service plan for the area is hereby adopted and attached as Exhibit “B”.**

The City Secretary is hereby directed to file with the County Clerk of Parker, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the City Council, this the 22nd day of February, 2018.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Alicia Smith TRMC CMC, City Secretary

The Willow Park City Council in acting on Ordinance 765-18, did on the 22nd say of February, 2018, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	_____	_____	_____
Amy Fennell, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
John Gholson, Place 4	_____	_____	_____
Bruce Williams, Place 5	_____	_____	_____

EXHIBT "A"

LEGAL DESCRIPTION

BEING 11.69 acres situated in the J. OZER SURVEY, Abstract No. 1029, Parker County, Texas, being all of that certain tract of land described in deed to 4G SPORTS ENTERPRISES, LLC, recorded in D201716264, Real Property Records, Parker County, Texas, said 11.69 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the northwest corner of said 4G Sports Enterprises, LLC tract, the northeast corner of Lot 6, Block 1, JENKINS BLUFF, an Addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet B, Slide 416, Plat Records, Parker County, Texas, said BEGINNING POINT also being in the south line of Lot 2, Block 1, LANTHRUM ADDITION, an Addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet C, Slide 561, Plat Records, Parker County, Texas, from which a 1/2" iron rod found at the southeast corner of said Lot 2, Block 1, LANTHRUM ADDITION, bears N 89° 44'39" E, a distance of 121.12 feet, for reference;

THENCE N 89°44'39" E, along the common line of said 4G Sports, Enterprises, LLC tract and said Lot 2, Block 1, LANTHRUM ADDITION, at a distance of 121.12 feet, passing said 1/2" iron rod found at the southeast corner of said Lot 2, Block 1, LANTHRUM ADDITION and being the southwest corner of Lot 1, Block 1 of said LANTHRUM ADDITION, and continuing along the common line of said Sports Enterprises, LLC tract and said Lot 1, Block 1, LANTHRUM ADDITION, in all, a distance of 952.86 feet to a 12" steel fence corner post found at the northeast corner of said 4G Sports Enterprises, LLC tract, in the southwesterly line of East Bankhead Highway (Right-of-Way varies);

THENCE N 36°17'57" E, a distance of 30.32 feet to the centerline of East Bankhead Highway

THENCE S 53°11'25" E, along the centerline of said East Bankhead Highway, a distance of 657.03 feet to a point for a corner;

THENCE S 36°52'55" W, a distance of 34.83 feet to the southwesterly line of said East Bankhead Highway;

THENCE S 89°32'58" W, along the common line of said 4G Sports Enterprises, LLC tract and said Elder tract, generally along a fence, a distance of 1472.05 feet to a 1/2" iron rod found at the southwest corner of said 4G Sports Enterprises, LLC tract and the southeast corner of said Lot 6, Block 1, JENKINS BLUFF;

THENCE N 00°33'22" W, along the common line of said 4G Sports Enterprises, LLC tract and said Lot 6, Block 1, JENKINS BLUFF, a distance of 404.44 feet to the POINT OF BEGINNING and containing 11.69 acres (509,216 square feet) of land, more or less.

EXHIBT “B”

ANNEXATION

**11.69 ACRES J. OZER SURVEY, ASTRACT NO. 1029 PARKER COUNTY, TEXAS
8892 EAST BANKHEAD HIGHWAY**

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: Parker County Emergency Services District 1

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by City of Willow Park Fire Department Fire Station No. 1, located at 101 Stagecoach Trail. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall’s office.

POLICE

Services to be Provided: Currently, the area is under the jurisdiction of the Parker County Sheriff’s Office. However, upon annexation, the City of Willow Park Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of Willow Park.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department’s responsibility for regulating development and land use through the administration of the City of Willow Park Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Willow

Park Subdivision Ordinance. These services can be provided within the department's current budget.

HEALTH CODE ENFORCEMENT SERVICE

Services to be Provided: The City of Willow Park will implement the enforcement of the City's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current personnel and within the current budget appropriation.

STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the streets will be provided by the City of Willow Park upon the effective date of the annexation. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage improvements, upon approval, and acceptance.

STREET LIGHTING

Services to be Provided: The City of Willow Park will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Services to be Provided: The City of Willow Park PUBLIC Works Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When property develops in the area, water service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICE

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the area, sanitary sewer service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

SOLID WASTE SERVICES

Services to be Provided: Solid Waste Collection shall be provided to the area upon annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Willow Park's established policies governing extension of municipal services to newly annexed areas.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: February 22, 2018	Department: Development	Presented By: Betty Chew
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AGENDA ITEM:

Consider and adopt a resolution supporting an application to the Texas Department of Housing and Community Affairs for Willow Park Senior Village Housing Community.

BACKGROUND:

JRE Willow Park Senior Village, Ltd. Proposes to build an 80 unit residential housing development for seniors. The applicant is requesting financing from the Texas Department of Housing and Community Affairs, including competitive 9% Housing Tax Credits. A part of the application process is a resolution of support from the governing body.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the City Council adopt Resolution 04-2018, supporting the application for Willow Park Senior Village Housing Community.

EXHIBITS:

Resolution 04-2018

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$
	Source of Funding	\$

CITY OF WILLOW PARK, TEXAS

RESOLUTION NO. 04-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS SUPPORTING THE PROPOSED WILLOW PARK SENIOR VILLAGE HOUSING COMMUNITY FOR SENIORS; APPROVING AN APPLICATION FOR HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, JRE Willow Park Senior Village, Ltd. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 80 residential units (the "Housing") in the City of Willow Park, to house seniors; and

WHEREAS, the Housing is expected to be located on the westside of the E. Bankhead Hwy and Willow Bend Dr. intersection and is expected to be named "Willow Park Senior Village"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA No. 18265) and proposes to submit a final application for financing for the Housing, including Competitive 9% Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS THAT:

SECTION ONE. The City Council of the City of Willow Park hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. The City Council of the City of Willow Park hereby approves the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 22ND day of February, 2018 at a Special Meeting of the City Council of the City of Willow Park, Texas.

CITY OF WILLOW PARK

By: _____
Doyle Moss, Mayor

ATTEST:

Alicia Smith TRMC, City Secretary

The Willow Park City Council in acting on Resolution 04-2018, did on the 22nd say of February, 2018, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	_____	_____	_____
Amy Fennell, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
John Gholson, Place 4	_____	_____	_____
Bruce Williams, Place 5	_____	_____	_____