



City of Willow Park
Board of Adjustment
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Thursday, November 12, 2020 6:30 PM
Minutes

Call Meeting to Order @ 6:00 PM

Determination of Quorum

Present: Chairman Cindi Neverdousky, Mike Barron, Richard Kasparian, and Michael Chandler.

Absent: Board Member Jay Atwood

CONSIDER for approval Minutes of July 30, 2020 Meeting.

Motion made by Board Member Kasparian to approve the minutes of the July 30, 2020 Meeting.

Second by Board Member Chandler.

Motion passed by unanimous vote.

- I. PUBLIC HEARING to consider a request from First Baird Bancshares, Inc. for a variance to Sec.14.07.006 of the Zoning Ordinance for the maximum height for a free standing sign and Sec.14.07.007 of the Zoning Ordinance for the maximum area for a free standing on-premise sign in the C/IH-20 Overlay District on Lot1, Block 1, First National Bank Addition, City of Willow Park, Parker County, Texas, located at 100 Willow Bend Drive.**

Chairperson Neverdousky opened the public hearing.

Betty Chew discussed the applicants request for a variance to the sign regulations for a free-standing sign to be located at 100 Willow Bend Drive. First Bank Texas is constructing a new banking facility and proposes a 50-foot pylon sign with a 258.69 square foot sign cabinet.

Current sign regulations allows a 35-foot sign with a 40 square foot sign area.

Gayle Greiner – Chandler Sign Company addressed the Board and stated the bank feels their proposed sign will be similar to other signs in the area which have received variances for height and size.

Zan Prince – First Bank Texas addressed the Board to answer questions.

Chairperson Neverdousky closed the public hearing.

- a. Is the request for a variance owing to special conditions inherent in the property itself?**

	SIGN SIZE	SIGN HEIGHT
Aye votes:	4	4
Nay votes:	0	0
Vote Passed:	4	4



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SIGN SIZE SIGN HEIGHT

b. Is the condition unique to the property requesting the variance?

Aye votes: 4	4
Nay votes: 0	0
Vote Passed: 4	4

c. Is the condition self-imposed or self-created?

Aye votes: 0	0
Nay votes: 4	4
Vote Passed: 4	4

d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?

Aye votes: 4	4
Nay votes: 0	0
Vote Passed: 4	4

e. Will the hardship prevent any reasonable use whatsoever?

Aye votes: 4	4
Nay votes: 0	0
Vote Passed: 4	4

f. Would the grant of the variance be contrary to the public interest?

Aye votes: 0	0
Nay votes: 4	4
Vote Passed: 4	4

g. Is the request within the spirit of the ordinance and does it further substantiate justice?

Aye votes: 4	4
Nay votes: 0	0
Vote Passed: 4	4



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Variance was granted.

ADJOURN

With no further business, the meeting adjourned at 6:30pm.

APPROVED:

A handwritten signature in blue ink, reading 'Cindi Neverdousky', written over a horizontal line.

Cindi Neverdousky, Chairman Board of Adjustment