



City of Willow Park
Board of Adjustment
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Wednesday, March 24, 2021 6:30 PM
Minutes

Call Meeting to Order @ 6:30 PM

Determination of Quorum

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

- I. PUBLIC HEARING to consider a request from Trinity Christian Academy for variance to the Zoning Ordinance Sec.14.12 – Off Street Parking and Loading Requirements – Concrete Pavement required on an 81.767 acre tract of land J.M. Froman Survey, Abstract No.471, and I&G.N.R.R. Company Survey, Abstract No.1821, City of Willow Park, Parker County, Texas, located in the 8200 Block Bankhead Hwy.**

Chairperson Neverdousky opened the public hearing.

Betty Chew discussed the applicants request for a variance to the paving requirement for their new athletic complex. The request is for a 2 year variance to allow gravel base material for 252 parking spaces. All handicap parking spaces, fire lanes, and sidewalks will be constructed with concrete pavement prior to issuance of the Certificate of Occupancy.

Bert Thompson, Vice President of Trinity Christian Academy School Board addressed the Board stating this will allow the school to use the football field for their final game in fall of 2021.

Chairperson Neverdousky closed the public hearing.

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

Aye votes: 5

Nay votes: 0

Vote Passed: 5

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

Aye votes: 5

Nay votes: 0

Vote Passed: 5

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

Aye votes: 0

Nay votes: 5

Vote Passed: 5



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

Aye votes: 5
Nay votes: 0
Vote Passed: 5

e. Will the hardship prevent any reasonable use whatsoever?

Aye votes:
Nay votes: 5
Vote Passed: 5

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

Aye votes: 0
Nay votes: 5
Vote Passed: 5

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

Aye votes: 5
Nay votes: 0
Vote Passed: 5

Variance was granted.

ADJOURN

With no further business, the meeting adjourned at 6:45pm.

APPROVED:


Cindi Neverdousky, Chairman Board of Adjustment