

REGULAR MEETING OF THE BOARD OF ADJUSTMENT

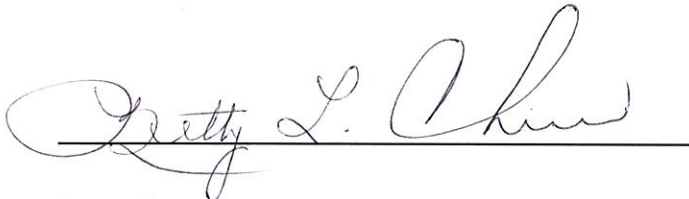
516 RANCH HOUSE RD, WILLOW PARK, TX 76087

THURSDAY NOVEMBER 12, 2020 6:00 P.M.

AGENDA

- I. Call meeting to order
- II. Determination of Quorum
- III. CONSIDER for approval Minutes of July 30, 2020 Meeting.
- IV. 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 Lot 1, Block 1, First National Bank Addition, City of Willow Park, Parker County, Texas located at 100 Willow Bend Drive.
- V. Adjourn

I CERTIFY THAT NOTICE OF THIS MEETING WAS POSTED ON THE BULLETIN BOARD OF THE MUNICIPAL BUILDING OF THE CITY OF WILLOW PARK ON TUESDAY, October 27th, 2020 AT 5:00 P.M.



Betty Chew

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 (ext 104) or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Removed from the bulletin board on the _____ day of _____, 2020 by _____



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

Call Meeting to Order @ 6:30 pm – Via Zoom

Determination of Quorum

Present:

Chairman Cindi Neverdousky, Mike Barron, Richard Kasparian, Jay Atwood & Michael Chandler.

- I. **PUBLIC HEARING** to consider a request for a variance to Sec.14.05.006 (b)(6) to construct a covered porch in the front yard building setback on Lot 1, Block B, Squaw Creek Estates West Addition, City of Willow Park, Parker County, Texas, located at 3004 Old Ford Road.
 - a. **Open Public Hearing**
 - b. **Close Public Hearing**
 - c. **Make Decision**

Chairperson Neverdousky opened the public hearing.

Betty Chew discussed the applicants request for a variance to extend the covered porch 10 feet to the front of the property. The proposed addition will not cause a site restriction.

Frankie Andrew, owner of the property, addressed the Board requesting the variance to make the porch wheelchair accessible and covered.

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



City of Willow Park
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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: 0

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 6:40pm.

APPROVED:

Cindi Neverdousky, Chairman Board of Adjustment



City of Willow Park
City Hall 516 Ranch House Rd
Willow Park, TX 76087
(817) 441-7108

MEMORANDUM

November 12, 2020

To: Board of Adjustment
From: Betty Chew

RE: 100 Willow Bend Dr – BOA2020-11-01

The applicant, First Baird Bancshares, Inc., is requesting a variance to install a free-standing sign to be located at 100 Willow Bend Drive. First Bank Texas is constructing a new banking facility at this location on the southeast corner IH-20 Service Road and Willow Bend drive.

The proposed sign is a 50-foot pylon sign with a 258.69 square foot sign cabinet.

CHAPTER 14 – ZONING REGULATIONS ARTICLE 14.07 – SIGN REGULATIONS

Sec.14.07.006 (d) Height Restrictions

(d) A freestanding on -premise sign may extend to a height of thirty-five (35) feet above ground level or above grade directly opposite of the sign of a limited access freeway, whichever is higher and only of the premises property is zoned "C" or is contiguous to a limited access freeway or separated therefrom only by a service road.

Sec.14.07.007 (b) – Area Restrictions

(b) The maximum area for a freestanding on-premise sign associated with property zoned "C" commercial shall be no greater than 40 square feet per sign face with the limit of one (1) freestanding sign per business.

To allow the requested pylon sign as proposed will require 2 variances:

A variance to the Sign Regulations (Sec.14.07.006 (d) of fifteen (15) feet to allow a total sign height of fifty (50) feet.

A variance to the Sign Regulations (Sec.14.07.007(b) of 219 square feet to allow a total sign area of 258.69 square feet.

FIRST BANK TEXAS_VARIANCE REQUEST QUESTION A

100 Willow Bend Dr, Willow Park TX 76058

Submitted by Chandler Signs

Question:

Is the request for a variance owing to special condition inherent in the property itself?

Answer:

Yes, due to the elevation variations on IH-20 and the existing slopes that impact the access road along the corridor, a pylon/pole at the 35' would create a visible hardship.

A flagging survey was completed by Chandler Signs on August 4th of this year to compare the visual impact of a sign height at 35' and at 50'. The photos in the presentation clearly show that a 35' sign is not visible from several points along IH-20, thus reinforcing the necessity for the proposed 50' sign.

Additionally the antiquated ordinance of a 40 square foot sign face does not allow First Bank Texas to adequately identify their name and logo, or any service for traffic/consumers along the IH-20 corridor.

FIRST BANK TEXAS_VARIANCE REQUEST QUESTION B

100 Willow Bend Dr, Willow Park TX 76058

Submitted by Chandler Signs

Question:

Is the condition one unique to the property requesting the variance?

Answer:

Yes. There are existing power lines that cannot be relocated. The deemed set back would not meet the requirements of the city so the proposed sign will be positioned farther back on said property, again creating a hardship if the sign is not at 50', or if the size of the face is not proportionate.

FIRST BANK TEXAS_VARIANCE REQUEST QUESTION C

100 Willow Bend Dr, Willow Park TX 76058

Submitted by Chandler Signs

Question:

Is the condition self-imposed or self-created?

Answer:

No

FIRST BANK TEXAS_VARIANCE REQUEST QUESTION D

100 Willow Bend Dr, Willow Park TX 76058

Submitted by Chandler Signs

Question:

Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?

Answer:

Yes, it will greatly reduce the visibility of said clients brand and/or services to consumers throughout the community. Additionally, multiple surrounding businesses in Willow Park along IH-20 both east and westbound, have signs that well exceed the cities 35' pylon/pole height and with faces that are over 40 square feet. These businesses have encountered similar types of visual hardships that First Bank Texas is dealing with and have been granted the approvals to install 50' signs and with larger faces.

***First* Bank ★ Texas**

VARIANCE – PYLON SIGNAGE

Owner/Developer:

First Baird Bancshares, Inc
(First Bank Texas)
200 Palo Pinto St, Suite 104
Weatherford, TX 76086

Contact:

Zan Prince

P. (817) 594-5029

F. (817) 887-5490

Sign Consultant:

Chandler Signs, LLC
14201 Sovereign Rd..
Ft. Worth, TX 76155

Contact:

Gayle Greiner

P: (214) 902-2000

F: (214) 902-2044

DESIGN THEME & NARRATIVE FOR VARIANCE REVIEW

Street Address:
100 WILLOW BEND DRIVE
WILLOW PARK, TX 76058

LOTS: 1 AND 2, BLOCK 1
Land Use: FINANCIAL/RETAIL

Zoning: C (Commercial) IH-20 Overlay

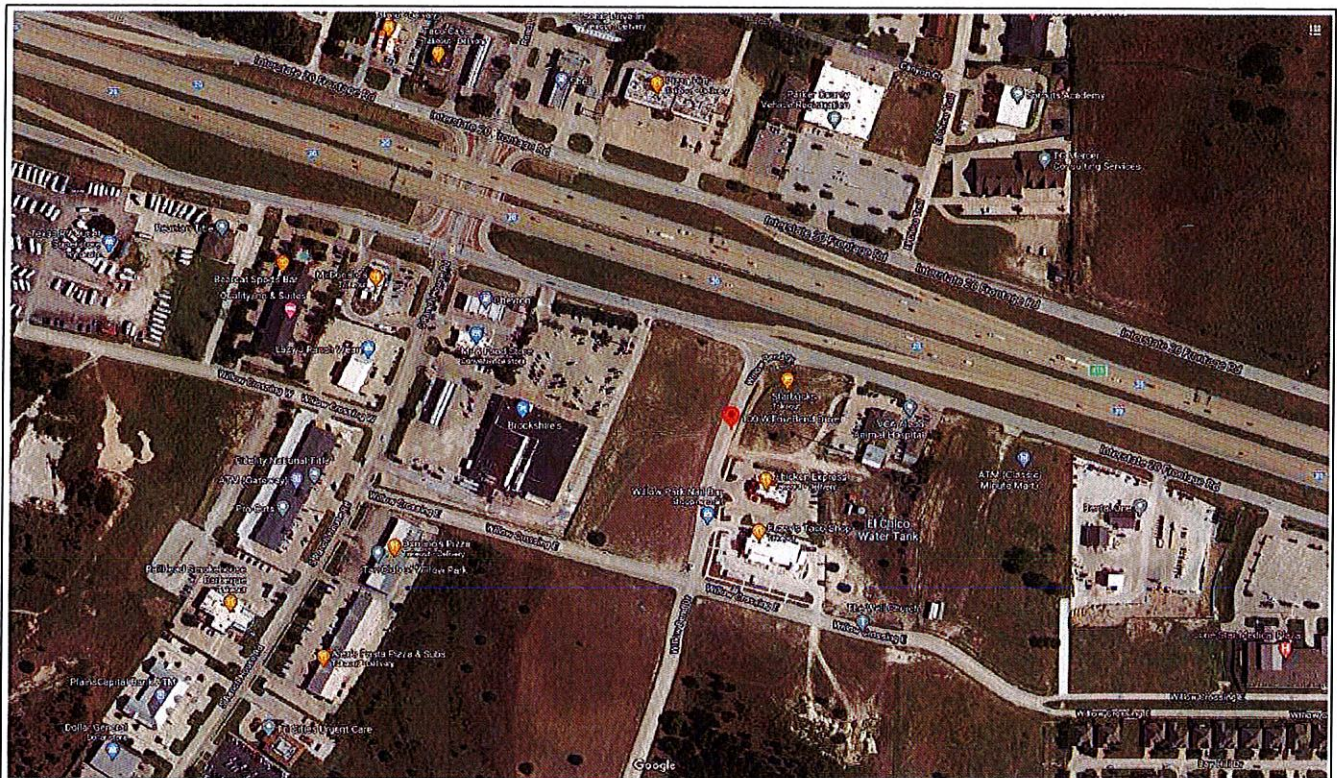
The FIRST BANK TEXAS Development is located on the south east corner of IH-20 and Willow Bend Drive in Willow Park, TX.

The site is approximately 3.358 gross acres, the site is provided on page 04.

The site is zoned C (Commercial) IH-20 Overlay and is the future site of a bank. There is (1) 50 foot proposed pylon sign being submitted for variance review.

All proposed signage is compatible with the building and landscaping elements of the FIRST BANK TEXAS development through compatible forms, materials, and colors. The pylon sign is placed and sized so that it is sufficiently visible and readable and will provide tasteful advertising to the general public of goods and services offered along with key community messaging.

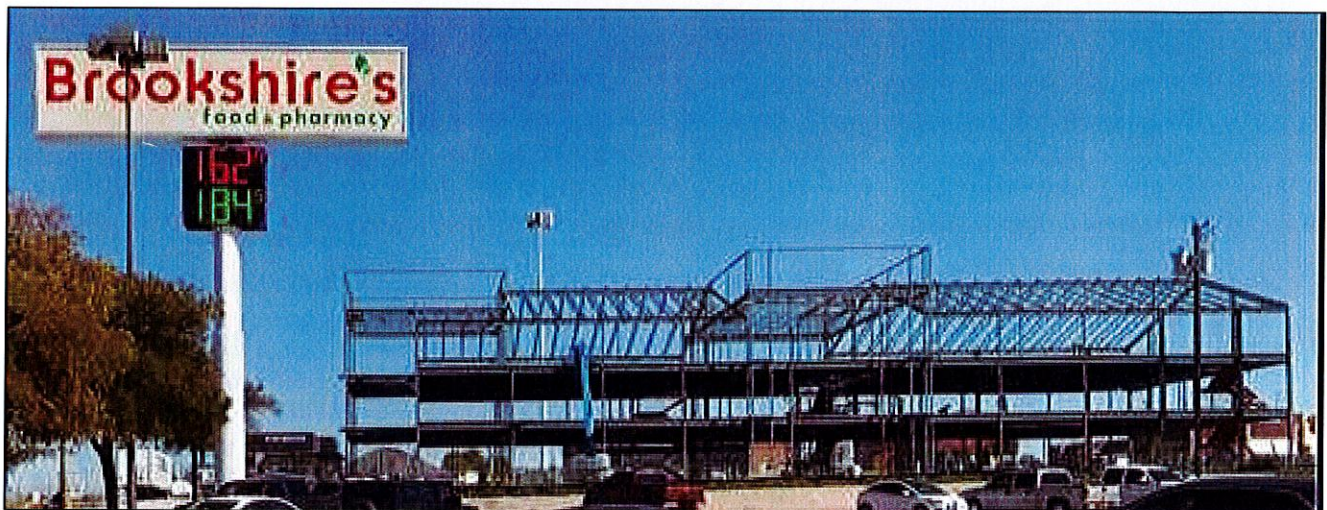
We believe the requirements for an approved variance request are being met and the plan is appropriate in the context of the site's size, location, topography, traffic volume and speed, visibility, adjacent uses and other factors, such as competitive or other surrounding existing signage of the same size. Approval is requested.



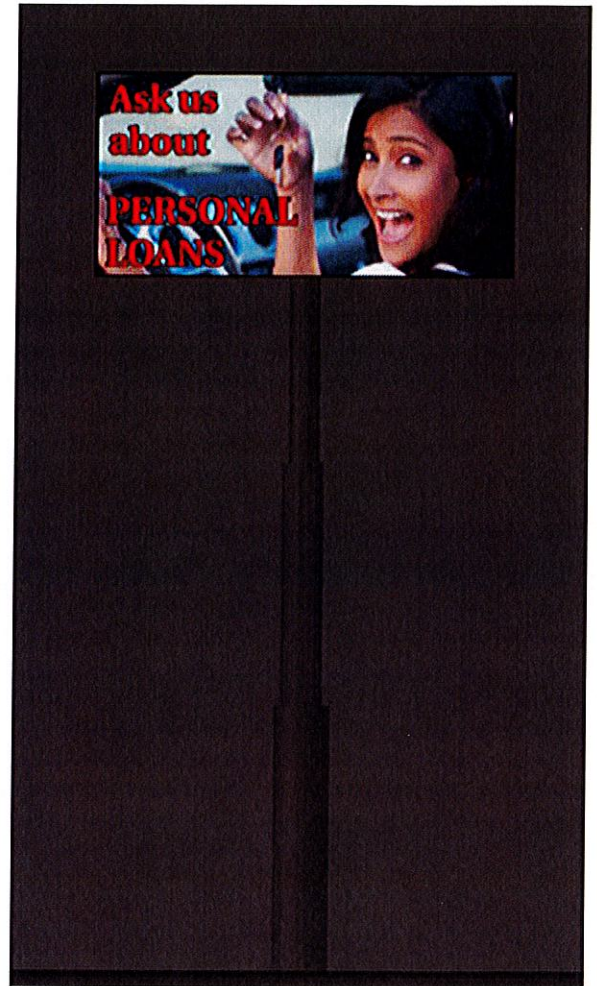
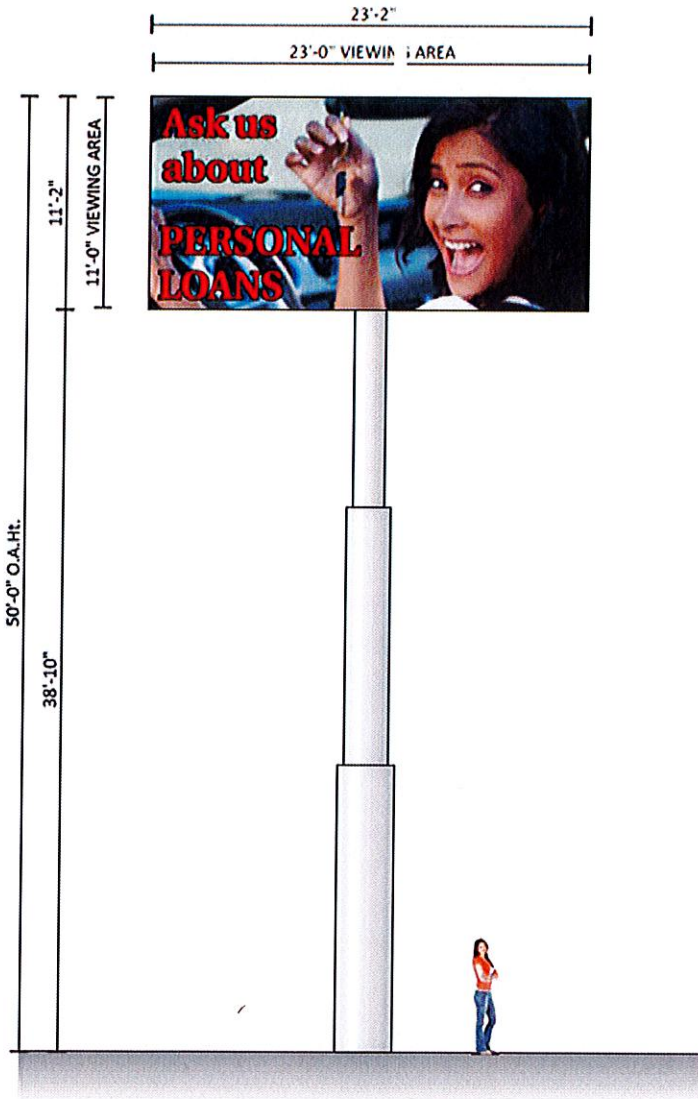
PROPOSED BUILDING RENDERING



**CURRENTLY UNDER
CONSTRUCTION**



PROPOSED PYLON SIGN DESIGN



A D/F PYLON SIGN ELEVATION
ONE (1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/8" = 1'-0"
258.69 Sq.Ft.

D/F PYLON SIMULATED NIGHT VIEW

TWO (2) 8" DEEP REAR-VENT S/F TIME-O-MATIC WATCHFIRE FULL-COLOR LED ELECTRONIC MESSAGE CENTERS CAPABLE OF 18 QUADRILLION COLORS

16mm 198x414 MATRIX RECOMMENDED FOR CHARACTERS 4" & TALLER

MOUNTED BACK-TO-BACK (TWINPACK) ON EITHER SIDE OF SUPPORT AS REQ'D - PERFORATED COMMON FILLER BETWEEN & OVER ENDS PAINTED AKZONOBEL "SATIN ALUMINUM" - OPX CLOUDBASE SOFTWARE & BROADBAND WIRELESS COMMUNICATION

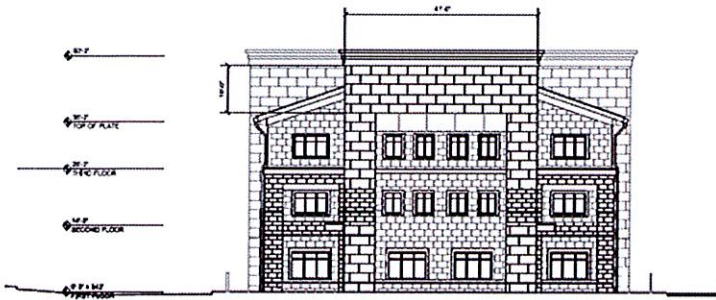
STAGED STD. STEEL PIPE SUPPORT PAINTED WHITE SEMIGLOSS -
1st STAGE: 36" O.D. x .375" WALL w/ 15'-0" IN GROUND -
2nd STAGE: 28" O.D. x .375" WALL w/ 4'-0" INSIDE 36" PIPE -
3rd STAGE: 20" O.D. x .375" WALL INSIDE SIGN w/ 3'-6" STUB INSIDE 28" PIPE

SUPPORT SET IN A CONCRETE PIER FOUNDATION AS REQ'D PER LOCAL CODES, PER WINDLOAD, SOIL CONDITIONS, ETC.

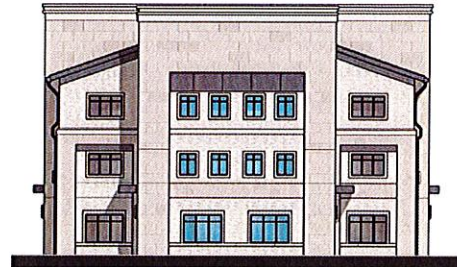
INTERSTATE HIGHWAY 20 & WILLOW BEND DRIVE



WEST ELEVATION



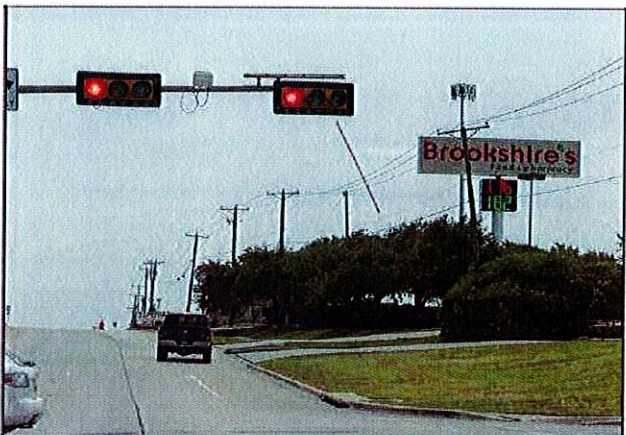
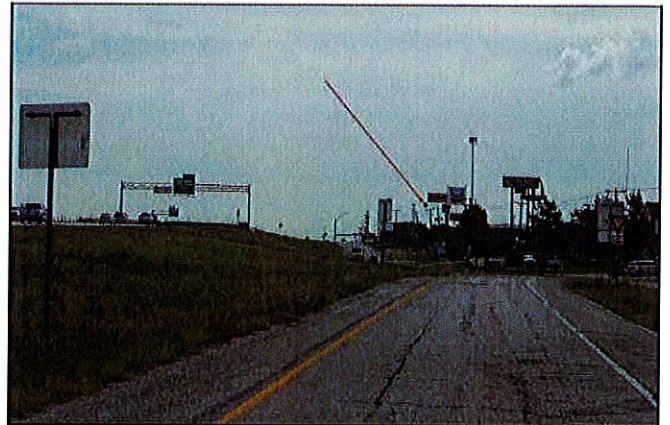
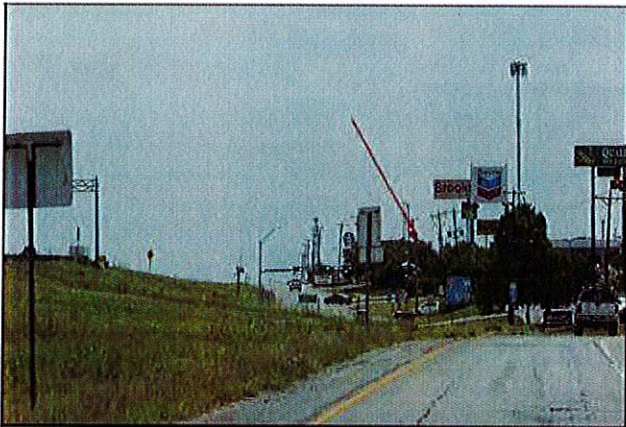
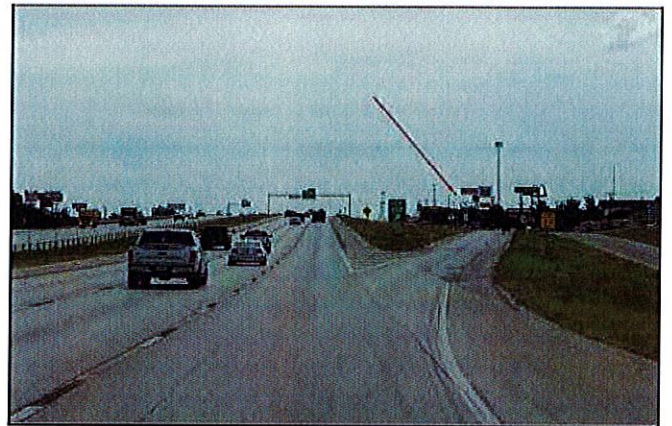
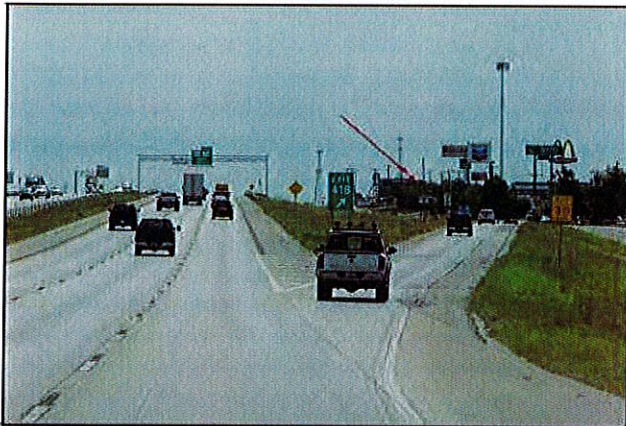
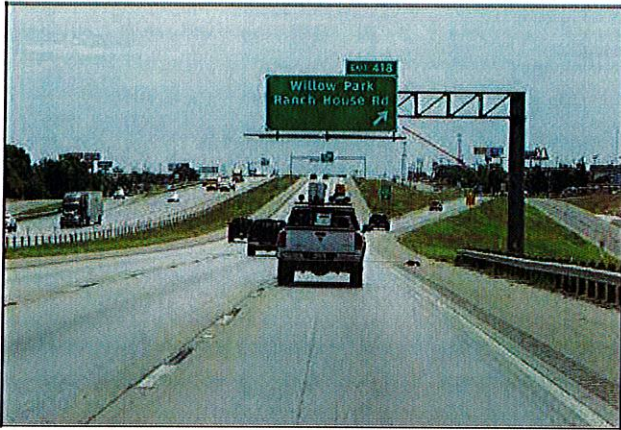
NORTH ELEVATION



FLAGGING SURVEY ALONG THE IH-20 CORRIDOR_SUPPORTS VISIBILITY HARDSHIP ISSUES

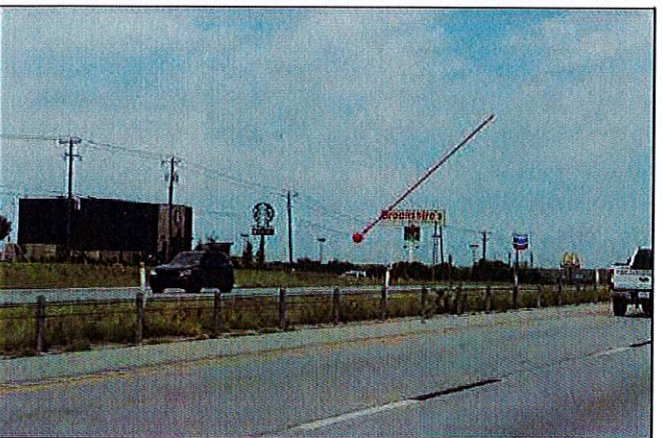
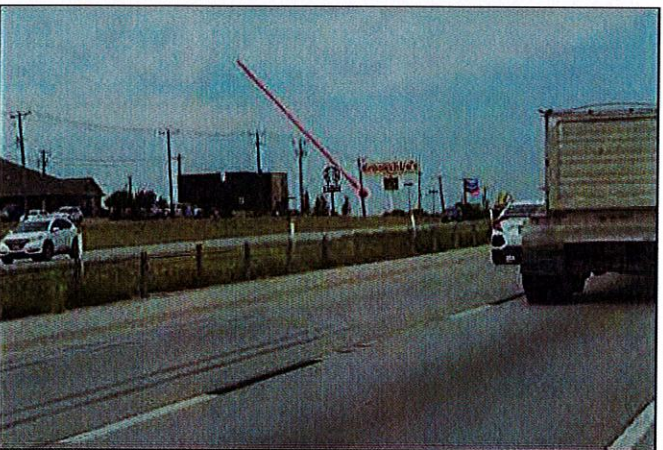
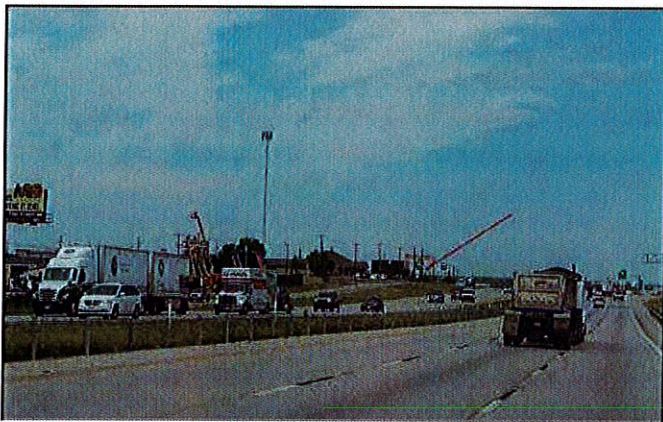
Eastbound at 35'

Eastbound Requested 50'

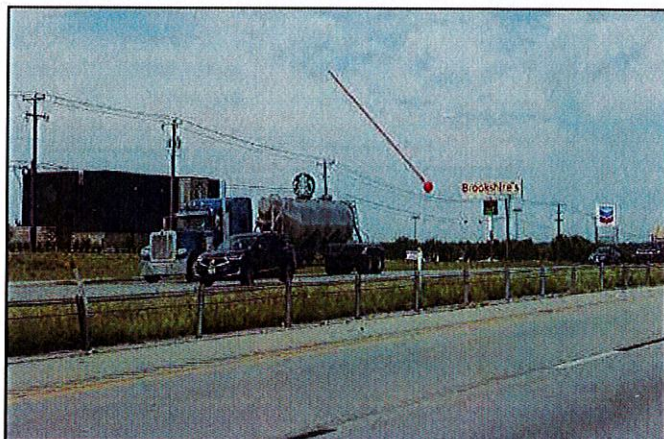
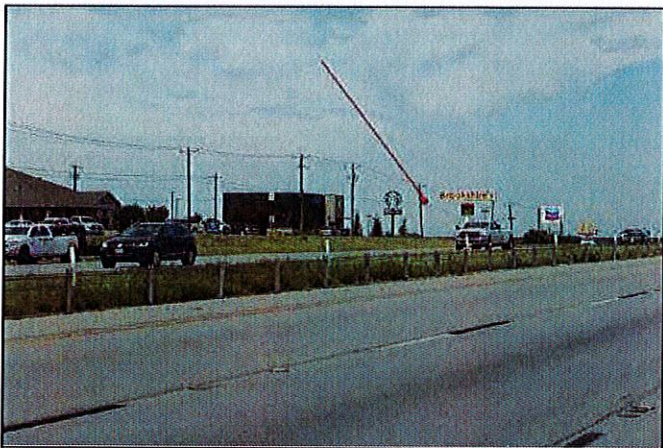
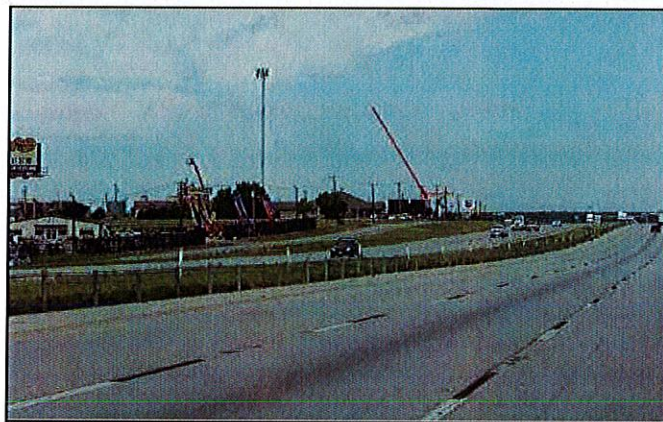


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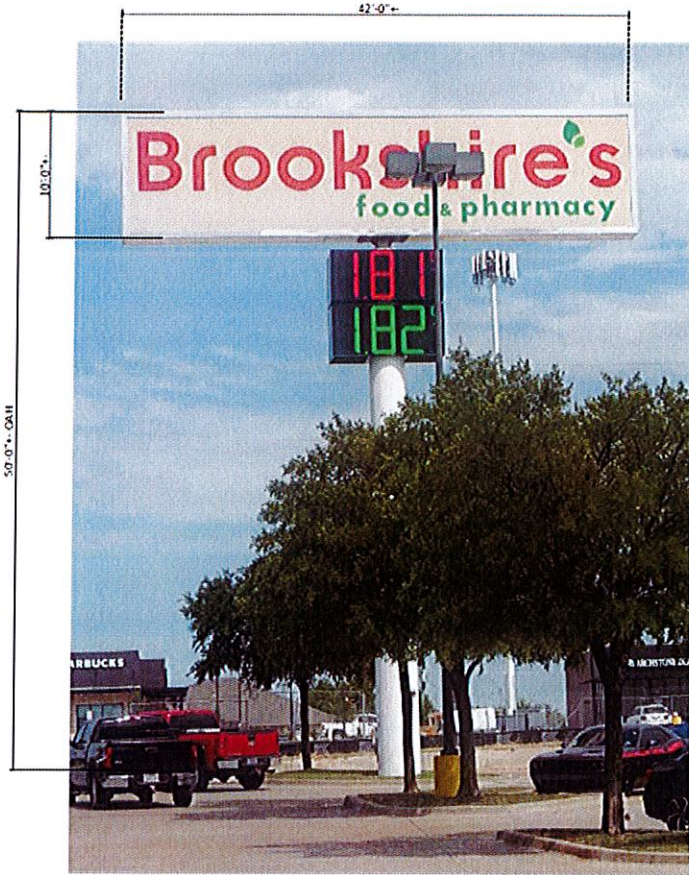
Westbound at 35'



Westbound Requested 50'



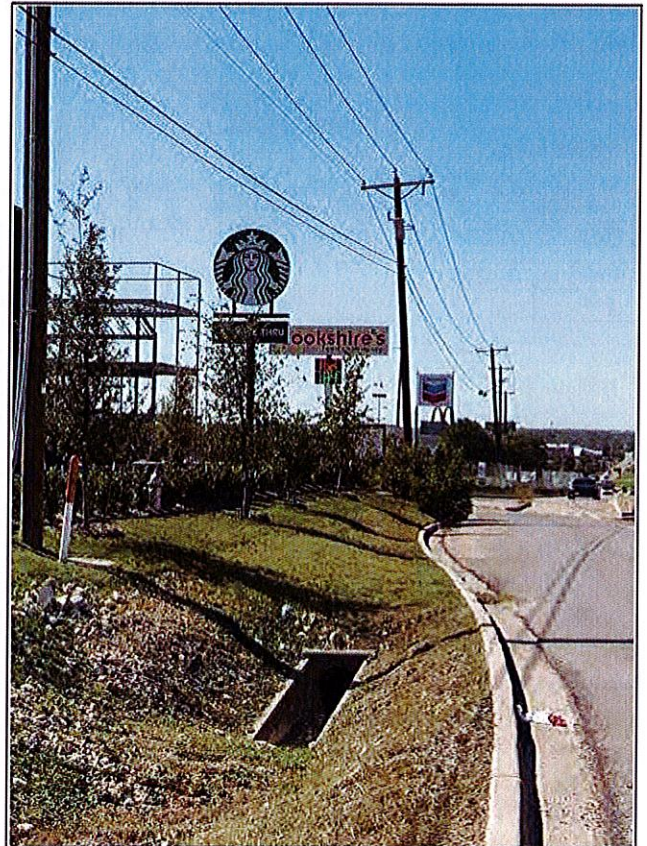
Existing Pylons 40'-50' Along the IH-20 Corridor



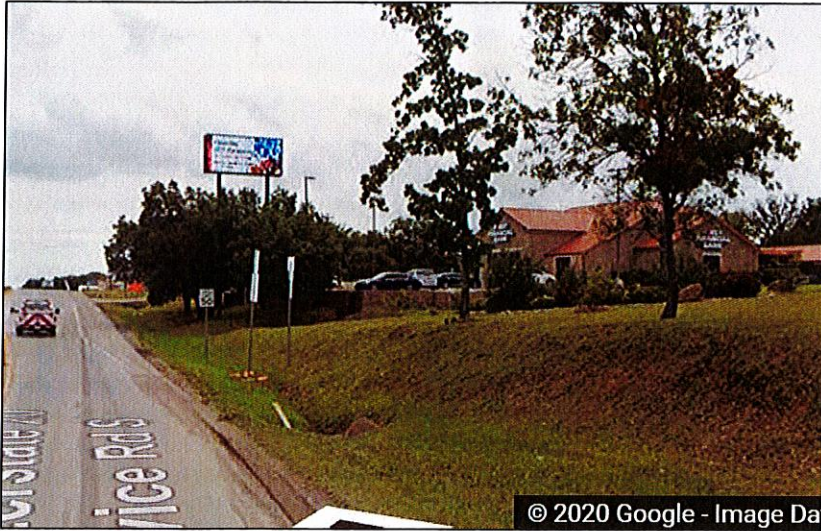
Brookshire's is located next door to the new First Bank Texas location, and has a pylon height which also exceeds current code. Frontage road elevation is lower than the highway. Signs approximate dimensions: 42'x10' = 420 sq ft per face. Height is 50'

Street level view of signage along the access road with building framework relations.

Photo below shows construction progress for First Bank Texas from across Willow Bend Drive.



Existing Pylons Along the IH-20 Corridor



First Financial

*competitor has an EMC

Signs approximate dimensions:

- Main Cabinet is 12'x25' = 300 sq. ft.
- Viewing area is 11'x24' = 264 sq. ft. per face



Existing Pylons Along the IH-20 Corridor



BBVA

*competitor has an EMC

Signs approximate dimensions:

- Main Cabinet is 25'x11' = 275 sq ft per face. Height is 50'
- EMC is 12'x5' = 60 sq ft per face
- ATM is 7'6"x4' = 30.4 sq ft per face

Photos below show a visible downward grade to business locations from highway, justifying increased pylon height.

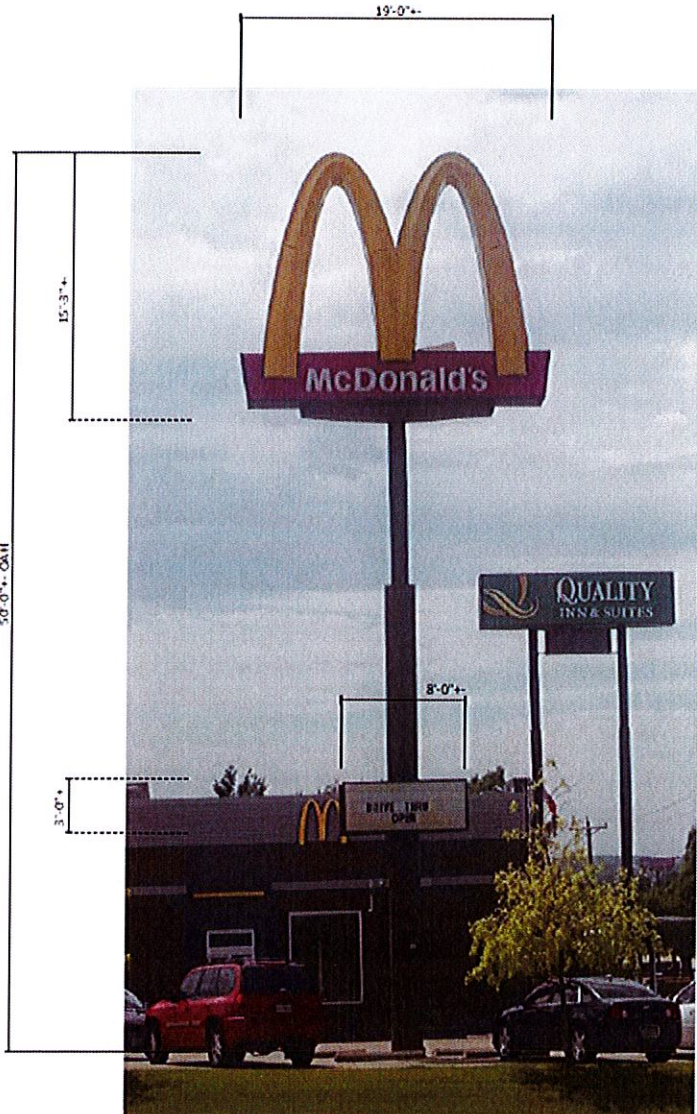


Existing Pylons Along the IH-20 Corridor



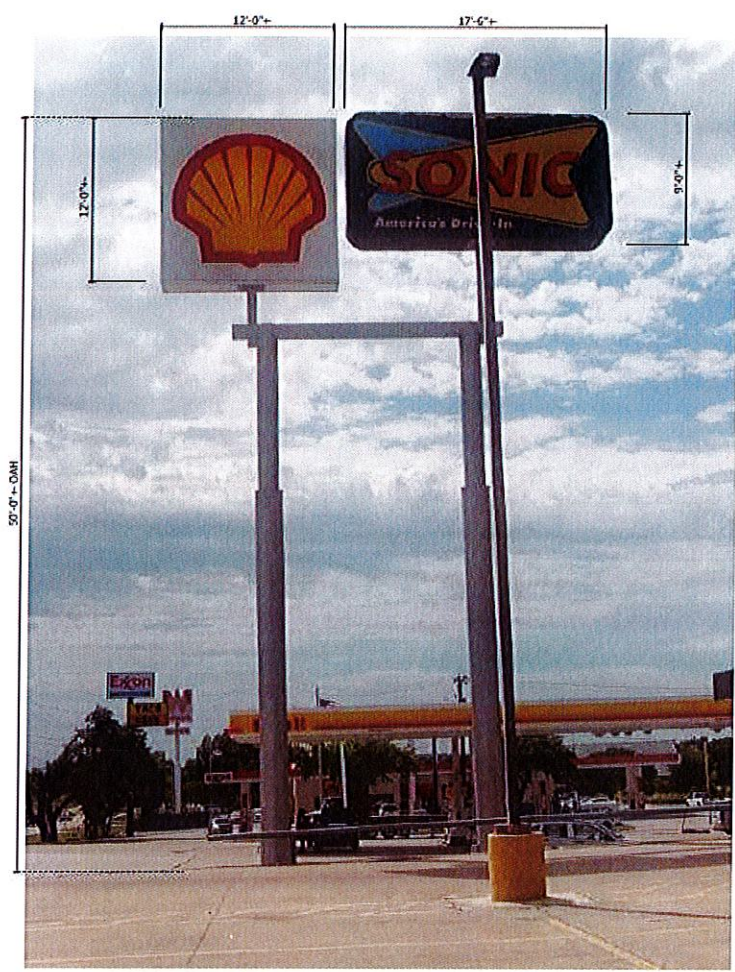
Other pylon signage just prior to the future First Bank Texas location, exceeds current code height.

Chevron's approximate dimensions:
Height is 50'
Main: 14'x14' = 196 sq ft per face
Secondary: 11'6"x6' = 69.6 sq ft per face.

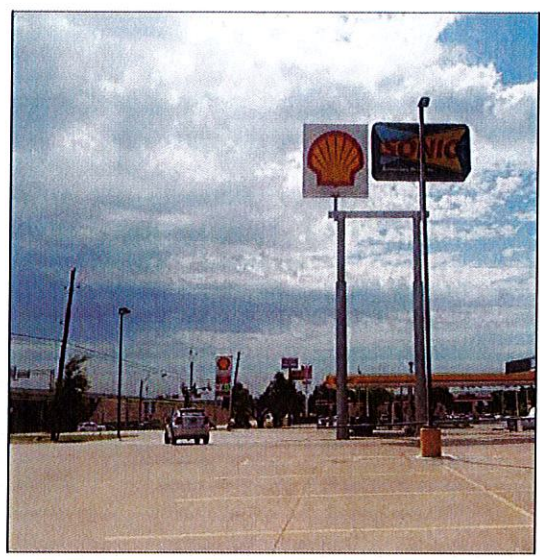


McDonald's approximate dimensions:
Height is 50'
19'x15'3" = 290.7 sq ft per face.

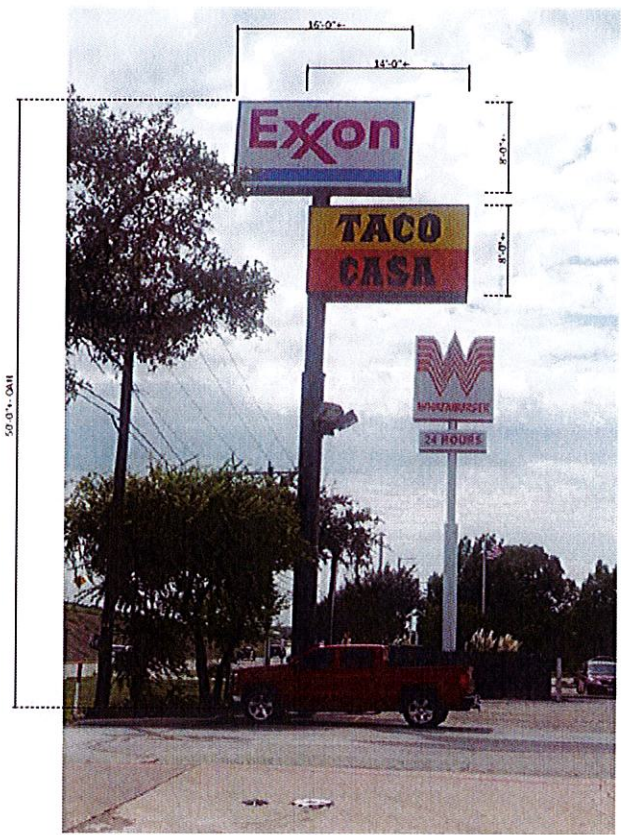
Existing Pylons Along the IH-20 Corridor



Signs approximate dimensions:
 Height is 50'
 Shell
 - 12'x12' = 144 sq ft per face.
 Sonic
 - 17'6"x9' = 158.4 sq ft per face.



Signs approximate dimensions:
 Height is 50'
 Exxon: 16'x8' = 128 sq ft per face.
 Taco Casa: 14'x8' = 112 sq ft per face.



VARIANCE REQUEST
LOT 1, BLOCK 1, FIRST NATIONAL BANK
100 WILLOW BEND DR

Brookshire's
Po Box 1411
Tyler, TX 75710-1411

TCG Willow Park Investors LLC
12720 Hillcrest Rd Ste 650
Dallas, TX 75230

Holden Oversoul LLC
2112 Hidden Creek
Fort Worth, TX 76107

Gordon Jones
141 Willow Bend Dr
Willow Park, TX 76008

Sangalli Real Estate LTD
1620 Wabash Ave
Fort Worth, TX 76107

First National Bank of Weatherford
PO Box 730
Weatherford, TX 76086-0730

Mailed 10/27/2020