

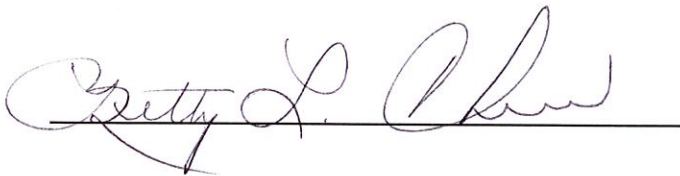
REGULAR MEETING OF THE BOARD OF ADJUSTMENT
516 RANCH HOUSE RD, WILLOW PARK, TX 76087, July

July 14, 2021 6:00 P.M.

AGENDA

- I. Call meeting to order
- II. Determination of Quorum
- III. CONSIDER for approval Minutes of November 12, 2020 Meeting and March 24, 2021 meetings.
- IV. PUBLIC HEARING to consider a request for a variance to 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 1R1, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas, located at 4400 East IH-20 Service Road South.
- V. PUBLIC HEARING to consider a request for a variance to Sec.14.06.005(b)(10) of the Zoning Ordinance to allow a front yard facing garage door in the R-1 Single-Family District on Lot 11, Block K, Laguna Vista Estates, City of Willow Park, Parker County, Texas located at 449 Cook Road.
- VI. PUBLIC HEARING to consider a request for a variance to Sec.14.09.001 (F) to allow a 6 foot privacy fence in the front yard building setback on Lot 1, Block 48. El Chico Addition, City of Willow Park, Parker County, Texas, located at 100 Mesa Springs Road.
- VII. 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 JUNE 29, 2021 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 _____, 2021 by _____



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



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

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



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

Variance was granted.

ADJOURN

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

APPROVED:

Cindi Neverdousky, Chairman Board of Adjustment



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



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

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



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

MEMORANDUM

July 14, 2021

To: Board of Adjustment
From: Betty Chew

RE: 4400 IH 20 Service Road South – BOA 2021.07.01

The applicant, Kelly Ross, is requesting a variance to install a free-standing sign to be located at 4400 IH 20 Service Road South. 415 RV Center has relocated and constructed a new building and wants to install the requested free-standing sign.

The proposed sign is a 35-foot pylon sign with a 132 square foot sign cabinet.

CHAPTER 14 – ZONING REGULATIONS ARTICLE 14.07 – SIGN REGULATIONS

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 variance to the Sign Regulations (Sec. 14.07.007(b) of 92 square feet to allow a total sign area of 132 square feet.

City of Willow Park

Board of Adjustments Request for a Variance

RV415 located at 4400 I-20 East, Service Road South, Willow, Park, TX

- (a) Is the request for a variance owing to special condition inherent in the property itself?
 - a. Not that we are aware of but, it could be that it sits right on I-20 and a smaller sign would be more difficult to read.
- (b) Is the condition one unique to the property requesting the variance?
 - a. Don't feel that it is. We feel it would hamper all visibility for all companies along the route to have to be smaller.
- (c) Is the condition self-imposed or self-created?
 - a. Maybe, we did move locations and where we were located, we were grandfathered in and didn't realize the code had changed.
- (d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?
 - a. Yes, by reducing the current sign to the now requested size, would make it very difficult to see and read Interstate, therefore we could lose potential business with the lack of visibility.

FIELD SURVEY REQUIRED



RED COOLEY-BRITE FACES

FLEX FACES
(10) T12-F72
(2) BALLASTS

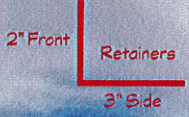
WHITE ERADICATED COPY

BLACK VINYL COPY

FLEX FACES
(12) T12-F48
(2) BALLASTS

REFURBISHED EXITING SIGN
(Repaint Cab Black, New Faces, LED)

NEW PHOTO CELL REQUIRED



APPROVED BY:

REVISED: 02-05-21

DRAWING NUMBER: 221516-R2

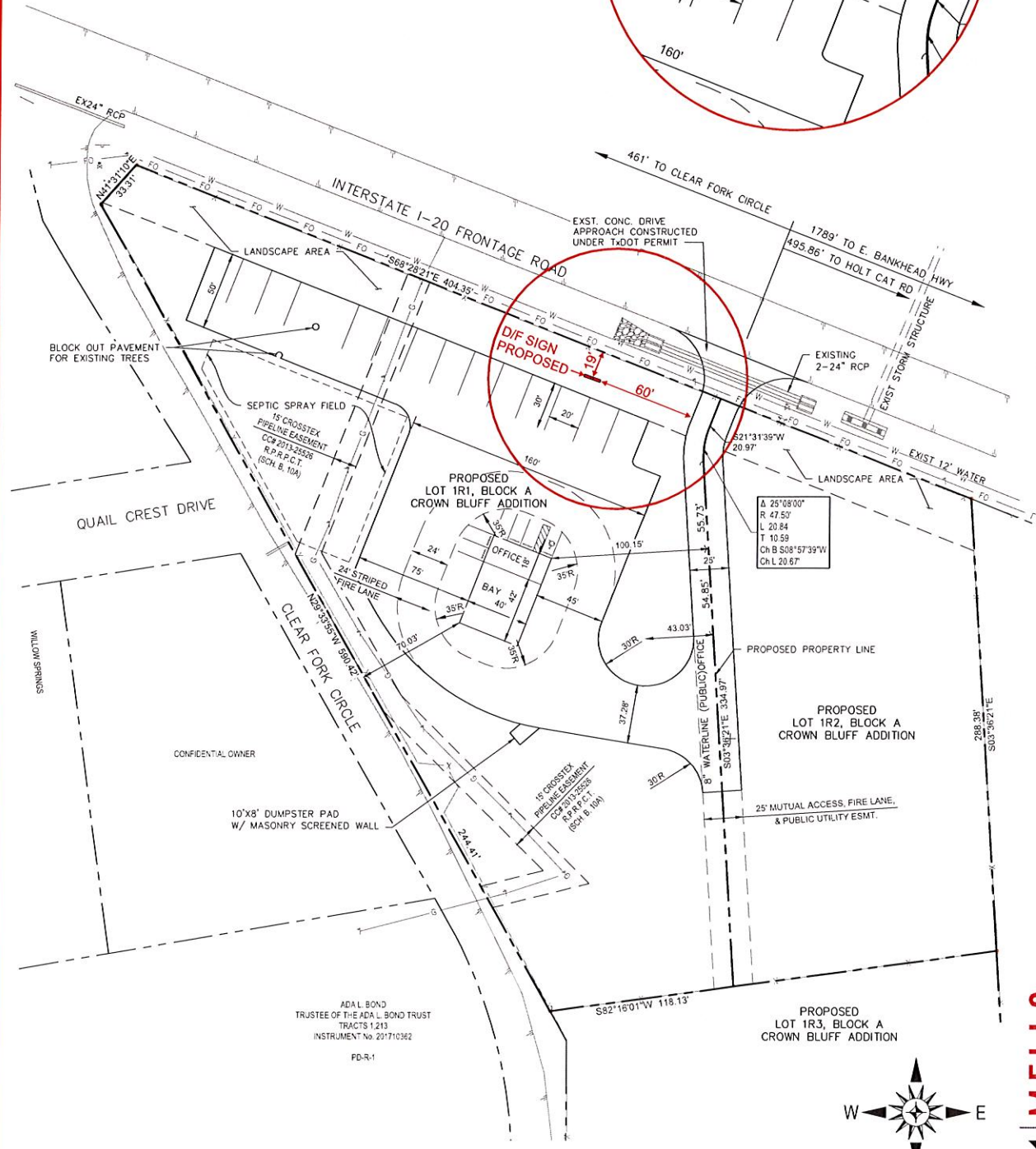
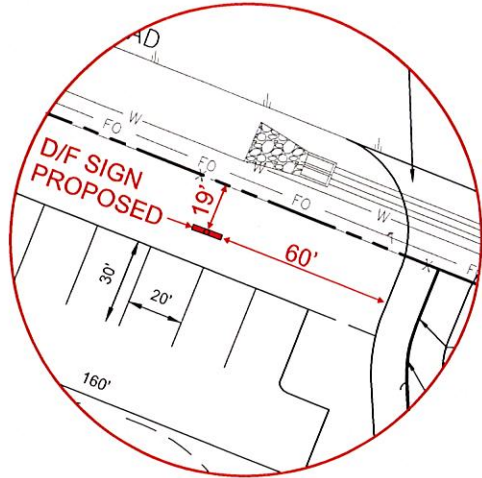
SALESMAN: TH

DATE: 01-05-21

415 RV
WILLOW PARK, TX

MELLO
SIGN S

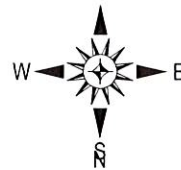
990 Halcom Rd. Suite 110 Fort Worth, TX 76117
P: 817-312-5338 C: 209-988-4036 F: 817-312-8995



Δ 25°08'00"
 R 47.5'
 L 20.84
 T 10.59
 Ch B 508°57'39"W
 Ch L 20.67'

ADAL BOND
 TRUSTEE OF THE ADAL BOND TRUST
 TRACTS 1, 2, 3
 INSTRUMENT No. 21-710362
 PD-R-1

PROPOSED
 LOT 1R3, BLOCK A
 CROWN BLUFF ADDITION



APPROVED BY:

REVISED: 01-08-21

DRAWING NUMBER: 221516-R1

SALEMAN: TH

DATE: 01-05-21

415 RV

MELLO
S I G N S
 990 Halton Rd, Suite 110, Fort Worth, TX 76117
 P: 817-312-5338 C: 209-988-4036 F: 817-312-8995



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

MEMORANDUM

July 14, 2021

To: Board of Adjustment
From: Betty Chew

RE: 449 Cook Road – BOA 2021.07.02

The applicant is requesting a variance to allow a front facing garage door for a detached garage – shop at 449 Cook Road. The existing building with a front yard facing garage was demolished.

CHAPTER 14 – ZONING REGULATIONS

Sec.14.06.005 R-1 Single Family District

(b)(10) Garage type openings shall not be less than 45 degrees to the frontal street.

This request would require a variance to allow a front facing garage door.



City of Willow Park
 516 Ranch House Road
 Willow Park, Texas 76087
 Phone: (817) 441-7108 · Fax: (817) 441-6900

CITY OF WILLOW PARK - BOARD OF ADJUSTMENTS
 REQUEST FOR A VARIANCE
 Request No. 2021-07-02

Name of Applicant: Debra Wenzel Telephone: (817) 845-7869

Email address: DWENZEL1932@UWMAIL.COM

Address of Applicant: 449 Cook Road Willow Park TX 76087
Street City State Zip

Owner of Property: Debra Wenzel Telephone: (817) 845-7869

Email address: DWENZEL1932@UWMAIL.COM

Address of Owner: 449 Cook Road Willow Park TX 76087
Street City State Zip

Property location for variance: 449 Cook Road Willow Park, TX 76087

Briefly explain why this variance is being requested: Existing Building ALREADY has
A front facing ^{Garage} Door. Not enough side property for a side facing Garage Door

Please explain (each item below should be fully explained on a separate sheet of paper providing as much detail as possible):

- (a) Is the request for a variance owing to special condition inherent in the property itself?
- (b) Is the condition one unique to the property requesting the variance?
- (c) Is the condition self-imposed or self-created?
- (d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?

Debra Wenzel
 Signature of Applicant

 Date of Application

\$150.00
 Filing Fee

City Use

Ordinance involved: _____

Why Referred to BOA: _____

Resolution: _____

Date: _____

(a) We want to use the same layout for the new building since it works well with the flow of movement to and from the house.

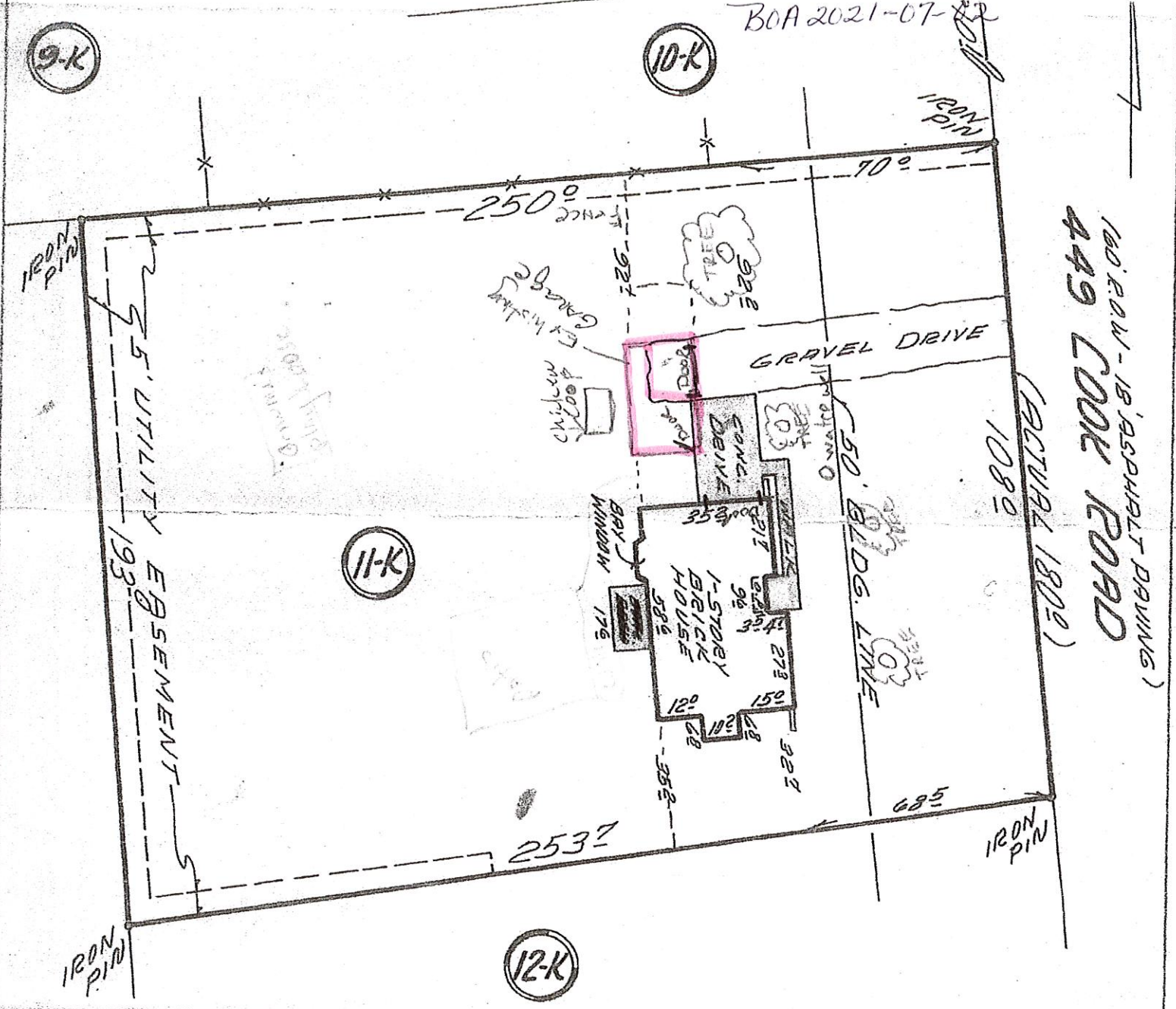
(b) Since we have an existing building like the one we plan to rebuild in metal because of severe termite damage.

(c) This has been like this for over 40 years.

(d) If we have to change the plan it will cost us much more to do a building which we may not be able to afford.

Attached are pictures of our home plus homes in our area with garage doors facing the street. I can provide many more pictures from our area if needed.

BOA 2021-07-12



The Plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated, and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no encroachments, conflicts, protrusions, or apparent easements, except as shown.

J. R. Dunaway
J. R. DUNAWAY

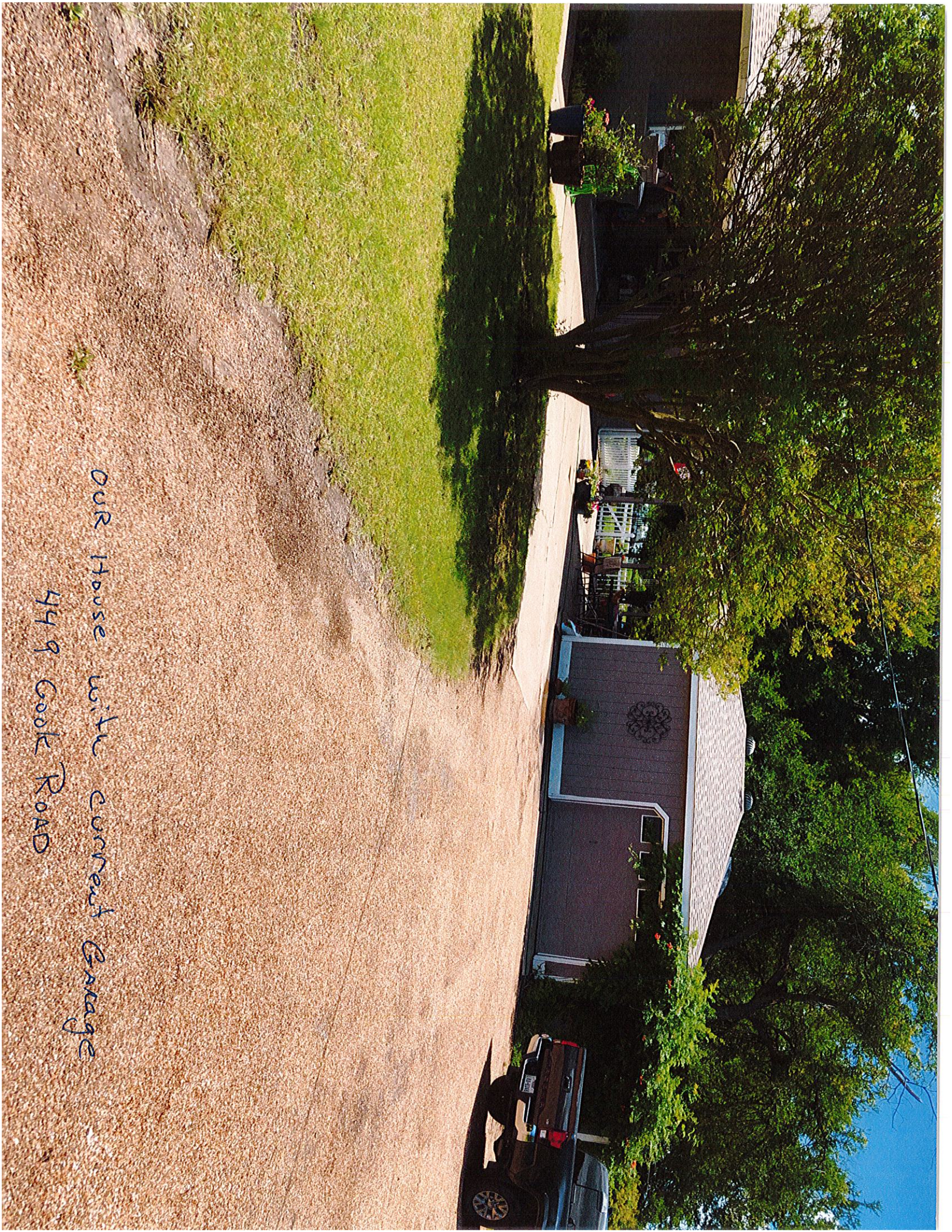
REGISTERED PUBLIC SURVEYOR #970
 WA 3-9935 WA 3-0560
 5300 EDGECLIFF ROAD
 FORT WORTH, TEXAS

- IRON PINS
- x—x— FENCE
- △ BOIE D'ARC SYK.

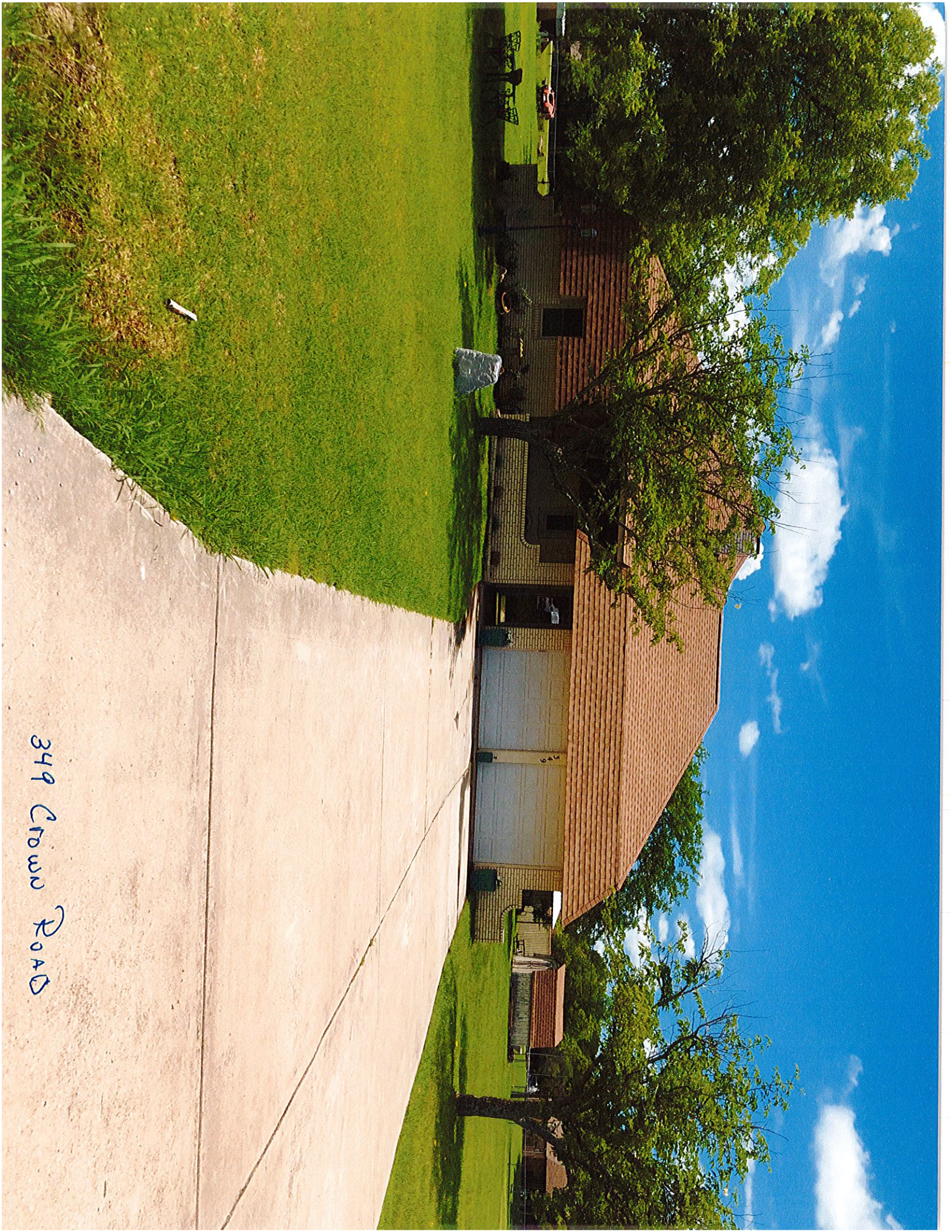


SCALE 1" = 40'

DATE 6-6-79



OUR House with concrete Garage
449 Cook Road



349 Croww Road

308 Crown Road



332 Cook Road





340 Cook Road

449 COOK RD

VARIANCE REQUEST
LOT 11, BLOCK K, LAGUNA VISTA ESTATES

CHAD E & HEATHER D LASTER
3609 RIDGE RD
WILLOW PARK, TX 76087

FRANKLIN C MULANAX
457 COOK RD
WILLOW PARK, TX 76087

KENNETH GREER
448 VISTA DR
WILLOW PARK, TX 76087

TERESA GOCKE
441 COOK RD
WILLOW PARK, TX 76087

2 PROPERTIES: LOT6, LOT 12 LAGUNA VISTA ESTATES

CLINTON & VICKI MAY
432 VISTA DR
WILLOW PARK, TX 76087

JAMES E ENGLISH & LISA M SNELL
433 COOK RD
WILLOW PARK, TX 76087

BERNADINE B BANKES LIFE ESTATE
DAWN ANNETTE WALKER & TIMOTHY J BANKES
456 VISTA DR
WILLOW PARK, TX 76087

AMY STEVENS SLAPE
3511 RIDGE RD
WILLOW PARK, TX 76087

MAGGIE C DAVILA
449 CROWN RD
WEATHERFORD, TX 76087

DORA BURNETT
3216 AURORA ST
HALTOM CITY, TX 76117

CLARENCE & LINDA GREEN
432 COOK RD
WILLOW PARK, TX 76087

Mailed 06/29/2021



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

MEMORANDUM

July 14, 2021

To: Board of Adjustment
From: Betty Chew

RE: 100 Mesa Springs Road – BOA – 2021.07.03

The applicant requests a variance to allow a 6 foot privacy fence to be located in the front yard building setback on Mesa Springs Road. The applicant installed a privacy fence in the 30 foot building setback line.

CHAPTER 14 – ZONING REGULATIONS

Sec. 14.09.001(F) Screening Fence Requirements

(f) In other than residential zoned district fences may be constructed to a maximum height of ten (10) feet above grade. In residentially zoned districts fences shall not be erected to exceed eight feet above grade when located behind the front building line nor four and one-half (4.5) feet in height above grade when located within the required front yard on a corner lot adjacent to a side street.

This request will require a variance to allow the fence to remain in the front building line on Mesa Springs Rd.



City of Willow Park
 516 Ranch House Road
 Willow Park, Texas 76087
 Phone: (817) 441-7108 · Fax: (817) 441-6900

CITY OF WILLOW PARK - BOARD OF ADJUSTMENTS
 REQUEST FOR A VARIANCE

Request No. 2021-07-03

Name of Applicant: Jamie Lee Bellow Telephone: (817) 941-8778

Email address: Jamie.L.Bellow@gmail.com

Address of Applicant: 100 Mesa Spring Rd Willow Park TX 76087
Street City State Zip

Owner of Property: Jamie Lee Bellow Telephone: (817) 941-8778

Email address: Jamie.L.Bellow@gmail.com

Address of Owner: 100 Mesa Spring Rd Willow Park TX 76087
Street City State Zip

Property location for variance: 100 Mesa Spring Rd Willow Park TX 76087

Briefly explain why this variance is being requested: The privacy fence does not block any view except the view of our back yard to protect our privacy and children.

Please explain (each item below should be fully explained on a separate sheet of paper providing as much detail as possible):

- (a) Is the request for a variance owing to special condition inherent in the property itself? NO
- (b) Is the condition one unique to the property requesting the variance? yes
- (c) Is the condition self-imposed or self-created? yes
- (d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship? No

Jamie Bellow
 Signature of Applicant

6/16/2021
 Date of Application

\$150.00
 Filing Fee

City Use

Ordinance involved: _____

Why Referred to BOA: _____

Resolution: _____

Date: _____

To whom it may concern,

June 16, 2021

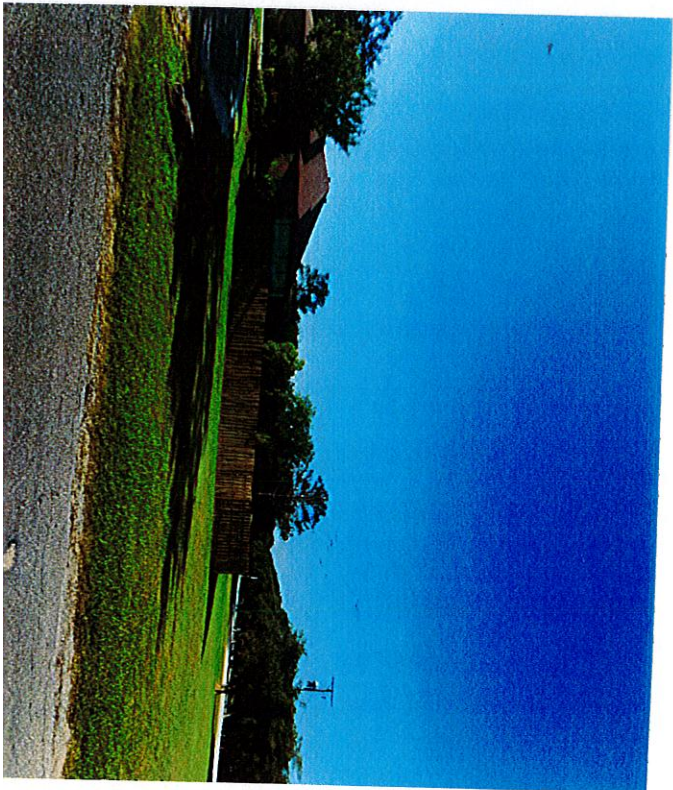
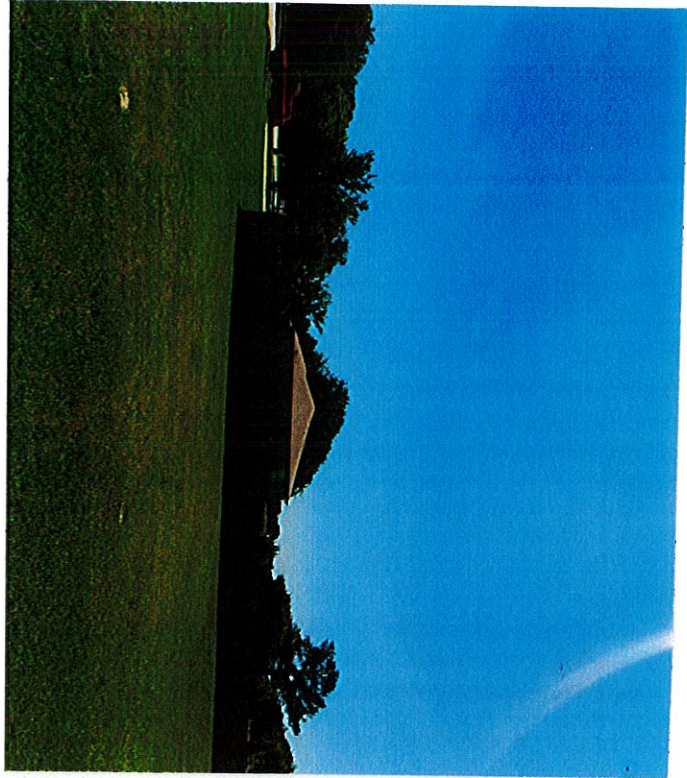
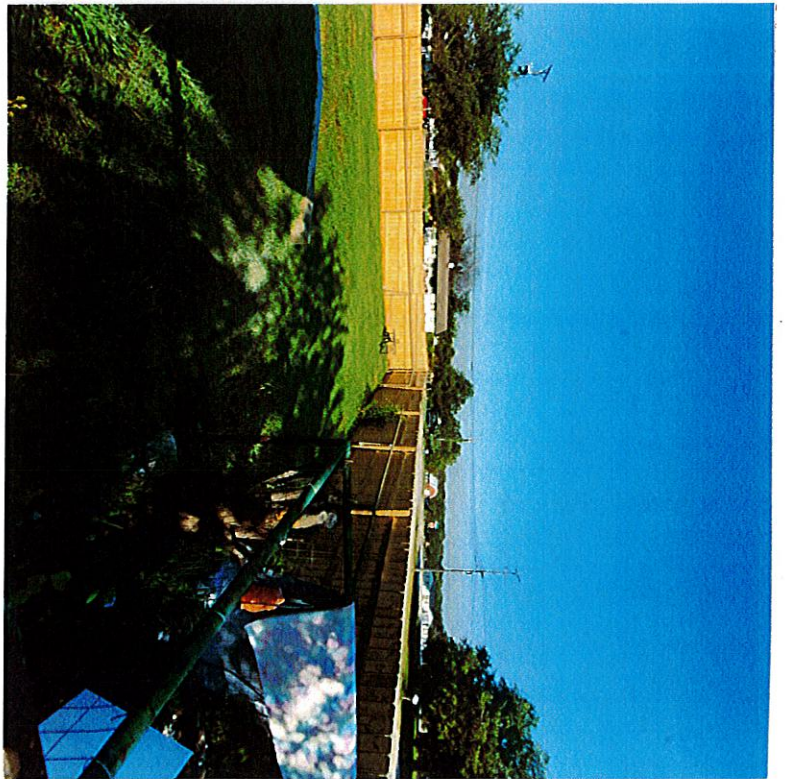
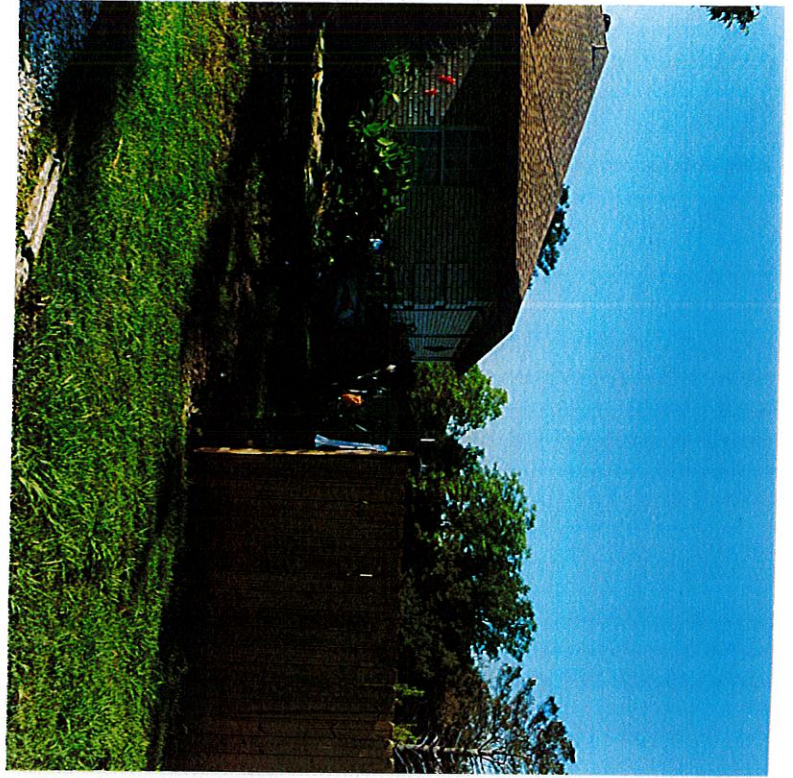
Regarding Request for variance by Jamie Lee Bellow, 100 Mesa Spring Rd. I am appealing the ordinance violation that has been issued for my privacy fence. As the ordinance has been explained to me, that such ordinance is in place to keep fences from blocking the view of the surrounding streets, entry ways, driveways, and exits. As you will see in the photos I am submitting, the fence provides my children with the backyard privacy we prefer without in fact blocking the view of any passersby, our own driveway, and any neighboring driveways. The fencing material was changed from chain link to a wooden privacy using the same pole structure as was purchased with the home. The issue from my understanding is the portion of the fence that passes the front of the main structure is beyond 4.5 feet tall as this could block the view of traffic.

Answers to questions:

1. No, however, some of the reasons for the placement of the fence in front of the frontal plane of the main structure are as follows: There is a permanent retaining wall that stretches approximately 3 feet past the front plane of the main structure. The retaining wall was on the property to secure the foundation as the home is built on a hill slanting toward the side of the fence in question. 2. There is an aerobic system out pour sprinkler that is approximately 5 feet beyond the retaining wall towards Ranch house Rd and inside of the fenced yard, also in the frontal plane of the main structure. Having had this aerobic system layout looked at for possible re plan, I was advised that due to the layout of the land there are no other good options for the out pour sprinkler as surrounding neighbors have water wells and aerobic systems as well. Both property situations came with the property upon purchase in 2010.

2. The situation is unique because the fence in question does violate the ordinance however, when city officials explained the ordinance to me, it was stated that the reason for this ordinance is to prohibit blocking of view while driving, entering, or exiting of driveways or traffic. The main structure is set back into the property and the property is considered a double lot which is a unique corner lot situation. The space between the main structure and the crossroad of Mesa Spring and Ranch House Road as well as the space between the front of the home and Mesa Spring Rd is significant. I have enclosed many photos showing the different views from surrounding streets and highlighting that the privacy fence does not block any street, driveway, or entry way views. The main structure is built on a 4-foot hill therefore with a 6 foot fence in place, most of the actual home is still visible from the street.
3. The fencing was replaced by my own choice, without consulting the city as I did not understand that just replacing the fencing and not moving or creating a new structure would be penalized.
4. I are not suffering a hardship due to the city insisting on the fence violating the ordinance.

BOA 2021-07-03



100 MESA SPRINGS RD

VARIANCE REQUEST
LOT 1, BLOCK 48, EL CHICO ADDITION

ANDREW E TISDALE
104 MESA SPRING RD
WILLOW PARK, TX 76087

RYAN LECOMPTE
108 MESA SPRING RD
WILLOW PARK, TX 76087

BRENDA BOTZER
112 MESA SPRING RD
WILLOW PARK, TX 76087

NICHOLAS K GRANT
116 MESA SPRING RD
WILLOW PARK, TX 76087

DAVID E GLAZIER
300 RANCH HOUSE RD
WILLOW PARK, TX 76087

PAUL & LISA MCGAUGH
101 PLESANT RIDGE LN
WILLOW PARK, TX 76087

JOHN H & DEBORAH CHESNEY
312 RANCH HOUSE RD
WILLOW PARK, TX 76087

VALENTINA MUNOZ & JUVENTINO RANGEL
105 MESA SPRING RD
WILLOW PARK, TX 76087

ROBERT W WOOD
109 MESA SPRING RD
WILLOW PARK, TX 76087

THOMAS SLIMAK & MOLLY M COOK
565 W POINT DRIVE
AKRON, OHIO 44333

TAYLOR CHASE & CYNDAL LEANNE ENNIS
301 RANCH HOUSE RD
WILLOW PARK, TX 76087

Mailed 06/29/2021