

REGULAR MEETING OF THE BOARD OF ADJUSTMENT

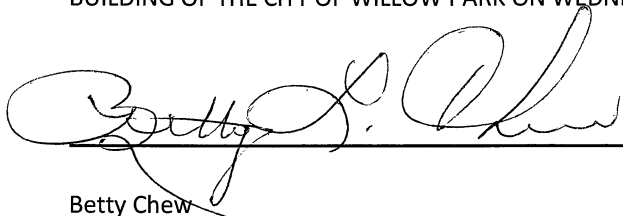
516 RANCH HOUSE RD, WILLOW PARK, TX 76087

THURSDAY September 13, 2018 6:00 P.M.

AGENDA

- I. Call meeting to order
- II. Determination of Quorum
- III. Election of Chairman
- IV. Consider for approval Minutes of June 21, 2018 meeting.
- V. Public Hearing:
 1. Application from Curtis Hawley for a variance to Sec. 14.03.007 to construct an accessory building in the building setback on Lot 4, Block 7, Willow Wood Addition, City of Willow Park, Parker County, Texas, located at 812 Kings Gate Road.
 - A. Open Public Hearing
 - B. Close Public Hearing
 - C. Make Decision
 2. Application from Trey Neville for a variance to Sec. 14.12 Parking Space requirements in the C/I-20 Overlay District on Pt. Lot 1 R-1, Block 1, The Village at Willow Park Addition, City of Willow Park, Parker County, Texas, located in the 100 Block of Willow Bend Drive.
 - A. Open Public Hearing
 - B. Close Public Hearing
 - C. Make Decision
- VI. 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 WEDNESDAY, SEPTEMBER 5TH, 2018 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 Mr. Parker, 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 _____, 2018 by _____

**REGULAR MEETING OF THE BOARD OF ADJUSTMENT
516 RANCH HOUSE RD, WILLOW PARK, TEXAS 76087
THURSDAY, JUNE 21, 2018 AT 6:00 PM**

MINUTES

I. Call Meeting to Order @ 6:00

II. Quorum Determination

Present: Chairperson Lea Young, Members James Doss, Cindi Neverdousky and Jay Atwood

Absent: Member Mike Barron

III. Public Hearing

A. Discussion/Action – Discuss and take action on an application for a variance to Sec. 14.03.005 “R-1” Single Family District to construct a 1,500 square foot accessory building on a 3.138-acre tract J.A. Pritchard Survey, abstract N. 1992, City of Willow Park, Parker County, Texas, located at 125 Spanish Oak Road.

Discussion on variance request.

Mike Jones applicant spoke in favor of request. He purchased property 2 ½ years ago. Needs storage for antique cars and restoration.

Chairperson Young closed the discussion.

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

Aye votes: 4

Nay votes: 0

Vote 4-0

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

Aye votes: 4

Nay votes: 0

Vote 4-0

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

Aye votes: 0

Nay votes: 4

Vote: 0-4

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

Aye votes: 4

Nay votes: 0

Vote: 4-0

e. Will the hardship prevent any reasonable use whatsoever?

Aye votes: 4

Nay votes: 0

Vote: 4-0

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

Aye votes: 0

Nay votes: 4

Vote: 0-4

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

Aye votes: 4

Nay votes: 0

Vote: 4-0

Variance was granted.

IV. ADJOURN @ 6:40pm

With no further business, the meeting adjourned at 6:40 pm.

Chairperson



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. 2018-09-01

Name of Applicant: Curtis Hawley Telephone: (817) 944-5585

Email address: ckgggs@gmail.com

Address of Applicant: 812 Kings Gate Road Willow Park Texas 76087
Street City State Zip

Owner of Property: Curtis & Krista Hawley Telephone: (817) 944-5585

Email address: ckgggs@gmail.com

Address of Owner: 812 Kings Gate Road Willow Park Texas 76087
Street City State Zip

Property location for variance: Lot 4, Block 7 Willow Wood Addition (NE corner lot @ Kings Gate Rd. and Castlemount)

Briefly explain why this variance is being requested: To allow the future build of a

city approved covered parking @ driveway and allow the install of proposed location in pending permit for Accessory Building.

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? Yes, the location of, and angle of, the house in relation to the bldg line.
- (b) Is the condition one unique to the property requesting the variance? Yes, being a corner lot.
- (c) Is the condition self-imposed or self-created? NO

- (d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship? We will be unable to add an attached garage. Kings Gate side of house sits about 4'-5' lower than house.
- Curtis Hawley 08/07/2018 \$150.00
Signature of Applicant Date of Application Filing Fee

City Use

Ordinance involved: 50' Bldg Line Volume 361-A Page 32

Why Referred to BOA: Currently trying to have an Accessory Building built to the west of the driveway. Limited to space due to large canopy tree along with angle and location of house in relation to the building line along Castlemount.

Resolution: _____

Date: _____



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

MEMORANDUM

September 4, 2018

To: Board of Adjustment
From: Betty Chew

RE: 812 Kings Gate Road – BOA 2018-09-01

The applicant requests a variance to the 50' building setback on Castle Mount for accessory buildings in the R-1 "Single Family District". The applicant want to construct an (8' x 12') 96 square foot accessory building at hisr residence at 812 Kings Gate Road. This is a corner lot.

CHAPTER 14 – ZONING REGULATIONS

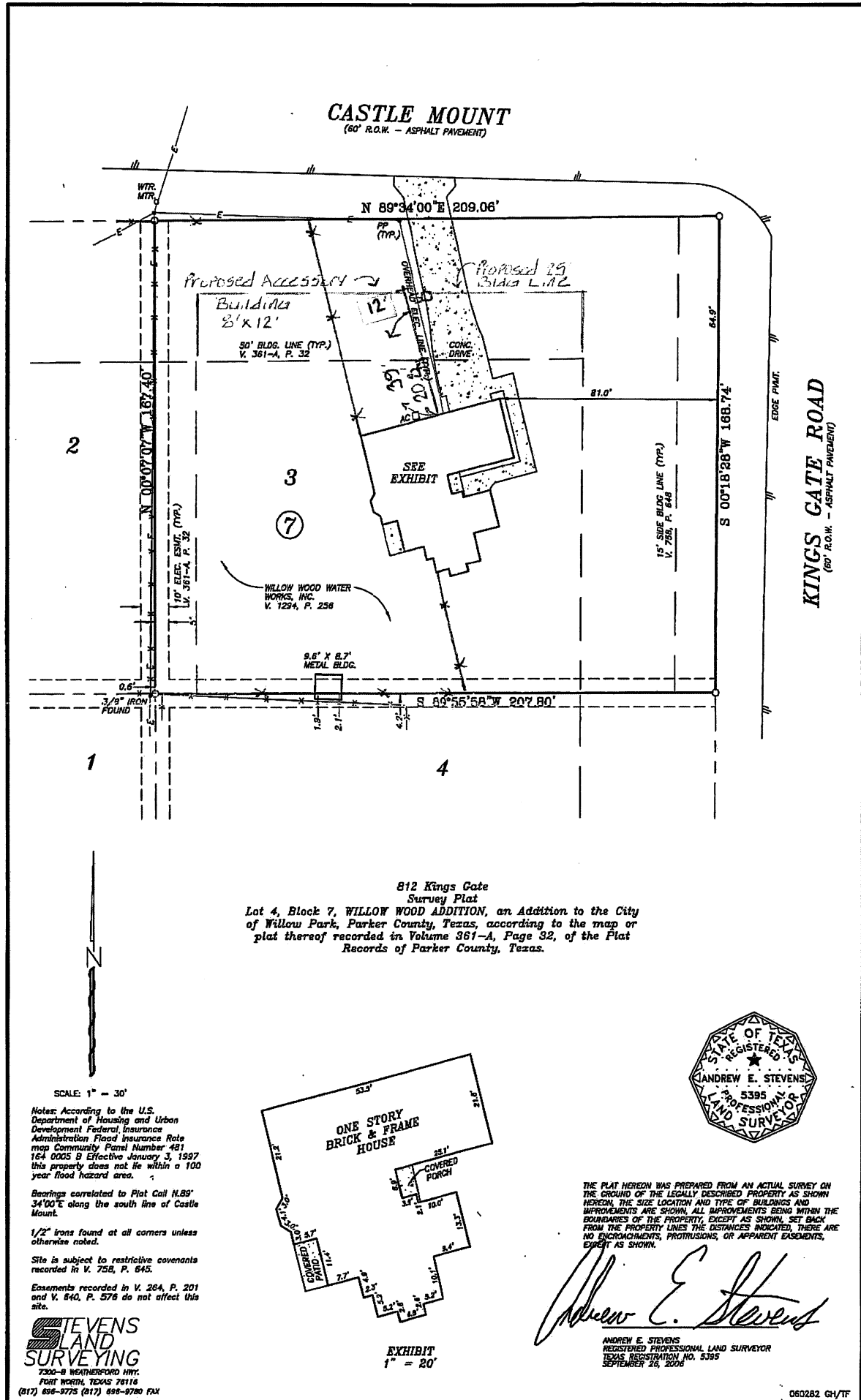
Sec. 14.03.007 ACCESSORY BUILDING AND USE REGULATIONS

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (40,000 sq/ft or larger):

B. Front yard setback: No accessory building is permitted in the front yard setback.

C. Side yard setback: Where building lines, setback lines or side yard lines are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be ten (10') feet.

This request will require a variance of 25' setback on Castle Mount for construction of an (8' x 12') accessory building.



PROPERTY OWNERS WITHIN 200 FEET OF VARIANCE REQUEST:

Gary & Carolyn Brawner

805 Castlemount St.

Willow Park, TX. 76087

Shirley & Raymond Sebold

804 Castlemount St.

Willow Park, TX. 76087

Donald R & Sharon Day

809 Castlemount St.

Willow Park, TX. 76087

Warren Gardner Wilber

816 Kings Gate Rd.

Willow Park, TX. 76087

Robert & Charlene Haberzettle

808 Kings Gate Rd.

Willow Park, TX. 76087

JMG Rentals LLC

801 Kings Gate Rd.

Willow Park, TX. 76087

Kenneth A. Webb

813 Kings Gate Rd.

Willow Park, TX. 76087

William & Nancy B. Felenchak

815 Kings Gate Rd.

Willow Park, TX. 76087



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. 2018-09-02

Name of Applicant: TREY NEVILLE Telephone: (817) 966-1513

Email address: trey@graham-ltd.com

Address of Applicant: 201 S. CALHOUN SUITE 125E FW TX 76107
Street City State Zip

Owner of Property: THE MORRISON GROUP INC Telephone: (817) 709-8671

Email address: mike@sangalli-inc.com

Address of Owner: 1620 WABASH AVE FT WORTH TX 76107
Street City State Zip

Property location for variance: WILLOW BEND

Briefly explain why this variance is being requested: THE PROPOSED DEVELOPMENT IS 9 CAR PARKS SHORT OF THE CODE REQUIREMENT.

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?

Trey Neville
Signature of Applicant

8/10/18
Date of Application

\$150.00
Filing Fee

City Use

Ordinance involved: _____

Why Referred to BOA: _____

Resolution: _____

Date: _____

City of Willow Park – Board of Adjustments
Request For A Variance

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

The property is encumbered with easements and setbacks which minimize the ability to locate the proposed building on the parcel. The pad site is much deeper than it is wide and this further constricts the parking and ability to lay out the improvements on the site.

(b) Is the condition one unique to the property requesting the variance?

The condition is unique to the property in that the size and shape of the parcel as well as the location of the city easements and utilities.

(c) Is the condition self-imposed or self-created?

The condition is not self-imposed nor self-created. The group who platted the lots along Willow Bend along with the city when they set the right of way determined the depth of the pad sites. These pad sites are quite deep and have underground utilities running along the Eastern edge of the property. We are also subject to a cross access easement that delineates where the drive, the additional parking and the building must be located.

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

The parking requirement for the site per the Willow Park code does create an unnecessary hardship on the development. If the Willow Park code was the same as the City of Fort Wroth the parking requirement for 1,500 SF of restaurant and 3,900 square feet of retail would be 15 car parks for the restaurant and 16 car parks for retail. This total of 31 car parks is 14 below the 45 we have shown on the site plan. We believe the code on the ratio parking should be closer to 4 per 1000 square which is prevalent in municipalities in the area.

August 22, 2018

Mr. Betty Chew
City of Willow Park
Willow Park, Texas 76008

Re: 0 Willow Bend – Parking Variance

Dear Betty,

Please allow this letter to serve as our support for the variance application submitted by Trey Neville for the property we own at 0 Willow Bend, Lot 1R-~~1~~ Block 1, The Village at Willow Park. We support Trey in this endeavor and hope that the city grants the request for the parking variance. If we can be of any further help please contact us.

Thanks,

A handwritten signature in black ink, appearing to read "Mike Sangalli", written over the printed name.

Mike Sangalli
The Morrison Group



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

MEMORANDUM

September 4, 2018

To: Board of Adjustment
From: Betty Chew

RE: 100 Blk. Willow Bend Drive – BOA 2018-09-02

The applicant requests a variance to the parking space requirements for restaurants and retail stores. The applicant proposes construction of a 5,400 square foot building on the lot with a 1,500 square foot restaurant and 3,900 square foot retail space. Cross access between all the lots in this block is required and provided to decrease in and out traffic and turning motion conflict on Willow Bend Drive. A sanitary sewer main and associated easement at the rear of the property limits development of the lot.

CHAPTER 14 – ZONING REGULATIONS

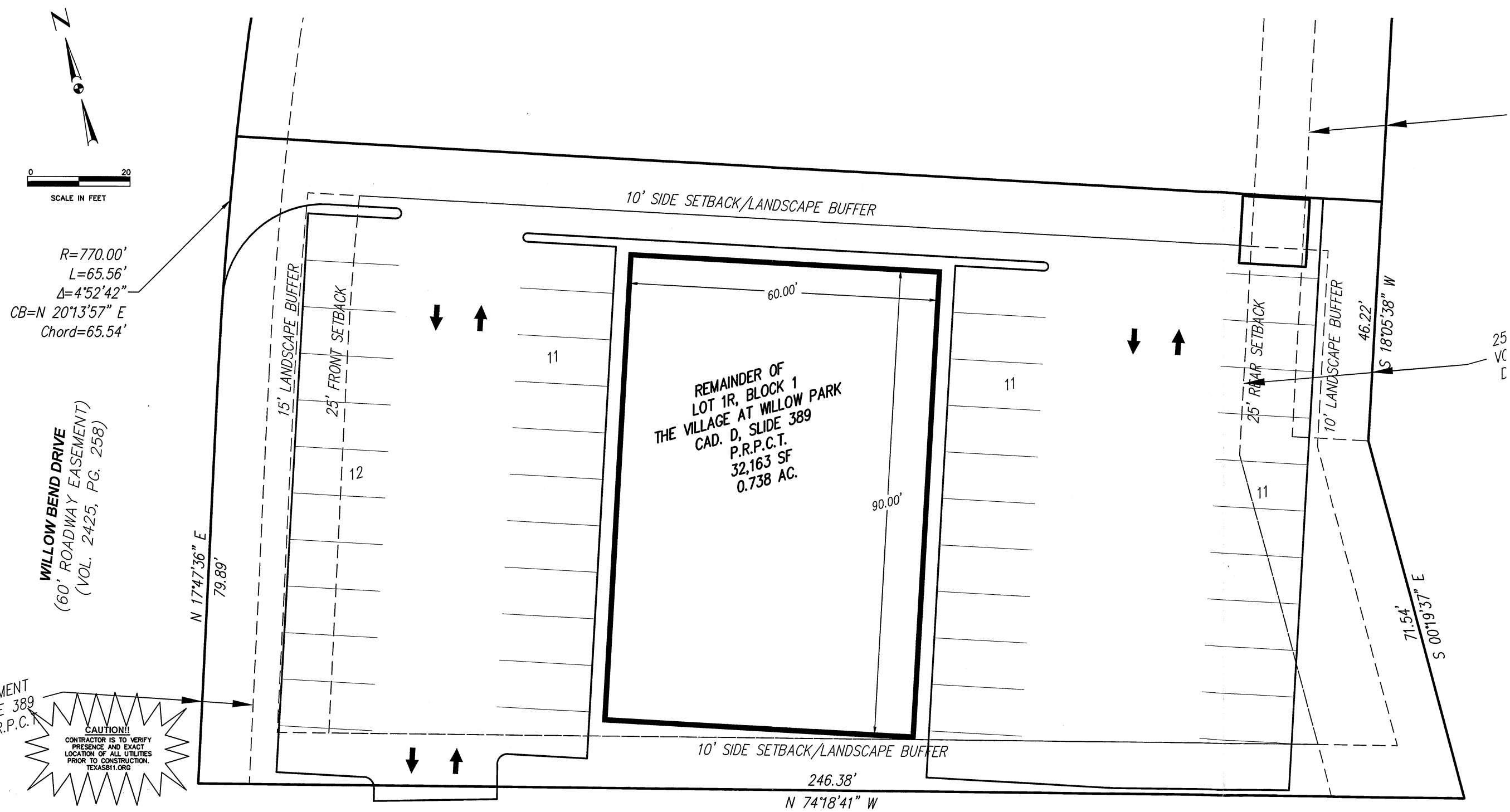
Sec. 14.12.001 PARKING REQUIREMENTS BASED ON USE

(18) Retail store or personnel (personal) service establishment, except as otherwise specified herein: One (1) parking space for each (100) square feet of floor area.

(19) Restaurant, nightclub, café, or similar recreation or amusement establishment: One (1) parking space for each (100) square feet of floor area.

To accommodate the cross access and utility easement, the applicant is requesting a variance to allow the reduction from 54 parking spaces required by the zoning ordinance to 45 spaces proposed for the site.

Jul 30, 2018 11:30am dchlu
M:\Sgl Marketing\proposals\Trey_Neville\Willow_Park\DWG\siteplan04c.dwg



CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. TEXAS811.ORG



NOTE: CONTRACTOR SHALL VERIFY LOCATION OF EXISTING WATER AND WASTEWATER SERVICE LINES PRIOR TO EXCAVATION. CONTRACTOR SHALL RECONNECT EXISTING WATER AND WASTEWATER SERVICE LINES AS NECESSARY.

CAUTION!!
UNDERGROUND AND OVERHEAD UTILITIES IN AREA
CONTACT DIGRESS 1-800-DIGRESS (1-800-344-6377)
FOR GAS, TELEPHONE, ELECTRIC AND OTHER RELEVANT AUTHORITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

SITE DATA	
LOT SIZE:	27,629 SF 0.634 AC
ZONING:	THE VILLAGE AT WILLOW PARK PD (COMMERCIAL "C")
PROPOSED BUILDING:	5,400 SF
RESTAURANT:	1,500 SF
RETAIL:	3,900 SF
PARKING REQUIRED:	
RESTAURANT (1:150 SF):	15
RETAIL (1:250 SF):	39
PARKING PROVIDED:	45

SALCEDO GROUP, INC.
REGISTRATION NO. F-5482
CONCEPTUAL - FOR INTERIM REVIEW ONLY.
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
LUIS M. SALCEDO - PE #44267 DATE

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

CONCEPTUAL SITE PLAN

WILLOW PARK, TX

DATE: 7.30.2018
REVISION: 7.30.2018
DRAWN BY: LMS
CHECKED BY:

Salcedo Group, Incorporated
Civil Engineers - Surveyors
110 S.W. 2nd Street - Grand Prairie, Texas 75050
Phone: (214) 412-3122, Fax: (214) 412-3089 www.salcedogroupinc.com



PROPERTY OWNERS WITHIN 200 FEET OF VARIANCE REQUEST:

First National Bank of Weatherford

P.O. Box 730

Weatherford, TX. 76086

Gordon Jones

141 Willow Bend Dr.

Aledo, TX. 76008

Randall & Gaye Doran Revocable Trust

P.O. Box 1621

Aledo, TX. 76008

Sangalli Real Estate LTD

1620 Wabash Ave.

Ft. Worth, TX. 76107

Morrison Group Inc.

1620 Wabash Ave.

Ft. Worth, TX. 76107

City of Willow Park

516 Ranch House Rd.

Willow Park, TX. 76087