



## **BOARD OF ADJUSTMENT MEETING MINUTES**

**City Hall, 120 El Chico Trl., Ste A, Willow Park, TX 76087**

**Monday, February 13, 2023 at 6:00 PM**

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### **CALL MEETING TO ORDER**

Meeting was called to order by Chairperson, Cindi Neverdousky at 6:02 p.m.

### **DETERMINATION OF QUORUM**

*Staff present: Toni Fisher, P&D Dir.*

### **Quorum confirmed:**

#### **PRESENT**

Michael Chandler  
Steven Gould  
Cindi Neverdousky  
Mike Caldwell

#### **ABSENT**

Mike Barron  
Jason Frank

### **APPROVAL OF MINUTES**

#### **Board of Adjustment Meeting Minutes of December 12, 2022**

1. Board of Adjustment Meeting Minutes - December 12, 2022

Minutes filed by unanimous approval, as announced by Chairperson Commissioner Neverdousky.

### **PUBLIC HEARING**

Any member of the public has the right to appear at the Public Hearing. Please contact the Planning & Development Department at 817-441-7108 or with any questions.

2. PUBLIC HEARING to consider a request for a variance to Sec.14.06.016(g)(4)(B) of the Zoning Ordinance for reduction of landscaping requirements adjacent to the IH-20 right-of-way in the Commercial/I-20 Overlay District on 1.52 acres, Parker County Brewing Company, Isaac D. Headley Survey, Abst. No. 619, City of Willow Park, Parker County, Texas.

Open Hearing

Close Hearing

Open: 6:05 p.m.

No public comments.

Closed: 6:06 p.m.

## AGENDA ITEMS

3. CONSIDERATION & ACTION: Request for a variance to Sec.14.06.016(g)(4)(B) of the Zoning Ordinance for reduction of landscaping requirements adjacent to the IH20 right-of-way in the Commercial/I-20 Overlay District on 1.52 acres, Parker County Brewing Company, Isaac D. Headley Survey, Abst. No. 619, City of Willow Park, Parker County, Texas.

Ryan Stewart, owner of Parker County Brewing Company, and his engineer, Reece Flanagan, PE, MBA, of Flanagan Land Solutions were present and explained the vision for PCBC's new restaurant location. They discussed the challenges of the site with the flood plain area in the rear and its typography, which prompted the request to reduce the front 30' landscape requirements of the I-20 Overlay District to 5'. Mr. Stewart explained that the intent was bring the building as far forward as possible and to relocate the required landscaping in the rear of the lot, behind the restaurant, where there will be an open entertainment area. Mr. Flanagan also stated that they had approached TXDOT about a deceleration lane along the service road to slow traffic.

Commissioner Michael Chandler asked about the safety buffer that the landscaping helps to create, and how its reduction would reduce that factor. Mr. Flanagan explained that the right-of-way is 30' off the current asphalt pavement easement, so the reduction does not place the landscaping directly onto the service road, thereby allowing more space for a safer deceleration.

Commissioners Chandler and Gould expressed their concern for the difference in elevation at the front of the lot. Mr. Flanagan responded that with an addition of dirt, they will change the grade and reduce the steepness of the driveway.

Readdressing the concern for vehicular speed and safety on the frontage road, it was discussed to potentially increase the size of the landscaping, being more mature bushes and trees, and the addition of concrete bollards at the southern frontage/front parking lot and eastern boundary of the site.

Discussion was closed by Chairperson Commissioner Neverdousky. She then re-read the Agenda Item and referenced the voting questions for Commissioner voting:

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

Commissioners Chandler, Gould, Caldwell and Neverdousky all voted YES.

**2. Is the condition unique to the property requesting the variance?**

Commissioners Chandler, Gould, Caldwell and Neverdousky all voted YES.

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

Commissioners Chandler, Gould, Caldwell and Neverdousky all voted NO.

**4. Will the literal enforcement of the Zoning Ordinance result in an unnecessary hardship?**

Commissioners Chandler, Gould, Caldwell and Neverdousky all voted YES.

**5. Will the hardship prevent any reasonable use whatsoever?**

Commissioners Chandler, Gould, Caldwell and Neverdousky all voted YES.

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

Commissioners Chandler, Gould, Caldwell and Neverdousky all voted NO.

**7. Is the request within the spirit of the ordinance and does it further substantial justice?**

Commissioners Chandler, Gould, Caldwell and Neverdousky all voted YES.

**THE REQUEST FOR VARIANCE WAS GRANTED BY ZONING BOARD OF ADJUSMENT.**

**ADJOURN**

*As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.*

Meeting was adjourned by Chairperson Commissioner Neverdousky at 6:26 p.m.

**MEETING MINUTES APPROVED BY BOARD OF ADJUSTMENT:**

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Chairperson/Commissioner Cindi Neverdousky

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Date

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at 120 El Chico Trail, Ste A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on/before the following date and time: February 9, 2023, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

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Toni Fisher  
Planning and Development Director

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at [cdozier@willowpark.org](mailto:cdozier@willowpark.org). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at [www.willowpark.org](http://www.willowpark.org)