



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

MEMORANDUM

TO: Zoning Board of Adjustment

FROM: Toni Fisher, Planning & Development Director

DATE: December 12, 2022

RE: **Lot 1, Block 1, Parker County Brewing Company, 1.520 acres, Isaac D, Headley Survey, Abstract No. 619, Willow Park BOA2022-12-01 (MyGov #22-000240)**

The applicant, Ryan Stewart, and property owner, Second Empire Brewery, LLC are requesting a variance for the reduction of the minimum landscaping criteria stated in the Commercial/IH-20 Overlay:

Chapter 14, Sec. 14.06.016(g)(4)(B):

(B) The landscaped screen specified in subsection (g)(4)(A) above shall be located within a landscaped edge measuring a minimum of thirty (30) feet in width adjacent to the IH-20 right-of-way and a minimum of twenty (20) feet in width adjacent to any public street right-of-way other than that for IH-20.

Applicant is requesting a variance to reduce the 30' required landscaping to 5' due to the condition of the land: the 100-year flood plain and floodway along the rear of the subject property. With compliance at 30' landscape, the commercial design and construction of his business, Parker County Brewing Company, will suffer reduced buildable area and parking, and a significant change to the overall product, a hardship that will negatively impact his business.

As a concession to reduced landscaped area in the front (I-20 service road frontage) of the parcel, applicant/owner/developer has committed to use of the flood plain area for additional open amenity space, and they are favorable to increasing the quantity and maturity of landscaping to be placed within the 5' edge.

Applicant's overall site plan may change based on TxDOT's response to Applicant's request for the addition of an entrance from the service road, but this variance requested for the landscape edge should remain unaffected.

The applicant/owner is requesting a variance for the allowable construction of the business' parking lot to begin at 5' from the I-20 Service Road North frontage of his 1.52 acre property.