



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. _____

Name of Applicant: Ryan Stewart Telephone: (817) 235-8047

Email address: ryan@parkercountybrewing.com

Address of Applicant: 108 Sablewood Court Azle TX 76020
Street City State Zip

Owner of Property: Second Empire Brewery, LLC Telephone: (817) 757-7777

Email address: ryan@parkercountybrewing.com

Address of Owner: 225 Shops Blvd. Suite 105 Willow Park TX 76020
Street City State Zip

Property location for variance: Along I-20 Service Road, Just Northwest of Kings Gate Road

Briefly explain why this variance is being requested: Due to site constraints (floodplain), we're requesting a variance from the 30' landscape buffer from the I-20 service road.

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?

R. Stewart
 Signature of Applicant

11-17-22
 Date of Application

\$150.00
 Filing Fee

City Use

Ordinance involved: _____

Why Referred to BOA: _____

Resolution: _____

Date: _____

November 17, 2022

Toni Fisher
Planning & Development Director – City of Willow Park
516 Ranch House Road
Willow Park, Texas 76087

Re: Parker County Brewing Company – Landscape Buffer Variance Request
Site Location: Along I-20 Service Road, Just Northwest of Kings Gate Road

Dear Ms. Fisher,

This letter is to notify you we are requesting a variance from the 30' landscape buffer along the I-20 service road. The list of questions below is from the Board of Adjustments / Request for a Variance form, provided on 11/16/2022.

1. Is this request a variance owing to special condition inherent in the property itself?

Response: Yes, the buildable area is controlled by the floodplain in the rear of the property, which pushes the building and parking area closer to I-20. Note, the developer (Parker County Brewing Company) plans to compensate for the lack of landscaping in the front by providing an amenity area in the back, utilizing the floodplain area.

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

Response: Yes, see the response to Item #1.

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

Response: Self-imposed. The developer and consultant team would like to use the floodplain area in the rear of the property as an amenity area. This pushes the building and parking area closer to the I-20 service road.

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

Response: Due to the floodplain area, it would significantly change the overall product. The size of the building and desired parking count would be nearly impossible to construct if the 30' landscape buffer is enforced.

A preliminary site plan has been attached for reference. Please feel free to contact us if you have any questions.

Respectfully,



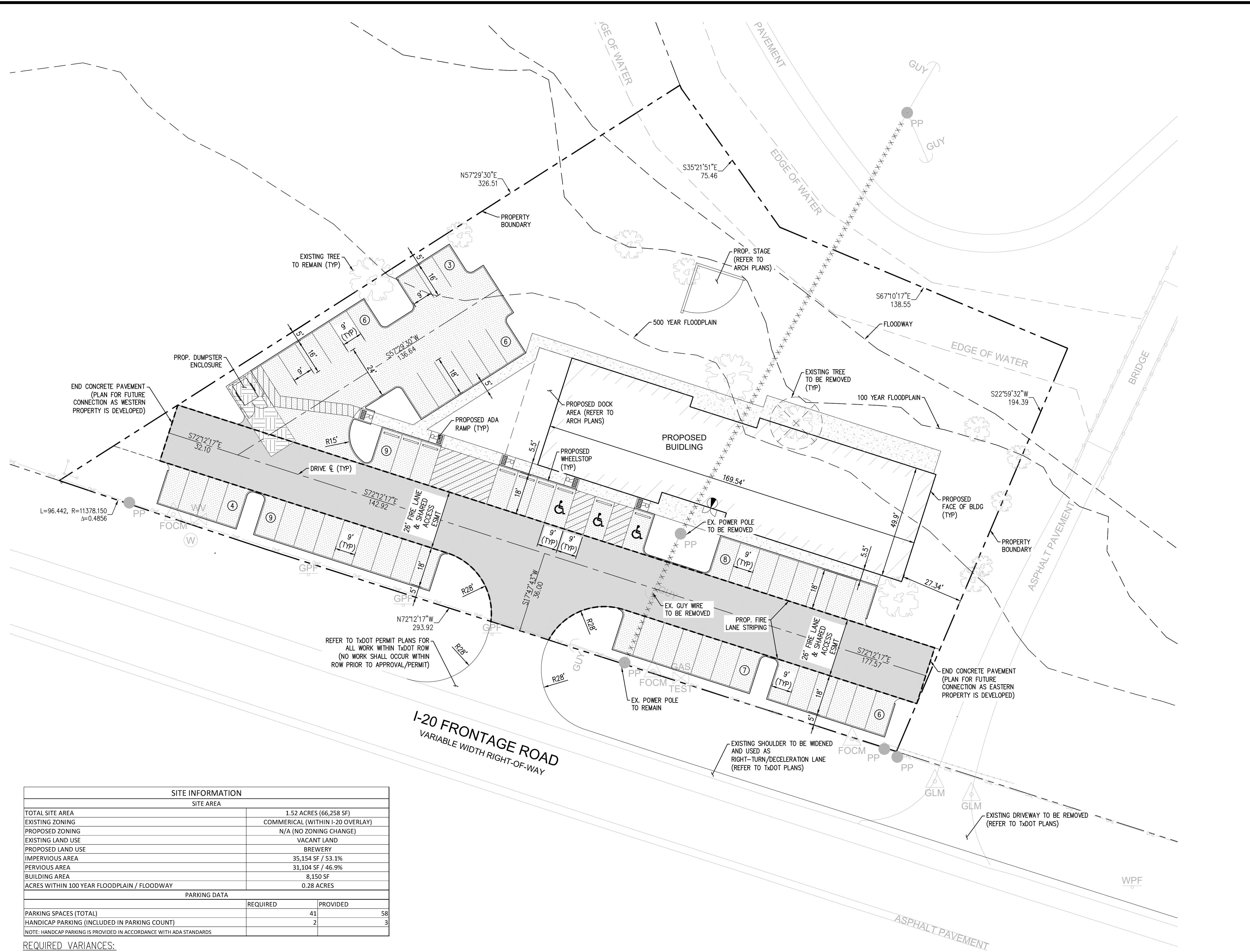
Reece Flanagan, PE, MBA

reece@flanagan-ls.com

P:940.327.7963

Flanagan Land Solutions

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



REVISIONS		
NO.	DESCRIPTION	DATE

DIMENSION CONTROL NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMP ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

PAVING NOTES:

- THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
- THE SUBGRADE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 BETWEEN 0 TO 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.

PAVEMENT JOINTING NOTES:

- SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT, AND PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
- ALL CONSTRUCTION JOINTS SHALL BE SAWS CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
- ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN SLAB IS NEITHER SQUARE OR RECTANGLE.

ADA NOTES:

CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:

- ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMP, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
- ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
- ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
- CONTRACTOR SHALL ENSURE ACCESSIBLE PARKING SPACES, SIGNAGE, AND STRIPING COMPLY WITH CURRENT ADA STANDARDS/REGULATIONS.

LEGEND:

4" PORTLAND CEMENT CONCRETE 3,000 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W.	
5" PORTLAND CEMENT CONCRETE 3,000 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" COMPACTED NATIVE	
6" PORTLAND CEMENT CONCRETE 3,500 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)	
8" PORTLAND CEMENT CONCRETE 3,500 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)	

SITE INFORMATION		
SITE AREA		
TOTAL SITE AREA	1.52 ACRES (66,258 SF)	
EXISTING ZONING	COMMERCIAL (WITHIN I-20 OVERLAY)	
PROPOSED ZONING	N/A (NO ZONING CHANGE)	
EXISTING LAND USE	VACANT LAND	
PROPOSED LAND USE	BREWERY	
IMPERVIOUS AREA	35,154 SF / 53.1%	
PERVIOUS AREA	31,104 SF / 46.9%	
BUILDING AREA	8,150 SF	
ACRES WITHIN 100 YEAR FLOODPLAIN / FLOODWAY	0.28 ACRES	
PARKING DATA		
	REQUIRED	PROVIDED
PARKING SPACES (TOTAL)	41	58
HANDICAP PARKING (INCLUDED IN PARKING COUNT)	2	3
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS		

REQUIRED VARIANCES:

- LANDSCAPE BUFFER - (FROM FRONT PROPERTY LINE ALONG I-20 SERVICE ROAD)
 - REQUIRED = 30'
 - PROVIDED = 5'
- REASONING = THE REAR OF THE PROPERTY IS WITHIN THE FLOODPLAIN AND WILL BE UTILIZED AS AN AMENITY AREA. THEREFORE, THE BUILDING AND PARKING AREA NEED TO BE LOCATED AS CLOSE TO THE FRONT PROPERTY LINE AS POSSIBLE, TO MAXIMIZE THE USEABLE AREA.

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781

SCALE: 1" = 20'

FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

PARKER COUNTY BREWING
WILLOW PARK, TEXAS



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: ABT	PROJECT #: 2021-05-10	ISSUE DATE: 11/15/2022	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: ABT			