



**City of Willow Park**  
**Planning & Development Department**  
 120 El Chico Trail, Ste A  
 Willow Park, Texas 76087  
 Phone: (817) 441-7108  
 willowparktx.gov

**ZONING BOARD OF ADJUSTMENT**  
**"REQUEST FOR VARIANCE" APPLICATION**

Name of Applicant(s): Jewel Ann Lynch  
 Email Address of Applicant: JLYNCH@C21LYNCH.COM  
 Phone: 817-3078648 Alt. Phone: \_\_\_\_\_  
 Mailing Address of Applicant: 1104 BURBURNETT DR. 76087

Property address for Request for Variance: 5171 E. ISO SERVO. Rd N, Willow Park, TX

Name of Property Owner(s), if different from Applicant: LYNCH FAMILY TRUST  
 Email Address of Property Owner: JLYNCH@C21LYNCH.COM  
 Phone: 817-3078648 Alt. Phone: \_\_\_\_\_  
 Mailing Address of Property Owner: \_\_\_\_\_

Briefly explain why this Variance is being requested: The LOT IS ONLY 80 Feet wide - If I can't get variance, cannot sell property for building purposes.

Please understand that for a Variance Request to be considered by the Zoning Board of Adjustment, the questions below must be satisfied. Please provide answers to each, in as much detail as possible, to justify your hardship for this Request. Please attach photos, site plans, additional pages of written explanation, and/or any other documentation you feel would be beneficial in pleading your case as the ZBOA's decision on this matter is final.

(a) Is the request for a variance due to special condition(s) inherent in the property itself?

This Lot has been APPROV. PLATTED & APPROVED by the City of Willow Park.

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

yes,

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

no

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

yes

Jewel A. Lynch,  
Signature of Applicant

3/7/2025  
Date of Application

**Submittal Instructions:**

1. Email completed and executed "**Request for Variance**" **Application**, and any/all supporting documentation necessary to the Planning & Development Department at [permits@willowpark.org](mailto:permits@willowpark.org).
2. Pay the **Application Fee** via check or credit card\*: In person/courier or US Mail to City of Willow Park, 120 El Chico Trail, Ste A, Willow Park, TX 76087; or, by phone via credit card\* at 817-441-7108 x103 (\*credit card convenience fees apply)

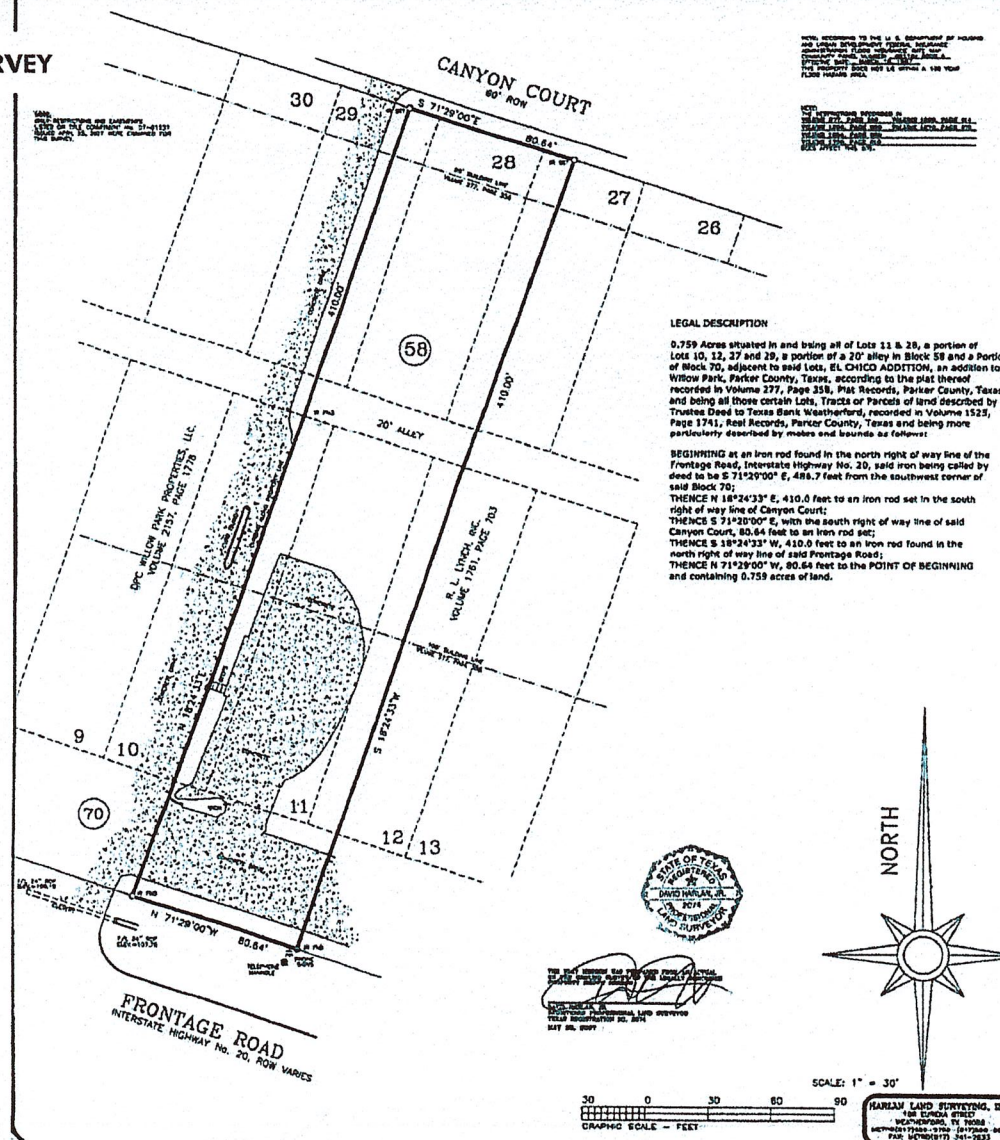
# FOR SALE

## RETAIL LAND

### SITE

33,062 SF :: EAST IH-20 SERVICE ROAD :: WILLOW PARK, TX 76087

#### PROPERTY SURVEY



0.759 ACRES SITUATED IN AND BEING ALL OF LOTS 11 & 28, A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20' ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70 ADJACENT TO SAID LOTS, EL CHICO ADDITION, AN ADDITION TO WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 277, PAGE 358, PLAT RECORDS, PARKER COUNTY, TEXAS

FOR MORE INFORMATION

Blake Lloyd  
817 333 1112  
blake.lloyd@cbre.com



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# RETAIL LAND SITE

FOR SALE

5171 EAST IH-20 SERVICE ROAD :: WILLOW PARK, TX 76087

## PROPERTY SPECIFICATIONS

**LAND SIZE:** 33,062 SF

### INFORMATION:

- Located twenty miles west of Fort Worth and ten miles east of Weatherford in Willow Park, this site provides for excellent visibility and accessibility from Interstate 20.
- Ideal bank, restaurant, or retail opportunity

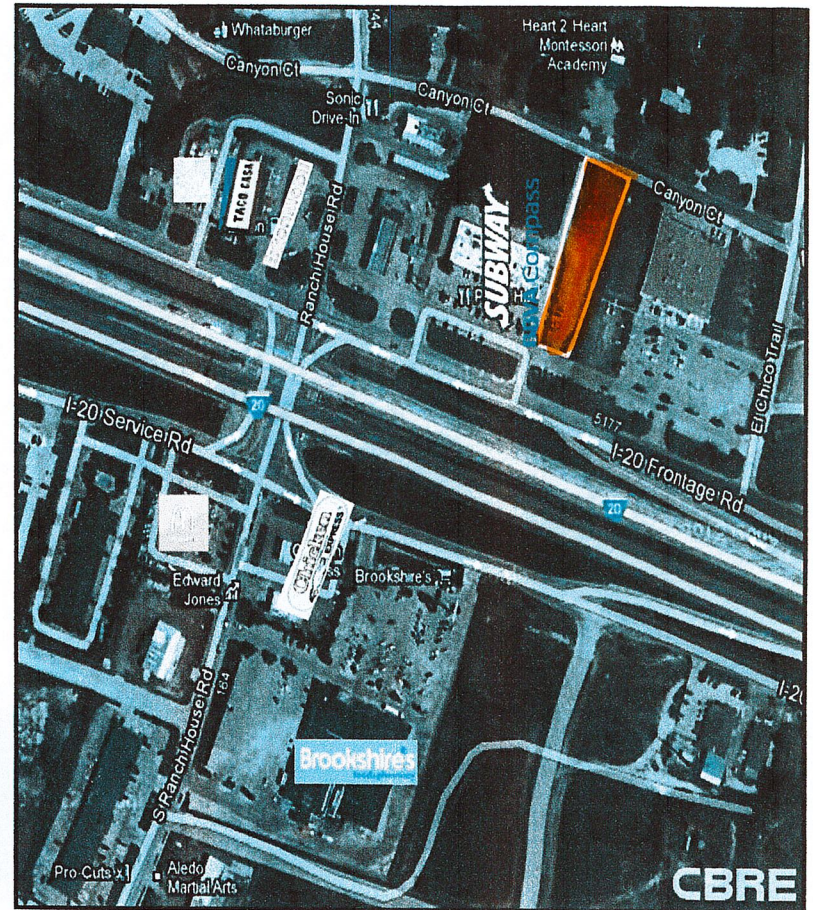
### NEIGHBORING TENANTS:

- Brookshire's, Sonic, Compass Bank, McDonald's, Whataburger, Taco Casa, Chicken Express, Exxon

### TRAFFIC:

- Interstate 20 – 65,293 v.p.d.
- Ranch House Road – 5,840 v.p.d.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population Estimate (2012)	1,730	13,108	24,897
Population Growth (2012-2017)	12.31%	13.80%	14.66%
Avg. Household Income (2012)	\$92,487	\$100,807	\$97,231



FOR MORE  
INFORMATION  
CONTACT:

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817 333 1112  
blake.lloyd@cbre.com

**CBRE**