



City of Willow Park
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Willow Park, TX 76087
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WillowParkTX.gov

MEMORANDUM

TO: Zoning Board of Adjustment

FROM: Toni Fisher, Assistant City Manager - Development

DATE: April 7, 2025

RE: **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, IN THE ADDITION OF EL CHICO, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.**
BOA 2025.04.01 (MyGov #24-000084)

The applicant, Jewel Ann Lynch, and property owner, Lynch Family Trust, are requesting a variance for to Sec.14.06.014(b)(4) of the zoning ordinance for reduction of minimum lot width criteria stated in the Commercial/IH-20 Overlay:

Chapter 14, Sec. 14.06.016(b)(4):

Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Not to exceed forty (40) feet.

(2) Minimum lot area: Not applicable.

(3) Minimum gross living area: Not applicable.

(4) Minimum lot width: **One hundred (100) feet.**

(5) Minimum lot depth: One hundred (100) feet.

(6) Front yard setback: Twenty-five (25) feet.

The applicant is requesting a variance to reduce the 100' required lot width for Commercial zoning to allow a minimum width of 80' for the subject lots. These lots can never comply with the 100' requirement, rendering them useless, as they are sandwiched between long-standing existing buildings which are non-conforming, built across several lots. It is speculated that the existing buildings and developments in this vicinity were constructed before the existing ordinance was in place. In addition, per minutes from City Council Meeting on December 10, 1984, the alleyway was assumed to have also been abandoned, explaining the buildings also built in this area.

Without approval of this variance, the property owner is unable to sell the property, and rendering its commercial development is impossible, creating a mutual hardship for the property owner and the city.