

**SPECIAL MEETING OF THE BOARD OF ADJUSTMENT  
516 RANCH HOUSE RD, WILLOW PARK, TEXAS 76087  
THURSDAY, SEPTEMBER 25, 2014 AT 7:00 PM**

**MINUTES**

**I.** Call Meeting to Order @ 7:01 pm

**II.** Quorum Determination

**Present:** Chairperson Lea Young, Vice Chair James Doss, Members Jay Atwood, Mike Barron and Alternate Member James Cowles.

**Absent:** Member Cindi Neverdousky

**III.** Approval of Regular Meeting Minutes from Thursday July 10, 2014

*Member Atwood made a motion to approve the Minutes as amended of July 10, 2014, seconded by member Barron.*

*Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Barron*

*Nay Votes: None*

**IV. Public Hearing**

**A. Discussion/Action:** An Application from Chris Humphries, 1084 Windsor Lane, Springtown, Texas 76082, to consider a variance from Ordinance #335-93, Section 12.301, Definitions. The request is to develop a structure containing a metal shop, two bedrooms and two restrooms on a lot containing a proposed detached single-family home. The property is located at 191 Chuckwagon Trail, Willow Park, TX 76087.

*Member Atwood made a motion to send a recommendation to P&Z regarding the guidelines for Accessory Building use for Kitchens and Temporary Use, seconded by member Cowles.*

*Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Cowles and Barron*

*Nay Votes: None*

*Member Atwood made a motion to close the discussion, seconded by member Cowles.*

*Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Cowles and Barron*

*Nay Votes: None*

*No Variance was needed due to lack of specific definition for a variance.*

*After reviewing this variance requested from Mr. Humphries and Mr. Fields property, Member Atwood made a motion to recommend that the City through the Building Department contact the applicant and the owner of the property and clarify what is currently allowed, what is understood to be proposed and move forward with that process, not seeking a variance or anything else, seconded by member Doss.*

*Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Cowles and Barron*

*Nay Votes: None*

- B. Discussion/Action:** An Application from Gary Fitzjarrell, 612 E. Lamar Blvd. Arlington, Tx 76011, to consider a variance from Ordinance #356-94, Sections 7.601 and 7.603. The request is to install a helipad onsite for emergency transfer of medical patients located at 4501 I-20 Service Rd. N. (101 Crown Pointe Blvd.), Willow Park, Texas.
- o Gary Fitzjarrell
  - o Mayor Richard Neverdousky

*(A) Member Atwood made a motion to vote on a variance on the definition list in 7.601 from helispot to helipad, with the understanding that they are the same, seconded by member Cowles*

*Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Cowles and Barron*

*Nay Votes: None*

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Cowles, Barron and Atwood

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Cowles, Barron and Atwood

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Cowles, Barron and Atwood

**Nay votes:** None

**Vote: 0-5**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** None

**Nay votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron  
**Vote: 0-5**

**g. Is the request within the spirit of the ordinance and does it further substantiate justice?**

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron  
**Nay votes:** None  
**Vote: 5-0**

**The variance was granted**

*(B) Member Atwood made a motion to vote on a variance from Section 7.603 which states the use of landing and taking off of a helicopter from a helispot would require an exception every time. This Variance would be for the hospital district and any emergency situation to use that helispot as needed, seconded by member Cowles*

*Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Cowles and Barron*

*Nay Votes: None*

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Cowles, Barron and Atwood  
**Nay votes:** None  
**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Cowles, Barron and Atwood  
**Nay votes:** None  
**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Cowles, Barron and Atwood  
**Nay votes:** None  
**Vote: 0-5**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron  
**Nay votes:** None  
**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron  
**Nay votes:** None  
**Vote: 5-0**

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

**Aye votes:** None

**Nay votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Vote: 0-5**

**g. Is the request within the spirit of the ordinance and does it further substantiate justice?**

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

**The variance was granted**

**C. Discussion/Action:** An application from Gary Fitzjarrell, 612 E. Lamar Blvd., Arlington, TX 76011, to consider a variance from Articles 12-700 and 12-706(2). The request is to install an electronic billboard containing approximately 205 square feet of surface face area located at 4501 I-20 Service Rd (101 Crown Pointe Blvd.), Willow Park, Texas 76087

- o Gary Fitzjarrell

*Member Atwood made a motion to close the discussion, seconded by member Doss*

*Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Cowles and Barron*

*Nay Votes: None*

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** None

**Nay votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Vote: 0-5**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

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

**Aye votes:** None

**Nay votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Vote: 0-5**

**g. Is the request within the spirit of the ordinance and does it further substantiate justice?**

**Aye votes:** Chairperson Young, Vice Chair Doss, Members Atwood Cowles and Barron

**Nay votes:** None

**Vote: 5-0**

**The variance was granted**

**V. ADJOURN @ 7:50 p.m.**

*With no further business, Member Atwood moved to adjourn, seconded by Member Cowles. Motion passed unanimously.*

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*Chairperson*

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*City Secretary*