



## Zoning Board of Adjustment

February 22, 2022, at 5:30 PM

Breckenridge City Offices Commission Chambers  
105 North Rose Avenue  
Breckenridge, Texas 76424

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### AGENDA

#### CALL TO ORDER

#### PUBLIC TESTIMONY

*This is an opportunity for the public to address the Commission on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins.*

#### APPROVAL OF MINUTES

1. Consider approval of the November 24, 2020, meeting minutes as recorded.

#### ACTION ITEMS

2. Conduct a public hearing for a requested variance from the minimum front yard setback adjacent to street requirement of twenty-five {25'} feet and a variance from the minimum rear yard setback requirement of fifteen {15} feet for the property located at 813 N. Payne, Breckenridge, Texas.

#### ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue,  
1:00 P.M., Friday, February 18, 2022.

\_\_\_\_\_  
Pamela Wright, Assistant City Secretary

This facility is wheelchair accessible, and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at {254}559-8287 or FAX {254}559-7322 for further information.

Removed from the City Offices bulletin board at \_\_\_\_\_ on \_\_\_\_\_ by \_\_\_\_\_

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## ZONING BOARD OF ADJUSTMENT STAFF MEMO

**Meeting**

**Date:** February 22, 2022

**To:** Chairman and Members of the Planning and Zoning Commission

**From:**

**Subject:** Approval of Minutes

**Purpose:**

Consider approval of the November 24, 2020, meeting minutes of the Breckenridge Board of Adjustments.

**Background Information:**

The minutes of the BOA are recorded by the City Secretary and presented for approval at the next scheduled meeting.

**Staff Recommendation:**

City staff forwards the recorded minutes to the board for approval.

**Attachments:**

Minutes of November 24, 2020, meeting

Board of Adjustment Minutes  
November 24, 2020 – 5:30 P.M.  
Commission Chambers – City Offices  
105 North Rose Avenue

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**Those Present:** Michael Ellis; Vince Moore; Bryan Wood; Sonny Robbins; Turner Baugh; Leslie Howk; Calvin Chaney, Fire Chief; Diane Latham, Assistant City Secretary and Raul Duran

**Those Absent:** Scott Dixon and Heather Robertson-Caraway

**Call to Order:** Vince Moore at 5:30 P.M. a quorum was established

**1. Approval of Minutes: Meeting(s): September 24, 2019**

Bryan Wood made a motion, seconded by Sonny Robbins to approve the minutes of September 24, 2019. When the motion was put to vote, it prevailed as follows: Ayes: Moore, Howk, Ellis, Baugh, Robbins, and Wood. Nays: None. Absent: None

**2. Citizens Presentations: None**

**3. Schedule Agenda Items:**

- A. BA 20-01 – Raul Duran & Josue Duran request variance – 21’ front setback to the north and 15’ side setback to the west to build addition at 201 East Williams – Original Addition, Block 74, Lot N/140, in Breckenridge, Tx 76424.

Fire Chief Calvin Chaney explained this property has been surveyed. Williams Street is North and Baylor is West, all the owner is wanting to build an addition out 15 ft to the West toward Baylor and 21 ft to the North toward Williams, this is still inside his property. The owner needs authority to build into the set back. There have been no objections.

Sonny Robbins made a motion, seconded by Leslie Howk to approve the BA 20-01 – Raul Duran & Josue Duran request variance – 21’ front setback to the north and 15’ side setback to the west to build addition at 201 East Williams – Original Addition, Block 74, Lot N/140, in Breckenridge, Tx 76424. When the motion was put to vote, it prevailed as follows: Ayes: Moore, Howk, Ellis, Baugh, Robbins, and Wood. Nays: None. Absent: None

**4. Items from the Board of Adjustments not requiring formal action: None**

**5. Adjourn: 5:32 P.M.**

Bryan Wood made a motion, seconded by Turner Baugh to adjourn. When the motion was put to vote, it prevailed as follows: Ayes: Moore, Howk, Ellis, Baugh, Robbins, and Wood. Nays: None. Absent: None.

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**ZONING BOARD OF ADJUSTMENT  
STAFF MEMO**

**Meeting**

**Date:** February 22, 2022

**To:** Chairman and Members of the Zoning Board of Adjustment

**From:**

**Subject:** Request for variance at 813 N. Payne – 10’ front yard setback to the north and 10’ back yard setback to the south.

**Purpose:**

Conduct a public hearing for a requested variance from the minimum front yard setback adjacent to street requirement of twenty-five (25’) feet and a variance from the minimum rear yard setback requirement of fifteen (15’) feet for the property 813 N. Payne, Breckenridge, Texas.

**Existing Condition of Property:**

Vacant lot.

**Adjacent Existing Land Uses and Zoning:**

North: Residential home – Zoned R-1

South: Vacant lot – Zoned R-1

East: Vacant lot – Zoned R-1

West: Residential home – Zoned R-1

**Development Review Analysis:**

The property owner at 813 N. Payne is wanting to build a house and garage at this location. Property owner needs more room to build the required 1,000 minimum square foot home. The proposed request would leave a fifteen (15’) feet setback in the front yard and a five (5’) feet setback in the rear yard.

Staff

**Staff Recommendation:**

City staff forwards this request for your consideration.

**Attachments:**

Site plan (Greg said he would have it here tomorrow 2/18)

BA request

Aerial view map

Proposed floor plans



**CITY OF BRECKENRIDGE**  
**105 N. Rose Ave.**  
**Breckenridge, TX 76424**  
**254-559-8287**

APPLICATION FOR:  Planning & Zoning  Board of Adjustments

DATE: 1/15/2022

APPLICANT: Kristopher Funderberg PHONE #: 254-246-0559

AGENT: Micheal Akers PHONE #: 254-212-9279

MAILING ADDRESS: 122 Sunset Blvd., Breckenridge, Tx., 76424

LEGAL DESCRIPTION: Wards Addition  
UPBLOCK 6  
Lot N/60 of 4+5

PROPERTY ZONED: R1

LOCATION / PROPERTY ADDRESS: 813 N. Payne, Breckenridge Tx., 76424

PRESENT USE OF PROPERTY: Empty Lot / Residential

DESIRED USE OF PROPERTY: New Home Construction / Residential

WHAT IS THE SPECIFIC REQUEST? To be able to the right away. The lot is small and in-order to meet the requirement of 1000sqft or bigger I need space.  
10' variance in front + back to build home + garage.

**APPLICANT AND/OR AGENT MUST BE PRESENT FOR APPLICATION TO BE CONDISERED**  
**FILING FEE: \$75.00 (Make check payable to the City of Breckenridge)**

The undersigned has read the above application and does hereby certify that all information contained therein is true and correct; and does hereby request that all necessary legal steps be taken to submit such request to the proper Commission at its next regular meeting.

*Micheal Akers*  
Signature of property owner or authorized agent

\*\*\*\*\*

(FOR OFFICE USE ONLY)

CASE #: 22-01

CONSIDERATION DATE: 2-22-02

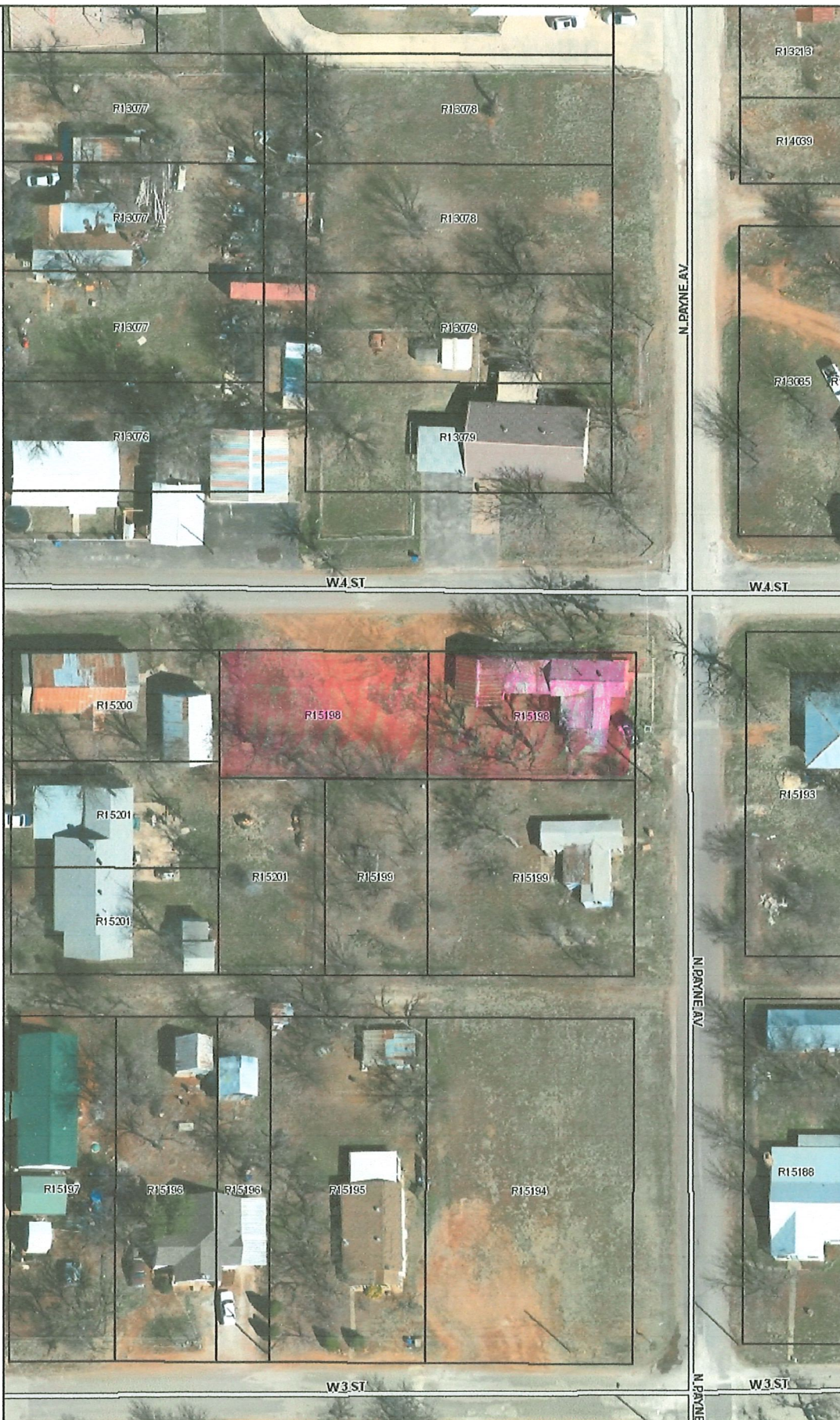
RECEIPT #:

ACTION:

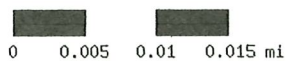
# Map



- Local Road Labels
- Local Roads
- Extra-territorial Jurisdiction
- City Limits
- Stephens CAD Parcels



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02/08/22 13:30

# STEPHENS COUNTY

APPRAISAL DISTRICT

[Home](#) [Return to Search](#)  [Print](#)

**Property Year 2021** [Map/Gis](#)

Information Updated 2/8/2022

Property ID: R000015198 Geo ID: 12322.006.004.00

**Property Details**

Ownership

Available Actions

KFUN DEVELOPMENT LLC  
 502 W 5TH ST  
 BRECKENRIDGE, TX 76424  
 Ownership Interest: 1.0000000

Qualified Exemptions

Not Applicable

Legal Information

Legal: WARDS, BLOCK 6, LOT N/60 OF 4 & 5

Situs: PAYNE 813 N

**Property Valuation History**

Values by Year		2021	2020	2019	2018	2017	n/a
Improvements	+	\$2,240	\$2,400	\$8,010	\$8,010	\$8,010	\$0
Land	+	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$5,140	\$5,300	\$10,910	\$10,910	\$10,910	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$5,140	\$5,300	\$10,910	\$10,910	\$10,910	\$0

**Improvement / Buildings**    *Improvement Value: \$2,240*

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
2	CONC2	CONCRETE AVG		104	42
3	BARN	BARN		400	80
4	CONC1	CONCRETE LOW		288	68
5	SHED	SHED		216	60

**Land Details**    *Market Value: \$2,900    Production Market Value: \$0    Production Value: \$0*

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
S2322	0.000	0	60	60	200	2,904	0

**Deed History**

Sold By	Volume	Page	Deed Date Instrument
PUEBLA JOSE LUIS	2213	148	1/13/2022 64

**Property Tax Estimation by Entity / Jurisdiction**

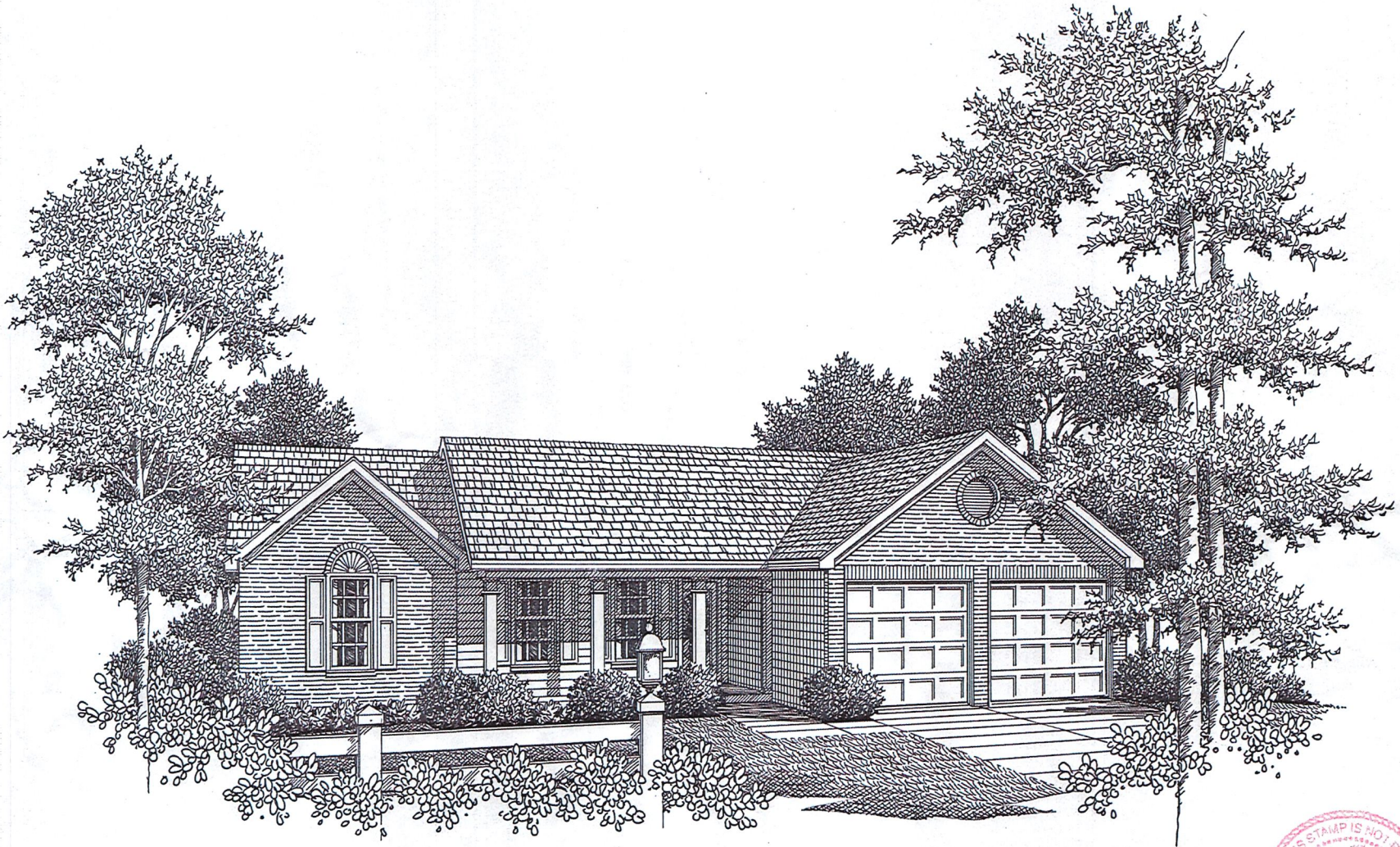
Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
CBR	CITY OF BRECKENRIDGE	5,140	\$1.06	0.0106	\$57.69
HD	HOSP DIST	5,140	\$0.27737	0.0027737	\$14.97
SBR	BRECKENRIDGE ISD	5,140	\$0.9897	0.009897	\$54.21
STC	STEPHENS COUNTY	5,140	\$0.80	0.008	\$41.12
<b>Total Estimation</b>			<b>\$3.12707</b>	<b>0.0312707</b>	<b>\$167.99</b>

The above property tax estimation is not a tax bill. Do not pay.

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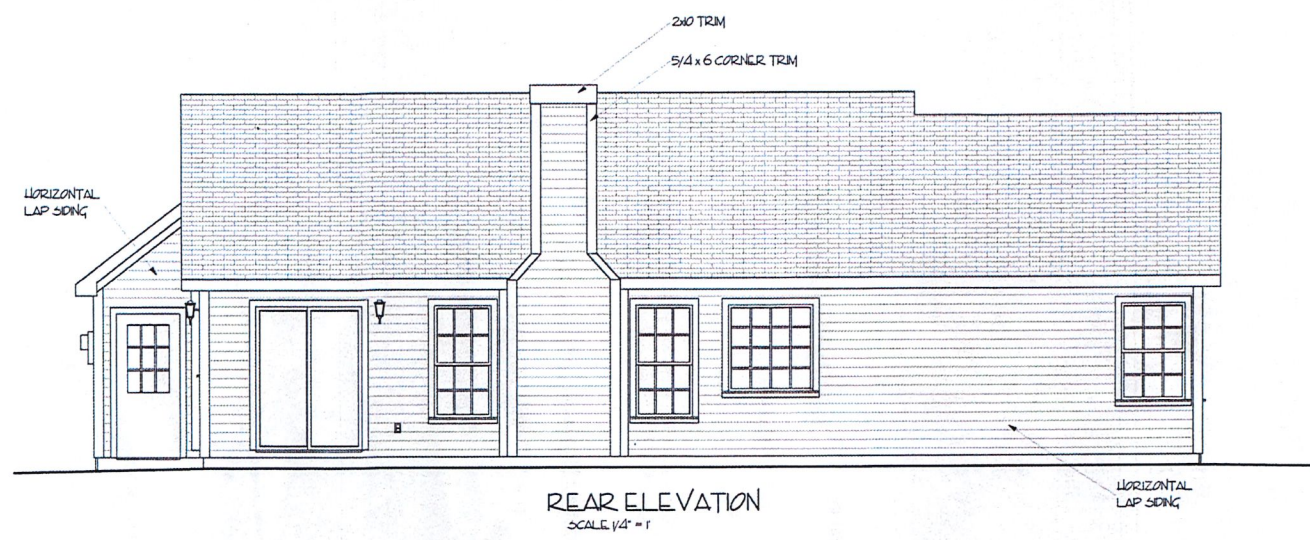
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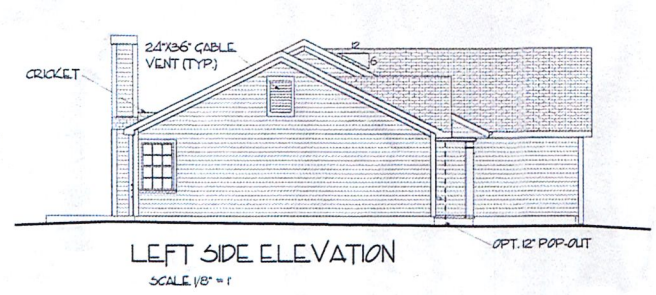
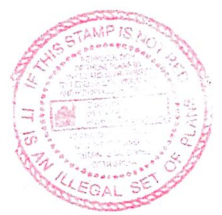
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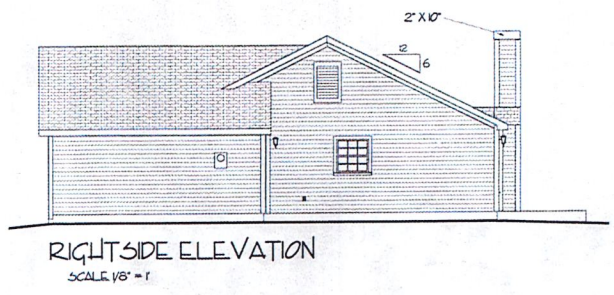
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REAR ELEVATION  
SCALE 1/4" = 1'



LEFT SIDE ELEVATION  
SCALE 1/8" = 1'



RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'



FRONT ELEVATION  
SCALE 1/4" = 1'

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