



Board of Adjustments

Monday, June 26, 2023 at 5:30 PM

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

AGENDA

CALL TO ORDER

CITIZENS PRESENTATIONS

APPROVAL OF MINUTES

1. Consider approval of the October 24, 2022 meeting minutes as recorded.

SCHEDULED AGENDA ITEMS

2. Conduct a discussion and any necessary action for a requested variance on the setbacks at 1411 E. Williams – Walker Caldwell Sec 11 Addition, Block 31, Lot E/75 of 7. The property owner is requesting setbacks of 1' to the east side, 3' to the front yard and 20' to the rear yard to build a 1,010 square foot home.
3. Conduct a discussion and any necessary action for a requested variance on the setbacks at 1201 W. Jeanette – Lakeview Addition, Block 58, Lots 20-22 and E/10' of 19. The property owner is requesting a setback of 15' to the front yard of each lot to build three 1,010 square foot homes.

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas at 5:00 P.M., Friday, June 23, 2023.

Jessica Sutter, 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 _____.

OCTOBER 24, 2022

**REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF THE TOWN OF BRECKENRIDGE, TEXAS,
HELD ON THIS DATE WITH THE FOLLOWING MEMBERS PRESENT:**

ALTERNATE DIRECTOR
ALTERNATE DIRECTOR
DIRECTOR, PLACE 1
DIRECTOR, PLACE 2

BO ASHER
MARK REYES
BONNIE ROBBINS
TURNER BAUGH

CITY MANAGER
FIRE & CODE SECRETARY

CYNTHIA NORTHROP
CHRISTI TIDROW

ABSENT
DIRECTOR, PLACE 5
DIRECTOR, PLACE 4
DIRECTOR, PLACE 3

MICHAEL ELLIS
BRYAN WOOD
LESLIE HOWK

CALL MEETING TO ORDER

Alternate Director Bo Asher called the meeting to order at 5:30 p.m.

CITIZEN PRESENTATION

No speakers.

APPROVAL OF MINUTES

1. Consider approval of the March 21, 2022 meeting minutes as recorded.

The motion passed unanimously.

ACTION ITEMS

2. Conduct a public hearing and any necessary action for a requested variance to allow a sign above the second-story window of the building at 103 W. Walker-Original Addition, Block 16, Lot 2 & W/10 of 1

No action was taken due to not being an actual second story, it is considered a mezzanine level and does not require a variance.

ADJOURN

There being no further business, the meeting was adjourned at 5:57 p.m.

Director

Jessica Sutter, City Secretary



City of Breckenridge

June 16, 2023

Micheal & Stacy Akers
122 Sunset
Breckenridge, TX 76424

Dear Property Owner,

Notice is hereby given that the Zoning Board of Adjustment of the City of Breckenridge will hold a meeting to discuss a request received for a variance.

DATE: MONDAY, JUNE 26, 2023

TIME: 5:30 P.M.

PLACE: 105 NORTH ROSE, COMMISSION CHAMBERS

Re: Zoning Board of Adjustment request for variance

The property owner has requested a variance on setbacks on his property located at 1411 E. Williams – Walker Caldwell 11 Addition, Block 31, Lot 8, in Breckenridge, Texas 76424. He would like to build a single family home on this lot. The property is zoned R1, which allows for single family homes with the minimum lot size of 3,750 square feet. The owner is requesting a variance on the setbacks of 1' to the east side, 3' to the front yard and 20' to the rear yard to build a 1,010 square foot home.

All persons interested in the above referenced item may attend meeting and will be given an opportunity to be heard and/or complete the included form.

According to City of Breckenridge Code of Ordinance, Sec. 2-30(g), all owners of real property lying within two hundred (200) feet of 1411 E. Williams shall be notified.

If you have any questions concerning this notice, please contact the city offices at 254-559-8287.

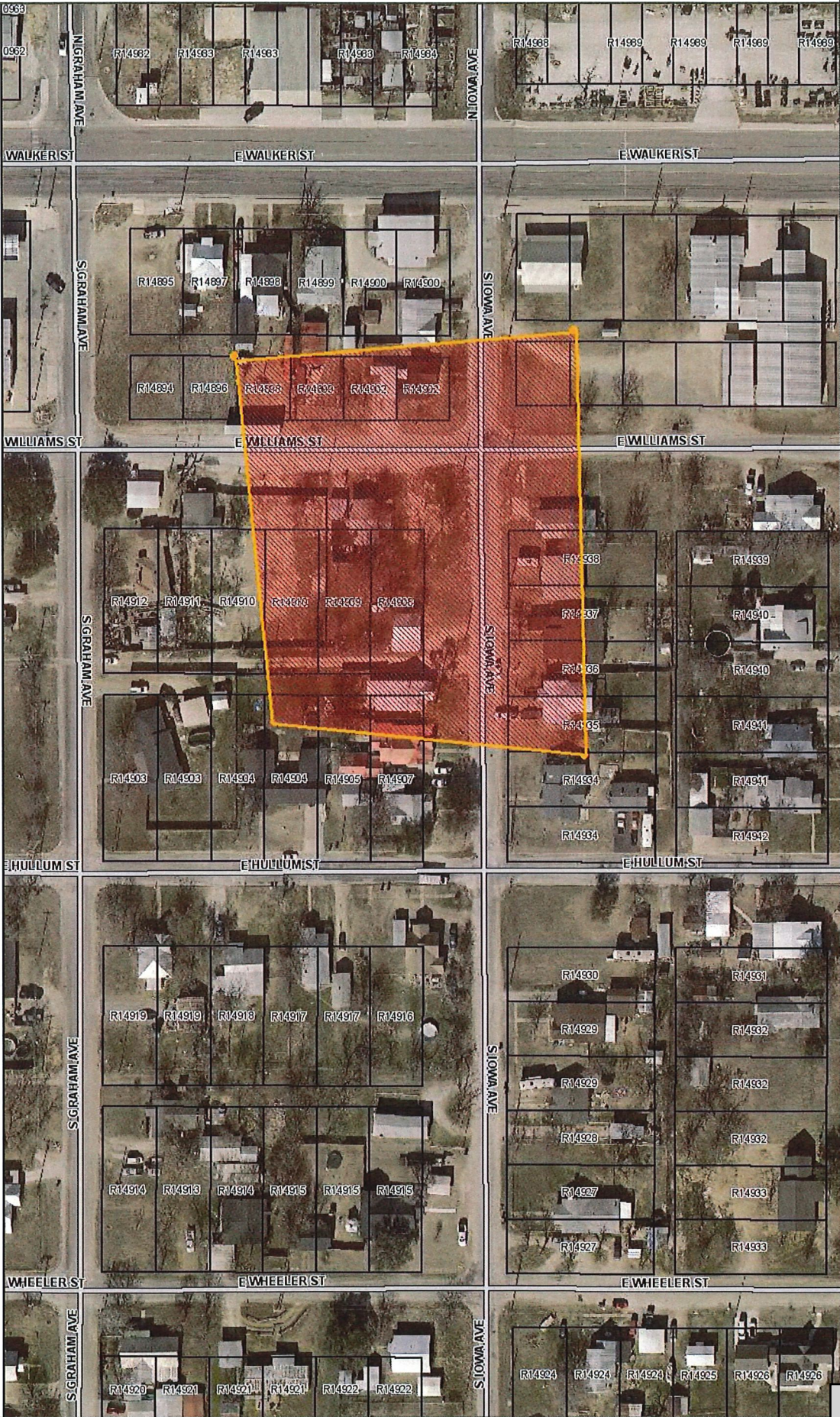
Sincerely,

Cynthia Northrop
City Manager
City of Breckenridge



Map

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



Data displayed were gathered by the City of Breckenridge for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



CITY OF BRECKENRIDGE VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: Micheal Gregory Akers Jr	Name:
Company: Akers Investments LLC	Company:
Address: 122 Sunset Blvd	Address:
City, State, Zip: Breckenridge, Tx., 76424	City, State, Zip
Phone: 254-212-9279	Phone:
Fax:	Fax:
Email: micheal.akers@live.com	Email:

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Breckenridge)

Legal description of property:

SUBD: WALKER CALDWELL 11, BLK: 31, LOT E/75 OF 7 SEC 11

Describe the subject property (address, location, size, etc.):

1411 E. Williams, Breckenridge, Tx., 76424 is located on the Southwest Corner of Iowa and Williams. The lot is 50 ft wide (front and back of lot) and 75 ft deep (side to side)

Describe the proposed variance (how much, where on the property, for what purpose):

We would like to build a home measuring approximately 1010 sqft this is to meet the (1000 sqft minimum by R1 zoning requirements), This will be a 2-bedroom, 1.5-bathroom, with covered parking, The exterior measurements of the building are approximately 30 x 53. We are requesting. A variance that will allow us to build to the city ROW and the full amount allowed to build right to the property line without set back restrictions.


Owner Signature

6-8-2023
Date

Office Use

	Fee
	Date

ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: June 26, 2023

To: Chairman and Members of the Zoning Board of Adjustment

From:

Subject: Request for variance at 1411 E. Williams

Purpose:

Conduct a discussion and any necessary action for a requested variance on the setbacks at 1411 E. Williams – Walker Caldwell Sec 11 Addition, Block 31, Lot E/75 of 7. The property owner is requesting setbacks of 1' to the east side, 3' to the front yard and 20' to the rear yard to build a 1,010 square foot home.

Existing Condition of Property:

The property is currently 3,750 square foot vacant lot.

Adjacent Existing Land Uses and Zoning:

North: Residential home – Zoned R1

South: Residential home – Zoned R1

East: Residential home – Zoned R1

West: Residential home – Zoned R1

Development Review Analysis:

The property owner would like to build a 1,010 square foot home. Our ordinance has front and rear yard setbacks of 25' and side setbacks of 5'. These setbacks would not allow the required 1,000 square foot home to be built on this existing 3,750 square foot lot.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

BA request application

Aerial view map

CITY OF BRECKENRIDGE VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: <u>Micheal Gregory Akers Jr</u>	Name:
Company: <u>Akers Investments LLC</u>	Company:
Address: <u>114 E Elm St</u>	Address:
City, State, Zip <u>Breckenridge, Tx., 76424</u>	City, State, Zip
Phone: <u>(254) 212-9279</u>	Phone:
Fax:	Fax:
Email: <u>micheal.akers@live.com</u>	Email:

Submittal Checklist

	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Breckenridge)

Legal description of property:

Lakeview BLK:58. Lot 20-22 & E/10 of 19

Describe the subject property (address, location, size, etc.):

1201 W Jeanette Breckenridge, Tx., 76424 Each of the 3 Lots are 50' x 100' (Each)

Describe the proposed variance (how much, where on the property, for what purpose):

We would like to build 3 homes. 1 on each lot measuring approximately 1010 sqft. This will be 2-bedroom, 1.5 bathrooms with covered parking. The exterior measurements of the buildings are approximately 30'x53'. We are requesting a variance that will allow us to build to the city ROW and the full amount allowed to build right to the property line without setback restrictions.

Owner Signature

Date

Office Use.

	Fee
	Date

ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: June 26, 2023

To: Chairman and Members of the Zoning Board of Adjustment

From:

Subject: Request for variance at 1201 W. Jeanette

Purpose:

Conduct a discussion and any necessary action for a requested variance on the setbacks at 1201 W. Jeanette – Lakeview Addition, Block 58, Lots 20-22 and E/10' of 19. The property owner is requesting a setback of 15' to the front yard of each lot to build three 1,010 square foot homes.

Existing Condition of Property:

The property currently consist of 3 lots measuring 5,000 square feet each.

Adjacent Existing Land Uses and Zoning:

North: Residential home – Zoned R4

South: Vacant lot – Zoned R1

East: Residential home – Zoned R4

West: Residential home – Zoned R4

Development Review Analysis:

The property owner would like to build three 1,010 square foot homes. Our ordinance has front and rear yard setbacks of 25' and side setbacks of 5'. These setbacks would not allow the required 1,000 square foot homes to be built on these existing 5,000 square foot lots.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

BA request application

Aerial view map



City of Breckenridge

June 16, 2023

Gregory Micheal Akers
122 Sunset
Breckenridge, TX 76424

Dear Property Owner,

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DATE: MONDAY, JUNE 26, 2023

TIME: 5:30 P.M.

PLACE: 105 NORTH ROSE, COMMISSION CHAMBERS

Re: Zoning Board of Adjustment request for variance

The property owner has requested a variance on setbacks on his property located at 1201 W. Jeanette – Lakeview Addition, Block 58, Lots 20-22 & E/10 of 19, in Breckenridge, Texas 76424. He would like to build three single family homes on these three lots. The property is zoned R4, which allows for single family homes with the minimum lot size of 5,000 square feet. The owner is requesting a variance of 15' on the front yard setback to build 1,010 square foot homes on each lot.

All persons interested in the above referenced item may attend meeting and will be given an opportunity to be heard and/or complete the included form.

According to City of Breckenridge Code of Ordinance, Sec. 2-30(g), all owners of real property lying within two hundred (200) feet of 1201 W. Jeanette shall be notified.

If you have any questions concerning this notice, please contact the city offices at 254-559-8287.

Sincerely,

Cynthia Northrop
City Manager
City of Breckenridge

Map

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06/14/23 16:49