

Board of Adjustments

Monday, October 24, 2022 at 5:30 PM

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

AGENDA

March 21, 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 2

DIRECTOR, PLACE 2

DIRECTOR, PLACE 4

BRYAN WOOD

CITY MANAGER ERIKA MCCOMIS
CITY SECRETARY JESSICA SUTTER

ABSENT

DIRECTOR, PLACE 5 MICHAEL ELLIS
DIRECTOR, PLACE 3 LESLIE HOWK
DIRECTOR, PLACE 1 VACANT

CALL MEETING TO ORDER

City Manager McComis called the meeting to order at 5:30 p.m.

PUBLIC COMMENT

This is an opportunity for the public to address the Board on any matter of business, except public hearings.

No speakers.

APPROVAL OF MINUTES

1. Consider approval of the February 22, 2022, meeting minutes as recorded.

The motion passed unanimously.

ACTION ITEMS

2. Consider nomination of Bonnie Robbins to be presented to City Commission for Board of Adjustment Place 1.

City Manager Erika McComis stated that Bonnie Robbins would like to be considered for the vacant position of Board of Adjustment Place 1. Request was made for a recommendation be made to present to Council at next regular meeting of the city commission.

The motion passed unanimously

3. Conduct a public hearing concerning a requested variance from the minimum side yard setback requirement of five (5') feet for the property at 1201 E. Walker, Breckenridge, Texas (BOA 22-02).

City Manager McComis presented the information on the variance request from the petitioner. She stated she would be building a carport and a storage shed that will go into the 5 ft variance. Letters were sent out to surrounding residents with nothing being returned in opposition. Petitioner will leave 1 ft of side yard setback. Variance is requested for the full 5 feet. Public Works Director Houston Satterwhite evaluated for possible drainage issues and there were not any.

The motion passed unanimously.

4. Conduct a public hearing concerning a requested variance from the minimum side yard setback requirement of five (5') feet for the property at 400 Ridge Road, Breckenridge, Texas (BOA 22-03).

City Manager McComis stated that item four has been withdrawn and will not need any action taken.

No action taken.

ADJOURN

There being no further business, the meeting was adjourned at 5:37 p.m.

	Director
Jessica Sutter, City Secretary	

ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: October 24, 2022

To: Chairman and Members of the Zoning Board of Adjustment

From:

Subject: Request for sign variance at 103 W. Walker.

Purpose:

Conduct a discussion 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.

Existing Condition of Property:

The property is currently under renovations to open as a mercantile and cafe.

Adjacent Existing Land Uses and Zoning:

North: Commercial buildings – Zoned C-2 South: Commercial buildings – Zoned C-2 East: Commercial buildings – Zoned C-2 West: Commercial buildings – Zoned C-2

Development Review Analysis:

The property owner at 103 W. Walker would like to place a sign above the second story window. Currently, our ordinance prohibits this in the downtown area.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

BA request application Mock photos of the sign Aerial view map



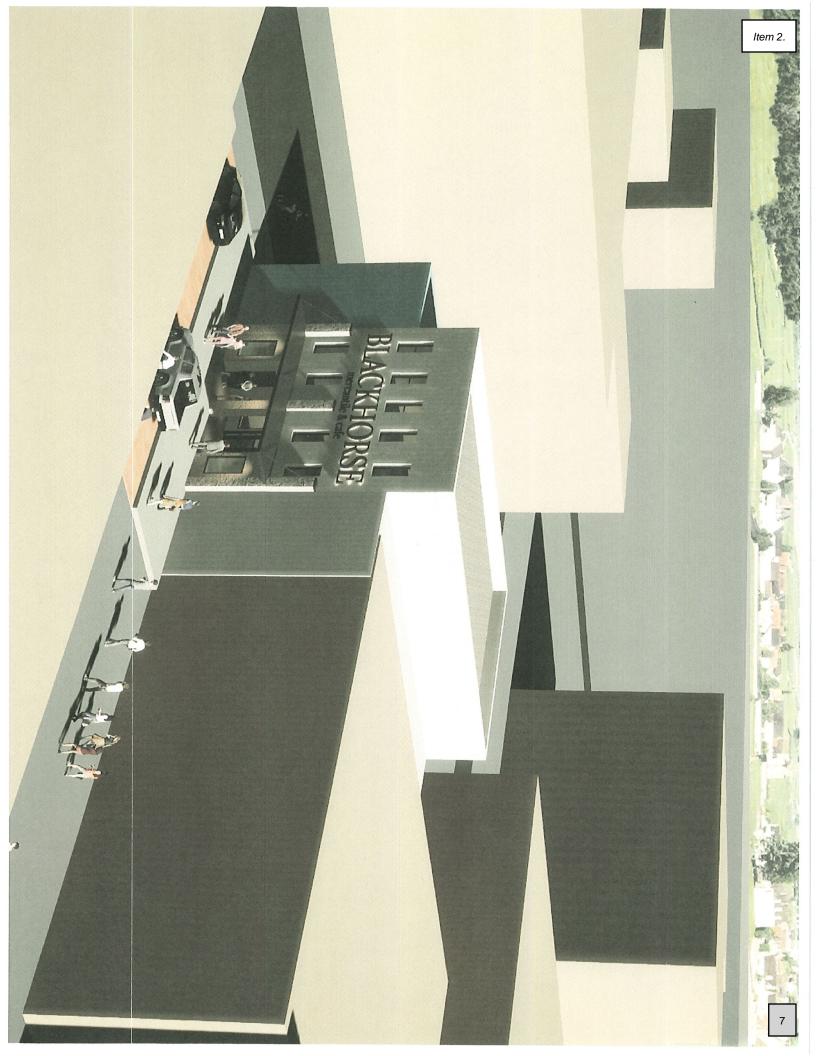
CITY OF BRECKENRIDGE 105 N. Rose Ave. Breckenridge, TX 76424 254-559-8287

APPLICATION FOR: Planning & Zoning Soard of Adjustments
DATE: 9/28/22
APPLICANT: Blackhorse Mercantile 3 Cafe PHONE #: 214-532-2200
AGENT: Elizabeth (Lisa) Stowl PHONE #: 54ME
MAILING ADDRESS: 1806 US HWY 1808. Breckenridge, TX 76424
LEGAL DESCRIPTION: Lot 23 W 10 of 1, BLK: 16, Subd: Original
PROPERTY ZONED: C-2
LOCATION/PROPERTY ADDRESS: 103 W Walker Downtown Breckennege TX
present use of property: Event Venue, supplies and Sterage desired use of property: Restaurant and Retail what is the specific request? Squage above second floor windows Please yefer to Moch-up
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.
Signature of property owner or authorized agent

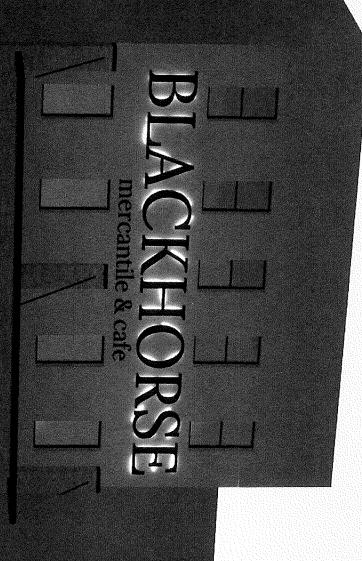
(FOR OFFICE USE ONLY)
CASE #: 22-04 CONSIDERATION DATE: 1024/22
RECEIPT #: ACTION:



MARIE



Item 2.





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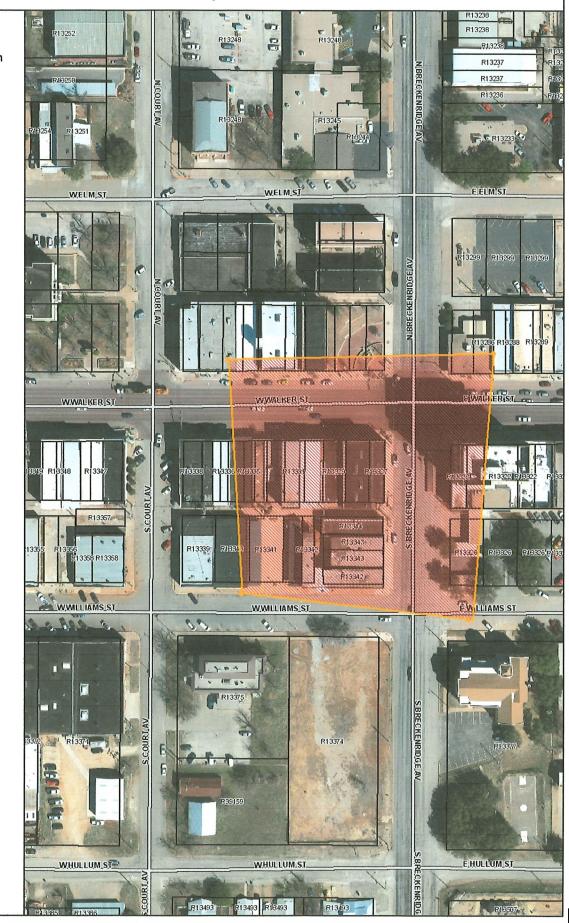
Local Road Labels

⟨⟨✓⟩ Local Roads

/─✓ Extra-territorial Jurisdiction

City Limits

✓ Stephens CAD Parcels



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