

**Agenda for the Meeting of the
City of Kerrville Zoning Board of Adjustment (ZBA)
Wednesday, July 11, 2007, 4:00 p.m.**

City Hall Council Chambers, 800 Junction Highway, Kerrville, TX

The meeting place has wheelchair accessibility and available accessible parking spaces. Please call the City of Kerrville Planning Division at (830) 792-8354 seventy-two hours (72) before the meeting to request accommodations.

Page

1. 4:00 p.m. Call to Order

Senior Board member calls the meeting to order.
Roll Call.

2. Staff Introduction and Board Orientation

Staff will review the Board's duties and responsibilities.

3. Election of Chairman and Vice-Chairman

4. Public Hearings

4A. **Variance Request** – A request for a variance to the Zoning Code to allow a proposed structure to encroach 20-feet into the required 25-foot front yard setback for property located at the north corner of Waggoman Drive and Southway Drive. Zoned: S-33. Applicant: F.B. Parkhurst Co., Inc. (File No. 2007-28)

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4B. **Variance Request** – A request for a variance to the Zoning Code requirement of a minimum lot width of 60-feet to allow a 49-foot lot width and to the requirement of a minimum lot width of 60-feet and a minimum lot area of 6000 square feet to allow a second lot to be created with a 41-foot lot width and 5100 square feet of lot area for property located at 220 Miller Street. Zoned: R1A. Applicant: Habitat for Humanity-Kerr County. (File No. 2007-29)

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5. Adjournment

The next scheduled meeting is Wednesday, September 12, 2007.

**BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4A **FOR AGENDA OF:** July 11, 2007

DESCRIPTION: **Public Hearing:** A request for a variance to the Zoning Code to allow a proposed development to encroach 20-feet into the required 25-foot front yard setback for property located at the north corner of Waggoman Drive and Southway Drive. Zoned: S-33. (File No. 2007-28)

APPLICANT(S): F.B. Parkhurst Co., Inc.

ATTACHMENT(S): Applicant's Request

SUMMARY STATEMENT – FINDING OF FACT

The applicant is requesting a variance to the setback requirements of the Zoning Code to allow a proposed development, see applicant's request, to encroach twenty feet (20') into the required twenty-five foot (25') setback. Article 11-I-17 of the Zoning Code outlines setbacks required for different land use categories in the City. The "Category 6" land use is appropriate for the proposed development.

The proposed site plan, see attached, submitted by the applicant and support materials present the following;

- Proposed building locations, with reduced setbacks,
- Proposed access from Southway Drive,
- Proposed parking lot to serve the development, and
- Existing development adjacent to the subject tract.

Summary:

Staff recommends that the Board, individually, visit the site prior to the meeting and review the criteria outlined in the Zoning Code for granting a variance. (Staff included this information in your packet)

RECOMMENDED ACTION

1. The Board receives and considers the applicant's request,
2. Open the public hearing and receives public comment, and
3. The Board renders a decision on the requested variance.

F.B. PARKHURST CO. INC.

1223 JACK DRIVE
KERRVILLE, TX. 78028

TELEPHONE: 1-830-896-6260
EMAIL: fparkhurst@stx.rr.com

June 5, 2007

Subject: City of Kerrville – 231 Waggoman
Attention: Gordon Browning

Dear Mr. Browning,

Attached please find the drawings and photographs for the proposed buildings for the above listed project. At present, the 25' setback you are asking for along Waggoman Drive does not function considering the following:

1. This property has the most challenging topography of any property on that block
2. This property has the greatest elevation change of any property on that block.
3. All the buildings on that block orient toward Sidney Baker.
4. The two buildings to the direct north of this project back up to Waggoman Drive exactly in the same way that we are proposing in our building drawings.

If we were to front the project along Waggoman Drive it would require us to raise the land over 17' in places. We would also have to construct a wall that would be up to 18 feet in height along a substantial length of the property line. This work would cost us between \$150,000 and \$200,000 for site preparation alone. This project would not be economically viable with this requirement.

The property is to be re-plated and made up out of two lots the description of which is as follows:

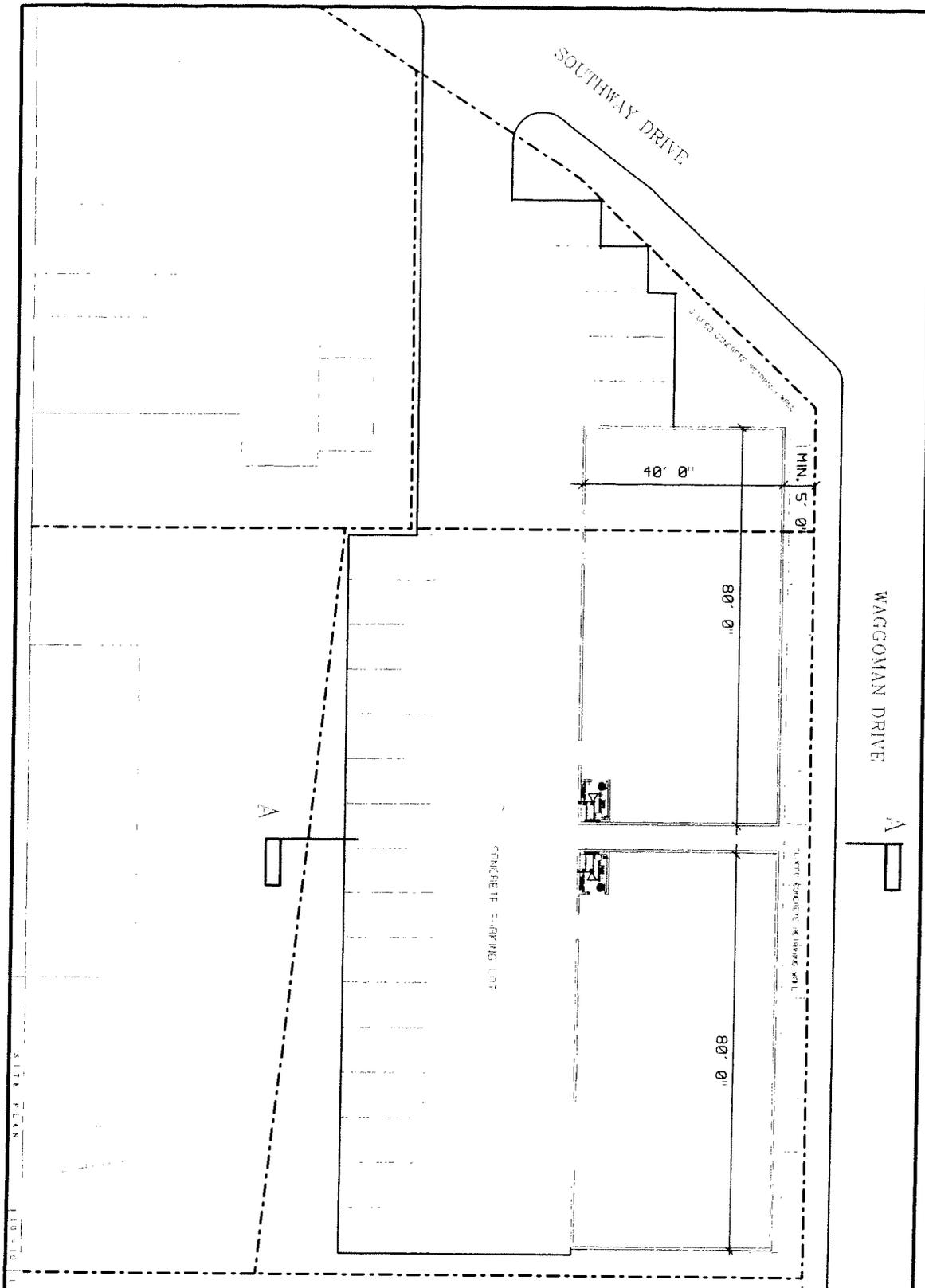
A. AO354 WADDELL, SURVEY 145, ACRES 0.36.

B. A0137 FRANCIS, SURVEY 146, BLOCK (TOUCHFREE CAR WASH) TRACT (WAS SIERRA VISTA ESTATES) ACRES .20.

Sincerely,



F.B. Parkhurst



F.B. PARKHURST CO. INC.
 ARCHITECTS & BUILDERS
 231 WAGGOMAN DRIVE
 FREDRICKSBURG, TX



VIEW 4



231 WAGGAMAN DRIVE - SETBACK VARIANCE VIEW 1

**BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4B **FOR AGENDA OF:** July 11, 2007

DESCRIPTION: **Public Hearing:** A request for a variance to the Zoning Code requirement of a minimum lot width of 60-feet to allow a 49-foot lot width and to the requirement of a minimum lot width of 60-feet and a minimum lot area of 6000 square feet to allow a second lot to be created with a 41-foot lot width and 5100 square feet of lot area for property located at 220 Miller Street. Zoned: R1A. (File No. 2007-29)

APPLICANT(S): Habitat for Humanity – Kerr County

ATTACHMENT(S): Applicant's Request

SUMMARY STATEMENT – FINDING OF FACT

The applicant is requesting variances to the minimum lot width and area requirements of the Zoning Code to create two (2) residential building lots from one (1) existing developed lot. The subject tract is zoned R1A, Article 11-I-17 of the Zoning Code specifies the minimum lot width and lot area for single family residences. For the R1A District the code requires a minimum lot width of 60-feet and a minimum lot area of 6000 square feet.

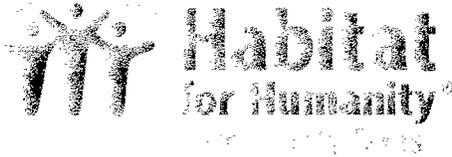
The applicant has submitted a boundary survey of the existing lot, Exhibit 1, a site plan of the existing residence, Exhibit 2, and a proposed site plan for residence on the second lot if approved. Exhibit 3.

Summary:

Staff recommends that the Board, individually, visit the site prior to the meeting and review the criteria outlined in the Zoning Code for granting a variance. (Staff included this information in your packet)

RECOMMENDED ACTION

1. The Board receives and considers the applicant's request,
2. Open the public hearing and receive public comment, and
3. The Board renders a decision on the requested variances.



*building
houses,
building
hope*

June 5, 2007

Habitat for Humanity-Kerr County is requesting a variance in order to build a decent, affordable home on a lot that is less than the required 50 feet wide. The address of the lot is 224 Miller St. The lot in question is not considered undersized since it measures to 5112 square feet. The lot sets up nicely for a Habitat home that is, by design, narrow in width and longer in length. It would also fit in well with the Habitat home that is nearing completion on the adjacent lot (220 Miller St.). Thank you for your consideration of this matter.

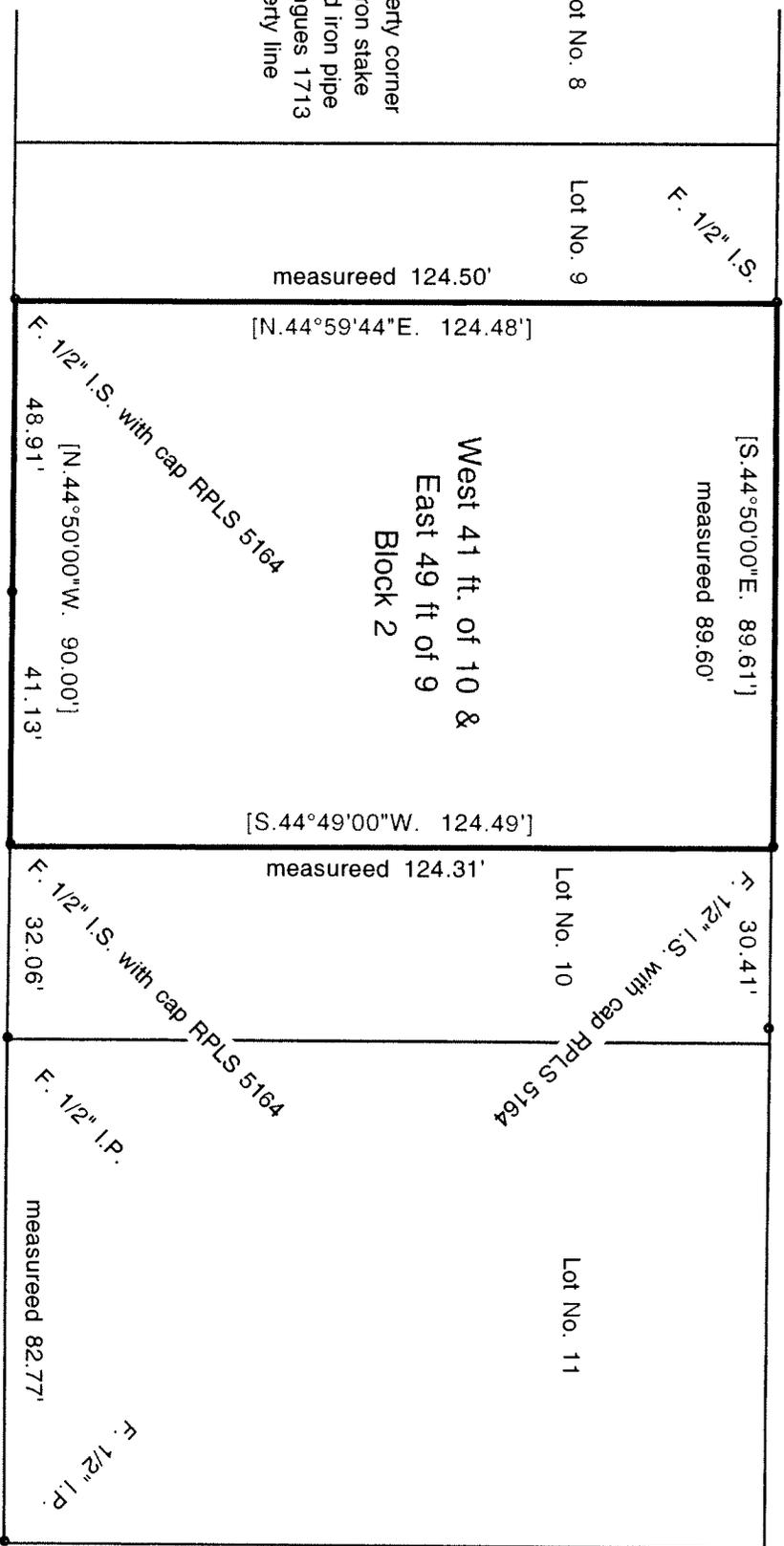
Steve Hamilton
Executive Director
Habitat for Humanity-Kerr County



Bearings based on Global Positioning System grid north observation.
All distances are in feet.



LEGEND:
P.C. - property corner
S.I.S. - set iron stake
F.I.P. - found iron pipe
cap - Domingues 17713
P.L. - property line



I do hereby certify that this map or plat represents a survey made on the ground that conforms to "The Texas Board of Professional Land Surveying General Rules of Practice.

Charles B. Domingues
Registered Professional Land Surveyor No. 17713
Only those prints containing the raised seal should be considered official and relied upon by the user.

Miller Street

Domingues & Assoc.

609 Sidney Baker St.
Kerrville, Texas 78028
Tel. 830/896 6900
Fax 830/896 6901

In The
State of Texas
County of Kerr
City of Kerrville
Scale 1" = 30 Feet
January 10, 2006

Miller Addition Section One

George

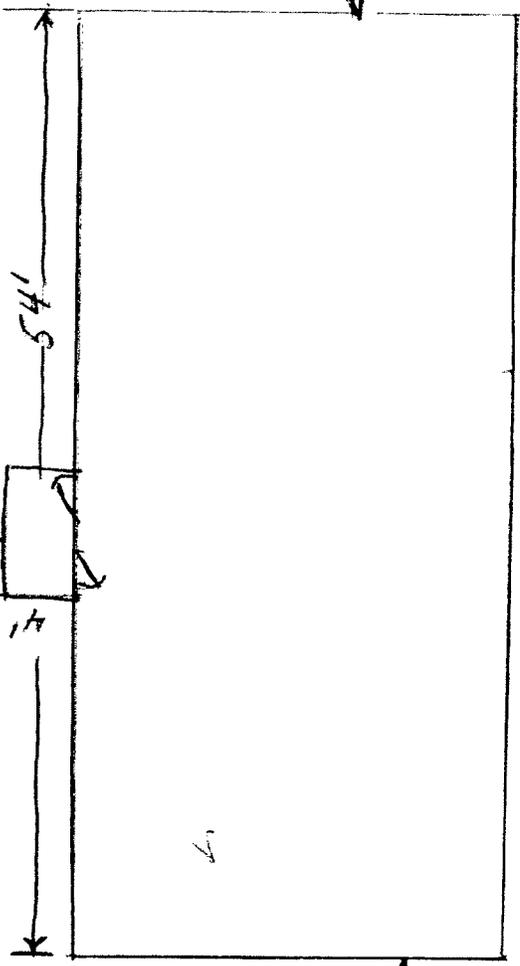
BLOCK 2
BERM

49' LOT 9

41' LOT 10

PLATED 1926
NO SIDEWALKS

45'



125'

BERM

19'

24'

8'

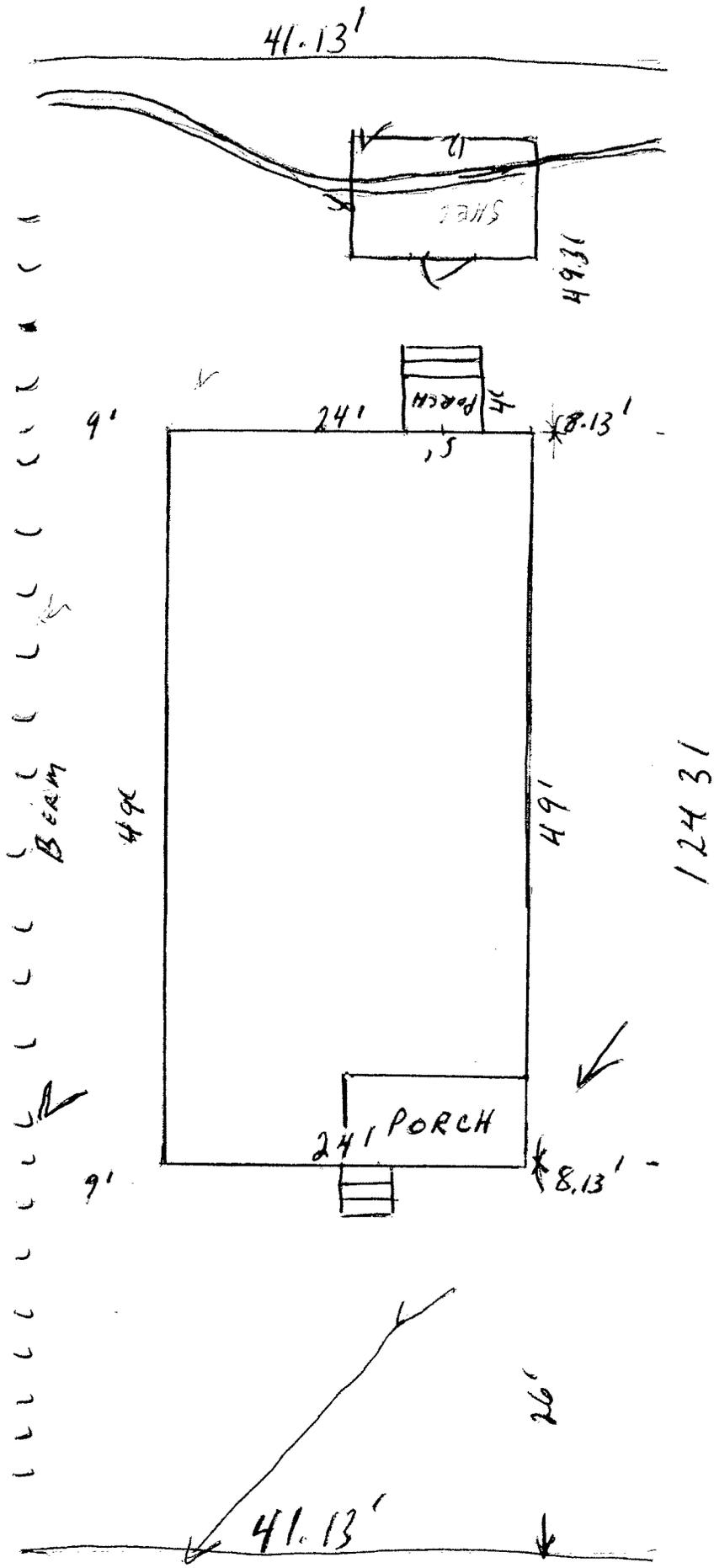
26'

49'

41'

220 MILLER ST

EXHIBIT 2



224 MILLER

5112.8703

EXHIBIT 3