



City of Abilene

Board of Adjustment Agenda

Notice is hereby given of a meeting of the Board of Adjustment of City of Abilene to be held on September 13, 2022, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the Minutes from the Regular Meeting Held on July 12, 2022

AGENDA ITEMS

2. **BA-2022-04 (Tabled):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request for an 8-foot variance from the minimum 60-foot lot width ordinarily required for RS-6 (Residential Single-family) Zoning districts. **(Clarissa Ivey)**
3. **BA-2022-06:** Receive a Report and Hold a Discussion and Public Hearing on a Request from KeyCity Capital of a 10-foot Variance from the Minimum 60-foot Lot Width Ordinarily Required for MD (Medium Density) Zoning Districts. **(Clarissa Ivey)**
4. **BA-2022-07:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Blue Heritage Investments, LLC Represented by Geotex Property Solutions of a 20-foot Variance from the Minimum 60-foot Lot Width and 24-foot Variance from the Minimum 100 foot Lot Length Ordinarily Required for RS-6 (Residential Single-Family) Zoning Districts. **(Clarissa Ivey)**
5. **BA-2022-08:** Receive a Report and Hold a Discussion and Public Hearing on a request from Paul Herrera of a 5-foot variance from the minimum 60-foot lot width ordinarily required for MD (Medium Density) Zoning districts. **(Adam Holland)**
6. **BA-2022-09:** Receive a Report and Hold a Discussion and Public Hearing on a request from Paul Herrera of a 10-foot variance from the minimum 60-foot lot width ordinarily required for MF (Multi-family) Zoning districts. **(Adam Holland)**

EXECUTIVE SESSION

The Board of Adjustments of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:
551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 9th day of September, 2022, at 10:10 a.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

July 12, 2022

8:30 a.m.

BOARD OF ADJUSTMENT OF THE CITY OF ABILENE, TEXAS CITY HALL COUNCIL CHAMBERS, 555 WALNUT STREET, ABILENE

Members Present: Mr. Scott Hay, Chairman
Col. Morton Langholtz, Vice-Chairman
Mr. Robert Beermann
Mr. Jon Loudermilk
Mr. Bob Thomas, Alternate

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Adam Holland, Planner I
Ms. Clarissa Ivey, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present: Ms. Julia Garcia Mr. J.T. Unruh

CALL TO ORDER

Mr. Hay called the meeting to order at 8:30 a.m. and Ms. Melissa Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

MINUTES

Mr. Loudermilk made the motion to approve the minutes from the regular meeting held on June 14, 2022. Colonel Langholtz seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Langholtz, Beermann, Loudermilk, Thomas, Hay

NAYS: None

AGENDA ITEMS

BA-2022-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from KeyCity Capital of a 13-foot variance from the minimum 60-foot lot width ordinarily required for MF (Multi-family) Zoning districts.

Mr. Adam Holland presented this request. The applicant is seeking a 13-foot variance from the minimum 60-foot lot width ordinarily required in Multi-Family (MF) Zoning districts. The applicant intends on constructing a duplex on this tract of land, which is temporarily addressed as 1734 N. 2nd Street in north-central Abilene. The property is not a fully platted lot.

Mr. Hay opened the public hearing. Mr. J.T. Unruh spoke on behalf of KeyCity Capital. Seeing no one else present and desiring to be heard, Mr. Hay closed the public hearing.

Property owners within a 200-foot radius of the property address were notified. There were no responses received in favor, nor in opposition.

Mr. Beermann noted there are special circumstances and conditions for this lot in that it is bounded by Antilley and property owner to the west would have to give up another three feet.

Colonel Langholtz moved to approve this variance request as stated and based upon the findings in the staff report. Mr. Loudermilk seconded the motion. The motion to **approve** the variance prevailed by the following vote:

AYES: Langholtz, Beermann, Loudermilk, Thomas, Hay

NAYS: None

BA-2022-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request for an 8-foot variance from the minimum 60-foot lot width ordinarily required for RS-6 (Residential Single-family) Zoning districts.

Ms. Clarissa Ivey presented this request. The applicant is seeking an 8-foot variance from the minimum 60-foot lot width ordinarily required in Residential Single-Family (RS-6) Zoning districts. The applicant intends on constructing a Single-Family Residence on this tract of land. The subject property is temporarily addressed as 2811 Roberts Street located in South-central Abilene. The property is a platted lot.

Mr. Hay opened the public hearing. The proponent was not present to state his position. Ms. Julia Garcia spoke neither in favor nor opposition, but asked questions for clarification.

Property owners within a 200-foot radius of the property address were notified. There were no responses received in favor, nor in opposition.

Board members expressed discomfort in approving this request without the applicant being present. There was also concern noted with the vacancy of two additional lots.

Colonel Langholtz moved to table this variance request until the next meeting is scheduled. Mr. Thomas seconded the motion. The motion to **table** the variance prevailed by the following vote:

AYES: Langholtz, Beermann, Loudermilk, Thomas, Hay

NAYS: None

ADJOURNMENT

There being no further business, Mr. Beermann moved to adjourn the meeting. Colonel Langholtz seconded the motion. The Board of Adjustment meeting was adjourned at 8:54 a.m.

BOARD OF ADJUSTMENT

BA-2022-04

STAFF REPORT



Scheduled Hearing

Board of Adjustment: July 12, 2022

Applicant

Owner: Paul Herrera

Request

The applicant is seeking an 8-foot variance from the minimum 60-foot lot width ordinarily required in Residential Single-Family (RS-6) Zoning districts. The applicant intends on constructing a Single-Family Residence on this tract of land.

Location

The subject property is temporarily addressed as 2811 Roberts Street located in South-central Abilene. The property is a platted lot. Described as being Block 1 Lot 5 of the R C Winters S & H Bal 11 in Abilene, Texas.

Zoning and Existing Land Use

The property is located within Residential Single-Family (RS-6) zoning and has been since 1974. Presently, the subject property is vacant. The land uses surrounding this subject property are single-family residences to the North, East, South, and West which are all located within RS-6 zoning.

Land Development Code Provisions

According to Table 2-2 within Division 2 "Residential Zoning Districts" in the Land Development Code; Residential Single-Family zoning requires a minimum lot width of 60-feet.

Background

Presently this property is platted as Block 1 Lot 5 of the R C Winters S & H Bal 11. The subject property has remained vacant since annexation in 1895. The City of Abilene's Code of Ordinances has required a minimum lot width of 50-feet since at least 1946; in 1974 the standard was changed to be a minimum of 60-feet in width.

Criteria Assessment

A variance is used to modify the application of certain Zoning Regulations in the Land Development Code as it applies to a specific property. In reaching a decision on a variance request, the Board shall determine and make written findings that all of the following conditions are present:

1. **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

City staff believes that the strict application of the lot width requirement for this particular property would create a hardship resulting in inequitable use and development of the property. Strict adherence to the minimum 60-foot lot width requirement would deprive the applicant of reasonable and beneficial use of the land. Without the variance approval, the lot will likely remain undeveloped and only of value to the owner; if the neighboring property were to be obtained and then replatted.

2. **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Staff believes that granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare.

3. **Granting the variance is consistent with the intent of Abilene's Land Development Code.**

Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots. The reason for minimum lot widths and depths is to provide minimum square footage of lot area in order to promote open space and avoid the creation of high-density development in areas where such density is otherwise incompatible with surrounding land use(s). The lot which is intended to be created following this variance approval would be 6,136 square feet; which exceeds the minimum 6,000 square foot requirement for lots within RS-6 zoning. Furthermore, per the graphic exhibit provided by the applicant, the proposed residence that would be constructed on the subject property would meet the minimum setback ordinarily required within RS-6 zoning.

4. **The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

The hardship or inequity is not caused by the petitioner.

Notification

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on July 1, 2022, to the applicant and other owners of property within a 200-foot radius of this subject property. These property owners and associated addresses are identified in Table 1.

TABLE 1

Owner	Situs	Property ID	Response
VASQUEZ MANUEL & DIANETT	2732 S 12TH ST	38822	
MOODY CLARK	2733 S 11TH ST	31048	
LOPEZ DANIEL & MARIA R	1141 MATADOR ST	31033	
KP HOMES LLC	2716 ROBERTS ST	30231	
TLC CONDOS LLC	2809 S 11TH ST	31174	
BX4B PROPERTIES LLC	2733 ROBERTS ST	76154	
ESCOBEDO HILDA	2741 S 11TH ST	1002636	
REESE NANCY	2741 S 12TH ST	58925	
HERRON JOHNNY MAC	2749 S 12TH ST	59507	
HANTMAN JOSEPH M REV TRUST	2819 ROBERTS ST	31410	
DIAZ ELENA	2834 ROBERTS ST	32454	
FLORES LUCY B	2726 S 12TH ST	1060946	
WILLIAMS REBECCA WOOD	2757 S 12TH ST	37576	
HUERTA JUAN CARLOS &	2802 ROBERTS ST	31425	
WILLIAMSON CECILIA LOU	2834 S 12TH ST	33002	
RAMZANALI SHERALI	2741 ROBERTS ST	76267	
BANKS VERONICA A	2826 ROBERTS ST	31803	
ALCANTAR HAILEY THALIA	2830 ROBERTS ST	32070	
TREVINO ONOFRE	2818 ROBERTS ST	31679	
HILL BRITTON R	2750 S 12TH ST	32879	
SEGURA BALDOMERO	2736 ROBERTS ST	30790	
MARTINEZ MARIO & ELENA	2827 ROBERTS ST	31278	
GARCIA JULIA	2742 S 12TH ST	38958	
BAYLESS JAMES	2725 ROBERTS ST	76024	
PARRISH DAVID A & MARY P	2720 S 12TH ST	38575	
AGUILLON ADOLFO R & MARIA A	2818 S 12TH ST	32750	
BECERRA ROBERTO	2817 S 11TH ST	31550	
BYRAM STEPHEN L & NENA D	1149 MATADOR ST	31154	
IMPACT GROUP EQUITIES LLC	2726 ROBERTS ST	30657	
NEALEY KIMBERLY R	2717 ROBERTS ST	75903	
MATHEWS SEAN M	2825 S 11TH ST	32194	
MATHEWS SEAN M	2825 A S 11TH ST	32194	
HANTMAN JOSEPH M REV TRUST	2811 ROBERTS ST	31529	
FERNANDEZ ELUTERIA	2801 S 11TH ST	31296	

Attachments

Application

PowerPoint Presentation

This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows several blocks of land, with lots numbered within each block. The streets shown are S 11th St, S 12th St, W Adams St, and W Marshall St. A specific lot, 2611, is highlighted with a diagonal hatched pattern. The map includes lot numbers, block numbers, and street names. A north arrow is located in the upper right corner.

Streets:

- S 11th St
- S 12th St
- W Adams St
- W Marshall St

Highlighted Lot:

- 2611

Other Lot Numbers:

- 2641, 2633, 2625, 2617, 1104, 1110, 1118 A, 1125, 1119 B, 1133, 1134, 1141, 1141, 1140, 1143, 1142, 1150, 1174, 1165, 2634, 2618, 2760, 2742, 2732, 2728, 2720, 2719, 2792, 1155, 1149, 2627, 2619, 2741, 2733, 2725, 2717, 1150, 1158, 1160, 1167, 1168, 1160 1/2, 1201, 1209, 1217, 1202, 1210, 1218, 1205, 1207, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 178

Zoning Map

Legend

- BA-2022-04
- Collector
- RS-6: Residential Single-Family
- PH: Residential Single-Family Patio Home
- MD: Medium Density Residential
- Density Residential

Map showing lots and zoning designations (RS-6, PH, MD, Density Residential) around the intersection of S 11th St and S 12th St, bounded by Matador St and Marshall St.

Case: BA-2022-04

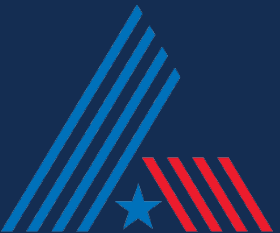
Owner: Paul Herrera

Request: 8-foot Variance from the minimum 60-foot lot width ordinarily required in Multi-Family (RS-6) Zoning

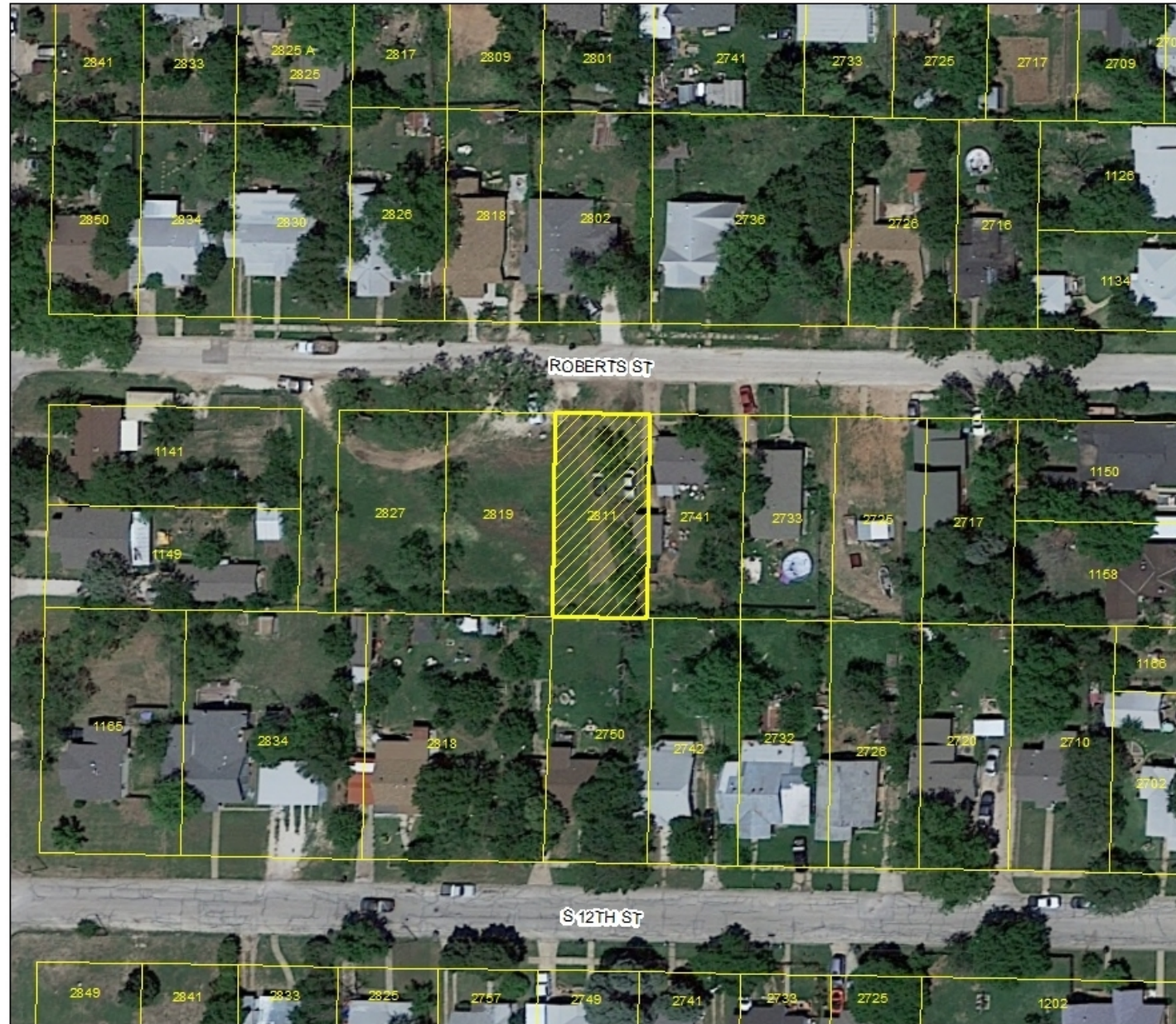
Location: 2811 Roberts St.

Notification: 0 in Favor, 0 Opposed

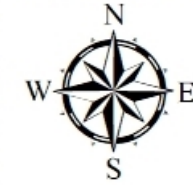
Board of Adjustment: July 12, 2022



BA-2022-04 AERIAL LOCATION MAP

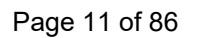


Location Map



Legend

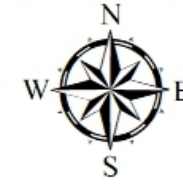
- BA-2022-04
- CounterP parcels



BA-2022-04 NOTIFICATION AREA MAP



Notification Map

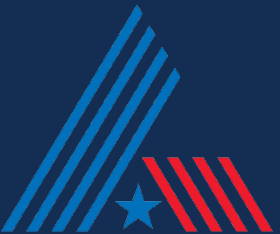


Legend

- 200' Buffer
- BA-2022-04

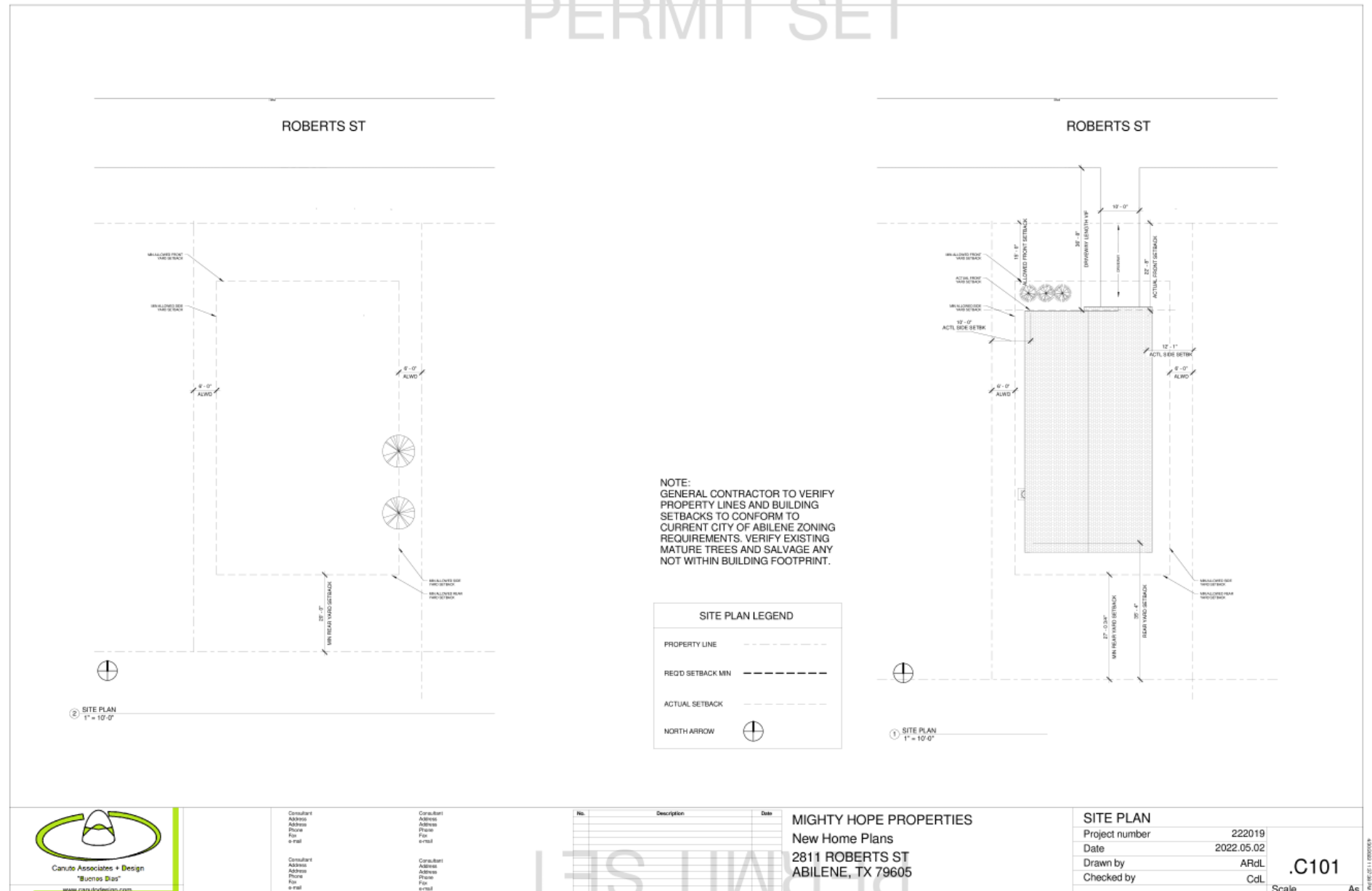
- 0- In Favor-
- 0- Opposed-

BA-2022-04 VIEWS OF SUBJECT PROPERTY



BA-2022-04 Conceptual Plan

PERMIT SET



• Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

- **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

City staff believes that the strict application of the south property line setback requirements for this particular property would create a hardship resulting in inequitable use and development of the property. Strict adherence to the minimum 60-foot lot width requirement would deprive the applicant of reasonable and beneficial use of the land. Without the variance approval, the lot will likely remain undeveloped and only of value to the owner; if the neighboring property were to be obtained and then replatted.

- **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Staff believes that granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare.

- **Granting the variance is consistent with the intent of Abilene's Land Development Code.**

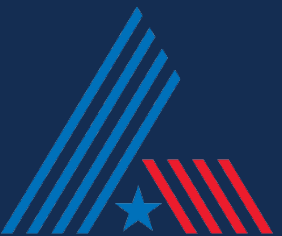
Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots. The lot which is intended to be created following this variance approval would be 6,136 square feet; which exceeds the minimum 6,000 square foot requirement for lots within RS-6 zoning. Furthermore, per the graphic exhibit provided by the applicant, the proposed residence that would be constructed on the subject property would meet the minimum setback ordinarily required within RS-6 zoning.

The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.

The hardship or inequity is not caused by the petitioner.

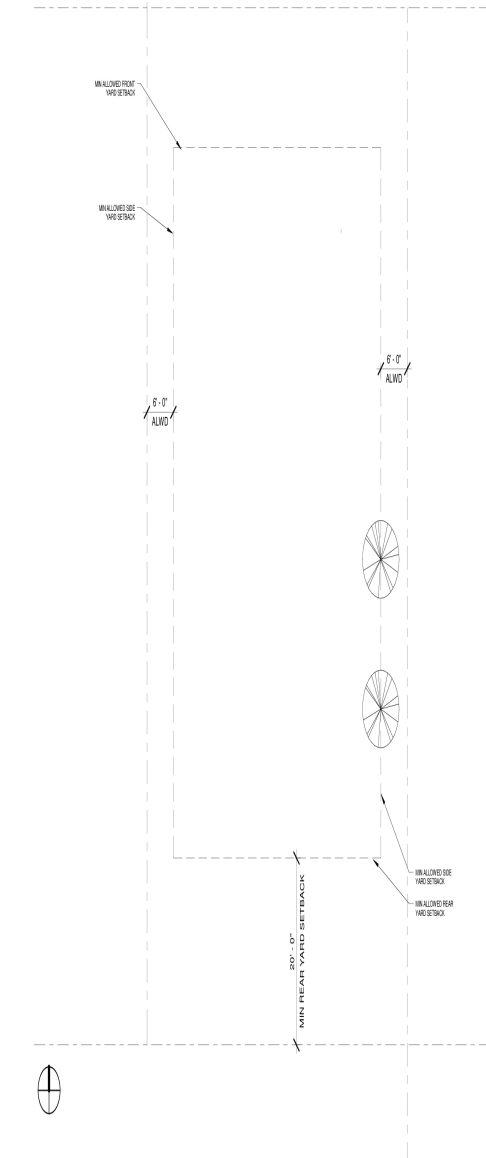


Questions?



ROBERTS ST

ROBERTS ST



2 SITE PLAN
1" = 10'-0"

NOTE:
GENERAL CONTRACTOR TO VERIFY
PROPERTY LINES AND BUILDING
SETBACKS TO CONFORM TO
CURRENT CITY OF ABILENE ZONING
REQUIREMENTS. VERIFY EXISTING
MATURE TREES AND SALVAGE ANY
NOT WITHIN BUILDING FOOTPRINT.

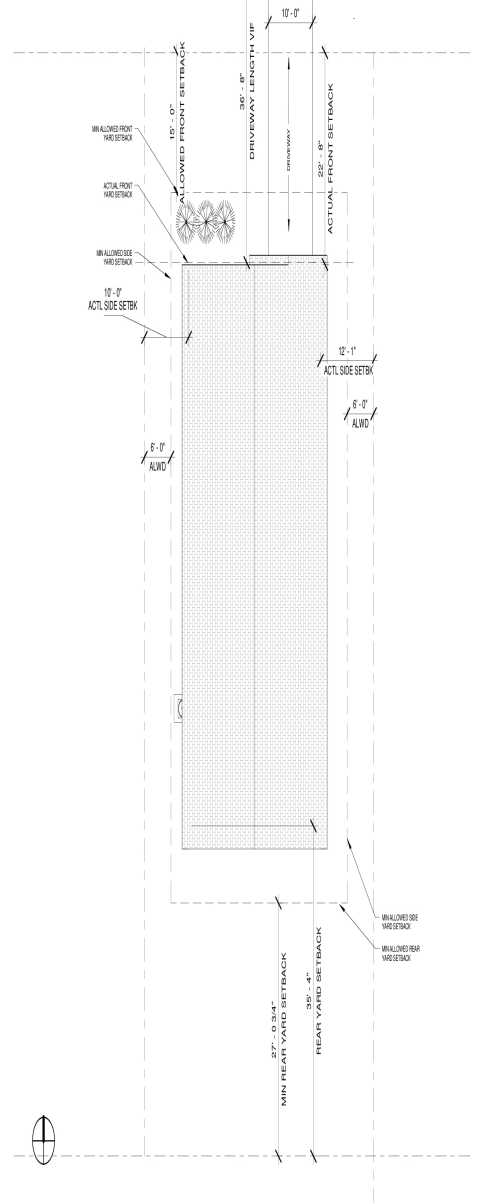
SITE PLAN LEGEND

PROPERTY LINE

REQD SETBACK MIN

ACTUAL SETBACK

NORTH ARROW



1 SITE PLAN
1" = 10'-0"



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e-mail

No.	Description	Date

MIGHTY HOPE PROPERTIES

New Home Plans

2811 ROBERTS ST
ABILENE, TX 79605

SITE PLAN

Project number 222019

Date 2022.05.02

Drawn by ARdL

Checked by CdL

.C101

Scale

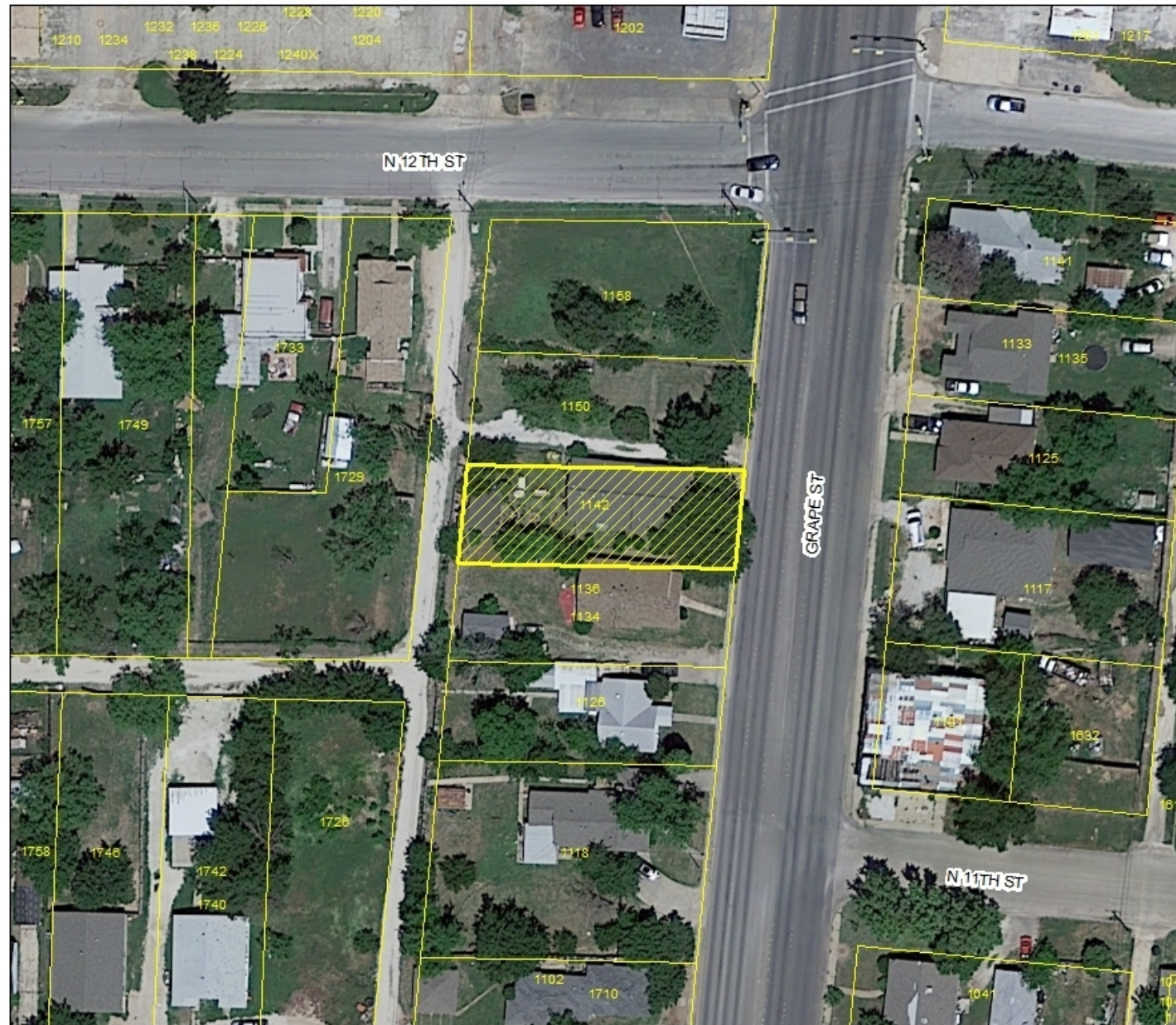
As

VARIANCE REQUEST

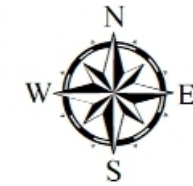
Case:	BA-2022-06
Owner:	Kjack Holdings
Agent:	Geotex Property Solutions
Request:	10-foot variance from the minimum 60-foot lot width ordinarily required for MD (Medium Density) Zoning districts.
Location:	1242 Pecan St.
Notification:	0 in Favor, 0 Opposed
Board of Adjustment:	September 13, 2022



BA-2022-06 AERIAL LOCATION MAP



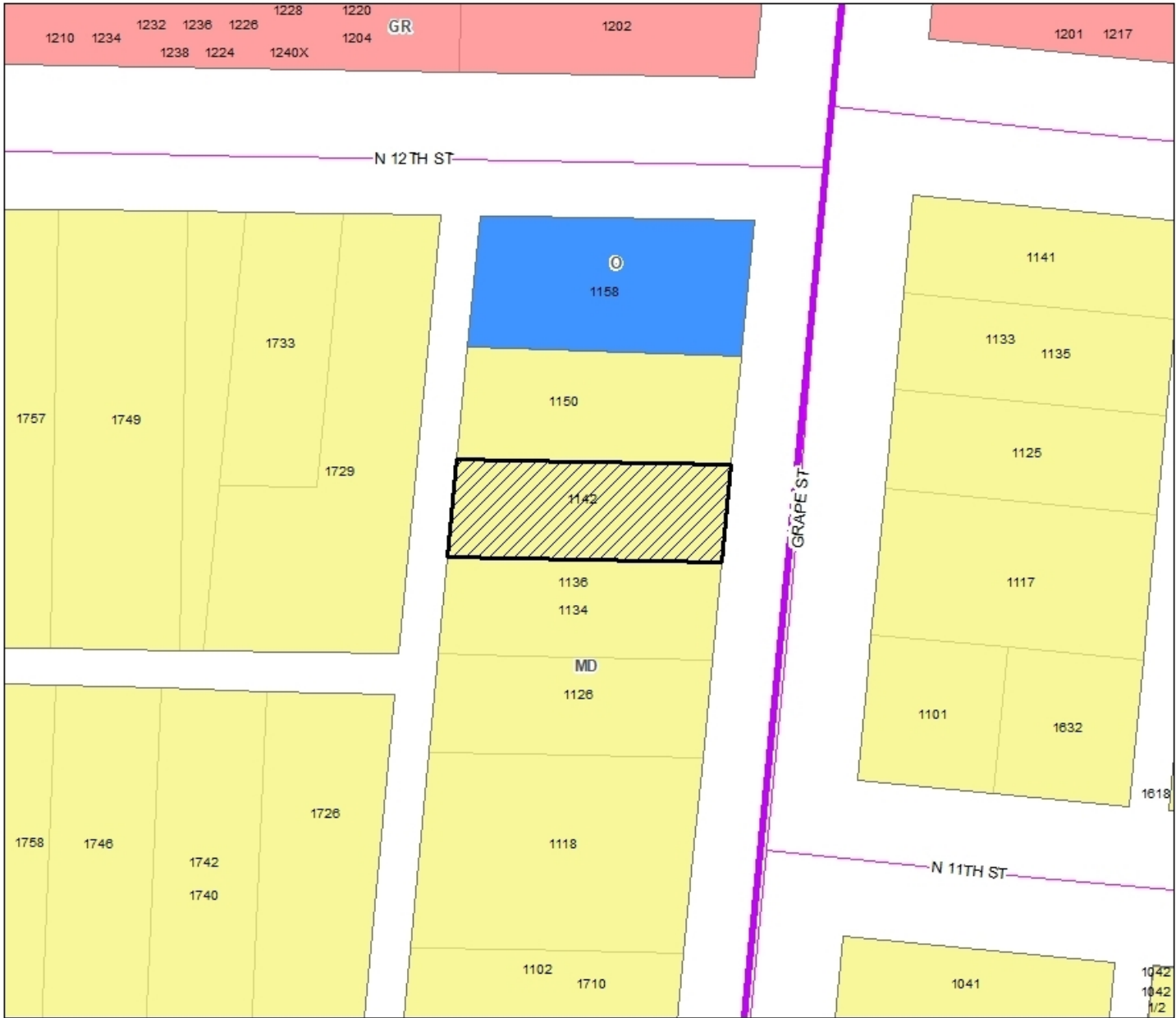
Location Map



Legend

- CourierParcels selection
- CourierParcels

BA-2022-06 ZONING MAP



Zoning Map



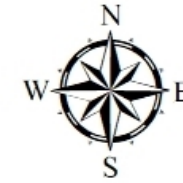
Legend

- CourierParcels selection
- Minor Arterial
- MD: Medium Density Residential
- O: Office
- GR: General Retail

BA-2022-06 NOTIFICATION AREA MAP



Notification Map



Legend

- 200' Buffer
- CourierParcels selection

- 0- In Favor- 
- 0- Opposed- 

BA-2022-06 VIEWS OF SUBJECT PROPERTY



View of Subject property



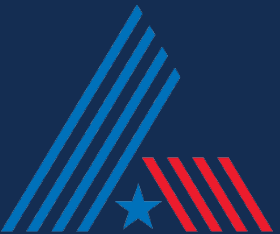
Eastern Neighboring
Property



Northern
Neighboring
properties



Southern Neighboring Property



Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

- **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

The strict application of the lot width requirement for this particular property would create a hardship resulting in inequitable use and development of the property.

- **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare.

- **Granting the variance is consistent with the intent of Abilene's Land Development Code.**

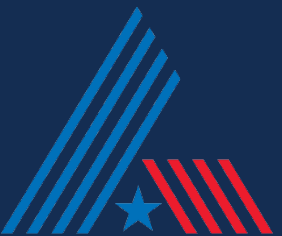
Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots and consistent with the historic development pattern of the surrounding neighborhood. The resulting lot, if the variance is granted, would have an area of 7,000 square feet; which exceeds the minimum 6,000 square foot requirement for lots in the MD district.

- **The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

The hardship or inequity is not caused by the petitioner.



Questions?



BOARD OF ADJUSTMENT

BA-2022-06

STAFF REPORT



Scheduled Hearings

Board of Adjustments: September 13, 2022

Applicant

Owner: Kjack Holdings, LLC

Agent: Geotex Property Solutions

Request

10-foot variance from the 60-foot wide minimum required in MD zoning.

Location

1142 Grape Street.

Background

Presently this property is a remainder of the W G Cannon Survey as indicated by neighboring lots and subdivisions. The single-family residence on this site was built in 1930. The City has required a minimum lot width of 50-feet since at least 1946 until 1974, when the standard was changed to a minimum width of 60-feet. The BOA approved a variance (BA-2022-01) for the neighboring property at 1150 Grape St. to plat 2 lots with a width of 50-feet.

Zoning, Existing and Proposed Land Use

The subject property is located within the Medium Density (MD) zoning district and is being used for single-family residential purposes. Properties to the south, west, and east are all zoned MD and are being used for single-family residential and duplexes purposes. Property to the north south is zoned Office (O) and is currently vacant.

Land Development Code Provisions

According to Table 2-2 in Division 2 "Residential Zoning Districts" of the Land Development Code; Medium Density zoning requires a minimum lot width of 60-feet.

Criteria Assessment

A variance is used to modify the application of certain Zoning Regulations in the Land Development Code as it applies to a specific property. In reaching a decision on a variance request, the Board shall determine and make written findings that all of the following conditions are present:

- 1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

Since the surrounding neighborhood was originally platted and developed on 50-foot wide lots, the strict application of the current lot width requirement will create a hardship resulting in inequitable use and development of the property.

2. That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.

Granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare. The continued development and redevelopment of in-fill properties, is in the public interest.

3. Granting the variance is consistent with the intent of Abilene's Land Development Code.

Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots and consistent with the historic development patterns of this neighborhood. The lot which will be created if the variance is approved would have an area of 7,000 square feet; which exceeds the minimum 6,000 square foot requirement for lots within MD zoning.

4. The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.

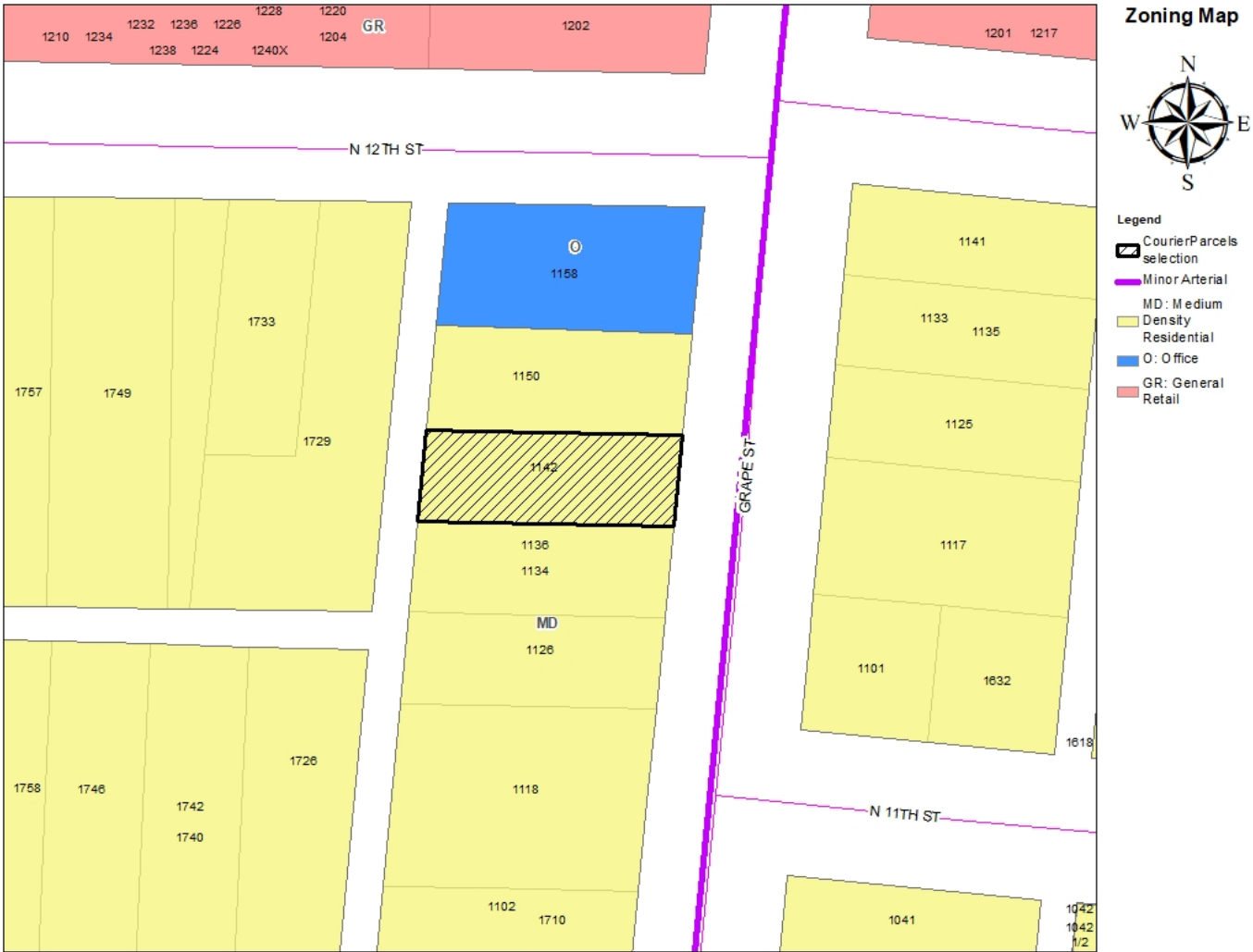
The hardship or inequity is not caused by the petitioner.

Notification

Owner

Owner	Situs	Property ID	Response
AMEZQUITA JUAN & MARGARITA	1101 GRAPE ST	60278	
CERVANTES JUAN A & ROSALIA R	1117 GRAPE ST	59990	
CERVANTES JUAN A & ROSALIA R	1125 GRAPE ST	51825	
CERVANTES JUAN A & ROSALIA R	1632 N 11TH ST	60132	
CORPIAN GARY LEE & MARILU LEE	1740 N 11TH ST	16016	
CORPIAN GARY LEE & MARILU LEE	1742 N 11TH ST	16016	
DALZELL DAVID E	1135 GRAPE ST	51701	
DALZELL DAVID E	1133 GRAPE ST	51701	
FLORES FELIPE T	1141 GRAPE ST	51573	
HERNANDEZ MICHAEL	1126 GRAPE ST	15536	
JIMENEZ RICHARD JR & BIANCA	1746 N 11TH ST	16141	
JMK5 ABILENE LLC	1204 GRAPE ST	67227	
JMK5 ABILENE LLC	1220 GRAPE ST	67227	
JMK5 ABILENE LLC	1234 GRAPE ST	67227	
JMK5 ABILENE LLC	1226 GRAPE ST	67227	
JMK5 ABILENE LLC	1210 GRAPE ST	67227	
JMK5 ABILENE LLC	1236 GRAPE ST	67227	
JMK5 ABILENE LLC	1224 GRAPE ST	67227	
JMK5 ABILENE LLC	1232 GRAPE ST	67227	
JMK5 ABILENE LLC	1228 GRAPE ST	67227	
JMK5 ABILENE LLC	1240X GRAPE ST	67227	
JMK5 ABILENE LLC	1238 GRAPE ST	67227	
KJACK HOLDINGS LLC	1142 GRAPE ST	68931	
KJACK HOLDINGS LLC	1150 GRAPE ST	69425	
LABORICO JOSE LUIS & ELIZABETH	1136 GRAPE ST	69046	
LABORICO JOSE LUIS & ELIZABETH	1134 GRAPE ST	69046	
MONROY FERNANDO & MARY	1733 N 12TH ST	69289	
MONROY FERNANDO & MARY		65455	
RODRIGUEZ JOHNNY	1726 N 11TH ST	15896	
ROGERS BENNIE BOB HOUSTON ET AL	1749 N 12TH ST	65324	

ZONING MAP





Development Application

Planning

- | | | | |
|--|---|---|--|
| ☐ Conditional Use | ☐ Special Exceptions | ☐ Rezoning | ☒ Variance |
| ☐ PDD Amendment | ☐ Street Name Change | ☐ Thoroughfare Abandonment | ☐ Easement Release |
| ☐ Historic Certification of Appropriateness | | ☐ Historic Project Tax Reduction | |

Procedures

- | | | | |
|--|---|---|---------------------------------|
| ☐ Petition for Relief | ☐ Proportionality Appeal | ☐ Vested Rights Petition | ☐ Appeal |
|--|---|---|---------------------------------|
- Other: _____

Project Name: 1142 Grape Replat
 Address: 1142 Grape Street No. of lots: 1 Acreage: 0.16 Ac.
 Legal Description: 50' x 140' out of Lot 4 (to be known as Lot 105)
 Subdivision Name: O.T. Abilene Block: 204 Lot: Part of 4
 Current Zoning: MD Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Kjack Holdings, LLC
 Address: 1209 S. White Chapel Blvd., Ste. 180
 City, State, Zip: Southlake, TX 76092 Fax: N/A
 Phone: 817-912-1569 Email: jt.unruh@keycitycapital.com
 Agent Name: Geotex Property Solutions
 Address: 209 S. Pioneer Dr., Ste. 2
 City, State, Zip: Abilene, TX 79605 Fax: 325-677-0639
 Phone: 325-677-6712 Email: kelsey@geotexsolutions.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: _____ Date: 05/29/20

FOR OFFICE USE ONLY

Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____	Reviewed By: _____	



Development Application

RECOMMENDATIONS

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: _____

07/29/12



Development Application

Special Exception • Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

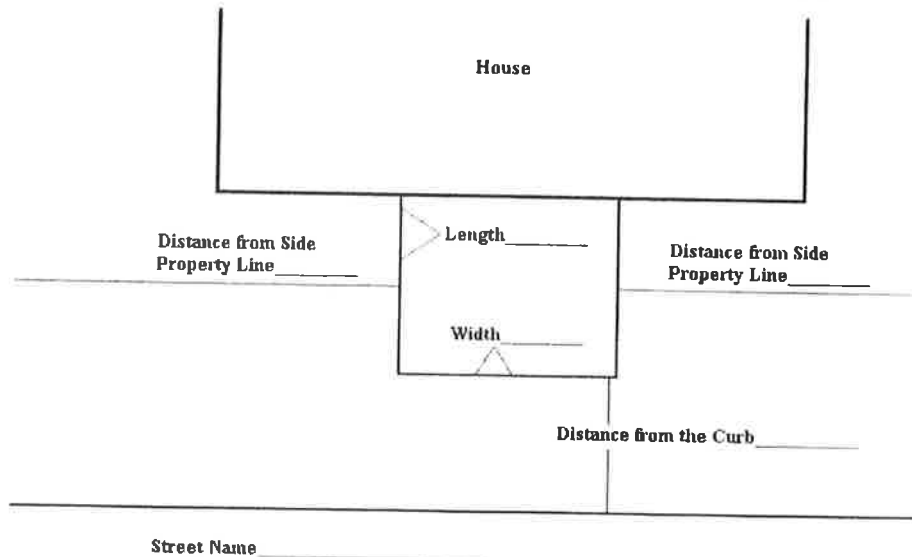
1. Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

The property where a house at 1142 Grape Street will have 50 feet of road frontage which is less than the 60 foot minimum the city ~~has~~ requires. Northern portion of property was ~~granted~~ granted a variance on May 19, 2022
BA-2022-01

2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

No

3. If this application is for a Special Exception to allow a carport in the front yard setback, please fill-in the diagram below.



THE LANDMARKS COMMISSION

8-1-11

BOARD OF ADJUSTMENT

BA-2022-07

STAFF REPORT



Scheduled Hearings

Board of Adjustments: September 13, 2022

Applicant

Owner: Blue Heritage Investments, LLC

Agent: Geotex Property Solutions, LLC

Request

The applicant is seeking a 20-foot variance from the minimum 60-foot lot width requirement and 24-foot variance from the minimum 100-foot lot length requirement of the RS-6 (Residential Single-Family) Zoning district.

Location

The 2942 S 7th Street and 625 Larkin Street.

Background

This property was annexed in 1927. The primary residence was built in 1938. The garage apartment was built in 1948. The property was platted as Fair Park Acres Outlot 3 and the existing buildings are on a portion of that lot.

Zoning and Existing Land Use

This subject property, and all surrounding properties, are zoned RS-6. Currently this property has a single-family residence and an accessory dwelling unit. This property is surrounded by single-family residences and a church to the northwest.

The applicant proposes to split the existing lot into 2 lots to allow the accessory dwelling unit to be used as a second primary dwelling to facilitate a change in ownership. The desire of the applicant to divide and sell the ADU as noted creates the need for the requested variances.

Land Development Code Provisions

The Land Development Code, in Division 2, Table 2-2 "Residential Zoning Districts" states that RS-6 zoning districts must have a minimum lot width of 60 feet and a minimum lot length of 100 feet. The subject lot, as it exists, fully complies with these requirements.

Criteria Assessment

A variance is used to modify the application of certain Zoning Regulations in the Land Development Code as it applies to a specific property. In reaching a decision on a variance request, the Board shall determine and make written findings that all of the following conditions are present:

- 1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than**

financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.

The lot combined with the primary residence creates a conforming lot. Separating the Accessory dwelling unit creates both a nonconforming lot for the Accessory Dwelling Unit (ADU) and a conforming lot for the principal residence on the lot.

- 2. That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

The proposed lot would increase the density of the neighboring RS-6 zoning and may create a precedent for subdividing ADU's from single family residences.

- 3. Granting the variance is consistent with the intent of Abilene's Land Development Code.**

The City of Abilene's land development code does not allow accessory dwelling units to be sold separate from primary residences.

- 4. The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

The hardship or inequity is caused by the petitioner.

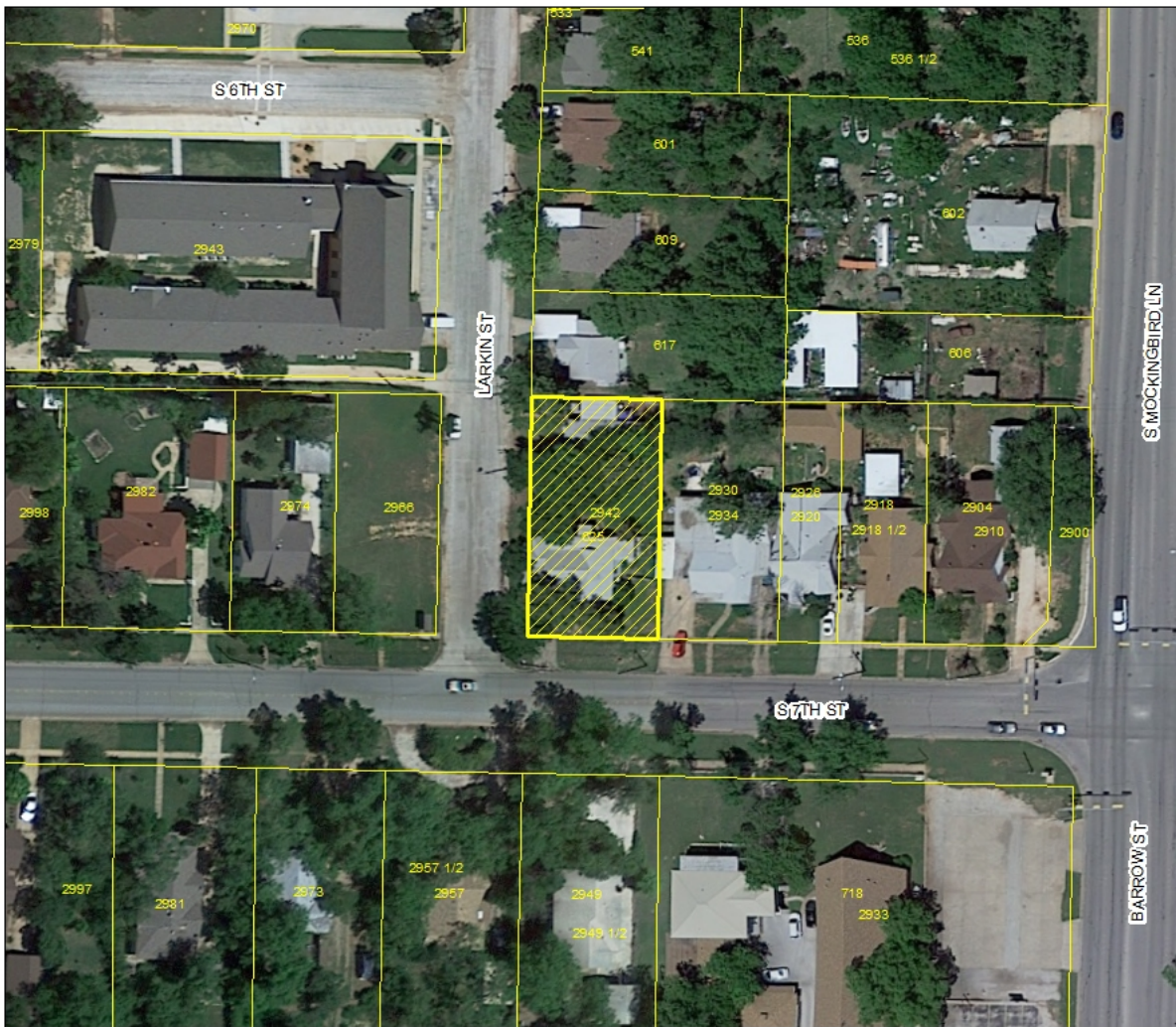
Notification

TABLE 1

Owner

Owner	Situs	Property ID	Response
BASSETT DIXIE B	2981 S 7TH ST	12046	
BLUE HERITAGE INVESTMENTS LLC	2942 S 7TH ST	13466	
BLUE HERITAGE INVESTMENTS LLC	625 LARKIN ST	13466	
CASAREZ LUIS	617 LARKIN ST	13702	
CHURCH PATRICIA ANN	536 S MOCKINGBIRD LN	12271	
CHURCH PATRICIA ANN	536 1/2 S MOCKINGBIRD LN	12271	
ELMWOOD BAPTIST CHURCH	718 BARROW ST	14953	
ELMWOOD BAPTIST CHURCH	2933 S 7TH ST	14953	
GREEN MORGAN	2973 S 7TH ST	15291	
HUTCHESON ERIC & SONIA	609 LARKIN ST	14143	
MC DONALD JUSTIN	601 LARKIN ST	13128	
MORGAN LYNDA JOYCE	2974 S 7TH ST	14368	
PAR VENTURE HOLDINGS LLC	2934 S 7TH ST	13240	
PAR VENTURE HOLDINGS LLC	2930 S 7TH ST	13240	
PERRY RICHARD	2949 S 7TH ST	14804	
PERRY RICHARD	2949 1/2 S 7TH ST	14804	
ROGERS MARCIA	2982 S 7TH ST	1063688	
SAWYER VOLINA LF EST	541 LARKIN ST	12511	
ST JOHN KACI MICHELLE CLEMMER	2957 S 7TH ST	15174	
ST JOHN KACI MICHELLE CLEMMER	2957 1/2 S 7TH ST	15174	
UNIVERSAL ABUNDANT LIFE MINISTRIES INC	2966 S 7TH ST	14583	
UNIVERSAL ABUNDANT LIFE MINISTRIES INC	2943 S 6TH ST	13987	
VENETIAN PROPERTY MGMT LLC	2910 S 7TH ST	12640	
VENETIAN PROPERTY MGMT LLC	2904 S 7TH ST	12640	
WILLIAMS DONALD A	602 S MOCKINGBIRD LN	13588	
WILLIAMS DONALD A	2918 1/2 S 7TH ST	13006	
WILLIAMS DONALD A	2918 S 7TH ST	13006	
WILLIAMS DONALD A	2920 S 7TH ST	13922	
WILLIAMS DONALD A	2926 S 7TH ST	13922	
WILLIAMS DONALD A	606 S MOCKINGBIRD LN	12748	

LOCATION MAP



Location Map



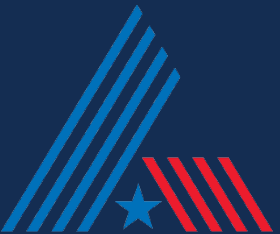
Legend
 BA-2022-07
 CourierParcels

ZONING MAP



VARIANCE REQUEST

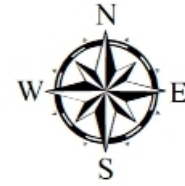
Case:	BA-2022-07
Owner:	Blue Heritage Investments, LLC
Agent:	Geotex Property Solutions
Request:	20-foot variance from the minimum 60-foot lot width and 24-foot variance from the minimum 100-foot lot length ordinarily required for RS-6 (Residential Single-Family) Zoning districts.
Location:	2942 S 7 th .
Notification:	0 in Favor, 1 Opposed
Board of Adjustment:	September 13, 2022



BA-2022-07 AERIAL LOCATION MAP



Location Map



Legend

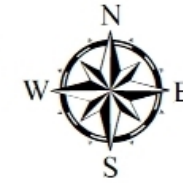
- BA-2022-07
- CourierP Parcels



BA-2022-07 NOTIFICATION AREA MAP



Notification Map



Legend

- 200' Buffer
- BA-2022-07

0- In Favor- 
1- Opposed- 

BA-2022-07 VIEWS OF SUBJECT PROPERTY



View of Accessory Dwelling



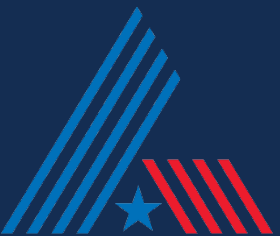
Eastern Neighboring Property

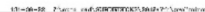


Western Neighboring Properties



Southern Neighboring Property





Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

- **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

The lot combined with the primary residence creates a conforming lot. Separating the Accessory dwelling unit creates both a nonconforming lot for the Accessory Dwelling Unit (ADU) and a conforming lot for the principal residence on the lot.

- **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

The proposed lot would increase the density of the neighboring RS-6 zoning and may create a precedent for subdividing ADU's from single family residences.

- **Granting the variance is consistent with the intent of Abilene's Land Development Code.**

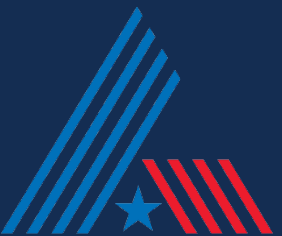
The City of Abilene's land development code does not allow accessory dwelling units to be sold separate from primary residences.

- **The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

The hardship or inequity is caused by the petitioner.



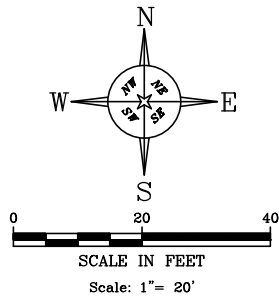
Questions?



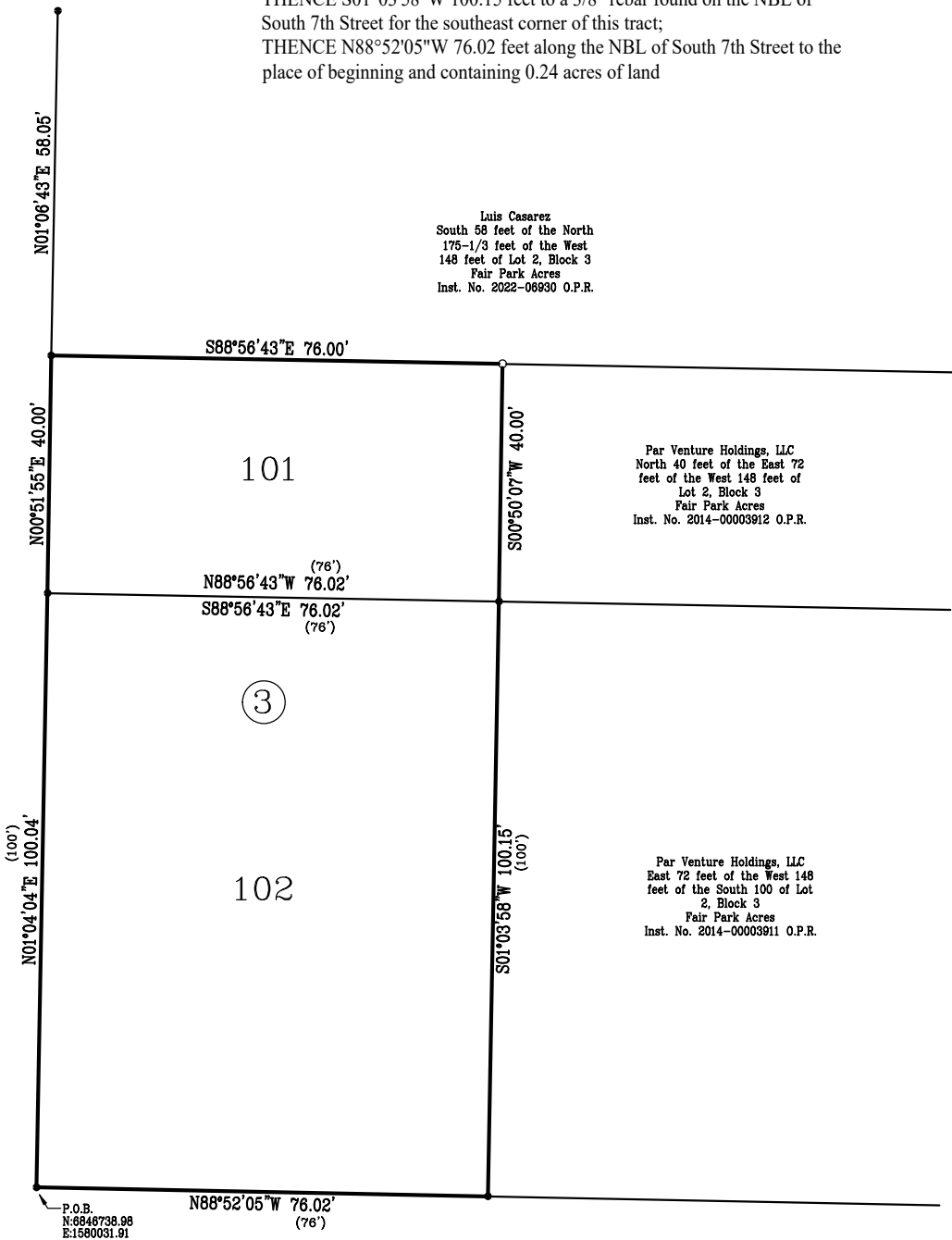
Legend
● = Found 3/8" rebar
○ = Set 3/8" rebar
() = Recorded Call
O.P.R. = Official Public Records
P.O.B. = Place of Beginning
R/W = Right of Way

FIELD NOTES
0.24 ACRES

BEING 0.24 acres out of Lot 2, Block 3, Fair Park Acres Addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 1, Page 214, Plat Records, Taylor County, Texas, said 0.24 acres being more particularly described as follows:
BEGINNING at a 3/8" rebar found at the southwest corner of said Lot 2, Block 3 at the intersection of the EBL of Larkin Street and the NBL of South 7th Street for the southwest corner of this tract;
THENCE N01°04'04"E 100.04 feet along the WBL of said Lot 2 and the EBL of Larkin Street to a 3/8" rebar found;
THENCE N00°51'55"E 40.00 feet along the WBL of said Lot 2 and the EBL of Larkin Street to a 3/8" rebar found for the northwest corner of this tract;
THENCE S88°56'43"E 76.00 feet to a 3/8" rebar set for the northeast corner of this tract;
THENCE S00°50'07"W 40.00 feet to a 3/8" rebar found;
THENCE S01°03'58"W 100.15 feet to a 3/8" rebar found on the NBL of South 7th Street for the southeast corner of this tract;
THENCE N88°52'05"W 76.02 feet along the NBL of South 7th Street to the place of beginning and containing 0.24 acres of land



LARKIN STREET
(60' R/W)



SOUTH 7TH STREET
(80' R/W)

Lots 101 and 102, a Replat of a part of Lot 2,
Block 3, Fair park Acres Addition to the City of
Abilene, Taylor County, Texas.

Owner: Blue Heritage Investments, LLC
Series A
2481 S. Danville Drive
Abilene, Texas 79605

CBOTEX PROPERTY SOLUTIONS
209 s. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

131-09-22 Z:\auto ced\SUBDIVISIONS\284247H\preliminary

PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 967B PENAL CODE OF TEXAS, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.		I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON	
DATE	DIRECTOR OF PUBLIC WORKS	DATE	FILE NUMBER
		COUNTY CLERK	COUNTY TEXAS
		DEPUTY	

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNERS OF THE HERINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, AND ALLEYS UNDER THE NAME OF

Lots 101 and 102, a Replat of a part of Lot 2,
Block 3, Fair park Acres Addition to the City of
Abilene, Taylor County, Texas.

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LAKES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____, 20 _____

OWNER _____ OWNER _____

OWNER _____ OWNER _____

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, _____ THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D. 2022

NOTARY PUBLIC _____ COUNTY TEXAS

GENERAL NOTES

ACREAGE 0.24 acres

SCALE 1" = 20' SMALLEST LOT 0.07 acres LARGEST LOT 0.17 acres

LOT WIDTH MIN. 40.0' MAX. 100.15' LOT DEPTH MIN. 76.0' MAX. 76.02'

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION :
I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

PLAT DESCRIPTION :

Lots 101 and 102, a Replat of a part of Lot 2,
Block 3, Fair park Acres Addition to the City of
Abilene, Taylor County, Texas.

August 1, 2022
DATE

PLAT PREPARATION DATE: August 1, 2022

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SIGNATURE

PRELIMINARY
REGISTERED PROFESSIONAL LAND SURVEYOR



Development Application

Planning

- ☐ Conditional Use ☐ Special Exceptions ☐ Rezoning ☒ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ Easement Release
☐ Historic Certification of Appropriateness ☐ Historic Project Tax Reduction

Relief Procedures

- ☐ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
 Other: _____

Project Name: 2942 S. 7th Street
 Address: 2942 S. 7th Street No. of lots: 2 Acreage: _____
 Legal Description: Lots 101 & 102, Replat of part of Lot 2, Block 3, Fair Park Acres
 Subdivision Name: Fair Park Acres Block: 3 Lot: 101 & 102
 Current Zoning: RS-6 Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Blue Heritage Investments LLC
 Address: 2481 S. Danville Drive
 City, State, Zip: Abilene, TX, 79605 Fax: _____
 Phone: _____ Email: _____
 Agent Name: Geotex Property Solutions, LLC
 Address: 209 S. Pioneer Drive, Ste. 2
 City, State, Zip: Abilene, TX, 79605 Fax: 325-677-0639
 Phone: 325-677-6712 Email: kelsey@geotexsolutions.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: [Signature] agent Date: 8-4-22

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
 Case No.: _____ Reviewed By: _____



Development Application

Special Exception • Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

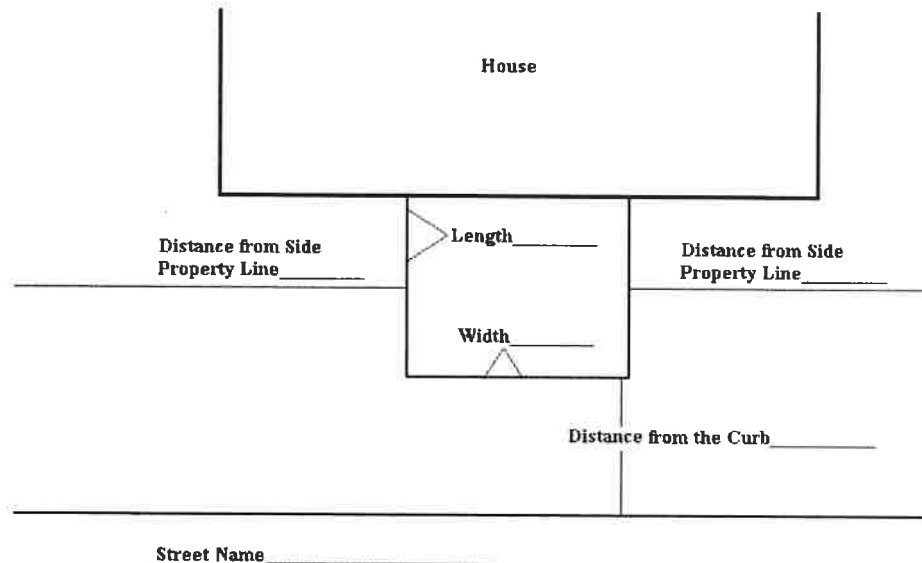
1. Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

There is a house located at 625 Larkin St, that when replatted will have a road frontage of less than 60 feet. Seeking a variance to allow 625 Larkin to have 40 feet of road frontage.

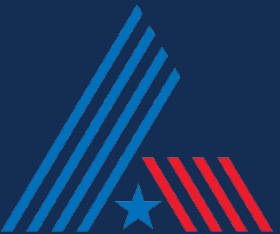
2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

No

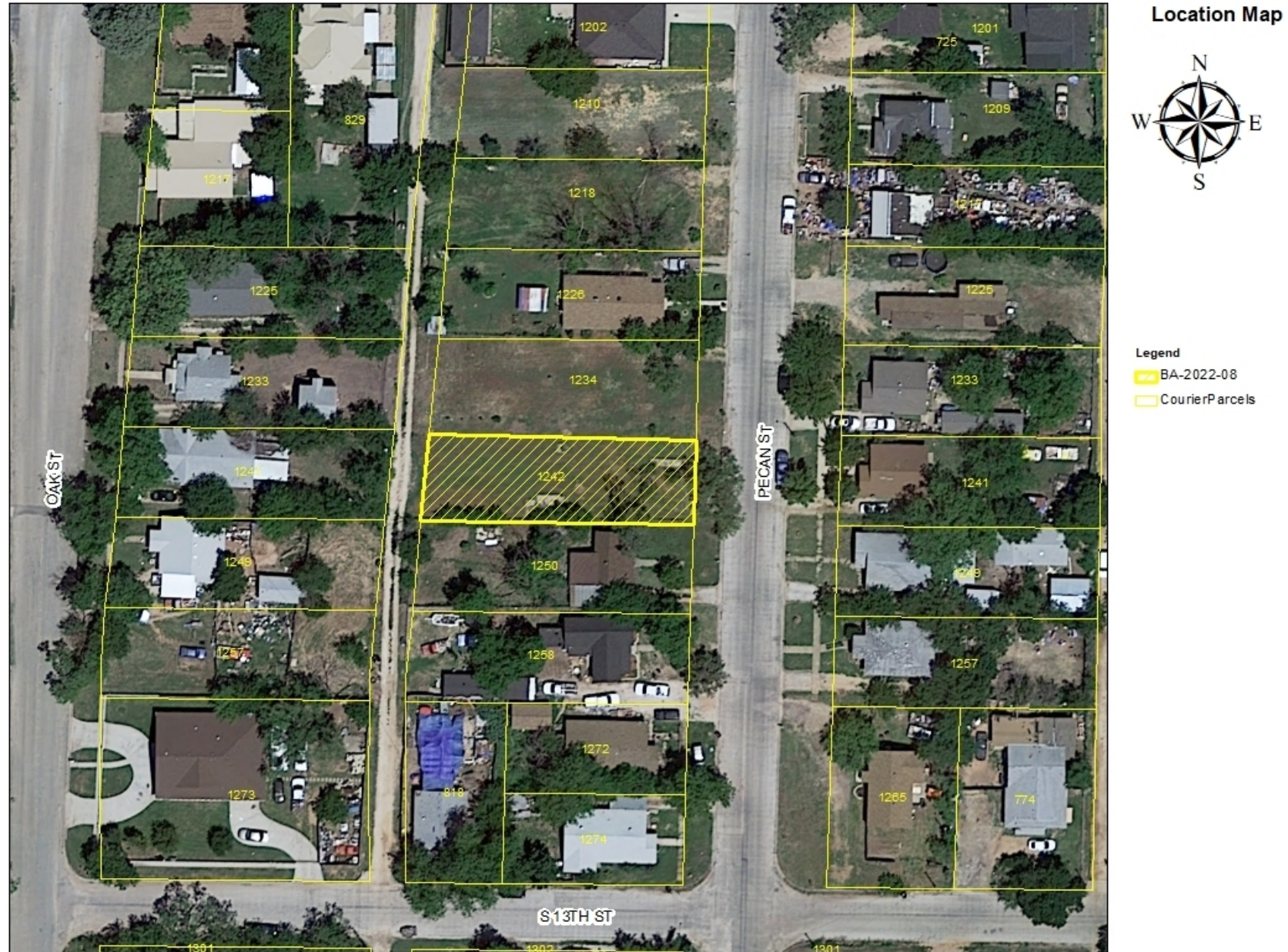
3. If this application is for a Special Exception to allow a carport in the front yard setback, please fill-in the diagram below.



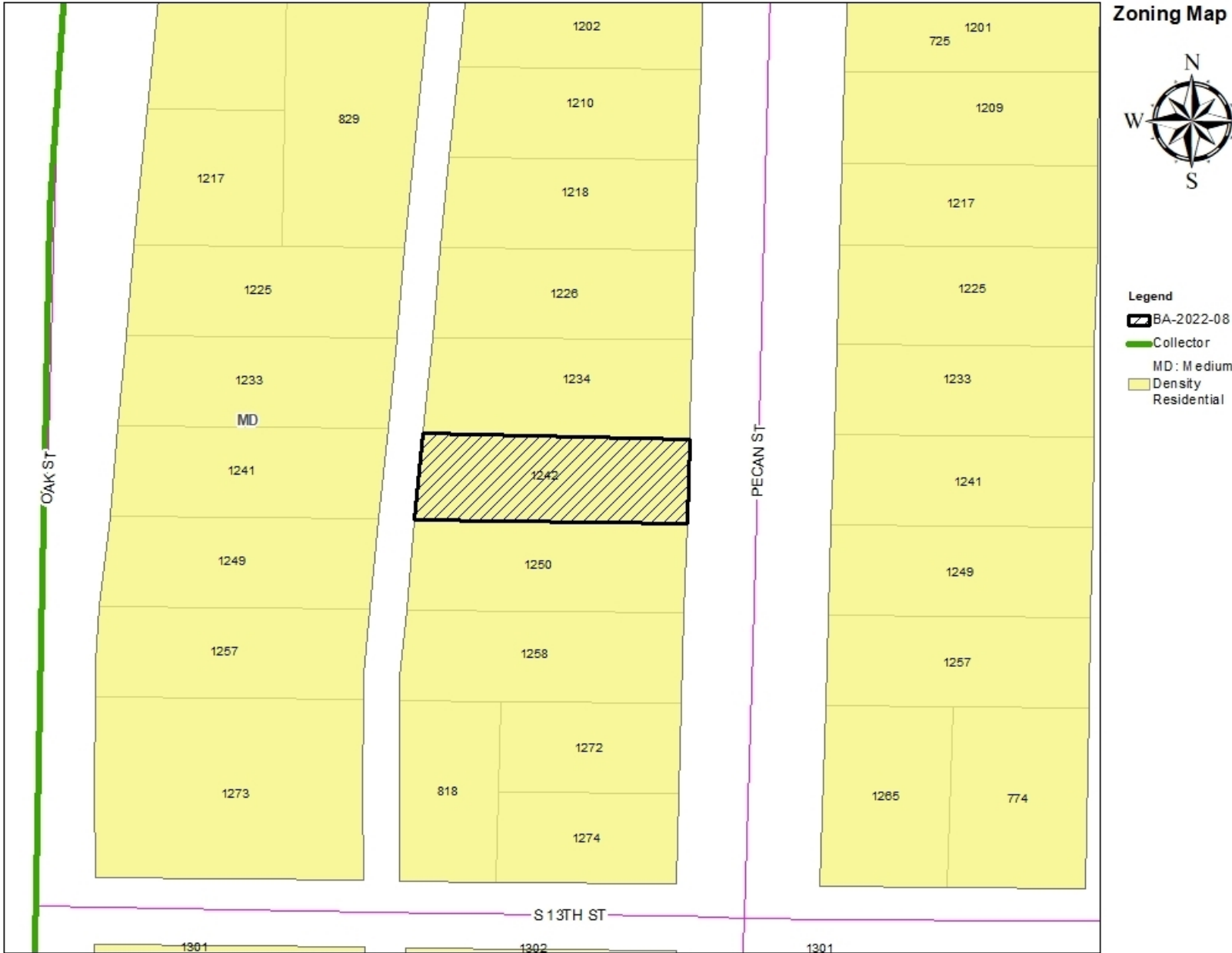
Case:	BA-2022-08
Owner:	Paul Herrera
Request:	5-foot variance from the minimum 60-foot lot width ordinarily required for MD (Medium Density) Zoning districts.
Location:	1242 Pecan St.
Notification:	1 in Favor, 0 Opposed
Board of Adjustment:	September 13, 2022



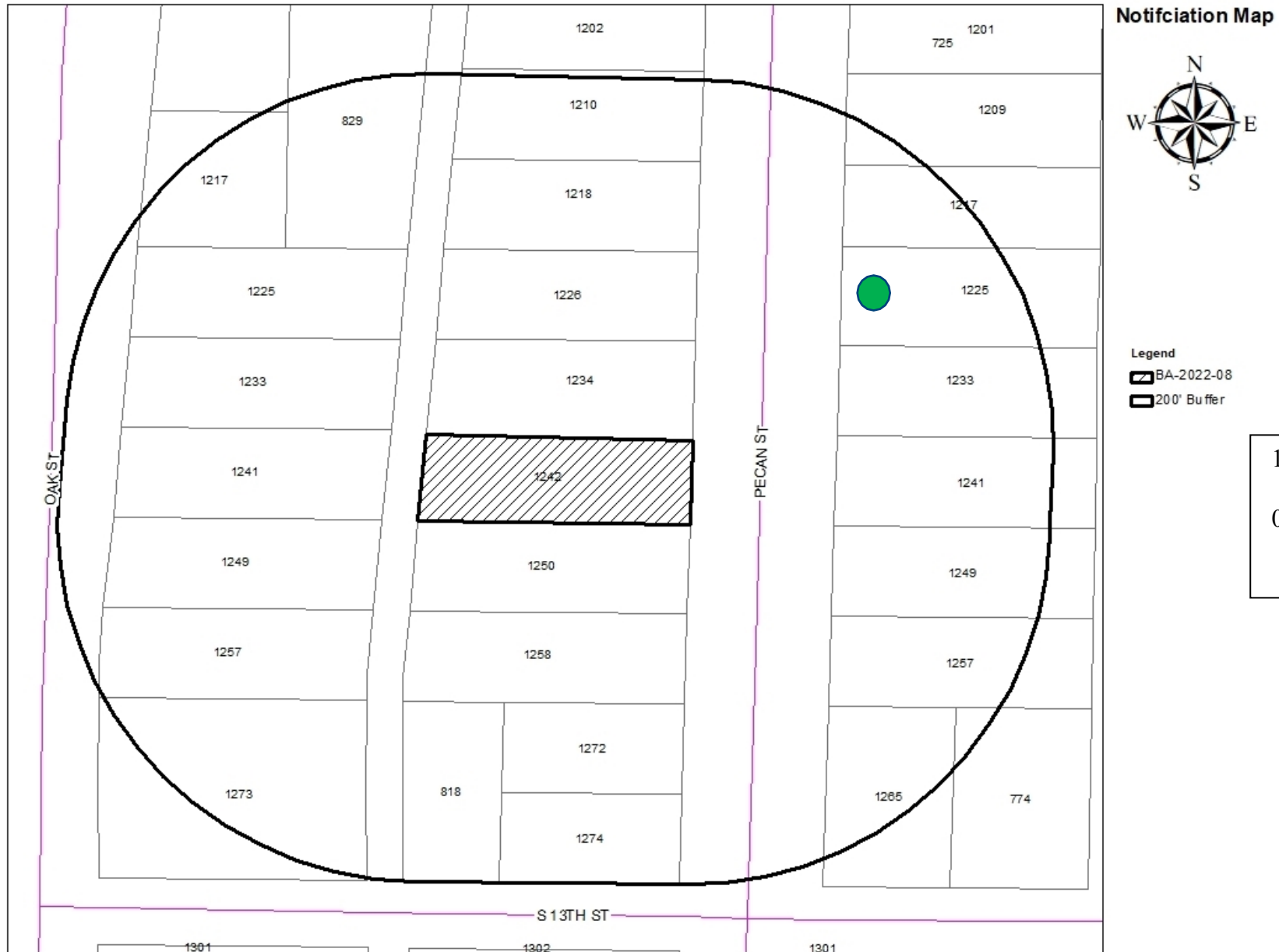
BA-2022-08 AERIAL LOCATION MAP



BA-2022-08 ZONING MAP



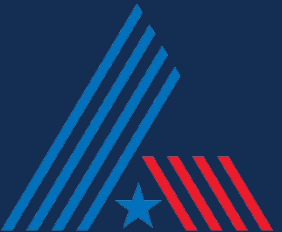
BA-2022-08 NOTIFICATION AREA MAP



BA-2022-08 NEZ Map

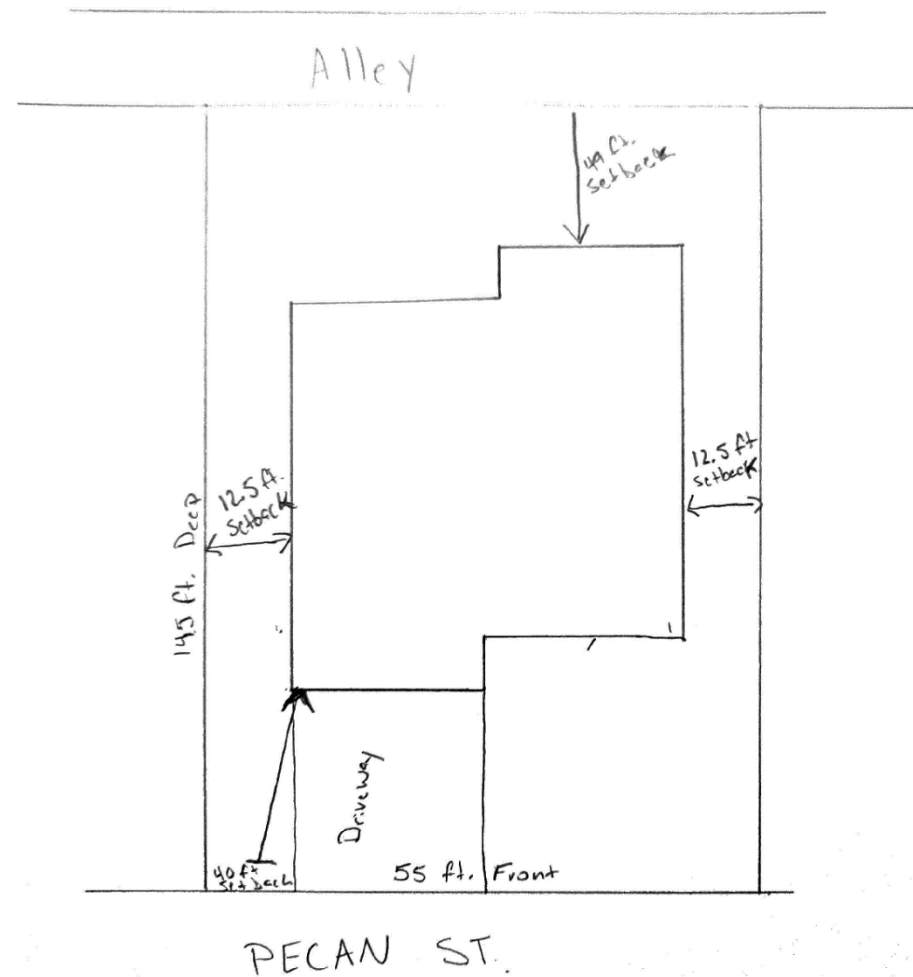


BA-2022-08 VIEWS OF SUBJECT PROPERTY



BA-2022-08 Conceptual Plan

1242 Pecan St Site Plan



- * Home will be 30 ft. wide
- * Home will be 56 ft. long
- * Each side setback will be 12.5 feet
- * Front setback will be 40 ft. from street.
- * Setback from alley will be 49 ft.

Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

- **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

The strict application of the lot width requirement for this particular property would create a hardship resulting in inequitable use and development of the property.

- **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare.

- **Granting the variance is consistent with the intent of Abilene's Land Development Code.**

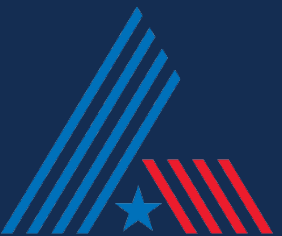
Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots. The lot which is intended to be created following this variance approval would be 7,975 square feet; which exceeds the minimum 6,000 square foot requirement for lots within MD zoning.

- **The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

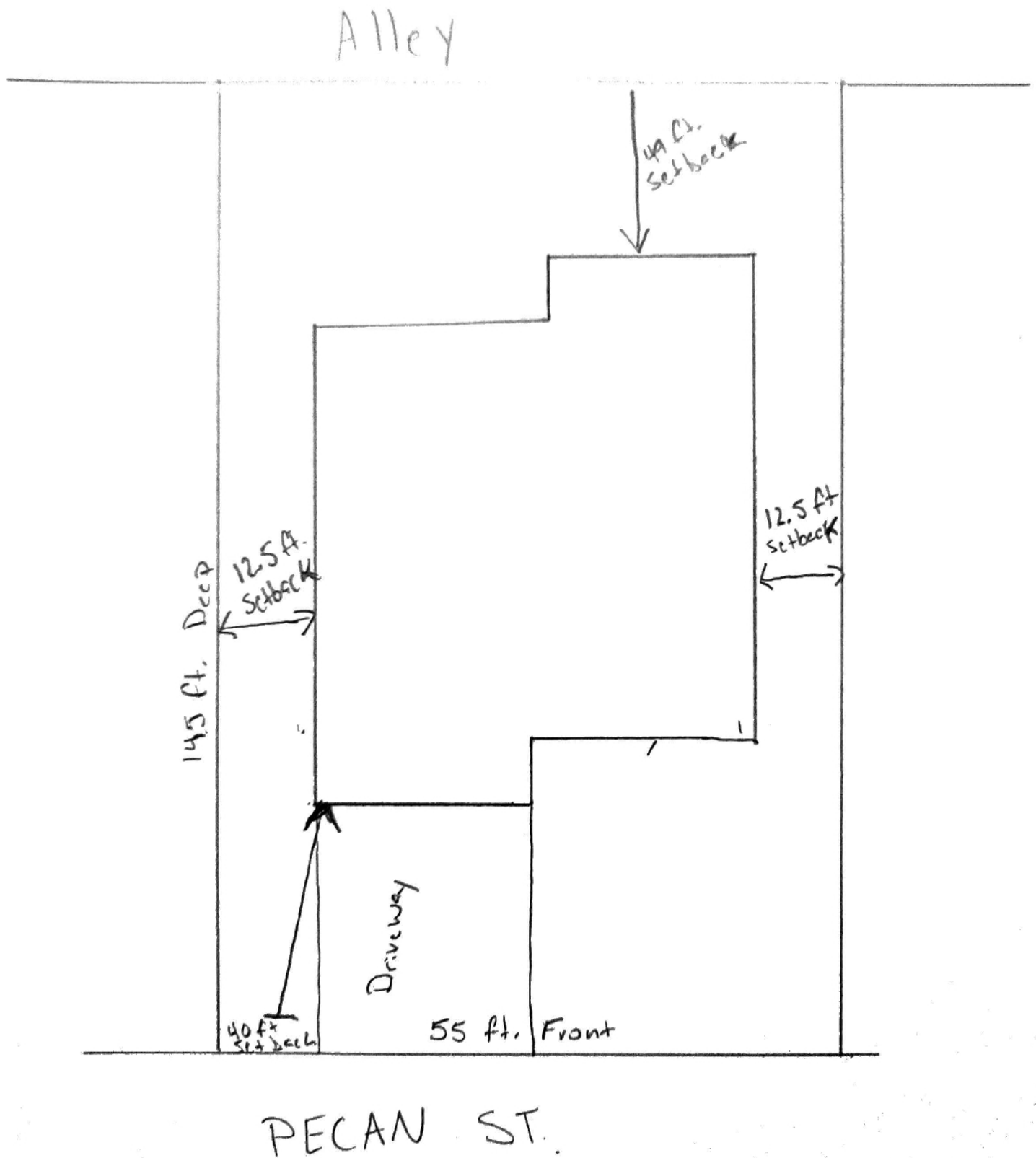
The hardship or inequity is not caused by the petitioner.



Questions?



1242 Pecan St Site Plan



- * Home will be 30 ft. wide
- * Home will be 56 ft. long
- * Each side setback will be 12.5 feet
- * Front setback will be 40 ft. from street.
- * Setback from alley will be 49 ft.

BOARD OF ADJUSTMENT

BA-2022-08

STAFF REPORT



Scheduled Hearings

Board of Adjustments: September 13, 2022

Applicant

Owner: Paul Herrera

Request

5-foot variance from the 60-foot wide minimum required in the MD zoning district.

Location

1242 Pecan Street.

Background

Presently this property is a portion of a lot within the Watson & Russel subdivision. The subject property has remained vacant since annexation in 1895.

Zoning, Existing and Proposed Land Use

The property is located within Medium Density (MD) zoning district. The land uses surrounding this site are single-family residences to the south, west, and east. Property to the north is vacant. The subject and surrounding properties are all zoned MD.

Land Development Code Provisions

Division 2, Table 2-2 "Residential Zoning Districts" of the Land Development Code specify that properties zoned MD shall have a minimum lot width of 60-feet.

Criteria Assessment

A variance is used to modify the application of certain Zoning Regulations in the Land Development Code as it applies to a specific property. In reaching a decision on a variance request, the Board shall determine and make written findings that all of the following conditions are present:

- 1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

Lots in subject neighborhood were platted and developed prior to modern standard width of 60-feet. The proposed lot design would be consistent with the historic design of the neighborhood. The strict application of the lot width requirement for this particular property would create a hardship resulting in inequitable use and development of the property.

- 2. That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare.

- 3. Granting the variance is consistent with the intent of Abilene's Land Development Code.**

Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots. The proposed lot design, if the variance is approved, would result in a lot area of 7,975 square feet; which exceeds the minimum 6,000 square foot requirement for lots within MD zoning and matches the design fabric of the neighborhood.

- 4. The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

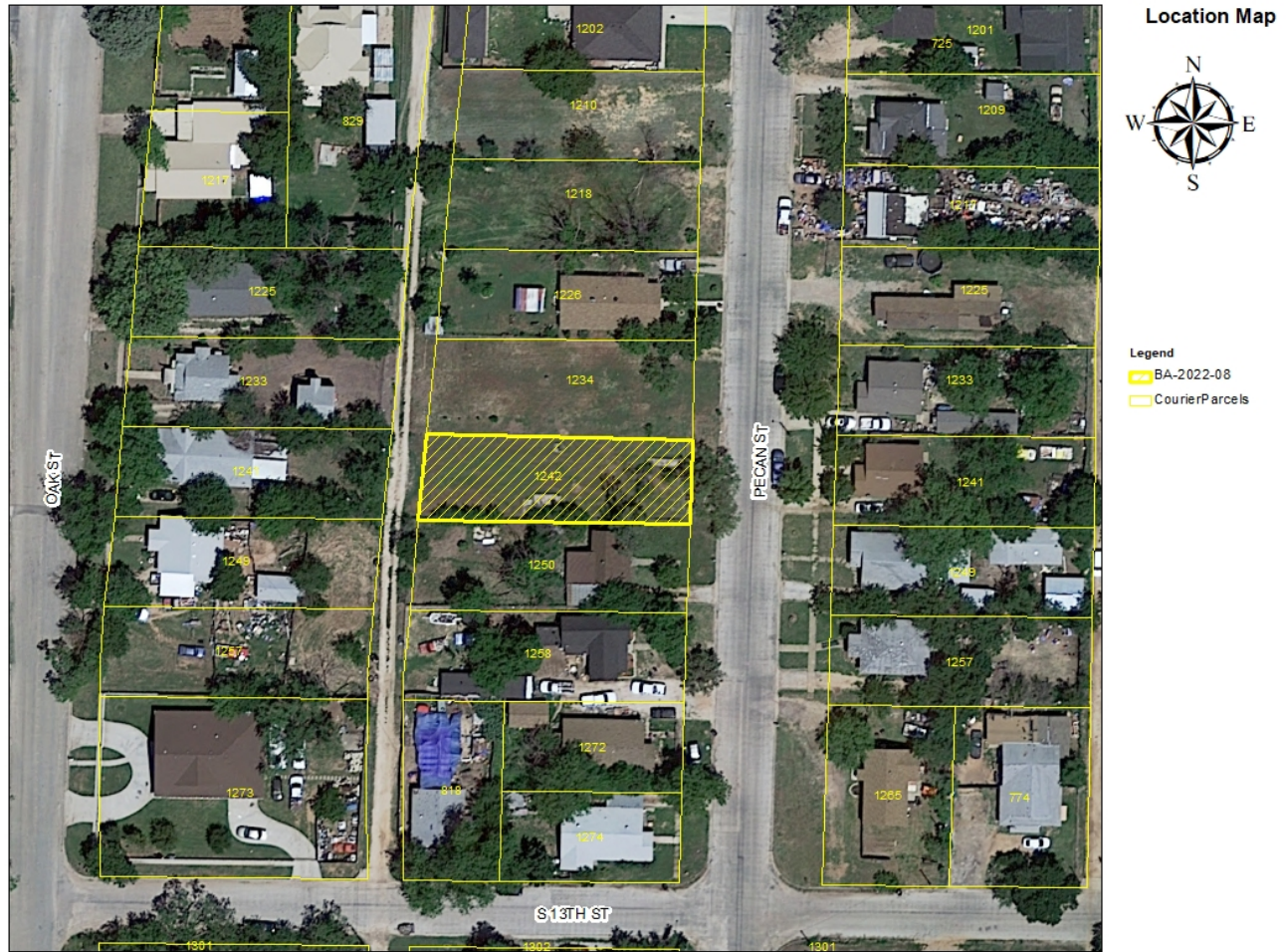
The hardship or inequity is not caused by the petitioner.

Notification

Owner

Owner	Situs	Property ID	Response
ABILA TIMOTHY & ELENA	1258 PECAN ST	76989	
FLATT DANIEL & DEBBIE	1272 PECAN ST	77104	
GALAVIZ JOSSIE R	1233 PECAN ST	75493	
GARCIA DELORES	1225 PECAN ST	75612	
GAYTAN CARLOS & ANDREA	1210 PECAN ST	76243	
GONZALEZ JUAN FERNANDEZ &	1234 PECAN ST	76606	
HALL RICHARD	1257 PECAN ST	75146	
HARGROVE DON M & JANICE		11063	
HARGROVE DONALD M	1217 OAK ST	10947	
HERNANDEZ ANTONIO LF EST	829 S 12TH ST	11185	
HERNANDEZ JAYME	1209 PECAN ST	75870	
ISLAS GUADALUPE	1249 PECAN ST	75262	
ISLAS SOCRATES & JAMI	1273 OAK ST	10127	
JANES BOBBY JOE III	1217 PECAN ST	75740	
LOPEZ DOMINGA	1265 PECAN ST	74910	
LOPEZ ROBESTINO GONZALEZ	1226 PECAN ST	76489	
LOPEZ ROEL G & CECILIA H	1250 PECAN ST	76866	
MIGHTY HOPE PROPERTIES LLC	1242 PECAN ST	76738	
MORENO FRANK	1257 OAK ST	10348	
PEREZ BONEFICIO ETAL	1218 PECAN ST	76369	
POWERS DONNA SUE	1274 PECAN ST	10012	
PRITCHARD COMMERCIAL PROPERTIES	1249 OAK ST	10464	
ROSA MIGUEL A & MARIA GUERRA	1241 OAK ST	10586	
SALAZAR JOHN & ANGELA M	1225 OAK ST	10829	
SNOW JULIA M	1233 OAK ST	10711	
SOTO ANTONIO SR LF EST	1241 PECAN ST	75382	
VINCENT ALFONSO & DELIA	774 S 13TH ST	74912	
WILLIAMS SHARON JEAN	818 S 13TH ST	77232	

LOCATION MAP



ZONING MAP



Case: BA-2022-09

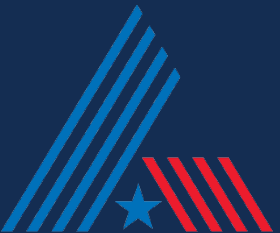
Owner: Paul Herrera

Request: 10-foot variance from the minimum 60-foot lot width ordinarily required for MD (Medium Density) Zoning districts.

Location: 834 Poplar St.

Notification: 1 in Favor, 0 Opposed

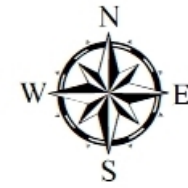
Board of Adjustment: September 13, 2022



BA-2022-09 AERIAL LOCATION MAP



Locaiton Map



Legend

- BA-2022-09
- CourierP parcels

BA-2022-09 ZONING MAP



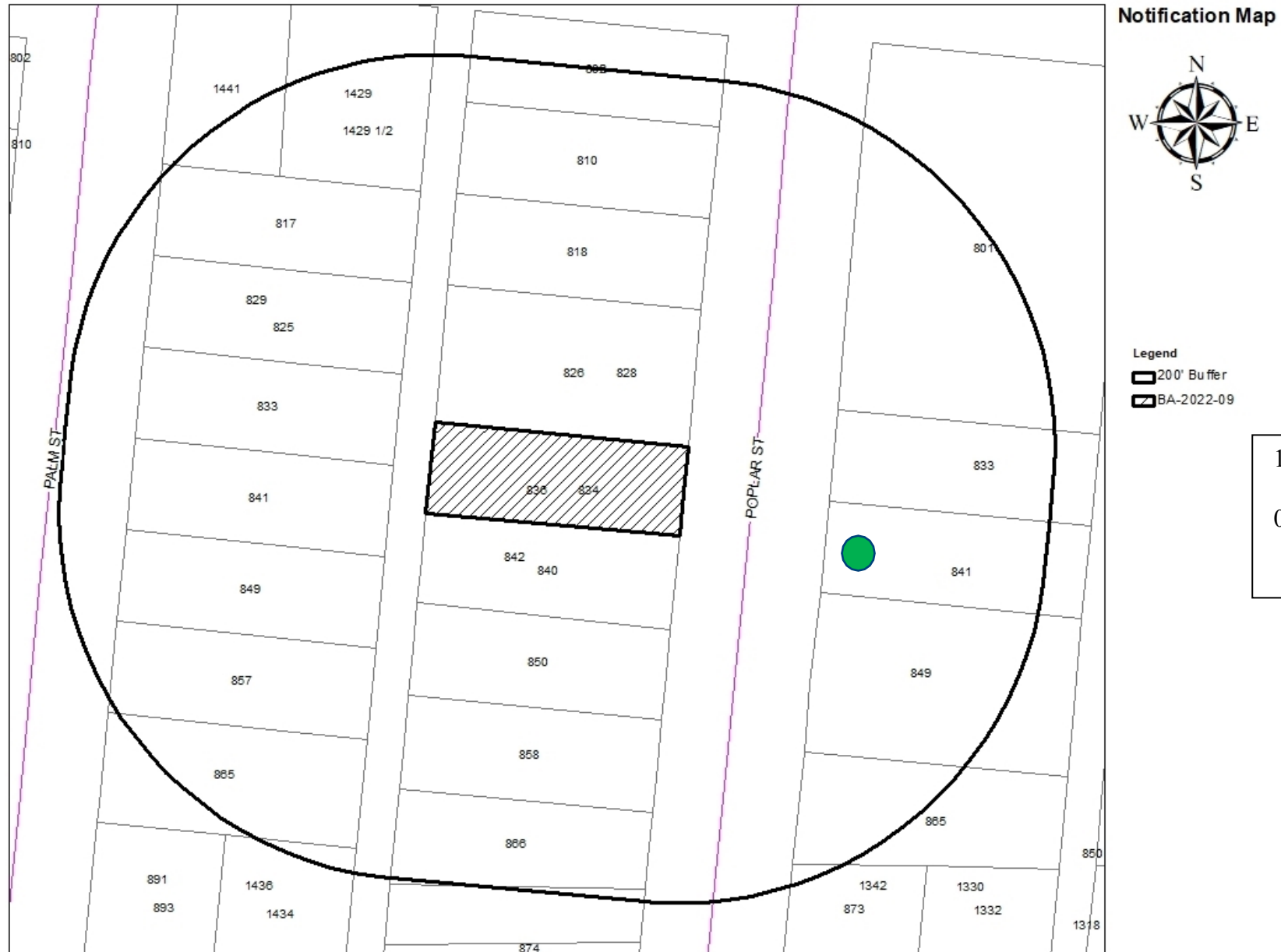
Zoning Map



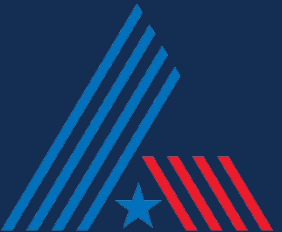
Legend

- BA-2022-09
- MD: Medium Density Residential
- HC: Heavy Commercial

BA-2022-09 NOTIFICATION AREA MAP



BA-2022-09 VIEWS OF SUBJECT PROPERTY



Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

- **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

The strict application of the lot width requirement for this particular property would create a hardship resulting in inequitable use and development of the property.

- **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare.

- **Granting the variance is consistent with the intent of Abilene's Land Development Code.**

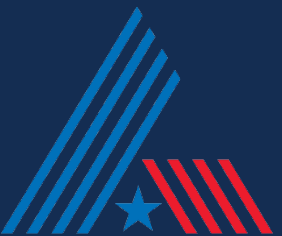
Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots. The lot which is intended to be created following this variance approval would be 7,000 square feet; which exceeds the minimum 6,000 square foot requirement for lots within MD zoning.

- **The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

The hardship or inequity is not caused by the petitioner.



Questions?



BOARD OF ADJUSTMENTS

BA-2022-09

STAFF REPORT



Scheduled Hearings

Board of Adjustments: September 13, 2022

Applicant

Owner: Paul Herrera

Request

10-foot variance from the 60-foot wide minimum required in MD zoning.

Location

834 Poplar Street.

Background

Presently this property is a portion of a lot within the Sunnyside Addition to the City of Abilene. The subject property has remained vacant since annexation in 1985.

Zoning, Existing and Proposed Land Use

The property is located within Medium Density (MD) zoning district. The land uses surrounding this site are used for single-family residential and duplex purposes surrounding this site, and all are zoned as MD.

Land Development Code Provisions

Division 2, Table 2-2 "Residential Zoning Districts" of the Land Development Code states that properties in the Medium Density zoning district must have a minimum lot width of 60-feet.

Criteria Assessment

A variance is used to modify the application of certain Zoning Regulations in the Land Development Code as it applies to a specific property. In reaching a decision on a variance request, the Board shall determine and make written findings that all of the following conditions are present:

1. **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

The strict application of the lot width requirement for this particular property would create a hardship resulting in inequitable use and development of the property and would not be consistent with the design of the lots surrounding the subject property.

2. **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the variance will not be contrary to the public interest and will not be injurious to the neighboring properties or detrimental to the public welfare.

3. Granting the variance is consistent with the intent of Abilene's Land Development Code.

Granting the variance would be generally consistent with the intent and purpose of lot width requirements for residential lots. The proposed lot, if the variance is approved, would have an area of 7,000 square feet; which exceeds the minimum 6,000 square foot requirement for lots within MD zoning and would have a lot width that is consistent with the surrounding neighborhood.

4. The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.

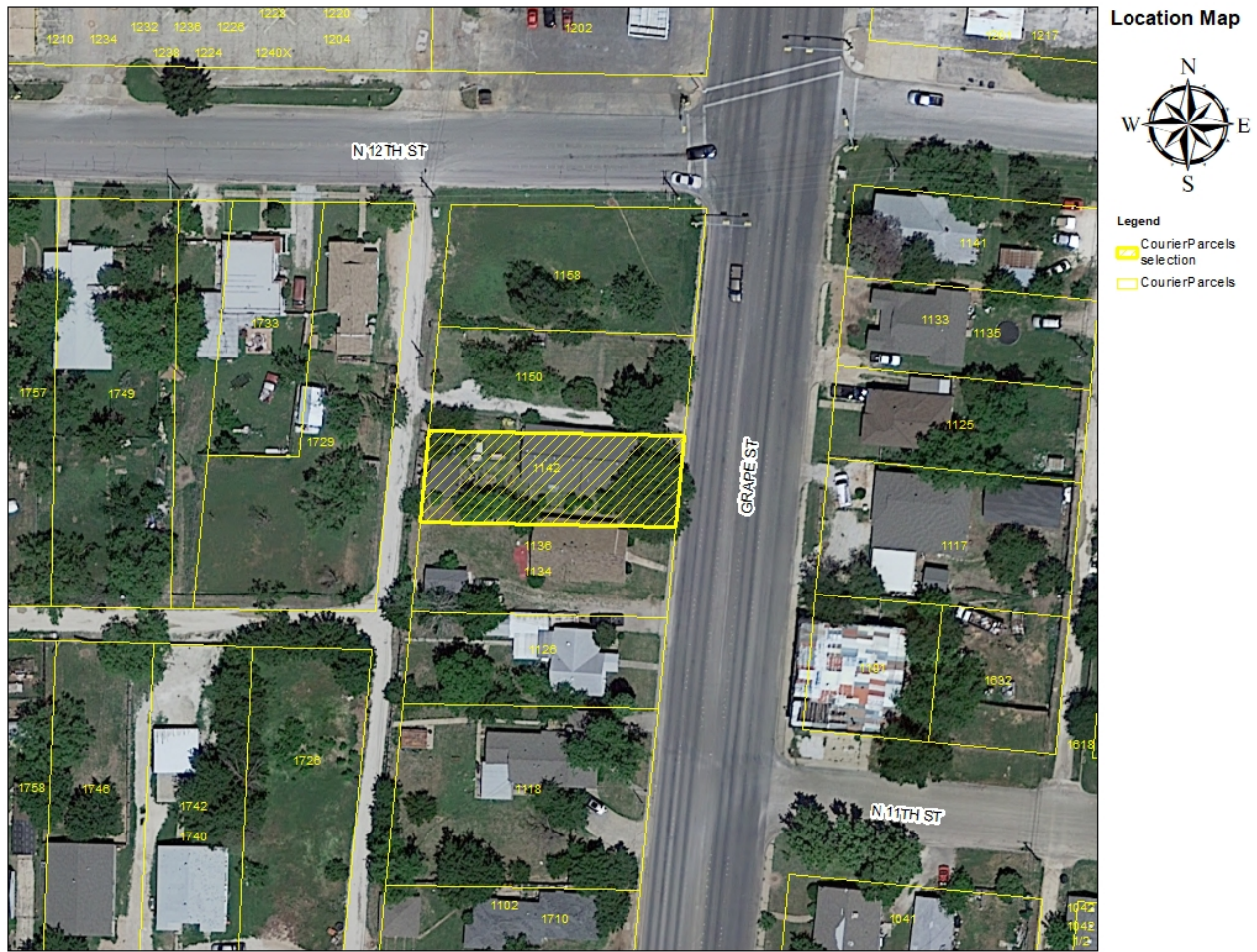
The hardship or inequity is not caused by the petitioner.

Notification

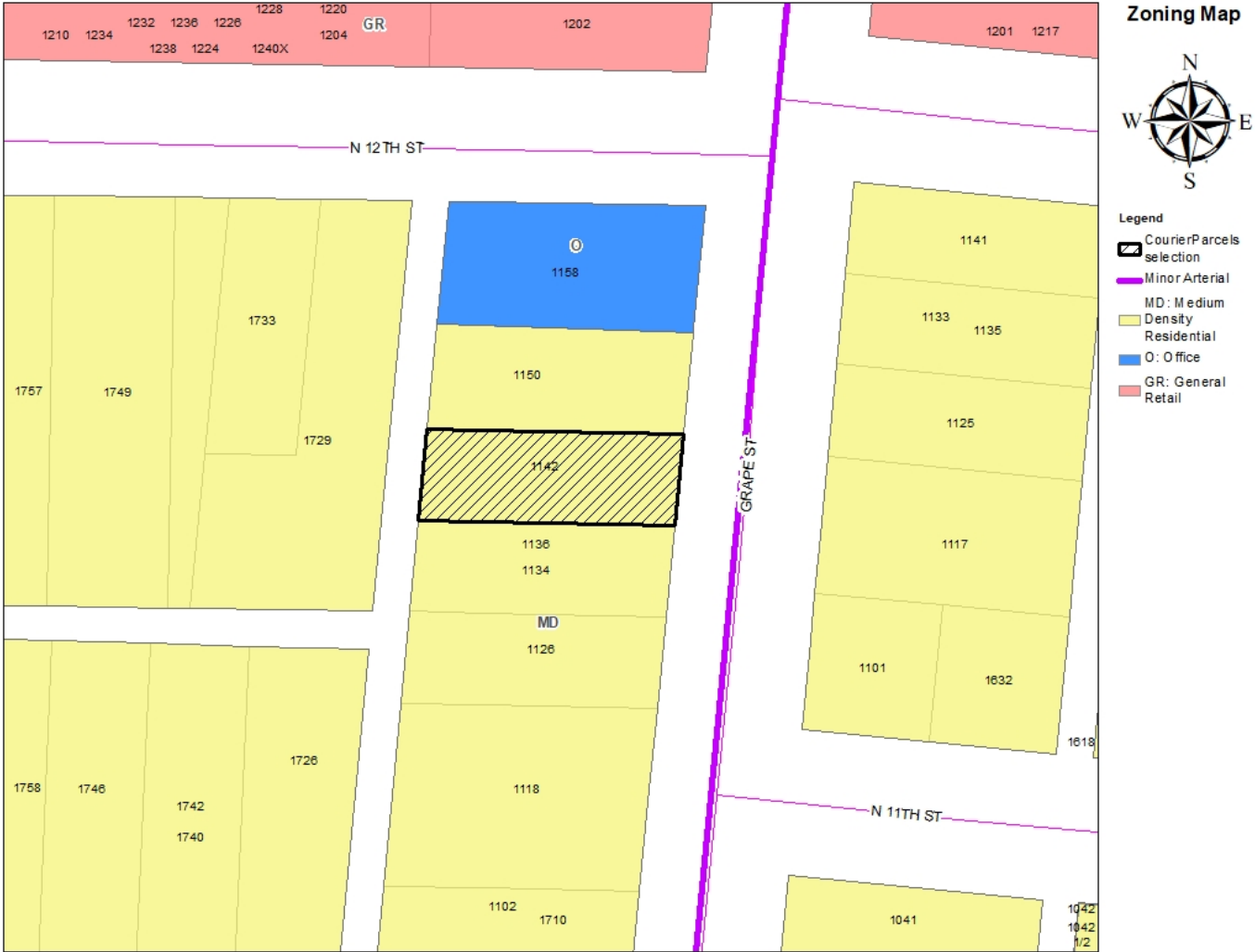
Owner

Owner	Situs	Property ID	Response
AMEZQUITA JUAN & MARGARITA	1101 GRAPE ST	60278	
CERVANTES JUAN A & ROSALIA R	1117 GRAPE ST	59990	
CERVANTES JUAN A & ROSALIA R	1125 GRAPE ST	51825	
CERVANTES JUAN A & ROSALIA R	1632 N 11TH ST	60132	
CORPIAN GARY LEE & MARILU LEE	1740 N 11TH ST	16016	
CORPIAN GARY LEE & MARILU LEE	1742 N 11TH ST	16016	
DALZELL DAVID E	1135 GRAPE ST	51701	
DALZELL DAVID E	1133 GRAPE ST	51701	
FLORES FELIPE T	1141 GRAPE ST	51573	
HERNANDEZ MICHAEL	1126 GRAPE ST	15536	
JIMENEZ RICHARD JR & BIANCA	1746 N 11TH ST	16141	
JMK5 ABILENE LLC	1204 GRAPE ST	67227	
JMK5 ABILENE LLC	1220 GRAPE ST	67227	
JMK5 ABILENE LLC	1234 GRAPE ST	67227	
JMK5 ABILENE LLC	1226 GRAPE ST	67227	
JMK5 ABILENE LLC	1210 GRAPE ST	67227	
JMK5 ABILENE LLC	1236 GRAPE ST	67227	
JMK5 ABILENE LLC	1224 GRAPE ST	67227	
JMK5 ABILENE LLC	1232 GRAPE ST	67227	
JMK5 ABILENE LLC	1228 GRAPE ST	67227	
JMK5 ABILENE LLC	1240X GRAPE ST	67227	
JMK5 ABILENE LLC	1238 GRAPE ST	67227	
KJACK HOLDINGS LLC	1142 GRAPE ST	68931	
KJACK HOLDINGS LLC	1150 GRAPE ST	69425	
LABORICO JOSE LUIS & ELIZABETH	1136 GRAPE ST	69046	
LABORICO JOSE LUIS & ELIZABETH	1134 GRAPE ST	69046	
MONROY FERNANDO & MARY	1733 N 12TH ST	69289	
MONROY FERNANDO & MARY		65455	
RODRIGUEZ JOHNNY	1726 N 11TH ST	15896	
ROGERS BENNIE BOB HOUSTON ET AL	1749 N 12TH ST	65324	
SANCHEZ GLENDA	1118 GRAPE ST	15654	
SARGENT DEXTER JAMES IV	1158 GRAPE ST	69549	
SARGENT DEXTER JAMES IV	1729 N 12TH ST	69165	
SKINNYS LLC	1202 GRAPE ST	67350	

LOCATION MAP



ZONING MAP



MIGHTY HOPE PROPERTIES, LLC
NEW HOME PLANS
834 POPLAR ST
ABILENE, TX 79603



LOCATION MAP

PROJECT SCOPE
NEW RESIDENTIAL CONSTRUCTION ON CITY LOT TO BE 1,776 SF FOOTPRINT W/ 1,508 SF OF ENCLOSED SPACE AND 1,204 SF OF CONDITIONED FLOOR AREA. CONSTRUCTION IS TO BE POST-TENSIONED SLAB W/ 2X4 CONVENTIONAL STUD FRAMING.

ZONING, LEGAL DESCRIPTION & REQUIREMENTS
CITY OF ABILENE
ZONING = MD (RESIDENTIAL MEDIUM DENSITY)
SUNNYSIDE ADDN, BLOCK C, LOT S/2 OF 5 & N/2 OF 6

SETBACK & BUILDING REQUIREMENTS			
LOCATION	ALLOWED	ACTUAL	NOTE
FRONT YARD	20'-0"	32'-6"	COLLECTOR/MINOR STREET FRT
SIDE YARD	5'-0"	9'-6"/10'-6"	RIGHT SIDE/LEFT SIDE
REAR YARD	10'-0"	46'-9"	UTILITY EASEMENT @ REAR
GARAGE	20'-0"	31'-6"	
MAX LOT COVERAGE	50%	29%	1,776 GROSS SQ FT
HEIGHT	35'-0"	17'-2"	

APPLICABLE CODES
2012 IBC (INTERNATIONAL BUILDING CODE)
2012 IECC (INT'L ENERGY CONSERVATION CODE)
2012 IFGC (INTERNATIONAL FUEL GAS CODE)
2012 IMC (INTERNATIONAL MECHANICAL CODE)
2012 IPC (INTERNATIONAL PLUMBING CODE)
2012 IRC (INTERNATIONAL RESIDENTIAL CODE)
2014 NEC (NATIONAL ELECTRIC CODE)

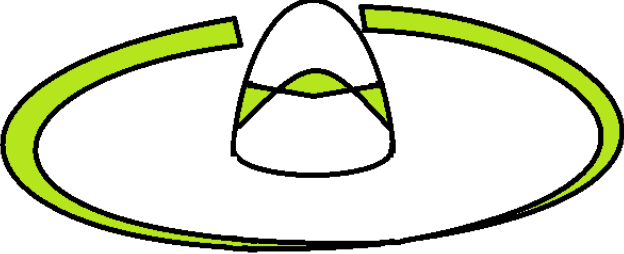
BUILDING SIZE
TOTAL 1-STORY = 1,776SF
BUILDING HEIGHT = 17'-2"

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
CLIMATE ZONE = 3 (2633 HDD)
ROOF SNOW LOAD 5 PSF
WIND SPEED 90 MPH W/3 SECOND GUST
SEISMIC DESIGN CATEGORY 0
WEATHERING MODERATE
FROST LINE 12 INCHES
TERMITE SLIGHT TO MODERATE
DECAY NONE TO SLIGHT

SHEET LIST	
Sheet Number	Sheet Name
.B100	COVER
.B101	GENERAL NOTES & ABBREVIATIONS
.C101	SITE PLAN
.S101	FOUNDATION PLAN
B201	FLOOR PLAN
B301	ELEVATION
B401	BUILDING SECTION & WALL SECTION
B501	INTERIOR ELEVATIONS
E101	ELECTRICAL PLAN
M101	MECHANICAL PLAN
P101	PLUMBING PLAN



AREA MAP



Canuto Associates + Design
"Buenos Dias"
www.canutodesign.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

MIGHTY HOPE PROPERTIES
New Home Plans
834 POPLAR ST
ABILENE, TX 79603

COVER	
Project number	222015
Date	2022.04.02
Drawn by	CdL
Checked by	CdL

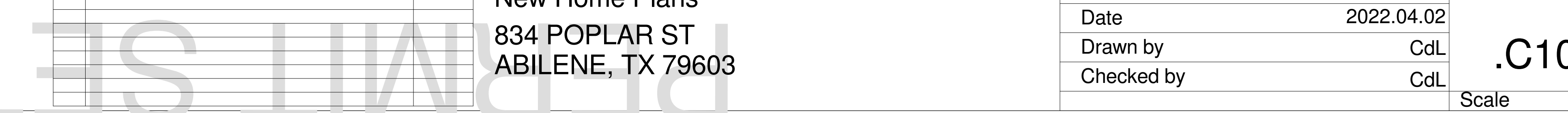
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Scale

834 POPLAR ST
ABILENE, TX 79603

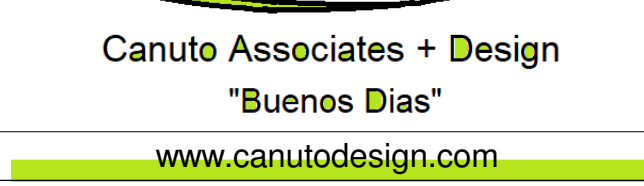
Page 77 of 86

834 POPLAR ST
ABILENE, TX 79603



834 PO
ABILEN

2022.04.02	.C101
CdL	
CdL	
Scale	



Consultant
Address
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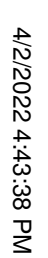
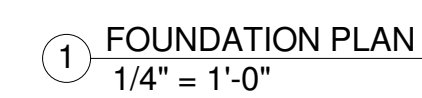
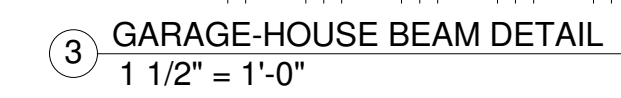
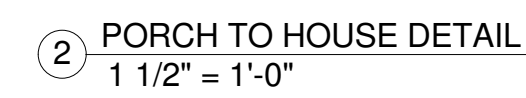
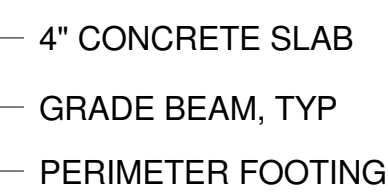
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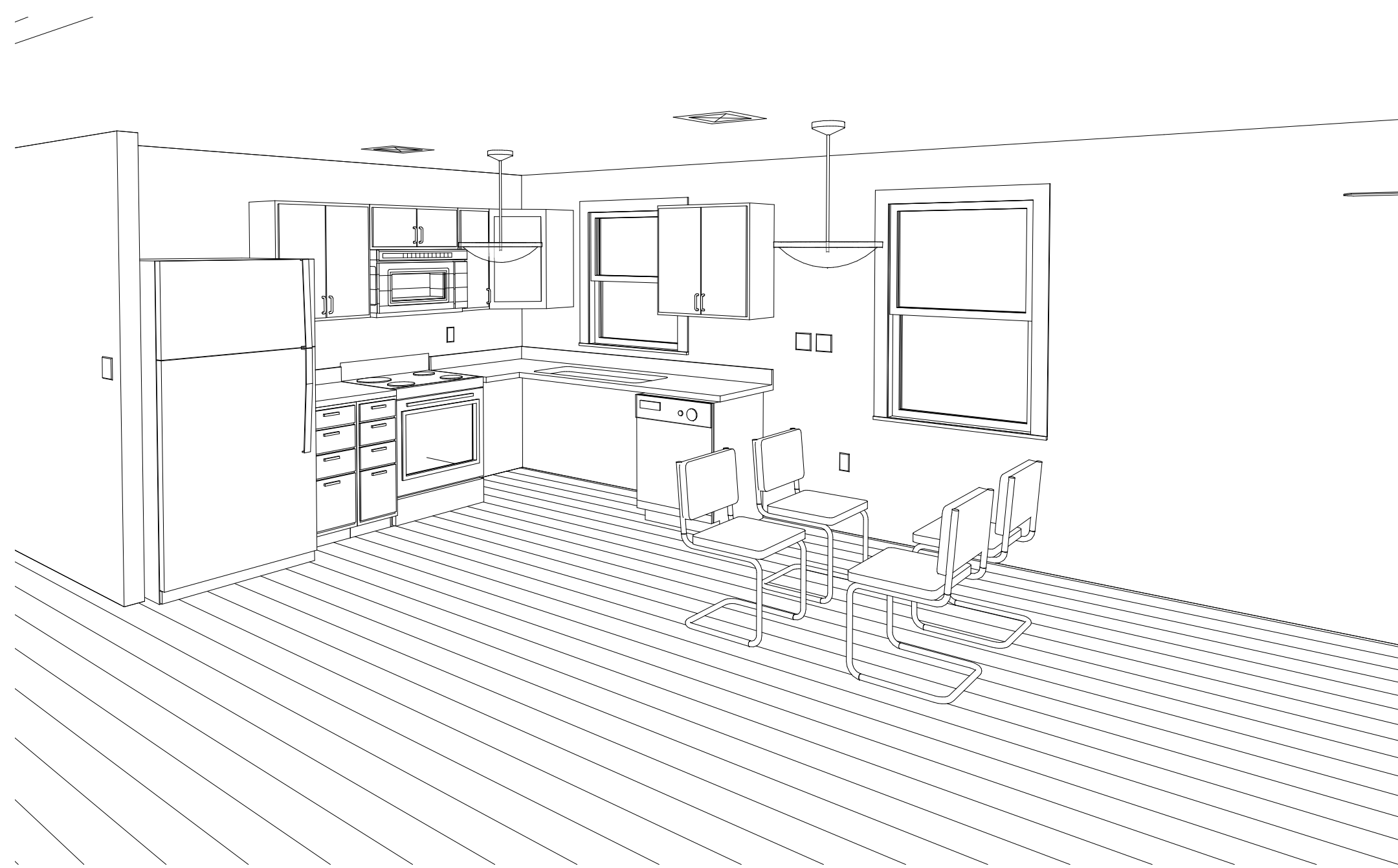
834 POPLAR ST
ABILENE, TX 79603

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Scale

- POST-TENSIONED TENDONS TO BE .5 IN DIAMETER MINIMUM
- TENDONS TO BE STRESSED AFTER CONCRETE HAS REACHED 75% STRENGTH
- TENDONS TO BE STRESSED AT A FORCE OF 33,000 POUNDS
- FILL ANCHOR POCKET W/ NON-SHRINK GROUT





2 DINING & KITCHEN 3D VIEW

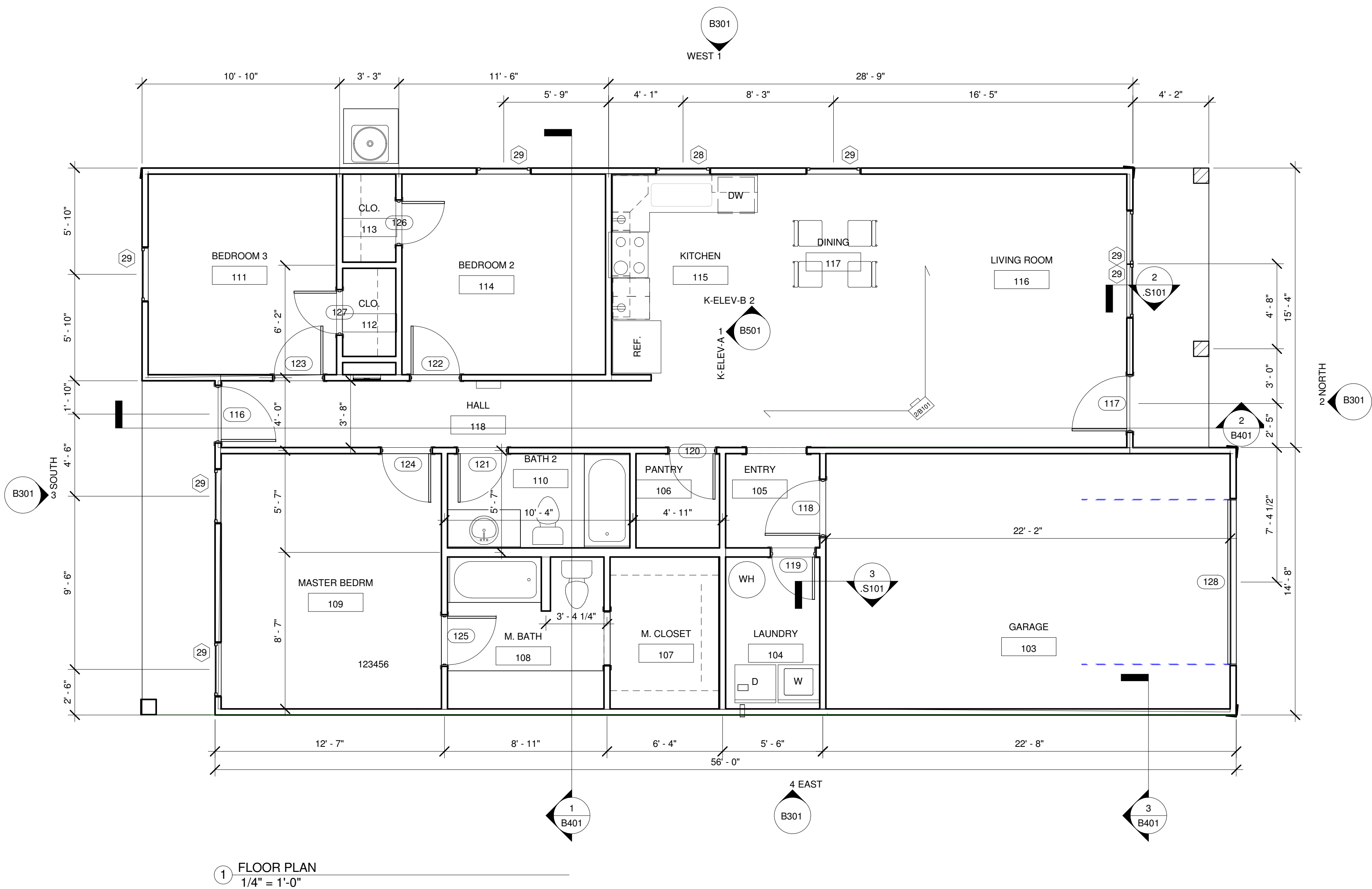
2012 ENERGY CODE NOTES:

- HVAC CONTRACTOR TO VERIFY HEATING & COOLING EQUIPMENT IS SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHOD APPROVED BY THE CODE OFFICIAL.
- ALL EXTERIOR DOORS TO HAVE A MIN U-FACTOR OF .22
- WINDOWS TO HAVE A MIN U-FACTOR OF .22 AND SHGC OF .25
- U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE W/ THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
- AIR BARRIER AND THERMAL BARRIER INSTALLED PER MFR INSTRUCTIONS.
- FENESTRATIONS NOT SITE BUILT ARE LISTED AS MEETING AAMA /WDMA/CSA 101/I.S.2/A440 OR OR HAVE INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
- HOT WATER PIPES ARE INSULATED TO $\geq R-3$.
- AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUST.
- ALL INSTALLED INSULATION SHALL BE LABELED OR THE INSTALLED R-VALUES ARE PROVIDED.
- WALL INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300 FT²
- VENTED ATTICS WITH AIR PERMEABLE INSULATION INCLUDE BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTENDS OVER INSULATION.
- ATTIC ACCESS HATCH AND DOOR INSULATION $\geq R$ -VALUE OF THE ADJACENT ASSEMBLY.
- HOT WATER BOILERS SUPPLYING HEAT THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
- COMPLIANCE CERTIFICATE TO BE POSTED.
- MFR MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS SHALL BE PROVIDED.

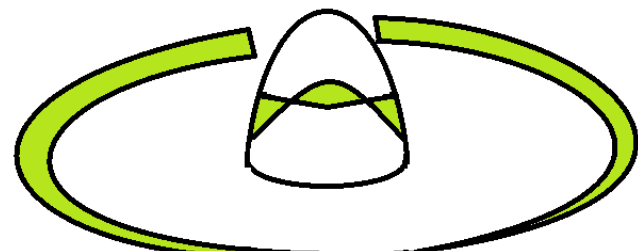
DOOR SCHEDULE							
MARK	MFR	MODEL	FUNCTION	W	HT	THK	DESCRIPTION
116			Exterior	3' - 0"	7' - 0"	0' - 1 3/8"	
117	Jeld-Wen	THDJW166700576	Exterior	3' - 0"	7' - 0"	0' - 1 3/8"	36 in. x 80 in. Camber Top - U-Value = .22
128			Exterior	9' - 0"	7' - 0"	0' - 1 1/2"	GARAGE DOOR
118			Interior	3' - 0"	6' - 8"	0' - 1 3/8"	6-Panel
119			Interior	2' - 4"	6' - 8"	0' - 1 3/8"	6-Panel
120			Interior	2' - 6"	6' - 8"	0' - 1 3/8"	6-Panel
121			Interior	2' - 8"	6' - 8"	0' - 1 3/8"	6-Panel
122			Interior	2' - 8"	6' - 8"	0' - 1 3/8"	6-Panel
123			Interior	2' - 8"	6' - 8"	0' - 1 3/8"	6-Panel
124			Interior	2' - 8"	6' - 8"	0' - 1 3/8"	6-Panel
125			Interior	2' - 8"	6' - 8"	0' - 1 3/8"	6-Panel
126			Interior	2' - 4"	6' - 8"	0' - 1 3/8"	6-Panel
127			Interior	2' - 4"	6' - 8"	0' - 1 3/8"	6-Panel

ROOM FINISH SCHEDULE									
NO	NAME	AREA	HT	FLOOR FIN	CLG FIN	WALL FIN	PERIMETE R	COMMENTS	
103	GARAGE	312 SF	8' - 2"	CONC	GYP BD	GYP BD	72' - 6"	SMOOTH FINISH PTD	
104	LAUNDRY	43 SF	8' - 0"	VINYL PLANK	GYP BD	GYP BD	27' - 0"	SMOOTH FINISH PTD	
105	ENTRY	27 SF	8' - 0"	VINYL PLANK	GYP BD	GYP BD	20' - 8"	KNOCKDOWN FINISH PTD	
106	PANTRY	24 SF	8' - 0"	VINYL PLANK	GYP BD	GYP BD	19' - 6"	SMOOTH FINISH PTD	
107	M. CLOSET	49 SF	8' - 0"	CPT	GYP BD	GYP BD	33' - 6"	SMOOTH FINISH PTD	
108	M. BATH	72 SF	8' - 0"	VINYL PLANK	MMR GYP BD	MMR GYP BD	28' - 10"	KNOCKDOWN FINISH PTD	
109	MASTER BEDRM	170 SF	8' - 0"	CPT	GYP BD	GYP BD	52' - 4"	KNOCKDOWN FINISH PTD	
110	BATH 2	52 SF	8' - 0"	VINYL PLANK	MMR GYP BD	MMR GYP BD	30' - 4"	KNOCKDOWN FINISH PTD	
111	BEDROOM 3	115 SF	8' - 0"	CPT	MMR GYP BD	MMR GYP BD	42' - 10"	KNOCKDOWN FINISH PTD	
112	CLO.	14 SF	8' - 0"	CPT	GYP BD	GYP BD	15' - 6"	SMOOTH FINISH PTD	
113	CLO.	14 SF	8' - 0"	CPT	GYP BD	GYP BD	15' - 6"	SMOOTH FINISH PTD	
114	BEDROOM 2	123 SF	8' - 0"	CPT	GYP BD	GYP BD	44' - 4"	KNOCKDOWN FINISH PTD	
115	KITCHEN	91 SF	8' - 0"	VINYL PLANK	GYP BD	GYP BD	38' - 9"	KNOCKDOWN FINISH PTD	
116	LIVING ROOM	186 SF	8' - 0"	VINYL PLANK	GYP BD	GYP BD	54' - 9"	KNOCKDOWN FINISH PTD	
117	DINING	115 SF	8' - 0"	VINYL PLANK	GYP BD	GYP BD	45' - 4"	KNOCKDOWN FINISH PTD	
118	HALL	87 SF	8' - 0"	VINYL PLANK	GYP BD	GYP BD	54' - 10"	KNOCKDOWN FINISH PTD	
		1493 SF							

WINDOW SCHEDULE					
MARK	QTY	W	HT	HD HT	U-VALUE / SHGC
28	1	3' - 0"	3' - 6"	7' - 0"	.22 / .25
29	7	3' - 0"	4' - 6"	7' - 0"	.22 / .25



1 FLOOR PLAN
1/4" = 1'-0"



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No.	Description	Date

MIGHTY HOPE PROPERTIES
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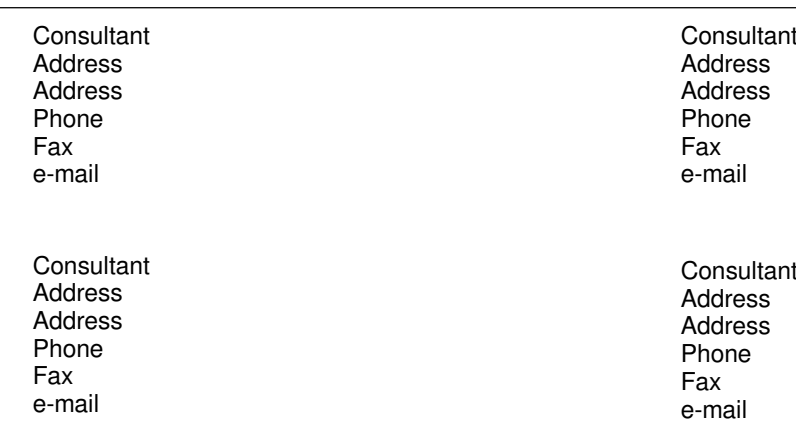
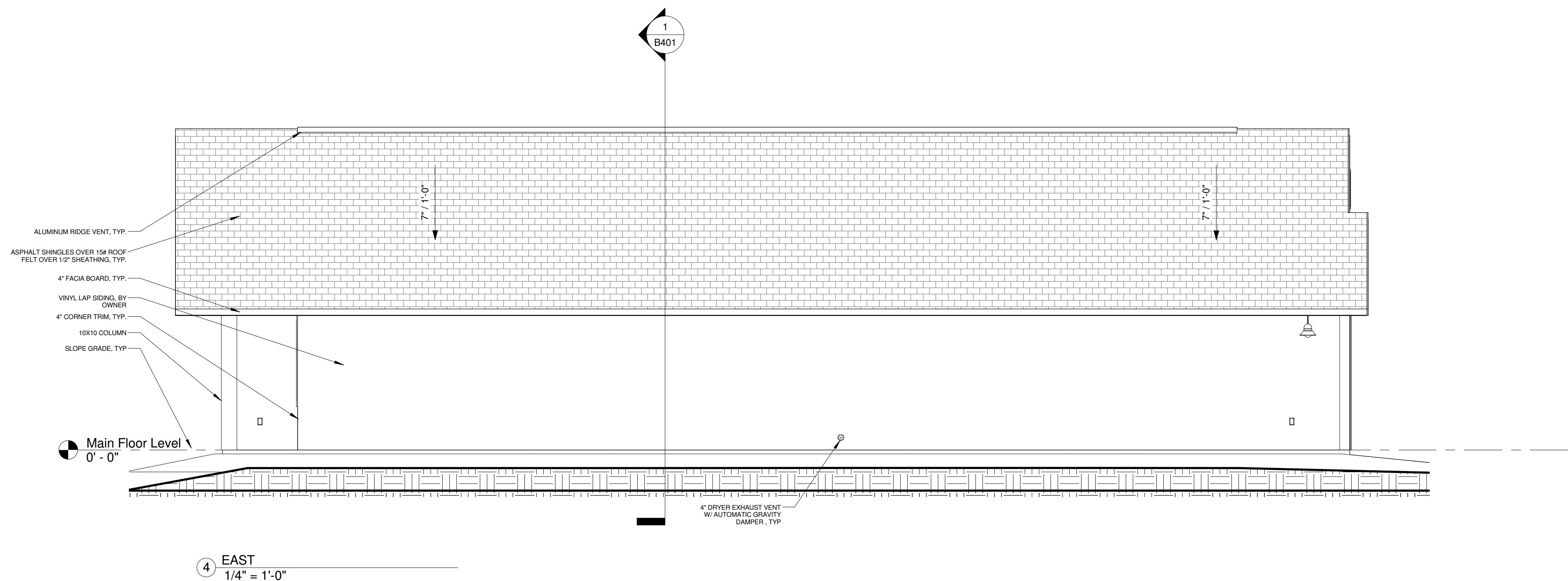
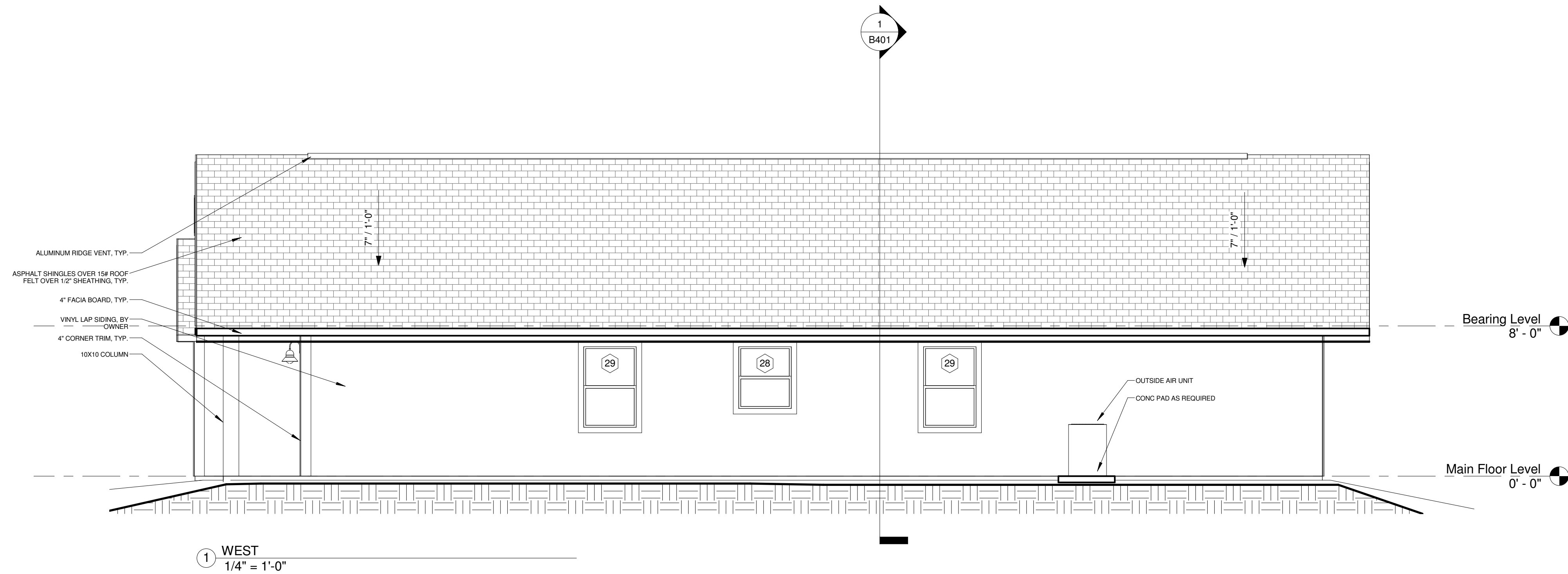
FLOOR PLAN

Project number	222015
Date	2022.04.02
Drawn by	CdL
Checked by	CdL

B201

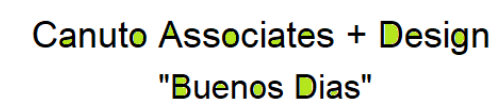
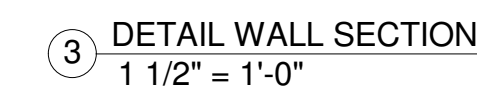
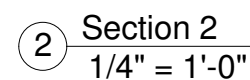
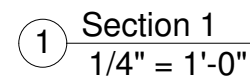
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ELEVATION		B301
Project number	222015	
Date	2022.04.02	
Drawn by	CdL	
Checked by	CdL	
		Scale 1/4" = 1'-0"

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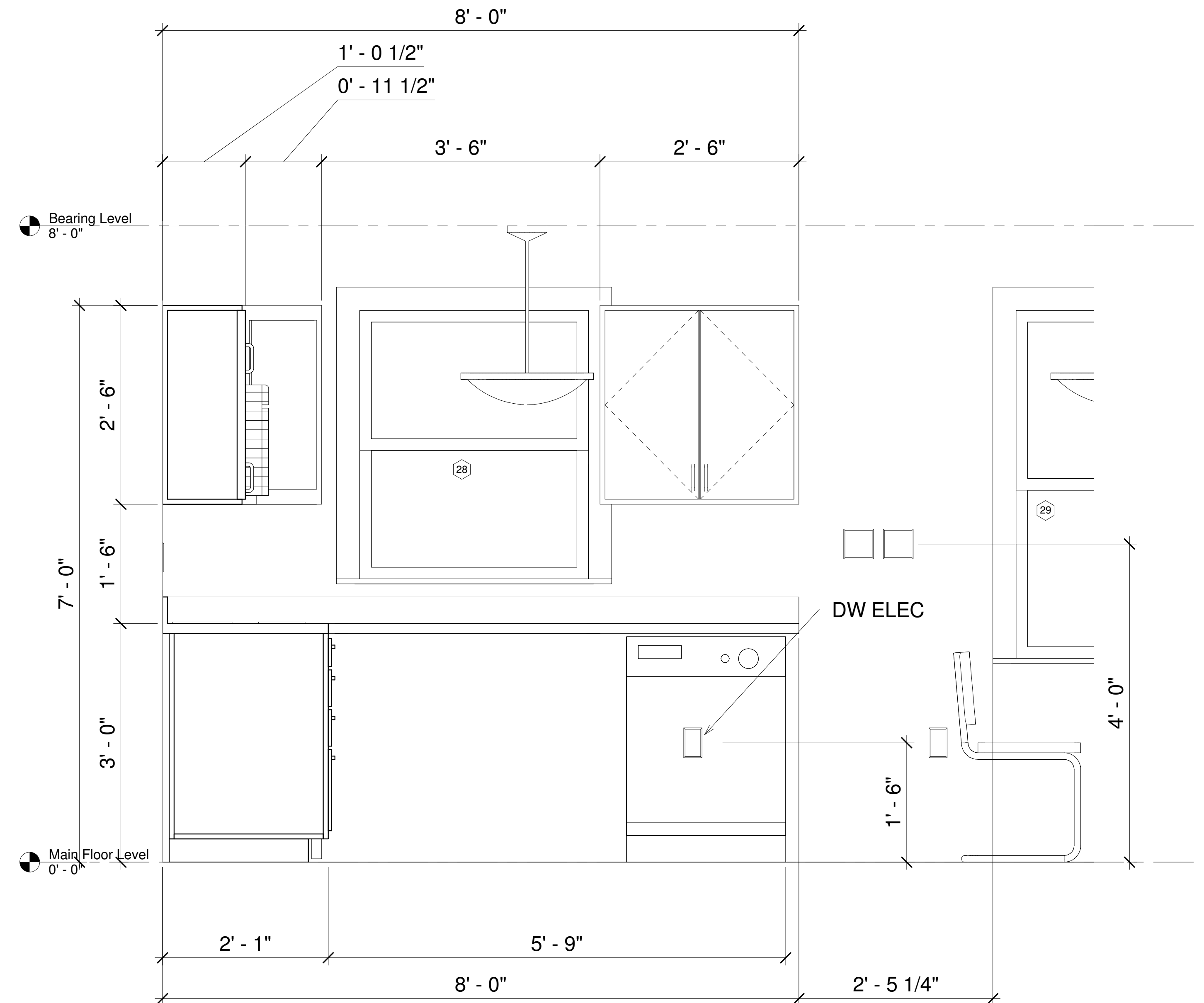
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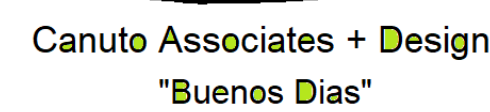
B401

Scale	As
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② KITCHEN ELEVATION-B
1" = 1'-0"



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B501

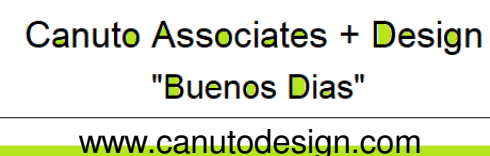
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Page 84 of 86

PERMIT SET

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Project number	222015
Date	2022.04.02
Drawn by	CdL
Checked by	CdL

Scale $1/4" = 1'-0"$

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