



Notice of Public Hearing

Board of Adjustment and Appeals
City of Pilot Point, Texas
Regular Meeting

City Hall Council Chambers
102 E. Main Street
Pilot Point, Texas

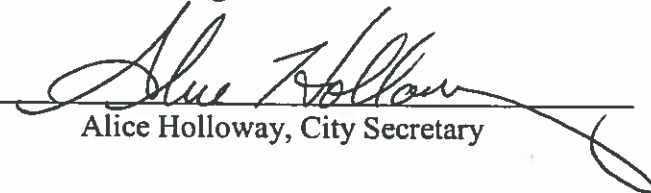
August 8, 2017
6:00 PM

AGENDA

- A. Roll Call/Call to Order.
- B. Public hearing on a variance request by Pilot Point Church of God in Christ at 613 E. Walcott Street to allow a rear yard setback of 15 feet where 25 feet is required and to allow a front yard setback of 15 feet where 25 feet is required in SF-2 zoning.
- C. Discuss, consider, and possible action on the variance request of Pilot Point Church of God in Christ
- D. Public hearing on a variance request by Steven Birkelbach at 12200 Massey Road to allow an accessory structure for storage/hobby shop of 2500 square feet on a five-acre lot in SF-2 zoning where SF-2 zoning allows a maximum enclosed area of a 900-square feet for an accessory building.
- E. Discuss, consider, and possible action on a variance request by Steven Birkelbach at 12200 Massey Road to allow an accessory structure for storage/hobby shop of 2500 square feet on a five-acre lot in SF-2 zoning where SF-2 zoning allows a maximum enclosed area of a 900-square feet for an accessory building.
- F. Discuss, consider, and possible action establishing a set date and time for future regularly scheduled meetings.
- G. Adjourn.

In compliance with the Americans with Disabilities Act, the City of Pilot Point will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 940.686.2165.

I, the undersigned authority, do hereby certify this notice was posted on the official bulletin board for the City of Pilot Point, Texas on Tuesday, August 1, 2017 at 5:00 pm, and shall remain posted for at least 72 hours preceding the scheduled time of said meeting.


Alice Holloway, City Secretary

DATE: July 31, 2017

TO: Board of Adjustment and Appeals

FROM: Kelly Carpenter, AICP, Development Services Director



RE: Variance Request of Pilot Point Church of God in Christ at 613 E. Walcott St, Pilot Point, TX 76258

The Request

Pilot Point Church of God in Christ is requesting a variance to reduce the front and rear setback requirements from 25' feet to 15' feet. The variance would allow Pilot Point Church of God in Christ to build a 3,773-square foot church. The lot is approximately 0.28 acres with the dimensions of 100 width by 110 depth.

City of Pilot Point Code of Ordinances regarding Variances

The Pilot Point Code of Ordinances states the Board of Adjustment can grant a variance, "When, in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the board of adjustment may, in specific cases, after public notice and public hearing and subject to appropriate conditions and safeguards, authorize the following special variances and exceptions to the regulations herein established and take action relative to the continuance and discontinuance of a nonconforming use."

This variance request would be defined as a variance under the request of hardship imposed by the current zoning regulation of the City of Pilot Point. In City of Pilot Point Code of Ordinances, Article 1.07 Boards and Commissions, Division 3 Board of Adjustments, Section 1.07.066 Jurisdiction, Subsection (a)(2) Hardships, the code states "the board can permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum setback standards, off-street parking, off-street loading regulations, lot area, maximum height, building size or percent of masonry required, where the literal enforcement of the provisions of chapter 14 of this code would result in an unnecessary hardship, or where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district."

DEVELOPMENT APPLICATION
City of Pilot Point, Texas

Application Type:

- Zoning/Rezoning
- Special Use Permit
- Zoning Ordinance Text Amendment
- Subdivision Ordinance Text Amendment
- Comprehensive Plan Amendment
- Board of Adjustment Variance
- Sketch Plan
- Preliminary Plat
- Final Plat
- Replat
- Amending Plat
- Plat Vacation

Information and Copyright Releases

By signing below, you agree that the City of Pilot Point (the "City") is authorized and permitted to use the email address you provided on this form with regard to the Project and, if requested, the City may provide the email address to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with your Project, if such reproduction is associated with the Project or in response to a Public Information Request.

Property Owner's Name: Pilot Point Church of God in Christ - Michael L Johnson, Pastor
 Company: Pilot Point Church of God in Christ
 Phone Number: 940-230-9966
 Street/Mailing Address: P.O. Box 1556, 613 E Walcott St
 City/State/Zip: Pilot Point, Texas 76258
 Email Address: info@pilotpointcogic.org
 Owner's Signature: _____

Representative's Name: _____
 Company: _____
 Phone Number: _____
 Street/Mailing Address: _____
 City/State/Zip: _____
 Email Address: _____
 Representative's Signature: _____

State of Texas)
 County of Denton)

BEFORE ME, a Notary Public, on this day personal appeared Michael L Johnson, the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Michael L Johnson
 Owner or Representative

SUBSCRIBED AND SWORN TO before me, this the 6th day of June, 2017.



Kathy Charles
 Notary Public in & for the State of Texas

PROJECT INFORMATION

Proposed Project Name: Pilot Point COGIC
 Physical Location: 613 E Walcott St
 Existing Zoning: SF2
 Proposed Zoning (If applicable): N/A
 Subdivision/Survey Name: A1139A C. SMITH, TR 23, .28 ACRES
 Block/Abstract No.: A1139A C. SMITH, TR 23, .28 ACRES
 Lot/Tract No.: A1139A C. SMITH, TR 23, .28 ACRES
 Proposed Plat Name (If applicable): N/A
 Acreage: .28
 Number of Lots Created: 1

APPLICATION EXPLANATION OF PROPOSED PROJECT

The historic Pilot Point Church of God in Christ is rebuilding. Our goal is to construct an edifice that will fulfill the needs of our community and parishoners for many years to come. However, we are challenged with designing in the desired ammenities due to lot size and SF2 zoning (city parking and setback requirements, etc).

We humbly request consideration for a variance of a 15' setback in the front and rear of proposed building. see attached

SUBMISSION REQUIREMENTS

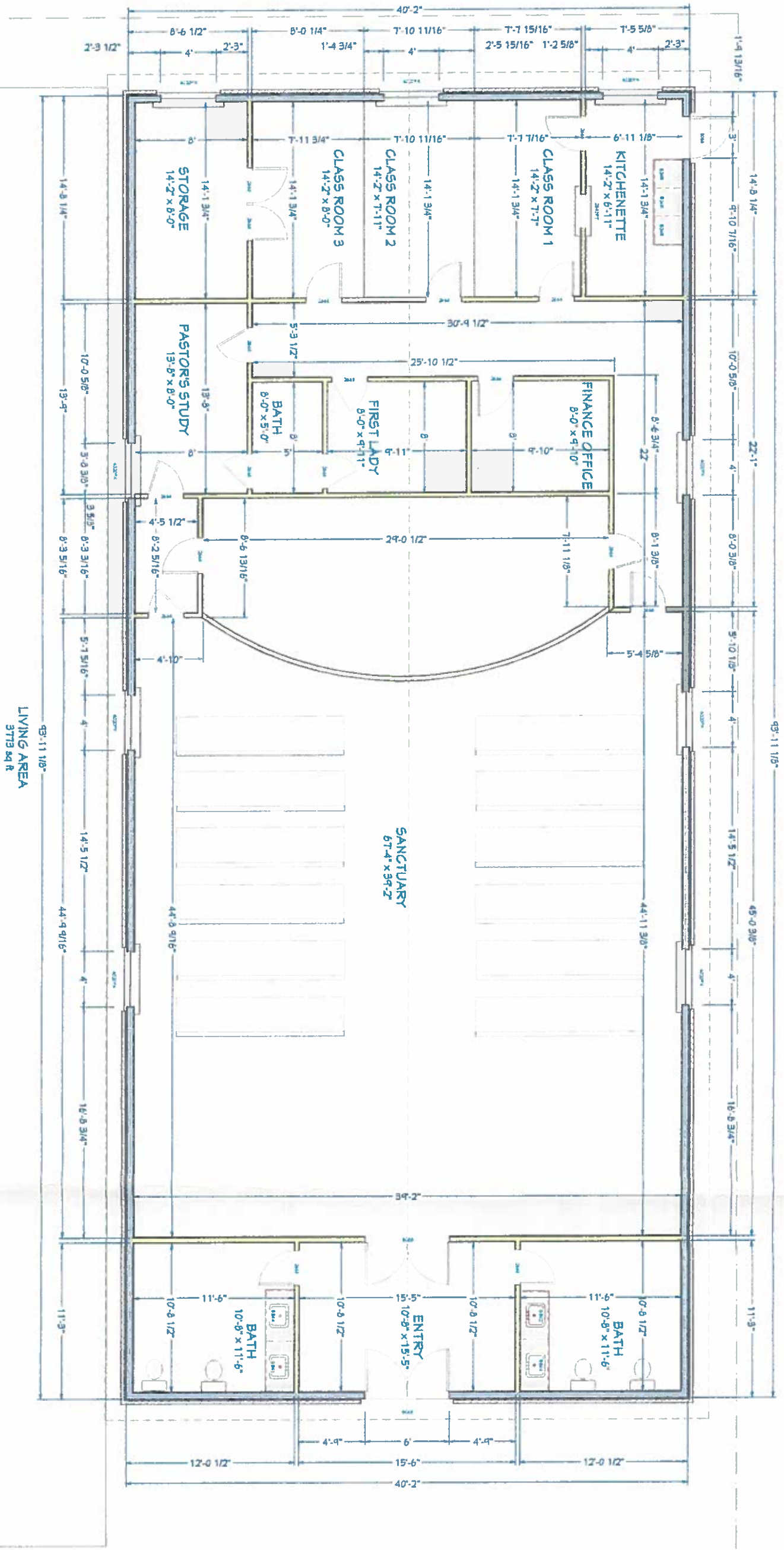
Application submissions will be reviewed and accepted by the Development Services Director on or before the 1st of the month before the Planning and Zoning Commission meeting at which the request will be considered.

Some applications, depending upon the type of project, may require more than four weeks of staff review prior to scheduling for Planning and Zoning Commission action.

Before preparing an application, the applicant should consult with the Development Services Director to discuss the feasibility of the request and any additional information needed to process the application.

The following list of submission requirements should be used by the applicant as a guide in preparing a complete application and will be used by the City to insure the completeness of the application. If any of the following information is missing, inaccurate, or incomplete, the case will not be scheduled for a Planning and Zoning Commission meeting unless the requirements are waived by the Development Services Director.

- A. A completed and fully signed application form.
- B. A legal description of the property. A metes and bounds description is required for the property if it is not platted. An electronic copy of the description shall also be provided on a CD-ROM.
- C. A check for the application fee, made payable to the City of Pilot Point.
- D. Nine (9) 24" x 36" blackline prints of the zoning exhibit, site plan, or plat individually folded by the applicant to 9" x 12".



DATE: July 24, 2017

TO: Board of Adjustments

FROM: Kelly Carpenter, AICP, Development Services Director



RE: Variance Request of Steven BirkelBach located at 12200 Massey Road, Pilot Point, TX 76258

The Request

The property owner, Steven Birkelbach, is requesting a variance to ease the requirements of a maximum allowed enclosed area of 900 square feet for accessory buildings in the SF-2 zoning district. If the variance request is approved, the property owner is proposing to construct a 2500 square foot metal building that will be used as a hobby shop, and for storage. The property owner's lot is approximately 4.912 acres, and is zoned SF-2.

The Directions for BOA actions under the code and the state law

The Pilot Point Code of Ordinances states the Board of Adjustments can grant a variance, "When, in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the board of adjustment may, in specific cases, after public notice and public hearing and subject to appropriate conditions and safeguards, authorize the following special variances and exceptions to the regulations herein established and take action relative to the continuance and discontinuance of a nonconforming use."

This variance request would be defined as a variance under the request of hardship imposed by the current zoning regulation of the City of Pilot Point. In City of Pilot Point Code of Ordinances, Article 1.07 Boards and Commissions, Division 3 Board of Adjustments, Section 1.07.066 Jurisdiction, Subsection (a)(2) Hardships, the code states "the board can permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum setback standards, off-street parking, off-street loading regulations, lot area, maximum height, building size or percent of masonry required, where the literal enforcement of the provisions of chapter 14 of this code would result in an unnecessary hardship, or where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district."



Case Number _____

CITY OF PILOT POINT, TEXAS DEVELOPMENT APPLICATION

Application Type:

- Zoning/Rezoning
- Special Use Permit
- Board of Adjustment Variance
- Plat Vacation
- Preliminary Plat
- Final Plat
- Replat
- Amending Plat

Information and Copyright Releases

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Property Owner Steven Birkelbach 940-305-9257
 Company _____
 Phone Number 806-777-7120
 Mailing Address PO Box 1710 Pilot Point 76258
 Email Address Steven-Birkelbach@yahoo.com
 Owner's Signature [Signature]

Representative _____
 Company _____
 Phone Number _____
 Mailing Address _____
 Email Address _____
 Representative's Signature _____

State of Texas)(
 County of Denton)(
)

BEFORE ME, a Notary Public, on this day personal appeared Steven Birkelbach, the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

[Signature]
 Owner or Representative

SUBSCRIBED AND SWORN TO before me, this the 15th day of June, 2017.



[Signature]
 Notary Public in & for the State of Texas

PROJECT INFORMATION

Proposed Project Name Honey Bee addition
 Physical Location 1200 Massey
 Current Zoning SF2
 Proposed Zoning (If applicable) 1
 Subdivision/Survey Name Pro's Honey Bee
 Block/Abstract Number 1
 Lot/Tract Number 2
 Proposed Plat Name (If applicable) _____
 Acreage 5 (five)
 Number of Lots Created ~~5~~ (five)

DESCRIPTION OF PROPOSED PROJECT

2500 sq ft Metal Building for storage and Hobby shop

SUBMISSION REQUIREMENTS

Application submissions shall be reviewed and accepted by the Development Services Director prior to acceptance. Incomplete applications will not be accepted.

Some applications, depending upon the type of project, may require more than four weeks of staff review prior to scheduling for Planning and Zoning Commission consideration.

Before preparing an application, the applicant should consult with the Development Services Director to discuss the feasibility of the request and any additional information needed to process the application.

The following list of submission requirements should be used by the applicant as a guide in preparing a complete application and will be used by the City to insure the completeness of the application.

- A. A completed and fully signed application form.
- B. A legal description of the property. A metes and bounds description is required for the property if it is not platted. A Word compatible copy of the description shall be provided on a CD-ROM or by email to the Development Services Director.
- C. A check for the application fee, made payable to the City of Pilot Point.
- D. An electronic PDF document with all necessary drawings or exhibits.