

1. Agenda Packet

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[170228 AGENDA PACKET.PDF](#)

2. Public Hearing Notice

Documents:

[170228 NOTICE OF PUBLIC HEARING.PDF](#)



## Notice of Public Meeting

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

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

**FEBRUARY 28, 2017  
6:00 PM**

### AGENDA

- A. Roll Call/Call to Order.
- B. Discuss, consider, and possible action on the approval of minutes of the Board meeting on November 29, 2016.
- C. Public Hearing on the minimum lot width variance request from Edgar Evans for Lot 2, Block A, Edgar Addition at 214 Evans Street.
- D. Discuss, consider, and possible action upon the minimum lot width variance request from Edgar Evans for Lot 2, Block A, Edgar Addition at 214 Evans Street.
- E. Public Hearing on the minimum lot width and minimum lot depth variance request from Edgar Evans for Tract 76, J. Jeffries Survey, Abstract Number 661 at 760 E. Northside Drive.
- F. Discuss, consider, and possible action upon the minimum lot width and minimum lot depth variance request from Edgar Evans for Tract 76, J. Jeffries Survey, Abstract Number 661 at 760 E. Northside Drive.
- 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 February 24, 2017 at 4:00 pm, and shall remain posted for at least 72 hours preceding the scheduled time of said meeting.

  
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Scott Ingalls, Development Services Director

**Minutes of the November 29, 2016  
Board of Adjustment Meeting**

The Board of Adjustment of the City of Pilot Point, Texas met on this date at 6:00 p.m. for a regular Board meeting. Board members present were Betty Scott, Jerry Alford, John Haughton, and Curtis Wilson. City staff present was Scott Ingalls, City Planner.

**AGENDA**

**A. 6:00 PM – ROLL CALL/CALL TO ORDER.**

Betty Scott announced a quorum at 6:00 p.m. and called the meeting to order.

**B. Discuss, consider, and possible action on the approval of minutes of the Board meeting on October 17, 2016.**

Jerry Alford made a motion to approve the minutes as presented. John Haughton seconded the motion. The motion passes unanimously.

**C. Public Hearing on the condition of the structure at 200 Winchester Way, Lot 1 and part of Lot 2, Winchester Way Addition Survey, and whether or not it is in violation of the Substandard Structure Ordinance.**

Betty Scott opened the public hearing at 6:04 p.m. John Coxsey, property owner, appeared and explained what work he has completed on the structure and the improvements he still needed to complete. He requested additional time to complete the needed improvements. There being no one else wishing to speak, Betty Scott closed the public hearing at 6:22 p.m.

**D. Discuss, consider, and possible action upon an order regarding the disposition of the structure at 200 Winchester Way, Lot 1 and part of Lot 2, Winchester Way Addition Survey.**

Following discussion on the request for additional time, Jerry Alford made a motion to approve the Unsafe Building/Substandard Structure Order granting an additional 60 days to complete the repairs and to direct staff to take any necessary steps at the end of the 60 days. John Haughton seconded the motion. The motion passed unanimously.

**E. Public Hearing on the condition of the structure at 425 E. Burks Street, Tract 131, C. Smith Survey, Abstract No. 1139, and whether or not it is in violation of the Substandard Structure Ordinance.**

Betty Scott opened the public hearing at 6:25 p.m. Cecelia Harris, property owner, appeared and asked that the Board not require her to demolish the structure as she was using to for storage. She has plans to demolish the structure but does not know when that would occur. There being no one else wishing to speak, Betty Scott closed the public hearing at 6:52 p.m.

**F. Discuss, consider, and possible action upon an order regarding the disposition of the structure at 425 E. Burks Street, Tract 131, C. Smith Survey, Abstract No. 1139.**

Following discussion by the Board, John Haughton made a motion to approve the Unsafe Building/Substandard Structure Order granting an additional 60 days for the property owner to make a decision as to whether or not to demolish the structure or to make the needed repairs to the building and to direct staff to take any necessary steps at the end of the 60 days. Jerry Alford seconded the motion. The motion passed unanimously.

**G. Adjourn.**

Jerry Alford made a motion to adjourn. John Haughton seconded the motion. The motion passed unanimously and the meeting was adjourned at 6:53 p.m.

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Betty Scott, Chairperson

ATTEST:

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Lyn Rodgers, Secretary



Date: February 22, 2017  
To: Board of Adjustment Members   
From: Scott L. Ingalls, AICP, Development Services Director  
Re: Edgar Evans Minimum Lot Width Variance Request

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The property owner, Edgar Evans, is wanting to replat two lots on the north side of Evans Street into three lots, see the attached proposed replat of Lots 1R1, 1R2, and 2R, Block A, of the Edgar Addition. Of the three proposed lots, 1R1 and 1R2 are currently vacant and meet the minimum lot width of 75 feet. Lot 2R has a lot width of 73.38 feet, which does not comply with the minimum. Lot 2R is currently occupied by a house with the address of 214 Evans Street. The proposed lot width will not create other issues for this property such as not meeting side yard setbacks.

The request is for a relatively minor variance of only twenty inches for an interior lot. The variance will not create non-conforming setbacks for the existing house and will create an additional lot for a new house. For these reasons staff supports the variance request and recommends approval.

**Recommendation:**

Staff recommends that the variance request be approved as submitted.

**LOT WIDTH VARIANCE REQUEST**

**214 EVANS STREET**







Date: February 22, 2017  
To: Board of Adjustment Members *SI*  
From: Scott L. Ingalls, AICP, Development Services Director  
Re: Edgar Evans Minimum Lot Width and Lot Depth Variance Request

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The property owner, Edgar Evans, is wanting to plat an existing tract of land into ten lots on the north side of Northside Drive per the attached proposed plat. Of the ten lots, Lots 1 thru 9 meet and exceed the minimum lot widths and depths, 75 feet and 100 feet respectively. Lot 10, shown in red on the attached plat, does not meet the minimum lot width and the lot depth due to the angle created by N. Washington Street. Mr. Evans is proposing to sell the lot to the property owners to the east, Daniel and Glenda Boerner. The Boerners own approximately 1 acre of land which includes the house at 1433 N. Washington Street. Lot 10 would be incorporated into their existing lot.

Attached is a scale drawing showing the lot, the minimum lot width and depth requirements, and building setbacks for your reference. The black lines are the proposed boundary lines of Lot 10. The brown lines represent a typical 75 foot by 100 foot lot. And finally, the purple lines represent the regular building setback lines for a house in this zoning district. The area inside the purple triangle would be the only area in which a house could be constructed. While it would be possible to build a house on the lot and still comply with the required setbacks, the house would be limited in building size and configuration.

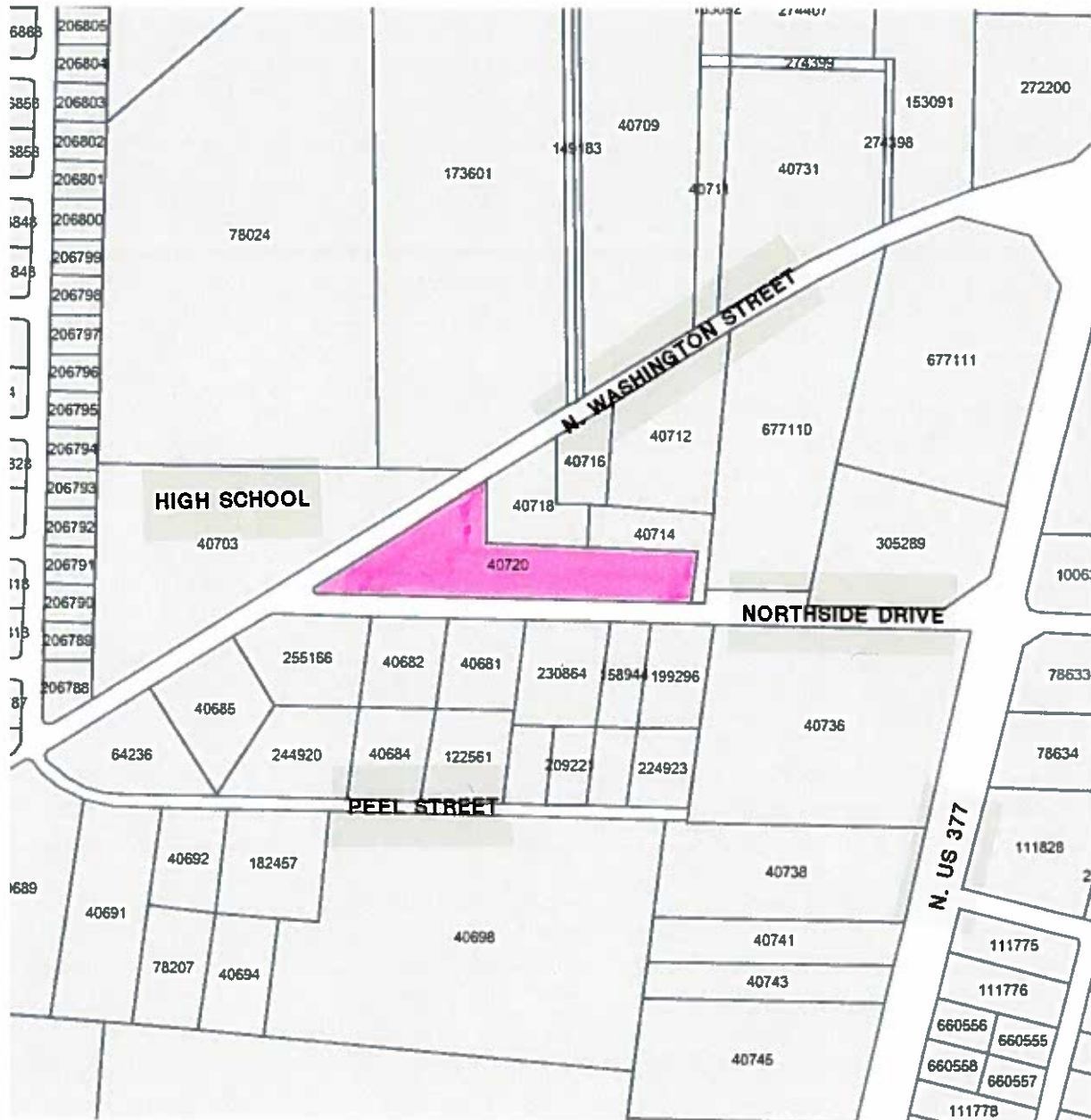
Typically I would not support a lot configured like Lot 10 due to the limiting conditions that the shape creates, however, as Mr. Evans plans on selling the lot to the adjacent property owner to enlarge their property I would support the granting of a variance. If the sale were not to occur, staff would not support any future setback variance requests if someone wished to build a house on the lot.

**Recommendation:**

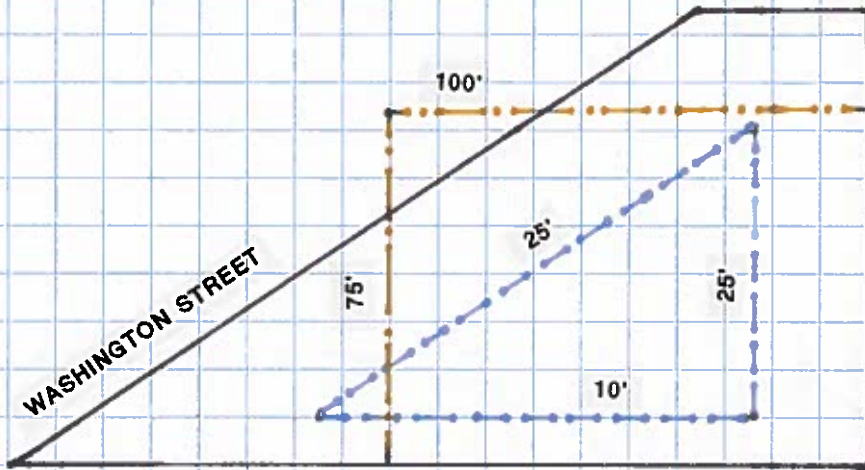
Staff recommends that the variance request be approved as submitted.



**760 NORTHSIDE DRIVE**  
**LOT WIDTH AND LOT DEPTH VARIANCE REQUEST**







## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the **Board of Adjustment** for the City of Pilot Point, Texas will conduct a Public Hearing to consider the below listed request(s) on **February 28, 2017** at 6:30 p.m. at the City Hall, 102 E. Main Street, Pilot Point, Texas.

**Public Hearing – Minimum Lot Dimension Variances**, Board of Adjustment Case 2017-01.

To consider the request of Edgar Evans for a minimum lot width variance for Lot 2, Block A, Edgar Addition at 214 Evans Street.

To consider the request of Edgar Evans for a minimum lot width and lot depth variance for Tract 76, J. Jeffries Survey, Abstract Number 661 at 760 E. Northside Drive.

All interested parties are encouraged to provide written comments prior to the commencement of the meeting or speak at the public hearing.