

Zoning Board of Adjustment

Agenda

Regular Meeting

4:00 p.m., Tuesday, January 10, 2017

Council Chambers, City Hall

501 Center Avenue, Brownwood, Texas 76801

The board may deliberate and/or act on the following items:

Call to Order

Items to be Withdrawn

Approval of Minutes

Regular Meeting – November 8, 2016

TAB 1

Public Hearings

(VAR 01-17) 1906 Hwy 377 S.: Requesting a variance of 9 ft. into the 15 ft. side street setback requirement to build an RV cover; also requesting a variance of 16 ft. into the 25 ft. front yard setback requirement to build a carport.

TAB 2

(VAR 02-17) 2131 Indian Creek Rd.: Requesting a variance of 25 ft. into the 25 ft. front yard setback requirement and allow the building of the proposed structures; requesting a variance to the required parking spaces of two parking spaces per apartment to be reduced to 1 ½ parking spaces per apartment unit.

TAB 3

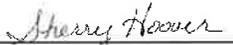
Adjournment

Submitted by


Tim Murray-Director
Development Services

CERTIFICATION

I certify that the above notice of meeting was posted on the 6th day of January 2017. I further certify that the following news media were properly notified of this meeting as stated above, Brownwood Bulletin, BrownwoodNews and Radio Station KBWD/KOXE.


Sherry Hoover
Administrative Assistant

SPECIAL ACCOMMODATIONS

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Christi Wynn at (325) 646-5775 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.

REGULAR CALLED MEETING
Zoning Board of Adjustment
November 8, 2016

The Zoning Board of Adjustment of the City of Brownwood, Texas, met in a regular called meeting at 4:00 p.m. on Tuesday, November 8, 2016, in the Council Chambers, City Hall, 501 Center Avenue, with the following members present:

Rick Biessener	:	Chairman
Trey Bauchman	:	Board Member
Jessie Doyle	:	Alternate Board Member
Nancy Jo Humfeld	:	Alternate Board Member
Eric McNeese	:	Board Member
Tim Murray	:	Director of Development Services
Christi Wynn	:	City Secretary

with members Branon Evans and Ken Harris absent, constituting a quorum of the Zoning Board of Adjustment.

CALL TO ORDER: Chairman Biessener called the meeting to order.

ITEMS TO BE WITHDRAWN: None

APPROVAL OF MINUTES:

A motion was made by Bauchman, seconded by Humfeld, to approve the minutes dated October 11, 2016 as submitted. Upon vote, motion carried unanimously.

PUBLIC HEARINGS:

(VAR-16-16) 1700 Sixteenth Street - A variance request for 15' into the 15' side street setback requirement to construct a 22' by 24' carport.

Chairman Biessener opened the public hearing.

Property owner, Carey Stewart addressed the Board and stated that he wanted to construct a carport so that he can move his truck off of the street and have covering for protection. The carport will match the house. It will have cedar posts and a shingled roof. A question was asked if the carport would come out past the fence line. Mr. Stewart stated that he thought it would, but the carport will be open and will not create any visual barriers.

Property owners within 200' were notified and no other response was received either in favor or opposition of the request.

There being no others to speak, Chairman Biessener closed the public hearing. A motion was made by McNeese, seconded by Bauchman, as follows: The Zoning Board of Adjustment hereby finds that all conditions specified in Section 98-64 of the Zoning Code to grant a variance are satisfied and to grant Carey and Kim Stewart a variance from Section 98-611 in order to encroach 15' into the 15' side street setback requirement to construct a carport on the property located at 1700 Sixteenth Street, being Lot 4 & part 3, Block H, of the South View Addition in Brownwood, Texas with said variance being valid

Regular Called Meeting – November 8, 2016

Page 2 of 2

until such time as the structures authorized are removed and/or demolished by any cause. Upon vote, motion carried unanimously.

Mr. Murray gave Mr. Stewart a letter stating the variance request was approved and he could obtain a permit.

ADJOURNMENT:

There being no further business to come before the Board, Chairman Biessener declared the meeting adjourned.

RICK BIESENER, Chairman

ATTEST:

CHRISTI WYNN, City Secretary



ZONING BOARD OF ADJUSTMENT
 REQUEST FOR VARIANCE
 STAFF SUMMARY

VAR-01-17			
1	APPLICANT:	Casey Roulett	
2	APPLICANT STATUS:	Owner	
3	APPLICATION DATE:	December 16, 2016	MEETING DATE: January 10, 2017
4	REQUEST:	Request a variance of 9' into the 15' side street setback requirement; Request a variance of 16' into the 25' front yard setback requirement	
5	ADDRESS:	1906 Hwy 377 S	
6	PURPOSE:	Construction of RV Cover and 2 vehicle carport	
GENERAL INFORMATION			
7	ORDINANCE REFS:	98-611: Height and Area Requirements	
ZONING AND LAND USE			
8	SUBJECT PROPERTY:	C-1 Local Business District	
9	ADJACENT PROPERTIES:	R-2 - Two-Family Residential District	
PHYSICAL CHARACTERISTICS			
10	GENERAL:	Residential or commercial	
11	LOT DIMENSIONS:	Rectangular-shaped property approximately 123.70' X 71.92'	
12	FRONTAGE:	123.70' along US Hwy 377 S	
13	SIDES:	71.92' along Eighth Street	
14	VEGETATION:	Normal landscaping	
UTILITIES			
15	EASEMENTS OR ALLEYS:	None	
16	OTHER:	None Identified	
SPECIAL INFORMATION			
17	BUILDER:	Unknown	
18	OTHER NON-CONFORMITIES:	None Identified	
STAFF ANALYSIS			
19	SPECIAL CONDITIONS:	None	
20	HARDSHIP:	None	
21	ALTERNATIVES:	None suggested	
22	PREVIOUS ACTION ON THIS PROPERTY:	None	
23	SIMILAR REQUESTS:	None	
24	NUMBER OF PROPERTY OWNERS NOTIFIED:	14	
25	RESPONSES RECEIVED:	None	
27	ATTACHMENTS:	Application, photographs, property area drawing, BCAD Data Sheet, list of property owners notified, responses	

Revised 3May12



CITY OF BROWNWOOD APPLICATION FOR VARIANCE

(Due at least twenty (20) days prior to public hearing)

Owner Casly Rowlett Address 1906 Hwy 377 South P.O. Box 2236
 City Brownwood State Tx Zip 76801
 Telephone (H) _____ (W) _____ (M) 325.647-2551
 Email address Casly.Rowlett@yahoo.com

Site Plan Attached (Drawn to scale) Date Filing Fee of \$150.00 Paid 12-16-16
 Site Address 1906 Hwy 377 South Zoning C-1
 Meeting Date 1-10-17 (Proponent or agent shall be present at the hearing)

REQUESTED VARIANCE: Please describe in detail the reason for the requested variance. Conditions for granting a variance, listed on the reverse, are also provided in Sec. 98(64)(e) of the City of Brownwood Code of Ordinances which are available in their entirety at City Hall or at www.municode.com.

I'm requesting a variance of 9 feet into the 15 feet side street requirement for the construction of a RV cover.
I'm requesting a variance of 16ft. into the 25 feet front yard requirement to build a carport for my 2 cars.

Any variance granted by the Board of Adjustment shall authorize the issuance of the building permit for a period of one hundred and eighty (180) days from the date of favorable action unless said Board shall have approved a longer period of time and shown such specific longer period in the minutes of its action.

My signature below certifies that I have read the application and know the same to be true and correct.

Casly Rowlett
 Owner/Authorized Agent Signature

12-16-16
 Date

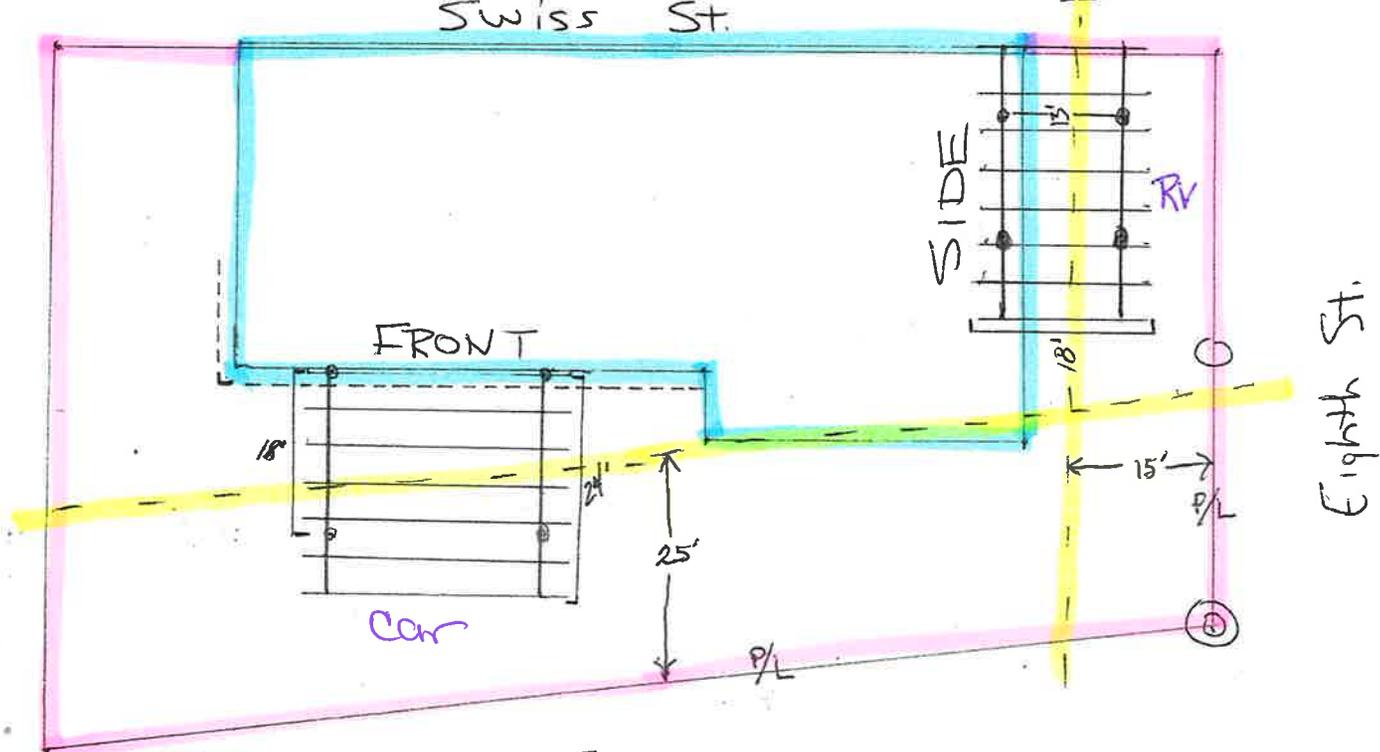
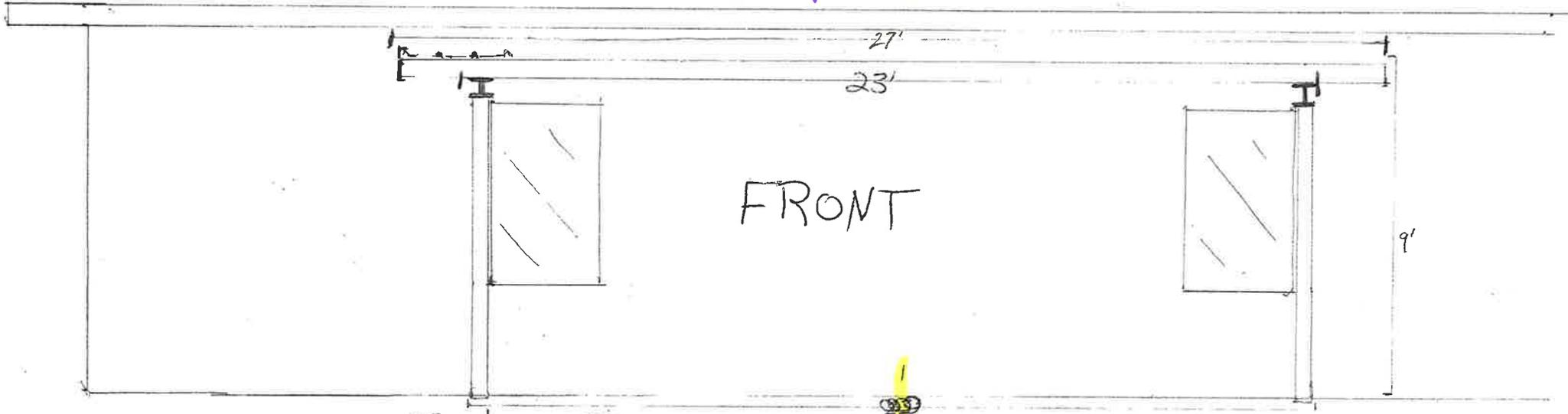
ACTION BY THE BOARD ON A REQUEST FOR VARIANCE:

The purpose of granting a variance is to modify the application of the Ordinance as it applies to specific piece of property which, because of peculiar circumstances applicable only to the property, prevent it from being used on the same basis as other property in the same zoning district. In reaching its decision to grant a variance, the Board shall determine that all the following conditions are present.

- (1) That special conditions and circumstances exist which are peculiar to the land or improvement in question and which are not applicable to other land or buildings in the same zoning district. Such conditions or circumstances shall not be the result of actions taken by the applicant.
- (2) That due to special conditions and peculiarities of the land or improvements in question, literal interpretation of the provisions of the Ordinance would result in unnecessary hardship (other than financial) to the owner of the land and prohibit reasonable use of said land.
- (3) That granting the variance will not be contrary to the public interest. Evidence shall be made that granting a variance is consistent with the intent of the Ordinance, is in harmony herewith, and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.
- (4) That granting the variance will not allow activities in any district prohibited by the provisions of that district. The Ordinance is declared to be a definition of the public interest regarding land use and structural arrangement. Under no circumstances shall a variance be granted which permits a use not generally or by special exception permitted in a zoning district by the terms of the Ordinance.
- (5) That granting the variance will not permit a lower degree of flood protection than the flood protection elevation specified for the particular area, except as otherwise allowed under stormwater management regulations.
- (6) That granting the variance will not permit standards lower than those required by State Law.
- (7) That by comparison with the general good served by literal enforcement of the Ordinance, the Hardship (other than financial) which would be alleviated by granting the request for variance is of greater significance.
- (8) That nonconforming uses of neighboring land or improvements thereto in the same district, as well as, permitted use of land or improvements thereto in other districts, are not considered grounds for issuance of a variance.

FOR OFFICIAL USE ONLY		
TITLE	SIGNATURE	DATE
RECEIVED BY	<i>Joe D. Radey</i>	12-16-16
DEV SERV ADMINISTRATOR	<i>J. Munay</i>	12-16-16
DIV DIRECTOR OF PUBLIC WORKS		

Carport



1" = 20' Hwy 377 S



12.19.2016 11:19



12.18.2016 11:19

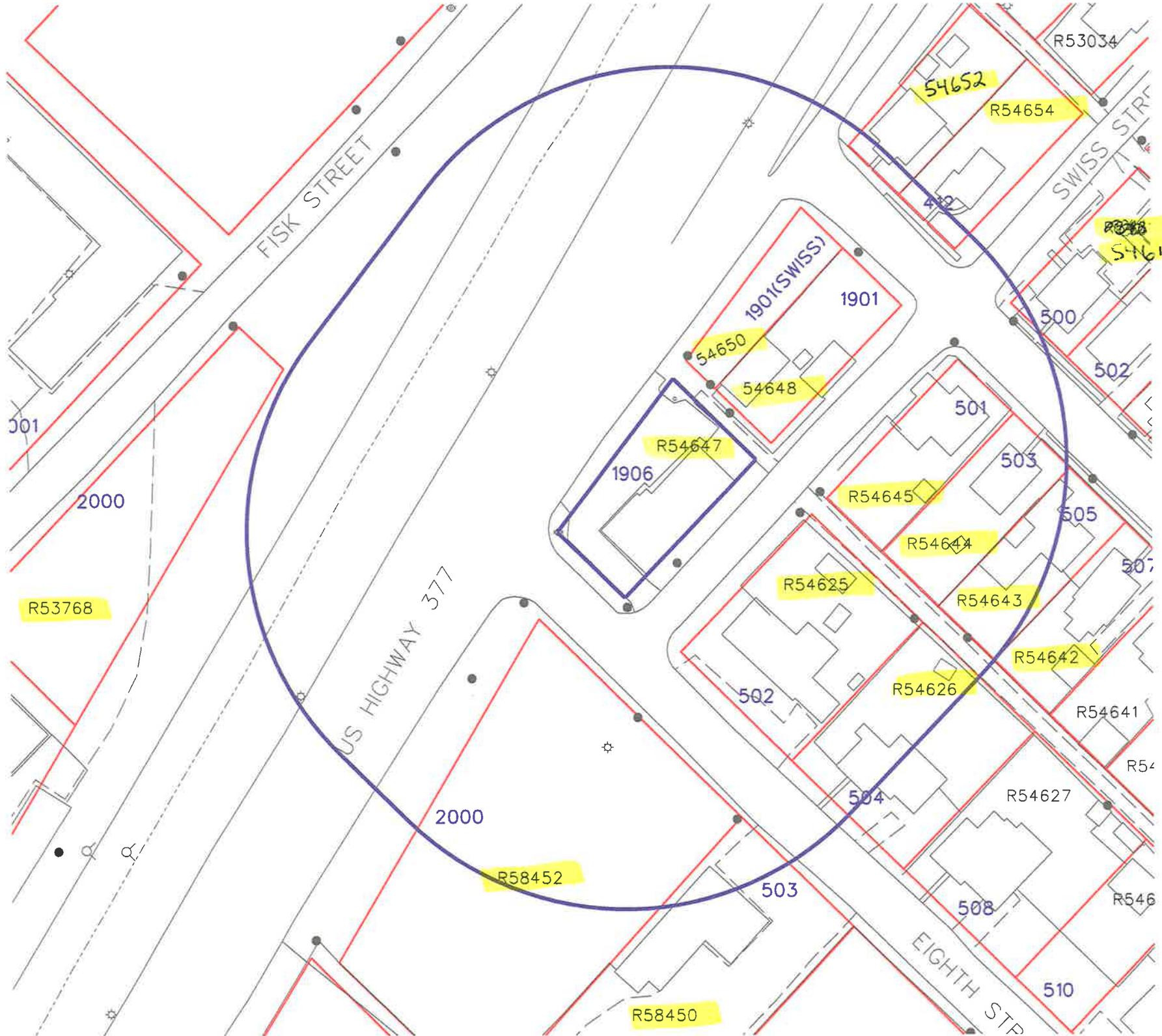


12.19.2016 11:19



Why Does Affiliated Bank Have
That No Other Mortgage Lender Has?
ME!
Affiliated Bank

12 19 2016 11:20



FISK STREET

US HIGHWAY 377

SWISS STREET

EIGHTH STP

301

2000

R53768

2000

R58452

R58450

1901(SWISS)

1901

54650

54648

1906

R54647

R54645

R54644

R54625

R54643

R54642

502

R54626

R54641

R54

R54627

504

R546

508

510

R53034

54652

R54654

R53038

54612

500

502

501

503

505

507

Brown CAD**Property Search Results > 54647 ROWLETT, CASEY for Year 2016****Property****Account**

Property ID:	54647	Legal Description:	MARTIN HEIGHTS ADDITION, BLOCK 3, LOT PART 2 & 3
Geographic ID:	54780-0037-00	Agent Code:	
Type:	Real		
Property Use Code:	RTL		
Property Use Description:	RETAIL		

Location

Address:	1906 HWY 377 S BROWNWOOD, TX 76801	Mapsco:	
Neighborhood:		Map ID:	NULL
Neighborhood CD:			

Owner

Name:	ROWLETT, CASEY	Owner ID:	82608
Mailing Address:	106 IVANHOE LN BROWNWOOD, TX 76801-7448	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$109,950	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,260	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$111,210	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$111,210	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$111,210	

Taxing Jurisdiction

Owner: ROWLETT, CASEY
 % Ownership: 100.0000000000%
 Total Value: \$111,210

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$111,210	\$111,210	\$0.00
CBR	CITY OF BROWNWOOD	0.746300	\$111,210	\$111,210	\$829.96
GBC	BROWN COUNTY	0.528400	\$111,210	\$111,210	\$587.64
RRF	ROAD & FLOOD	0.080900	\$111,210	\$111,210	\$89.97
SBR	BROWNWOOD ISD	1.215100	\$111,210	\$111,210	\$1,351.31
Total Tax Rate:		2.570700			

Taxes w/Current Exemptions:	\$2,858.88
Taxes w/o Exemptions:	\$2,858.88

Improvement / Building**Improvement #1:** COMMERCIAL **State Code:** F1 **Living Area:** 2586.0 sqft **Value:** \$108,070

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	41L	C	0	2586.0

Improvement #2: MISCELLANEOUS **State Code:** F1 **Living Area:** sqft **Value:** \$1,880

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASPL	ASPHALT PAVING 2 INCH, LOCAL *			0	3000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CM	COMMERCIAL	0.2042	8896.50	123.70	71.92	\$1,260	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$109,950	\$1,260	0	111,210	\$0	\$111,210
2015	\$109,950	\$1,260	0	111,210	\$0	\$111,210
2014	\$109,950	\$1,260	0	111,210	\$0	\$111,210
2013	\$107,130	\$1,260	0	108,390	\$0	\$108,390
2012	\$107,130	\$1,260	0	108,390	\$0	\$108,390
2011	\$92,370	\$1,260	0	93,630	\$0	\$93,630
2010	\$92,370	\$1,260	0	93,630	\$0	\$93,630
2009	\$59,500	\$1,260	0	60,760	\$0	\$60,760
2008	\$59,500	\$1,260	0	60,760	\$0	\$60,760
2007	\$40,520	\$1,260	0	41,780	\$0	\$41,780
2006	\$36,290	\$1,260	0	37,550	\$0	\$37,550
2005	\$36,290	\$1,260	0	37,550	\$0	\$37,550
2004	\$36,290	\$1,260	0	37,550	\$0	\$37,550
2003	\$36,290	\$1,260	0	37,550	\$0	\$37,550
2002	\$38,980	\$1,260	0	40,240	\$0	\$40,240
2001	\$38,980	\$1,260	0	40,240	\$0	\$40,240
2000	\$38,980	\$1,260	0	40,240	\$0	\$40,240
1999	\$38,980	\$1,260	0	40,240	\$0	\$40,240
1998	\$38,980	\$1,260	0	40,240	\$0	\$40,240
1997	\$38,980	\$1,260	0	40,240	\$0	\$40,240
1996	\$38,980	\$1,260	0	40,240	\$0	\$40,240
1995	\$38,980	\$1,260	0	40,240	\$0	\$40,240

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/31/2009	WD/VL	WARRANTY DEED W/VENDOR'S LIEN	MYRICK, MORISA	ROWLETT, CASEY	1740	417	1945
2		LE C	LIFE ESTATE CEASED		MYRICK, CHESTER W JR			

			MYRICK, CHESTER W SR LIFE ESTATE			
3	LW&T	LAST WILL & TESTAMENT	MYRICK, CHESTER W JR	MYRICK, MORISA	PROBATE	#P08-00009

Tax Due

Property Tax Information as of 12/16/2016

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2016	CITY OF BROWNWOOD	\$111,210	\$829.96	\$829.96	\$0.00	\$0.00	\$0.00	\$0.00
2016	BROWN COUNTY	\$111,210	\$587.64	\$587.64	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROAD & FLOOD	\$111,210	\$89.97	\$89.97	\$0.00	\$0.00	\$0.00	\$0.00
2016	BROWNWOOD ISD	\$111,210	\$1351.31	\$1351.31	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$2858.88	\$2858.88	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF BROWNWOOD	\$111,210	\$829.96	\$829.96	\$0.00	\$0.00	\$0.00	\$0.00
2015	BROWN COUNTY	\$111,210	\$572.29	\$572.29	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROAD & FLOOD	\$111,210	\$89.97	\$89.97	\$0.00	\$0.00	\$0.00	\$0.00
2015	BROWNWOOD ISD	\$111,210	\$1351.31	\$1351.31	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$2843.53	\$2843.53	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF BROWNWOOD	\$111,210	\$829.96	\$829.96	\$0.00	\$0.00	\$0.00	\$0.00
2014	BROWN COUNTY	\$111,210	\$549.72	\$549.72	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROAD & FLOOD	\$111,210	\$89.08	\$89.08	\$0.00	\$0.00	\$0.00	\$0.00
2014	BROWNWOOD ISD	\$111,210	\$1395.35	\$1395.35	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$2864.11	\$2864.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF BROWNWOOD	\$108,390	\$808.91	\$808.91	\$0.00	\$0.00	\$0.00	\$0.00
2013	BROWN COUNTY	\$108,390	\$535.77	\$535.77	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROAD & FLOOD	\$108,390	\$86.82	\$86.82	\$0.00	\$0.00	\$0.00	\$0.00
2013	BROWNWOOD ISD	\$108,390	\$1414.17	\$1414.17	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$2845.67	\$2845.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF BROWNWOOD	\$108,390	\$808.91	\$808.91	\$0.00	\$0.00	\$0.00	\$0.00
2012	BROWN COUNTY	\$108,390	\$497.08	\$497.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROAD & FLOOD	\$108,390	\$82.81	\$82.81	\$0.00	\$0.00	\$0.00	\$0.00
2012	BROWNWOOD ISD	\$108,390	\$1410.81	\$1410.81	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$2799.61	\$2799.61	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF BROWNWOOD	\$93,630	\$697.73	\$697.73	\$0.00	\$0.00	\$0.00	\$0.00
2011	BROWN COUNTY	\$93,630	\$411.41	\$411.41	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROAD & FLOOD	\$93,630	\$72.56	\$72.56	\$0.00	\$0.00	\$0.00	\$0.00
2011	BROWNWOOD ISD	\$93,630	\$1211.48	\$1211.48	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$2393.18	\$2393.18	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF BROWNWOOD	\$93,630	\$697.73	\$697.73	\$0.00	\$0.00	\$0.00	\$0.00
2010	BROWN COUNTY	\$93,630	\$411.41	\$411.41	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROAD & FLOOD	\$93,630	\$72.56	\$72.56	\$0.00	\$0.00	\$0.00	\$0.00
2010	BROWNWOOD ISD	\$93,630	\$1230.95	\$1230.95	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$2412.65	\$2412.65	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF BROWNWOOD	\$60,760	\$452.79	\$452.79	\$0.00	\$0.00	\$0.00	\$0.00
2009	BROWN COUNTY	\$60,760	\$269.95	\$269.95	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROAD & FLOOD	\$60,760	\$47.64	\$47.64	\$0.00	\$0.00	\$0.00	\$0.00
2009	BROWNWOOD ISD	\$60,760	\$801.36	\$801.36	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$1571.74	\$1571.74	\$0.00	\$0.00	\$0.00	\$0.00

	ROWLETT, CASEY TOTAL:		\$20589.37	\$20589.37	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF BROWNWOOD	\$60,760	\$452.78	\$452.78	\$0.00	\$0.00	\$0.00	\$0.00
2008	BROWN COUNTY	\$60,760	\$269.72	\$269.72	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROAD & FLOOD	\$60,760	\$47.88	\$47.88	\$0.00	\$0.00	\$0.00	\$0.00
2008	BROWNWOOD ISD	\$60,760	\$772.07	\$772.07	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$1542.45	\$1542.45	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF BROWNWOOD	\$41,780	\$311.35	\$311.35	\$0.00	\$0.00	\$0.00	\$0.00
2007	BROWN COUNTY	\$41,780	\$193.65	\$193.65	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROAD & FLOOD	\$41,780	\$34.05	\$34.05	\$0.00	\$0.00	\$0.00	\$0.00
2007	BROWNWOOD ISD	\$41,780	\$530.90	\$530.90	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$1069.95	\$1069.95	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF BROWNWOOD	\$37,550	\$296.61	\$296.61	\$0.00	\$0.00	\$0.00	\$0.00
2006	BROWN COUNTY	\$37,550	\$178.29	\$178.29	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROAD & FLOOD	\$37,550	\$28.43	\$28.43	\$0.00	\$0.00	\$0.00	\$0.00
2006	BROWNWOOD ISD	\$37,550	\$599.67	\$599.67	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$1103.00	\$1103.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF BROWNWOOD	\$37,550	\$298.38	\$298.38	\$0.00	\$0.00	\$0.00	\$0.00
2005	BROWN COUNTY	\$37,550	\$187.30	\$187.30	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROAD & FLOOD	\$37,550	\$29.51	\$29.51	\$0.00	\$0.00	\$0.00	\$0.00
2005	BROWNWOOD ISD	\$37,550	\$656.19	\$656.19	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$1171.38	\$1171.38	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF BROWNWOOD	\$37,550	\$298.38	\$298.38	\$0.00	\$0.00	\$0.00	\$0.00
2004	BROWN COUNTY	\$37,550	\$187.23	\$187.23	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROAD & FLOOD	\$37,550	\$29.36	\$29.36	\$0.00	\$0.00	\$0.00	\$0.00
2004	BROWNWOOD ISD	\$37,550	\$602.49	\$602.49	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$1117.46	\$1117.46	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF BROWNWOOD	\$37,550	\$298.37	\$298.37	\$0.00	\$0.00	\$0.00	\$0.00
2003	BROWN COUNTY	\$37,550	\$173.67	\$173.67	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROAD & FLOOD	\$37,550	\$29.14	\$29.14	\$0.00	\$0.00	\$0.00	\$0.00
2003	BROWNWOOD ISD	\$37,550	\$602.49	\$602.49	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$1103.67	\$1103.67	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF BROWNWOOD	\$40,240	\$319.75	\$319.75	\$0.00	\$0.00	\$0.00	\$0.00
2002	BROWN COUNTY	\$40,240	\$174.36	\$174.36	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROAD & FLOOD	\$40,240	\$28.85	\$28.85	\$0.00	\$0.00	\$0.00	\$0.00
2002	BROWNWOOD ISD	\$40,240	\$645.65	\$645.65	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$1168.61	\$1168.61	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF BROWNWOOD	\$40,240	\$319.75	\$319.75	\$0.00	\$0.00	\$0.00	\$0.00
2001	BROWN COUNTY	\$40,240	\$161.93	\$161.93	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROAD & FLOOD	\$40,240	\$33.88	\$33.88	\$0.00	\$0.00	\$0.00	\$0.00
2001	BROWNWOOD ISD	\$40,240	\$639.82	\$639.82	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$1155.38	\$1155.38	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF BROWNWOOD	\$40,240	\$319.75	\$319.75	\$0.00	\$0.00	\$0.00	\$0.00
2000	BROWN COUNTY	\$40,240	\$150.54	\$150.54	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROAD & FLOOD	\$40,240	\$32.27	\$32.27	\$0.00	\$0.00	\$0.00	\$0.00
2000	BROWNWOOD ISD	\$40,240	\$632.01	\$632.01	\$0.00	\$0.00	\$0.00	\$0.00
	2000 TOTAL:		\$1134.57	\$1134.57	\$0.00	\$0.00	\$0.00	\$0.00
1999	CITY OF BROWNWOOD	\$40,240	\$319.75	\$319.75	\$0.00	\$0.00	\$0.00	\$0.00
1999	BROWN COUNTY	\$40,240	\$142.53	\$142.53	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROAD & FLOOD	\$40,240	\$31.59	\$31.59	\$0.00	\$0.00	\$0.00	\$0.00
1999	BROWNWOOD ISD	\$40,240	\$615.91	\$615.91	\$0.00	\$0.00	\$0.00	\$0.00
	1999 TOTAL:		\$1109.78	\$1109.78	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF BROWNWOOD	\$40,240	\$310.45	\$310.45	\$0.00	\$0.00	\$0.00	\$0.00

1998	BROWN COUNTY	\$40,240	\$128.85	\$128.85	\$0.00	\$0.00	\$0.00	\$0.00
1998	ROAD & FLOOD	\$40,240	\$31.59	\$31.59	\$0.00	\$0.00	\$0.00	\$0.00
1998	BROWNWOOD ISD	\$40,240	\$615.91	\$615.91	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$1086.80	\$1086.80	\$0.00	\$0.00	\$0.00	\$0.00
MYRICK, C W TOTAL:			\$11220.60	\$11220.60	\$0.00	\$0.00	\$0.00	\$0.00
MYRICK, MORISA TOTAL:			\$1542.45	\$1542.45	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$33352.42	\$33352.42	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call - (325)643-5676

Website version: 1.2.2.11

Database last updated on: 12/16/2016 12:27 AM

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ZBA AGENDA ITEM BRIEFING SHEET

Meeting Date: January 10, 2017	Department: Development Services	Presented By: Tim Murray	VAR 01-17
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RECOMMENDED MOTION:

A motion is made for the ZBA to find that all the conditions specified in Section 98-64 of the Zoning Code to grant a variance are satisfied and to grant Casey Roulett a variance from Section 98-611 in order to encroach 9 ft. into the required 15 ft. side street setback to construct a RV cover; and a variance from Section 98-611 in order to encroach 16 ft. into the required 25 ft. front yard setback to construct a 2 vehicle carport at., 1906 Hwy 377 S being Lot Part 2 and 3 in Block 3 of the Martin Heights Addition to Brownwood, Texas with said variance being valid until such time as the structures authorized are removed and/or demolished by any cause.

BACKGROUND:

No additional information beyond staff summary.



ZONING BOARD OF ADJUSTMENT
REQUEST FOR VARIANCE
STAFF SUMMARY

VAR-02-17			
1	APPLICANT:	Trafalgar Homes	
2	APPLICANT STATUS:	Owner	
3	APPLICATION DATE:	December 20, 2016	MEETING DATE: January 10, 2017
4	REQUEST:	Request a variance of 25' into the 25' front yard setback requirement; Request a variance to required parking spaces of 2 per apartment unit to 1 ½ spaces per apartment	
5	ADDRESS:	2131 Indian Creek Road	
6	PURPOSE:	To allow building of proposed structure and parking lot	
GENERAL INFORMATION			
7	ORDINANCE REFS:	98-611: Height and Area Requirements; 98-561: Permitted Uses	
ZONING AND LAND USE			
8	SUBJECT PROPERTY:	C-2 General Business District	
9	ADJACENT PROPERTIES:	R-1 Single-Family Residential District	
PHYSICAL CHARACTERISTICS			
10	GENERAL:	Residential or commercial	
11	LOT DIMENSIONS:	Rectangular-shaped property approximately 2178' X 100'	
12	FRONTAGE:	2178' along Indian Creek Road	
13	SIDES:	100' along Milam	
14	VEGETATION:	Normal landscaping	
UTILITIES			
15	EASEMENTS OR ALLEYS:	Water drainage easement	
16	OTHER:	None Identified	
SPECIAL INFORMATION			
17	BUILDER:	Unknown	
18	OTHER NON-CONFORMITIES:	None Identified	
STAFF ANALYSIS			
19	SPECIAL CONDITIONS:	None	
20	HARDSHIP:	None	
21	ALTERNATIVES:	None suggested	
22	PREVIOUS ACTION ON THIS PROPERTY:	None	
23	SIMILAR REQUESTS:	None	
24	NUMBER OF PROPERTY OWNERS NOTIFIED:	15	
25	RESPONSES RECEIVED:	None	
27	ATTACHMENTS:	Application, photographs, property area drawing, BCAD Data Sheet, list of property owners notified, responses	

Revised 3May12



02-17

CITY OF BROWNWOOD
APPLICATION FOR VARIANCE
(Due at least twenty (20) days prior to public hearing)

Owner TRAFALGAR HOMES Address P.O. BOX 65

City STEPHENVILLE State TX Zip 76401

Telephone (H) 254-968-1005 (W) _____ (M) _____

Email address JACKETS30@AOL.COM

Site Plan Attached (Drawn to scale) Date Filing Fee of \$150.00 Paid 12-20-2016

Site Address INDIAN CREEK RD. (corner of Indian Creek Rd. & Milam) Zoning C-2

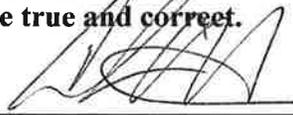
Meeting Date 1-10-2017 (Proponent or agent shall be present at the hearing)

REQUESTED VARIANCE: Please describe in detail the reason for the requested variance. Conditions for granting a variance, listed on the reverse, are also provided in Sec. 98(64)(e) of the City of Brownwood Code of Ordinances which are available in their entirety at City Hall or at www.municode.com.

WE ARE REQUESTING A VARIANCE OF 25' INTO THE 25' FRONTYARD SETBACK REQUIREMENT. THE LOT IS NOT WIDE ENOUGH TO MEET THIS SETBACK REQUIREMENT AND ALLOW THE BUILDING OF THE PROPOSED STRUCTURES. THE 45' RIGHT-OF-WAY FROM EDGE OF PAVEMENT TO THE PROPERTY LINE ENSURES THAT THIS WILL NOT CREATE A SIGHT OBSTRUCTION. ALSO, WE ARE REQUESTING A VARIANCE TO THE REQUIRED PARKING SPACES OF 2 PARKING SPACES PER APARTMENT UNIT TO BE REDUCED TO 1 1/2 PARKING SPACES PER APARTMENT UNIT.

Any variance granted by the Board of Adjustment shall authorize the issuance of the building permit for a period of one hundred and eighty (180) days from the date of favorable action unless said Board shall have approved a longer period of time and shown such specific longer period in the minutes of its action.

My signature below certifies that I have read the application and know the same to be true and correct.



Owner/Authorized Agent Signature

12-20-2016

Date

ACTION BY THE BOARD ON A REQUEST FOR VARIANCE:

The purpose of granting a variance is to modify the application of the Ordinance as it applies to specific piece of property which, because of peculiar circumstances applicable only to the property, prevent it from being used on the same basis as other property in the same zoning district. In reaching its decision to grant a variance, the Board shall determine that all the following conditions are present.

- (1) That special conditions and circumstances exist which are peculiar to the land or improvement in question and which are not applicable to other land or buildings in the same zoning district. Such conditions or circumstances shall not be the result of actions taken by the applicant.
- (2) That due to special conditions and peculiarities of the land or improvements in question, literal interpretation of the provisions of the Ordinance would result in unnecessary hardship (other than financial) to the owner of the land and prohibit reasonable use of said land.
- (3) That granting the variance will not be contrary to the public interest. Evidence shall be made that granting a variance is consistent with the intent of the Ordinance, is in harmony herewith, and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.
- (4) That granting the variance will not allow activities in any district prohibited by the provisions of that district. The Ordinance is declared to be a definition of the public interest regarding land use and structural arrangement. Under no circumstances shall a variance be granted which permits a use not generally or by special exception permitted in a zoning district by the terms of the Ordinance.
- (5) That granting the variance will not permit a lower degree of flood protection than the flood protection elevation specified for the particular area, except as otherwise allowed under stormwater management regulations.
- (6) That granting the variance will not permit standards lower than those required by State Law.
- (7) That by comparison with the general good served by literal enforcement of the Ordinance, the Hardship (other than financial) which would be alleviated by granting the request for variance is of greater significance.
- (8) That nonconforming uses of neighboring land or improvements thereto in the same district, as well as, permitted use of land or improvements thereto in other districts, are not considered grounds for issuance of a variance.

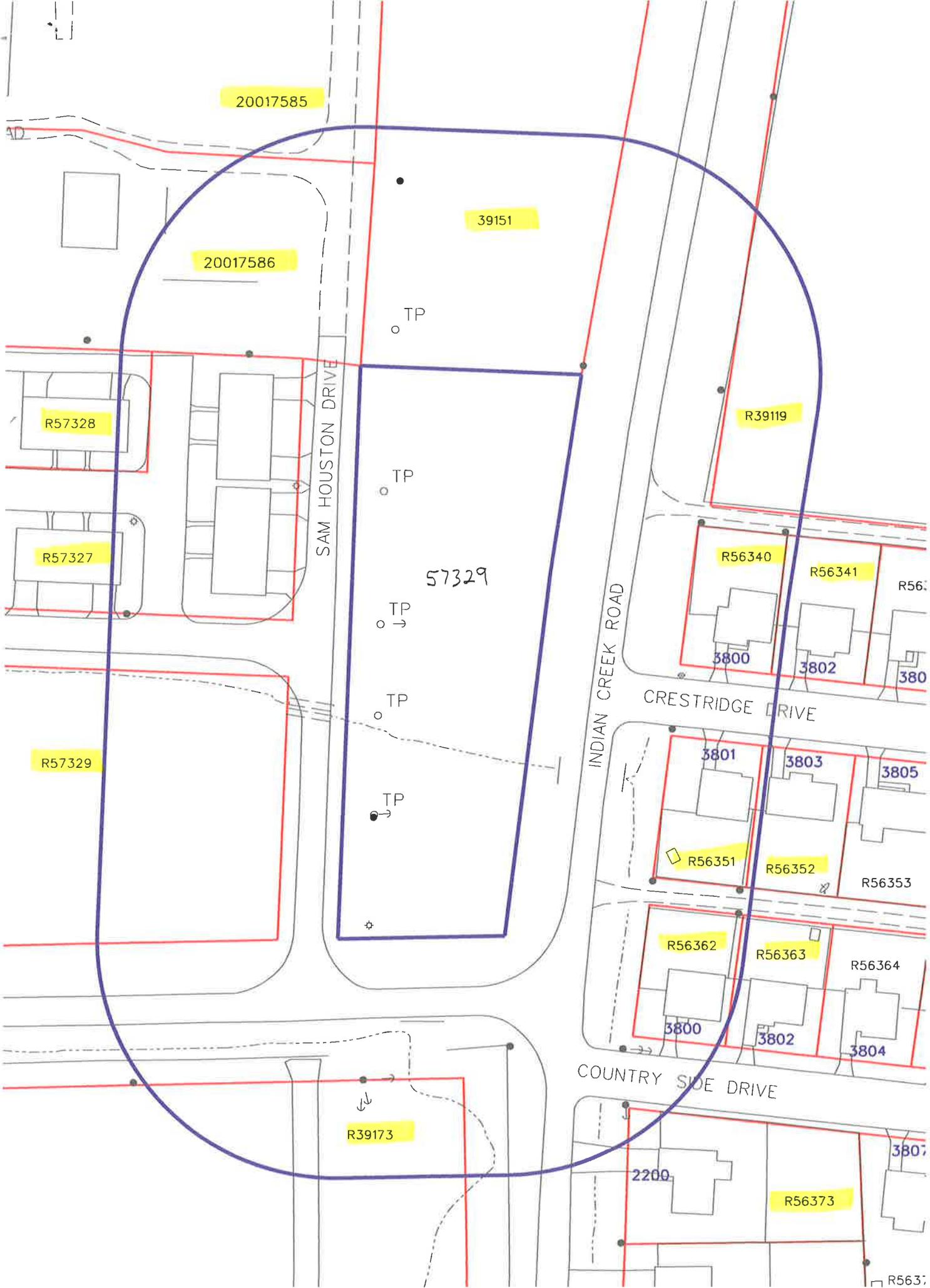
FOR OFFICIAL USE ONLY		
TITLE	SIGNATURE	DATE
RECEIVED BY	<i>Joe H. Roady</i>	12-20-2016
DEV SERV ADMINISTRATOR	<i>D. Murray</i>	12-20-2016
DIV DIRECTOR OF PUBLIC WORKS		



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R57328

R57327

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TP

TP

57329

TP

TP

TP

R57329

R39119

R56340

R56341

R56342

3800

3802

3804

CRESTRIDGE DRIVE

3801

3803

3805

R56351

R56352

R56353

INDIAN CREEK ROAD

R56362

R56363

R56364

3800

3802

3804

COUNTRY SIDE DRIVE

R39173

2200

R56373

3807

R56374

Brown CAD

Property Search Results > 57329 NABERS, MARY SCOTT INDIVIDUALLY for Year 2016

Property

Account

Property ID:	57329	Legal Description:	TURTLE ROCK ADDITION, BLOCK 2, ACRES 5.
Geographic ID:	85700-0028-00	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	3701 GOLDING RD BROWNWOOD, TX 76801	Mapsc0:	
Neighborhood:	WOODLAND AC, OAKWOOD	Map ID:	NULL
Neighborhood CD:	13		

Owner

Name:	NABERS, MARY SCOTT INDIVIDUALLY	Owner ID:	121034
Mailing Address:	& AS TRUSTEE OF THE MARY SCOTT NABERS MARITAL TRUST 901 S MOPAC BLDG I, #100 AUSTIN, TX 78746-5776	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$23,960	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$23,960	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$23,960	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$23,960	

Taxing Jurisdiction

Owner: NABERS, MARY SCOTT INDIVIDUALLY
 % Ownership: 100.0000000000%
 Total Value: \$23,960

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$23,960	\$23,960	\$0.00
CBR	CITY OF BROWNWOOD	0.746300	\$23,960	\$23,960	\$178.81
GBC	BROWN COUNTY	0.528400	\$23,960	\$23,960	\$126.61
RRF	ROAD & FLOOD	0.080900	\$23,960	\$23,960	\$19.38

SBR	BROWNWOOD ISD	1.215100	\$23,960	\$23,960	\$291.13
Total Tax Rate:		2.570700			
				Taxes w/Current Exemptions:	\$615.93
				Taxes w/o Exemptions:	\$615.94

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RV	RESIDENTIAL VACANT	5.0000	217800.00	2178.00	100.00	\$23,960	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$23,960	0	23,960	\$0	\$23,960
2015	\$0	\$23,960	0	23,960	\$0	\$23,960
2014	\$0	\$23,960	0	23,960	\$0	\$23,960
2013	\$0	\$23,960	0	23,960	\$0	\$23,960
2012	\$0	\$23,960	0	23,960	\$0	\$23,960
2011	\$0	\$23,960	0	23,960	\$0	\$23,960
2010	\$0	\$23,960	0	23,960	\$0	\$23,960
2009	\$0	\$23,960	0	23,960	\$0	\$23,960
2008	\$0	\$23,960	0	23,960	\$0	\$23,960
2007	\$0	\$23,960	0	23,960	\$0	\$23,960
2006	\$0	\$23,960	0	23,960	\$0	\$23,960
2005	\$0	\$23,960	0	23,960	\$0	\$23,960
2004	\$0	\$23,960	0	23,960	\$0	\$23,960
2003	\$0	\$23,960	0	23,960	\$0	\$23,960
2002	\$0	\$23,960	0	23,960	\$0	\$23,960
2001	\$0	\$23,960	0	23,960	\$0	\$23,960
2000	\$0	\$23,960	0	23,960	\$0	\$23,960
1999	\$0	\$23,960	0	23,960	\$0	\$23,960
1998	\$0	\$23,960	0	23,960	\$0	\$23,960
1997	\$0	\$23,960	0	23,960	\$0	\$23,960
1996	\$0	\$23,960	0	23,960	\$0	\$23,960
1995	\$0	\$23,960	0	23,960	\$0	\$23,960

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/7/2016	CASH	CASH WARRANTY DEED	NABERS, MARY SCOTT INDIVIDUALLY	JENCA LAND CO			1606768
2	10/12/2011	EX DD	EXECUTOR'S DISTRIBUTION DEED	NABERS, MARY SCOTT	NABERS, MARY SCOTT INDIVIDUALLY	29	279	6458
3	8/10/2010	LW&T	LAST WILL & TESTAMENT	NABERS, LYNN	NABERS, MARY SCOTT	12	855	2756

Tax Due

Property Tax Information as of 12/20/2016



Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2016	CITY OF BROWNWOOD	\$23,960	\$178.81	\$178.81	\$0.00	\$0.00	\$0.00	\$0.00
2016	BROWN COUNTY	\$23,960	\$126.61	\$126.61	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROAD & FLOOD	\$23,960	\$19.38	\$19.38	\$0.00	\$0.00	\$0.00	\$0.00
2016	BROWNWOOD ISD	\$23,960	\$291.13	\$291.13	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$615.93	\$615.93	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF BROWNWOOD	\$23,960	\$178.81	\$178.81	\$0.00	\$0.00	\$0.00	\$0.00
2015	BROWN COUNTY	\$23,960	\$123.30	\$123.30	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROAD & FLOOD	\$23,960	\$19.38	\$19.38	\$0.00	\$0.00	\$0.00	\$0.00
2015	BROWNWOOD ISD	\$23,960	\$291.13	\$291.13	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$612.62	\$612.62	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF BROWNWOOD	\$23,960	\$178.81	\$178.81	\$0.00	\$0.00	\$0.00	\$0.00
2014	BROWN COUNTY	\$23,960	\$118.43	\$118.43	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROAD & FLOOD	\$23,960	\$19.19	\$19.19	\$0.00	\$0.00	\$0.00	\$0.00
2014	BROWNWOOD ISD	\$23,960	\$300.62	\$300.62	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$617.05	\$617.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF BROWNWOOD	\$23,960	\$178.81	\$178.81	\$0.00	\$0.00	\$0.00	\$0.00
2013	BROWN COUNTY	\$23,960	\$118.44	\$118.44	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROAD & FLOOD	\$23,960	\$19.19	\$19.19	\$0.00	\$0.00	\$0.00	\$0.00
2013	BROWNWOOD ISD	\$23,960	\$312.60	\$312.60	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$629.04	\$629.04	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF BROWNWOOD	\$23,960	\$178.81	\$178.81	\$0.00	\$0.00	\$0.00	\$0.00
2012	BROWN COUNTY	\$23,960	\$109.88	\$109.88	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROAD & FLOOD	\$23,960	\$18.31	\$18.31	\$0.00	\$0.00	\$0.00	\$0.00
2012	BROWNWOOD ISD	\$23,960	\$311.86	\$311.86	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$618.86	\$618.86	\$0.00	\$0.00	\$0.00	\$0.00
	NABERS, MARY SCOTT INDIVIDUALLY TOTAL:		\$3093.50	\$3093.50	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF BROWNWOOD	\$23,960	\$178.55	\$178.55	\$0.00	\$0.00	\$0.00	\$0.00
2011	BROWN COUNTY	\$23,960	\$105.28	\$105.28	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROAD & FLOOD	\$23,960	\$18.57	\$18.57	\$0.00	\$0.00	\$0.00	\$0.00
2011	BROWNWOOD ISD	\$23,960	\$310.01	\$310.01	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$612.41	\$612.41	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF BROWNWOOD	\$23,960	\$178.55	\$178.55	\$0.00	\$0.00	\$0.00	\$0.00
2010	BROWN COUNTY	\$23,960	\$105.28	\$105.28	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROAD & FLOOD	\$23,960	\$18.57	\$18.57	\$0.00	\$0.00	\$0.00	\$0.00
2010	BROWNWOOD ISD	\$23,960	\$315.00	\$315.00	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$617.40	\$617.40	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF BROWNWOOD	\$23,960	\$178.55	\$178.55	\$0.00	\$0.00	\$0.00	\$0.00
2009	BROWN COUNTY	\$23,960	\$106.46	\$106.46	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROAD & FLOOD	\$23,960	\$18.78	\$18.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	BROWNWOOD ISD	\$23,960	\$316.00	\$316.00	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$619.79	\$619.79	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF BROWNWOOD	\$23,960	\$178.55	\$178.55	\$0.00	\$0.00	\$0.00	\$0.00
2008	BROWN COUNTY	\$23,960	\$106.36	\$106.36	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROAD & FLOOD	\$23,960	\$18.88	\$18.88	\$0.00	\$0.00	\$0.00	\$0.00
2008	BROWNWOOD ISD	\$23,960	\$304.46	\$304.46	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$608.25	\$608.25	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF BROWNWOOD	\$23,960	\$178.55	\$178.55	\$0.00	\$0.00	\$0.00	\$0.00
2007	BROWN COUNTY	\$23,960	\$111.05	\$111.05	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROAD & FLOOD	\$23,960	\$19.53	\$19.53	\$0.00	\$0.00	\$0.00	\$0.00

2007	BROWNWOOD ISD	\$23,960	\$304.46	\$304.46	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$613.59	\$613.59	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF BROWNWOOD	\$23,960	\$189.26	\$189.26	\$0.00	\$0.00	\$0.00	\$0.00
2006	BROWN COUNTY	\$23,960	\$113.76	\$113.76	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROAD & FLOOD	\$23,960	\$18.14	\$18.14	\$0.00	\$0.00	\$0.00	\$0.00
2006	BROWNWOOD ISD	\$23,960	\$382.65	\$382.65	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$703.81	\$703.81	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF BROWNWOOD	\$23,960	\$190.38	\$190.38	\$0.00	\$0.00	\$0.00	\$0.00
2005	BROWN COUNTY	\$23,960	\$119.51	\$119.51	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROAD & FLOOD	\$23,960	\$18.83	\$18.83	\$0.00	\$0.00	\$0.00	\$0.00
2005	BROWNWOOD ISD	\$23,960	\$418.71	\$418.71	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$747.43	\$747.43	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF BROWNWOOD	\$23,960	\$190.39	\$190.39	\$0.00	\$0.00	\$0.00	\$0.00
2004	BROWN COUNTY	\$23,960	\$119.46	\$119.46	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROAD & FLOOD	\$23,960	\$18.74	\$18.74	\$0.00	\$0.00	\$0.00	\$0.00
2004	BROWNWOOD ISD	\$23,960	\$384.43	\$384.43	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$713.02	\$713.02	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF BROWNWOOD	\$23,960	\$190.39	\$190.39	\$0.00	\$0.00	\$0.00	\$0.00
2003	BROWN COUNTY	\$23,960	\$110.81	\$110.81	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROAD & FLOOD	\$23,960	\$18.59	\$18.59	\$0.00	\$0.00	\$0.00	\$0.00
2003	BROWNWOOD ISD	\$23,960	\$384.43	\$384.43	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$704.22	\$704.22	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF BROWNWOOD	\$23,960	\$190.39	\$190.39	\$0.00	\$0.00	\$0.00	\$0.00
2002	BROWN COUNTY	\$23,960	\$103.82	\$103.82	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROAD & FLOOD	\$23,960	\$17.18	\$17.18	\$0.00	\$0.00	\$0.00	\$0.00
2002	BROWNWOOD ISD	\$23,960	\$384.44	\$384.44	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$695.83	\$695.83	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF BROWNWOOD	\$23,960	\$190.39	\$190.39	\$0.00	\$0.00	\$0.00	\$0.00
2001	BROWN COUNTY	\$23,960	\$96.42	\$96.42	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROAD & FLOOD	\$23,960	\$20.17	\$20.17	\$0.00	\$0.00	\$0.00	\$0.00
2001	BROWNWOOD ISD	\$23,960	\$380.96	\$380.96	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$687.94	\$687.94	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF BROWNWOOD	\$23,960	\$190.39	\$190.39	\$0.00	\$0.00	\$0.00	\$0.00
2000	BROWN COUNTY	\$23,960	\$89.63	\$89.63	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROAD & FLOOD	\$23,960	\$19.22	\$19.22	\$0.00	\$0.00	\$0.00	\$0.00
2000	BROWNWOOD ISD	\$23,960	\$376.32	\$376.32	\$0.00	\$0.00	\$0.00	\$0.00
	2000 TOTAL:		\$675.56	\$675.56	\$0.00	\$0.00	\$0.00	\$0.00
1999	CITY OF BROWNWOOD	\$23,960	\$190.39	\$190.39	\$0.00	\$0.00	\$0.00	\$0.00
1999	BROWN COUNTY	\$23,960	\$84.87	\$84.87	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROAD & FLOOD	\$23,960	\$18.81	\$18.81	\$0.00	\$0.00	\$0.00	\$0.00
1999	BROWNWOOD ISD	\$23,960	\$366.73	\$366.73	\$0.00	\$0.00	\$0.00	\$0.00
	1999 TOTAL:		\$660.80	\$660.80	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF BROWNWOOD	\$23,960	\$184.85	\$184.85	\$0.00	\$0.00	\$0.00	\$0.00
1998	BROWN COUNTY	\$23,960	\$76.72	\$76.72	\$0.00	\$0.00	\$0.00	\$0.00
1998	ROAD & FLOOD	\$23,960	\$18.81	\$18.81	\$0.00	\$0.00	\$0.00	\$0.00
1998	BROWNWOOD ISD	\$23,960	\$366.73	\$366.73	\$0.00	\$0.00	\$0.00	\$0.00
	1998 TOTAL:		\$647.11	\$647.11	\$0.00	\$0.00	\$0.00	\$0.00
	NABERS, LYNN TOTAL:		\$8694.75	\$8694.75	\$0.00	\$0.00	\$0.00	\$0.00
	NABERS, MARY SCOTT TOTAL:		\$612.41	\$612.41	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$12400.66	\$12400.66	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call - (325)643-5676

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ZBA AGENDA ITEM BRIEFING SHEET

Meeting Date: January 10, 2017	Department: Development Services	Presented By: Tim Murray	VAR 02-17
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RECOMMENDED MOTION:

A motion is made for the ZBA to find that all the conditions specified in Section 98-64 of the Zoning Code to grant a variance are satisfied and to grant Trafalgar Homes a variance from Section 98-611 in order to encroach 25 ft. into the required 25' ft. front yard setback to install Apartments; and a variance from Section 98-561 from required parking space of 2 per apartment unit to 1 ½ parking spaces per apartment unit on the property located at., 2131 Indian Creek Rd being Block 2 of the Turtle Rock Addition to Brownwood, Texas with said variance being valid until such time as the structures authorized are removed and/or demolished by any cause.

BACKGROUND:

No additional information beyond staff summary.