



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: Ryan Moeckel w/McKim and Creed Phone: 281-491-2525 Cell: 832-595-7926

Address: 12718 Century Drive

City: Stafford State: Texas Zip: 77477

Applicant's Status: (check one) ☐ Owner ☒ Representative ☐ Tenant

Property owner: Mulberry Fields, LLC Attn: Corey Boyer Phone: 832.525.1633 Cell: N/A

Address: 12618 Rolling Valley Drive

City: Cypress State: Texas Zip: 77429

R Moeckel 12-6-21 Corey Boyer 12/6/21
Applicant Signature Date Owner Signature Date

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: 710 W. Mulberry St.

Legal Description: 13.004 ACRES (see M&Bs included in submittal)
(please provide copy of metes and bounds)

Present zoning: SF-6.3 Present land use: Undeveloped

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? ☒ Yes ☐ No

Have you applied for a building permit? ☐ Yes ☒ No Date denied: _____

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months?
☐ Yes ☒ No

If yes, when: N/A

Please provide proof of taxes paid on this property. Tax statement included in submittal showing no taxes due

Request Information:

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: Lots 11 through 14, Block 1; Lots 1 through 9, Block 2; Lots through 5 & Lots 12 through 20, Block 3, are a little short of the required 100 feet of lot depth. Each of these lots are otherwise conforming in every other way.
2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: The odd shape of the parent tract for this proposed subdivision makes it difficult to meet every lot requirement for every lot. Some lots cannot reach the minimum depth required given the road right-of-way width and parent tract configuration. Therefore, the lot depths were compensated by adding width to the lots.
3. Do similar property conditions exist in your area? Explain: The configuration of the parent tract is unique in this area.
4. Explain how your need for a variance is unique to those special property-related conditions described above: The unique configuration of the parent tract makes the layout difficult to conform to all aspects. Therefore, every requirement was met including 60-foot street right-of-ways, lot widths, lot areas, etc. except the lot depths. The lot depths were deemed the least critical of the lot requirements; therefore, they were made as close as possible to 100-feet with the difference made up in lot width.
5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: Yes, the odd configuration of the parent tract creates places where lot depths are impossible if all other requirements are met. A strict application of the lot requirements would deprive the owner of substantial lot yield given the amount of infrastructure to be built for their subdivision.
6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: The slightly non-conforming lot depths have been compensated by having more than the minimum lot area. These lots will provide nice home sites and their slightly less depth will be make up with extra lot width.
7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: The parent tract configuration almost can accommodate this subdivision where all lots conform; however, minimum lot depths could not be achieved while meeting all the other street and lot requirements. The reduced lot depths are mitigated by adding lot widths that are over the minimum lot area requirement.

A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).

Acknowledgements

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: RM Date: 12-6-2021

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____