



To: BZA/PRC  
From: Jason Foster, Community Development Administrator  
Date: June 1, 2022  
Subject: Staff Report for BZA 22-04 4116 N. Linda Drive

### Summary of the Request

The applicant is requesting a variance to allow the construction of a 16' x 12' x 8' (192 SQ. FT.) accessory building in the side yard of 4116 N. Linda Drive. The applicant is in a unique position, Center Point Energy has a fifty-foot easement for the gas pipeline running through the entirety of the applicants rear yad (map attached) making the proper placement of the accessory building impossible. Staff visited the property to meet with the owners and discuss the situation. Staff also had a discussion with Thomas Jones, Staff Engineer for Center Point Energy. He stated that no structure is permitted to be constructed within this pipeline easement. The applicant has worked with staff to execute the application for BZA and met all necessary timelines for the process.

### Applicant Information

Roger & Elizabeth Watkins, Owners

### Current Zoning District

R-1B Single Family Residential

### Parcel Identification

L35000100090011700

### Additional Actions or Next Steps to be taken by the City

If the variance is granted by the Board of Zoning Appeals, Staff will issue a permit for the accessory building.

### Applicant's Reason for the Request

Center Point Energy has a fifty-foot-wide easement running through the applicant's rear yard, making proper placement of the accessory building impossible. Center Point Energy has stated no structure is permitted to be constructed within the easement.

**Surrounding Land Use within 1,000 Feet**

Residential

**Previous Related Development Decisions in the Immediate Area (3-5 Years)**

N/A

**Comprehensive Plan Applied to the Geographical Area**

N/A

**Existing Public Utilities**

N/A

**Soil Survey Data**

N/A

**Classification of Streets, Traffic Volumes & Direction, Planned Improvements**

N/A

**Flood Plain Information**

The property is not within a flood plain.

**Comments from City and County Agencies**

N/A

**Supporting Maps & Graphics**

See Attached

**Staff Recommendation**

Considering the unique nature of the applicant's property, Staff recommends the approval of the requested variance to allow the construction of the accessory building in the side yard.