

**BOARD OF ZONING ADJUSTMENT  
STAFF REPORT****Date: September 8, 2014****CASE NUMBER**

5877

**APPLICANT NAME**

Joe Walvis (M. Don Williams, Agent)

**LOCATION**4114 Moffett Road  
(Northeast corner of Moffett Road and Wolf Ridge Road).**VARIANCE REQUEST****SURFACE:** Surfacing Variance to allow a storage yard to have gravel surfacing in a B-3, Community Business District**TREE PLANTINGS:** Tree Planting Variance to allow frontage trees placed beyond the 25' front building setback in a B-3, Community Business District**ZONING ORDINANCE  
REQUIREMENT****SURFACE:** The Zoning Ordinance requires storage yards to have concrete or asphalt surfacing in a B-3, Community Business District**TREE PLANTINGS:** The Zoning Ordinance requires all frontage trees to be placed in the 25' front building setback in B-3, Community Business District**ZONING**

B-3, Community Business

**AREA OF PROPERTY**

1.8 ± Acres

**CITY COUNCIL  
DISTRICT**

District 1

**ANALYSIS**

The applicant is requesting an extension of approval for a Surfacing and Tree Planting Variance to allow a storage yard to have gravel surfacing with frontage trees placed beyond the 25' front building setback in a B-3, Community Business District; the Zoning Ordinance requires storage yards to have concrete or asphalt surfacing and all frontage trees to be placed in the 25' front building setback in B-3, Community Business Districts.

Applicant's statement: *Current Engineer did not conduct the site plan in time. Would like more time to hire another firm to finish the work.*

Given the fact that this appears to be the first extension request, additional time to allow for site development and permitting may be considered an appropriate request. If the extension is granted by the Board, the applicant should keep in mind that as variance approvals last for only 6 months, so is the case for extensions.

**RECOMMENDATION:** Based on the preceding, this request for extension is recommended for approval for six (6) months.

# LOCATOR MAP



APPLICATION NUMBER 5877 DATE September 8, 2014

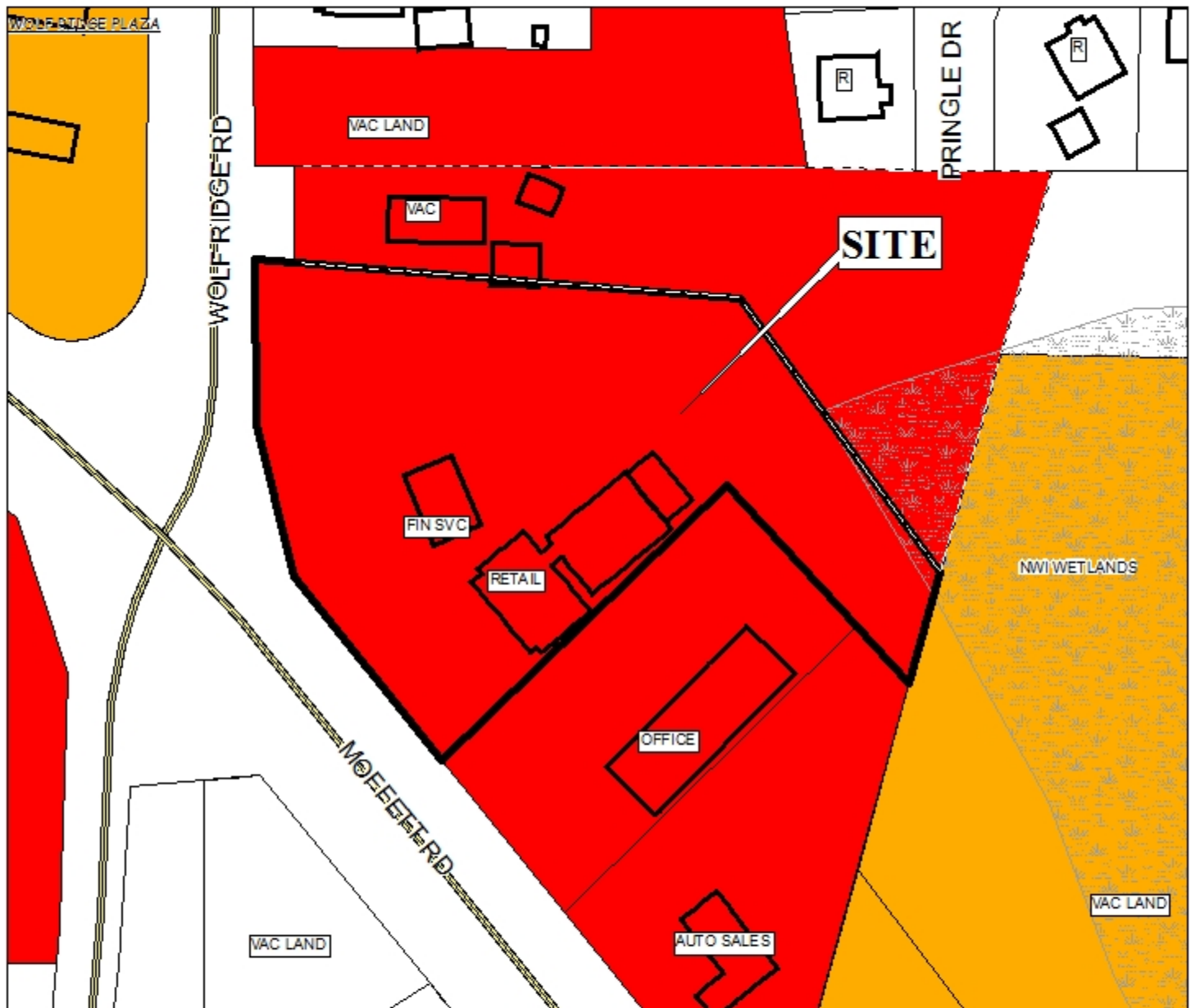
APPLICANT Joe Walvis (M. Don Williams, Agent)

REQUEST Surfacing Variance



NTS

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Residences lie to the north of the site. An office lies to the south.

APPLICATION NUMBER 5877 DATE September 8, 2014

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REQUEST Surfacing Variance

LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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NTS



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Residences lie to the north of the site. An office lies to the south.

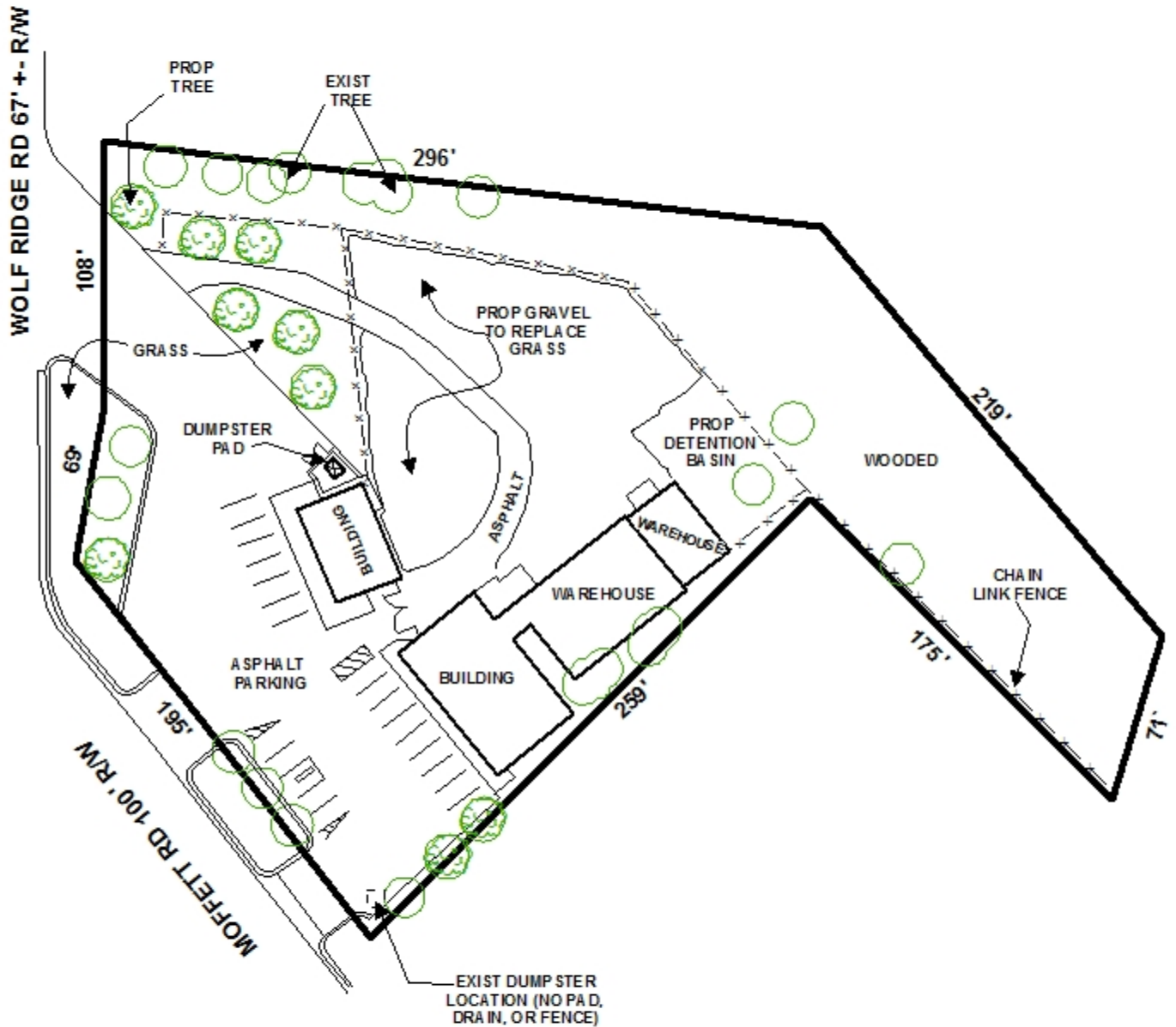
APPLICATION NUMBER 5877 DATE September 8, 2014

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REQUEST Surfacing Variance



# SITE PLAN



APPLICATION NUMBER 5877 DATE September 8, 2014

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REQUEST Surfacing Variance

