

Board of Adjustment may grant variances or modifications of height, yard, area, coverage, parking regulations, accessory building and non-conforming use subject to making a finding of hardship that the variance meets all four of the following criteria. State how your request meets these conditions.

**Description of variance request:**

Beazer Homes is requesting to adjust the setback on Lot 2 Block 1 in Parklands Estates from 30' to 25'.  
\_\_\_\_\_  
\_\_\_\_\_

1. Does the requested variance violate the intent of the Unified Development Code or deprive the applicant of right commonly enjoyed by other properties in the same zoning district that comply with the same provisions?  
 Yes       No

Explain: The change in setback from 30' to 25' does not violate the intent of the UDF as the front setback minimums in the current UDF are 25'.  
\_\_\_\_\_  
\_\_\_\_\_

2. Do special conditions or restricted area, shape, topography, or physical features exist that are irregular to the subject parcel of land and not applicable to other parcels of land in the same zoning districts?    Yes       No

Explain: No, there are not special conditions applicable to this parcel.  
\_\_\_\_\_  
\_\_\_\_\_

3. Is the hardship the result of the applicant's own actions or intended for financial interest?    Yes       No

Explain: Yes, the hardship is the result of the applicant's own actions. No, it was not intended for financial interest as the house that was built on the property would have fit the same with a 30' setback.  
\_\_\_\_\_  
\_\_\_\_\_

4. Would granting this variance be detrimental to the public welfare or injurious to the value of property in the vicinity?  
 Yes       No

Explain: No, the variance would not be detrimental to the public welfare or be injurious to the value of the property because the other lots in the subdivision have a 25' setback.  
\_\_\_\_\_  
\_\_\_\_\_

Preparer's Signature: \_\_\_\_\_


Printed Name: Calvin New

Date prepared: August 31, 2023

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. IT DOES NOT REPRESENT A BOUNDARY OR PROPERTY SURVEY. THE LICENSED SURVEYOR IS TO VERIFY THAT ALL INFORMATION CONTAINED HEREIN IS ACCURATE PRIOR TO PLACING HOUSE PINS.

**NOTE 1:**  
UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.

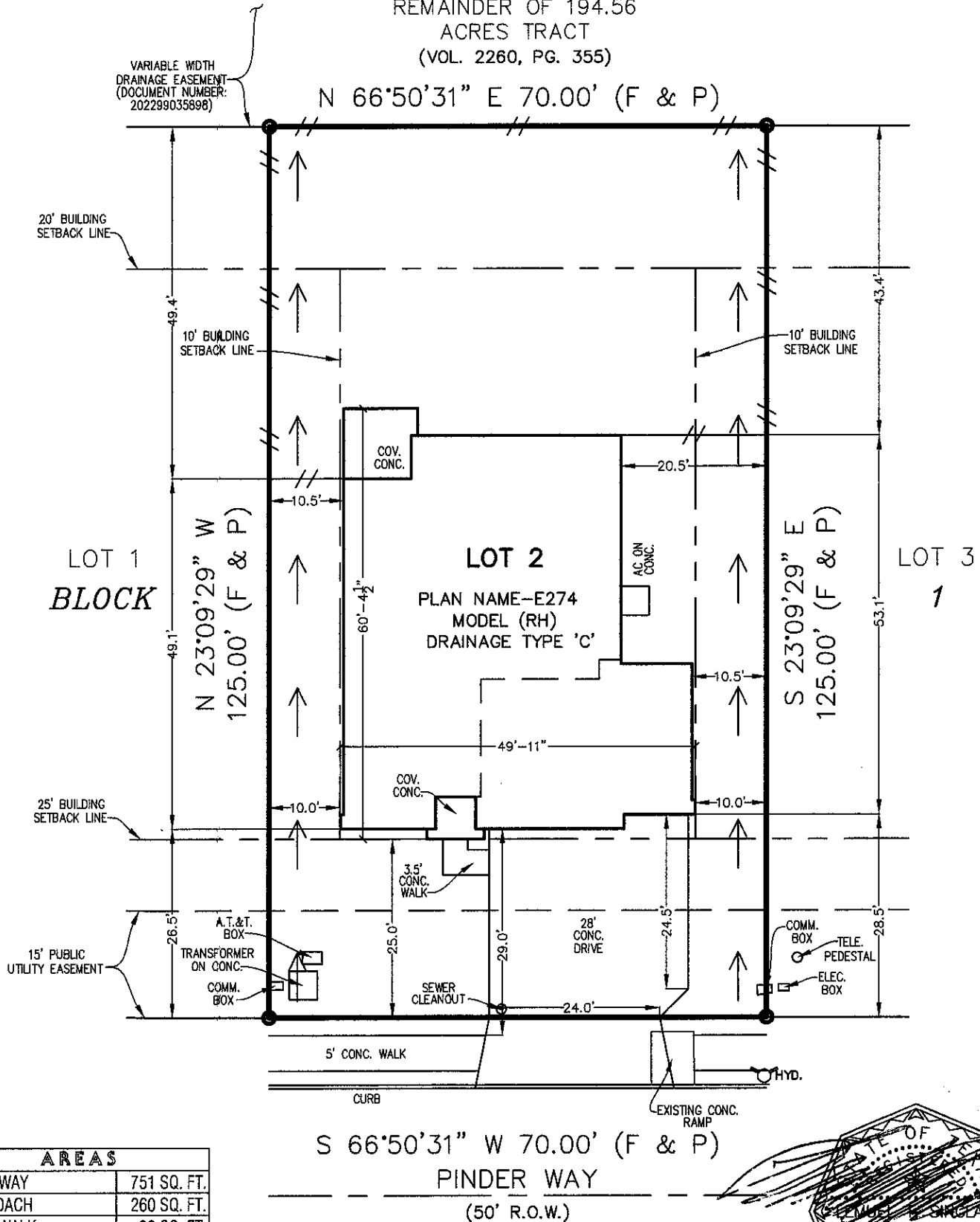
**NOTE 2:**  
DRAINAGE TYPE AND DRAINAGE ARROWS ARE BASED ON PARKLAND II UNIT 1 GRADING PLAN

- LEGEND:
- \\ = WOOD FENCE
  - (F) = FIELD BEARING
  - (P) = PLAT BEARING
  - R.O.W. = RIGHT-OF-WAY
  - COV. = COVERED
  - CONC. = CONCRETE
  - AC = AIR CONDITIONER
  - TELE. = TELEPHONE
  - ELEC. = ELECTRIC
  -  = FIRE HYDRANT
  - COMM. = COMMUNICATIONS

NORTH  
SCALE: 1" = 20'

REMAINDER OF 194.56  
ACRES TRACT  
(VOL. 2260, PG. 355)



N 66°50'31" E 70.00' (F & P)



AREAS	
DRIVEWAY	751 SQ. FT.
APPROACH	260 SQ. FT.
LEAD WALK	28 SQ. FT.
PUBLIC WALK	201 SQ. FT.
PATIO	N/A
HVAC PADS	16 SQ. FT.
TOTAL	1,256 SQ. FT.
FRONT SOD	2,669 SQ. FT.
REAR SOD	3,063 SQ. FT.
TOTAL FENCE	194 LN. FT.
SLAB AREA	2,414 SQ. FT.
LOT AREA	8,750 SQ. FT.

SITE PLAN OF  
5197 PINDER WAY  
LOT 2, BLOCK 1  
PARKLANDS II  
UNIT 1  
GUADALUPE COUNTY, TEXAS

DRAWN BY: P.K. REVISD: 4/19/2023  
DATE: 3/30/2023 REVISD: 5/2/2023

SINCLAIR LAND SURVEYING, INC.  
3411 MAGIC DRIVE  
SAN ANTONIO, TEXAS 78229  
210-341-4518  
TBPELS FIRM NO.10089000  
JOB NUMBER: S-202369073

**City of Schertz**  
Building Permit  
Permit PRSF202300856

**Date Issued:** May 09, 2023

**Expires:** November 05, 2023

**Project Address:** 5197 PINDER WAY;

**Subdivision:**

;

**Lot # 2;**

**Block # 1;**

**Owner Information:**

SCRAPPY DEVELOPMENT LLC

**Contractor:**

General Contractor: Beazer Homes

Electrical Contractor: Landmark Electric

Irrigation Contractor: L&G LANDSCAPE ENTERPRISES LLC

Mechanical Contractor: AIRTRON INC

Plumbing Contractor: IES Residential

**Proposed Use: Single Family Residential**

**Description of Work:**

- Building: New Residential Floor Area
- Electrical: New Residential Electrical
- Clearing and Grading: Disturbing Soil (Greater than 1/10th of an Acre)
- Irrigation: Backflow New/Replacement Sprinkler Heads
- Mechanical: New Residential Mechanical
- Plumbing: New Residential Plumbing
- Utility Connections: Water Connection Wastewater Connection 5/8"

**Conditions:**

**Issued By:**  
Inspections Division



Sarah Rodriguez  
Permit Technician  
(210) 619-1752





August 31, 2023

City of Schertz  
1400 Schertz Parkway  
Schertz, Texas 78154

RE: Parklands Estates – Lot Setback Variance Request

To whom it may concern,

Beazer Homes is requesting a variance to the lot setback on 5197 Pinder Way, Lot 2, Block 1 Unit 1 in Parklands Estates. The current front setback on the lot is 30' as set out by Ordinance NO. 19-S-20 changing the zoning of the property to Planned Development District. Beazer submitted the building permit in accordance with the setbacks shown on the recorded plat calling for a 25' front setback without knowledge of the 30' setback.

Timeline of Events:

1. The building permit was approved by the city on May 9, 2023.
2. Forms for foundation set on June 5, 2023
3. Foundation Poured on June 19, 2023
4. Framing started on June 21, 2023
5. Framing completed July 3, 2023
6. Beazer found out about the 30' front setback on July 5, 2023.
7. Started the Variance Request on August 25, 2023, after some back and forth determining with city officials that a Variance Request rather than a full Planned Development District Amendment was the correct course of action.

Parklands Estates has 15 lots in Unit 1 with a 30' front setback. The remaining lots in Units 1 – 4 in Parklands Estates have a 25' setback. The Unified Development Code requires a 25' setback on most typical residential lots. Allowing the variance from 30' front setback to a 25' front setback on this lot will not diminish the community in any way nor is it in conflict with the current Unified Development Code. Beazer's plans to build at a 30' setback on any additional lots in the subdivision that require the 30' front setback.

In light of the information provided, Beazer requests the variance to the lot setback from 30' to 25'.

Very truly yours,

BEAZER HOMES TEXAS, L.P.  
A Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc. Its  
General Partner

By: Calvin New

Name: Calvin New  
Title: Director of Land Acquisition