The Zoning Board of Adjustments of the City of Burkburnett, Texas, met in a Regular Meeting on April 2, 2024, at 12:59 p.m. at the Justice Center, 101 E College St, Burkburnett, Texas. The Meeting was open to the public with notice given in compliance with the Open Meetings Act. The following Commission members were present:

Mickey Cornelius  Chairperson
Alvin Boucher  Member
Roy Cheney  Member

Melinda Dyer, Director of Community Development, was also present.

ITEM 1.  CALL MEETING TO ORDER
Chairman Mickey Cornelius called the Meeting to order at 8:30 a.m.

ITEM 2.  Discuss and take any necessary action to approve the March 5, 2024 meeting minutes.

Motion to Approve March 5, 2024 Meeting Minutes: Roy Cheney
2nd: Alvin Boucher
Vote: Mickey Cornelius - Yes
      Alvin Boucher – Yes
      Roy Cheney – Yes

ITEM 3.  PERSONAL/AUDIENCE COMMENTS
Chairman Cornelius asked if there was anyone who had any comments they would like to make at this time. No one present wished to address the commissioners.

ITEM 4.  Discuss and take any action necessary for a variance request regarding 720 E. Third Street, Burkburnett, Texas:

A. Variance from the minimum front, side and rear setbacks as required by Zoning Ordinance Number 589.
B. Variance from the 10% landscaping requirement within the Commercial Business District (CB) as required by Zoning Ordinance Number 589.
C. Variance to allow for the existing chainlink fence in lieu of masonry fencing between the Residential Zone and the Commercial Zone classification as required by Zoning Ordinance Number 589.

Chairman Cornelius asked the petitioners to explain what they wished to do at the subject site. Mr. Hill stated when they purchased the property, there was another building there that was torn down because of the condition of the building. They wish to rebuild that area and add office space.

The committee had a discussion regarding the setback variance, landscaping requirement, and fencing requirement. With no other discussion, Chairman Cornelius asked for a motion for each item:
**Item A:** Roy Cheney made a motion to approve the variance for setback requirements. Alvin Boucher amended the motion to approve the variance for setback requirements by providing for a survey be submitted for staff review.

**Motion:** Roy Cheney  
**2nd:** Alvin Boucher  
**Vote:** Mickey Cornelius - Yes  
Alvin Boucher – Yes  
Roy Cheney – Yes

**Item B:** Alvin Boucher moved to waive the 10% landscaping requirement, allowing for other types of hardscape or construction features to be installed in its place.

**Motion:** Alvin Boucher  
**2nd:** Roy Cheney  
**Vote:** Mickey Cornelius - Yes  
Alvin Boucher – Yes  
Roy Cheney – Yes

**Item C:** Roy Cheney made a motion to allow for a chainlink fence because there are no immediate adjacent property owners.

**Motion:** Roy Cheney  
**2nd:** Alvin Boucher  
**Vote:** Mickey Cornelius - Yes  
Alvin Boucher – Yes  
Roy Cheney – Yes

**ITEM 6. ADJOURNMENT**

Chairman Mickey Cornelius ask for a motion to adjourn the meeting at 1:25 pm

**Motion:** Roy Cheney  
**2nd:** Alvin Boucher  
**Vote:** Mickey Cornelius - Yes  
Alvin Boucher – Yes  
Roy Cheney – Yes

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Mickey Cornelius, Chairperson

**ATTEST:**

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Margie Poole, City Clerk