MINUTES  
ZONING BOARD OF ADJUSTMENTS  

The Zoning Board of Adjustments of the City of Burkburnett, Texas, met in a Regular Meeting on March 5, 2024, at 8:30 a.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  
Matt Horn  Member  
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 January 4, 2022, November 6, 2023, and December 5, 2023, meeting minutes.

ITEM 3. PERSONAL/AUDIENCE COMMENTS

The Board invites citizens to speak on any topic. Please fill out a "Public Comments" form and submit the form before 8:30 a.m. to the Director of Community Development. Public comments are limited to five (5) minutes with a possible two (2) minute extension following the approval by a majority vote of the Board. The Chairperson may adjust time limits to accommodate more or fewer speakers. Unless the item is specifically noted on this agenda, the Board is required under the Texas Open Meetings Act to limit its response to a statement of specific factual information or reciting the City's existing policy on that issue.

ITEM 4. Discuss and take any action necessary for a variance request from Zoning Ordinance Number 589 section 28.6 – Variance request for 640 East Third St, Burkburnett, Texas. The property owners are requesting a variance for their commercial property to allow for gravel parking and maneuvering lanes in lieu of paving as required by Zoning Ordinance Number 589.

Members reviewed the submittal. There was discussion from the members, applicants, and city staff. Discussion entailed what was currently at the site, what the intent is with the site, prior discussion with city staff regarding development requirements for the site and the total number of buildings to be constructed at the site. Applicants stated that each existing building does have a concrete apron adjacent to each building.

A motion was made that a variance be granted and that the buildings would have concrete aprons adjacent to the building, that curbing be installed where vehicular traffic/parking areas are located to hold the gravel in place, and moving forward, the applicant would submit drawings and permits as required by the city.

Motion: Roy Cheney  
2nd: Alvin Boucher  
Vote: Mickey Cornelius - Yes
ITEM 5. Discuss and take any action necessary for a variance request from Zoning Ordinance Number 589 – Variance request for 0 Tidal – Property ID 106595, Burkburnett, Texas. The property owners are requesting a variance for their residential property to allow a residential structure with an accessory structure that sits beside but extends in front of the main building, which is not consistent with Zoning Ordinance Number 589.

The members reviewed the submittal and heard discussion regarding the property. The subject parcel is unique in that its legal egress is by a recorded easement onto Sheppard Road. However, the property is owned and adjoins the applicant’s primary residence. The property owner stated he wished to build a detached shop/man cave for personal use at the subject property. Staff added that the zoning ordinance did not allow for an accessory building to be built without a main structure (single-family residence). There was additional discussion regarding the property, stating the unique circumstances of the parcel and that a motion was made to grant the request, allowing for the property owner to construct the shop without a main structure.

Motion: Roy Cheney
2nd: Alvin Boucher
Vote: Mickey Cornelius - Yes
Alvin Boucher – Yes
Roy Cheney – Yes
Matt Horn – Abstained due to conflict of interest.

ITEM 6. ADJOURNMENT

Chairman Mickey Cornelius ask for a motion to adjourn the meeting at 9:27 a.m. Alvin Boucher made a motion to adjourn, which Matt Horn seconded. All members present voted to adjourn.

_______________________________
Mickey Cornelius, Chairperson

ATTEST:

_______________________________
Margie Poole, City Clerk