



Board of Adjustments

Monday, November 18, 2024 at 5:30 PM

Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

AGENDA

CALL TO ORDER

ITEMS REQUIRING NO FORMAL ACTION

1. Administer the Oath of Office to new Board of Adjustment members.

CITIZENS PRESENTATIONS

APPROVAL OF MINUTES

2. Consider approval of the March 26, 2024, meeting minutes as recorded.

SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding a requested variance on the front and rear setbacks at 1104 W. 4th.

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 5:00 P.M., Friday, November 15, 2024.

Jessica Sutter, City Secretary

This facility is wheelchair accessible, and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254)559-8287 or FAX (254)559-7322 for further information.

Removed from the City Offices bulletin board at _____ on _____ by _____.



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Administer the Oath of Office to New Board of Adjustment members.

Department: Administration

Staff Contact: Jessica Sutter

Title: City Secretary

BACKGROUND INFORMATION:

The terms for current board members Bryan Wood, Michael Ellis, and Bonnie Robbins expire on November 31, 2024. Michael Ellis and Bonnie Robbins have agreed to be re-appointed, and Bryan Wood will be stepping down from his position. Earlier in the year, Bo Asher moved and resigned from his position on the board, which expires on November 30, 2025. This has left 2 vacancies on the Board of Adjustment.

On November 5, 2024, City Commissioners approved a resolution to re-appoint Michael Ellis, and Bonnie Robbins to a two-year term, and to appoint Rocky Fain to fill the position previously held by Bryan Wood for a two-year term. They also approved to appoint John Powell to fill the remaining term of the alternate position that was left vacant by Bo Asher.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

No Action

Board of Adjustments



Tuesday, March 26, 2024 at 5:30 PM

Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

MINUTES

DIRECTOR, PLACE 1
DIRECTOR, PLACE 2
DIRECTOR, PLACE 3
DIRECTOR, PLACE 5

BONNIE ROBBINS
KEVIN KUTNINK
LESLIE HOWK
MICHAEL ELLIS

CITY MANAGER
CITY SECRETARY
FIRE & CODE SECRETARY
FIRE CHIEF CODE ENFORCEMENT

CYNTHIA NORTHROP
JESSICA SUTTER
CHRISTI TIDROW
MALCOLM BUFKIN

ABSENT

DIRECTOR, PLACE 4
ALTERNATE DIRECTOR, PLACE 7
ALTERNATE DIRECTOR, PLACE 6

BRYAN WOOD
VACANT
TURNER BAUGH

CALL MEETING TO ORDER

Director Lesli Howk called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

1. Consider approval of the February 27, 2024, meeting minutes as recorded.

Director Kutnink made a motion to approve the February 27, 2024 meeting minutes as recorded.
Director Robbins seconded the motion. The motion passed unanimously.

CITIZEN PRESENTATION

Belia Contreras-603 W. 7th St.
Angela Palacios-1223 W. 6th

No Action Taken

SCHEDULED AGENDA ITEMS

2. Discussion and any necessary action for a requested variance on the east side setback at 603 W. 7th.

City Manager Northrop stated that this item has been presented on two different occasions and has failed to garner the required 4 votes of the five-member board in accordance with the City Charter. This property consists of a mobile home that was set back in 2021. It was placed too close to the east side property line. Our Ordinance requires a 5' side yard setback. The owner is requesting to accommodate the current location of the mobile home, which is 3'8" from the east property line vs. the required 5' from the property line established in our ordinance. The City Manager reviewed the applicable ordinances to use to determine if a variance should be granted (Article 3, Section 2-32).

Director Kutnink made a motion to approve the variance on the east side setback at 603 W. 7th. Director Robins seconded the motion. The motion passed unanimously with a vote of 4-0.

ADJOURN

There being no further business, the meeting was adjourned at 5:35 p.m.

Director

Jessica Sutter, City Secretary



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a requested variance on the front and rear setbacks at 1104 W. 4th.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

Background INFORMATION:

The property owner has requested a variance on the rear and front setbacks on his property located at 1104 W. 4th – Rosewell Addition, Block 11, Lot 4, in Breckenridge, Texas 76424. The property owner plans to buy a 1,216 square foot mobile home to place on this 5,130 square foot lot. This lot does not allow the required 25 feet rear and front setbacks. The property owner is asking for a variance from the required 25 feet rear setback to be 10 feet, which is a variance of 15 feet. He is also asking for a variance from the required 25 feet setback in the front to be 22 feet, which is a variance of 3 feet.

According to city of Breckenridge ordinance Chapter 2, Article III, Section 2-32 a variance may be granted when such strict application would cause undue hardship.

ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: November 18, 2024
To: Chairman and Members of the Zoning Board of Adjustment
From: Cynthia Northrop
Subject: Request for variance at 1104 W. 4th

Purpose:

Conduct a discussion and any necessary action for a requested variance on the rear and front setbacks at 1104 W. 4th.

Existing Condition of Property:

The property is currently a vacant lot.

Adjacent Existing Land Uses and Zoning:

North: single family home – Zoned R4
South: metal shop – Zoned R4
East: vacant lot – Zoned R4
West: single family home – Zoned R4

Development Review Analysis:

The property owner has requested a variance on the rear and front setbacks on his property located at 1104 W. 4th – Rosewell Addition, Block 11, Lot 4, in Breckenridge, Texas 76424. The property owner plans to buy a 1,216 square foot mobile home to place on this 5,130 square foot lot. This lot does not allow the required 25 feet rear and front setbacks. The property owner is asking for a variance from the required 25 feet rear setback to be 10 feet, which is a variance of 15 feet. He is also asking for a variance from the required 25 feet setback in the front to be 22 feet, which is a variance of 3 feet.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

BA request application
Aerial map
200' property owner map

CITY OF BRECKENRIDGE VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: <u>Mike Pico</u>	Name: <u>Mike Pico</u>
Company:	Company:
Address: <u>1104 W 4th</u>	Address: <u>1412 Becky dr</u>
City, State, Zip <u>Breckenridge TX 76424</u>	City, State, Zip <u>Aledo, TX 76008</u>
Phone: <u>817-343-4896</u>	Phone: <u>817-343-4896</u>
Fax:	Fax:
Email: <u>mike.pico78@gmail.com</u>	Email: <u>mike.pico78@gmail.com</u>

Submittal Checklist

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Breckenridge)

Legal description of property: Lot 4, Block 11, Rosewall

Describe the subject property (address, location, size, etc.): 1104 W 4th 48 x 108

Describe the proposed variance (how much, where on the property, for what purpose):
Single wide is 76 x 16. Need 10' from back of property and 22' from front of property

[Signature]
Owner Signature

10/22/24
Date

Office Use	Fee
	Date

18
Nov 10/24 5:30

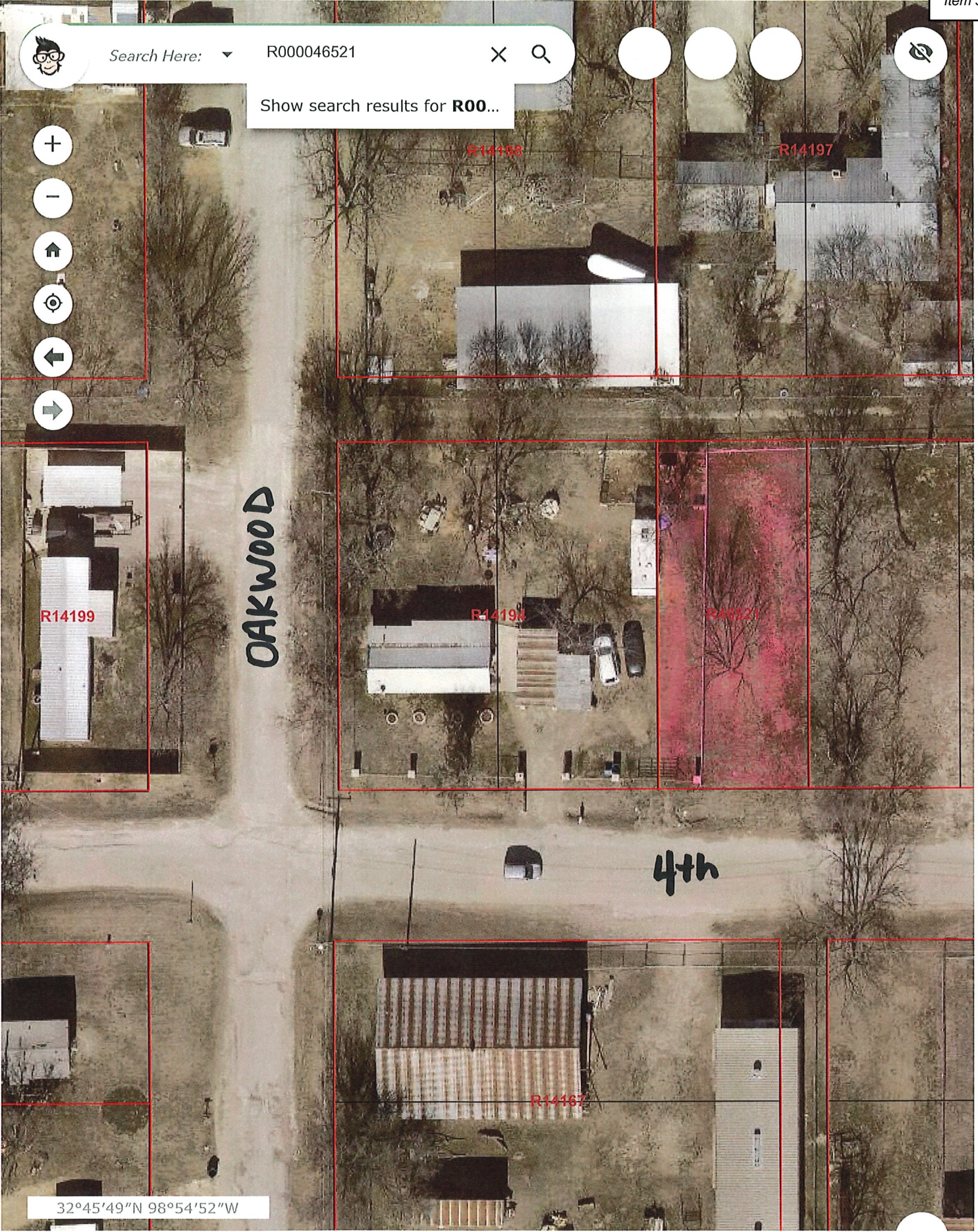


Search Here: ▾

R000046521



Show search results for R00...



R14199

R14198

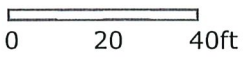
R14197

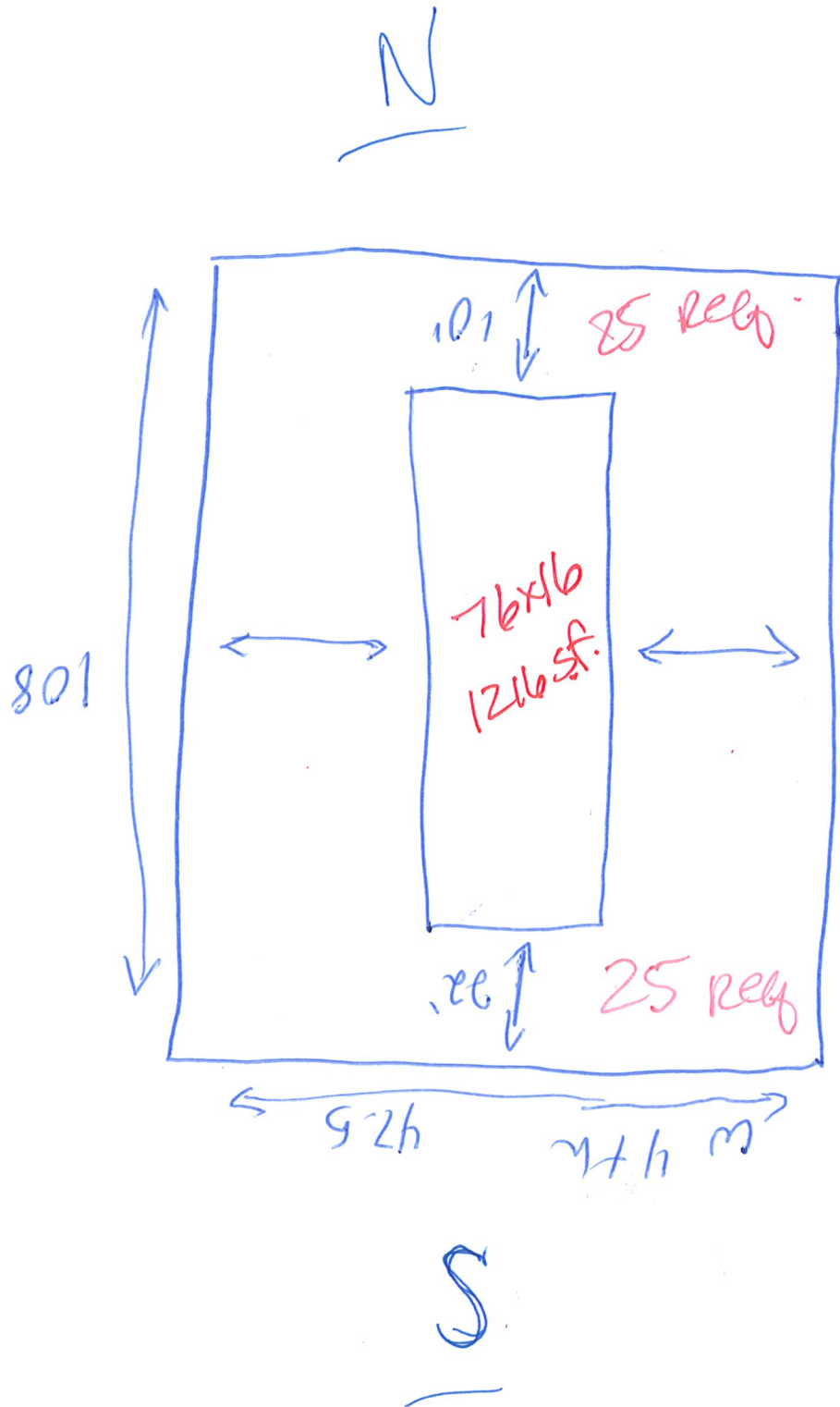
R14198

R14197

R14187

32°45'49"N 98°54'52"W





BOARD OF ADJUSTMENT MEETING NOTIFICATION REPLY

Properties:

1. 1104 W. 4th – Rosewell Addition, Block 11, Lot 4

Type of Request:

Variance

ZBA Meeting Date:

Monday, November 18, 2024

PLEASE PRINT LEGIBLY

Property Owner Name: Angelica Marquez Perez

Property Owner Address: 1110 4w st

Property Owner Telephone: 254-212-0338

Property Owner Email: _____

PLEASE CHECK ONE

- I am IN FAVOR of the Request
- I am OPPOSED to the Request

COMMENTS

We have no problem with it, but we do have some chickens and guinea fowls that can get noisy. So if they dont have a Problem with it then we dont.

Property Owner Signature Angelica Marquez Date 11/18/24