

# Board of Adjustments



Tuesday, February 27, 2024 at 5:30 PM

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

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## MINUTES

DIRECTOR, PLACE 1  
DIRECTOR, PLACE 2  
DIRECTOR, PLACE 3  
DIRECTOR, PLACE 4  
DIRECTOR, PLACE 5

BONNIE ROBBINS  
KEVIN KUTNINK  
LESLIE HOWK  
BRYAN WOOD  
MICHAEL ELLIS

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

CYNTHIA NORTHROP  
JESSICA SUTTER  
CHRISTI TIDROW  
MALCOLM BUFKIN

### ABSENT

ALTERNATE DIRECTOR, PLACE 7  
ALTERNATE DIRECTOR, PLACE 6

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 January 22, 2024, meeting minutes as recorded.

Director Kutnink made a motion to approve the January 22, 2024 meeting minutes as recorded.  
Director Wood seconded the motion. The motion passed unanimously.

### CITIZEN PRESENTATION

Kelsey Otts-601 W. 7<sup>th</sup> St.  
Belia Contreras-603 W. 7<sup>th</sup> St.  
Angela Palacios-1223 W. 6<sup>th</sup>

## No Action Taken

### SCHEDULED AGENDA ITEMS

2. Discussion and any necessary action for a requested variance on the rear setback at 600 W. 4<sup>th</sup>.

City Manager Northrop explained that the property owner is requesting the rear setback to be modified for 25' as required in our city ordinance to 17' for the purpose of building a new single-family residence. This location is the combination of 2 properties and the owner has not yet had the property replatted. It is recommended if approved for the variance that it be approved with the condition that a replat is approved from Planning and Zoning Commission.

Director Robins made a motion to approve the requested variance on the rear setback at 600 W 4<sup>th</sup> Street contingent on a an approved replat. Director Kutnink seconded the motion. The motion passed unanimously.

3. Discussion and any necessary action for a requested variance on the east side setback at 603 W. 7<sup>th</sup>.

City Manager Northrop stated that the 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). Throughout discussion Director Kutnink made several motions to approve the variance that failed for lack of a second.

Director Kutnink made a motion to approve the variance on the east side setback at 603 W. 7<sup>th</sup>. Director Robins seconded the motion. Directors Kutnink, Robbins, and Wood voted Yay for the motion. Directors Ellis and Howk voted Nay resulting in a vote of 3-2. However, the vote does not satisfy Sec. 2-30 (h) of the City Charter which requires a concurring vote of at least four (4) members of the board approve a variance. This item will be brought back to a future Zoning Board of Adjustment meeting.

### ADJOURN

There being no further business, the meeting was adjourned at 6:10 p.m.

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Director

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Jessica Sutter, City Secretary

