

JANUARY 22, 2024

**REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF THE TOWN OF BRECKENRIDGE, TEXAS,  
HELD ON THIS DATE WITH THE FOLLOWING MEMBERS PRESENT:**

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

BONNIE ROBBINS  
TURNER BAUGH  
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  
ALTERNATE DIRECTOR  
DIRECTOR, PLACE 3

BO ASHER  
MARK REYES  
LESLIE HOWK

**CALL MEETING TO ORDER**

Director Michael Ellis called the meeting to order at 5:35 p.m.

**APPROVAL OF MINUTES**

1. Consider approval of the June 26, 2023, meeting minutes as recorded.

**The motion passed unanimously.**

**CITIZEN PRESENTATION**

Kelsey Otts-1423 CR 205

**No Action Taken**

**SCHEDULED AGENDA ITEMS**

1. Discussion and any necessary action for a requested variance on the setbacks at 1106 W. Wheeler.

City Manager Cynthia Northrop stated that the property currently consists of a structure that was partially burned several years ago. The property owners have started the repair and rebuilding but have been halted due to the setbacks. The property owner is requesting to change the setbacks required in our ordinance. They are requesting a 2' side yard setback, 0-foot rear yard setback, and 13' front yard setback.

Director Bryan Wood made a motion to approve a variance on the setbacks at 1106 W. Wheeler. Director Bonnie Robbins seconded the motion. The motion passed unanimously.

2. 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 1'4" from the east property line vs. the required 5' from the property line established in our ordinance.

Director Bonnie Robbins made a motion to deny the variance on the east side setback at 603 W. 7<sup>th</sup>. Director Bryan Wood seconded the motion. Director Ellis abstained from the vote and Director Ellis voted nay. With there not being a majority vote the item was tabled to be brought back to a future meeting with more information.

## **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