Board of Adjustment
Minutes
June 12, 2019

Meeting called to order by Rick Rogers, Chairman

Present: Rustin Chrisco, Joe Haynie, Sam Pearson, and Rick Rogers
Absent: Jan Holland
Staff: Tyler Overstreet and Ali Worley

Motion by Mr. Pearson, seconded by Mr. Haynie to approve the minutes of May 29, 2019 as written.
Approved 4-0

New Business

Item #1
Texzar Properties, LLC, Variance Request for Southwest Regional Airport Boulevard and Southwest
Morningstar Road, Side Setback, VAR19-0012
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Dirk Thibodaux, representative, discusses the variance request and hardship to the Board.
Mr. Rogers asks when the applicant was made aware of the right-of-way dedication. Mr. Overstreet
states that it's typically at the time of the Pre-Application Conference, but the applicant requested a
waiver. Mr. Thibodaux notes that the waiver was requested at the 2nd round of comments.
There is some discussion on exactly where the setback is measured to. Mr. Overstreet explains and
confirms with the code that it is measured to the foundation. This will allow the applicant to move the
development so the variance request is reduced to four feet.
Mr. Rogers then asks the applicant about the hardship as he has the space to make the last four feet
work. There is discussion between the Board, applicant, and staff. They discussed reducing the sidewalk
from six feet to five feet, and then taking out some parking as they have gone beyond the parking
requirements.
The Board discusses that there is no hardship.
Denied 4-0

Other Business

Ms. Worley informed the Board that the ordinance amendment to allow 8-foot fences in DE, Downtown
Edge and DC, Downtown Core zoning districts will go before the Planning Commission on June 18th.

Motion by Mr. Pearson, seconded by Mr. Haynie to adjourn.
Meeting adjourned

Ali Worley

*A copy of this recording can be obtained from the Bentonville Planning Department.