



Planning and Zoning Commission

Monday, August 26, 2024 at 5:30 PM

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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Consider approval of the June 25, 2024, meeting minutes as recorded.

PUBLIC TESTIMONY

2. Conduct a public hearing regarding a request to replat the property currently legally described as 1215 W. 3rd – Mountain Heights Addition, Block 5, Lot 14 & 15, Breckenridge, Texas into two plats. The current square footage of the property is 15,000 and after replatting, each lot will measure 7,500 square feet, which is the minimum lot area for setting a mobile home. The property owner currently has a mobile home on lot 14 and would like to place another mobile home on lot 15 after they are replatted.

SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding a request to replat the property currently legally described as 1215 W. 3rd – Mountain Heights Addition, Block 5, Lot 14 & 15, Breckenridge, Texas into two plats. The current square footage of the property is 15,000 and after replatting, each lot will measure 7,500 square feet, which is the minimum lot area for setting a mobile home.

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas at 5:00 P.M., Thursday, August 22, 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 _____.



Planning and Zoning Commission

Tuesday, June 25, 2024 at 5:30 PM
Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

MINUTES

PRESENT

COMMISSIONER PLACE 1
COMMISSIONER, PLACE 2
COMMISSIONER PLACE 4
COMMISSIONER PLACE 6

LES STRICKLAND
ERIC BRENNAN
JB SPARKS
RAUL DURAN

CITY MANAGER
CITY SECRETARY
FIRE CHIEF/CODE ENFORCEMENT
FIRE/CODE SECRETARY

CYNTHIA NORTHROP
JESSICA SUTTER
MALCOLM BUFKIN
CHRISTI TIDROW

ABSENT

COMMISSIONER PLACE 3
COMMISSIONER PLACE 5
COMMISSIONER PLACE 7

CORY WIMBERLY
GENOA GOAD
BLAINE REATHERFORD

CALL TO ORDER

JB Sparks called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

1. Consider approval of the June 3, 2024, meeting minutes as recorded.

Commissioner Strickland made a motion to approve the June 3, 2024, meeting minutes as presented. Commissioner Duran seconded the motion. The motion passed unanimously.

PUBLIC HEARING

Commissioner Sparks opened the Public Hearing at 5:51 p.m.

- 2. Public hearing regarding a request to replat the property at 303 S. Jackson, currently legally described as Walker Caldwell 11 Addition, Block 35, Lots 8,9, & N/48 of 10, into two lots (one lot will measure 8400 square feet and the other 12,320 square feet). The property owner intends to sell these lots.

Vicky Lyons-301 S. Jackson

Commissioner Sparks closed the Public Hearing at 5:32 p.m.

SCHEDULED AGENDA ITEMS

- 3. Discussion and any necessary action regarding a requested replat to the property at 303 S. Jackson, currently legally described as Walker Caldwell 11 Addition, Block 35, Lots 8,9, & N/48 of 10, into two lots (one lot will measure 8,400 square feet and the other 12,320 square feet). The property owner intends to sell these lots.

Commissioner Brennan made a motion to approve a replat to the property at 303 S. Jackson as presented. Commissioner Duran seconded the motion. The motion passed unanimously

- 4. Consider Approving the Breckenridge Comprehensive Plan-TxCDBG Contract #CPC21-0522

Commissioner Duran made a motion to approve the Breckenridge Comprehensive Plan TxCDBG Contract # CPC21-0522 as presented. Commissioner Strickland seconded the motion. The motion passed unanimously.

ADJOURN

The meeting adjourned at 6:17 p.m.

JB Sparks, Commissioner Place 4

ATTEST:

Jessica Sutter, City Secretary



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Conduct a public hearing regarding a request to replat the property currently legally described as 1215 W. 3rd – Mountain Heights Addition, Block 5, Lot 14 & 15, Breckenridge, Texas into two plats. The current square footage of the property is 15,000 and after replatting, each lot will measure 7,500 square feet, which is the minimum lot area for setting a mobile home. The property owner currently has a mobile home on lot 14 and would like to place another mobile home on lot 15 after they are replatted.

Department: Administration

Staff Contact: Christi Tidrow

Title: Development Coordinator

BACKGROUND INFORMATION:

The property in question is currently one plat with 2 lots. Lot 14 currently has a mobile home set on it. Lot 15 is currently vacant. The property owner would like to place another mobile home on lot 15 after they are replatted.

Adjacent Existing Land Uses and Zoning:

- North: Residential mobile home – zoned R4
- South: Residential Single-family home – Zoned R4
- East: Residential mobile home – Zoned R4
- West: Residential single-family home – Zoned R4

Public Hearing notice was published August 7, 2024.

FINANCIAL IMPACT:

If applicable, enter financial impact.

STAFF RECOMMENDATION:

Consider approval of replat as presented.

CITY OF BRECKENRIDGE
105 NORTH ROSE AVENUE
BRECKENRIDGE, TEXAS 76424

Pursuant to Section 22-4(B)(3) of the Code of Ordinances of the City of Breckenridge, the Planning & Zoning Board will hold a public hearing:

DATE: Monday, August 26, 2024

TIME: 5:30 PM

PLACE: City Commission Chambers, 105 N. Rose Ave.

Said public hearing will be to consider:

The property owner of 1215 W. 3rd requests to replat the property currently legally described as 1215 W. 3rd – Mountain Heights Addition, Block 5, Lot 14 & 15, Breckenridge, Texas into two plats. The current square footage of the property is 15,000 and after replatting, each lot will measure 7,500 square feet, which is the minimum lot area for setting a mobile home. The property owner currently has a mobile home on lot 14 and would like to place another mobile home on lot 15 after they are replatted.

Any and all persons interested in the above referenced item may attend such hearing and will be given an opportunity to be heard.

Cynthia Northrop
City Manager
City of Breckenridge, Texas

Publish: August 7, 2024



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

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West: Residential single-family home – Zoned R4

FINANCIAL IMPACT:

If applicable, enter financial impact.

STAFF RECOMMENDATION:

Consider approval of replat as presented.



City of Breckenridge

Plat/Replat Application

Date:

Contact Information

Property Owner Name	Marco Trejo	Applicant Name	Marco Trejo
Property Owner Mailing Address	1217 W Jannette	Applicant Mailing Address	←
Property Owner Phone Number	254-522-5824 →	Applicant Phone Number	
Property Owner Email	3JO.marco@gmail.com	Applicant Email	

Surveyor/Engineer/Contractor	Owen Surveying Co.
Mailing Address	110. W Elliott St
Phone Number	254-559-7372
Email	

Property Information:

Address: 1215 W 3rd St
 Lot: 14-15 Block: 5 Subdivision: Mountain Hts
 Zoning Classification: R4

Purpose of Plat: move in another mobile Home
on lot 15

The applicant will submit the following with this application:

1. All required documents listed on the checklist
2. Application fee:
 - a. Preliminary plat - \$500.00
 - b. Replat - \$400.00
 - c. Final plat - \$400.00

All information/items on the checklist of this application must be supplied at the time of submittal. If all information/items are not submitted the application will not be accepted.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Marco Trejo 7-12-2024
 Applicant's Signature Date

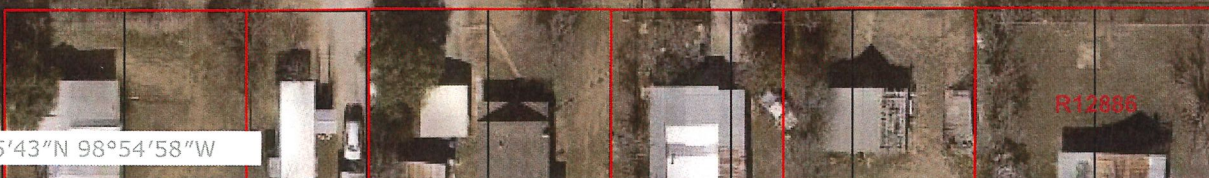


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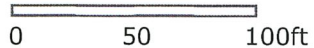
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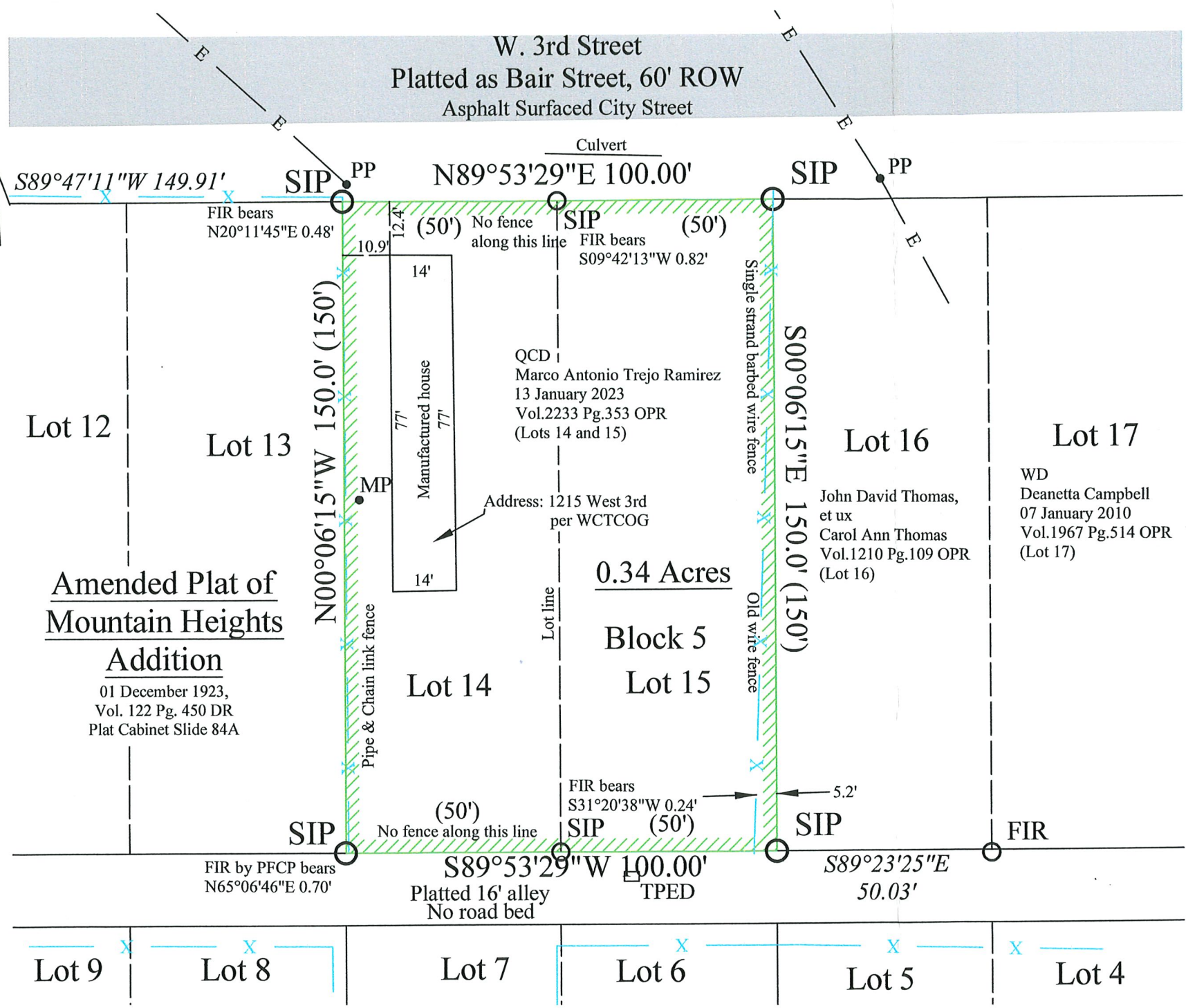


Show search results for R00...



32°45'43"N 98°54'58"W





* * * PROPERTY DESCRIPTION * * *

I have made a careful and accurate survey on the ground of the property located at 1215 West 3rd Street in the City of Breckenridge, County of Stephens, State of Texas, and being described as follows: All of Lots 14 and 15, of Block 5 of the Amended Plat of Mountain Heights Addition, an addition to the City of Breckenridge, according to plat of the same filed 01 December 1923, and recorded in volume 122 page 450 of the deed records of said Stephens County, and said plat now located in the Plat Cabinet in Slide 84A of the Plat Records of said Stephens County, Texas.

The undersigned does hereby State to Marco Antonio Trejo Ramirez that the map or plat is based upon an on the ground survey, made on 27 June 2024 under my direct supervision, and reflects the boundaries of the parcel as cited in request for survey, this property has access to a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



Boundary survey on 0.34 Acres
being all of Lots 14 and 15 of Block 5 of the
Amended Plat of Mountain Heights Addition, an
addition to the City of Breckenridge,
County of Stephens, State of Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

BOUNDARY PLAT: STEPHENS COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale: 1" = 30'	Date: 3 July 2024	Print Number B - 504B
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Legend
SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560
FIR= Fd iron rod
-X- = Fence
-EC- = Electric, and Cable line
-ET- = Electric and Telephone line
PP= Power Pole
MP= Meter Pole
CP= Cable Pole

SURVEY NOTES:

1. This survey is made subject to any rights that may exist in adjoining land owners to any portion of the subject property that may constitute accretion, the length of time any fence has been located on the subject property or adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession.
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands.
3. The surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.

Proprietary Assets Notice:
This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

Basis of Bearings
NAD83 Grid Bearings
Distances reflect surface measurements

Owen Surveying Co., Copyrights Reserved 2024



PLANNING & ZONING MEETING NOTIFICATION REPLY

Property:
1. 1215 W. 3rd
Type of Request:
Replat
PZ Meeting Date:
Monday, August 26, 2024

PLEASE PRINT LEGIBLY

Property Owner Name: Phillip Smith

Property Owner Address: 1208 W 3rd

Property Owner Telephone: 832-457-5722

Property Owner Email: Phillip_Corbett_Smith@yahoo.com

PLEASE CHECK ONE

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

COMMENTS

Property Owner Signature Phil Smith Date 8-12-24