



Planning and Zoning Commission

Tuesday, October 12, 2021 at 5:30 PM

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

AGENDA

CALL TO ORDER

PUBLIC TESTIMONY

This is an opportunity for the public to address the Planning and Zoning Commission on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins.

APPROVAL OF MINUTES

1. Consider approval of the May 11, 2021 meeting minutes as recorded.

PUBLIC HEARING:

2. Consider and make a recommendation on request PZ 21-02 by Tommy Wimberley to close an alley in the 800 block of E. Walker - East Breck Addition, Block N, between Dubois Avenue and Camden Avenue in Breckenridge, Texas.

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 4:00 P.M., Friday, October 8, 2021.

Diane Latham,
Assistant 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 _____.



Commission Meeting Agenda Item Memorandum

ITEM TYPE

Consent Agenda

MEETING DATE:

October 12, 2021

PRESENTER:

Heather Caraway, City Secretary

ITEM DESCRIPTION:

Consider approval of the May 11, 2021 Planning and Zoning meeting minutes as recorded.

BACKGROUND INFORMATION:

The minutes of the Planning and Zoning Meeting are recorded by the City Secretary and presented to the Commission for approval.

FISCAL IMPACT:

- Not Applicable
 Proposed Expenditure:
 General Ledger Code:
 Proposed Revenue:
 Budget Amendment Required: No
 Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

A. Minutes

RECOMMENDED MOTION AND/OR ACTION:

Move to approve the minutes of the Planning and Zoning Commission of Breckenridge as recorded.



Planning and Zoning Commission

Tuesday, May 11, 2021 at 5:30 PM

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

MINUTES

CALL TO ORDER

Mike Griffith called meeting to order at 5:30 pm

PRESENT

Blaine Reatherford, Elaine Moore, Les Strickland, Mike Griffith, Calvin Chaney, Diane Latham, Cheryle & Billy (Bo) Cook, Johnny Spencer and Steffan Moore

APPROVAL OF MINUTES

1. Approval of Minutes: Meeting(s): October 13,2020

Motion made by E. Moore, Seconded by Strickland
Voting Yea: Reatherford, Moore, Strickland, Griffith

PUBLIC TESTIMONY

2. Citizens Presentations: (Regarding Issues Not on the Agenda)

PUBLIC HEARING:

5:31 pm

2. A. PZ 21-01 - Billy Cook requests zone change from C-3 - General Business District to MH - Mobile Home Dwelling District at A1197 LAL, Sec 7, Tract NE/4, 6.000 acres in Breckenridge, Texas.

Calvin Chaney explained Billy came to us on this property someone interested in purchasing it for a RV Park. Calvin explained due to being in flood zone a no rise certificate was needed; Mike Thorton provided Billy that information. There are several restrictions including no permanent structures can be placed on the property. There has been no opposition. E. Moore asked if potential owners know about the road changes soon to be done by TXDOT, S. Moore stated the new owners are aware of the upcoming construction.

Motion made by Reatherford, Seconded by Moore
Voting Yea: Reatherford, E. Moore, Strickland, Griffith

ITEMS REQUIRING NO FORMAL ACTION

3. Discussion Items- None

Item 1.

ADJOURN

Meeting adjourned at 5:50 pm

Motion made by Reatherford, seconded by E. Moore.

Voting Yea: Reatherford, E. Moore, Strickland, Griffith

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas at 4:00 P.M., Friday, May 7, 2021.

Mike Griffith, Chairman

ATTEST:

Diane Latham, Assistant City Secretary

S E A L

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

Meeting

Date: October 12, 2021
To: Chairman and Members of the Planning and Zoning Commission
From: Calvin Chaney, Fire Chief/Code Enforcement
Subject: Request to abandon alley in the 800 block of Walker Street East

Purpose:

Consider and make a recommendation on request PZ 21-02 by Tommy Wimberley to close an alley in the 800 block of E. Walker - East Breck Addition, Block N, between Dubois Avenue and Camden Avenue in Breckenridge, Texas.

Existing Condition of Property:

The property in question is the alleyway behind the open lot at 810 E. Walker. The property has been cleared of grass and trees—Raydon construction manicured lot for construction.

Adjacent Existing Land Uses and Zoning:

North: Christian Fellowship Church – Zoned R3
South: US Hwy. 180 – Zoned C1
East: Valero Minit Mart and residential home, both Zoned C2
West: Cedar Creek Taxidermy and residential home, both Zoned I1

Development Review Analysis:

Tommy Wimberley (Petitioner) is the current owner and is requesting alley closure on behalf of the pending sale to Atwell Group, LLC, which will then develop new construction for Allsup’s. Atwell Group, LLC would like to remove all utilities in the alleyway, including city sewer, Oncor delivery lines, AT&T cable, and Suddenlink Communications. Atwell Group, LLC has contacted all utility providers to petition the removal of their services from the alleyway. Staff has spoken to the Oncor representative, Gordon Drake, to confirm the request about electrical distribution lines being relocated.

Staff Recommendation:

City staff forwards this request for your consideration and requests should the commission approve the vacating of the alleyway; they do so with the condition that all utilities be relocated prior to the alleyway closure.

Attachments:

Petitioner request and corresponding documents
Email correspondence between Atwell Group, LLC and Suddenlink, AT&T, and Oncor Electric Delivery

CITY OF BRECKENRIDGE
105 NORTH ROSE AVENUE
BRECKENRIDGE, TEXAS 76424

Pursuant to Section 22-4(5) of the Code of Ordinances of the City of Breckenridge, Texas will hold a public hearing:

DATE: Monday, November 1, 2021
TIME: 5:30 PM
PLACE: City Commission Chambers, 105 N. Rose Ave.

Said public hearing will be to consider:

PZ 21-02– Tommy Wimberley requests to close alley in the 800 block of E. Walker – East Breck Addition, Block N, between Dubois Ave. and Camden Ave. in Breckenridge, Texas.

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



Erika McComis
City Manager
City of Breckenridge, Texas

Publish: October 13, 2021



CITY OF BRECKENRIDGE
105 N. Rose Ave.
Breckenridge, TX 76424
254-559-8287

APPLICATION FOR:

Planning & Zoning

Board of Adjustments

DATE: 9-29-21

APPLICANT: Wimberley Inc. PHONE #: _____

AGENT: Tommy Wimberley PHONE #: 254-559-3388

MAILING ADDRESS: 400 W. Walker

LEGAL DESCRIPTION: East Breck, Block N, Wt E/20 of
4 + 5-10

PROPERTY ZONED: C-2

LOCATION / PROPERTY ADDRESS: 810 E. Walker

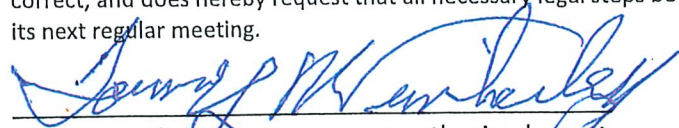
PRESENT USE OF PROPERTY: vacant lot

DESIRED USE OF PROPERTY: new development - "Allsup's"

WHAT IS THE SPECIFIC REQUEST? close alley north of 810 E. Walker
block N - East Breck addition

APPLICANT AND/OR AGENT MUST BE PRESENT FOR APPLICATION TO BE CONSIDERED
FILING FEE: \$75.00 (Make check payable to the City of Breckenridge)

The undersigned has read the above application and does hereby certify that all information contained therein is true and correct; and does hereby request that all necessary legal steps be taken to submit such request to the proper Commission at its next regular meeting.


Signature of property owner or authorized agent

(FOR OFFICE USE ONLY)

CASE #: PE 21-02

CONSIDERATION DATE: 10-12-21

RECEIPT #: _____

ACTION: _____

STEPHENS COUNTY

[Home](#) [Return to Search](#)  [Print](#)

Property Year 2021 [Map/Gis](#)

Information Updated 9/29/2021

Property ID: R000010924 Geo ID: 10510.914.004.00

< [Previous Property](#) 1 / 300 [Next Property](#) >

Property Details

Ownership

WIMBERLEY INC
 400 W WALKER
 BRECKENRIDGE, TX 76424
 Ownership Interest: 1.0000000

Available Actions

Qualified Exemptions

Not Applicable

Legal Information

Legal: EAST BRECK, BLOCK N, LOT E/20 OF 4; & 5-10, SWAN EAST
 Situs: WALKER 810 E

Property Valuation History

Values by Year		2021	2020	2019	2018	2017	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$18,140	\$18,140	\$18,140	\$18,140	\$18,140	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$18,140	\$18,140	\$18,140	\$18,140	\$18,140	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$18,140	\$18,140	\$18,140	\$18,140	\$18,140	\$0

Property Year 2021 [Map/Gis](#)

Information Updated 10/8/2021

Property ID: R000010925 Geo ID: 10510.914.011.00

Property Details

Ownership

Available Actions

WIMBERLEY INC
 400 W WALKER
 BRECKENRIDGE, TX 76424
 Ownership Interest: 1.0000000

Qualified Exemptions

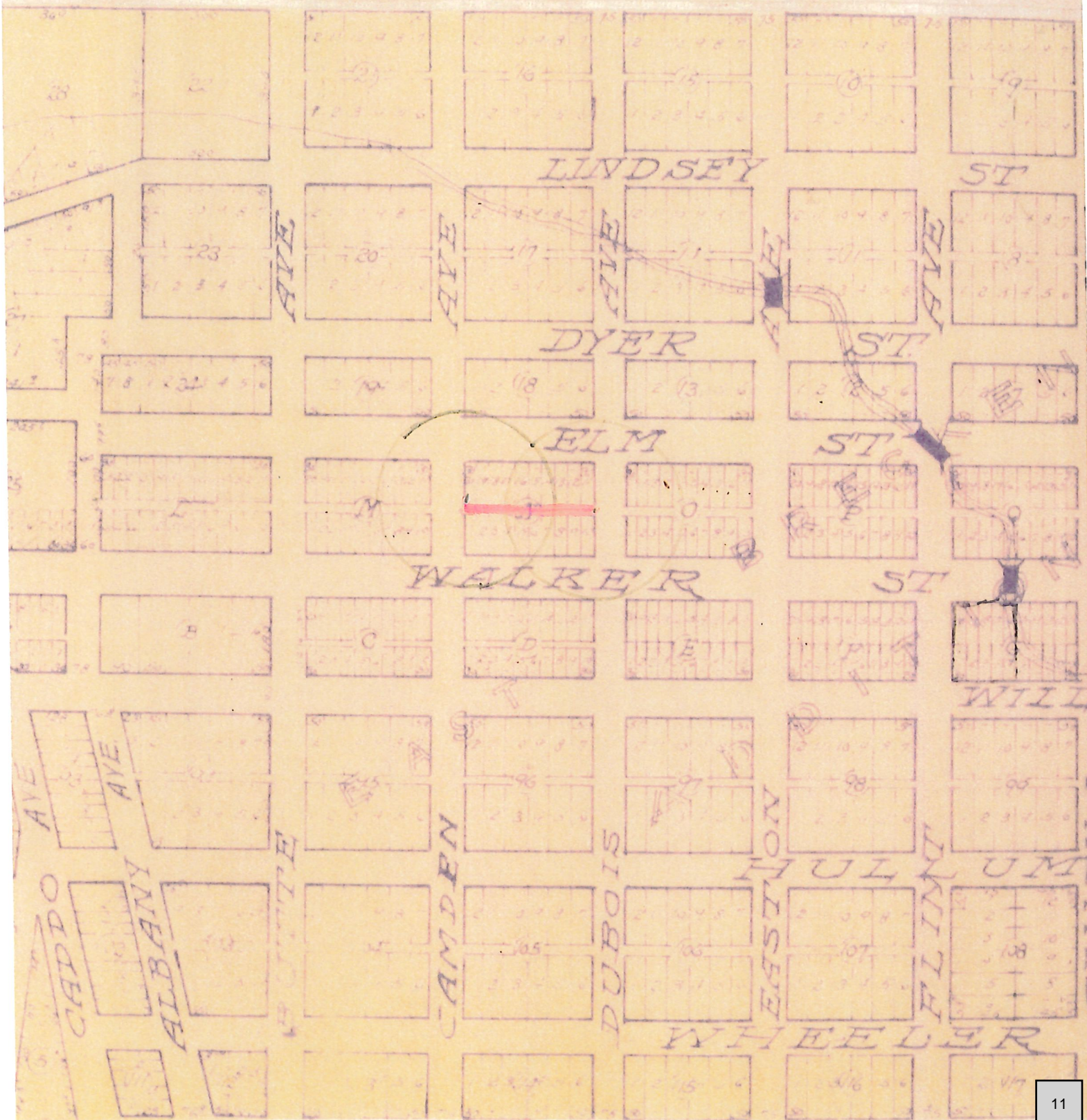
Not Applicable

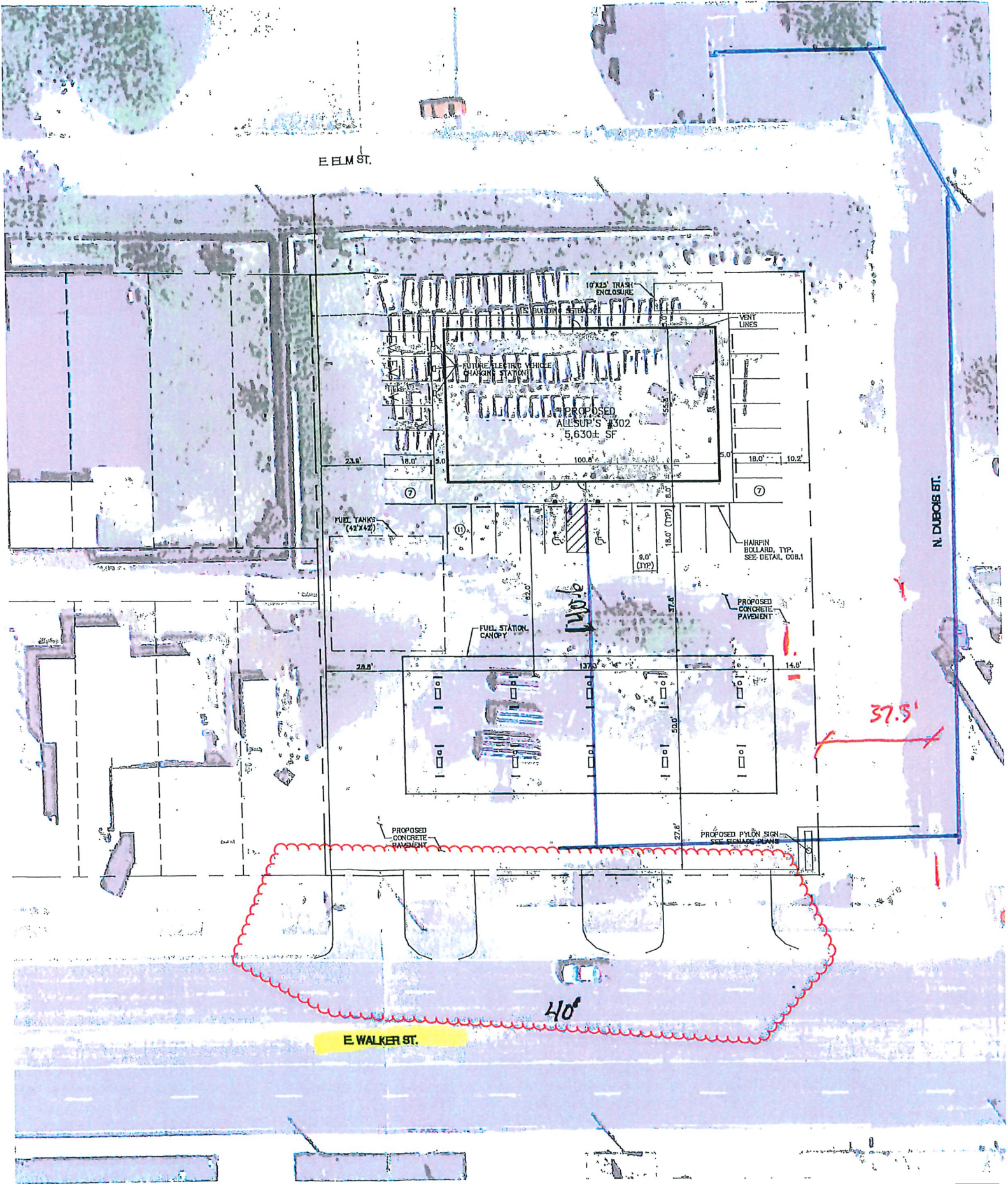
Legal Information



Legal: EAST BRECK, BLOCK N, LOT 11-16 INCL &, S/24.9 FEET OF EAST ELM STREET
 Situs: ELM & DUBOIS 0 E

Property Valuation History

Values by Year		2021	2020	2019	2018	2017	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$6,620	\$6,620	\$6,620	\$6,620	\$6,620	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$6,620	\$6,620	\$6,620	\$6,620	\$6,620	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$6,620	\$6,620	\$6,620	\$6,620	\$6,620	\$0





RE: External E-mail - Suddenlink Brecken...  Download  Save to OneDrive

RE: External E-mail - Suddenlink Breckenridge

KP Kimmy Phan <[REDACTED]>

To: Bobbie Jo Besler

Cc: Keith Haugdahl; Vijaysimha Seelam; David Gilmore; Jonathan Mejia

Bobbie,

Do you have any updates regarding this request for 2817 W Walker St, Breckenridge, TX 76424?

Kimmy Phan, P.E.
Project Engineer
ATWELL, LLC
504.319.5257 Cell
130 S Orange Avenue, Suite 200B, Orlando, Florida 32801
www.atwell-group.com



From: Bobbie Jo Besler <[REDACTED]>
Sent: Wednesday, July 7, 2021 5:04 PM
To: Alex Thierer <[REDACTED]>
Cc: Keith Haugdahl <[REDACTED]>; Vijaysimha Seelam <[REDACTED]>; David Gilmore <[REDACTED]>
Subject: RE: External E-mail - Suddenlink Breckenridge

Alex, yes I can. I have a construction number for you RFP – 0101097. As soon as I get that back I will be able to do. Also send me the other address when you receive it. Thank you

Bobbie Besler
Business Consultant
Suddenlink Business



From: Alex Thierer [mailto:[REDACTED]]
Sent: Wednesday, July 7, 2021 1:51 PM
To: Bobbie Jo Besler <[REDACTED]>
Cc: Keith Haugdahl <[REDACTED]>; Vijaysimha Seelam <[REDACTED]>; David Gilmore <[REDACTED]>
Subject: External E-mail - Suddenlink Breckenridge

Breck Fire

From: Kimmy Phan <[REDACTED]>
Sent: Wednesday, September 8, 2021 8:35 AM
To: CEBALLOS, ESMERALDA; DUNN, DANIEL; EMINGER, BRANDY M; BURGESS, KYLE W; BENTLEY, WILLIAM S
Cc: Keith Haugdahl; David Gilmore; Vijaysimha Seelam; Jonathan Mejia
Subject: RE: Breckenridge East , TX #10283- AT&T Overhead Lines Relocation

Esmeralda,

We have two different sites in Breckenridge, TX that need servicing. Below is Breckenridge East site.

Billing Name: Atwell / David Gilmore

Billing Address (including city, state and zip): Two Towne Square, Suite 700, Southfield, MI 48076

Contact person for our engineer to call to meet on site: Jeff Crownover (TMS)

Contacts phone number: [REDACTED]

Email Address for documentation: [REDACTED]

Address where work is to be performed (including city, state and zip): 810 E Walker St, Breckenridge, TX 76424

Job Request: Relocate AT&T Lines bisecting the site from east to west. Please work with Oncor as we are aware that AT&T lines are connected to Oncor poles. (Contact at Oncor: Trent Morrison, [REDACTED](mobile), [REDACTED])

Kimmy Phan, P.E.
Project Engineer
ATWELL, LLC
[REDACTED]
130 S Orange Avenue, Suite 200B, Orlando, Florida 32801
www.atwell-group.com



From: CEBALLOS, ESMERALDA <[REDACTED]>
Sent: Tuesday, September 7, 2021 3:30 PM
To: DUNN, DANIEL <[REDACTED]>; Kimmy Phan <[REDACTED]>; EMINGER, BRANDY M <[REDACTED]>; BURGESS, KYLE W <[REDACTED]>; BENTLEY, WILLIAM S <[REDACTED]>
Cc: Keith Haugdahl <[REDACTED]>; David Gilmore <[REDACTED]>; Vijaysimha Seelam <[REDACTED]>; Jonathan Mejia <[REDACTED]>
Subject: RE: AT&T Breckenridge, TX

Daniel Absolutely.

Good afternoon Kimmy, I can help issue a custom work order, for your job request. Please provide with the information listed below. Then I will issue and confirm the work order number, plus provide you with additional details regarding the upfront \$500 upfront quote fee.

Billing Name:

Billing Address (including city, state and zip):

Contact person for our engineer to call to meet on site:

Contacts phone number:

Email Address for documentation:

Address where work is to be performed (including city, state and zip):

Job Request:

Thank you,

Esmeralda Ceballos

Customer Service Rep.
AT&T CWO Central South

[Redacted]

From: DUNN, DANIEL <[Redacted]>
Sent: Tuesday, September 7, 2021 1:45 PM
To: Kimmy Phan <[Redacted]>; EMINGER, BRANDY M <[Redacted]>; BURGESS, KYLE W <[Redacted]>; BENTLEY, WILLIAM S <[Redacted]>; CEBALLOS, ESMERALDA <[Redacted]>
Cc: Keith Haugdahl <[Redacted]>; David Gilmore <[Redacted]>; Vijaysimha Seelam <[Redacted]>; Johnathan Mejia <[Redacted]>; CEBALLOS, ESMERALDA <[Redacted]>
Subject: RE: AT&T Breckenridge, TX

Esmeralda,

Can you assist this customer with CWO process.

Daniel Dunn

Manager OSP Planning & Engineering Design
Fort Worth Engineering

[Redacted]

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From: Kimmy Phan <[REDACTED]>
Sent: Wednesday, August 25, 2021 12:26 PM
To: DUNN, DANIEL <[REDACTED]>; EMINGER, BRANDY M <[REDACTED]> BURGESS, KYLE W <[REDACTED]>; BENTLEY, WILLIAM S <[REDACTED]>
Cc: Keith Haugdahl <[REDACTED]>; David Gilmore <[REDACTED]>; Vijaysimha Seelam <[REDACTED]>; Johnathan Mejia <[REDACTED]>
Subject: RE: AT&T Breckenridge, TX

Daniel,

Can you please help me with the below request? We are trying to understand the process for raising overhead wires at 2817 W Walker St, Breckenridge, TX 76424 and relocating electric poles that are currently bisecting the site at 810 E Walker St, Breckenridge, TX 76424. Thanks!

Kimmy Phan, P.E.

Project Engineer
ATWELL, LLC

[REDACTED]
130 S Orange Avenue, Suite 200B, Orlando, Florida 32801
www.atwell-group.com (-> urldefense.com)



From: Alex Thierer <[REDACTED]>
Sent: Wednesday, July 7, 2021 1:27 PM
To: [REDACTED]
Cc: Keith Haugdahl <[REDACTED]>; Kimmy Phan <[REDACTED]>; David Gilmore <[REDACTED]>; Vijaysimha Seelam <[REDACTED]>
Subject: AT&T Breckenridge, TX

Good afternoon Sean,

There are two sites currently in design phase in Breckenridge. The first site is located at the parcel 2817 W Walker St, Breckenridge, TX 76424. The second site is located in the eastern half of the block at 810 E Walker St, Breckenridge, TX 76424

The site located on W Walker street has low hanging wires that will need to be raised to accommodate truck travel. Can you put me in contact with someone who I can talk to about raising overhead wires? I believe the utility poles are owned by Oncor Electric Distribution.

The site located on East Walker has electric poles bisecting the site that hold AT&T wires that will need to be rerouted.

Thank you,

Alex Thierer, E.I.

Engineer
ATWELL, LLC

130 S Orange Avenue, Suite 200B, Orlando, Florida 32801
www.atwell-group.com (-> urldefense.com)



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