



## Planning and Zoning Commission

Monday, February 24, 2025 at 5:30 PM

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

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### AGENDA

#### CALL TO ORDER

#### APPROVAL OF MINUTES

1. Consider approval of the August 26, 2024, meeting minutes as recorded.

#### PUBLIC HEARING

2. Conduct a public hearing regarding a request to replat the property located at 704 E. Dyer - Currently legally described as East Breckenridge Addition, Block 20, Lot 1, 2, & 3, Breckenridge, Texas into two plats. Both lots are zoned R-3 (Multi-Family Dwelling). One lot will now measure 7,500.54 square foot and the other 14,999.46 square foot.
3. Conduct a public hearing regarding a request by property owners to replat the property located at 105 N. Rose - currently legally described as Original Addition, Block 7, Lot 1, 2, 3, and E/2 of 4, and the property of 317 W. Elm - currently legally described as Original addition, Block 7, Lot 5-6, W/2 of 4, to establish new lot lines between the two properties.

#### SCHEDULED AGENDA ITEMS

4. Consider and make recommendations on request to replat the property located at 704 E. Dyer – (currently legally described as East Breckenridge Addition, Block 20, Lot 1, 2, & 3) owner request to replat into two plats. Both lots are zoned R-3 (Multi-Family Dwelling). One lot will now measure 7,500.54 square foot and the other 14,999.46 square foot.
5. Consider and make recommendations on request to replat the property located at 105 N. Rose (currently legally described as Original Addition, Block 7, Lot 1, 2, 3, and E/2 of 4) and 317 W. Elm (currently legally described as Original Addition, Block 7, Lot 5-6, W/2 of 4) owners request to replat their respective lots to establish a new lot line between the two properties.

#### ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas at 5:00 P.M., Friday, February 21, 2025.

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Jessica Sutter, TRMC 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.



## Planning and Zoning Commission

Tuesday, August 26, 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 3  
 COMMISSIONER PLACE 4  
 COMMISSIONER PLACE 5

LES STRICKLAND  
 ERIC BRENNAN  
 CORY WIMBERLY  
 JB SPARKS  
 GENOA GOAD

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

CYNTHIA NORTHROP  
 JESSICA SUTTER  
 MALCOLM BUFKIN  
 CHRISTI TIDROW

#### ABSENT

COMMISSIONER PLACE 6  
 COMMISSIONER PLACE 7

RAUL DURAN  
 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 25, 2024, meeting minutes as recorded.

Commissioner Strickland made a motion to approve the June 25, 2024, meeting minutes as presented. Commissioner Brennan seconded the motion. The motion passed unanimously.

## PUBLIC HEARING

Commissioner Sparks opened the Public Hearing at 5:31 p.m.

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.

No Speaker

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

## 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.

During discussion it was discovered that the property in question has 2 lots already and does not require a replat. No action is necessary.

## ADJOURN

The meeting adjourned at 5:46 p.m.

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**JB Sparks, Commissioner Place 4**

**ATTEST:**

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**Jessica Sutter, City Secretary**



## BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

**Subject:** Consider and make recommendations on request to replat the property located at 704 E. Dyer – (currently legally described as East Breckenridge Addition, Block 20, Lot 1, 2, & 3) owner request to replat into two lots. Both lots are zoned R-3 (Multi-Family Dwelling). One lot will now measure 7,500.54 square foot and the other 14,999.46 square foot.

**Department:** Administration

**Staff Contact:** Cynthia Northrop

**Title:** City Manager

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### **BACKGROUND INFORMATION:**

The property owner would like to replat the property from the existing 3 lots into 2 lots.

### **Existing Condition of Property:**

The property currently has a structure on the southeast corner of Lot 3.

### **Adjacent Existing Land Uses and Zoning Property:**

North: Single-family home – zoned R3

South: Single-family home – zoned I-1

East: Single-family home – zoned R-3

West: Single-family home – zoned R-4

### **FINANCIAL IMPACT:**

n/a

### **STAFF RECOMMENDATION:**

Consider approval of replat as presented



# City of Breckenridge

## Plat/Replat Application

Date:

### Contact Information

Property Owner Name	Ethan Cupit	Applicant Name	Ethan Cupit
Property Owner Mailing Address	201 N HARTFORD ST BRECKENRIDGE, TX 76424	Applicant Mailing Address	
Property Owner Phone Number	816 659 3938	Applicant Phone Number	816 659 3938
Property Owner Email	ECSPAM78@ GMAIL.COM	Applicant Email	

Surveyor/Engineer/Contractor	OWEN
Mailing Address	110 W ELLIOTT ST
Phone Number	254.559.9898
Email	

### Property Information:

Address: 704 E DYER ST BRECKENRIDGE, TX 76424  
 Lot: 1, 2, 3, 10 Block: 20 Subdivision: EAST BRECKENRIDGE ADDITION  
 Zoning Classification:

Purpose of Plat: REF

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.

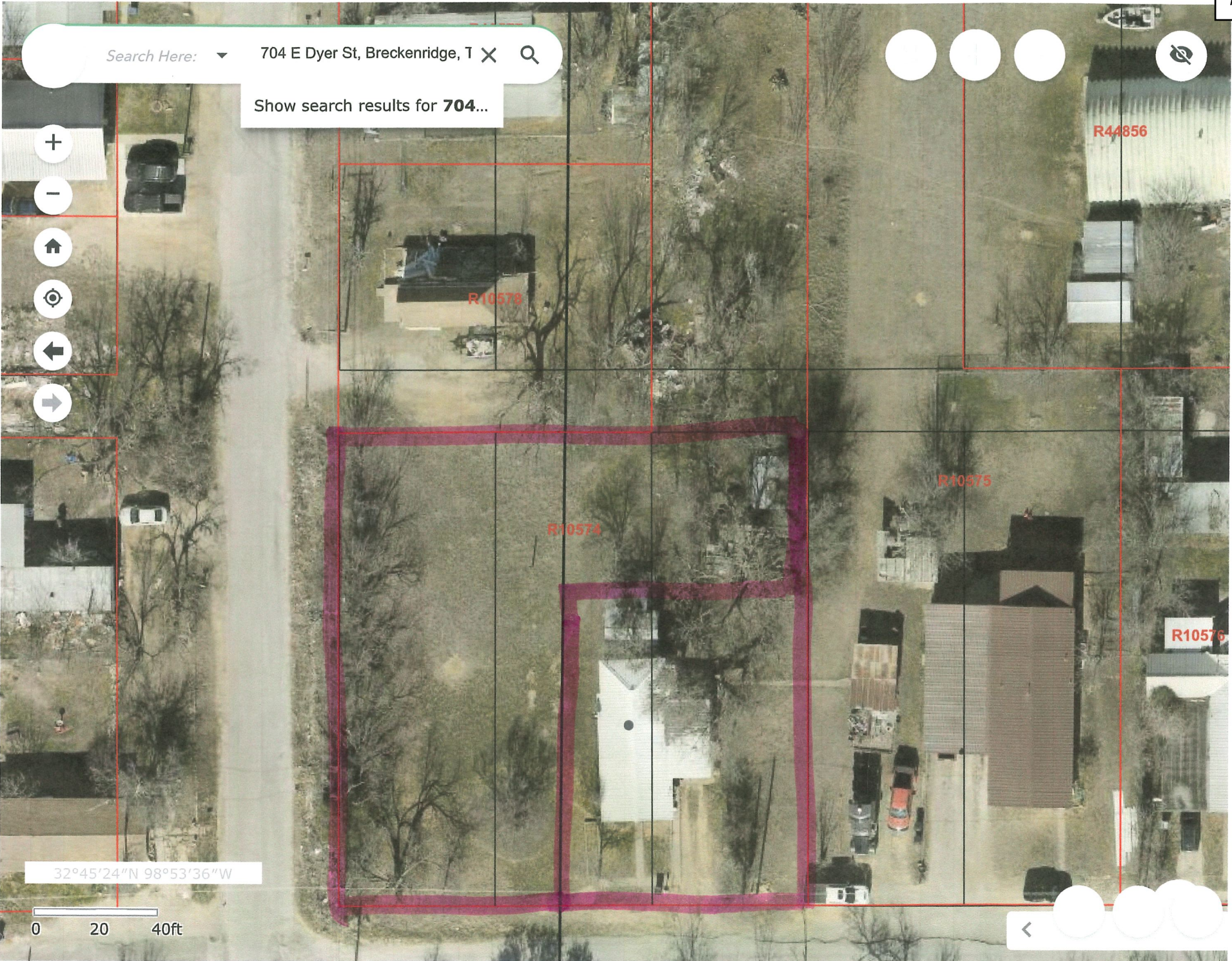
Applicant's Signature \_\_\_\_\_ Date 1/23/25





0 20 40ft







North Butte Street

Platted 75' ROW

Asphalt Surfaced City Street

POB

SIP

Platted 20' Alley

N89°57'49"E 150.0' (150')

Item 4.

Lot 1R

0.34 Acres  
or 15,000 Square Feet

SIP

N89°57'49"W 82.0'

SIP

Lot Line

Lot Line

S00°05'18"E

150.0' (150')

Bl  
L

Lot 2R

0.17 Acres or  
7,500 Square Feet

S00°05'10"E 91.47'

Lot Line

91.47'

N00°05'18"W 150.0' (150')

Block Line

68.0'

SIP

82.0'

SIP

N89°57'49"W

150.0' (150')

East Dyer Street

80' ROW

Asphalt Surfaced City Street

The



BRECKENRIDGE CITY COMMISSION  
**AGENDA SUMMARY FORM**

**Subject:** Consider and make recommendations on request to replat the property located at 105 N. Rose (currently legally described as Original Addition, Block 7, Lot 1, 2, 3, and E/2 of 4) and 317 W. Elm (currently legally described as Original Addition, Block 7, Lot 5-6, W/2 of 4) owners request to replat their respective lots to establish a new lot line between the two properties.

**Department:** Administration

**Staff Contact:** Cynthia Northrop

**Title:** City Manager

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**BACKGROUND INFORMATION:**

**Existing Condition of Property:**

The property currently has a substandard structure on the lot. The owner is willing to replat the property and donate the property added onto city’s lot so that the City can demolish and dispose of substandard home.

**Adjacent Existing Land Uses and Zoning Property :**

North: Multi-family residence & Single family home – zoned R--3  
South: Commercial business – zoned C-2 & I-1  
East: Commercial business – zoned C-2  
West: Commercial business – zoned C-2

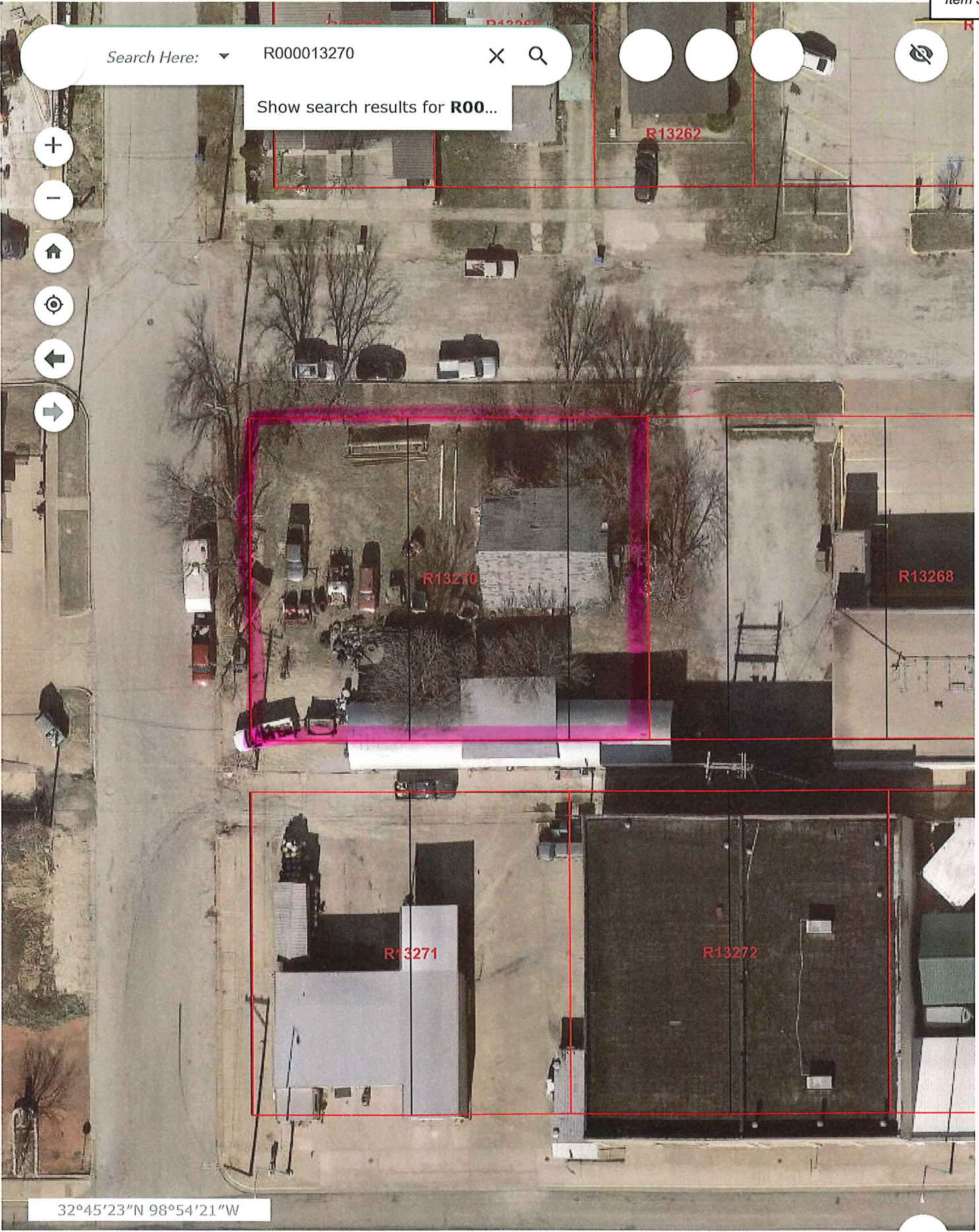
**FINANCIAL IMPACT:**

n/a

**STAFF RECOMMENDATION:**

Consider approval of replat as presented





0 20 40ft







PLANNING & ZONING MEETING  
NOTIFICATION REPLY

**Property:**  
1. 105 N. Rose & 317 W. Elm  
**Type of Request:**  
Replat  
**PZ Meeting Date:**  
Monday, February 24, 2025

PLEASE PRINT LEGIBLY

Property Owner Name: WIMBERLEY INC.  
Property Owner Address: 400 W. WALKER ST.  
BRECKENRIDGE, TX 76424  
Property Owner Telephone: 254-559-3388  
Property Owner Email: tommywimberley@gmail.com

PLEASE CHECK ONE

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

COMMENTS

Property Owner Signature Tommy Wimberley Date 2/14/25