



Planning and Zoning Commission

Tuesday, May 24, 2022 at 5:30 PM

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

AGENDA

CALL TO ORDER

PUBLIC COMMENT

This is an opportunity for the public to address the 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 October 12, 2021 and January 24, 2022, meeting minutes as recorded.

SCHEDULED AGENDA ITEMS

2. Discuss, consider, and make recommendations to the City Commission regarding a request to vacate the Popular Buildings Plat, filed in Cabinet 1, Page 116 of the Plat Records of Stephens County, Texas.
3. Election of Planning and Zoning Chairman.
4. Election of Planning and Zoning Vice Chairman.

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 4:00 P.M., Friday, May 20, 2022.

Erika McComis, City Manager



Planning and Zoning Commission

Monday, October 12, 2021, at 5:30 PM

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

MINUTES

CALL TO ORDER

Mike Griffith called the meeting to order at 5:30 pm

PRESENT

Commission Members: Mike Griffith, Raul Duran Jr., Blaine Reatherford, Les Strickland, Coby Walker, Elaine Moore

Staff Members: Erika McComis, City Manager; Calvin Chaney, Fire Chief

Absent: Genoa Goad

APPROVAL OF MINUTES

1. Approval of Minutes: Meeting(s): May 11, 2021

Motion made by Elaine Moore, Seconded by Reatherford; Motion passes 6-0.

ACTION ITEMS

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.

Public hearing was open at 5:43 p.m. and with no comments made closed at 5:43 p.m.

Motion to recommend approval of PZ 21-02 with the below conditions:

- Property owner shall have all utilities within said property relocated.
- Property owner will be required to replat the property with additional said property included prior to a building permit being issued.

Motion made by Strickland, Seconded by Reatherford; Motion passes 6-0.

ADJOURN

Meeting adjourned at 5:45 p.m.

Mike Griffith, Chairman

ATTEST:

Erika McComis, City Manager



Planning and Zoning Commission

Monday, January 24, 2022, at 5:30 PM

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

MINUTES

CALL TO ORDER

Mike Griffith called the meeting to order at 5:30 pm

PRESENT

Mike Griffith, Raul Duran Jr., Blaine Reatherford, Les Strickland, Coby Walker, Diane Latham, and Christi Tidrow

Absent: Elaine Moore, and Genoa Goad

APPROVAL OF MINUTES

1. Approval of Minutes: Meeting(s): May 11, 2021

Motion made by Walker, Seconded by Strickland

Voting Yea: Griffith, Duran, Reatherford, Strickland, and Walker

ACTION ITEMS

2. Consider and make a recommendation on request PZ 22-01 to close an alley in the 1000 block of East Williams – East Breck Addition, Block F, between Easton Avenue and Flint Avenue in Breckenridge, Texas.

Motion made by Strickland, Seconded by Reatherford

Voting Yea: Griffith, Duran, Reatherford, Strickland, and Walker

ADJOURN

Meeting adjourned at 5:32 pm

Motion made by Reatherford, seconded by Walker.

Voting Yea: Griffith, Duran, Reatherford, Strickland, and Walker

Mike Griffith, Chairman

ATTEST:

Diane Latham, Finance Director

SEAL

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

Meeting

Date: May 24, 2022
To: Chairman and Members of the Planning and Zoning Commission
From:
Subject: Request to revert plat to original at 103 W. Walker.

Purpose:

Consider and make recommendation on request PZ 22-02 to revert plat to original at 103 W. Walker – Original Addition, Block 16, Lot 2 & W/10 of 1, in Breckenridge, Texas.

Existing Condition of Property:

The property in question is currently known as The Popular, an event venue.

Adjacent Existing Land Uses and Zoning:

North: Commercial buildings – Zoned C-2
South: Commercial buildings – Zoned C-2
East: Commercial buildings – Zoned C-2
West: Commercial buildings – Zoned C-2

Development Review Analysis:

The property owner at 103 W. Walker has this property for sale and would like to plat it back to the original, as he did not do as he intended with it.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

PZ request application
Aerial view map



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

APPLICATION FOR: Planning & Zoning Board of Adjustments

DATE: 4/12/22

APPLICANT: Mike Griffith PHONE #: [REDACTED]

AGENT: n/a PHONE #: _____

MAILING ADDRESS: 1501 Sycamore Street

LEGAL DESCRIPTION: Original Block 16 lot 2 + w/10 of 1

PROPERTY ZONED: C-2

LOCATION / PROPERTY ADDRESS: 103 W. Walker

PRESENT USE OF PROPERTY: The Popular

DESIRED USE OF PROPERTY: n/a

WHAT IS THE SPECIFIC REQUEST? re-plat to original

**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]
Signature of property owner or authorized agent

(FOR OFFICE USE ONLY)

CASE #: 22-02

CONSIDERATION DATE: 5-9-22

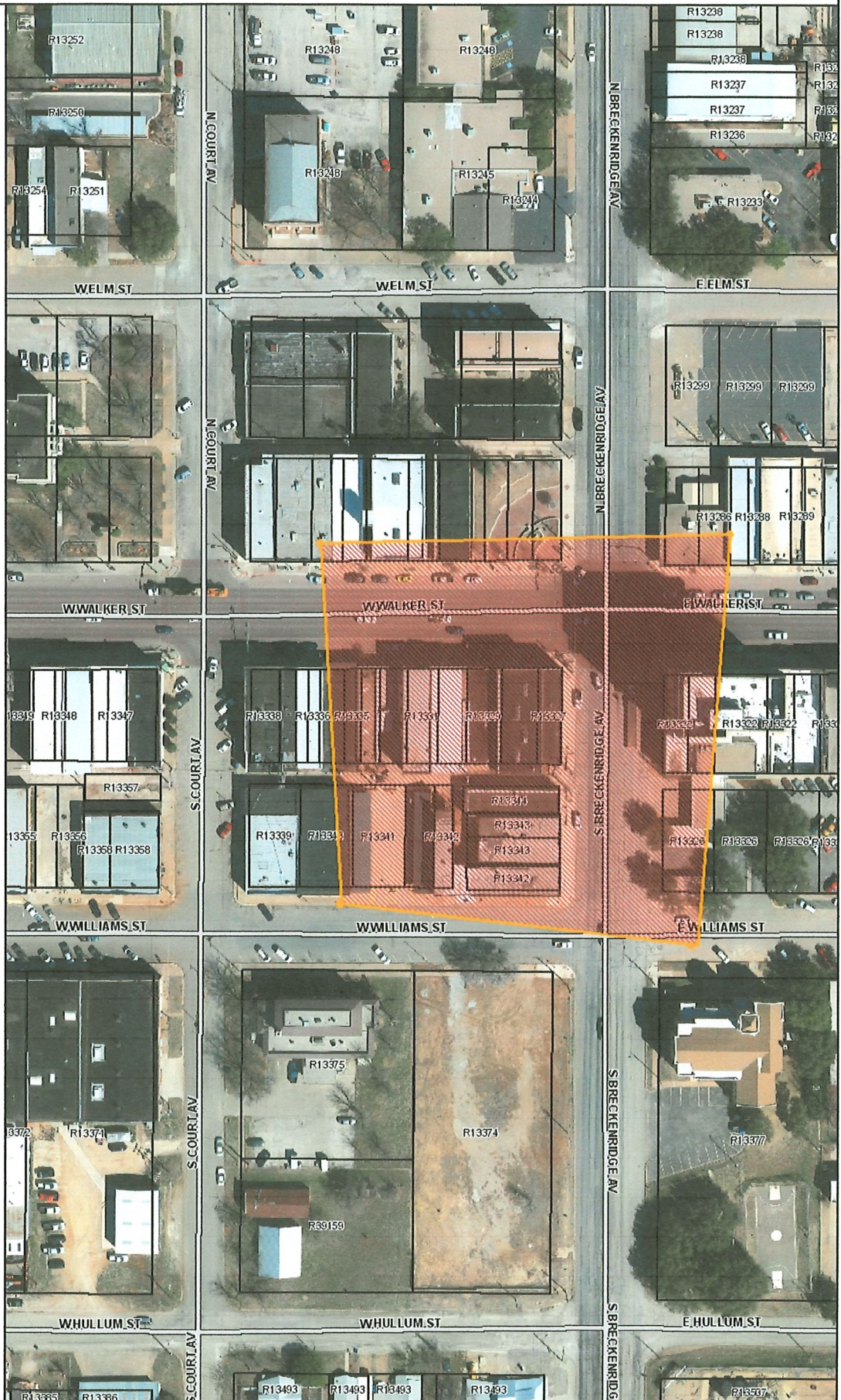
RECEIPT #: _____

ACTION: _____

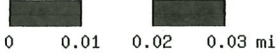


Map

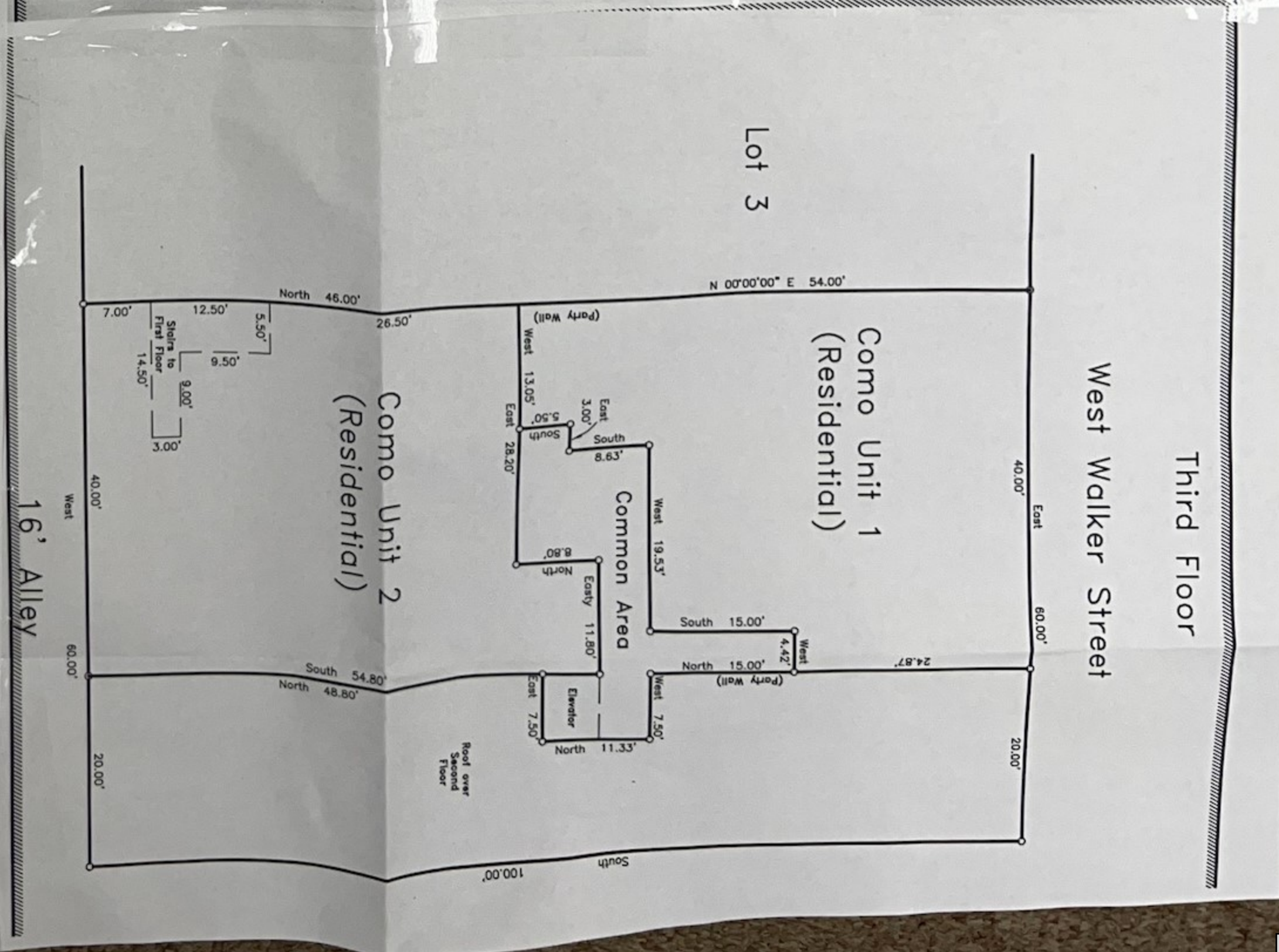
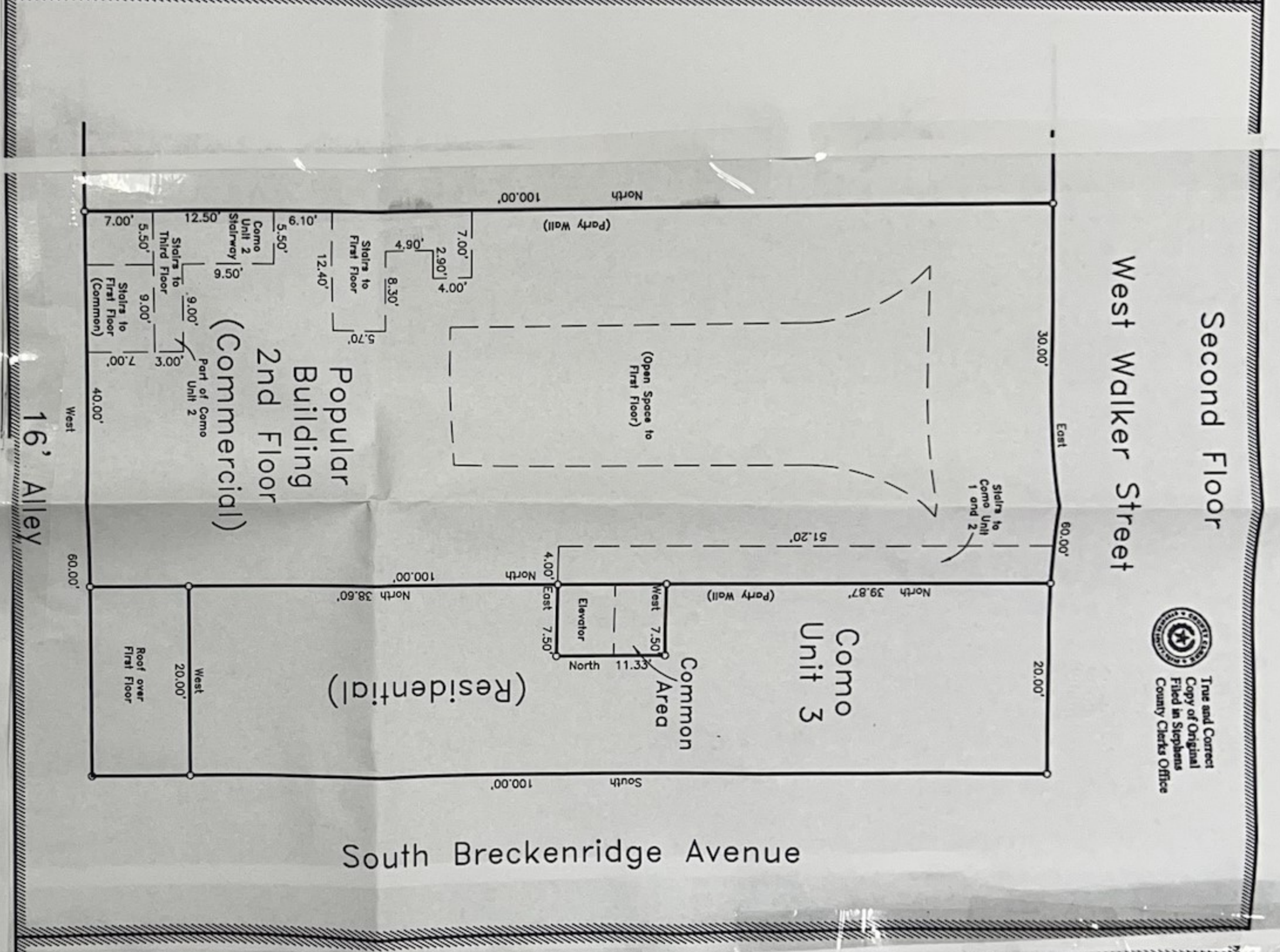
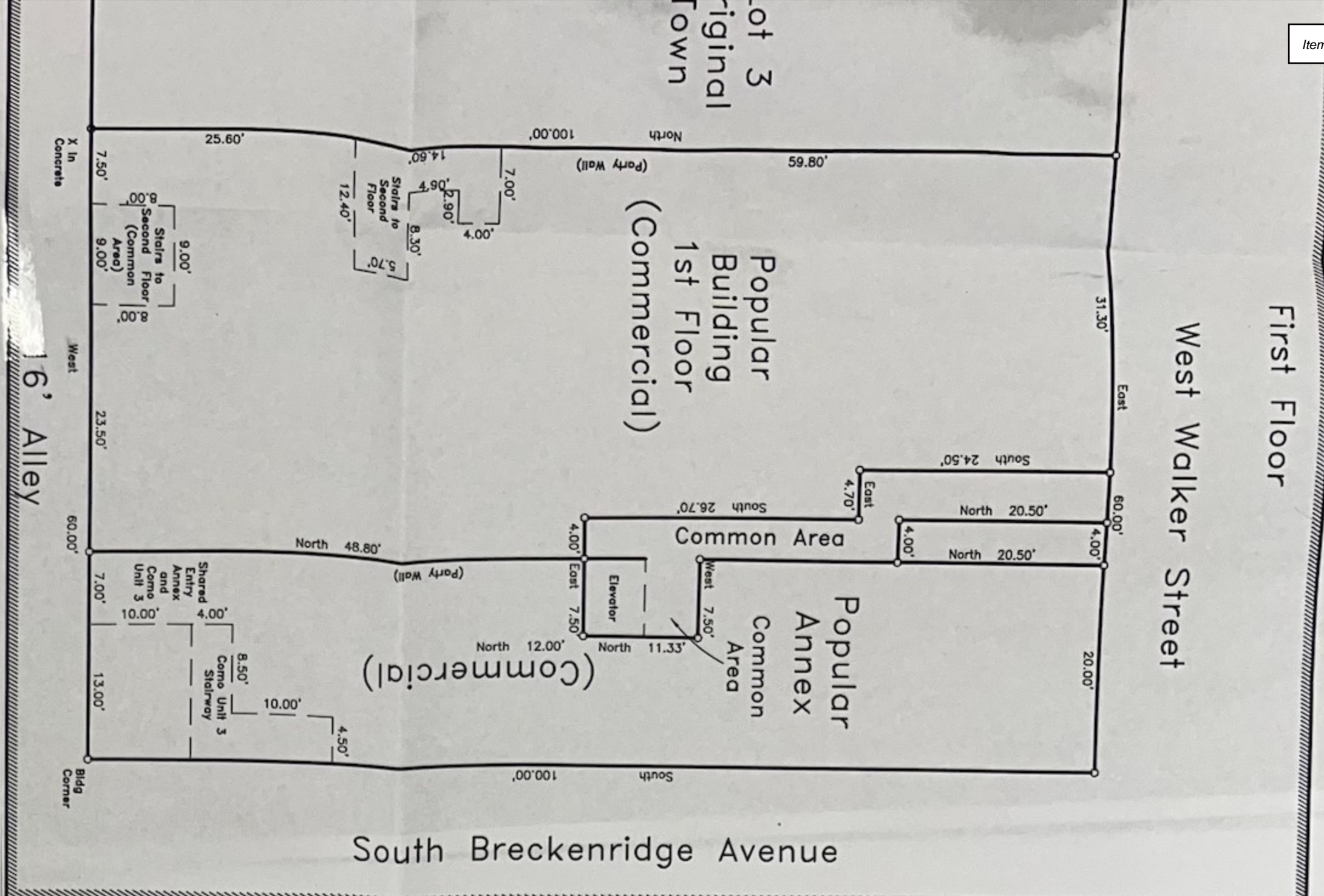
- Local Road Labels
- Local Roads
- Extra-territorial Jurisdiction
- City Limits
- Stephens CAD Parcels



Data displayed were gathered by the City of Breckenridge for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



05/02/22 15:37



Plat showing The Popular Buildings, being a replat of Lots 1 and 2, Block 16, Original Town of Breckenridge, Stephens County, Texas, as shown on the plat recorded in Cabinet 1, Slide 91-A, Plat Records, Stephens County, Texas

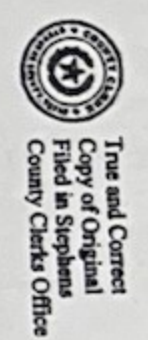
I, Jackie Ensey, County Clerk, Stephens County, Texas, in and for said county do hereby certify that the foregoing plat with its certificate of authentication, was filed for record in my office the 15th day of August, 2015 at 10:05 o'clock AM, and duly recorded the 15th day of August, 2015.

CITY COMMISSION APPROVAL
 CITY OF BRECKENRIDGE: Approved and accepted for around usage, street design, utility easement and physical layout. This the 1st day of April, 2015.
 City of Breckenridge
 Second: Commissioner [Signature]
 Vote: Ayes = 3 Nays = 0 Absent = 2
 Attest: [Signature] City Secretary
 Mayor: Jimmy McKay

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found on the site at the survey.
 William K. Healey
 Registered Professional Land Surveyor #4015

SURVEY PLAT
 STEPHENS COUNTY
 TEXAS
 HEATLEY SUR
 P.O. BOX 1
 BRECKENRIDGE, TX
 (254) 559-8
 Print Number: S

STATE OF TEXAS - COUNTY OF STEPHENS
 CERTIFIED TRUE AND CORRECT COPY
 This is a true and correct copy of the original as shown on the original as of the date of recording.
 By: [Signature] County Clerk



CITY OF BRECKENRIDGE
105 NORTH ROSE AVENUE
BRECKENRIDGE, TEXAS 76424

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

DATE: Tuesday, June 7, 2022

TIME: 5:30 PM

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

Said public hearing will be to consider:

PZ 22-02 – Mike Griffith on behalf of GPB Management requests to revert plat approval to original at 103 W. Walker, Original Addition, Block 16, Lot 2 & W/10 of 1, 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: May 18, 2022

STATE OF TEXAS §
COUNTY OF STEPHENS §

DECLARATION VACATING A PLAT

WHEREAS, on the 25th day of August, 2015, a certain plat entitled The Popular Buildings was filed in the Plat Records of Stephens County, Texas in Cabinet 1, Slide 116;

WHEREAS, no lots or land as described on said Plat have been sold since said Plat was approved and filed in the Stephens County Records and Bobby Mike and Cassie Dueser Griffith are the sole owners of all lots as shown on said Plat; and

WHEREAS, Bobby Mike and Cassie Dueser Griffith desire to vacate said Plat.

NOW, THEREFORE, in consider of the premises, we, Bobbie Mike and Cassie Dueser Griffith, sole owners of all lots shown on the Plat entitled The Popular Buildings, filed in Cabinet 1, Slide 116 of the Stephens County Plat Records, do hereby declare said plat to be vacated.

Bobby Mike Griffith

Cassie Dueser Griffith

STATE OF TEXAS §
 §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on the _____ day of _____, 2022 by Bobby Mike and Cassie Dueser Griffith.

Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS on this the 24th day of May, 2022.

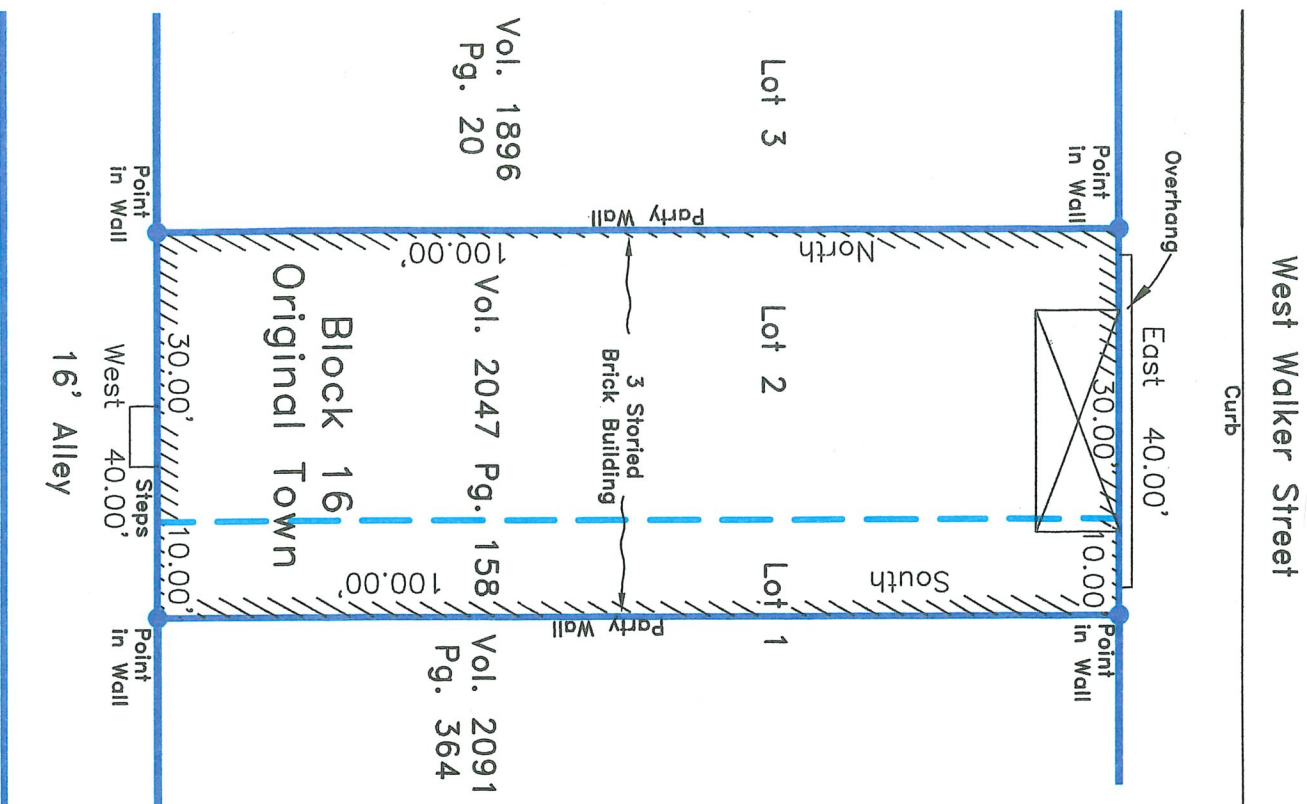
Chairman

APPROVED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS on this the ____ day of _____, 2022.

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary



Plat showing all of Lot 2
and the West 10.00' of
Lot 1 Block 16 Original
Town of Breckenridge,
Stephens County, Texas



I hereby certify that this survey was made
on the ground and that this plat correctly
represents the facts found at the time of the
survey.

William K. Heatley

William K. Heatley
Registered Professional Land Surveyor #4015
Firm #10079500

**SURVEY PLAT IN
STEPHENS COUNTY
TEXAS**

HEATLEY SURVEYING
P.O. BOX 1
BRECKENRIDGE, TX 76424

(254) 559-8914

Print Number: S-2294 L

Note:
Easements not shown on plat
unless otherwise noted.
Bearings based on called
directions of the Subdivision
plat
SCALE: 1" = 20'
DATE: 05-03-2022
FILE: POPULAR STORE