



Planning and Zoning Commission

Tuesday, October 25, 2022 at 5:30 PM

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

AGENDA

CALL TO ORDER

PUBLIC HEARING

1. Public hearing on request to replat the property currently legally described as 10.927 acres of land being all of Lot 3 of the Breckenridge Market Place Subdivision in Breckenridge, Texas.

APPROVAL OF MINUTES

2. Consider approval of August 23, 2022 meeting minutes as recorded.

SCHEDULED AGENDA ITEMS

3. Consider and make recommendation on request PZ 22-04 to replat the property currently legally described as 10.927 acres of land being all of Lot 3 of the Breckenridge Market Place Subdivision in Breckenridge, Texas.

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas at 4:00 P.M., Friday, October 21, 2022.

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, August 23, 2022, at 5:30 PM
 Breckenridge City Offices Commission Chambers
 105 North Rose Avenue
 Breckenridge, Texas 76424

MINUTES

PRESENT

CHAIRMAN, PLACE 2
 COMMISSIONER PLACE 3
 COMMISSIONER PLACE 6
 COMMISSIONER PLACE 7

COBY WALKER
 CORY WIMBERLY
 RAUL DURAN
 BLAINE REATHERFORD

INTERIM CITY MANAGER
 CITY SECRETARY
 MALCOLM BUFKIN

STEVE NORWOOD
 JESSICA SUTTER
 FIRE CHIEF/CODE ENFORCEMENT

ABSENT

COMMISSIONER PLACE 4
 COMMISSIONER PLACE 5
 COMMISSIONER PLACE 1

VACANT
 GENOA GOAD
 LES STRICKLAND

PUBLIC COMMENT

No speakers

CALL TO ORDER

Coby Walker called the meeting to order at 5:36 p.m.

APPROVAL OF MINUTES

1. Approval of May 24, 2022 meeting minutes as recorded.

Motion to approve the minutes as presented made by Chairman Coby Walker,
 seconded by Commissioner Reatherford.

All in favor; motion passes 4-0.

SCHEDULED AGENDA ITEMS

2. Discuss, Consider, and make recommendations on request PZ 22-03 to rezone the property at 911 N. Court - Roselawn Addition, Block 11, Lots 16, 17, & 18, in Breckenridge, Texas from R1 (Single Family Dwelling District) to R4 (General Dwelling District) to allow mobile home.

Code Enforcement Office Malcolm Bufkin presented the request to Commissioners stating that the requestor is wanting to move in a brand-new mobile home. The property has a mobile home across the street. Malcolm stated it is not uncommon for there to be mobile homes in that area. There were not objections from surrounding residents. Resident owns three lots and would like to rezone all three lots.

Motion to approve the recommendation to rezone the property at 911 N. Court-Roselawn Additions, Block 11, Lots 16, 17, & 18, from a R1 to R4 to allow a mobile home. Seconded by Commissioner Duran.

All in favor; motion passes 4-0.

ADJOURN

Meeting adjourned at 5:41 pm

Coby Walker, Chairman

ATTEST:

Jessica Sutter, City Secretary

PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: October 25, 2022

To: Members of the Planning and Zoning Commission

From: Malcolm Bufkin

Subject: Request to replat property.

Purpose:

Consider and make recommendation on request PZ 22-04 to replat the property currently legally described as 10.927 acres of land being all of Lot 3 of the Breckenridge Market Place Subdivision in Breckenridge, Texas.

Existing Condition of Property:

The property in question is currently a vacant tract.

Adjacent Existing Land Uses and Zoning:

North: C3 – commercial building (Wal-Mart)

South: R1 – Breckenridge Country Club Association

East: C3 – vacant tract

West: C3 – vacant tract

Development Review Analysis:

The property owner would like to replat this property and build two commercial buildings.

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

PZ request application

Survey

Plat



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

APPLICATION FOR:



Planning & Zoning



Board of Adjustments

DATE: 9-28-22APPLICANT: Donnie SechrestPHONE #: 254-522-1937

AGENT: _____ PHONE #: _____

MAILING ADDRESS: Po Box 903 Breckenridge Tx 76424

LEGAL DESCRIPTION: _____

3808 & 3816 W. WalkerLOT 3 R2 1.061 acresPROPERTY ZONED: C-3 General Business Dist.LOCATION / PROPERTY ADDRESS: 3808 & 3816 W. WalkerPRESENT USE OF PROPERTY: vacant lotDESIRED USE OF PROPERTY: build commercial propertiesWHAT IS THE SPECIFIC REQUEST? Re Plat

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.

Donnie Sechrest

Signature of property owner or authorized agent

(FOR OFFICE USE ONLY)

CASE #: 22-04CONSIDERATION DATE: 10-25-22

RECEIPT #: _____

ACTION: _____



October 13, 2022

City of Breckenridge
105 North Rose Ave.
Breckenridge, Texas 76424
Attn: Mrs. Cynthia Northrop, City Manager

**Re: Wal-Mart Market Subdivision Replat
Proposed Subway**

Dear Mrs. Northrop:

We have reviewed the site plan for the proposed Subway restaurant and the associated replat of the Wal-Mart Market Subdivision. Requested revisions to the replat document were received on October 12, 2022 and no further revisions are needed.

The proposed site plan for the Subway restaurant shows a future pad site. At this time the Subway developer requested to not consider the future building and that if the additional pad site ever develops a new site plan and re-plat (if required) would be submitted for approval. The Subway developer is also aware of the storm drain pipe (covered in the Easements, Covenants, and Restrictions document recorded in Vol. 2059, Pg. 525) that is necessary for the outparcels on the east side of Wal-Mart driveway to be able to route their stormwater runoff to the existing detention pond. The Subway developer has stated that he has an agreement with the original Wal-Mart developer to defer the installation of the storm drain pipe and associated drainage easement to a later date when it becomes needed based on the development time line of the eastern outparcels.

To the best of my knowledge, information, and belief, the site plan and replat meet the minimum requirements of the City of Breckenridge. We recommend that the replat be considered for approval by the Planning and Zoning Commission at the upcoming October 25th meeting.

Sincerely,

Enprotec / Hibbs & Todd

A handwritten signature in blue ink, appearing to read 'Jonathan Baum'.

Jonathan Baum, P.E.

JB/jd

c: **Project File 5580**

P:\Projects\Breckenridge, City of\5580 General Services Agreement\5580-xx Development Review Assistance\Wal-Mart\5580_Wal-Mart Replat Review.doc

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: Tuesday, October 25, 2022

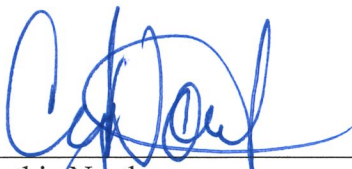
TIME: 5:30 PM

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

Said public hearing will be to consider:

PZ 22-04 – Donnie Sechrest requests to replat property currently legally described as 10.927 acres of land being all of Lot 3 of the Breckenridge Market Place Subdivision, Stephens County, 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.



Cynthia Northrop
City Manager
City of Breckenridge, Texas

Publish: October 5, 2022

