



Planning and Zoning Commission

Tuesday, May 11, 2021 at 5:30 PM

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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

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

PUBLIC TESTIMONY

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

PUBLIC HEARING:

3. 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.

ITEMS REQUIRING NO FORMAL ACTION

4. Discussion Items

ADJOURN

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.

Heather Robertson-Caraway, CCCII, TRMC
Interim City Manager / 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 _____.

Minutes
Planning and Zoning Commission
October 13, 2020 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: Elaine Moore; Mike Griffith; Les Strickland; William Hardy; Coby Walker; Scott Dixon, Interim City Manager, Heather Robertson- Caraway, City Secretary; Calvin Chaney, Fire Chief; Rosa Trinidad and A.E. Nauert

Those Absent: Randy Hash and Genoa Goad

1. Call to order: 5:29 P.M., a quorum was established

2. Approval of Minutes: Meeting(s): July 14, 2020

Strickland made a motion, seconded by Walker, for the approval of minutes: meeting(s): July 14, 2020. When the motion was put to vote, it prevailed as follows: Ayes: Moore, Strickland, Hardy, Walker and Griffith. Nays: None. Absent: Goad and Hash

3. Citizens Presentations (Regarding Issues Not on the Agenda)

None

4. Public Hearing:
Open at 5:31 pm

A. PZ 20-04-Rosa Trinidad request SP22-6-502 (F)- placement of small home/tiny house in a R-4 General Dwelling District at 509 N. Shelton- A1101 LAL, Sec 4 SW/4, Tract 4, 4A, 4B & 4C in Breckenridge, Texas.

Rosa Trinidad showed pictures of tiny home she is wanting to build. Chaney, Fire Chief stated a house and 2 trailer houses, there are 4 separate lots purchased. This will need a special use permit. The definition of a tiny home was explained it is 320 ft. Notices were sent out within a 200 ft radius and no response was received. Moore thanked Rosa for keeping the area clean and nice. Chaney also stated she has kept the location looking very good.

Moore made a motion, seconded by Hardy, to approve PZ 20-04-Rosa Trinidad request SP22-6-502 (F)- placement of small home/tiny house in a R-4 General Dwelling District at 509 N. Shelton- A1101 LAL, Sec 4 SW/4, Tract 4, 4A, 4B & 4C in Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Moore, Strickland, Hardy, Walker and Griffith. Nays: None. Absent: Goad and Hash

5. Discussion Items:

Interim City Manager, Scott Dixon discussed TDEM CRF money, remote meetings, reviewed open meetings criteria and quorums outside of a meeting. Zoning issues to be handled by the Planning and Zoning the Commission can override.

6. Adjourn:

Moore made a motion, seconded by Strickland, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Moore, Strickland, Hardy, Walker and Griffith. Nays: None. Absent: Goad and Hash

Meeting adjourned at 6:07 P.M.

Mike Griffith, Chairman

ATTEST:

Heather Robertson-Caraway, CCCII, TRMC ,City Secretary

S E A L



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

APPLICATION FOR:

Planning & Zoning

Board of Adjustments

DATE: 4-7-2021

APPLICANT: Billy "Bo" Cook PHONE #: 254-559-0674

AGENT: _____ PHONE #: _____

MAILING ADDRESS: P.O. Box 1367 BRECKENRIDGE 3429 W. WALKER

LEGAL DESCRIPTION: 5.81 ACRES (6 ACRES.)

PROPERTY ZONED: C3

LOCATION / PROPERTY ADDRESS: 3099 South

PRESENT USE OF PROPERTY: AG + STORAGE

DESIRED USE OF PROPERTY: R.V. PARK

WHAT IS THE SPECIFIC REQUEST? change zoning allowing R.V. PARK

C3 to MA

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.

Billy Cook

Signature of property owner or authorized agent

(FOR OFFICE USE ONLY)

CASE #: 21-01

CONSIDERATION DATE: 5-11-21

RECEIPT #: _____

ACTION: _____

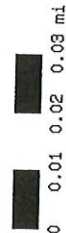
Map



-  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.



04/28/21 11:15

**ENVIRONMENT CONSULTANTS, INC.****P.O. Box 1016****Breckenridge, Texas 76424****254-559-6414****FAX 254-559-2452**

April 5, 2021

Mr. Bo Cook
3429 West Walker
Breckenridge, TX 76424

RE: 5.81 acre tract as described in the attached Owen Surveying Co. document dated May 28, 2020.
Breckenridge, Texas 76424

Mr. Cook and To Whom It May Concern.

This report is on the 5.81 acre tract referenced above. The property is in the area designated as Zone A on the Stephens County Flood Insurance Rate Map #48429C0095 C. (attached)

The plan for this property is to remove the trash and debris, remove the cattle pens and remove the brush from the property. The property will then be developed to serve as a travel trailer recreational vehicle park. There are no plans to construct any structures such as an office building, restroom facility, picnic tables, area gathering facility or any other permanent structures.

A site visit was performed to inspect the present conditions of the property and the adjoining properties (see attached photos). The current use of the property is by an oilfield equipment company for storage and maintenance of equipment. The used/junk oilfield equipment, storage tanks etc.; will be removed.

There is a large amount of junk and trash on the southwest perimeter of the property (old tires, etc.) that will be removed from the property.

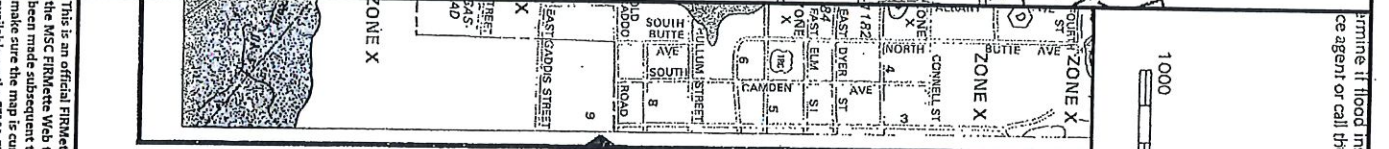
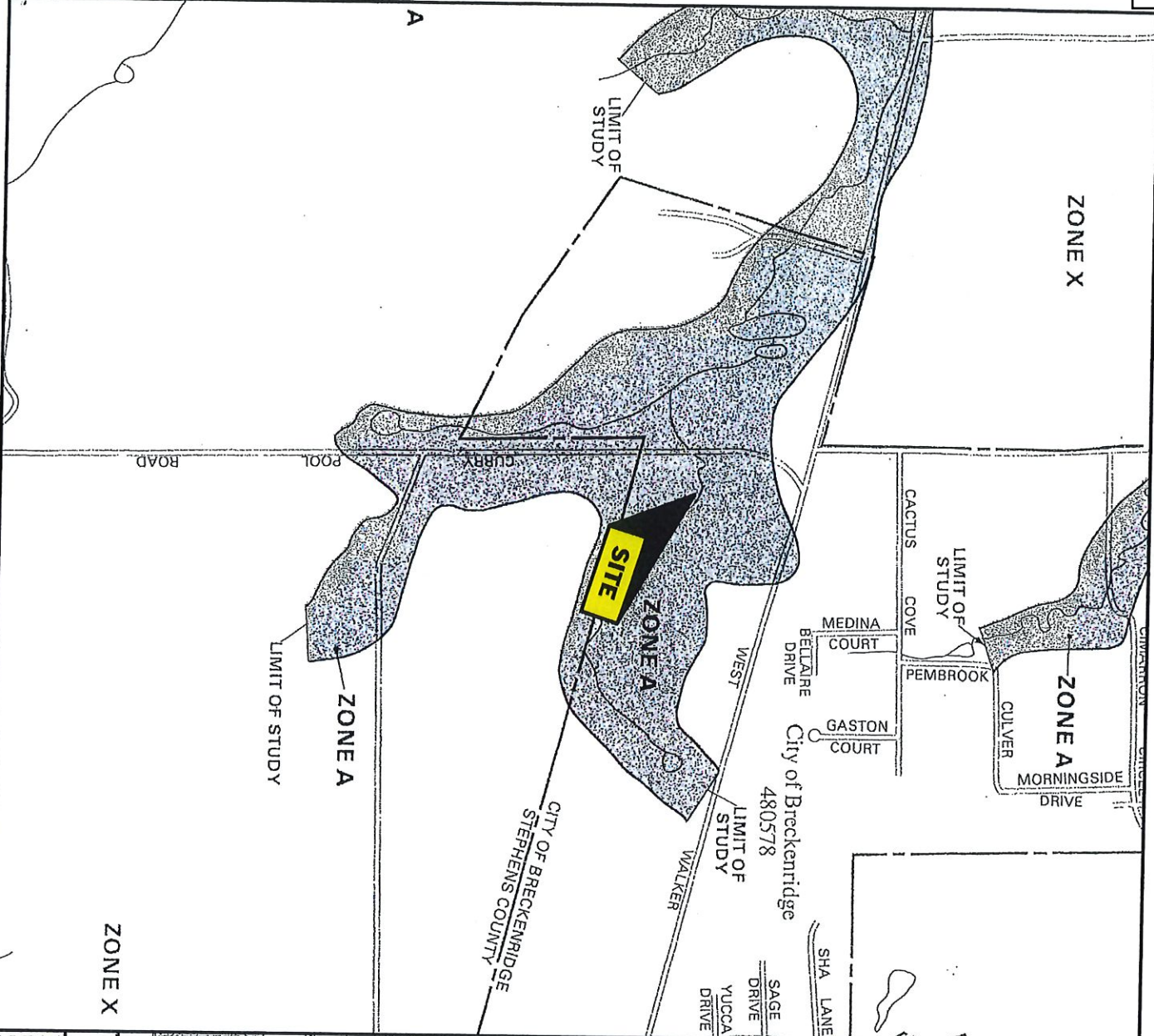
The boundary of the property is currently fenced.

It is my professional opinion that the development of the travel trailer park, after the removal of trees, cattle pens, brush vegetation, junk equipment and trash will not be an increased impediment to the flow of water during a flood event.

Sincerely;

A handwritten signature in black ink, appearing to read "Michael D. Thornton".

Michael D. Thornton PE



1000
0
1000 FEET

APPROXIMATE SCALE

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

STEPHENS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 95 OF 300
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY	NUMBER	PANEL	SUFFIX
BRECKENRIDGE CITY #1	48124	026	C
UNINCORPORATED AREAS	48124	005	C

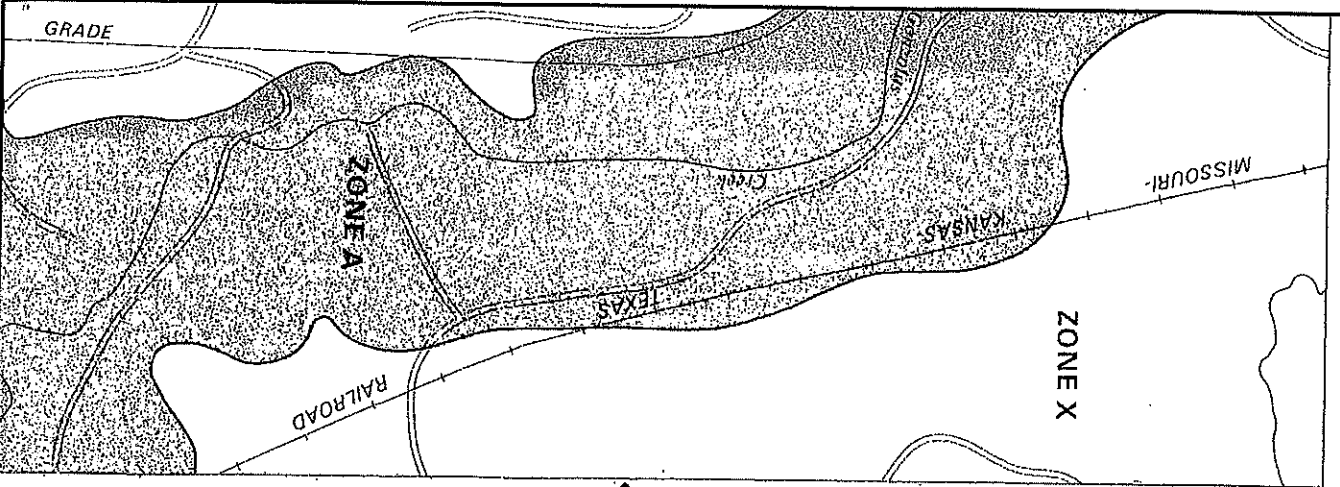
PANEL LOCATION

MAP NUMBER
484290095 C

EFFECTIVE DATE:
JANUARY 2, 1991

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS
ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot; or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS
ZONE X Areas determined to be outside 500-year-floodplain.

ZONE D Areas in which flood hazards are under-remined.

UNDEVELOPED COASTAL BARRIERS

Floodplain Boundary

Floodway Boundary

Zone D Boundary

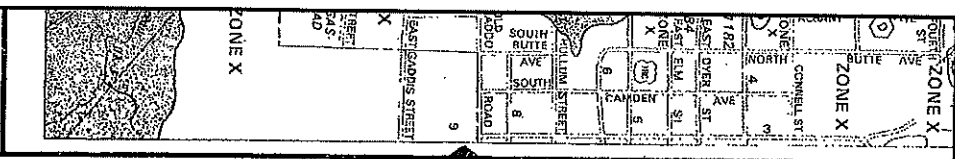
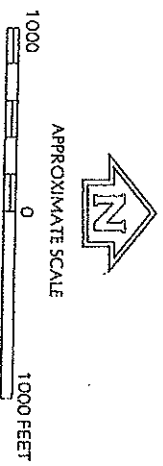
Boundary Dividing Special Flood Hazard Zones; and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line; Elevation in Feet*

Cross Section Line

Base Flood Elevation in Feet Where Uniform Within Zone*
Elevation Reference Mark

Printed if flood insurance is available in this community, contact your agent or call the National Flood Insurance Program at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

STEPHENS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 95 OF 300

SEE MAP INDEX FOR PANELS NOT PRINTED

CONTINENT	NUMBER	PANEL	SHEET
AMERICA	4829	0095	C
GENERALIZED CITY OR VOUCHER/ZIP CODES	4124	005	C

PANEL LOCATION

MAP NUMBER
484290095 C

EFFECTIVE DATE:
JANUARY 2, 1991

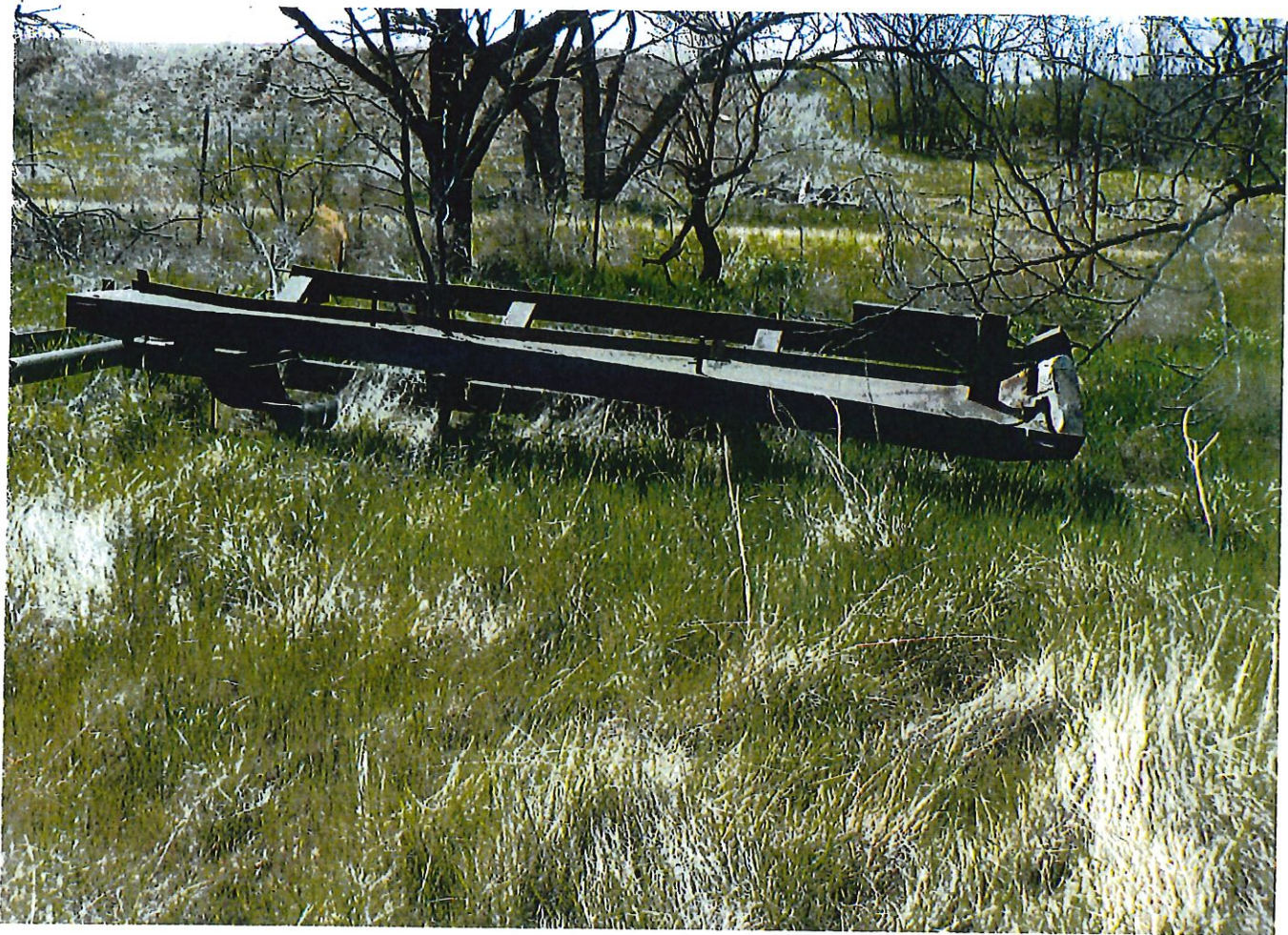
Federal Emergency Management Agency

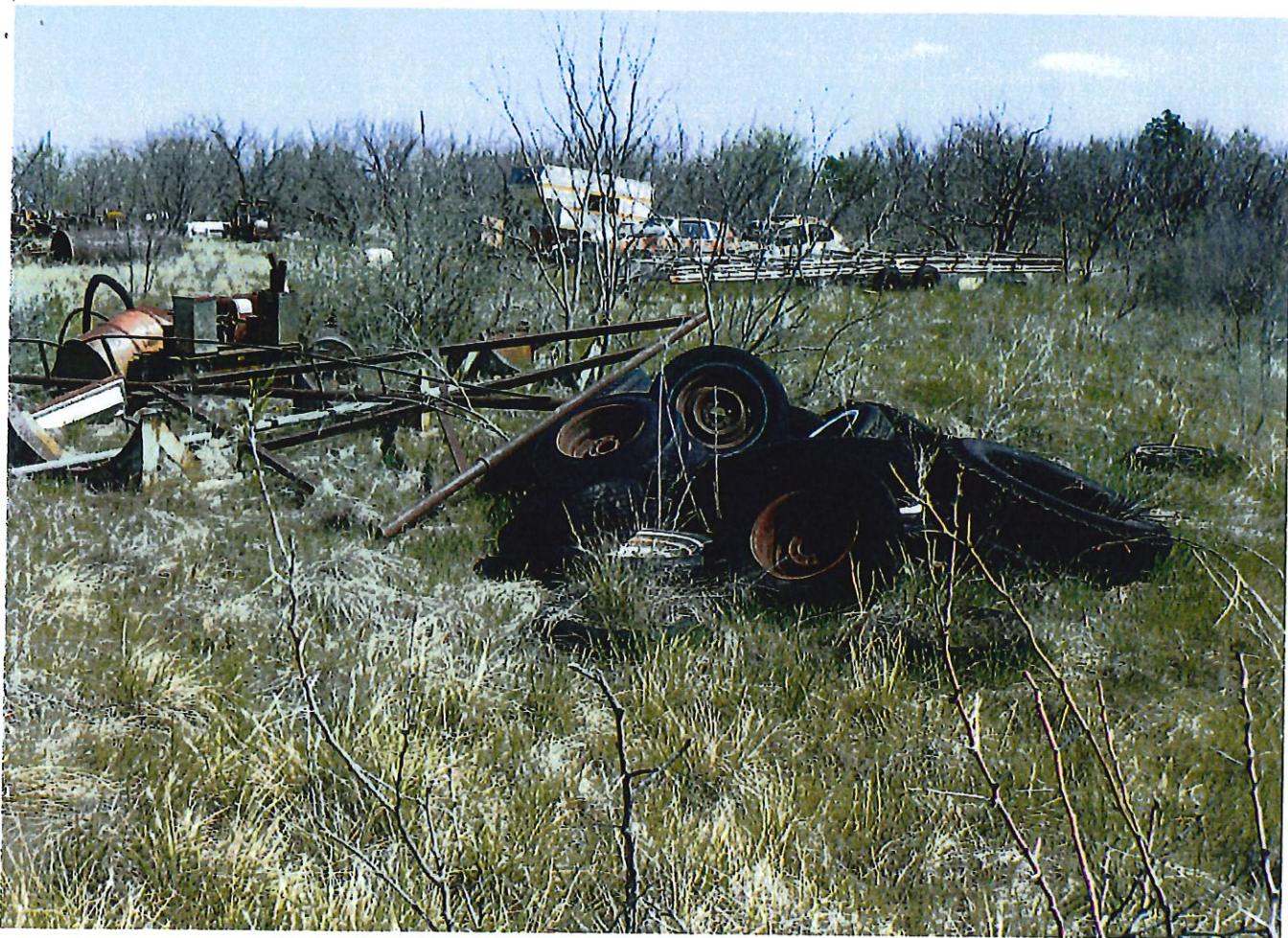
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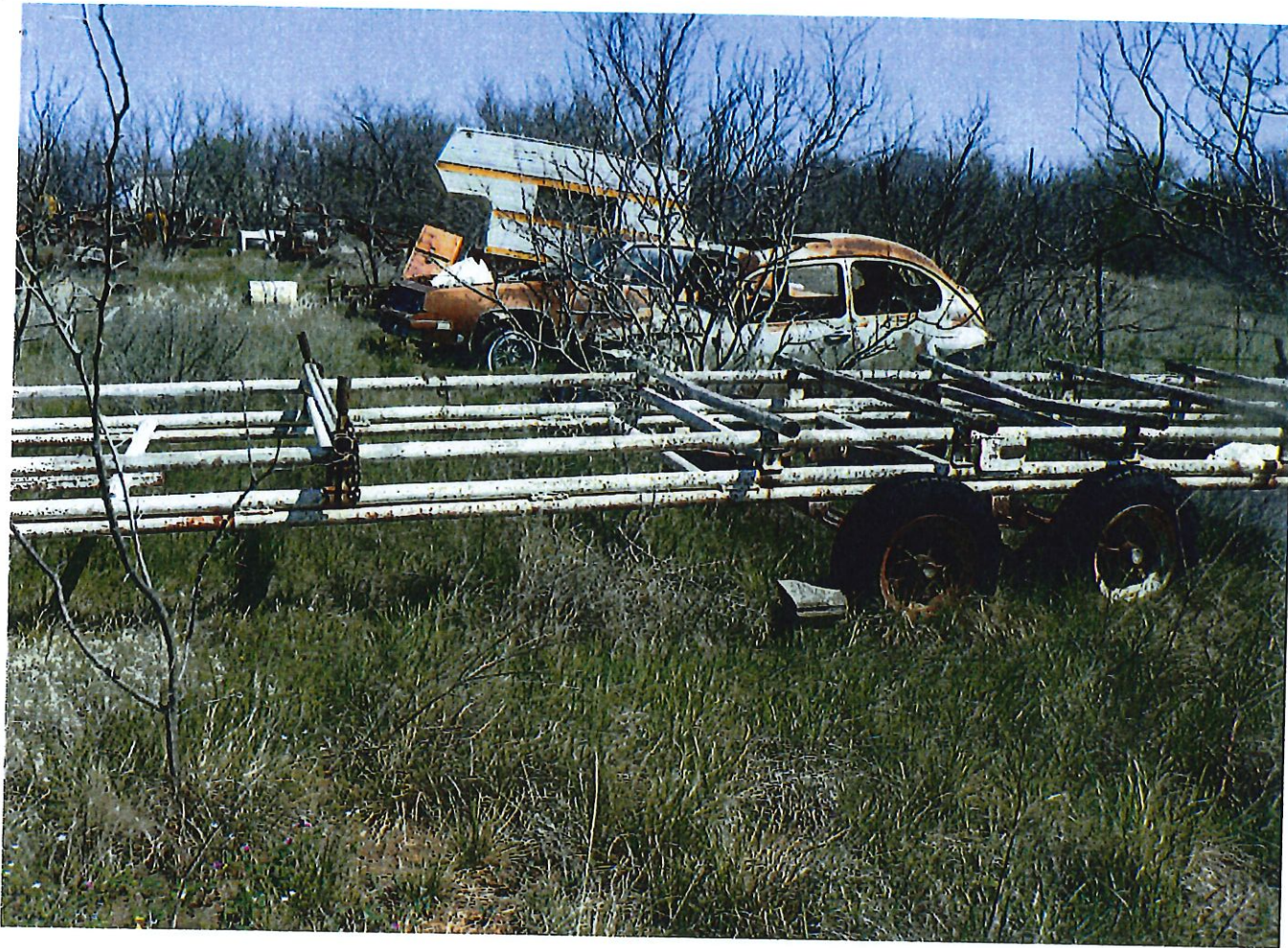














OWEN SURVEYING CO.

P. O. BOX 336, BRECKENRIDGE, TX 76424

MICHAEL DAVIS,
PRESIDENT
OFFICE 254-559-9898
FAX 254-559-7372

ERIC BRENNAN, RPLS #5560

Firm Number 10069000
www.owensurveying.com**METES AND BOUNDS DESCRIPTION**
Parcel Two – 5.81 Acre Tract

All that certain 5.81 acre tract or parcel of land situated in northeast quarter of the Lunatic Asylum Lands Section Number 7, original grantee W. F. Lee Abstract Number 1197, City of Breckenridge, County of Stephens, State of Texas, said tract being the remainder of a called 6.00 acre tract as described in deed to Billy Cook, filed 04 September 2009, and recorded in volume 1961 page 250 of the Official Public Records of Stephens County, and being more particularly described as follows;

BEGINNING for the southwest corner of the tract being described herein at a set 1½ rebar on the east line of Farm to Market Road Number 3099, said rebar being the remainder of said Cook tract, and said rebar being the southeast corner of a called 0.195 acre tract as described in deed from Bob Cook to the State of Texas, filed 27 April 1994, and recorded in volume 1155 page 58 of the Deed Records of said Stephens County, same being the northwest corner of a called 17.2 acre tract as described in deed to Sloan Thompson, filed 30 December 1960, and recorded in volume 312 page 14 of said official public records, said rebar also having NAD83 NCTZ grid coordinates of N-6958471.2, E-1831566.56;

THENCE: North 04 degrees 03 minutes 16 seconds East, with the east line of said road, a distance of 237.37 feet to a set 1/2 inch rebar for an angle point in the east line of said road;

THENCE: North 11 degrees 18 minutes 25 seconds East, with the east line of said road, a distance of 113.9 feet to a set 1½ inch rebar for the northwest corner of this tract and the remainder northwest corner of said Cook tract 6.00 acre tract, same being the southwest corner of a called 2.94 acre tract as described in deed to Wimberley, Inc., filed 04 February 2013, and recorded in volume 2040 page 416 of said official public records;

THENCE: North 89 degrees 51 minutes 54 seconds East, with the north line of said Cook 6 acre tract, and with the south line of said Wimberley tract, and with a barbed wire fence and passing at 295.38 feet a T-Post near the southeast corner of said Wimberley tract, and continuing on said course and passing at 698.19 feet a pipe fence corner post, and continuing on said course leaving said fence, a total distance of 701.79 feet to a set 1/2 inch rebar for the northeast corner of said Cook 6 acre tract;

THENCE: South 00 degrees 09 minutes 31 seconds West, with the east line of said Cook 6 acre Tract, a distance of 349.34 feet to a pipe fence corner post for the southeast corner of said Cook 6 acre tract, and said post being on the north line of said Thompson tract;

THENCE: South 89 degrees 56 minutes 21 seconds West, with the south line of said Cook 6 acre tract and with the north line of said Thompson tract, and with a barbed wire fence, a distance of 739.94 feet to the POINT OF BEGINNING and containing 5.81 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 28 May 2020