

Planning and Zoning Commission

Monday, March 25, 2024 at 5:30 PM

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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

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

PUBLIC HEARING

Public Hearing regarding request to replat the property currently legally described as 600 W. 4th -Nemir Addition, Block 1, Lot 8, Breckenridge, Texas to include the lot to the north, legally described as 903 N. Smith-Nemir Addition, Block 1, Lot 7, Breckenridge Texas

SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding request to replat the property currently legally described as 600 W. 4th -Nemir Addition, Block 1, Lot 8, Breckenridge, Texas to include the lot to the north, legally described as 903 N. Smith-Nemir Addition, Block 1, Lot 7, 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, March 22, 2024.

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.



Planning and Zoning Commission

Tuesday, February 26, at 5:30 PM
Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

MINUTES

PRESENT

COMMISSIONER PLACE 1

COMMISSIONER PLACE 3

COMMISSIONER PLACE 4

COMMISSIONER PLACE 6

COMMISSIONER PLACE 6

COMMISSIONER PLACE 7

LES STRICKLAND

CORY WIMBERLY

JB SPARKS

RAUL DURAN

BLAINE REATHERFORD

CITY MANAGER
CYNTHIA NORTHROP
CITY SECRETARY
FIRE CHIEF/CODE ENFORCEMENT
FIRE/CODE SECRETARY
CHRISTI TIDROW

ABSENT

COMMISSIONER PLACE 5 GENOA GOAD COMMISSIONER, PLACE 2 VACANT

CALL TO ORDER

JB Sparks called the meeting to order at 5:31 p.m.

APPROVAL OF MINUTES

1. Consider approval of the December 4, 2023 meeting minutes as recorded.

Commissioner Strickland made a motion to approve the December 4, 2023 meeting minutes as presented. Commissioner Wimberly seconded the motion. The motion passed unanimously.

ITEMS REQUIRING NO FORMAL ACTION

2. Presentation of P&Z training

City Manager Northrop presented training to Planning and Zoning Commissioners.

No Action Taken

SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding presentation of draft Comprehensive Planning documents.

Ken Coignet of Public Management presented a draft of the Comprehensive Development Plan.

No Action Taken

ADJOURN

The meeting adjourned at 6:59 p.m.

	JB Sparks, Commissioner Place 4
ATTEST:	
Jessica Sutter, City Secretary	



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Public Hearing regarding request to replat the property currently legally

described as 600 W. 4th -Nemir Addition, Block 1, Lot 8, Breckenridge, Texas to include the lot to the north, legally described as 903 N. Smith-

Nemir Addition, Block 1, Lot 7, Breckenridge Texas

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The property owner of 600 W. 4th (Former address 901 N. Smith) Has requested to replat and combine 600 W. 4th and 903 N. Smith in order to build a single-family residence.

Public Hearing notice was published in compliance with notification requirements and notification letters were sent to surrounding property owners within 200 feet of 600 W. 4th.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Conduct a public Hearing

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:

Monday, March 25, 2024

TIME:

5:30 PM

PLACE:

City Commission Chambers, 105 N. Rose Ave.

Said public hearing will be to consider:

The property owner of 600 W. 4th (former address was 901 N. Smith) requests to replat the property currently legally described as 600 W. 4th – Nemir Addition, Block 1, Lot 8, Breckenridge, Texas to include the lot to the north, legally described as 903 N. Smith – Nemir Addition, Block 1, Lot 7, 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: March 6, 2024



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding request to replat the

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described as 903 N. Smith-Nemir Addition, Block 1, Lot 7, Breckenridge

Texas

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FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Conduct a public Hearing





City of Breckenridge

Plat/Replat Application

Date:				
Contact Information	•			
Property Owner Name	Caddo Creek	Applicant Name	David Stowe	
Property Owner	1806 US TWY 180 E	Applicant Mailing		
Mailing Address	Breckenridge, TX 7646	Address	SAME	
Property Owner Phone		Applicant Phone		
Number	214-728-862	Number	SAME	
Property Owner Email	LStowe Clado-Creek.	Applicant Email	David CStowes is. Com	
Surveyor/Engineer/Cont	 ractor			
Mailing Address				
Phone Number				
Email				
Address: 600 W 4th 3 903 N Sm th Lot: 8/1 Block: 1/7 Subdivision: Nemir Zoning Classification: Purpose of Plat: Combine Lots to build Single family residence.				
The applicant will submit	the following with this ap	plication:	-	
	ments listed on the check			
2. Application fee:				
a. Preliminary plat - \$500.00				
b. Replat - \$400.00				
c. Final plat				
	the checklist of this applica		at the time of submittal. If all	
I certify that the informati	on on this application is c	omplete and accurate. I	understand the fees and the	
process for this application		•	, to be present at meetings	
regarding this request.				
District	-	2-28-24		
Applicant's Signature		Date	,	



Мар

Extra-territorial Jurisdiction

City Limits

Local Road Labels

✓ Stephens CAD Parcels

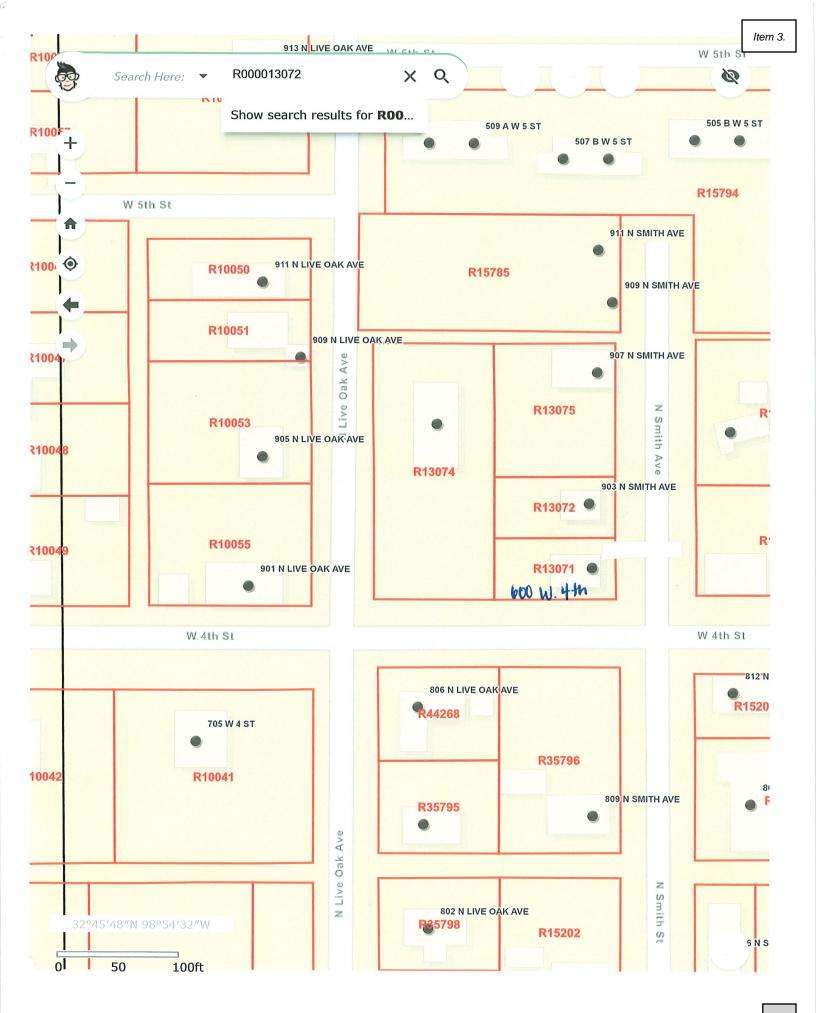


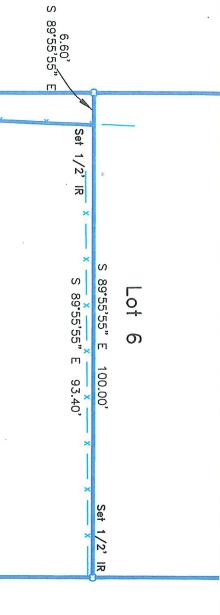
Data displayed were gathered by the City of Breckenridge for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.

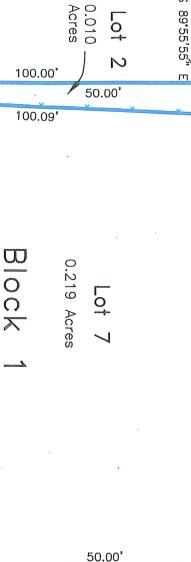


0 0.01 0.02 0.03 mi

02/15/24 09:22







S 00°04'05" W 100.00'

North Smith Street

N 00°04'05" E

S 02°25'52" W

Vol. 2141 Pg 229

101

00

50.00'

Lot

50.00

4th

Plat showing and 8, Block Addition to the Breckenridge, County, Texas.

Stephens

City

Lots

SURVEY

Z

BRECKENRIDGE, 76424

8914

(254) 559 Print Number: S - 2093

STEPHENS

12

Note:
Easements not sh
unless otherwise r
Bearings based or
1983 coordinates mprovements CALE: 1" = 20'

noted. on G.P.S.

NAD

on plat

William K. Heatley Registered Professional Firm #10079500

#4015

Land Surveyor