



## Planning and Zoning Commission

Monday, March 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 February 24, 2025, meeting minutes as recorded.

#### PUBLIC HEARING

2. Conduct a Public Hearing regarding a request to replat the property located at 612 W. Wheeler and 614 W. Wheeler (currently legally described as Brown Addition, Block 4, Lot 6 and Brown Addition, Block 4, Lot 5) request to replat the properties into one lot. The property owner plans to build a single-family home on the lot.

#### SCHEDULED AGENDA ITEMS

3. Consider and make recommendation on request to replat the property located at 612 W. Wheeler and 614 W. Wheeler - currently legally described as Brown Addition, Block 4, Lot 6 and Brown Addition, Block 4, Lot 5 into one lot. The property owner intends to build a single-family home on the lot.

#### ADJOURN

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

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Jessica Sutter TRMC, City Secretary



## Planning and Zoning Commission

Tuesday, February 24, 2025, at 5:30 PM  
 Breckenridge City Offices Commission Chambers  
 105 North Rose Avenue  
 Breckenridge, Texas 76424

### MINUTES

#### PRESENT

COMMISSIONER, PLACE 2  
 COMMISSIONER PLACE 4  
 COMMISSIONER PLACE 5  
 COMMISSIONER PLACE 6

ERIC BRENNAN  
 JB SPARKS  
 GENOA GOAD  
 RAUL DURAN

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

CYNTHIA NORTHROP  
 JESSICA SUTTER  
 MALCOLM BUFKIN  
 CHRISTI TIDROW

#### ABSENT

COMMISSIONER PLACE 1  
 COMMISSIONER PLACE 3  
 COMMISSIONER PLACE 7

LES STRICKLAND  
 CORY WIMBERLY  
 BLAINE REATHERFORD

#### CALL TO ORDER

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

#### APPROVAL OF MINUTES

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

Commissioner Brennan made a motion to approve the August 26, 2024, meeting minutes as presented. Commissioner Goad seconded the motion. The motion passed unanimously.

## PUBLIC HEARING

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

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.

No Speaker

Commissioner Sparks closed the Public Hearing at 5:33 p.m.

## 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.

Commissioner Duran made a motion to approve the recommendation to replat the property located a 704 E. Dyer as presented. Commissioner Brennan seconded the motion. The motion passed unanimously.

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.

Commissioner Duran made a motion to approve the recommendation to replat the property located at 105 N. Rose as presented. Commissioner Brennan seconded the motion. The motion passed unanimously.

## ADJOURN

The meeting adjourned at 5:44 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 recommendation on request to replat the property located at 612 W. Wheeler and 614 W. Wheeler - currently legally described as Brown Addition, Block 4, Lot 6 and Brown Addition, Block 4, Lot 5 into one lot. The property owner intends to build a single-family home on the lot.

**Department:**

Administration

**Staff Contact:**

Cynthia Northrop

**Title:**

City Manager

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**BACKGROUND INFORMATION:**

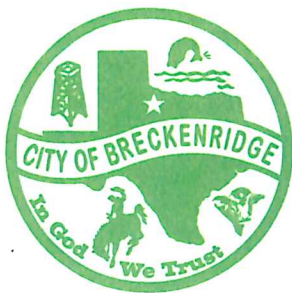
The property in question is currently two vacant lots. The property owner would like to replat this property into one lot and build a single-family home. Both lots allow single-family homes.

**FINANCIAL IMPACT:**

n/a

**STAFF RECOMMENDATION:**

Consider approval of the replat as requested.



# City of Breckenridge

## Plat/Replat Application

Date: 2/11/25

## Contact Information

Property Owner Name	<u>Caddo Creek</u>	Applicant Name	<u>David Stowe</u>
Property Owner Mailing Address	<u>1806 US Hwy 180 Breckenridge</u>	Applicant Mailing Address	<u>1806 US 180E Breckenridge, TX</u>
Property Owner Phone Number	<u>214 728-8652</u>	Applicant Phone Number	<u>214 728-8652</u>
Property Owner Email	<u>david@stowesis.com</u>	Applicant Email	<u>david@stowesis.com</u>

Surveyor/Engineer/Contractor	<u>Owen's</u>
Mailing Address	
Phone Number	
Email	

## Property Information:

Address: 612 W Wheeler  
 Lot: S + 6 Block: 4 Subdivision: Brown's Addition  
 Zoning Classification: \_\_\_\_\_

Purpose of Plat: Combine lots to Build New Home

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







PLANNING & ZONING MEETING  
NOTIFICATION REPLY

Property:  
1. 612 & 614 W. Wheeler  
Type of Request:  
Replat  
PZ Meeting Date:  
Monday, March 24, 2025

PLEASE PRINT LEGIBLY

Property Owner Name: Caddo Creek  
Property Owner Address: 1806 US Hwy 180 E  
Breckenridge, TX 76424  
Property Owner Telephone: 214-728-8652  
Property Owner Email: LStone@caddo-creek.com

PLEASE CHECK ONE

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

COMMENTS

Property Owner Signature E Stone Date 3-11-25