



## Planning and Zoning Commission

Monday, April 29, 2024 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 March 25, 2024, meeting minutes as presented.

#### PUBLIC HEARING

2. Public Hearing regarding a request to replat the property legally described as Martin Addition, Block 1, Lot N/72 & alley (which was previously closed by property owner) and Martin Addition, Block 1, Lot S/80 and alley (which was previously closed by property owner) into four lots. The property owner intends to build a single-family home on each lot.

#### SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding a request to replat the property legally described as Martin Addition, Block 1, Lot N/72 & alley (which was previously closed by property owner) and Martin Addition, Block 1, Lot S/80 and alley (which was previously closed by property owner) into four lots. The property owner intends to build a single-family home on each lot.
4. Discussion and any necessary action regarding the City's 2024-2040 Parks and Recreation Plan.

#### ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 5:00 P.M., Friday, April 26, 2024.

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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, March 25, 2024 at 5:30 PM  
Breckenridge City Offices Commission Chambers  
105 North Rose Avenue  
Breckenridge, Texas 76424

### MINUTES

#### PRESENT

COMMISSIONER PLACE 1  
COMMISSIONER, PLACE 2  
COMMISSIONER PLACE 3  
COMMISSIONER PLACE 4  
COMMISSIONER PLACE 6

LES STRICKLAND  
ERIC BRENNAN  
CORY WIMBERLY  
JB SPARKS  
RAUL DURAN

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

CYNTHIA NORTHROP  
JESSICA SUTTER  
MALCOLM BUFKIN  
CHRISTI TIDROW

#### ABSENT

COMMISSIONER PLACE 5  
COMMISSIONER PLACE 7

GENOA GOAD  
BLAINE REATHERFORD

#### CALL TO ORDER

JB Sparks called the meeting to order at 5:34 p.m.

#### APPROVAL OF MINUTES

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

Commissioner Strickland made a motion to approve the February 26, 2024, meeting minutes as presented. Commissioner Duran seconded the motion. The motion passed unanimously.

#### PUBLIC HEARING

- 2. 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

JB Sparks opened the Public Hearing at 5:35 P.M.

Commissioner Place 3 Cory Wimberly arrived at 5:35 P.M.

David Stowe

JB Sparks closed the Public Hearing at 5:36 P.M.

**SCHEDULED AGENDA ITEMS**

- 3. Discussion and any necessary action regarding request to replat the property currently legally described as 600 W. 4<sup>th</sup> -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

City Manager Cynthia Northrop explained that the property owner of 600 W. 4<sup>th</sup>, Davide Stowe, has requested to replat and combine 600 W. 4<sup>th</sup> and 903 N. Smith in order to build a single-family residence. A variance was requested and approved during the Board of Adjustments meeting on February 27, 2024, contingent upon the approval of this replat. A survey was provided; however, Cynthia Northrop requested a more detailed survey of the property that includes the abutting properties noted and identifying water and sewer lines.

Commissioner Duran made a motion to approve the requested replat. Commissioner Strickland seconded the motion. The motion passed unanimously.

**ADJOURN**

The meeting adjourned at 5:41 p.m.

\_\_\_\_\_  
**JB Sparks, Commissioner Place 4**

**ATTEST:**

\_\_\_\_\_  
**Jessica Sutter, City Secretary**

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, April 29, 2024

TIME: 5:30 PM

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

Said public hearing will be to consider:

The property owner of 607 & 611 N. Parks currently legally described as Martin Addition, Block 1, Lot N/72 & alley (which was previously closed by property owner) and Martin Addition, Block 1, Lot S/80 and alley (which was previously closed by property owner), requests to replat the properties into four lots. The property owner intends to build a single-family home on each lot.

Any and all persons interested in the above referenced item may attend such hearing and will be given an opportunity to be heard.



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Cynthia Northrop  
City Manager  
City of Breckenridge, Texas

Publish: April 10, 2024

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## PLANNING AND ZONING COMMISSION STAFF REPORT

**Meeting Date:** April 29, 2024  
**To:** Members of the Planning and Zoning Commission  
**From:** Malcolm Bufkin  
**Subject:** Request to replat property.

**Purpose:**

Consider and make recommendation on request to replat the property currently legally described as Martin Addition, Block 1, Lot N/72 & alley (which was previously closed by property owner) and Martin Addition, Block 1, Lot S/80 and alley (which was previously closed by property owner), into four lots. The property owner intends to build a single-family home on each lot.

**Existing Condition of Property:**

The property in question is currently two vacant lots.

**Adjacent Existing Land Uses and Zoning:**

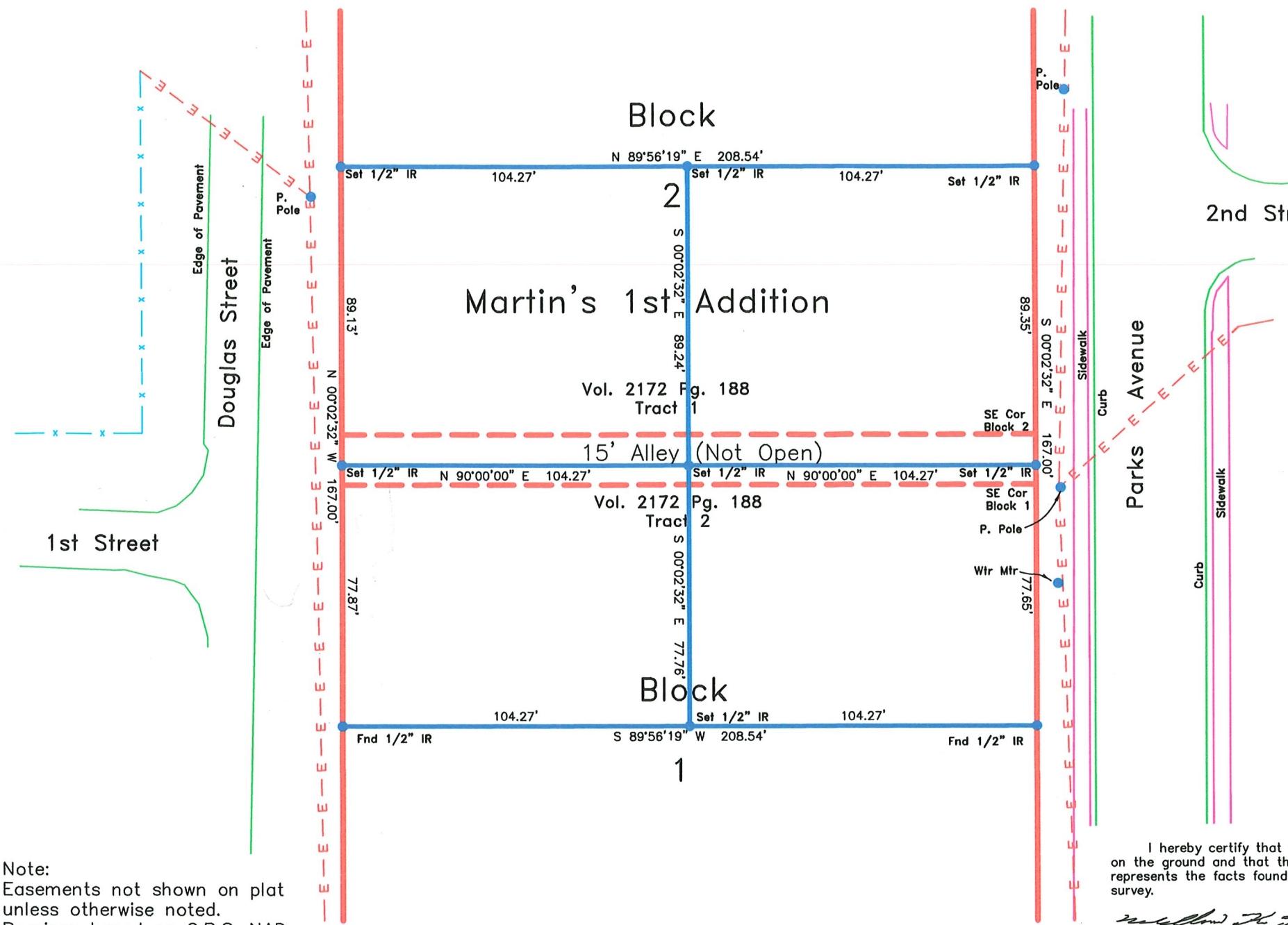
- North: Residential single-family home – zoned R1
- South: Residential single-family home – zoned R1
- East: Residential single-family home – zoned R1
- West: Residential single-family home – zoned R4

**Development Review Analysis:**

The property owner would like to replat this property into four lots and a build a single-family home on each lot.

**Staff Recommendation:**

City staff forwards this request for your consideration.



Plat showing the North 72.00' of Block 1 the South 80' of Block 2, and an unopened 15' alley between Blocks 1 and 2 of Martin's 1st Addition, Breckenridge, Stephens County, Texas.



**SURVEY PLAT IN  
STEPHENS COUNTY  
TEXAS**  
**HEATLEY SURVEYING**  
P.O. BOX 1  
BRECKENRIDGE, TX 76424

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.

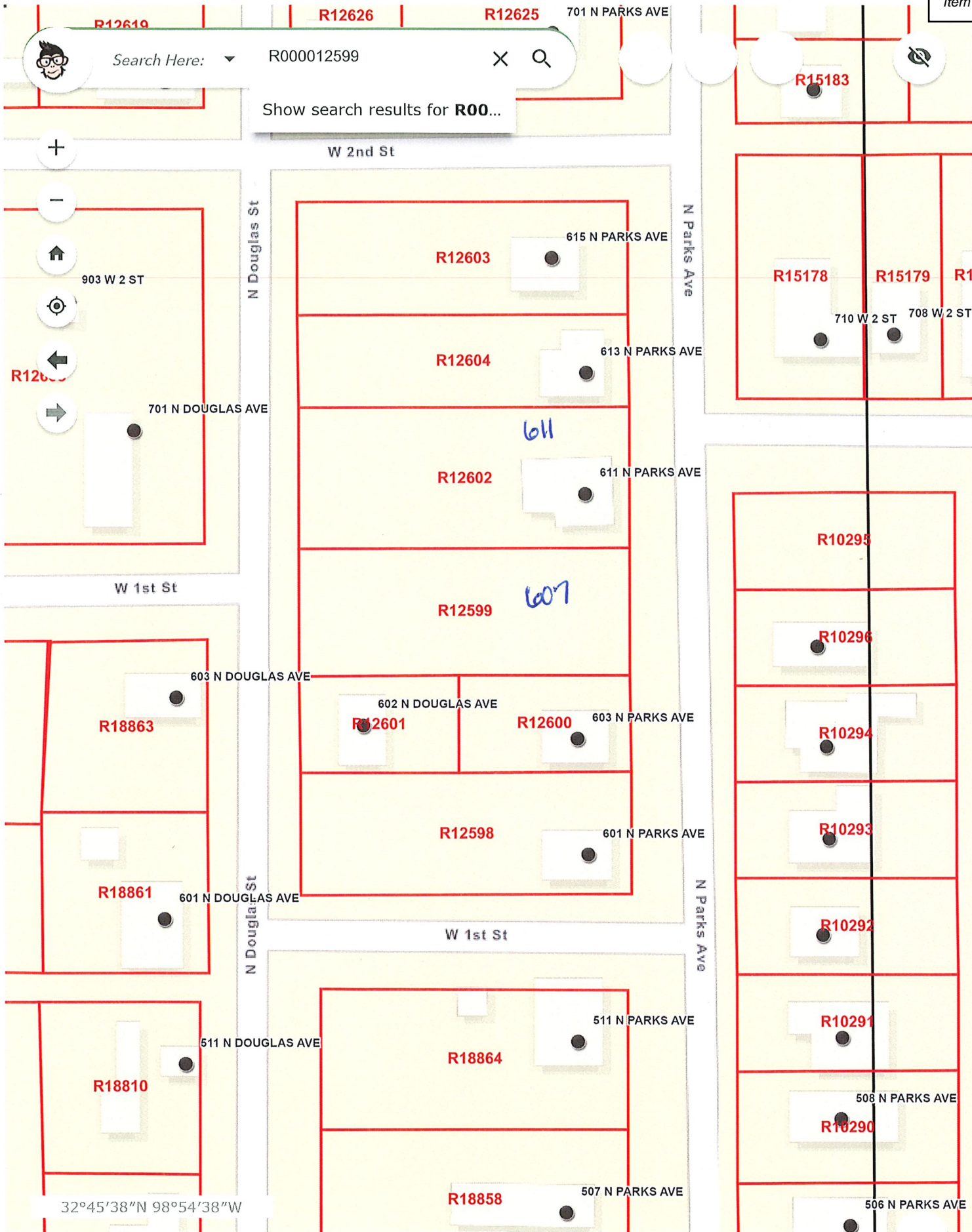
*William K. Heatley*

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

(254) 559-8914  
Print Number: S-2169 L

Note:  
Easements not shown on plat unless otherwise noted.  
Bearings based on G.P.S. NAD 1983 coordinates

SCALE: 1" = 40'  
DATE: 02-10-2021  
FILE: CADDO CREEK INVEST(6)



0 50 100ft