

**Minutes
Planning and Zoning Commission**

**June 3, 2019 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue**

Those Present: Genoa Goad; William Hardy; Elaine Moore; Mike Griffith; Les Strickland; Andy McCuiston, City Manager; Heather Robertson- Caraway, City Secretary; Calvin Chaney, Fire Chief; Houston Satterwhite, Assistant City Manager of Operations; William Smith; James Norman, Breckenridge American; Carla Mckeown, Breckenridge Texan; Kathy O’Shields; Rhonda Reeves; Jenny Holt; Trevor Peck; Gary Trammel; Dan Young; Rob Durham; Will Holt; Erin Griffith; Bud Clary and Jann Clary;

Those Absent: Coby Walker and Randy Hash

1. Call to order: 5:33 P.M., a quorum was established.

2. Election of Chairman and Vice Chairman

The board decided to appoint Mike Griffith – Chairman and Les Strickland- Vice Chairman

Moore made a motion, seconded by Hardy, to approve Mike Griffith – Chairman and Les Strickland – Vice Chairman. When the motion was put to vote, it prevailed as follows: Ayes: Hardy; Goad; Griffith; Moore; Strickland. Nays: None. Absent: Hash and Walker

3. Approval of Minutes: Meeting(s): November 20, 2018

Moore made a motion, seconded by Strickland, for the approval of minutes: meeting(s): November 20, 2018. When the motion was put to vote, it prevailed as follows: Ayes: Goad, Moore, Strickland, Hardy and Griffith. Nays: None. Absent: Hash and Walker

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

None

Public Hearing

5. Consider an amendment to the zoning ordinance to allow home-based child day care and home schooling as permissible home occupations in all residential districts in the City of Breckenridge, Texas.

Mike Griffith opened Public Hearing at 5:35 P.M.

Will Holt, Kathy O'Shields, Jenny Holt, William Smith, Rhonda Reeves, Dan Young, and Gary Trammell all spoke about their reasons for opposing the home-based child day care issue. Eileen Hayman, City Attorney explained existing long-term operating home-based day cares as non-conforming placed under a Grandfather Clause. Goad asked about babysitting Grandchildren, City Attorney explained the difference is this is an occupation. Calvin Chaney, Fire Chief reviewed existing list of the licensed long-term operating daycares: Darlene Hill – 1201 N Liveoak (outside City limits), Jr. Buckaroo Academy – 110 N Graham (I-1), Durana Herring – 1002 N Liveoak (R-1), Phallon Mendez (R-1). There are only two (2) that would fall under the Grandfather Clause and they are: Durana Herring – 1002 N Liveoak (R-1) – in operation same address since 1987, Phallon Mendez (R-1) – in operation same address since 2010.

Mike Griffith closed Public Hearing at 6:18 P.M.

6. Scheduled Agenda Items:

- A. PZ 19-01 Amendment – Consider an amendment to the zoning ordinance to allow home-based child day care and home schooling as permissible home occupations in all residential districts in the City of Breckenridge, Texas.

Discussion between board members on how they wanted to handle and breakout the issues for motioning.

MOTIONS:

- 1) Moore made a motion, seconded by Strickland, to allow home schooling as permissible home occupation in all residential districts in the City of Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Goad, Moore, Strickland, Hardy and Griffith. Nays: None Absent: Hash and Walker
- 2) Goad made a motion, seconded by Hardy, to deny home-based child day care as permissible home occupations in all residential districts in the City of Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Goad, Moore, Strickland, Hardy and Griffith. Nays: None Absent: Hash and Walker
- 3) Moore made a motion, seconded by Strickland, to approve a non-conforming grandfather clause on existing home-based child day cares that have been in operation for longer than a year at their current addresses. When the motion was put to vote, it prevailed as follows: Ayes: Goad, Moore, Strickland, Hardy and Griffith. Nays: None Absent: Hash and Walker

7. Discussion Items: None

8. Adjourn:

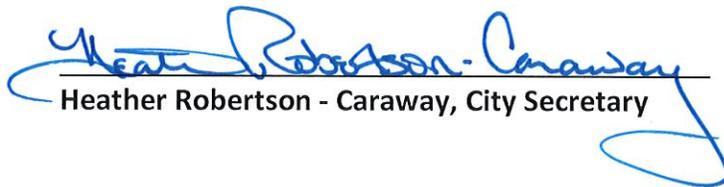
Moore made a motion, seconded by Hardy, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Hardy; Goad; Griffith; Moore; and Strickland. Nays: None. Absent: Hash and Walker

Meeting adjourned at 6:48 P.M.



Mike Griffith, Chairman

ATTEST:



Heather Robertson - Caraway, City Secretary

SEAL