

Minutes
Planning and Zoning Commission
October 9, 2018 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: Jesse Geron; Genoa Goad; William Hardy; Elaine Moore; Randy Hash; Andy McCuiston, City Manager; Fire Chief Calvin Chaney; Diane Latham, Assist. City Secretary; Connie Wooten; Virgil Moore; James Norman; Deedra Boaz; Houston Satterwhite; Gloria Newcomb; Shelley Majors; Michael Ellis; Sarah Shumate; Nancy Hughes; Roy Hughes; Dennis Woodrum; Tommy Wimberley; Mike Hughes; Auselic Pina

Those Absent: Mike Hinyard; Lane Petty and Heather Robertson-Caraway, City Secretary

1. **Call to order:** Jesse Geron at 5:31 P.M, a quorum was established.
2. **Open 1st Public Hearing:** 5:31 p.m.

Consider an amendment to the zoning ordinance to define townhouses and to add townhouses as a permissible use in R-1-B and permissible with a specific use permit in R-1 and R-1-A

Chaney explained this only changes the definition of the ordinance. Roy Hughes had questions about the townhouses needing to be owned instead of leased. Chaney explained we have nothing in our ordinance stating that information. Nancy Hughes voiced her concern about not receiving a letter, Chaney explained she was overlooked because she was listed as abstract. He also apologized for the oversight. Moore made a motion, seconded by Hardy to consider an amendment to the zoning ordinance to define townhouses and add townhouses as a permissible use in R-1-B and permissible with a specific use permit in R-1 and R-1-A. When put to a vote, it prevailed as follows: Ayes: Moore; Hardy; Geron; Goad; Hash. Nays: None. Absent: Mike Hinyard and Lane Petty

3. **Close 1st Public Hearing:** 5:37 p.m.
4. **Open 2nd Public Hearing:** 5:38

Consider a request for change in zoning classification of all of Block 5 of the Brown Addition to the City of Breckenridge, Texas, commonly known as 600 W. Wheeler, from a “R-1” Single-Family Dwelling District to a “R-1-B” Townhouse Dwelling District

Elaine Moore explained she would abstain from this part of the meeting due to her husband being a part of the BEDC. Citizens of Breckenridge voiced their concerns about the location, concerns about the zone change increasing the traffic with the

townhouses, losing the practice field was a big concern. They also questioned why another location wouldn't work better. After much discussion the decision was made to table this zone change. Goad made a motion, seconded by Hash to Table a request for change in zoning classification of all of Block 5 of the Brown Addition to the City of Breckenridge, Texas, commonly known as 600 W. Wheeler, from a "R-1" Single-Family Dwelling District to a "R-1-B" Townhouse Dwelling District.

5. Close 2nd Public Hearing: 5:57 p.m.

6. Approval of Minutes: Meeting(s): November 14th, 2017

Moore made a motion to approve the November 14th, 2017 minutes, seconded by Hardy, for the approval of minutes: meeting(s): November 14th, 2017. When the motion was put to vote, it prevailed as follows: Ayes: Geron; Goad; Moore; Hash; Hardy. Nays: None. Absent: Mike Hinyard and Lane Petty

7. Scheduled Agenda Items:

A. PZ 18-01 – Michael Ellis request to close the alley in the 1200 block of West Lindsey, Lakeview Addition, Block 58, between W. Lindsey and W. Jeanette Streets in Breckenridge, Texas

Fire Chief Chaney explained this request is to close an alley that is not accessible, everyone in the block have built fences into the alley, but the alley has never been officially closed. Tax Appraisal District would then divide the property between the land owners and tax accordingly. Hardy made a motion, seconded by Hash, to close the alley in the 1200 block of West Lindsey, Lakeview Addition, Block 58, between W. Lindsey and W. Jeanette Streets in Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Hardy, Hash; Geron; Goad; Moore; Hardy. Nays: None. Absent: Mike Hinyard and Lane Petty

B. PZ 18-02 – Breckenridge Economic Development requests zone change from R-1 – Single Family Dwelling District to R-1-B – Townhouse Dwelling District at 600 W. Wheeler, Brown Addition, Block 5, Lot all in Breckenridge, Texas

The discussion was made to Table this request for a later date. Goad made a motion, seconded by Hardy to Table the Breckenridge Economic Development requests zone change from R-1 – Single Family Dwelling District to R-1-B – Townhouse Dwelling District at 600 W. Wheeler, Brown Addition, Block 5, Lot all in Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Hardy, Hash, Geron, Goad, Moore and Hardy. Nays: None. Absent: Mike Hinyard and Lane Petty

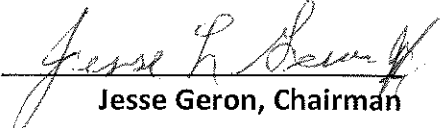
8. Discussion Items: None

9. Citizens Presentations: None

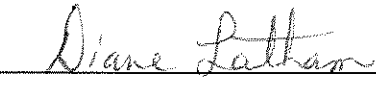
10. Adjourn:

Moore made a motion, seconded by Goad, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Hardy, Hash; Geron; Goad; Moore; Hardy. Nays: None. Absent: Mike Hinyard and Lane Petty

Meeting adjourned at 6:15 P.M.


Jesse Geron, Chairman

ATTEST:



Diane Latham, Assistant City Secretary

