

Minutes
Planning and Zoning Commission
November 20, 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; Mike Griffith; Mike Hinyard; Andy McCuiston, City Manager; Calvin Chaney, Fire Chief; Houston Satterwhite, Assistant City Manager of Operations; Diane Latham, Assistant City Secretary; Virgil Moore, BEDC; Kenneth and Kathy Browning; Kevin Simmons; Mike Parrack; Kathy and Gary Trammel; Andy Nauert; Roy Hughes; Nancy Hughes; Deedra Boaz; Yvonne Sharp; Dennis Woodrum; Greg Pitzer; Tommy Wimberley; Cleve Humphreys; Becky Downing; David Stowe; Elizabeth Stowe; Connie Wooten; Virgil Moore; Sarah Shumate; Nathan Woodrum; Lee Olsen; King Hoermann; Maggie and Ronnie Anderson; Jesse Arellano; Carrie Holson; Mike Hughes; Jean Hayworth, Breckenridge American;

Those Absent: Heather Robertson-Caraway, City Secretary

1. **Call to order:** Jesse Geron at 5:30 P.M, a quorum was established.
2. **Approval of Minutes: Meeting(s): October 9, 2018**

Hash made a motion, seconded by Goad, for the approval of minutes: meeting(s): October 9, 2018. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Goad, Moore, Hinyard, Hash, Hardy and Griffith. Nays: None. Absent: None

3. **Citizens Presentation:** None

Public Hearing

4. **Discussion of Breckenridge Economic Development Corporation's request for zone change from R-1 Single-Family Dwelling District to R-1-B Townhouse Dwelling District at 600 W. Wheeler.**

Open meeting: 5:31 p.m.

Geron explained the instructions of the meeting and how it would proceed. Virgil Moore read letters from key people in the community and how they support the idea. Contractor, David Stowe explained he feels the land is perfect for development and stated the Townhouses would not be low income homes. Lee Olson has known the developer for years and thinks they are good honest people. He feels this would be good to help with the housing problems. Sara Shumate doesn't like the idea, she

thinks the pothole problems need to be resolved first. She also enjoys seeing the kids playing in the neighborhood. She was very against the idea. Carrie Holson, Executive Director at Chamber, learned quickly that we have a housing issue. Without housing it's keeping companies from coming in to Breckenridge. Andy Nauert, New Vision, he and his managers are living in travel trailers because there are no houses. He thinks some type of housing would be beneficial. Gary Trammel agrees that we need housing, but thinks we need something more. He stated we need to come together as a community and figure out what is our best option. He stated the community needs a vision. He is concerned that it could turn into section 8 housing as some others have. Nancy Hughes stated she wasn't against the townhouses just against the location. Dedra Boaz explained about wanting to buy the lot and was told it was not for sell and now it is being purchased for housing. She thinks the housing would be too expensive for most people in the area. She understands we need housing but disagrees with the location. Yvonne Sharp stated concerns about drainage problems that she and her husband already have on their property and this could possibly cause more issues. She agrees we need housing, but maybe this isn't the best location. Tommy Wimberley explained all of the improvements he has done for Breckenridge. He thinks the housing is a great idea but not the best location. He has concerns about water and sewer lines and streets in that area needing improvement. Dennis Woodrum agreed this is a great idea but not the best location. Some citizens were for the housing and some talked about their concerns about the location.

Close Meeting: 6:10 p.m.

5. Scheduled Agenda Items:

- A. PZ 18-03 – Consider approval of Breckenridge Economic Development Corporation's request for zone change from R-1 Single Family Dwelling District to R-1-B Townhouse Dwelling District at 600 W. Wheeler (All of Block 5 of the Brown Addition to the City of Breckenridge, Texas).

Eileen Hayman, City Attorney talked about the sheet she passed out about zoning. She explained the purpose of zoning to separate incompatible uses. To provide orderly growth for the City and the best for all involved. Explained that we are here to change the zoning to be able to put townhouses. Genoa Goad questioned if sewer utilities in the area are adequate. He thinks the sewer systems needs improvement first. He agreed we need housing and we need to consider the cost of new sewer system. Houston Satterwhite addressed the sewer concerns, he said it is more than adequate for this area. Dennis Woodrum stated he lives close to the area and is always having sewer issues that require the City to take action. Hinyard made a motion, seconded by Griffith to consider approval of Breckenridge Economic Development Corporation's request for zone change from R-1 Single Family Dwelling

District to R-1-B Townhouse Dwelling District at 600 W. Wheeler (All of Block 5 of the Brown Addition to the City of Breckenridge, Texas)

When the motion was put to vote, it prevailed as follows: Ayes: Geron; Griffith; Hinyard. Nays: .Goad; Hardy. Absent: None Abstained: Moore; Hash

***NOTE:** After the meeting, it was discovered that Mr. Hinyard no longer resides within the City of Breckenridge and so was ineligible to serve on the Breckenridge Planning & Zoning Commission at the time he made the motion described above, pursuant to Section 2-2(d) of the Breckenridge Code of Ordinances. As a result, the action was void. This item will be placed on the next agenda for the December 13, 2018 meeting.

6. Discussion Items: None

7. Adjourn:

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

Meeting adjourned at 6:15 P.M.


Mike Griffith, Chairman

ATTEST:


Diane Latham, Assistant City Secretary

