

Minutes
Planning and Zoning Commission
March 11, 2014 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: Joyce Toland, Mike Hinyard, Elaine Moore, Linda Hill, Tim Bundick, David Anthony, City Manager McCuiston, City Secretary Robertson, Fire Chief Calvin Chaney, Robert Clark, Malcolm Bufkin, Kelly Power, Tommy Wimberley

Those Absent: Lane Petty, Jesse Geron

- 1. Call to order:** Mike Hinyard at 5:31 P.M, a quorum was established.
- 2. Approval of Minutes: Meeting(s): April 9th, 2013; July 25th, 2013; December 19th, 2013**

Linda Hill made a motion, seconded by Tim Bundick, for the approval of minutes: meeting(s): April 9th, 2013; July 25th, 2013; December 19th, 2013. When the motion was put to vote, it prevailed as follows: Ayes: Toland, Hinyard, Moore, Hill, Bundick, Anthony. Nays: None. Absent: Petty, Geron.

3. Scheduled Agenda Items:

- A. PZ 14-01 Kelly Power request SP 22-6-502(E) – placement of Intermodal Shipping Containers in a R-4 General Dwelling District at 504 N. Pecan, Mountain Hts Addition, Block 1, Lots 3,4 & 5 in Breckenridge, Texas.**

Fire Chief Chaney explained the pictures. Stating she had 3 lots and wants to put a Conex container on the property. Kelly Powers passed her phone around for the Commission members to scroll through pictures to show what they were looking at. She stated that they last longer than mobile homes. Tim Bundick asked if they come ready or do they have to fix them up. Kelly Power replied that it can be either. Justin Shubert, out of Graham, can build it to the specification of the Breckenridge City Code. Fire Chief Chaney stated that she was in an R-4 zone and that Conexes were allowed in that zone. David Anthony stated that his only concern is that they look too industrial, and if there was going to be siding put up so that it looks more like a home. City Secretary Robertson-Caraway stated that according to the Ordinance, they do have to be painted. Calvin stated the codes for Conexes are very similar to that of mobile homes.

Joyce Toland made a motion, seconded by David Anthony, for the approval of PZ 14-01 Kelly Power request SP 22-6-502(E) – placement of Intermodal Shipping Containers in a R-4 General Dwelling District at 504 N. Pecan, Mountain Hts Addition, Block 1, Lots 3,4 & 5 in Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Toland, Hinyard, Moore, Hill, Bundick, Anthony. Nays: None. Absent: Petty, Geron

- B. PZ 14-02 Tommy Wimberley, Lyal & Betty West and Margaret Boothe request zone change from R-1 Single Family Dwelling to R-4 General Dwelling District at East Breck Addition, Block 114, Lots 1, 2, 3, 4, 5 & 6 in Breckenridge, Texas.**

Mike Hinyard stated it was 804 East Elliot and asked if the plan was to put a mobile home on the lot. Tommy Wimberley stated yes, that he had a young man that wanted to buy all the lots and setup a mobile home for his mother to live in. Fire Chief Chaney explained the pictures. There are trailer houses less than 220 feet away from the lots. Mike asked if we sent letters to the neighbors and Calvin replied with a yes. Calvin said there was a doublewide right across the street, but it is in county. Tommy Wimberley showed some pictures that he brought. Mike asked if there were any negative responses from any neighbors, Fire Chief Chaney replied no.

Tim Bundick made a motion, seconded by Elaine Moore, for the approval of PZ 14-02 Tommy Wimberley, Lyal & Betty West and Margaret Boothe request zone change from R-1 Single Family Dwelling to R-4 General Dwelling District at East Breck Addition, Block 114, Lots 1, 2, 3, 4, 5 & 6 in Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Toland, Hinyard, Moore, Hill, Bundick, Anthony. Nays: None. Absent: Petty, Geron.

- C. PZ 14-03 Malcolm Bufkin and Will Warren request zone change from R-1 Single Family Dwelling District to I-2 Heavy Industrial District at 1304 E. Connell, A0993 LAL, Sec 3, Tract SE/4, acres 1.51 in Breckenridge, Texas**

Fire Chief Chaney stated that it was on the corner of East Connell and the Industrial Loop by Bridgeport Manufacturing. Fire Chief Chaney explained the pictures and Malcolm also explained some. Bundick asked about feedback from the neighbors. Malcolm stated they have not received any. Robert Clark introduced himself as one of the neighbors. He stated that he did get one of the letters but he did not know exactly what they want to do with the property. Malcolm replied they bought the property as an investment and they want to have options. They had thought about putting up a shop and they have had two oil companies ask about putting their office on the property. Robert Clark stated that he owned the entire 1200 block of East Connell. He pointed to a map to show the members an area that acts as a buffer zone between the industrial zone and the residential area. He is concerned about the noise level, the safety issues with the additional industrial activity going on close to the school, the traffic on East Connell tearing up the road, and the property value of his land decreasing.

Tim Bundick stated that the roll of the government is to do the most good for the most people and that is the bottom line. If this will provide commerce, jobs, and opportunities for our town to grow, then I think we ought to approve it.

Tim Bundick made a motion, seconded by Elaine Moore, for the approval of PZ 14-03 Malcolm Bufkin and Will Warren request zone change from R-1 Single Family Dwelling District to I-2 Heavy Industrial District at 1304 E. Connell, A0993 LAL, Sec 3, Tract SE/4, acres 1.51 in Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Toland, Hinyard, Moore, Hill, Bundick, Anthony. Nays: None. Absent: Petty, Geron.

4. Discussion Items.

None

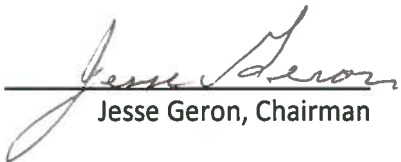
5. Citizens Presentations.

None

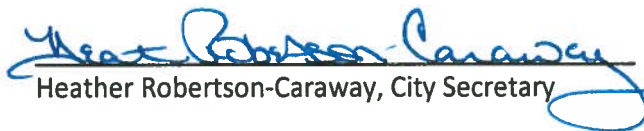
6. Adjourn

Tim Bundick made a motion, seconded by Joyce Toland, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Toland, Hinyard, Moore, Hill, Bundick, Anthony. Nays: None. Absent: Petty, Geron.

Meeting adjourned at 6:17 P.M.


Jesse Geron, Chairman

ATTEST:


Heather Robertson-Caraway, City Secretary

