

Minutes
Planning and Zoning Commission
September 09, 2014 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: Jesse Geron; Elaine Moore; Mike Hinyard; Tim Bundick; Genoa Goad; Linda Hill; Lane Petty; Andy McCuiston, City Manager; Heather Robertson-Caraway, City Secretary; Fire Chief Calvin Chaney; Virgil Moore, BEDC; Eva Elliot; Karen Donnell; Betty Null

Those Absent: Joyce Toland

1. **Call to order:** Jesse Geron at 5:30 P.M, a quorum was established.
2. **Approval of Minutes: Meeting(s): May 13th, 2014**

Moore made a motion, seconded by Hill, for the approval of minutes: meeting(s): May 13th, 2014. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Hinyard, Moore, Bundick, Goad, Hill, Petty. Nays: None. Absent: Toland.

3. **Note:**

- A. **On September 2, 2014 the City Commission accepted the resignation of David Anthony from the Planning and Zoning Commission and the appointment of Genoa Goad to fill the term of David Anthony.**

4. **Scheduled Agenda Items:**

- A. **PZ 14-06 – Harrison French & Associates, on behalf of CP Homes, requests change of zoning from C-2 Community Business District to C-2 Community Business District 22-6-402 (E) – allow nursing home or residence home for the aged at 115 S. Harding, West Walker Addition, Tracts 22, 23, 24, 3.04 acres in Breckenridge, Texas.**

Virgil Moore handed out information about the project. He stated he has worked with this company for about 5 years; they are a very reputable company. They plan to create about 20 new jobs for this 24 unit Assisted Living facility.

Fire Chief Chaney reviewed the plans of the facility. Karen Donnell asked about a privacy fence surrounding the facility. Fire Chief Chaney replied it is not a requirement since it is not an industrial type of business. Eva Elliot asked about the traffic. Virgil Moore answered there would be minimum traffic.

Goad asked if the road will be extended. Fire Chief Chaney replied there will be no extension of the road and the drive to the facility will be a private driveway. Goad also asked about an alley. Fire Chief Chaney answered there is no alley along this property.

Bundick asked Virgil to speak a little about CP Homes. Virgil stated the company is just making an entrance in Texas, and they have started two homes in Canton.

Hinyard made a motion, seconded by Bundick, for the approval of PZ 14-06 – Harrison French & Associates, on behalf of CP Homes, requests change of zoning from C-2 Community Business District to C-2 Community Business District 22-6-402 (E) – allow nursing home or residence home for the aged at 115 S. Harding, West Walker Addition, Tracts 22, 23, 24, 3.04 acres in Breckenridge, Texas. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Hinyard, Moore, Bundick, Goad, Hill, Petty. Nays: None. Absent: Toland.

4. **Discussion Items:** Andy, Virgil, & Calvin agreed to discuss citizens' concerns with CP Homes on fencing & traffic – looking to start project on 12-15-14.

5. **Citizens Presentations:** None

6. **Adjourn:**

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

Meeting adjourned at 5:51 P.M.


Jesse Geron, Chairman

ATTEST:


Heather Robertson-Caraway, City Secretary

