



Planning and Zoning Commission

Monday, November 02, 2026 at 5:30 PM

Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

AGENDA

CALL TO ORDER

OPEN FORUM

This is an opportunity for the public to address the City Commission on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins.

APPROVAL OF MINUTES

1. Consider approval of the October 5, 2026, meeting minutes as presented.

PUBLIC HEARING

2. Conduct a Public Hearing regarding 1005 E. Elm-East Breckenridge Addition, Block P, Lot 17 & 18 request to change the zoning from C (Commercial) to SF 6.0 (Single-Family Residential).

SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding a request for zoning change for the property location at 1005 E. Elm-East Breckenridge Addition, Block P, Lot 17 & 18 request to change the zoning from C (Commercial) to SF 6.0 (Single-Family 6.0 Residential).

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 5:00 P.M., Tuesday, October 27, 2026.

Jessica Sutter, City Secretary

This facility is wheelchair accessible, and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254)559-8287 or FAX (254)559-7322 for further information.



Planning and Zoning Commission

Tuesday, October 5, 2026, at 5:30 PM
 Breckenridge City Offices Commission Chambers
 105 North Rose Avenue
 Breckenridge, Texas 76424

MINUTES

PRESENT

COMMISSIONER PLACE 1
 COMMISSIONER PLACE 2
 COMMISSIONER PLACE 3
 COMMISSIONER PLACE 4

LES STRICKLAND
 ERIC BRENNAN
 CORY WIMBERLY
 JB SPARKS

CITY MANAGER
 CITY SECRETARY
 CITY ATTORNEY
 FIRE/CODE SECRETARY

CYNTHIA NORTHROP
 JESSICA SUTTER
 EILEEN HAYMAN
 CHRISTI TIDROW

NOT PRESENT

COMMISSIONER PLACE 5
 COMMISSIONER PLACE 6
 COMMISSIONER PLACE 7

GENOA GOAD
 RAUL DURAN
 BLAINE REATHERFORD

CALL TO ORDER

JB Sparks called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

1. Consider approval of the August 3, 2026, meeting minutes as presented.

Commissioner Strickland made a motion to approve the August 3, 2026, meeting minutes as presented. Commissioner Wimberly seconded the motion. The motion passed 4-0

PUBLIC HEARING

Commissioner Sparks opened the Public Hearing at 5:31 p.m.

2. Conduct a Public Hearing regarding amending Article III "Zoning District Regulations", Section 7.E. "Use Tables" to add tiny homes as a permissible use and/or a use allowed with a conditional use permit in certain zoning districts and amending Article V "Supplementary Development Regulations" to add a definition for "Tiny Homes".
3. Conduct a Public Hearing regarding Amending Article III "Zoning District Regulations", Section 7.E "Use Tables", to add vape shops as permissible use and/or a use allowed with a conditional use permit in the Industrial ("I") Zoning District.

With there being no speakers Commissioner Sparks closed the Public Hearing at 5:32 p.m.

SCHEDULED AGENDA ITEMS

4. Discussion and any action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to Amend Article III "Zoning District Regulations", Section 7.E. "Use Tables" to add tiny homes as a permissible use or a use allowed with a conditional use permit in certain zoning districts and to Amend Article V "Supplementary Development Regulations" to add a definition for "tiny homes".

Commissioner Strickland made a motion to recommend approval of Ordinance 2026-23 as presented. Commissioner Brennan seconded the motion. The motion passed 4-0.

5. Discussion and any action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to amend Article III "Zoning District Regulations", Section 7.E. "Use Tables" to add vape shops as a permissible use or a use allowed with a conditional use permit in the Industrial ("I") zoning district.

Commissioner Brennan made a motion to recommend approval of Ordinance 2026-22 as presented. Commissioner Wimberly seconded the motion. The motion passed 3-1 with Commissioner Strickland voting nay.

WORKSHOP

6. General Planning & Zoning training.

City Attorney Eileen Hayman presented general Planning & Zoning information and training to the commissioners.

No Action Taken-Discussion Only.

ADJOURN

Commissioner Sparks adjourned the meeting at 6:31 p.m.

JB Sparks, Commissioner Place 4

ATTEST:

Jessica Sutter, City Secretary



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a request for zoning change for the property location at 1005 E. Elm-East Breckenridge Addition, Block P, Lot 17 & 18 request to change the zoning from C (Commercial) to SF 6.0 (Single-Family 6.0 Residential).

Department: Development

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

On July 7, 2026, the City Commission took action to award the sale of the property located at 1005 E. Elm Street to Cody Wimberly.

Under the City's updated Comprehensive Zoning Plan, the property is zoned Commercial. The property was identified and advertised as Commercial in both the newspaper and on the City's website.

Mr. Wimberly is now requesting a zoning change to allow for the construction of a new single-family residence for rent or sale. The proposed use of the property for single-family residential purposes is not consistent with the current Comprehensive Zoning Plan.

As a reminder, all zoning change requests, proposals, and applications must be considered in accordance with the City's Comprehensive Zoning Plan. Any zoning change must satisfy the applicable requirements, including a determination that either the general welfare of the City affected by the proposed change will be enhanced or that the property is unusable for the purposes permitted under its existing zoning classification.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Consider recommendation of approval to the City Commission for a request for zoning change for the property location at 1005 E. Elm-East Breckenridge Addition, Block P, Lot 17 & 18 request to change the zoning from C (Commercial) to SF 6.0 (Single-Family 6.0 Residential).

CITY OF BRECKENRIDGE

ZONING CHANGE/SUP APPLICATION

Applicant	Owner (If different from applicant)
Name: CODY WIMBERLEY	Name:
Company:	Company:
Address: 804 WESTRIDGE CIR	Address:
City, State, Zip BRECKENRIDGE, TX 76424	City, State, Zip
Phone: 254-366-8291	Phone:
Fax: 254-559-6980	Fax:
Email: cody.wimberley@yahoo.com	Email:

Submittal Checklist

☒	Site Plan
☒	Letter of Intent
☒	Application Fee
☐	Survey with Metes and Bounds Description

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Legal description of property:

Acres 0.138, Subd: EAST BRECKENRIDGE, Blk: P, Lot: 17 & 18

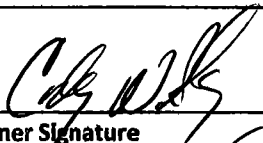
Describe the subject property (address, location, size, etc.):

60X100 lot

1005 E. ELM ST.

Describe the proposed zoning change or Specific Use Permit (SUP):

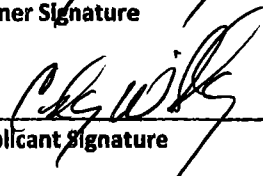
ZONING CHANGE FROM COMMERCIAL TO RESIDENTIAL SF 6.0



Owner Signature

09/21/2026

Date



Applicant Signature

09/21/2026

Date

Office Use

	Fee
	Date

Letter of Intent

September 21, 2026

Members of the Planning and Zoning Board:

I am writing to respectfully request the rezoning of **1005 E. Elm St.**, legally described as **Acres 0.138, Subd: East Breckenridge, Block P, Lots 17 & 18**, from its current **Commercial** zoning designation to **Residential**.

My intention is to build a single-family home on this property that would be made available for purchase or rent to residents of Breckenridge. Under the current Commercial zoning designation, the property cannot be used for this purpose.

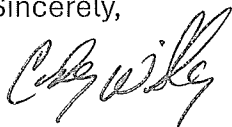
The property is located in an area that is predominantly residential. There are existing homes on both sides of the property, and **St. Andrew Anglican Church** is located directly across the street. As a result, 1005 E. Elm St. is currently the only commercially zoned property surrounded by residential properties and a church.

I have included photographs showing the property prior to the demolition of the previous residence. There are currently no structures on the property, making it an appropriate location for the construction of a new single-family home, provided the zoning is changed to Residential.

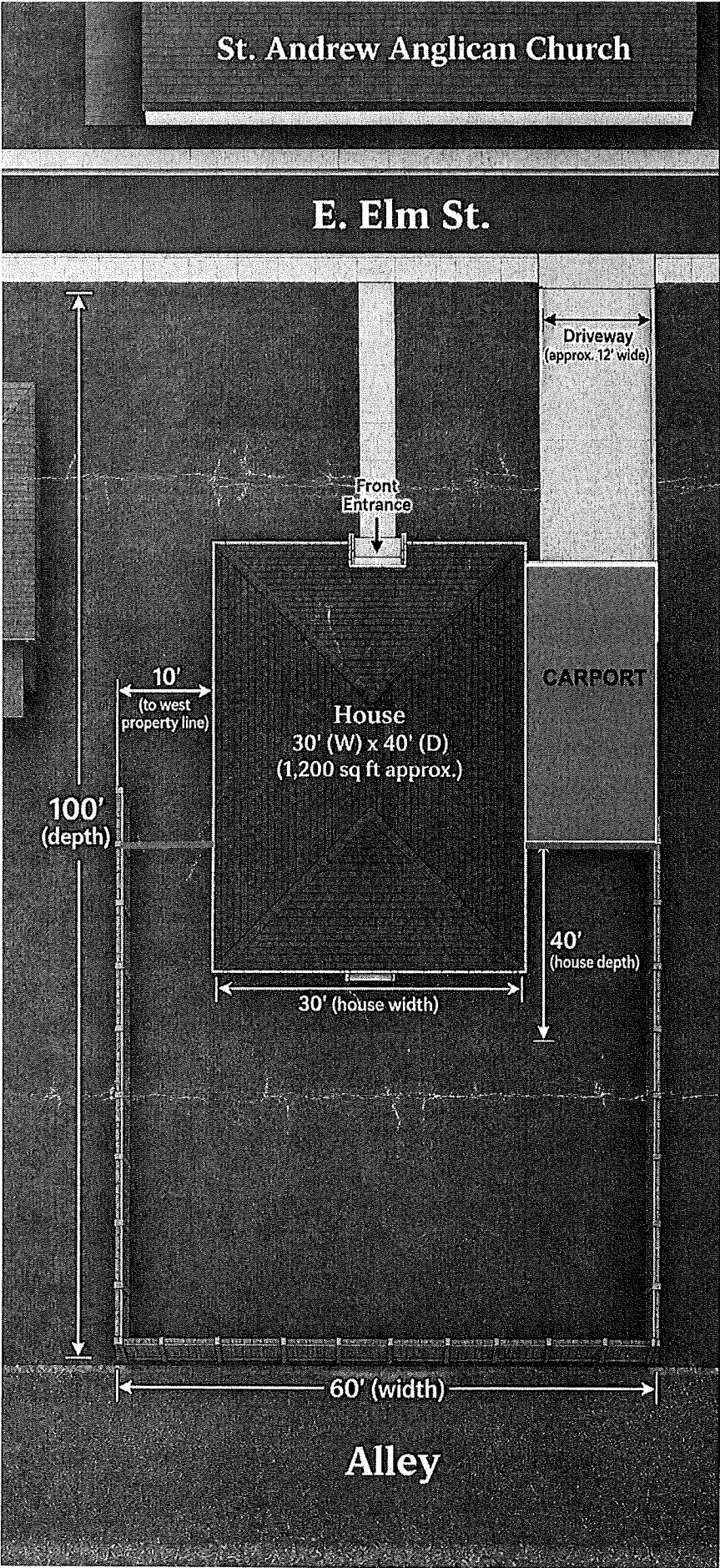
I respectfully ask the Planning and Zoning Board to consider my request for rezoning. I believe allowing residential use of this property would be consistent with the surrounding area and provide an opportunity for additional housing within the city.

Thank you for your time and consideration. If you have any questions or would like additional information, please feel free to contact me at **(254) 366-8291**.

Sincerely,



Cody Wimberley



SITE PLAN

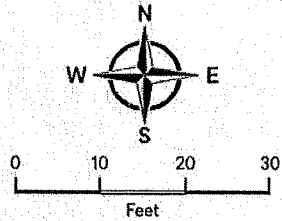
1005 E. Elm St.
Breckenridge, TX

PROPERTY DETAILS

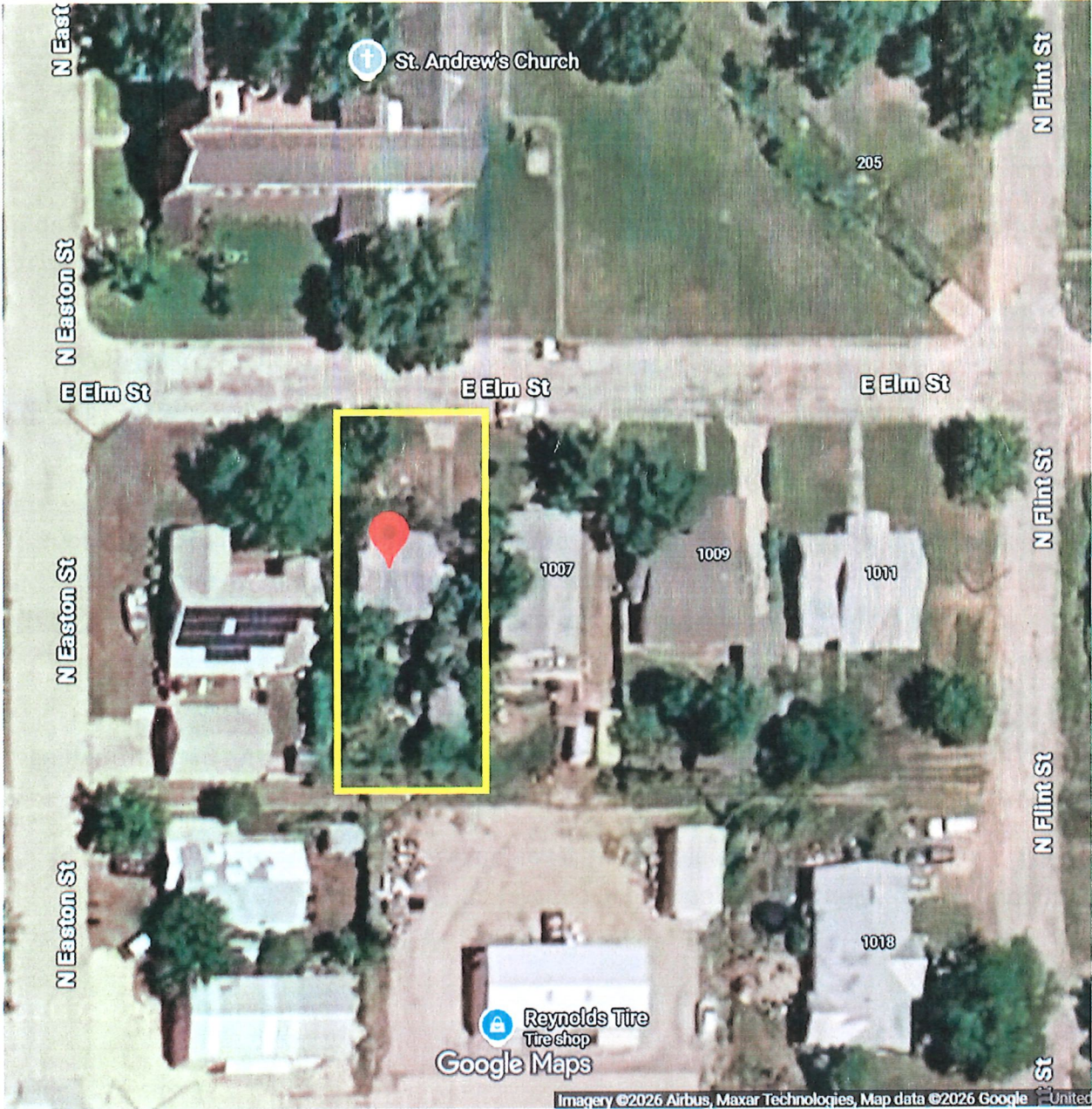
Lot Size: 60' (W) x 100' (D)
= 6,000 sq ft (0.138 acres)
Zoning: Residential
(proposed)

HOUSE DETAILS

Size: 30' (W) x 40' (D)
= 1,200 sq ft (approx.)
Front of House:
45' from edge of E. Elm St.
West Side Setback:
10' from property line
East Side: Driveway & Carport
Carport: Attached (at back of driveway)



Dimensions are approximate
and may vary slightly based on
actual construction and
site conditions.



Letter of Intent

September 21, 2026

