



Planning and Zoning Commission

Monday, October 05, 2026 at 5:30 PM

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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

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

PUBLIC HEARING

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.

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".
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.

WORKSHOP

6. General Planning & Zoning training.

ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 5:00 P.M., Tuesday, September 29, 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.

Removed from the City Offices bulletin board at _____ on _____ by _____.



Planning and Zoning Commission

Tuesday, August 3, 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
 COMMISSIONER PLACE 5
 COMMISSIONER PLACE 6

LES STRICKLAND
 ERIC BRENNAN
 CORY WIMBERLY
 JB SPARKS
 GENOA GOAD
 RAUL DURAN

CITY MANAGER
 CITY SECRETARY
 FIRE/CODE SECRETARY

CYNTHIA NORTHROP
 JESSICA SUTTER
 CHRISTI TIDROW

NOT PRESENT

COMMISSIONER PLACE 5
 COMMISSIONER PLACE 7

GENOA GOAD
 BLAINE REATHERFORD

CALL TO ORDER

JB Sparks called the meeting to order at 5:32 p.m.

APPROVAL OF MINUTES

1. Consider approval of the February 2, 2026, meeting minutes as presented.

Commissioner Brennan made a motion to approve the February 2, 2026, meeting minutes as presented. Commissioner Strickland seconded the motion. The motion passed 5-0

PUBLIC HEARING

Commissioner Sparks opened the Public Hearing at 5:33 p.m.

2. Conduct a Public Hearing regarding amending Table 12 "Light Industrial Manufacturing Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a permissible use in property zoned Industrial "I" District.
3. Conduct a Public Hearing regarding amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to allow Manufactured Homes in certain Single-Family Residential zoning districts with a Conditional Use Permit.
4. Conduct a Public Hearing regarding a request for a conditional use permit for a manufactured Home on property known as 309 Dallas zoned as Single-Family Residential (SF 7.5), if the amendment to the Zoning Ordinance amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" is approved.
5. Conduct a Public Hearing regarding amending Chapter 22 "Zoning" of the Breckenridge Code of Ordinances by amending Table 8 "General Business Retail Uses" to Add "Vape Shops" as a Use which is prohibited in all zoning districts and amending Section 30 "Definitions" to establish a Definition for "Vape Shop".

With there being no speakers Commissioner Sparks closed the Public Hearing at 5:38 p.m.

SCHEDULED AGENDA ITEMS

6. Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a Permissible Use in Industrial "I" Zoning Districts.

Rob Piscatelli with Cutting Wind presented plans to the Planning and Zoning Commissioners. Commissioner Duran made a motion to approve recommending approval of Ordinance 2026-11 amending Chapter 22, Zoning as presented. Commissioner Brennan Seconded the motion. The motion passed 5-0

7. Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add "Manufactured Homes" as a Permissible Use with a Conditional Use Permit in Certain Additional Residential Zoning Districts

City Manager Northrop reviewed the proposed amendment to the Zoning Ordinance to allow Manufactured Homes as permissible use, subject to a Conditional Use Permit, in certain additional zoning districts. She explained that while this would allow more Manufactured Homes than originally anticipated in the recent

Comprehensive Plan, requiring a Conditional Use Permit would provide the Planning and Zoning Commission and City Commission with oversight of individual requests and placement in these districts. The Conditional Use Permit process was presented as preferable to changing the zoning designation. Commissioner Strickland made a motion to recommend approval of Ordinance 2026-12 amending Chapter 22, Zoning as presented. Commissioner Brennan seconded the motion. The motion passed 5-0.

8. Discussion and any necessary action regarding a recommendation to the City Commission regarding a Conditional Use Permit for placement of a Manufactured Home on Property known as 309 N. Dallas which is in a Single-Family Residential (SF 7.5) Zoning District.

The property owner of approximately 4.78 acres located at 309 Dallas requested a Conditional Use Permit to allow placement of a Manufactured Home in the SF-7.5 zoning district. The property is intended for single-family residential use. There are no other properties located within 200 feet of the property, providing adequate separation and maintaining the rural, low-density character of the area. Commissioner Duran made a motion to recommend approval of Ordinance 2026-13 granting a Conditional Use Permit for a manufactured home on property known as 309 N. Dallas in a Single Family (7.5) zoning district with revision allowing 120 days and for the Property Owners TL and Riley Sparkman. Commissioner Wimberly seconded the motion. The motion passed 5-0.

9. Discussion and any action regarding amending Chapter 22 “Zoning” of the Breckenridge Code of Ordinances by Amending Table 8 “General Business Retail Uses” to Add “Vape Shops” as a Use Which is Prohibited in All Zoning Districts and Amending Section 30 “Definitions” to Establish a Definition for “Vape Shop”

City Manager Northrop stated that the proposed Ordinance would prohibit vape shops in all zoning districts and establish a definition for “vape shop” in the City’s zoning ordinance. The proposed amendments were presented in response to the increase in vape shops throughout the city and concerns expressed by residents. The Commission also requested that the matter be placed on a future agenda to consider allowing vape shops in Industrial zoning districts. Commissioner Duran made a motion to recommend approval of Ordinance 2026-14 amending Chapter 22, Zoning of the Breckenridge Code of Ordinances by amending Table 8 “General Business Retail Uses” to add “Vape Shops” as a use which is prohibited in all Zoning Districts and amending Section 30 “Definitions” to establish a definition for “Vape Shops”. Commissioner Strickland seconded the motion. The motion passed 4-1 with Commissioner Brennan voting Nay.

ADJOURN

Commissioner Sparks adjourned the meeting at 6:23 p.m.

JB Sparks, Commissioner Place 4

ATTEST:

Jessica Sutter, City Secretary



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: 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”.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

During the process of the recent Comprehensive Zoning Update it was discovered that the provision for tiny homes was not included as intended and as discussed.

This action provides for tiny homes in Manufactured Home districts and amends Article V “Supplementary Development Regulations” to add a definition for “tiny homes.”

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider a recommendation to the City Commission to approve 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 MH (Manufactured Homes) zoning districts and Amending Article V “Supplementary Development Regulations” to add a definition for “tiny homes.”

ORDINANCE NO. 2026-23

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 22 “ZONING” OF THE BRECKENRIDGE CODE OF ORDINANCES BY AMENDING ARTICLE III “ZONING DISTRICT REGULATIONS”, SECTION 7.E “USE TABLES”, TABLE 2 “RESIDENTIAL USES”, TO ALLOW TINY HOMES AS A PERMITTED USE WITH A CONDITIONAL USE PERMIT IN CERTAIN ZONING DISTRICTS; AMENDING ARTICLE V “SUPPLEMENTARY DEVELOPMENT REGULATIONS”, SECTION 30 “DEFINITIONS” TO ESTABLISH A DEFINITION FOR “TINY HOME”; PROVIDING FOR A PENALTY; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge (the “City”) is a Texas home-rule city operating pursuant to its Charter adopted by the electorate pursuant to the Texas Constitution;

WHEREAS, the City Commission of the City (the “City Commission”) adopted a comprehensive zoning ordinance in 2026 pursuant to Chapter 211 of the Texas Local Government Code, which is or will be codified as Chapter 22 of the Breckenridge Code of Ordinances (the “Zoning Ordinance”) to enact regulations regarding permitted uses in accordance with the City’s comprehensive plan;

WHEREAS, the Zoning Ordinance inadvertently did not provide for “tiny homes” as a permissible use in any zoning district;

WHEREAS, City staff has proposed amending the Zoning Ordinance to add “tiny homes” as a use permitted with a conditional use permit in one or more zoning districts within the City;

WHEREAS, the City’s Planning and Zoning Commission held a public hearing on such amendment on October 5, 2026, after providing due notice therefor, and has made a recommendation that the Zoning Ordinance be amended as reflected in this Ordinance; and

WHEREAS, the City Commission held a public hearing on October 13, 2026, after providing due notice therefor, and has given reasonable consideration, among other things, to the recommendation of the Planning and Zoning Commission and the compatibility of the proposed amendment with the City’s comprehensive plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, THAT:

I. Incorporation of Premises. All of the above premises are found to be true and correct findings of the City Commission and are incorporated into the body of this Ordinance as if fully set forth herein.

II. Findings. After due deliberations, the City Commission has concluded that the adoption of this Ordinance is in the best interest of the City of Breckenridge, Texas, and of the public health, safety, morals, and welfare of its citizens.

III. Amendment of Section 7.E., Table 8. Chapter 22 “Zoning”, Article III “Zoning District Regulations”, Section 7.E “Use Tables”, Table 2 “Residential Uses” of the Breckenridge Code of Ordinances is hereby amended to read as described in the attached **Exhibit “A”**, with the additions underlined, and all other parts of said Chapter and Section not so amended shall remain in full force and effect.

IV. Amendment of Section 30. Chapter 22 “Zoning”, Article V “Supplementary Development Regulations”, Section 30 “Definitions” of the Breckenridge Code of Ordinances is hereby amended to add the following definition and all other parts of said Chapter and Section not so amended shall remain in full force and effect.

TINY HOME – A single-family detached home that is between 320 and 500 square feet in size.

V. Repeal. All ordinances or ordinance provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

VI. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding \$2,000.00. Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Breckenridge from filing suit to enjoin the violation. Breckenridge retains all legal rights and remedies available to it pursuant to local, state and federal law.

VII. Severability Clause. It is hereby declared to be the intention of the City Commission of the City of Breckenridge that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Commission without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

VIII. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Commission and after publication as required by law.

PASSED, APPROVED, AND ADOPTED on this the 13th day of October 2026.

Kord Trammel, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L

Exhibit “A”

TABLE 2 RESIDENTIAL USES	Residential Districts										Non-Residential Districts					
	AG	SF 5.0	SF 6.0	SF 7.5	SF 10.0	SF 15.0	TH	DUP	MF	MH	R	C	DT	REC	LI	I
Bed and Breakfast Inn	P								P							
Boarding/Rooming House									P							
Independent Living Facility For Elderly/Seniors									P	C		P			P	
Live/Work Dwelling Units								C	P			C			C	
Manufactured Home (HUD CODE)	P									P						
Mixed Use Residential (above first floor)												C			C	
Mobile Home																
Multi-Family Residential									P							
Recreational Vehicles (RV)																
Single-Family Detached Dwelling	P	P	P	P	P	P	P	P	C	C						
Single-Family Attached Dwelling (Townhouse)							P	P	P							
2-Family Dwelling (Duplex)							P	P	P							
3-Family Dwelling (Triplex)									P							
4-Family Dwelling (Quadruplex)									P							
Zero Lot Line Single-Family Dwelling (Patio Home)							P	P	P							
<u>Tiny Home</u>										C						



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: 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.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The City has had several vape shops opening throughout the City over the past year or so and now has a proliferation of these types of uses as well as concerns expressed by citizens over the same. At the last Planning and Zoning meeting it was recommended and subsequently approved by City Commissioners to amend Chapter 22 (Zoning of the Breckenridge Code of Ordinances) by Amending Table 8 “General Business Retail Uses” to add vape shops as a use which is prohibited in all zoning districts as well as amending Section 30 “Definitions” to establish a definition for a vape shop. However, it was also discussed to take action at the next P&Z meeting to allow vape shops as a use in Industrial Zoning only.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider a recommendation to the City Commission to approve amending Article III “Zoning District Regulations”, Section 7.E. “Use Tables,” to add vape shops as a permissible sue and/or a use allowed with conditional use permit in the Industrial (“I”) zoning district.

ORDINANCE NO. 2026-22

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 22 “ZONING” OF THE BRECKENRIDGE CODE OF ORDINANCES BY AMENDING ARTICLE III “ZONING DISTRICT REGULATIONS”, SECTION 7.E “USE TABLES”, TABLE 8 “GENERAL BUSINESS RETAIL USES”, TO ALLOW VAPE SHOPS AS A PERMITTED USE ALLOWED WITH A CONDITIONAL USE PERMIT IN THE INDUSTRIAL (“I”) ZONING DISTRICT; PROVIDING FOR A PENALTY; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge (the “City”) is a Texas home-rule city operating pursuant to its Charter adopted by the electorate pursuant to the Texas Constitution;

WHEREAS, the City Commission of the City (the “City Commission”) adopted a comprehensive zoning ordinance in 2026 pursuant to Chapter 211 of the Texas Local Government Code, which is or will be codified as Chapter 22 of the Breckenridge Code of Ordinances (the “Zoning Ordinance”) to enact regulations regarding permitted uses in accordance with the City’s comprehensive plan;

WHEREAS, by Ordinance No. 26-14, adopted on August 4, 2026, the City Commission prohibited shops that sell vaping devices and related products (“vape shops”) in all zoning districts;

WHEREAS, the City’s Planning and Zoning Commission (the “Zoning Commission”) requested that the Zoning Ordinance be amended to allow vape shops in the Industrial (“I”) zoning district;

WHEREAS, the Zoning Commission held a public hearing on such amendment on October 5, 2026, after providing due notice therefor, and has made a recommendation that the Zoning Ordinance be amended as reflected in this Ordinance; and

WHEREAS, the City Commission held a public hearing on October 13, 2026, after providing due notice therefor, and has given reasonable consideration, among other things, to the recommendation of the Zoning Commission and the compatibility of the proposed amendment with the City’s comprehensive plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, THAT:

I. Incorporation of Premises. All of the above premises are found to be true and correct findings of the City Commission and are incorporated into the body of this Ordinance as if fully set forth herein.

II. Findings. After due deliberations, the City Commission has concluded that the adoption of this Ordinance is in the best interest of the City of Breckenridge, Texas, and of the public health, safety, morals, and welfare of its citizens.

III. Amendment of Section 7.E., Table 8. Chapter 22 “Zoning”, Article III “Zoning District Regulations”, Section 7.E “Use Tables”, Table 8 “General Business Retail Uses” of the Breckenridge Code of Ordinances is hereby amended to read as described in the attached **Exhibit “A”**, with the additions underlined, and all other parts of said Chapter and Section not so amended shall remain in full force and effect.

IV. Repeal. All ordinances or ordinance provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

V. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding \$2,000.00. Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Breckenridge from filing suit to enjoin the violation. Breckenridge retains all legal rights and remedies available to it pursuant to local, state and federal law.

VI. Severability Clause. It is hereby declared to be the intention of the City Commission of the City of Breckenridge that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Commission without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

VII. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Commission and after publication as required by law.

PASSED, APPROVED, AND ADOPTED on this the 13th day of October 2026.

Kord Trammel, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L

Exhibit "A"

TABLE 8 R GENERAL BUSINESS RETAIL USES	Residential Districts										Non-Residential Districts					
	AG	SF 5.0	SF 6.0	SF 7.5	SF 10.0	SF 15.0	TH	DUP	MF	MH	R	C	DT	REC	LI	I
Alcoholic Beverage Retail Sales*												C				
Antique/Consignment Shop (No Outside Storage)												P			P	
Antique/Consignment Shop (With Outside Storage)															P	
Appliance (Major) Sales, Rental, Repair (With Outside Storage)												P			P	
Appliance (Minor) Sales, Rental Repair (No Outside Storage)												P			P	
Bakery or Confectionary Shop (Retail)											P	P	P		P	
Convenience Store (With Gasoline Sales)												P			P	
Convenience Store (Without Gasoline Sales)											P	P			P	
Garden Center/Nursery/Florist (No Outside Storage)												P			P	
Garden Center/Nursery (With Outside Storage)												C			P	
Gravestone/Tombstone Sales												C			P	
General Merchandise (Dry Goods) – Stores Less than 12,000 Sq. Ft.											P	P			P	
General Merchandise (Dry Goods) – Stores 12,000 Sq. Ft. or Larger											P	P			P	
Grocery/Food Store – Less than 12,000 Sq. Ft.												P			P	
Grocery/Food Store – 12,000 Sq. Ft. or Larger												P			P	
Light Equipment Sales or Service (No Outside Storage)												P			P	
Light Equipment Sales or Service (With Outside Storage)												C			P	
Market (Public, Flea, Produce, etc.) permanent															P	
Pawn Shop												P			P	
Pet Shop/Supplies/Grooming											P	P			P	
Pharmacy											P	P			P	
Recycling Kiosk												C			P	

Exhibit “A”

Restaurant (Without Drive-Thru Service)												P	P			P	
Restaurant (With Drive-Thru or Drive-In Service)													P			P	
Second Hand Thrift Store or Used Merchandise (Inside Only)												P	P			P	
Vape Shop																	C