



## Planning and Zoning Commission

Monday, January 05, 2026 at 5:30 PM

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

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### AGENDA

#### CALL TO ORDER

#### APPROVAL OF MINUTES

1. Consider approval of the December 15, 2025, meeting minutes as recorded.

#### PUBLIC HEARING

2. Conduct a Public Hearing regarding Comprehensive update to Chapter 22, Zoning, of the Breckenridge Code of Ordinances.

#### ITEMS REQUIRING NO FORMAL ACTION

3. Comprehensive Zoning Update review.

#### ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 5:00 P.M., on Monday, December 29, 2025.

\_\_\_\_\_  
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, October 06, 2025, 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  
 COMMISSIONER PLACE 7

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

CITY MANAGER  
 CITY SECRETARY  
 FIRE CHIEF  
 FIRE/CODE SECRETARY

CYNTHIA NORTHROP  
 JESSICA SUTTER  
 MALCOLM BUFKIN  
 CHRISTI TIDROW

#### CALL TO ORDER

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

#### APPROVAL OF MINUTES

1. Consider approval of the meeting minutes as recorded on October 6, 2025.

Commissioner Duran made a motion to approve October 6, 2025, meeting minutes as presented. Commissioner Strickland seconded the motion. The motion passed unanimously.

#### PUBLIC HEARING

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

2. Conduct a public hearing regarding request to replat the property located at 905 W. 5th (currently legally described as Roswell Addition, Block 10, Lot 9, 10 & E/32.6 of 110) into two lots.

No Speakers

Commissioner Sparks closed the Public Hearing at 5:32 p.m.

### **SCHEDULED AGENDA ITEMS**

3. Discussion and any necessary action regarding a request to replat the property located at 905 W. 5th, currently described as Rosewell Addition, Block 10, Lot 9, 10, & E/32.6 of 11 into two lots

Commissioner Brennan made a motion to approve the request to replat the property located at 905 W. 5<sup>th</sup> as presented. Commissioner Wimberly seconded the motion. The motion passed unanimously.

### **ITEMS REQUIRING NO FORMAL ACTION**

4. Zoning update review.

Kaitlyn Higgins with Public Management reviewed the proposed changes to the Zoning Map. Commissioners requested additional options to expand mobile homes for review during the next meeting.

### **ADJOURN**

Commissioner Sparks adjourned the meeting at 6:53 p.m.

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**JB Sparks, Commissioner Place 4**

**ATTEST:**

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**Jessica Sutter, City Secretary**



## BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

**Subject:** Comprehensive Zoning Update review.

**Department:** Administration

**Staff Contact:** Cynthia Northrop

**Title:** Admin

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### BACKGROUND INFORMATION:

The City of Breckenridge received a planning grant in 2022 to update its Comprehensive Development Plan, which had not been updated since the 1960s. After months of meetings, including public meetings, P&Z, and City Commission meetings, the P&Z recommended approval, and the City Commission adopted the updated Comprehensive Development Plan (July 2024). The next step in that process is the updating of our Comprehensive Zoning Ordinance. The City has hosted two public meetings and P&Z has discussed the Zoning Update several times, including during the Comprehensive Development Plan update and adoption.

Most recently, P&Z met on December 15<sup>th</sup>, 2025, to review the latest proposed Zoning Ordinance. After reviewing the map, they requested options on the Manufactured Housing (MH) zoning classification to include additional acreage and comparisons on current sum acreage. A Public Hearing is scheduled for January 5, 2025.

Currently, MHs are allowed in Residential 4 (R4) and all commercial zoning. In an effort to get in line with best practices; like uses by like uses and paying attention to graduating uses (i.e., commercial or industrial not right next to residential areas, generally) we are separating out residential uses; Single Family, Duplex, Townhomes, Manufactured homes.

Sum Acreage by zoning class (MH):

Current – 1.8% (Comprehensive Development Plan pg. 33)

Option 1 (current draft option) - 2.45%

Option 2 – 5.88%

Option 3 – 9.73%

The following map is a heat map (included in our Comprehensive Development Plan) of existing MH. The color code legend is as follows:

Green = Standard

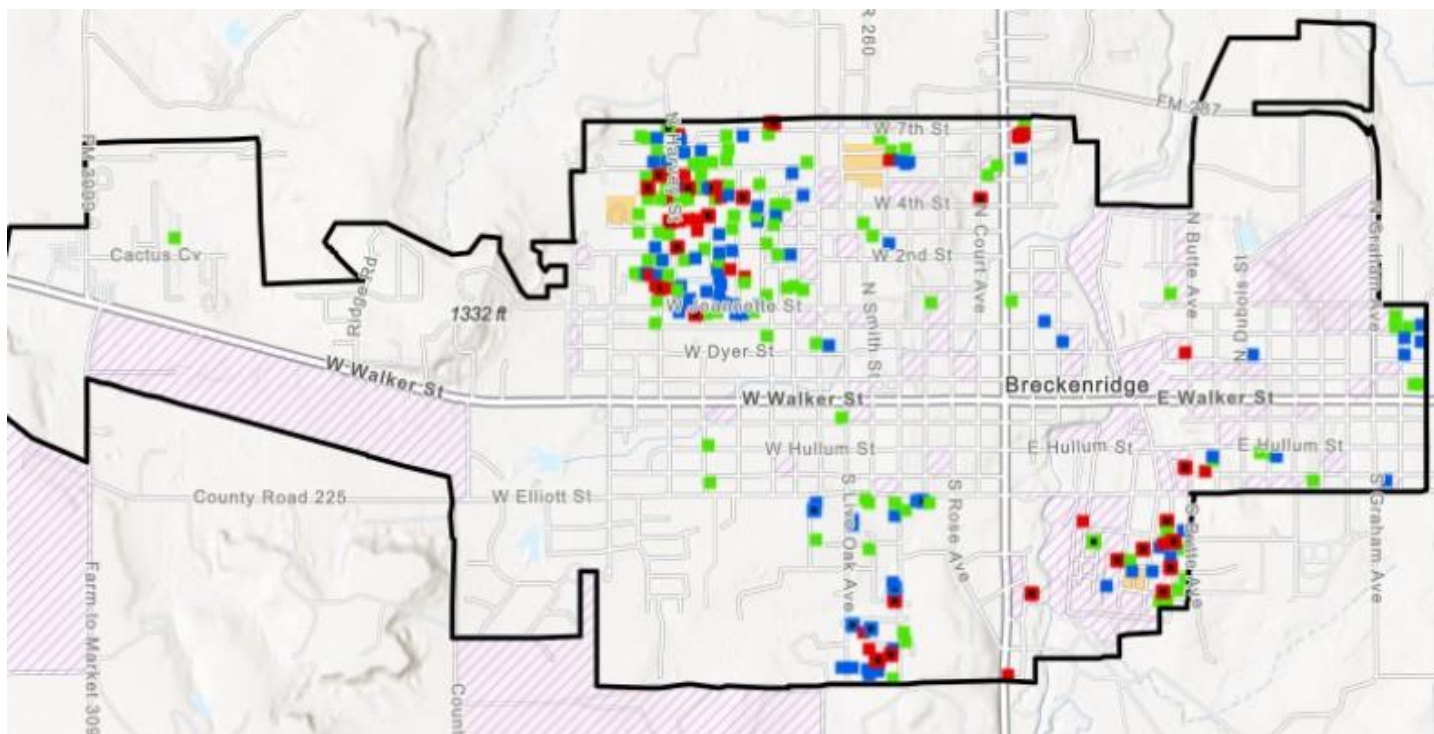
Blue = Deteriorated

Red = Dilapidated

(those colors with sold black square in the color denote vacant)

At the time of the onsite inventory conducted by Public Management, there were a total of 236 MH; of those 103 were in standard condition, 74 were in deteriorated condition and 24 were dilapidated condition.

Next steps will include the final PH for P&Z with a recommendation to the City Commission in February 2026.



**FINANCIAL IMPACT:**

NA

**STAFF RECOMMENDATION:**

No action. Discussion only.

LAND USE CLASSIFICATIONS

Existing vs Proposed

District(s)	Category Name	Purpose / Description
R1, R1-A, R1-B, R2, R3, R4	Residential Districts	Covers single-family, duplex, townhouse, and multi-family homes. Lot sizes and density vary by zone, from traditional neighborhoods to apartments.
C1, C2, C3	Commercial Districts	Allows a range of business uses — from small neighborhood shops (C1) to community retail (C2) to highway-oriented commercial (C3).
I1, I2	Industrial Districts	Light industrial (I1) supports warehousing and small manufacturing; heavy industrial (I2) allows larger-scale operations.
MH	Mobile Home District	Provides for mobile home parks or manufactured housing areas.
PD	Planned Development District	Custom zoning that allows mixed-use or large planned projects under specific standards.
SP	Specific Use Permit	Allows special land uses that require case-by-case review (e.g., schools, churches, utilities).

District(s)	Category Name	Purpose / Description
SF-15, SF-10, SF-7.5, SF-6, SF-5	Single-Family Residential	Offers a range of lot sizes (large rural to small urban lots) to fit different neighborhood types.
DUP, TH, MF	Multi-Unit Residential	Includes duplexes, townhomes, and multi-family housing options to encourage diverse housing choices.
R, DT	Commercial & Downtown	Consolidates old commercial districts into a general Retail zone (R) and introduces a Downtown (DT) zone for mixed-use, walkable development.
LI, I	Industrial	Divides industrial uses into Light Industrial (LI) and Industrial (I) for better compatibility with nearby uses.
MH	Manufactured Housing	Designated areas for mobile and manufactured homes.
REC	Recreation / Open Space	Identifies parks, greenways, and community / tourism recreation areas for protection, organization, and enhancement.
AG	Agricultural	Low-density or rural areas at the city’s edge, primarily for agricultural or large-lot residential use.



# WHAT IS ZONING?

LEARN HOW THIS WILL AFFECT YOU

## What Is Zoning?

Zoning is how the City organizes land into different areas — called zones — to guide where homes, businesses, parks, and industry can be built.

Each zone has rules about what types of buildings and activities are allowed, and how property can be developed.

## Why Does It Matter?

Zoning helps shape how the community grows by:

- Protecting neighborhood character
- Supporting local businesses
- Managing traffic and infrastructure
- Ensuring safe, compatible development
- Preserving open spaces and natural areas

# NONCONFORMING USE

## Type of Nonconformities

**Use** – When the activity on the property (like a shop or home) no longer fits the zone.

**Structure** – When a building’s size or placement doesn’t meet new rules, such as height or setback requirements.

**Lot** – When a parcel of land is smaller than new zoning minimums.



## What happens?

Existing legal nonconforming uses can often continue, but may have limits on expansion or rebuilding.

If a property stops its nonconforming use for a set time, it might lose that status.

The goal is to respect existing investments while moving toward the community’s long-term land use vision.



## What Does “Nonconforming Use” Mean?

A nonconforming use is when a property or building was legal under old zoning rules, but doesn’t meet the requirements of the new zoning.

For example, a business might be in an area that’s now zoned for housing — that business can keep operating, even though new businesses of that type wouldn’t be allowed there anymore.

# WHAT'S DIFFERENT?

The City of Breckenridge is updating its zoning map and districts for the first time in years.

The goal is to simplify zoning, support housing choices, protect neighborhood character, and plan for future growth.

## MOST COMMON CHANGES:

- Simpler district names and fewer overall zones
- Clearer residential categories based on lot size
- Addition of new housing types like duplexes and townhomes
- New Downtown (DT) zone for mixed-use development
- Recreation (REC) and Agricultural (AG) zones added to protect open space and rural areas

## WHAT IT DOES:

- Easier for residents and developers to understand permitted uses
- Encourages reinvestment and new housing opportunities
- Helps protect existing neighborhood character
- Aligns with the City's long-term growth plan

## ON THE MAP:

The updated zoning map builds on how Breckenridge is developed today, while preparing for future Downtown investment and commercial growth along main corridors.