



## Planning and Zoning Commission

Monday, May 19, 2025 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 April 28, 2025, meeting minutes as recorded.

#### PUBLIC TESTIMONY

2. Conduct a public hearing on the requested Special Use Permit at 1103 N. Harvey for the placement of a tiny house. This lot is zoned R4-General Dwelling District.

#### SCHEDULED AGENDA ITEMS

3. Consider and make a recommendation on request for a Specific Use Permit at 1103 N. Harvey to allow the placement of a tiny house.

#### ADJOURN

I certify that this notice was posted at the City Offices, 105 North Rose Avenue, Breckenridge, Texas by 5:00 P.M., Friday, May 16, 2025.

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Jessica Sutter, City Secretary TRMC

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, April 28, 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

LES STRICKLAND  
 ERIC BRENNAN  
 CORY WIMBERLY  
 JB SPARKS

CITY MANAGER  
 CITY SECRETARY  
 FIRE CHIEF  
 FIRE/CODE SECRETARY  
 CODE ENFORCEMENT

CYNTHIA NORTHROP  
 JESSICA SUTTER  
 MALCOLM BUFKIN  
 CHRISTI TIDROW  
 J. POTTS

#### ABSENT

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 5:32 p.m.

#### APPROVAL OF MINUTES

1. Consider approval of the March 24, 2025, meeting minutes as recorded.

Commissioner Strickland made a motion to approve the March 24, 2025, meeting minutes as presented. Commissioner Wimberly seconded the motion. The motion passed unanimously.

## PUBLIC HEARING

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

2. Conduct a public hearing regarding a request to replat the property located at 1200 W. 2nd (currently legally described as Mountain Heights Addition, Block 5, Lots 1, 2, & 3) into two lots. The owner plans to place a mobile home on the north lot.
3. Conduct a public hearing regarding an amendment to the zoning ordinance to specify permissible residential uses for recreational vehicles within the City of Breckenridge.

No Speakers

Commissioner Sparks closed the Public Hearing at 5:34 p.m.

## SCHEDULED AGENDA ITEMS

4. Consider and make recommendation on request to replat the property currently legally described as Mountain Heights Addition, Block 5, Lots 1, 2, & 3 into two lots. The property owner plans to place a mobile home on the north lot.

Commissioner Brennan made a motion to recommend approval of the requested replat as presented. Commissioner Strickland seconded the motion. The motion passed unanimously.

5. Consider recommending cancellation of the approved replat to the property known as 105 N. Rose (legally described as Lots 1, 2, 3, and the East half of Lot 4, Block 7, Original Town of Breckenridge) and property known as 317 W. Elm, (legally described as Lots 5, 6 and the West half of Lot 4, Block 7, Original Town of Breckenridge.)

Commissioner Brennan made a motion to recommend approval of the cancellation of the previously approved replat as presented. Commissioner Wimberly seconded the motion. The motion passed unanimously.

6. Consider and make recommendations on Ordinance 2025-07 amending chapter 22 “Zoning” of the Breckenridge Code of Ordinances.

Commissioner Strickland made a motion to recommend approval of Ordinance 2025-07 as presented. Commissioner Wimberly seconded the motion. The motion passed unanimously.

## ADJOURN

The meeting adjourned at 5:50 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:** Discussion and any necessary action regarding a request for a Specific Use Permit at 1103 N. Harvey to allow the placement of a tiny house.

**Department:** Administration

**Staff Contact:** Cynthia Northrop

**Title:** City Manager

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### BACKGROUND INFORMATION:

The property in question consists of .450 acres, which includes E/40 of lot 20 and all of lots 21 and 22 in block 10 of the Mountain Heights subdivision. It is zoned R-4 - General Dwelling District (Chapter 22, Section 22-6-500). The address is 1103 N. Harvey.

City Ordinance Chapter 22, Section 22-6-502:

Subject to approval by the city commission, the following specific uses may be permitted in an R-4 district:

***According to Section 22-6-502(F) the tiny house must meet the following requirements:***

- (1) *Footprint:* The tiny house shall have a minimum footprint of three hundred-twenty (320) square feet.
- (2) *Lot coverage:* Maximum lot coverage (structures only) shall be forty (40) per cent.
- (3) *Permanent foundation:* Anchoring shall be done in a manner to prohibit lateral shifting and up-rise as approved by the building inspector.
- (4) *Inspections:* Inspections for all units shall be made on site by the City of Breckenridge inspectors and must meet all current city building and fire codes. Tiny houses must be placed on site with all plumbing; electrical and mechanical components exposed for inspection and be anchored to a permanent foundation as approved by the building official.
- (5) *Exterior appearance:* The tiny house shall be in good condition and free from severe rust, peeling paint or other forms of deterioration. Tiny houses shall have a minimum of two (2) exits as approved by the fire marshal pursuant to the current fire code adopted by the City of Breckenridge.
- (6) *Maximum per lot:* Maximum of one (1) tiny house per lot.

### FINANCIAL IMPACT:

N/A

### STAFF RECOMMENDATION:

Consider recommendation of the request for a Specific Use Permit as presented.

# CITY OF BRECKENRIDGE

## ZONING CHANGE/SUP APPLICATION

Applicant	Owner (if different from applicant)
Name: <u>Angela Crowder</u>	Name:
Company:	Company:
Address: <u>1103 N. Harvey</u>	Address:
City, State, Zip: <u>Breckenridge, TX 76424</u>	City, State, Zip:
Phone: <u>254-212-0061</u>	Phone:
Fax:	Fax:
Email: <u>acrowder46@yahoo.com</u>	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:

lot E/40 of 20, All of 21, 22 Bk: 10, Subd.  
Mountain Heights

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

1103 N. Harvey dead end of North Harvey  
at the dead end of West 7th. .45 acre lot

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

Will be building a home, but will be less than  
1,000 square feet. (Tiny)

Owner Signature

Angela Crowder

Date

4/17/25

Applicant Signature

Angela Crowder

Date

4/17/25

Office Use

	Fee
	Date



