



Planning and Zoning Commission

Tuesday, February 2, 2026, at 5:30 PM
Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

MINUTES

PRESENT

COMMISSIONER PLACE 2
COMMISSIONER PLACE 3
COMMISSIONER PLACE 4
COMMISSIONER PLACE 5
COMMISSIONER PLACE 6

ERIC BRENNAN
CORY WIMBERLY
JB SPARKS
GENOA GOAD
RAUL DURAN

CITY MANAGER
CITY SECRETARY
FIRE CHIEF
FIRE/CODE SECRETARY
CODE OFFICER

CYNTHIA NORTHROP
JESSICA SUTTER
MALCOLM BUFKIN
CHRISTI TIDROW
J. POTTS

NOT PRESENT

COMMISSIONER PLACE 1
COMMISSIONER PLACE 7

LES STRICKLAND
BLAINE REATHERFORD

CALL TO ORDER

JB Sparks called the meeting to order at 5:33 p.m.

APPROVAL OF MINUTES

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

PUBLIC HEARING

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

2. Conduct a Public Hearing regarding the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and adopt a new zoning map.

With there being no speakers Commissioner Sparks closed the Public Hearing at 5:33 p.m.

SCHEDULED AGENDA ITEMS

3. Discussion and any necessary action regarding a recommendation to the City Commission regarding the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and adopt a new zoning map.

Commissioners continued to review new information asked for from staff/consultants (after open house and several prior P&Z meetings including 12.15.2025, and 1.5.2026).

P&Z Commissioner Duran made a motion recommending the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and the adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and to adopt new zoning map option 1. Commissioner Sparks seconded the motion. The motion passed 4-1 with Commissioner Brennan voting Nay.

ADJOURN

Commissioner Sparks adjourned the meeting at 6:07 p.m.

JB Sparks, Commissioner Place 4

ATTEST:

Jessica Sutter, City Secretary