



## Planning and Zoning Commission

Tuesday, October 06, 2025, at 5:30 PM  
Breckenridge City Offices Commission Chambers  
105 North Rose Avenue  
Breckenridge, Texas 76424

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### MINUTES

#### PRESENT

COMMISSIONER, PLACE 2  
COMMISSIONER PLACE 5  
COMMISSIONER PLACE 3  
COMMISSIONER PLACE 4

ERIC BRENNAN  
GENOA GOAD  
CORY WIMBERLY  
JB SPARKS

CITY MANAGER  
CITY SECRETARY  
FIRE CHIEF  
FIRE/CODE SECRETARY

CYNTHIA NORTHROP  
JESSICA SUTTER  
MALCOLM BUFKIN  
CHRISTI TIDROW

#### ABSENT

COMMISSIONER PLACE 7  
COMMISSIONER PLACE 6  
COMMISSIONER PLACE 1

BLAINE REATHERFORD  
RAUL DURAN  
LES STRICKLAND

#### CALL TO ORDER

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

#### APPROVAL OF MINUTES

1. Consider approval of the May 19, 2025, meeting minutes as recorded.

Commissioner Brennan made a motion to approve the May 19, 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 on the requested Special Use Permit at 1300 W. Jeanette to allow the placement of a tiny house.
3. Public Hearing regarding a request to replat the property located at 120 W. Elm- Currently legally described as Original Addition, Block 4, Lot SW/4 & NW/4 into two lots.
4. Public Hearing regarding a request to replat the property located at 300 E. Walker- Currently legally described as Original Addition, Block 12, Lot 2, 3, 4, 5 into two lots.

No Speakers

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

## **SCHEDULED AGENDA ITEMS**

5. Discussion and any necessary action regarding a request for a Specific Use Permit at 1300 W. Jeanette to allow the placement of a tiny house.

Commissioner Brennan made a motion to approve a request for a Specific Use Permit at 1300 N. Jeanette to allow the placement of a tiny house. Commissioner Wimberly seconded the motion. The motion passed unanimously.

6. Consider and make a recommendation on request to replat the property located at 120 W. Elm - currently legally described as Original Addition, Block 4, Lot SW/4 & NW/4 into two lots.

Commissioner Wimberly made a motion to approve a replat for the property located at 120 W. Elm-Currently legally Described as Original Addition, Block 4, Lot SW/4 & NW/4 into two lots. Commissioner Brennan seconded the motion. The motion passed unanimously.

7. Consider and make a recommendation on request to replat the property located at 300 E. Walker - currently legally described as Original Addition, Block 12, Lot 2, 3, 4, 5 into two lots

Commissioner Brennan made a motion to approve a replat for the property located at 300 E. Walker-Currently legally Described as Original Addition, Block 12, Lot 2, 3, 4, 5 into two lots. Commissioner Wimberly seconded the motion. The motion passed unanimously.

**ADJOURN**

Commissioner Sparks adjourned the meeting at 6:01 p.m.

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**JB Sparks, Commissioner Place 4**

**ATTEST:**

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**Jessica Sutter, City Secretary**