



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a requested zoning change for the property located at 1005 E. Elm-East Breckenridge Addition, Block P, Lot 17 & 18 to change the zoning from C (Commercial) to SF 6.0 (Single-Family 6.0 Residential).

Department: Development

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

On July 7, 2026, the City Commission took action to award the sale of the property located at 1005 E. Elm Street to Cody Wimberly.

Under the City's updated Comprehensive Zoning Plan, the property is zoned Commercial. The property was identified and advertised as Commercial in both the newspaper and on the City's website.

Mr. Wimberly is now requesting a zoning change to allow for the construction of a new single-family residence for rent or sale. The proposed use of the property for single-family residential purposes is not consistent with the current Comprehensive Zoning Plan.

As a reminder, all zoning change requests, proposals, and applications must be considered in accordance with the City's Comprehensive Zoning Plan. Any zoning change must satisfy the applicable requirements, including a determination that either the general welfare of the City affected by the proposed change will be enhanced or that the property is unusable for the purposes permitted under its existing zoning classification.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Consider approval of requested zoning change for the property located at 1005 E. Elm-East Breckenridge Addition, Block P, Lot 17 & 18 from C (Commercial) to SF 6.0 (Single-Family 6.0 Residential) as presented.