



Planning and Zoning Commission

Tuesday, August 3, 2026, 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

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

CITY MANAGER
CITY SECRETARY
FIRE/CODE SECRETARY

CYNTHIA NORTHROP
JESSICA SUTTER
CHRISTI TIDROW

NOT PRESENT

COMMISSIONER PLACE 5
COMMISSIONER PLACE 7

GENOA GOAD
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 February 2, 2026, meeting minutes as presented.

Commissioner Brennan made a motion to approve the February 2, 2026, meeting minutes as presented. Commissioner Strickland seconded the motion. The motion passed 5-0

PUBLIC HEARING

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

2. Conduct a Public Hearing regarding amending Table 12 "Light Industrial Manufacturing Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a permissible use in property zoned Industrial "I" District.
3. Conduct a Public Hearing regarding amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to allow Manufactured Homes in certain Single-Family Residential zoning districts with a Conditional Use Permit.
4. Conduct a Public Hearing regarding a request for a conditional use permit for a manufactured Home on property known as 309 Dallas zoned as Single-Family Residential (SF 7.5), if the amendment to the Zoning Ordinance amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" is approved.
5. Conduct a Public Hearing regarding amending Chapter 22 "Zoning" of the Breckenridge Code of Ordinances by amending Table 8 "General Business Retail Uses" to Add "Vape Shops" as a Use which is prohibited in all zoning districts and amending Section 30 "Definitions" to establish a Definition for "Vape Shop".

With there being no speakers Commissioner Sparks closed the Public Hearing at 5:38 p.m.

SCHEDULED AGENDA ITEMS

6. Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a Permissible Use in Industrial "I" Zoning Districts.

Rob Piscatelli with Cutting Wind presented plans to the Planning and Zoning Commissioners. Commissioner Duran made a motion to approve recommending approval of Ordinance 2026-11 amending Chapter 22, Zoning as presented. Commissioner Brennan Seconded the motion. The motion passed 5-0

7. Discussion and any necessary action regarding a recommendation to the City Commission regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add "Manufactured Homes" as a Permissible Use with a Conditional Use Permit in Certain Additional Residential Zoning Districts

City Manager Northrop reviewed the proposed amendment to the Zoning Ordinance to allow Manufactured Homes as permissible use, subject to a Conditional Use Permit, in certain additional zoning districts. She explained that while this would allow more Manufactured Homes than originally anticipated in the recent

Comprehensive Plan, requiring a Conditional Use Permit would provide the Planning and Zoning Commission and City Commission with oversight of individual requests and placement in these districts. The Conditional Use Permit process was presented as preferable to changing the zoning designation. Commissioner Strickland made a motion to recommend approval of Ordinance 2026-12 amending Chapter 22, Zoning as presented. Commissioner Brennan seconded the motion. The motion passed 5-0.

8. Discussion and any necessary action regarding a recommendation to the City Commission regarding a Conditional Use Permit for placement of a Manufactured Home on Property known as 309 N. Dallas which is in a Single-Family Residential (SF 7.5) Zoning District.

The property owner of approximately 4.78 acres located at 309 Dallas requested a Conditional Use Permit to allow placement of a Manufactured Home in the SF-7.5 zoning district. The property is intended for single-family residential use. There are no other properties located within 200 feet of the property, providing adequate separation and maintaining the rural, low-density character of the area. Commissioner Duran made a motion to recommend approval of Ordinance 2026-13 granting a Conditional Use Permit for a manufactured home on property known as 309 N. Dallas in a Single Family (7.5) zoning district with revision allowing 120 days and for the Property Owners TL and Riley Sparkman. Commissioner Wimberly seconded the motion. The motion passed 5-0.

9. Discussion and any action regarding amending Chapter 22 “Zoning” of the Breckenridge Code of Ordinances by Amending Table 8 “General Business Retail Uses” to Add “Vape Shops” as a Use Which is Prohibited in All Zoning Districts and Amending Section 30 “Definitions” to Establish a Definition for “Vape Shop”

City Manager Northrop stated that the proposed Ordinance would prohibit vape shops in all zoning districts and establish a definition for “vape shop” in the City’s zoning ordinance. The proposed amendments were presented in response to the increase in vape shops throughout the city and concerns expressed by residents. The Commission also requested that the matter be placed on a future agenda to consider allowing vape shops in Industrial zoning districts. Commissioner Duran made a motion to recommend approval of Ordinance 2026-14 amending Chapter 22, Zoning of the Breckenridge Code of Ordinances by amending Table 8 “General Business Retail Uses” to add “Vape Shops” as a use which is prohibited in all Zoning Districts and amending Section 30 “Definitions” to establish a definition for “Vape Shops”. Commissioner Strickland seconded the motion. The motion passed 4-1 with Commissioner Brennan voting Nay.

ADJOURN

Commissioner Sparks adjourned the meeting at 6:23 p.m.

JB Sparks, Commissioner Place 4

ATTEST:

Jessica Sutter, City Secretary