

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 22 “ZONING” OF THE BRECKENRIDGE CODE OF ORDINANCES BY AMENDING ARTICLE III “ZONING DISTRICT REGULATIONS”, SECTION 7.E “USE TABLES”, TABLE 2 “RESIDENTIAL USES”, TO ADD ALLOW MANUFACTURED HOMES IN SINGLE-FAMILY RESIDENTIAL (SF 7.5) ZONING DISTRICTS WITH A CONDITIONAL USE PERMIT; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge (the “City”) is a Texas home-rule city operating pursuant to its Charter adopted by the electorate pursuant to the Texas Constitution;

WHEREAS, the City adopted a comprehensive zoning ordinance in 2026 pursuant to Chapter 211 of the Texas Local Government Code, which is or will be codified as Chapter 22 of the Breckenridge Code of Ordinances (the “Zoning Ordinance”);

WHEREAS, the Zoning Ordinance establishes various zoning districts and allows for certain uses within each zoning district and currently only allows Manufactured Homes in Agricultural and Manufactured Home Subdivision Zoning Districts;

WHEREAS, the City has received a request for the Zoning Ordinance to be amended to add Manufactured Homes as permitted uses in additional residential zoning districts;

WHEREAS, City staff has recommended that the Zoning Ordinance be updated to permit manufactured homes in the SF 7.5 Zoning District with the grant of a conditional use permit;

WHEREAS, the City’s Planning and Zoning Commission held a public hearing on June 29, 2026, after providing due notice therefor, and has made a recommendation that the Zoning Ordinance be amended as reflected in this Ordinance; and

WHEREAS, the City Commission held a public hearing on August 4, 2026, after providing due notice therefor, and has given reasonable consideration, among other things, to the recommendation of the Planning and Zoning Commission and the compatibility of the proposed amendment with the City’s comprehensive plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, THAT:

I. Incorporation of Premises. All of the above premises are found to be true and correct findings of the City Commission and are incorporated into the body of this Ordinance as if fully set forth herein.

II. Amendment of Section 7.E., Table 2. Chapter 22 “Zoning”, Article III “Zoning District Regulations”, Section 7.E “Use Tables”, Table 2 “Residential Uses” of the Breckenridge Code of Ordinances is hereby amended to read as described in the attached **Exhibit “A”**, with the additions underlined, and all other parts of said Chapter not so amended shall remain in full force and effect.

III. Repeal. All ordinances or ordinance provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

IV. Severability Clause. It is hereby declared to be the intention of the City Commission of the City of Breckenridge that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Commission without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

V. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Commission.

PASSED, APPROVED, AND ADOPTED on this the 4^h day of August 2026.

Kord Trammel, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L