



June 4, 2026

City Commission
105 N. Rose Avenue
Breckenridge, TX 76424

Re: Letter of Intent — Application for Specific Use Permit for Approximately 5.07 Acres

Dear Members of the City Commission:

I respectfully submit this Letter of Intent in support of an application for a Specific Use Permit authorizing the placement of a manufactured home for single-family residential use on approximately 5.07 acres of property. The zoning amendment proposed in January 2026, as currently written, would not permit a manufactured home on the subject property by right. Rather than seeking to alter the underlying zoning classification, the purpose of this letter is to request that the Commission grant a Specific Use Permit allowing the property to be used as a single-family primary residence, including the placement of a manufactured home, within the applicable district.

Property Description and Current Status

The subject property consists of approximately 5.07 acres. Under the classification proposed in January 2026, the placement of a manufactured home on the tract would not be permitted by right. Rather than contest the classification itself, the applicant seeks a Specific Use Permit authorizing the placement of a manufactured home for use as a single-family primary residence on the property.

Basis for This Request

The applicant offers the following considerations in support of this application for a Specific Use Permit:

1. **Single-Family Residential Use Only.** The property is intended exclusively for use as a single-family primary residence. No commercial, multi-family, or industrial use is contemplated. The applicant and their family intend to reside on the property as their primary domicile.
2. **No Adjacent Properties Affected.** There are no other properties within 200 feet of the subject tract that would be materially affected by this residential use. The surrounding acreage provides ample separation, and the proposed use is consistent with the rural and low-density character of the area.
3. **Utilities Already Available.** Necessary utilities are already available at the property, eliminating the need for new infrastructure investment or extension of municipal services. This reduces any potential burden on the City and makes the requested use immediately feasible.



4. **Rural Character and Acreage Setting.** The 5.07-acre tract provides substantial open acreage surrounding the intended residence. The placement of a manufactured home on a property of this size is consistent with common rural residential use patterns in the region and does not create the density or land-use concerns that might arise on smaller or more urban parcels.

The applicant respectfully submits that authorizing a manufactured home on a 5.07-acre rural tract by Specific Use Permit — where no neighboring properties would be affected and all utilities are in place — is consistent with responsible stewardship of rural residential land and would not be detrimental to the surrounding area or the public interest. The conditions ordinarily of concern in evaluating such a permit, including compatibility with adjacent uses, adequacy of utilities, and impact on neighboring properties, are each well satisfied here.

The applicant, therefore, respectfully requests that the City Commission grant a Specific Use Permit expressly authorizing the placement of a manufactured home for single-family residential use on the subject 5.07-acre tract. The applicant is prepared to accept reasonable conditions the Commission may deem appropriate to ensure the use remains compatible with the surrounding area.

The applicant welcomes the opportunity to appear before the Commission at a scheduled public hearing to present this request in person and to respond to any questions or concerns the Commission may have. Additional documentation, including a property survey or utility confirmation, can be provided upon request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'William Thompson', with a long, sweeping horizontal line extending to the right.

William Thompson
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