



ITEM SUMMARY

MEETING DATE: September 17, 2025

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: Ordinance 2025-15 – ZTA-25-08 – Second Reading

Chapter 16 Study Area Zone (SAZ) Update

BACKGROUND

The City-initiated request for a Zoning Text Amendment (ZTA) has been brought forth to update the Study Area Zone (SAZ) district which serves as a temporary zone for properties undergoing annexation or long-range planning evaluation. Its purpose is to allow time for the City to assign an appropriate permanent zoning district based on comprehensive planning considerations.

ANALYSIS

There is currently no mechanism to accommodate minor site improvements such as the installation of landscaping or fencing that may be beneficial or necessary for safety, site stabilization, code compliance, or visual quality. It also does not account for development contemplated in an already approved site plan, development order, or annexation agreement.

This amendment allows such minor improvements for maintaining property conditions and addressing code compliance issues without undermining the intent of the SAZ district. It also provides a mechanism for development contemplated in an already approved site plan, development order, or annexation agreement. Consistent with the SAZ district's purpose, the amendment clarifies the SAZ's application to non-annexation cases, such as long-range planning studies. The City Council voted three (3) to zero (0) to recommend approval of Zoning Text Amendment ZTA-25-08 on September 3, 2025.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2025-15 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of ZTA 25-08 through Ordinance 2025-15.