MEMO

TO: **Members of the Planning and Zoning Commission**

FROM: **Larry Miller, Building & Planning Manager**

DATE: **February 3, 2026**

SUBJECT: **Text Amendment to Chapter 65 (Zoning) – To establish an Estate Residential (E-1) District.**

The Economic Development Board has recommended that the City consider creating a new zoning district—Estate Lot Residential (EL-1)—to support large-lot, low-density residential development. The City does not currently have a district for this type of development. The EL-1 would allow infrastructure standards that better match estate-style development, including areas where stormwater systems, sidewalks, street lighting, and full-width streets may not be required.

Some areas in and around the City are better suited for large-lot, estate-style homes rather than traditional suburban development. Establishing an EL-1 district would give the City a tool to guide growth in these areas while maintaining a semi-rural character.

Staff is seeking initial feedback from the Planning & Zoning Commission on whether an estate residential district is appropriate for Jackson and whether it aligns with the City's Comprehensive Plan and subdivision regulations.

If the Commission supports moving forward, staff will prepare draft ordinance language for future review.