

ITEM# 1.8

Discussion and Action to Amend AO-P (Permanent Open Space District)

A concerned was voiced to Planning Department Staff in regards to the feasibility study requirement imposed on properties zoned AO-P (Permanent Open Space District) when being considered for rezoning. Citizens feel that this requirement should only be imposed when developing a substantial amount of acreage or a subdivision. Some of the request staff has received are for properties that are less than 1 acre or less than 10,000 sq.ft. They feel that 1 single family residence will not impact or flood the surrounding properties. After conferring with our City Engineer the concerns from the residents, the suggestion was to consider amending the ordinance to exclude lots that are less than 10,000 sq.ft. from the in-depth engineering drainage analysis (feasibility study) requirement.

During a joint workshop held on October 17, 2022 by the Planning and Zoning Commission and the City Council the feasibility study requirement was discussed. Staff and City Engineer proposed that the ordinance be amended to exclude the lots that area less than 10,000 sq.ft. from the in-depth engineering drainage analysis (feasibility study) requirement. The consensus was to accept staff's recommendation but impose all other requirements.

ORDINANCE NO. ____

AN ORDINANCE AMENDING APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.361 – AO-P PERMANENT OPEN SPACE DISTRICT (1A) TO ADD WHEN DEVELOPING MORE THAN 10,000 SQ.FT. OF LAND; AND PROVIDING A PUBLICATION DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT:

1. Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.361 – AO-P Permanent Open Space District (1A) to be amended to read as follows:

1A. Pre-rezoning protocol/AO-P transition zoning process; to be activated and consummated when there is consideration for development of more than 10,000 sq.ft. of land.

2. The provisions of this Ordinance are to be published in the locations indicated in the Code of Ordinances of the City of Mission, Texas as soon as practicable.
3. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED AND PASSED, THIS THE ____ DAY OF _____, 2023.

NORIE GONZALEZ GARZA, MAYOR

ATTEST:

ANNA CARRILLO, CITY SECRETARY