



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 9, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

SUMMARY:

- Expanded definitions and revised language
- Revised use table (zoning districts)
- Improved searchability
- Revised language for clearer comprehension
- Eliminated contradictory language
- Integrated language responsive to legislative changes (Tx 86-88 Leg. Session)
- Aligned dimensions and setbacks in accordance with adopted building codes
- Corrected points-of-contact for administrative staff throughout the align procedures with city positions
- Updated procedures for zoning approvals and ordinance adoptions
- Clarified procedures for appeals with Zoning Board of Adjustments
- Eliminated hard coded fee and replaced with reference to Appendix A (Master Fee Schedule)
- Eliminated obsolete language references
- Added definitions for various gambling devices and prohibited use except with SUP requirement in PD and I districts
- Created Non-Conforming Use notice requirements
- Mini-storage off-street parking regulations modified
- Combined Light Industrial and Heavy Industrial Districts
- Improved landscape regulations

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Ordinance XX-XX-XX

Exhibit A