



COMMITTEE REPORT

REPORT TYPE: Development Services Committee Report

MEETING: September 17, 2024

Present: Councilmembers Gerald Cook, Chair, LeAnn Durfey, Maddie Smith

Absent: Brandon Greenhaw

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

1. Discussion of Historic Downtown District and Regulations of Exterior, Street Facing Facades of Buildings within the District

Chairman Cook briefed the Committee regarding recent efforts of community members interested in establishing a Historic District Ordinance that would require the issuance of a certificate of appropriateness before any work is performed for exterior facades of buildings within the District. Staff has been working closely with these community members to draft an ordinance that meets these desires. Historic District ordinances are common across the Nation and widely vary in the degree of regulation. Local Government Code Chapter 211 provides the authority for the adoption of such ordinances.

Steve Killen was asked to address the Committee and provided the following overview:

1. Establishment of the District by the P&Z Commission.
2. Creation of a Historic District Commission.
3. Require any work to be performed to any exterior façade of any building within the District to be reviewed by the Committee.
4. Work may not be performed unless a Certificate of Appropriateness is granted by the Committee.
5. Establishes guidelines for the Committee to reference regarding materials, paint color, light fixtures, etc.
6. Establishes an appeal process should a Certificate of Appropriateness be denied.
7. Provides a penalty clause for any work performed without a Certificate of Appropriateness or in violation thereof.

ACTION:

After deliberation, the Committee, by a vote of 2-1, opted to assign the Ordinance and Guidelines to the Planning and Zoning Commission for a Public Hearing and subsequent recommendation to the full City Council.

2. Proposed Ordinance Revisions Relating to the Limitation on the Number of Unrelated Persons that may Occupy a Residential Structure

Chairman Cook introduced the item and asked for staff to address the Committee.

Steve Killen provided background summarizing research performed related to the topic. Jason King, City Manager, also provided comments to the effect that many properties are known to have more than three unrelated occupants, and the housing generally has ample space for such occupancy. The proposed increase from three to four persons would bring more properties into compliance with this requirement.

Staff proposed this revision be applied to the following Zoning Districts:

RE	Residential Estate District (43,560 ft ²)
R-HA	Single-Family Residential District (21,780 ft ²)
R-1	Single-Family Residential District (7,500 ft ²)
R-1.5	Single-Family Residential District (6,000 ft ²)
R-2	One- and Two-Family Residential District
R-2.5	Integrated Housing District
R-3	Multiple Family Residential District
MH	Manufactured Housing District
B-3	Central Business District
DT	Downtown District
AG	Agricultural District

ACTION:

After deliberation, the Committee, by a vote of 3-0, opted to assign the Ordinance to the Planning and Zoning Commission for a Public Hearing and subsequent recommendation to the full City Council.

End of Report