

Planning and Zoning Commission Recommendation



On February 10, 2026 the Planning and Zoning Commission voted 6-0 to **recommend approval** of the Development Code with 5 amendments as indicated on the following slides.

Note: All P&Z Amendments have been incorporated into the mark-up of the Draft Development Code in the packet and are highlighted in yellow in the Justification Table

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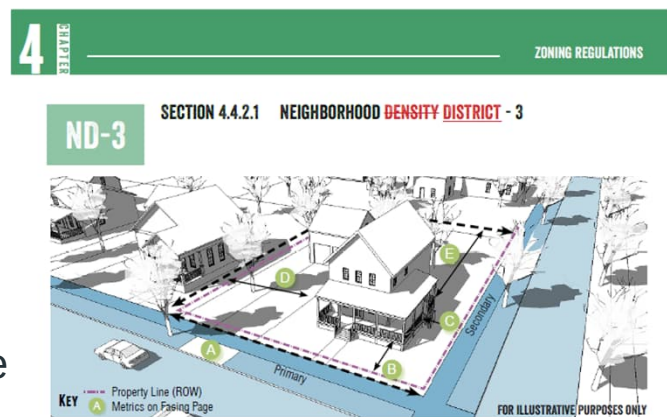
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P&Z Amendment #1

Item #0-2 - to keep the word “Density” in the name of all Neighborhood “Density” Zoning Districts

Justification Table: The edit to remove the term “Density” from the name of these zoning districts was proposed by the public (citizen comments received)



Excerpt from page 4:64

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P & Z Amendment #2



Item #3-26 - Remove “if applicable” and replace with “at the option of the applicant”

Justification Table: This edit was initially directed by City Council to request the applicant to include a summary of the significance of any street names in their application.

- C. All new streets shall be named at the time of platting. Street names shall be subject to City and County approval when located within the City limits, and County approval when located within the ETJ. The applicant shall include a list of proposed street names with the plat application including, if applicable, a summary of the significance of the requested street names.

“at the option of the applicant”

Excerpt from page 3:23

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P & Z Amendment #3



Item #5-15 - Delete "non-consecutive" from third line.

Justification Table: This edit was proposed by the Joint PZ / City Council Conditional Use Permit Committee

3. The business must serve meals to customers ~~during at least two meal periods~~ at least 8 non-consecutive hours each day the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each ~~meal period~~ meal service. ~~A meal period means a period of at least four hours.~~

Excerpt from page 5:23

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P&Z Amendment #4



C. Accessory Dwelling Units

1. **Defined.** A secondary living space which shares ownership and utility connections, and which is on-site with a primary living space and that may be contained within the same structure as is the primary living space, or may be contained in a separate structure.

2. **Use Standards.** Where a new accessory dwelling unit is allowed as a limited use it is subject to the following standards:

~~a. An accessory dwelling unit is considered an independent unit for the purposes of occupancy restrictions.~~

~~a. Where a new accessory dwelling unit is allowed as a limited use it is subject to the following standards:~~

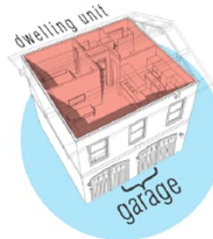
~~1. The owner of the lot or parcel of land must maintain his or her primary residence on the lot;~~

- a. No more than one accessory dwelling unit may exist on a lot or parcel of land; and

- b. The habitable area of the accessory dwelling unit must not exceed the lesser of 1000 square feet or one-half the number of square feet of habitable area of the principal dwelling on the lot or parcel of land.

Item #5-15 – Reorganize the text

FIGURE 5.4 ACCESSORY DWELLING UNITS



*Excerpt from
page 5:11*

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P&Z Amendment #5



Item #2-25 – Revise Section 2.8.3.4.A as follows.

Note: *This amendment was discussed and received consensus at the February 4, 2026 Planning and Zoning Commission / City Council Joint CUP Committee meeting*

8. The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

9. Any other factors which shall substantially affect public safety; and

10. Any other factors which shall substantially affect public health.

C

#2-25

Excerpt from page 2:56

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