



Regular Planning and Zoning Commission Meeting
Aledo Council Chambers | Aledo Municipal Complex
200 Old Annetta Road, Aledo, Texas 76008
Thursday, June 11, 2026, at 6:00 PM

AGENDA

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Public Comment

This is an opportunity to address the Planning Commission on any matter, whether or not it is posted on the agenda. Individual public comments are normally limited to 3 minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the public to hold their comment on an agenda item if the item is posted as a Public Hearing. The Planning and Zoning Commission cannot, by law, take any action, nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The Planning and Zoning Commission will receive the information and ask City Staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

5. Consent Agenda

a. Approval of May 14, 2026 Regular Meeting Minutes

6. Public Hearings and Action Items

The following items are the regular business of the Planning and Zoning Commission. If any item requires a public hearing, it will be noted in the caption of the item.

a. PUBLIC HEARING

Consider amendments to the City of Aledo Unified Development Code (UDC) related to the subdivision development process, including procedures for plat recordation, infrastructure bonds, and procedural standards and updating corresponding revisions and cross-references to the subdivision process throughout various articles in the UDC.

b. PUBLIC HEARING

Consider a City-initiated application of the Manufactured Home (MH) zoning district to a 23.774-acre property located at 124 Yates Circle Aledo, TX 76008, and including properties addressed within the ranges of 102-191 Yates Circle, 100-119 Langham Drive, 700-720 Rogers Court, 109-141 Feedlot Road, and 504-728 Old Annetta Road, more particularly described as Abst: 438, Survey: Eddleman Richard C, Aledo MH Park.

c. Planning 101 Training Series - Topic: Zoning

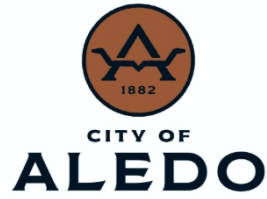
7. Adjourn

Note: The Aledo Planning and Zoning Commission may vote or take action on any of the listed agenda items and may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. In accordance with the Americans with Disabilities Act, persons who need additional accommodations to attend or participate in the meeting should contact the City Secretary's office at (817) 441-7016 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

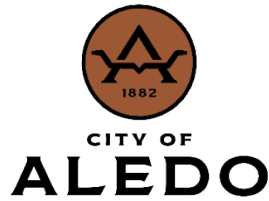
I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act, in a place convenient and readily accessible to the general public, and was also posted to the [City's website](#), and said notice remained posted for at least two hours after the meeting was convened.



Date: June 11, 2026
To: Planning and Zoning Commission
From: Alice Zamora, Permit Technician
Subject: Approval of May 14, 2026 Regular Meeting Minutes

Summary:
Approval of May 14, 2026 Regular Meeting minutes

Attachments:
1. P&Z Minutes 2026.05.14



PLANNING AND ZONING COMMISSION MEETING
Thursday, May 14, 2026, at 6:00 P.M.

The Planning and Zoning Commission of the City of Aledo, Texas, convened on Thursday, May 14, 2026, at 6:00 p.m., at the City of Aledo, 200 Old Annetta Rd, Aledo, Texas, for the purpose of Regular Planning and Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting having been posted as prescribed by Chapter 551, Texas Government Code, with the following members being present:

COMMISSIONERS PRESENT: Jessica Dobbins
Rebecca Griffith
Ryan Henning
Derek Sellers
Jeff Streetman

STAFF PRESENT: Shane Davis, Mayor
Candice Edmondson, City Manager
Alice Zamora, Permit Technician (serving as recording secretary)

OTHERS PRESENT: Grant Fore, The Berkley Group (via videoconference)
Elizabeth Yelverton, City Attorney

1. CALL TO ORDER

In the absence of the Chair, the meeting was called to order at 6:04 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

An invocation was given followed by the Pledge of Allegiance.

3. OATH OF OFFICE

The Oath of Office was administered to newly appointed Planning and Zoning Commissioners.

4. PUBLIC COMMENTS

Mayor Shane Davis addressed the Commission and thanked the members for their willingness to serve the community. Mayor Davis emphasized the importance of public service, thoughtful decision-making, and leadership in helping guide the future growth and development of the City.

5. ACTION ITEMS

a. Approval of April 9, 2026, Regular Meeting Minutes.

The commission considered approval of the April 9, 2026, Planning & Zoning Commission meeting minutes.

Motion by Jessica Dobbins, second by Rebecca Griffith, to approve the meeting minutes as presented. MOTION CARRIED by unanimous vote.

b. Election of Chairman

The Commission considered the election of Chair for the Planning & Zoning Commission.

Jessica Dobbins was nominated to serve as Chair.

Motion by Jessica Dobbins, second by Derek Sellers, to approve Jesscia Dobbins as Chair of the Planning & Zoning Commission. MOTION CARRIED by unanimous vote.

Jessica Dobbins assumed duties as Chair for the remainder of the meeting.

6. PRESENTATIONS AND ITEMS FOR DISCUSSION

a. "Planning 101" Presentation

Grant Fore, Senior Planner, Berkley Group, provided an introductory Planning 101 presentation for the Commission.

Topics discussed include:

- Overview of development process
- Zoning regulations and procedures
- Role and responsibilities of the Planning and Zoning Commission
- Types of zoning applications
- Platting procedures and subdivision regulations
- Variances and Board of Adjustment authority

- State law requirements related to plats and development review

Mr. Fore also discussed available training resources and encouraged Commissioners to contact staff with questions regarding planning and zoning matters.

b. Newly Appointed Officials Training.

Elizabeth Yelverton, City Attorney, presented training related to requirements for appointed officials.

Topics included:

- Texas Open Meeting Act requirements
- Public Information Act requirements
- Quorum and deliberation rules
- Public comment procedures
- Executive session requirements
- Conflict of interest regulations
- Ethics and disclosure requirements for public officials

Commissioners were reminded of the importance of compliance with state laws governing public meetings and records.

c. Unified Development Code Updates – HUD Code Manufactured Homes

Grant Fore, Senior Planner, Berkley Group presented an overview of ongoing updates to the Unified Development Code (UDC) related to compliance with Texas Senate Bill 785 regarding HUD-code manufactured homes.

Discussion included:

- Creation of a Manufactured Home (MH) zoning district
- Requirements of Senate Bill 785
- Permitted use regulations and development standards
- Future consideration of zoning locations for manufactured housing within the city
- Timeline for future Commission consideration

Staff noted that the updates are intended to align the City's UDC with new state law requirements effective September 1, 2026.

7. Adjournment

The meeting was adjourned at 6:57 p.m.

Jessica Dobbins, Chair

Attest:

Staci L King, City Secretary



Date: June 11, 2026
To: Planning and Zoning Commission
From: Grant Fore, Senior Planner, Berkley Group
Subject: PUBLIC HEARING: Consider amendments to the City of Aledo Unified Development Code (UDC) related to the subdivision development process, including procedures for plat recordation, infrastructure bonds, and procedural standards and updating corresponding revisions and cross-references to the subdivision process throughout various articles in the UDC.

Summary:

This proposed amendment to the UDC is for the purpose of aligning the City’s subdivision regulations with standard municipal subdivision practice in Texas. As the City of Aledo grows, the need for periodic updates to subdivision and development regulations becomes increasingly apparent as development patterns and processes evolve.

Staff recommends (3) three proposed updates to the UDC, as summarized below:

1) Correction/Clarification of Development Process Flow Chart in Article 1, General Provisions, Section 16.A Platting Procedures, Land Development:



Staff is proposing an edit to the Development Process Flow Chart to clarify that Final Plat approval is a condition for issuance for public improvement permitting. This reinforces the existing practice that while Construction Plans should be reviewed prior to Final Plat approval, the permit itself should be issued after Final Plat approval, consistent with: V) Construction Procedures, which states that Final Plat approval is a condition for issuance of a Site Development Permit.

2) Clarification of Plat Recordation Eligibility (Article 5, Subdivision, Section 2.B):

Under current regulations, the City generally requires that a subdivision plat be fully recorded and approved prior to the commencement and construction of any public improvements, unless associated with a development agreement; however, the UDC contains ambiguity on whether a development agreement is required for all public improvements or is to be considered on a case-by-case basis. Once the plat is recorded, lots are legally created, and the City’s primary leverage to ensure the timely completion of public improvements becomes more limited and indirect, mainly relying on post-approval tools such as withholding permits. This can create unintended consequences for individual lot developers who were not part of the initial subdivision development process.

This amendment clarifies and reinforces the construction, completion, and acceptance of public improvements as the main requirement for plat recordation, based on standard practice in subdivision regulation throughout the state. The amendment additionally provides structured exceptions under which a plat may be recorded prior to the construction of public improvements, provided the developer posts financial security (e.g., performance bond or letter of credit) of sufficient value to ensure the timely completion of all required improvements. This amendment also resolves existing code inconsistency by enforcing public improvement construction as a standard requirement for plat recordation and not as a mechanism of a development agreement.

This amendment also clarifies the amount required for a Maintenance Bond for public improvements by adding the industry standard of 20% of construction costs. The UDC requires a maintenance bond to guarantee the costs of any repairs which may become necessary in a (2) two year period following the date of final acceptance of improvements.

3) Other Revisions:

In addition to the primary subdivision updates as listed above, Staff is also proposing smaller supporting amendments to keep the UDC internally consistent. These include updates throughout the UDC where plat recordation is referenced and the minor addition of infrastructure fees to clarify the existing fee authority established in the City’s fee schedule for public improvement inspection.

A redline exhibit of the proposed UDC updates is included in your packet.

Recommendation:

Staff recommends approval of the amendment.

Fiscal Impact:

Attachments:

1. UDC Update Redlines 6.4.26

Note: Text in red underline is intended to denote new/amended text to be incorporated in the final adopted version; text in ~~red strikethrough~~ is intended to denote text to be omitted from the final adopted version.

Article 1 – General Provisions

16. Platting procedures

a. Land Development



Article 5 – Subdivision

2) Platting Requirements

b) Permits for Construction Activity or Public Improvements

The Administrator shall allow for the recordation of a subdivision plat, pursuant to the following:

- ~~(1) Except as provided in Section 1.c: Applicability, and remaining in the same configuration, the Administrator shall not issue permits for any construction activity or allow any public improvements for a development until all improvements are completed and accepted by the City and a plat is approved and filed of record.~~
- (1) Except as provided in Section 1.c: Applicability, and remaining in the same configuration, the Administrator shall not allow for the recordation of a subdivision plat until all improvements are accepted by the City; or,
- (2) Upon written request from the developer, the Administrator may allow for the recordation of a subdivision plat prior to construction of public improvements ~~construction of public improvements prior to plat recording with accepted plans and development agreements, provided satisfactory completion of the following is achieved:~~
 - ~~(a) In order for the request to be granted, the developer must demonstrate that an inability to record the plat within a reasonable timeframe is the result of recording requirements that do not have a substantive impact upon the development of the land~~

Financial Guarantee: The City shall require the developer/applicant to provide sufficient financial guarantee covering the completion of the public improvements. The financial guarantee shall be in the form of cash escrow or,

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where authorized by the City, a Performance Bond or letter of credit or other instrument acceptable to the Administrator and the City Attorney. The financial guarantee shall be in an amount equal to 110 percent of the estimated cost of completion of the required public improvements and lot improvements. The City Engineer shall review and approve the cost estimates provided by the developer.

~~(b) If the City allows the development of public improvements prior to plat recording, the City shall not accept those improvements until a plat is filed of record.~~

Additional Financial Guarantee. If the financial guarantee on any Performance Bond furnished by the developer/applicant is declared bankrupt, or becomes insolvent, or its right to do business is terminated in the State of Texas, or if the financial guarantee ceases to meet the requirements listed in Circular 570, the developer shall, within twenty (20) calendar days thereafter, substitute another Performance Bond which must be acceptable to the City.

(c) Withholding Until Improvements or Other Financial Guarantee: The City may withhold building permits, certificate of occupancy permits, or utility connections until required public improvements are completed or other financial guarantee is provided to the City.

(d) Reducing Amount of Financial Guarantee: As portions of the required public improvements are completed, the developer/applicant may make written application to the City to reduce the amount of the original financial guarantee. If the City is satisfied that such portion of the improvements has been completed in accordance with approved plans and City's Infrastructure Design Standards, the Administrator may allow the amount of the financial guarantee to be reduced by such amount that is deemed appropriate, so that the remaining amount of the financial guarantee adequately insures the completion of the remaining required public improvements.

(3) No building permit shall be issued, nor shall any public utility service be provided for land without a plat as required by this article unless exempt under TXLGC 212.

c) Requirements For Acceptance of Subdivisions by The City

i) Withholding City Services and Improvements until Acceptance

(1) General Policy

(a) The City will withhold all City services and lot permits of any type until all required improvements are properly constructed according to the approved engineering plans and to City's Infrastructure Design Standards, until such

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public improvements are dedicated to and accepted by the City; and until recordation of a subdivision plat; unless construction of improvements is deferred and bonded pursuant to Section 2.B

- (b) The City will withhold ~~all permits acceptance~~ until all development-related fees, including infrastructure inspection and park fees have been paid per the City of Aledo adopted fee schedule.
- (2) Guarantee of Public Improvements
- (a) Developer's Guarantee: Before final acceptance of a subdivision located all or partially within the City or its extraterritorial jurisdiction, the City must be satisfied that all required public improvements have been constructed in accordance with the approved engineering plans and with the requirements of this Article.
- (3) Development Agreements & Guarantee: The Administrator may waive the requirement that the developer/applicant complete and dedicate all public improvements prior to final acceptance of the subdivision and may permit the developer to enter into a Development Agreement by which the developer pledges to complete all required public improvements no later than two years following the date upon which the remainder of the subdivision is accepted. The Administrator may also require the developer to complete or dedicate some of the required public improvements prior to final acceptance of the subdivision, and to enter into a Development Agreement for completion of the remainder of the required improvements during such two-year period. The Development Agreement shall contain such other terms and conditions as are agreed to by the developer and the City and shall be approved by the City Council.
- (4) Development Agreement Required for Oversize Facility Reimbursement: The City may participate in the oversizing of water and sewer facilities required to serve the land areas and improvements beyond the subdivision. The City shall require a Development Agreement pertaining to any public improvement for which the developer shall request reimbursement from the City for oversize costs. Such agreements shall only be approved by the City Council.

~~(5) Financial Guarantee:~~

- ~~(a) Whenever the City permits a developer/applicant to enter into a Development Agreement, it shall require the developer/applicant to provide sufficient financial guarantee, covering the completion of the public improvements. The financial guarantee shall be in the form of cash escrow or, where authorized by the City, a Performance Bond or letter of credit or other instrument acceptable to the Administrator and the City Attorney. The financial guarantee shall be in an~~

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~~amount equal to 110 percent of the estimated cost of completion of the required public improvements and lot improvements. The City Engineer shall review and approve the cost estimates provided by the developer.~~

- ~~(b) Additional Financial Guarantee. If the financial guarantee on any Performance Bond furnished by the developer/applicant is declared bankrupt, or becomes insolvent, or its right to do business is terminated in the State of Texas, or if the financial guarantee ceases to meet the requirements listed in Circular 570, the developer shall, within twenty (20) calendar days thereafter, substitute another Performance Bond which must be acceptable to the City.~~
- ~~(c) Withholding Until Improvements or Other Financial Guarantee: The City may withhold building permits; certificate of occupancy permits or utility connections until required public improvements are completed or other financial guarantee is provided to the City.~~
- ~~(d) Reducing Amount of Financial Guarantee: As portions of the required public improvements are completed, the developer/applicant may make written application to the City to reduce the amount of the original financial guarantee. If the City is satisfied that such portion of the improvements has been completed in accordance with approved plans and City's Infrastructure Design Standards, the Administrator may allow the amount of the financial guarantee to be reduced by such amount that is deemed appropriate, so that the remaining amount of the financial guarantee adequately insures the completion of the remaining required public improvements.~~

iv) Maintenance Guarantee

(1) A developer shall furnish a good and sufficient maintenance bond issued by a reputable and solvent corporate surety approved by the Texas Insurance Commission, in favor of the City, to indemnify the City against and guarantee the costs of any repairs which may become necessary to any part of the construction work performed in connection with the subdivision, arising from defective workmanship or materials used therein, for a full period of two (2) years from the date of final acceptance of the entire project or a phase of the project, if the City elects to accept a particular phase before the entire project is completed. The developer must provide a maintenance bond equal to twenty (20%) percent of the total costs of public improvements.

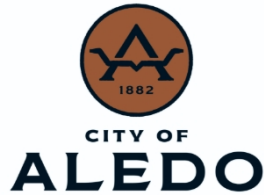
(2) A separate maintenance bond must be furnished for work done under each contract for each part of such construction work unless otherwise authorized by the City.

(3) Final acceptance will be withheld until said maintenance bond is furnished to and approved by the City Attorney. The maintenance bond shall have attached thereto a copy of the construction contract for such improvements and other information necessary to determine the validity and enforceability of such bond. When the bond has been examined and approved, the City Attorney

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shall specify in writing to the Administrator. No permits shall be issued by the City on any piece of property other than an original or a re-subdivided lot in a duly approved and recorded subdivision or on a lot of separate ownership of record prior to the approval of any required maintenance bond.

(4) The Administrator may waive the requirement for a maintenance bond for projects with a construction cost of \$5,000 or less.



Date: June 11, 2026

To: Planning and Zoning Commission

From: Grant Fore, Senior Planner, Berkley Group

Subject: PUBLIC HEARING: Consider a City-initiated application of the Manufactured Home (MH) zoning district to a 23.774-acre property located at 124 Yates Circle Aledo, TX 76008, and including properties addressed within the ranges of 102-191 Yates Circle, 100-119 Langham Drive, 700-720 Rogers Court, 109-141 Feedlot Road, and 504-728 Old Annetta Road, more particularly described as Abst: 438, Survey: Eddleman Richard C, Aledo MH Park.

Summary:

This is a City-initiated rezoning request to reclassify the subject property from the existing Planned Development-Manufactured Homes (PD-MH) zoning district to the newly adopted Manufactured Homes (MH) zoning district under the City of Aledo Unified Development Code (UDC).

The property is currently developed and operating as an existing Manufactured Home community under the PD-MH zoning district that was established under a previous zoning ordinance.

This rezoning action is being taken in response to recent changes in state law; specifically, Texas Senate Bill 785 (SB 785), which becomes effective September 1, 2026. SB 785 requires municipalities to allow manufactured housing within at least one residential or equivalent zoning district by right. On May 7, 2026, in response to the new state requirements, the City Council adopted an ordinance which created the new MH zoning district and provided a standardized zoning classification for Manufactured Homes and Manufactured Home communities. The newly approved district allows both Manufactured Homes and Manufactured Home communities as by-right uses.

The ordinance adopted by City Council on May 7, 2026 included dimensional and development standards for the MH zoning district that were intentionally drafted to be substantially similar to those previously applied under the 2008 regulatory framework. This approach was taken to avoid the creation of any legal nonconformities for the existing Manufactured Home Park community and to ensure continuity between prior approvals and

the current UDC. Through maintaining comparable standards, the City intends to facilitate compliance with current state law requirements while preserving the established layout and lawful status of the existing development.

The proposed action is administrative and regulatory in nature and does not propose any physical redevelopment of the property. It instead establishes the zoning classification that will govern future land use, development, expansion, or redevelopment activities on the site. There will be no changes or impacts to the physical layout, occupancy, or ongoing residential uses within the existing MH community as part of this action. This action does not alter existing lawful occupancy, terminate lease agreements, or impact ownership within the underlying property. This rezoning action is to ensure compliance with state regulation.

Recommendation:

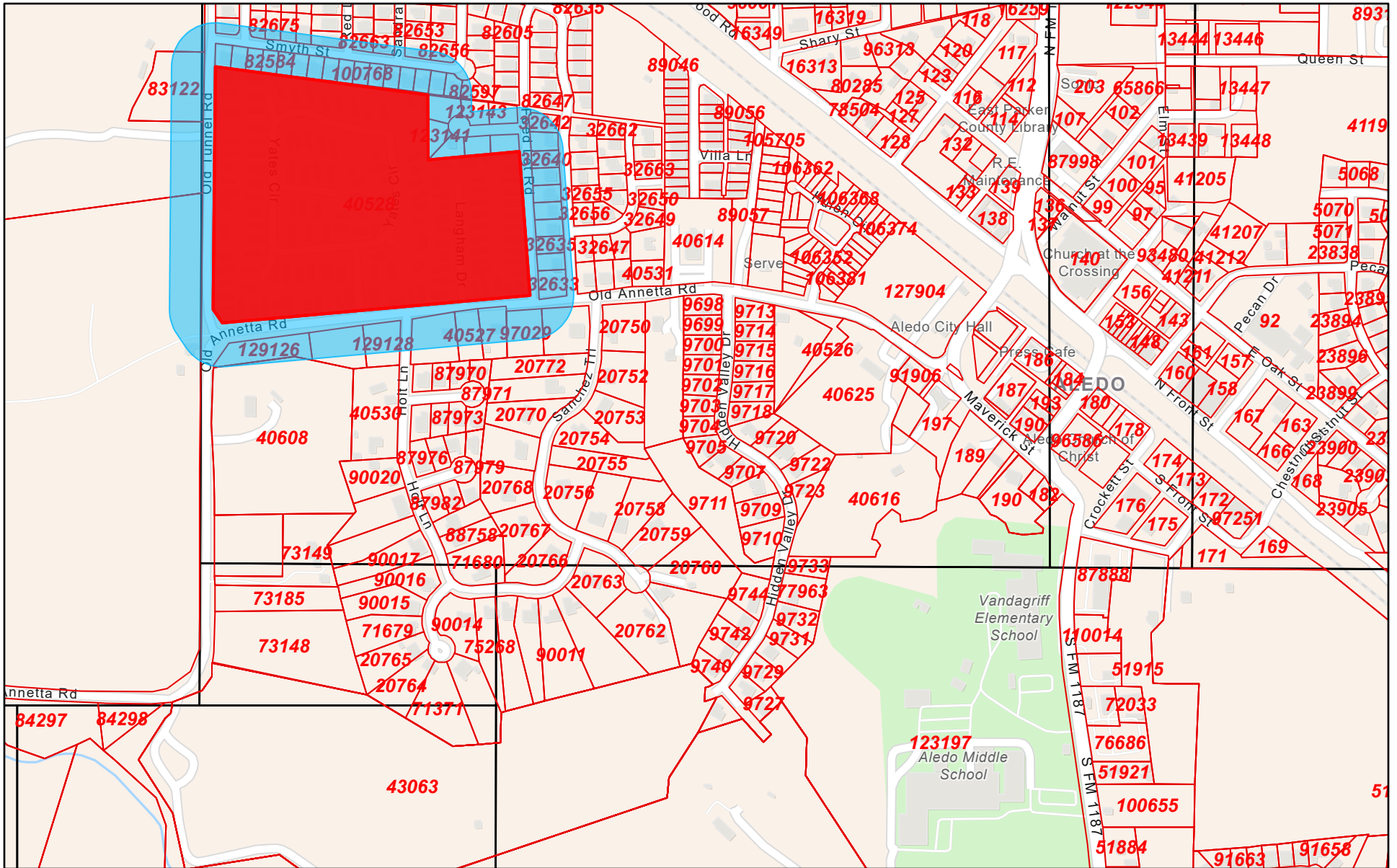
Staff recommends approval of the City-initiated rezoning to ensure compliance with Texas SB 785.

Fiscal Impact:

Attachments:

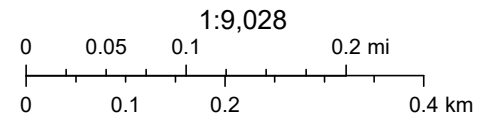
- 1. MH 200' Map
- 2. MH District Update - Map

200' Notice Map



5/28/2026, 2:24:31 PM

Override 1 Parcels Abstracts

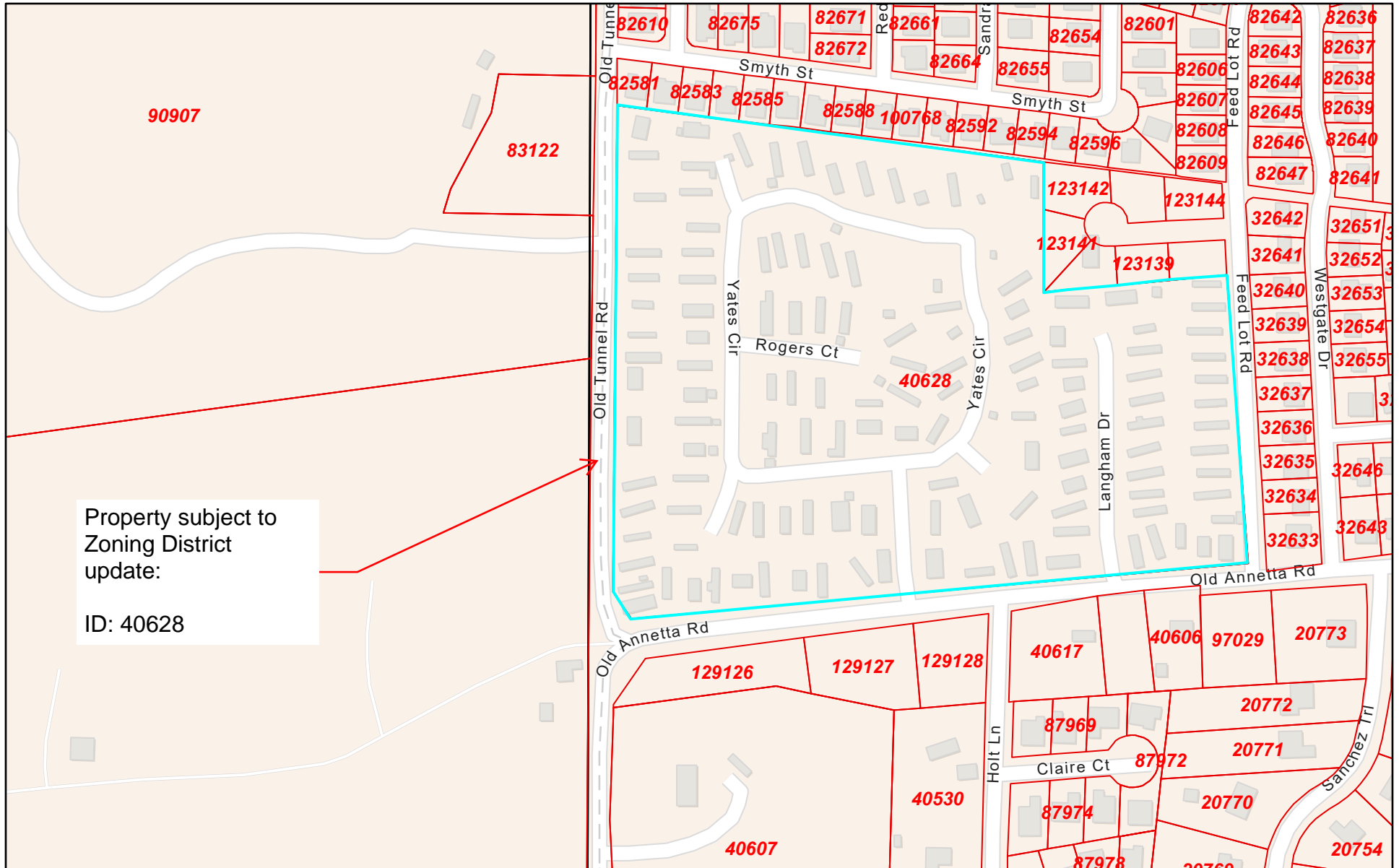


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Parker County Appraisal District, BIS Consulting - www.bisconsulting.com

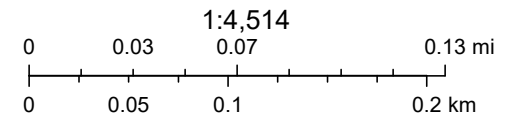
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Manufactured Homes District Update: Property ID 40628



5/22/2026, 10:01:23 AM

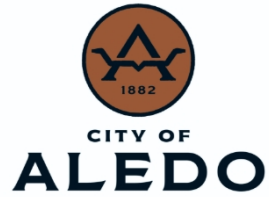
- Parcels
- Subject property
- Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Parker County Appraisal District, BIS Consulting - www.bisconsulting.com

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Date: June 11, 2026
To: Planning and Zoning Commission
From: Grant Fore, Senior Planner, Berkley Group
Subject: Planning 101 Training Series - Topic: Zoning

Summary:

Grant Fore, AICP, Senior Planner with Berkley Group will deliver this month's training.

No action or public hearing. Presentation only.

Attachments:

1. 6.11.26 Training PPT



Planning 101 Training Series

Zoning

Aledo Planning and Zoning Commission Meeting

June 11, 2026

Presented by Grant Fore, AICP

Senior Planner with Berkley Group

Presentation Purpose



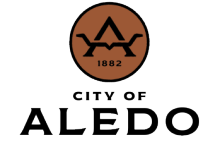
In last month's training, we looked at:

- P&Z Commission/City Council Process
- Development Process
- Zoning
- Platting
- Variances

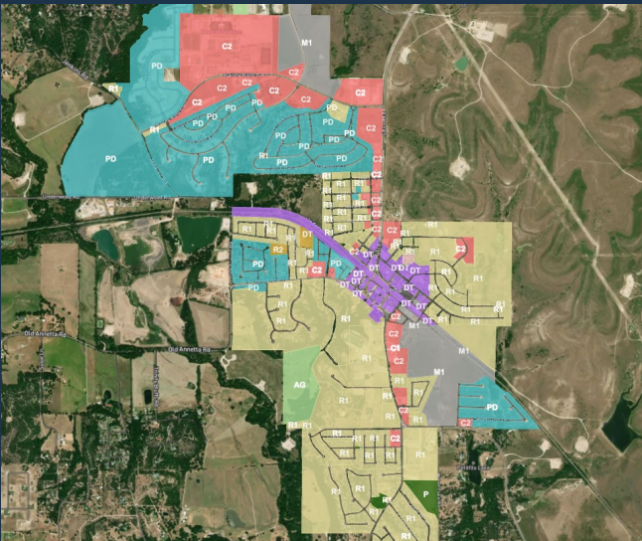
This month's training will take a more detailed look at:

- Zoning

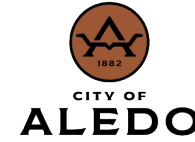
Zoning



- Zoning is the regulation of land use of property
- Governed by Texas Local Government Code Section 211



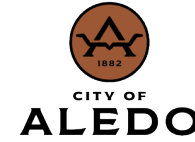
Scope of Zoning - TLGC



Section 211.003 Zoning Regulations: A governing body may regulate the following through zoning:

- 1) Height, number of stories, and size of buildings or other structures
- 2) Percentage of a lot that may be occupied
- 3) Size of yards, courts, or other open spaces
- 4) Population density
- 5) Location and use of buildings, other structures, and land for business, industrial, residential or other purposes
- 6) Construction, reconstruction, alteration or razing of buildings and other structures in areas designated as historical, cultural or architectural importance
- 7) Bulk of buildings (home rule)

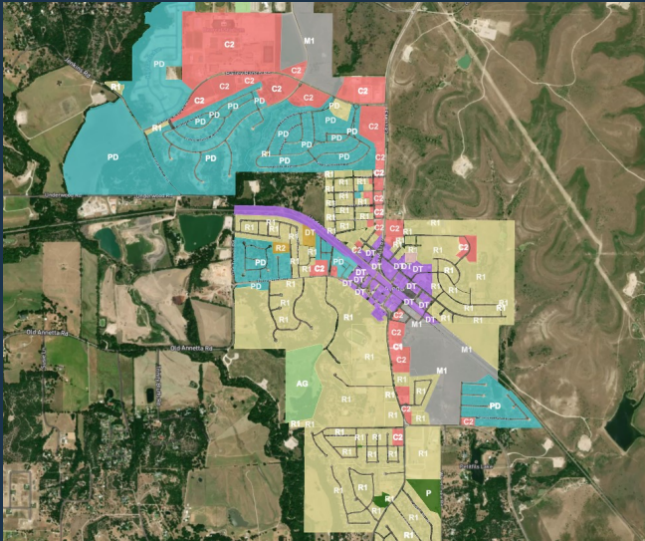
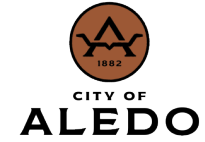
Scope of Zoning - TLGC



Section 211.005 Districts:

- 1) A City may divide municipality into districts of a number, shape and size
- 2) Regulations must be uniform for each class or kind of building in a district
- 3) Regulations may vary from district to district
- 4) Regulations must be adopted "with reasonable consideration, among other things for the character of each district and its peculiar suitability for particular uses with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality"
- 5) Planned Development Districts
- 6) Use Permits

Overview of Zoning Ord.



- Use Chart
- Zoning Districts

Use Chart

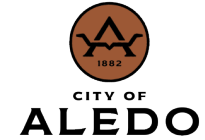
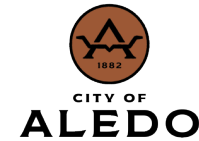


Table 2.1 – Allowed Uses

P = Permitted by right P = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

Land Use	AG	ER	R-1	R-2	R-3	C-1	C-2	C-3	MU	DT	M-1	M-2	PARKS
COMMERCIAL USES													
Retail sales or service with no drive-through facility. Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations, which are categorized under Other Uses.						S	P	P	P	P	P	P	
Finance, insurance, and real estate establishments, including banks, credit unions, real estate, and property management services, with no drive-through facility						S	P	P	P	P	P	P	
Offices for business, professional, and technical uses, including accountants, architects, lawyers, doctors, etc.						P	P	P	P	P	P	P	
Foodservice uses such as full-service restaurants, cafeterias, and snack bars with no drive-through facilities, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation						S	P	P	P	P	P	P	
ARTS, ENTERTAINMENT, AND RECREATION USES													
Art galleries						P	P	P	P	P	P	P	
Art, antiques, furniture, or electronics studio (retail, repair, or fabrication; excludes auto electronics sales or service)							P	P	P	P	P	P	
Theater, cinema, dance, or music establishment							P	P	P	P	P	P	
Museums and other special-purpose recreational institutions							P	P	P	P	P	P	P
Fitness, recreational sports, gym, or athletic club						S	P	P	P	P	P	P	
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P
EDUCATIONAL PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES													

Residential



Agriculture District: A district including general agriculture and residential that is devoted to the production of crops or livestock or rural residential living on large acreage. This can also promote agritourism and accommodate ancillary uses to be a viable agricultural property.

Estate Residential (RE): Residential properties with larger acreage tracts. These properties may also be used for smaller homestead farms than those within the AG zoning district.

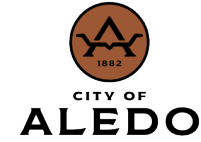
Single Family District (R-1): Residential properties with traditional lot size minimums. These single-family residences are the minimum standards for new single-family neighborhoods

Brownstones District (R-2): Residential properties with medium densities, lots less than 6,000 sq. ft. and including duplex, townhomes, and other missing middle housing types, up to 4 units in a building.

Multi-family District (R-3): Residential properties with high intensity, greater than four (4) units in a building. Can be used for higher intensity missing middle to apartment complexes

In all residential zoning districts, complementary uses such as parks, open space, public schools, religious assemblies, minor public or private utilities, accessory buildings, and certain temporary uses are also allowed.

Residential (continued)

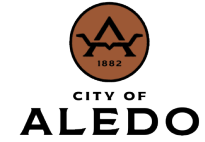


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Commercial



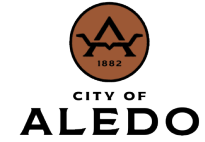
Purpose: Non-residential uses operating as office, commercial, or neighborhood services.

Neighborhood Commercial (C-1) District

Local Commercial District (C-2) District

Regional Commercial (C-3) District

Industrial

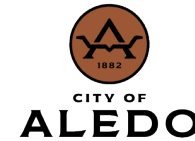


Purpose: Large scale manufacturing, warehouse, office, commercial, and regional shopping attractions

Light Industrial (M-1)

Heavy Industrial (M-2)

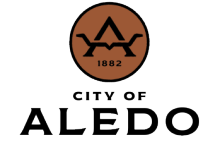
Planned Development District



Purpose and Intent: The Planned Unit Development (PD) District is established to provide an alternative to the zoning districts established in this Ordinance. The PD district is intended to accomplish the following:

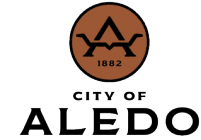
- 1. Permit and encourage innovative land development while maintaining appropriate limitations on the character and intensity of use and assuring compatibility with adjoining and proximate properties;**
- 2. Permit greater flexibility within the development best to utilize the unique physical features of the particular site;**
- 3. Permit creative land use design;**
- 4. Provide and preserve meaningful open space; and**
- 5. Achieve a continuity of function and design within the development**

Parks



Purpose: A district designating property dedicated as open space or conservation district in perpetuity. These can be used according to the terms of their dedication or as open space and recreation as permitted.

Other



Mixed Use (MU) District: The MU District is intended to encourage the creation of walkable development patterns in the area and connecting it to adjacent neighborhoods. The MU District is intended to be a live, work, and play area in the City. It is intended to be a mixed-use district with the higher density allowances compatible with a city center.

Downtown (DT) District: The DT District is intended to encourage the preservation of the historic core of the City along with the creation of walkable public space in the area and connecting to adjacent neighborhoods. The DT District is intended to be the center of life, work, and play in the City. It is intended to be a mixed-use district with the higher density allowances of a City center.

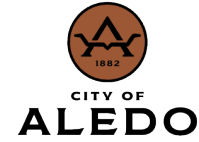
P&Z Role: Zoning



Hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations and districts as authorized under state law.

Zone Change	Specific Use Permit (SUP)	Planned Development	Amendments
<ul style="list-style-type: none">Request to amend the standard land use regulation of a property	<ul style="list-style-type: none">Request to permit a specific use in a zoning district, subject to additional conditions	<ul style="list-style-type: none">Request for alternative regulations specific to a property	<ul style="list-style-type: none">Changes to regulations

Resources/Contact Info



APA Texas Planning Commissioners Corner

Any questions or suggested training topics? Feel free to contact me:

grant.fore@bgllc.net

Contact Information

