

AGENDA



Thursday, December 10, 2009

Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION

Item No. 91

Subject: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2 relating to a change in the interim zoning designations granted upon annexation, to be consistent with standard and small single-family lots shown on an approved preliminary plan or final plat.

For More Information: Jackie Chuter, 974-2613; Sylvia Arzola, 974-6448.

Boards and Commission Action: Recommended by Environmental Board, Zoning and Platting Commission, and Planning Commission.

Based on current regulations, properties receive an interim zoning designation upon annexation. Standard single-family lots shown in an approved preliminary or final plat before 1984 receive a designation of interim single-family residence standard lot (I-SF-2) district zoning. Small single-family lots in an approved final plat receive a designation of interim single-family residence small lot (I-SF-4A) district zoning, regardless of date. Standard single-family lots that were platted after 1984 receive a designation of interim rural residential (I-RR) district zoning.

When annexed, most properties receive a designation of I-RR zoning. As a result, many homeowners encounter difficulties getting permits for minor improvements to their homes that would be permitted under I-SF-2 and I-SF-4A.

The proposed code amendment will allow standard single-family lots shown in an approved preliminary or final plat to receive the I-SF-2 designation upon annexation, regardless of the date the plat was approved; and will allow small single-family lots shown in an approved preliminary or final plat to receive the I-SF-4A designation upon annexation.

These zoning designations will still be considered interim, and it will remain the property owner's responsibility to request appropriate initial zoning.