

RESULTS SHEET

Date: 04/07/26

Case No./Name: PLZT 2026-006 CZO Text Amendments – Article Restructure

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** of the following zoning ordinance text amendments as provided below.

1. No regulatory content will be changed. Chapter titles and requirements will be assigned new article numbers, and any internal references will be updated to match those new numbers.
2. The Table below depicts the existing article structure contained within the CZO (left) compared with the restructuring proposed with this text amendment (right). Roman numeral numbers will become Arabic numbers. **(Text to be removed or modified are in red and new or moved language in green):**

Existing		Proposed	
Article I	Preamble	Article 1	Preamble
Article II	Zoning Districts	Article 2	Zoning Districts
Article III	Zoning District Boundaries	Article 3	Zoning District Boundaries
Article IV	Newly-Annexed Areas	Article 4	Newly-Annexed Areas
Article V	Use of Land (With Use Charts)	Article 5	Use of Land (With Use Charts)
Article VI	Interim Holding District	Article 6	Interim Holding District
Article VII	Single-Family Detached Residential Districts	Article 7	Single-Family Detached Residential Districts
Article VIII	Single-Family Attached Residential Districts	Article 8	Single-Family Attached Residential Districts
Article IX	Duplex/Triplex/Four-Plex Residential Districts	Article 9	Duplex/Triplex/Four-Plex Residential Districts
Article X	Multi-Family Residential Districts	Article 10	Multi-Family Residential Districts
Article XI	Mobile Home Residential District	Article 11	Mobile Home Residential District
Article XII	Office Districts	Article 12	Office Districts
Article XIII	Reserved For Future Use	Article 13	Corporate Commercial District
Article XIV	Local Retail Districts	Article 14	Local Retail Districts
Article XV	Commercial Districts	Article 15	Commercial Districts
Article XVI	Freeway Commercial District	Article 16	Freeway Commercial District

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Existing		Proposed	
Article XVI.1	Interstate Overlay District	Article XVI.1	Contents moved to Article 17, Article Removed
Article XVII	Reserved for Future Use	Article 17	Overlay Districts (GWY, HP, I35E, JBL)
Article XVIII	Light Industrial District	Article 18	Light Industrial District
Article XIX	Planned Development Districts	Article 19	Planned Development Districts
Article XX	Transit Center District	Article 20	Transit Center Districts
Article XX.1	Corporate Commercial District	Article XX.1	Contents moved to Article 13, Article Removed
Article XX.2	Gateway Overlay District	Article XX.2	Contents moved to Article 17, Article Removed
Article XX.3	Historic Preservation Overlay District	Article XX.3	Contents moved to Article 17, Article Removed
Article XX.4	"JBL" Josey-Belt Line Redevelopment Overlay District	Article XX.4	Contents moved to Article 17, Article Removed
Article XXI	Special Use Permits	Article 21	Special Use Permits
Article XXII	Non-Conforming Uses	Article 22	Non-Conforming Uses
Article XXIII	Adult Entertainment	Article 23	Adult Entertainment
Article XXIV	Off-Street Parking	Article 24	Off-Street Parking
Article XXV	Landscape & Buffering	Article 25	Landscape & Buffering
Insert New Article		Article 26	Reserved For Future Use
Article XXVI	Outside Storage & Display	Article 27	Outside Storage & Display
Article XXVII	Performance Standards	Article 28	Performance Standards
Article XXVIII	Special Conditions & Development Standards	Article 29	Special Conditions & Development Standards
Article XXIX	Completion	Article 30	Completion
Article XXX	Permits	Article 31	Permits
Article XXXI	Changes & Amendments	Article 32	Changes & Amendments
Article XXXII	Board of Adjustment	Article 33	Board of Adjustment
Article XXXIII	Planning & Zoning Commission	Article 34	Planning & Zoning Commission
Article XXXIV	Definitions	Article 35	Definitions
Article XXXV	Penalty	Article 36	Penalty
Article XXXVI	Interpretations	Article 37	Interpretations
Article XXXVII	Preserving Rights	Article 38	Preserving Rights
Article XXXVIII	Validity	Article 39	Validity
Article XXXIX	Repealing	Article 40	Repealing
Article XL	Effective Date	Article 41	Effective Date

- a. Existing Articles XIII. and XVII. both “Reserved for Future Use” are to be reassigned Corporate Commercial District and Overlay Districts respectively.

- b. Regulations for Corporate Commercial would be moved from Article XX.1 to Article 13. Article XX.1 will be removed.
- c. Regulations for the Interstate Overlay District, Gateway Overlay District, Historic Preservation Overlay District, Josey-Belt Line Redevelopment Overlay District, in Articles XVI.1, XX.2, XX.3, and XX.4 respectively, will be combined and moved to a single chapter – Article 17. Overlay Districts. Therefore, Articles XVI.1., XX.2., XX.3. and XX.4. will be removed.
- d. Article XXVI will be marked “Reserved for Future Use”. The regulations for Outside Storage and Outside Display, currently in Article XXVI, will move to Article 27. All remaining article and chapter topics and regulations will shift forward, in order, through Article 41.

B. P&Z ACTION from P&Z meeting: 03/05/26

Result: APPROVAL

/Vote: 8-0 (Sartor absent)

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 04/07/26

Result:

/Vote:

SUMMARY OF PROPOSED CHANGES

Proposed amendments:

1. Replace Roman Numerals with Arabic Numerals in the table of contents, article titles and article cross references.
2. Relocate the contents of Article XX.1. Corporate Commercial District to Article XIII. “Reserved For Future Use” and rename to Article 13. Corporate Commercial District.
3. Relocate and consolidate the contents of Articles XVI.1. Interstate Overlay District, XX.2. Gateway Overlay District, XX.3. Historic Preservation Overlay District and XX.4. Josey-Belt Line Redevelopment Overlay District to Article 17. “Reserved For Future Use” and rename to Article 17. Overlay Districts.
- f. Reestablish Article XXVI. Reserved For Future Use, moving Outside Storage and Outside Display regulations to Article 27. All remaining article and chapter topics and regulations will shift forward in order through Article 41.
4. Renumber all articles accordingly and remove unused articles, including Articles XVI.1., XX.1, XX.2., XX.3. and XX.4.
5. Update cross references among articles consistent with these changes.