



INFORMATION MEMORANDUM

TO: Planning and Zoning Commission
FROM: Tara Bradley
Planning Manager
DATE: May 11, 2026
SUBJECT: CZO Definitions and Use Table Update

Background:

Staff is requesting direction on revisions to the Comprehensive Zoning Ordinance (CZO), including Article 2.4 (Permitted Uses/Use Table) and Article 7 (Definitions). This project was included in the Planning and Zoning Commission's annual update to Council on December 16, 2025. The update would: (1) define 104 uses currently listed but not defined; (2) consolidate uses where appropriate; (3) reorganize definitions into a more user-friendly format; and (4) address gaps in the current list of uses. These changes will improve the usability and interpretation of Articles 2.4 and 7.

Staff is presenting three potential levels of review—basic, moderate, and comprehensive. Each level increases the amount of analysis and potential benefit but also may require additional time and coordination. Staff requests direction on the preferred level of review for Articles 2.4 and 7.

Discussion:

Options for Review:

Basic:

A basic review of Articles 2 and 7 would include:

- Define all 104 uses that are currently listed but not defined, reducing ambiguity in interpretation.

- Reorganize Article 7 (Definitions) by use category (e.g., group retail definitions together) to make similar uses easier to compare.
- Update the definition of home-based occupation to avoid conflict with H.B. 2464, which defines a “no-impact home-based business” and allows qualifying businesses without rezoning or permits.

This level of review is the simplest and quickest to complete. It would improve implementation and interpretation of the CZO as it currently stands but would not introduce additional policy changes beyond the items listed above.

Moderate:

A moderate level of review of Articles 2.4 and 7 would include the basic items above, plus the following:

- Update select outdated definitions (e.g., Servant/Guest Quarters).
- Consolidate similar uses or merge uses into broader categories where districts and approval requirements remain the same. In limited cases, consider expanding permitted districts (by right or with an SUP) where appropriate. For example, “Florist” could be incorporated under “Retail, General” if no separate use-specific standards are needed.
- Add new uses where gaps exist in the Use Table and definitions. For example, “Warehouse” is a common use in Farmers Branch but is not currently listed or defined.

A moderate level of review would streamline Articles 2.4 and 7 and address known gaps, which may reduce the need for future amendments to add individual uses to the CZO.

Comprehensive:

This level of review is the most detailed. It would include all work proposed under the basic and moderate levels, plus additional updates described below. The benefit is a more user-friendly end product with definitions that reflect current practice and new uses that were not contemplated when Articles 2.4 and 7 were originally adopted. Where needed, related use standards could also be reviewed to confirm they remain current and effective. A comprehensive review would include:

- Consolidate uses in cases where permitted districts may be reduced, evaluated case-by-case to confirm existing uses would not become nonconforming.
- Review and update use standards where warranted to reflect current conditions and community expectations.
- Add new uses to address identified gaps (e.g., data centers, flex office, warehousing).

Staff requests the Commission’s direction and recommendation regarding next steps for updating Articles 2.4 and 7 of the CZO. Specifically, which level of review should staff undertake—basic, moderate, or comprehensive?

Next Steps:

After receiving direction from the Commission (and City Council, as applicable), staff will complete the following steps to support amendments to Articles 2.4 and 7 of the CZO:

- Draft: Draft revisions to Article 2 and 7 will be completed based on direction.
- Receive P&Z and Council Direction: Present draft to P&Z and City Council for review and feedback.
- Finalize ordinance: Make updates to the draft based on feedback received from P&Z and City Council and complete City Attorney review.
- Approval process: As this would be a citywide amendment to the CZO, newspaper notice would be required. The approval process includes a public hearing and recommendation by P&Z, followed by a public hearing and action by City Council.

Attachments:

1. Current Article 2.4 of the Comprehensive Zoning Ordinance.
2. Current Article 7 of the Comprehensive Zoning Ordinance.