



## Legislation Details (With Text)

**File #:** ORD-3598      **Version:** 1

**Type:** Ordinance      **Status:** Public Hearing

**File created:** 9/3/2019      **In control:** City Council

**On agenda:** 9/17/2019      **Final action:**

**Title:** Conduct a public hearing and consider adopting Ordinance No. 3598 amending the Comprehensive Zoning Ordinance including amending: Article 6. Administration as it relates to nonconforming regulations for uses, structures and other property improvements, and jurisdiction of the Board of Adjustment; and take appropriate action

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Information Memorandum, 2. Ordinance No. 3598, 3. Existing nonconforming provisions of the Farmers Branch CZO, 4. August 26, 2019 Planning and Zoning Commission Meeting Minutes (agenda items A.1 and C.2), 5. Staff Presentation

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Conduct a public hearing and consider adopting Ordinance No. 3598 amending the Comprehensive Zoning Ordinance including amending: Article 6. Administration as it relates to nonconforming regulations for uses, structures and other property improvements, and jurisdiction of the Board of Adjustment; and take appropriate action**

**BACKGROUND:**

A review of the nonconforming provisions of the Comprehensive Zoning Ordinance (CZO) is a FY2018-19 strategic initiative, consistent with the Planning Department's work program and City Council's critical business outcomes. Given the new vision established in the East Side Plan and the upcoming IH-35E visioning study, it is appropriate to review the nonconforming provisions within the CZO to ensure that the provisions are supportive of redevelopment that occurs within these aforementioned areas, as well as the City as a whole.

The proposed amendments are to Article 6., Administration as it relates to nonconforming regulations for uses, structures and other property improvements (Article 6.6), and jurisdiction of the Board of Adjustment (Article 6.1.D.1). The amendments have the aim of tightening regulation of nonconforming uses and property improvements to encourage development in conformance with current zoning regulations and to address matters not currently covered under the current nonconforming provisions such as site elements and property impacts due to property acquisition by a governmental entity.

**RECOMMENDATION:**

On August 26, 2019, the Planning and Zoning Commission considered this request and unanimously recommended approval of the Zoning request as presented in Ordinance No. 3598.

**ACTIONS:**

1. Motion to adopt Ordinance No. 3598.
2. Motion to adopt Ordinance No. 3598 with the following modifications ...

3. Motion to deny Ordinance No. 3598.
4. Motion to continue discussion at the next meeting.

**ATTACHMENTS:**

1. Information Memorandum
2. Ordinance No. 3598
3. Existing nonconforming provisions of the Farmers Branch CZO
4. August 26, 2019 Planning and Zoning Commission Meeting Minutes (agenda items A.1 and C.2)
5. Staff presentation