



PLANNING & CODES

Planning and Zoning Commission Report

AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) CHAPTERS 1, 2, 3, AND 7 (DEFINITIONS) TO ESTABLISH A NEW TYPE OF ZONING PERMIT TO BE IDENTIFIED AS A CONDITIONAL USE PERMIT, AND TO ADD GENERAL PROVISIONS, PROCESSES, AND REGULATIONS FOR CONDITIONAL USE PERMITS

A request to amend the Unified Development Code (UDC) to add a zoning permit called a Conditional Use Permit was considered during a public hearing at the Planning & Zoning Commission meeting on June 9, 2026.

Pamela Centeno, Director of Planning & Codes, presented the proposed amendments to the Commission. She noted that zoning permits are required for land uses that need additional oversight to ensure that the proposed land use is compatible with the surrounding area. She noted that staff is proposing a new zoning permit, a Conditional Use Permit, for land uses that have a higher potential of creating impacts to surrounding area. She discussed that, while Specific Use Permits are approved by the Commission, Conditional Use Permits would require Council approval. Staff noted that public hearings would be held at both public meetings, giving surrounding property owners and the members of the public two opportunities to address the City about the proposed land use.

Ms. Centeno explained the proposed changes by section, including but not limited to expiration dates, processes, notification requirements, and the proposed fee for Conditional Use Permits.

The Commission discussed the UDC amendments proposed by staff.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding the amendments Commissioner Silvius moved that the Planning and Zoning Commission recommend approval of the proposed amendments to the UDC. Commissioner Windle seconded the motion. The following vote was recorded:

RECOMMENDATION TO AMEND THE UNIFIED DEVELOPMENT CODE, CHAPTERS 1, 2, 3, AND 7 (DEFINITIONS) TO ESTABLISH A NEW TYPE OF ZONING PERMIT TO BE IDENTIFIED AS A CONDITIONAL USE PERMIT, AND TO ADD GENERAL PROVISIONS, PROCESSES, AND REGULATIONS FOR CONDITIONAL USE PERMITS.

MOTION PASSED

8-0-0

A handwritten signature in black ink that reads "Francis Serna".

Francis Serna, Recording Secretary

A handwritten signature in black ink that reads "PCenteno".

ATTEST: Pamela Centeno

Director of Planning & Codes