



PLANNING AND ZONING COMMISSION COMMUNICATION
June 21, 2016

SUBJECT: Hold public hearing and consider a recommendation regarding Case No. 16-01-CC to Amend Portions of Chapter 84 “Unified Development Code” by Adopting New Clarification of Use Status Upon Revocation of Specific Use Permit.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-03-CC

ACTION REQUESTED:

Receive public input to amend to the Code of Ordinances Chapter 84 “Unified Development Code”, Section 84-54, “Termination of Nonconforming Uses”, by providing that a nonconforming use of property shall be changed to a conforming use by issuance of a specific use permit and providing for the termination of a use upon revocation or expiration of a specific use permit and consider a recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

The City of Euless has determined that clarification needs to be provided to Section 84-54, Termination of Nonconforming Uses. Specifically, language is recommended that would deal with a circumstance in which a specific use permit (SUP) is revoked on a use that was previously nonconforming. The proposed language would clarify that once the SUP was revoked, the use would have to terminate and the property would not revert back to a non-conforming status. The land use would instead be governed by the current zoning of the property. The language of the proposed ordinance would be placed within the

Nonconforming Uses portion of the Unified Development Code.

SUPPORTING DOCUMENTS:

- Draft Ordinance

APPROVED BY:

_____ **Mike Collins** _____

Director of Planning and Economic Development

_____ **Stephen Cook** _____

Senior Planner