

CITY OF LEVELLAND, TEXAS
LEVELLAND CITY COUNCIL SPECIAL MEETING
TUESDAY MAY 4, 2021 6:00 PM
CITY HALL, R.O. DENNIS COUNCIL CHAMBERS 1709 AVENUE H

AGENDA

Levelland Planning and Zoning Commission members have been invited to the regular meeting of the Levelland City Council. This agenda is being posted in the event that a quorum of Planning and Zoning Commission members attend the meeting. While the Planning and Zoning Commission members may participate in the discussion with the City Council, no action will be taken by the Planning and Zoning Commission at this meeting.

- ❖ Pledge of Allegiance and Prayer
- ❖ Statements by Citizens

1. Hold a work session regarding recommendations from the Comprehensive Zoning Review Task Force related to Chapter 9 of the City of Levelland code of ordinances titled Land Use Regulations (zoning ordinance).
2. Consider and take necessary action to direct the Planning and Zoning Commission and City staff to proceed with updating the City of Levelland zoning ordinance and related public meetings, public hearings, and town hall meetings.

Adjournment.

CERTIFICATION

DATED THIS THE 30TH DAY OF APRIL, 2021

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Levelland Texas is a true and correct copy of said notice that has been posted on the bulletin board of the City Hall of the City of Levelland, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on April 30, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of such meeting.

Andréa Corley, City Secretary

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the bulletin board of City Hall on _____ day of _____, 2021.

Andréa Corley, City Secretary

The City Council Chamber is wheelchair accessible. Requests for any special accommodations must be made 48 hours prior to the meeting. Please contact Andréa Corley at 894-0113.

AGENDA MEMORANDUM

TO: Honorable Mayor and City Council
Members of the Planning and Zoning Commission

FROM: Erik Rejino, City Manager

DATE: April 30, 2021

ITEM: Comprehensive Zoning Review Task Force Recommendations

As you all know City staff recommended to the City Council and Planning and Zoning Commission that we conduct a comprehensive review of our zoning code. While we have updated sections of the zoning code over the years, a large portion of the zoning code has not been updated since 1981. The process to do so began a few months ago with the establishment of the Comprehensive Zoning Review Task Force.

The Comprehensive Zoning Review Task Force was tasked with identifying the topics and issues that they would like for the P&Z and the Council to review regarding the zoning code.

In the resolution adopted by Council the Comprehensive Zoning Review Task Force was made up of the following individuals.

- One member from the Levelland City Council
Breann Buxkemper
- One member from the Levelland Planning and Zoning Commission
Butch Wade
- One member from the Levelland Main Street Advisory Board
Iris Keeling
- One member from the Levelland Chamber of Commerce Board of Directors
Michelle Davis
- One member shall be a realtor in Levelland.
Michael Stueart (Chair)
- Two member shall be citizen members residing inside the City limits of the City of Levelland.
Jody Rose
Mary Engledow

At this time the Task Force has concluded its task and is now ready to present their recommendations to the City Council and Planning and Zoning Commission. Accordingly we have scheduled a meeting with the City Council and have invited the P&Z as well as the Task Force members to attend the meeting. The recommendations from the Task Force will be presented at this meeting. Also, we will be asking the City Council to authorize us to move forward with the zoning topics recommended by the Task Force and authorize us to proceed with the necessary public meetings, public hearings, and town hall meetings related to the process. After this meeting, the P&Z will be taking the lead on updating the City of Levelland Zoning Code.



**Comprehensive Zoning Review Task Force
Zoning Review 2021
List of Zoning Related Recommended for Review**

Commercial Districts

- Consider designating formal local historic district (B-3/Main Street).
- Review and discuss non-profits in Main Street in commercial buildings.
- Review and discuss storage in Main Street commercial buildings.
- Consider historic preservation measures in historic district.
- Review and discuss food trucks.
- Mobile businesses.
- Consider minimum commercial landscape requirements.
- Review and discuss regulations on sexually oriented businesses.
- Review residences in commercial districts.

Housing

- Discuss and review tiny homes.
- RV Park/Mobile Home, Manufactured Home/Travel Trailer regulations; modify definitions and assess where which is allowed and not allowed.
- Establish minimum above ground square footage for each housing subdivision.
- Shipping container homes.
- Review and discuss RV's as primary dwellings.
- Review accessory building and carport setbacks.
- Consider creating a new zone for manufactured housing by converting sections of current Single Family -2 districts to the new zone that are currently predominantly made up of manufactured homes.
- Consider changing sections of Single Family -2 districts to Single Family -1 districts that are currently predominantly made up of site built homes.
- Consider developing minimum landscape requirements for new manufactured housing zone.
- Consider developing minimum landscape requirements for apartment complexes.
- Discuss and review short term rentals.

- Discuss and review residential parking.
 - All weather driveway
- Discuss and review the parking of a temporary storage container, boats, RV's, etc. in residential neighborhoods.
- Discuss and review regulations on barn dominions.
- Discuss and review regulations on group homes in residential neighborhoods.
- Off-street parking – trailers, RV's

Other

- Discuss and review cumulative zoning.