

February 24, 2026**To the Mayor and Members of the City Council**

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SUBJECT: PROPOSED TEXT AMENDMENTS TO “O-1” FLOODPLAIN ZONING CLASSIFICATION

The purpose of this Informal Report is to provide an overview of proposed Zoning Ordinance text amendments to the “O-1” Floodplain classification.

The Comprehensive Plan designates undeveloped 100-year FEMA floodplain as Open Space and as Vacant, Agricultural, Undeveloped in the Future Land Use maps. The Zoning Ordinance contains an “O-1” Floodplain zoning classification that can be used to implement the Comprehensive Plan, but it has not been updated in over 30 years. Staff propose the revisions below.

- Reference 1% annual chance floodplain (also referred to as 100-year floodplain), rather than 50-year floodplain.
- Remove mining as a use that can be approved by the Board of Adjustment.
- Remove industrial water intake, Christmas tree sales, taxicab stands, temporary buildings, and satellite dishes as allowed uses.

This proposed zoning text amendment is planned for the following public hearings:

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| Zoning Commission | March 11 |
| City Council | April 14 |

The Zoning Commission is scheduled to hear a Council-initiated case for “O-1” zoning on March 11 for two floodplain properties along the Trinity River off East 1st Street. Staff is identifying additional properties where “O-1” zoning is appropriate and will work with pertinent Councilmembers and property owners on future zoning changes.

For any questions, please contact Dana Burghdoff, Assistant City Manager, or Stephanie Scott-Sims, Interim Assistant Development Services Director.

Jesus “Jay” Chapa
City Manager