



**Classification of New
& Unlisted Uses
Packet
&
Application**



Classifications of New & Unlisted Uses Application Instructions

1. Completed attached application.
2. Provide a letter explaining your request and the reasons for the request.
3. Provide a statement of facts listing the following:
 - a. the nature of the use
 - b. whether it involves dwelling activity, sales, or processing
 - c. the type of product
 - d. whether it will involve outside storage
 - e. anticipated employment
 - f. transportation requirements
 - g. the amount of noise, odor, fumes, dust, toxic or hazardous materials, and vibration likely to be generated
 - h. the general requirements for public utilities such as water & sanitary sewer
4. A non-refundable filing fee of \$300.00.
5. Any other information that you feel will help explain your request.

City of Joshua

Code of Ordinances

Including Supplement No. 9

This Code of Ordinances contains all ordinances deemed appropriate to be included as enacted through Ordinance No. 662-2016 adopted 12/15/16.

CHAPTER 14

ZONING

Section 1-13. Classification of New and Unlisted Uses

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted use shall be made as follows:

A. ADMINISTRATIVE OFFICIAL ACTION

The Administrative Official may refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, hazardous materials, and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.

B. PLANNING AND ZONING COMMISSION ACTION

The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and shall determine the zoning district or districts within which such use should be permitted.

C. CITY COUNCIL ACTION

The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new unlisted use. The City Council may, by ordinance, approve the recommendation of the Commission or make such determination concerning the classification of such use as is determined by the Council to be appropriate.



PLANNING & ZONING COMMISSION
PETITION FOR CLASSIFICATION OF NEW & UNLISTED USES
101 S Main Street, Joshua, TX 76058
Phone: (817)558-7447 Fax: (817) 641-7526

Form must be completed in ink or typed.
Fee: \$300.00

DATE: _____

ZONING CASE # _____

Planning & Zoning Commission
City Council
City of Joshua
Joshua, TX 76058

Honorable Mayor, Members of the City Council, and Planning & Zoning Commissioners:

You are hereby respectfully requested to approve the following request for a classification of new and unlisted uses to the schedule of uses as listed in the Zoning Ordinance.

Proposed New or Unlisted Use: _____

Address of the property for the new uses: _____

Present use of the property is _____

Current Zoning for the property: _____

Applicant's Name: _____

Address: _____

Telephone Number: _____

Property Owner's Name: _____

Address: _____

Telephone Number: _____

Brief explanation of the proposed use:

Applicant Signature