

**SECTION 12.700: PLANNING AND ZONING COMMISSION**

A. Duties And Powers. The Planning and Zoning Commission is hereby charged with the duty and invested with the authority to:

- (1) Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the State of Texas and of the City.
- (2) Recommend to the City Council approval or disapproval of proposed changes in the zoning plan.
- (3) Formulate and recommend to the City Council, for its adoption, a comprehensive plan for the orderly growth and development of the City and its environs and from time-to-time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the City.
- (4) Formulate a zoning plan as may be deemed best to carry out the goals of the City Plan; hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in Chapter 211, Section 211.007 of the Local Government Code of the State of Texas. All powers granted under said Section are specifically adopted and made a part hereof[.]
- (5) Exercise all the powers of a Commission as to approval or disapproval of plans, plats, or replats set out in Chapter 212, Section 212.006 of the Local Government Code of the State of Texas.
- (6) Study and recommend the location, extension and planning of public rights-of-way, parks or other public places, and on the vacating or closing of same.
- (7) Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art which are, or may become, the property of the City.
- (8) Initiate in the name of the City, for consideration at public hearing, all proposals: (a) for the opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places; (b) for the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the City.
- (9) Formulate and recommend to the City Council for its adoption policies and regulations consistent with the adopted City Plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the City.
- (10) In addition to the quarterly reports to City Council required by the City Charter, the Planning and Zoning Commission shall submit at a time determined by City Council, an annual progress report to the City Council summarizing its activities, major