



# MEMORANDUM

*Department of  
Community Development*

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DATE: 07/02/2015

TO: WILLIS PLANNING AND ZONING COMMISSION

FROM: JOHN MANGIAMELI

SUBJECT: ZONING AMENDMENTS

Dear City Planning and Zoning Commission,

Attached are three proposed ordinance amendments for your review and consideration. These three referenced amendments are designed as additional tools to help raise the developments standards for Willis and reduce the rental property blight.

The first is an amendment that requires the screening of shipping/cargo containers that are installed or erected for more than 60 days.

The second is an amendment to the off-street parking regulations that will require all of the required off-street parking to be either asphalt or concrete. This will only apply to new developments and will not affect existing businesses or residences. It also has a provision that will require dust and dirt control for any new pavement that is not required to be either asphalt or concrete.

The third proposed amendment prohibits the development of more than one residence or duplex per each legally subdivided lot. This is a much needed amendment that will help prevent the development of "backyard sub-par rental units" which are beginning to become more and more prevalent throughout the community.

City staff is recommending the adoption of all of the proposed amendments as they are written and acceptance of a final report to City Council. We feel the amendments are not an overburden to the development community and they will help protect and maintain property values, and will have a lasting positive impact on the city.

Sincerely,

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