DIVISION 4. - AMENDMENTS

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Sec. 98-211. - Amendments to chapter.

The city council may on its own motion or on petition, amend, supplement, change, modify, or repeal the regulations, restrictions, and boundaries herein established. Applications for changes in zoning district classifications (rezoning) shall be accepted only upon the motion of the city council, the planning and zoning commission or from the owner of the property on which a change is being proposed.

In addition, a comprehensive review of the zoning ordinance text and maps shall be made by the planning and zoning commission at least once every three years, and a report and recommendation thereon shall be filed with the city manager, mayor and city council.

(Ord. No. 98-03, § 1(Exh. A, § 10(10.05)), 3-17-98)

Sec. 98-212. - Public hearing before the planning and zoning commission.

Before taking any action on any proposed amendment, supplement, change, or modification, the city council shall submit the same to the planning and zoning commission which shall hold a public hearing thereon before making a report and recommendation to the city council.

(Ord. No. 98-03, § 1(Exh. A, § 10(10.05.01)), 3-17-98)

Sec. 98-213. - Notification.

(a) Written notice of all public hearings before the planning and zoning commission on proposed changes in classification shall be sent to the owners of real property lying within 200 feet of the property within the city on which the change is proposed, such notice to be given, not less than 15 days before the date set for hearing, to each owner, as indicated by the most recently approved municipal tax roll. Such notice may be served by depositing same, properly addressed, and postage paid, in the city branch of the United States Post Office. In addition, notice of public hearing stating the time and place of the hearing shall be published in a paper of general circulation at least 15 days before a hearing is conducted by the city council to consider a change in zoning classification.

(b) In the event a public hearing shall be held by the planning and zoning commission in regard to a change of the zoning ordinance not involving particular property but involving a change in the ordinance generally, notice of such hearing shall be given not less than 15 days before the date set for hearing by publication once in a newspaper of general circulation in the city stating the time and place of such hearing.

(c) On every parcel of land being rezoned, unless the rezoning is initiated by the city, the applicant shall post a sign that is clearly visible along each side of the property that abuts a public street, sidewalk, road, or highway.

(1) Signs shall be placed at 300-foot intervals starting at the most northern or easterly corner of the property line with no less than one per property line.

(2) The signs shall be erected within seven days after the filing of the rezoning application and remain until the application has been approved or denied by the city council.

(3) The signs shall be a minimum of five feet in height. The display area shall be a minimum of three feet high by four feet wide in size. The lettering shall be a minimum of three inch in height stating:

a. An application for a zoning change from _____ to _____ has been filed with the City of Webster for this property on _____/_____/_____.

b. For more information on this application you may contact the City of Webster Zoning Official at 281-332-1826.

(4) If the zoning official determines that the signs have not been erected pursuant to this section, a written notice shall be issued to the applicant identifying the deficiencies and no action shall be taken on the application until the signs have been erected as required.

(Ord. No. 98-03, § 1(Exh. A, § 10(10.05.02)), 3-17-98; Ord. No. 99-16, § 1, 4-20-99)

Sec. 98-214. - Approval over the recommendation of the planning and zoning commission.

Any application to change the zoning classification of real property which has been recommended for denial by the planning and zoning commission shall require the affirmative majority vote of the governing body to approve the requested change.

(Ord. No. 98-03, § 1(Exh. A, § 10(10.06)), 3-17-98)

Sec. 98-215. - Protests.

In case of a protest against any such amendment, supplement, change, or repeal of the regulations, restrictions, and boundaries herein established, filed with the city secretary, and signed by the owners of 20 percent or more, either of the area of the lots included in such proposed change, or of the lots or land immediately adjoining the same and extending 200 feet therefrom, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the governing body of the city.

(Ord. No. 98-03, § 1(Exh. A, § 10(10.07)), 3-17-98)

Secs. 98-216—98-220. - Reserved.