

Article 4: Official Zoning Map or Zoning Text Amendments

Section 4.01: Purpose and Intent

The purpose and intent of this Article is to provide a means for amending the Official Zoning Map or the text of this Ordinance.

Section 4.02: Authority

The County Commission may adopt a resolution amending the Official Zoning Map or text of this Ordinance upon compliance with the provisions of this Article.

Section 4.03: Initiation

An application to amend the Official Zoning Map or text of this Ordinance may be initiated by the County Commission or Planning Commission by motion, or a person may submit applications in accordance with Section 3.01: Authority to File Applications.

Section 4.04: Procedure

(A) BASIC PROCEDURES

Except as modified by this Subsection, procedures and requirements for the submission, completeness determination, review, recommendation, hearing, and decision on applications are as established in Article 3: Common Review Procedures.

(B) PUBLIC HEARING, REVIEW, AND RECOMMENDATION BY THE PLANNING COMMISSION

- (1) Following staff review and public notification in accordance with [Section 3.10: Notice for Public Hearings](#), the Planning Commission shall conduct at least one public hearing on the application in accordance with [Section 3.11: Public Hearing Procedures](#).
- (2) After close of the hearing, the Planning Commission shall consider the application, relevant support materials, the staff report, and any comments given by the public.
- (3) The Planning Commission, by a majority vote of the quorum present, shall recommend one of the following actions to the County Commission, based on the standards in Section 4.05: Map Amendment Standards or [Section 4.06: Zoning Text Amendment Standards](#):
 - a) Approval of the application as submitted;
 - b) Approval of the application with modifications; or
 - c) Denial of the application.
- (4) Following its recommendation on a proposed amendment, the Planning Commission shall certify the same to the County Commission and submit a report detailing the recommendation.

(C) PUBLIC HEARING, REVIEW, AND ACTION BY THE COUNTY COMMISSION

- (1) Upon receipt of the Planning Commission's recommendation, a resolution must be sponsored by a County Commissioner.

- (2) The County Commission shall hold a public hearing on the application in accordance with Section 3.10: Notice for Public Hearings and Section 3.11: Public Hearing Procedures.
- (3) After close of the hearing, the County Commission shall consider the application, relevant support materials, the staff report, the Planning Commission's recommendation, and any comments given by the public.
- (4) The County Commission, by a majority vote of the total membership, shall take one of the following actions based on the standards in Section 4.05: Zoning Map Amendment Standards or Section 4.06: Zoning Text Amendment Standards:
 - a) Approval of the application as submitted;
 - b) Approval of the application with minor modifications;
 - c) Denial of the application; or
 - d) Remand of the application back to the Planning Commission for further consideration.
- (5) If the proposed amendment is approved, the County Commission's decision shall become effective as stated in the Resolution.

Section 4.05: Zoning Map Amendment Standards

Amending the Official Zoning Map (Rezoning) is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and any other applicable County-adopted plans;
- (B) Whether and the extent to which there are changed conditions that require an amendment;
- (C) Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- (D) Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- (E) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- (F) Whether and the extent to which the proposed amendment would encourage development prior to the availability of necessary services and infrastructure;
- (G) Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- (H) Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- (I) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Section 4.06: Zoning Text Amendment Standards

Amending the text of this Ordinance is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and all applicable County-adopted plans;
- (B) Whether the proposed amendment is in conflict with any provision of this Ordinance;

- (C) Whether and the extent to which there are changed conditions that require an amendment;
- (D) Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- (E) Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development patterns within the County;
- (F) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern; and
- (G) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Section 4.07: Effect of Decision

Approval of an amendment to the Official Zoning Map (Rezoning) shall not expire, but the amended Official Zoning Map is subject to further amendment in accordance with the amendment procedures set forth in this Article.

Section 4.08: Repeat Applications

Whenever any application for an amendment to the Official Zoning Map has been denied by the County Commission, no new application comprising the same request, covering the same property (or the same property plus any additional property) can be filed with, or considered by, the County Commission until one year has elapsed from the date the previous application was filed.

Section 4.09: Effect of Map and Text Amendments on Pending Applications

(A) EFFECTIVE DATE

Any amendments to this Ordinance or to the Official Zoning Map following January 1, 2013, shall have an effective date as specified in the Resolution adopting the amendment. If no effective date is specified, then the amendment is effective upon approval by the County Commission.

(B) COMPLETED APPLICATIONS

- (1) Any application submitted and accepted as complete before the effective date of an amendment to this Ordinance or the Official Zoning Map, but still pending final action as of that date, shall be reviewed and decided in accordance with the regulations and/or zoning classification in effect when the application was accepted. To the extent such an application is approved and proposes development that does not comply with this Ordinance, the subsequent development, although permitted, shall be nonconforming and subject to the provisions of Article 21: Nonconformities.
- (2) Completed applications shall be processed in good faith and shall comply with any time frames for review, approval, and completion of the development as established in the regulations in effect at the time of application acceptance. If the application fails to comply with the required time frames, it shall expire and future development shall be subject to the requirements of this Ordinance.

- (3) An applicant with a pending application accepted before the effective date of an amendment to this Ordinance or the Official Zoning Map, may opt to have the proposed development reviewed and decided under the amended standards of this Ordinance by withdrawing the pending application and submitting a new application in accordance with the standards of this Ordinance, as amended.

(C) APPROVED APPLICATIONS

- (1) Any development approvals granted before the effective date of an amendment to this Ordinance or the Official Zoning Map, in accordance with the procedures outlined in the previous Ordinance and/or the Williamson County Subdivision Regulations, shall remain valid until their expiration date. Developments with valid approvals or permits may be carried out in accordance with the terms and conditions of their approval and the development standards in effect at the time of approval, provided the permit or approval is valid and has not expired.
- (2) If the prior approval expires or is revoked (i.e., for failure to comply with the terms and conditions of approval), any subsequent development of the site shall comply with the procedures and standards of this Ordinance, with the development standards in effect as of the date the new application is filed.
- (3) To the extent a prior-approved application proposes development that does not comply with this Ordinance, the subsequent development, although permitted, shall be nonconforming and subject to the provisions of Article 21: Nonconformities.

(D) NONCONFORMITIES

If any use, structure, lot, or sign legally existed on the effective date of this Ordinance, or any relevant amendment thereto, but does not fully comply with the standards of this Ordinance, then that use, structure, lot, or sign shall be considered nonconforming under this Ordinance and shall be subject to the provisions of Article 21: Nonconformities.