

ARTICLE 14.04-PLANNING AND ZONING COMMISSION

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Section 14.04.001. Creation; membership.

There is hereby created and established for the city, a planning and zoning commission which shall be composed of five members. No fewer than three members shall be resident citizens, taxpayers and qualified voters of the city, and no more than two members shall be resident citizens, taxpayers and qualified voters of Kimble County, having an ownership stake in (1.) real property situated within the City of Junction, or (2.) a business situated within the City of Junction, shall be appointed by the city council, to serve as hereinafter provided or until their successors are appointed. The mayor and city council shall be ex-officio members.

Section 14.04.002. Procedure for appointment of members.

Initially, new members appointed in 2026 shall serve 2, 3, or 4 year term. Terms being 2 each 3 – year terms, 2 each 4 – year terms and one 2 – year term, to be determined by a drawing members. Each member appointed or reappointed shall then serve for a full three year term unless he or she resigns or is removed as herein provided. Any member who fails to attend at least 75 percent of all regular meetings of the commission within any 12 month period shall be removed from the commission, unless such failure to attend was the result of illness or other acceptable excuse, as determined by the city council.

Section 14.04.003. Organization.

The planning and zoning commission shall elect a chairman and vice-chairman from its members and shall have the power to employ, as budgeted, such qualified persons as may be necessary for the proper conduct of the undertakings of the commission and to pay for such services and other necessary expenses provided that the cost thereof shall not exceed the amount appropriated by the governing body for the use of such commission. Such commission shall also have the power to make rules, regulations and by-laws for its own government, which shall conform as nearly as possible to those governing the city council and shall be subject to approval by such governing body.

Such by-laws shall include, among other items, provision for:

- (1) Regular and special meetings, open to the public;
- (2) Records of its proceedings, to be open for inspection by the public;
- (3) Reports to the governing body and the public from time to time and annually; and
- (4) Public hearings on its recommendations.

Section 14.04.004. Compensation of members.

Members of the zoning and planning commission shall serve without compensation. However, the city council may authorize the payment of expenses for travel and meetings and similar costs which may be incurred by members incident to the performance of the duties of members of such commission.

Section 14.04.005. Duties and powers acting as zoning commission.

In its capacity as zoning commission, the commission shall have the power and it shall be its duty to make and recommend for adoption an ordinance for zoning the city in accordance with the provisions of Chapter 211, Texas Local Government Code, V.T.C.A.), and as amended, and shall hold public hearings and make recommendations to the city council on all requests or proposals for amending, changing or adding to the zoning ordinance. In performing its duties the commission shall have all the powers, duties and responsibilities prescribed by statutes of the state and the zoning ordinance of the city.

Section 14.04.006. Duties and powers acting as planning commission.

In acting in its capacity as a planning commission, the commission shall be responsible for, and is hereby authorized to act as follows:

- (1) To perform all functions related to the review and approval of subdivision plats which may be assigned to the planning commission by the statutes of the state and/or ordinances of the city.
- (2) To prepare or cause to be prepared a comprehensive plan for the physical development of the city and its environs, including but not limited to:
 - a. Land use.
 - b. Thoroughfares and transportation by rail, water, air or highway.
 - c. Parks and school sites.
 - d. Public buildings.

e. Housing and neighborhood improvement.

f. Drainage.

g. Utilities and services.

h. Municipal expansion and annexation.

i. Slum clearance and blighted areas.

j. Parking and use of streets and alleys.

(3). To adopt with the approval of the city council, the comprehensive plan as a whole or as individual parts thereof and to be the custodian of the comprehensive plan and all parts thereof. The adoption of any portion of the comprehensive plan shall be by resolution carried by the affirmative votes of not less than three members of the commission. Prior to initiating action of the adoption of any part of the comprehensive plan, the planning commission shall refer said plan to the city council for concurrence and comment. The city council may, by resolution, recommend the adoption as submitted with changes, of the comprehensive plan or any part thereof by the planning commission.

(4) To recommend and advise the city council on matters involving the physical improvement of the city including capital improvement programs, approval of subdivision plats and other changes or additions involving the physical arrangement of the city.

Section 14.04.007. Quorum.

Three members of the commission shall constitute a quorum, and any action taken by three members of the commission shall be sufficient for the passage of any question placed before it.

PASSED AND APPROVED ON THE FIRST READING ON THIS THE 15th DAY OF DECEMBER, 2025.

PASSED, APPROVED AND ADOPTED ON THE SECOND READING ON THIS THE 12th DAY OF JANURARY, 2026.

Attest:

W.R. Hammonds

Mayor

**Garvene Adams City
Secretary**

ARTICLE 15.02 - ANNEXATION PLAN

Section 15.02.001. Annexation restricted to certain areas.

The City of Junction shall annex only those areas not required to be included in an annexation plan as set forth in V.T.C.A., Local Government Code § 43.052, as the same may be amended from time to time.