

ORDINANCE NO. 1410

AN ORDINANCE OF THE CITY OF BRADY, TEXAS, APPROVING AN AMENDMENT TO THE CITY OF BRADY ZONING ORDINANCE, USE CHART AND COMMERCIAL DISTRICT REGULATIONS, TO ALLOW A CONCRETE OR ASPHALT BATCHING PLANT (PERMANENT) AS A PERMITTED USE BY SPECIFIC USE PERMIT (SUP) WITHIN THE COMMERCIAL (C) DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Texas Local Government Code empowers the City of Brady, Texas to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, The City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City; and

WHEREAS, Chapter 14 of the Brady Code of Ordinances constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS, The City recognizes that concrete or asphalt batching plants are industrial uses that may generate truck traffic, dust, lighting, and other operational impacts and therefore should only be permitted through the Specific Use Permit process to allow case-by-case review; and

WHEREAS, The Planning and Zoning Commission of the City of Brady provided adequate notice and conducted a public hearing in accordance with the Brady Code of Ordinances and Chapter 211 of the Texas Local Government Code and recommended approval of the zoning ordinance amendment; and

WHEREAS, The City Council of the City of Brady, Texas held a public hearing regarding the proposed zoning ordinance amendment and determined that allowing concrete or asphalt batching plants by Specific Use Permit within the Commercial (C) District is consistent with the intent of the City's Zoning Regulations and is in the best interest of the public health, safety, and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS:

SECTION 1 – Zoning Ordinance Amendment

The City of Brady Zoning Ordinance, Use Chart and Commercial (C) District regulations are hereby amended to allow Concrete or Asphalt Batching Plant (Permanent) as a permitted use by Specific Use Permit (SUP) within the Commercial (C) District.

SECTION 2 – Specific Use Permit Standards

1. The facility shall obtain and maintain all required permits from the Texas Commission on Environmental Quality (TCEQ).

2. The facility shall comply with all applicable federal, state, and local stormwater and environmental regulations.
3. The facility shall implement a dust suppression plan designed to minimize airborne particulate matter.
4. Truck traffic circulation shall be designed to minimize impacts on public streets and surrounding properties.
5. Hours of operation may be established or modified by the City Council as part of the Specific Use Permit approval.
6. Additional setbacks from residentially zoned property may be required during the SUP review process.
7. Masonry walls, fencing, landscaping, or other approved screening may be required to reduce visual impacts.
8. Outdoor lighting shall be shielded and directed downward to prevent light spillover onto adjacent properties.
9. Adequate on-site staging areas shall be provided to prevent truck stacking on public streets.
10. Failure to comply with the conditions of the Specific Use Permit may result in suspension or revocation of the permit.

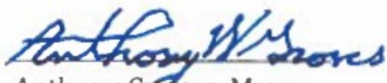
SECTION 3 – Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 4 – Effective Date

This ordinance shall take effect immediately upon its passage and adoption as provided by law.

PASSED AND APPROVED this 7th day of April, 2026.



Anthony Groves, Mayor
City of Brady, Texas

ATTEST:


City Secretary