

ZONING ORDINANCE

14A Attachment 1

PLANNED DEVELOPMENT DISTRICTS

CITY OF KATY ZONING ORDINANCE

Ordinance 707 adopted 3/28/85 as amended by Ordinance 1006 adopted 3/12/92 (Section 12.8) - Planned Development District, Green Meadows, Section 1, 101.603 acres.

Ordinance 741 adopted 11/14/85 - Planned Development District, corner of intersection of Hockley Cutoff and Morton Road, 49 acres.

Ordinance 749 adopted 11/26/85 - Planned Development District, corner of intersection of Katy Hockley Cutoff and Morton Road, 49 acres. Amends Ordinance 741.

Ordinance 1115 adopted 9/14/95 - Planned Development District, Pin Oak Road South of Interstate Highway 10 and North of Katy-Flewellen Road, 7.509 acres. Amended by Ordinance 2551.

Ordinance 1199 adopted 12/22/97 - Planned Development District, Katy Mills. Amended by Ordinance 2504.

Ordinance 2169 adopted 9/24/01 - Woodcreek Reserve. Amended by Ordinance 2523.

Ordinance 2504 adopted 7/11/11 - Amends Ord. 1199, Katy Mills, to reflect the subdivision plat approved by the city council on July 11, 2011.

Ordinance 2511 adopted 9/12/11 - Repeals Ordinance 2405 which created Silver Oak Planned Development District and replaces with The Reserve at Katy Planned Development District, F.M. 1463 approximately one mile south of Interstate 10 in Fort Bend County, 218 acres.

Ordinance 2523 adopted 12/12/11 - Amends Woodcreek Reserve Planned Development District to reflect Sundance-Memory Care.

Ordinance 2551 adopted 12/10/12 - Amends Carriage Inn Retirement Center. Approves a plat adding additional property to the “Carriage Inn Retirement Center”, a Planned Development District which will change the layout of the property as it was submitted when “Carriage Inn Retirement Center”, a Planned Development District was approved. Amends Ordinance 1115.

Ordinance 2643 adopted 6/23/14 - Amends The Reserve at Katy. Approves the change in acreage for certain zoning designations; certain uses in the planned development district; amends the sign regulations in the planned development district; and provides for retail building elevation design, location, size and materials for any building located within commercial reserves. Amends Ordinance 2511.

Ordinance 2666 adopted 10/13/14 - Young Ranch. Approximately 388 acre tract single-family residential and commercial use development located south of Interstate 10, just south of the Willow Fork of Buffalo Bayou.

KATY CODE

Ordinance 2717 adopted 8/24/15. Amends West Ten Business Park. Amends certain requirements and restrictions for development within the planned development district. Amends Ordinance 2445.

Ordinance 2721 adopted 10/2/15. Amends Katy Mills. Creates an overlay district named “Katy Boardwalk District,” enacting certain restrictions and regulations in the planned development district. Amends Ordinance 1199.

Ordinance 2744 adopted 4/25/16. Amends Katy Mills. For the construction and operation of a public high school. Amends Ordinance 1199.

Ordinance 2745 adopted 4/25/16. Amends West Ten Business Park. Amends certain sign requirements and restrictions for development. Amends Ordinance 2445.

Ordinance 2770 adopted 10/10/16. Amends The Reserve at Katy. Changing the zoning from planned development district to a single-family residential development of 100 acres or more planned development district; amending lot size and signage regulations; allowing for future subdivision of tracts of land. Amends Ordinances 2511 and 2643.

Ordinance 2811 adopted 8/14/17. Amends West Ten Business Park. Amends certain sign requirements and restrictions for development within the planned development district. Amends Ordinance 2445.

Ordinance 2842 adopted 3/26/18. Village at Katy Planned Development District, a business and commercial development on approximately 84 acres of vacant land located at the northeast corner of Interstate Highway 10 and Pin Oak Road.

Ordinance 2856 adopted 6/25/18. Amends West Ten Business Park. Amends certain sign requirements; prohibited uses; permitted uses and screening requirements for development within the planned development district. Amends Ordinance 2445.

Ordinance 2914 adopted 8/12/19. Amends “Katy Boardwalk District” overlay planned development district; amends certain requirements and restrictions for development within the “Katy Boardwalk District” overlay planned development district.

Ordinance 2915 adopted 8/12/19. Amends “West Ten Business Park” planned development district; amends certain requirements and restrictions for development within the “West Ten Business Park” planned development district.

Ordinance 2952 adopted 7/27/20. Village at Katy Planned Development District (formerly known as the Katy Towne Centre Development District), a municipal utility district.

Ordinance 2968 adopted 1/25/21. Amends Katy Mills Planned Development District; amends certain requirements and restrictions for development within the “Katy Mills Planned Development District.”

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Ordinance 2977 adopted 3/22/21. Amends “West Ten Business Park” planned development district; amends certain requirements and restrictions for development within the “West Ten Business Park” planned development district.

Ordinance 2981 adopted 4/26/21. Amends “West Ten Business Park” planned development district; annexing certain properties into the “West Ten Business Park” planned development district.

Ordinance 2987 adopted 6/28/21. Creates “Katy Court” planned development district; single-family residential and restricted commercial use development.

Ordinance 3043 adopted 6/13/22. Amends “West Ten Business Park” planned development district; amending certain requirements and restrictions.

Ordinance 3066 adopted 12/12/22. Amends “Katy Court” planned development district; for the addition of approximately 189.5 acres of land for development.

Ordinance 3156 adopted 9/23/2024. Amends “Katy Court” planned development district; amending certain requirements and restrictions.

Ordinance 3173 adopted 4/28/2025. Amends “Katy Court” planned development district; amending certain requirements and restrictions.

Ordinance 2842-01 adopted 7/14/2025. Amends “Village at Katy” planned development district; amending certain requirements and restrictions.