



## PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT AGENDA

City Hall, 5th Floor, Council Chambers  
405 6th Street, Sioux City, IA 51101  
Tuesday, February 24, 2026, at 4:00 p.m.

(Said items are on file in Room 308, City Hall, 405 6th Street, Sioux City, IA 51102)

### Planning and Zoning Meeting

1. Call to Order
2. Planning and Zoning Hearings
  - A. Agenda Item 2026-013: Requested vacation of the north/south alley adjacent to 2310 South Clinton Street.
  - B. Agenda Item 2026-014: Requested rezoning of the property at 6302 Harbor Drive from GC (General Commercial) to GI (General Industrial).
  - C. Agenda Item 2026-015: Requested Zoning Ordinance Text Amendment to Municipal Code Section Code - Section: 25.05.180.4, and 25.05.210.
3. Other Business
  - A. Report by the Chair regarding Planning and Zoning items at the City Council meeting.
  - B. Other items brought forward by the Commission and/or staff.
  - C. Approval of the minutes of the February 10, 2026, meeting.
4. Adjourn Planning and Zoning Meeting.

### Board of Adjustment Meeting

1. Call to Order (4:30 p.m. or at the conclusion of the Planning and Zoning Commission meeting, whichever comes later)
2. Hearing
  - A. Agenda Item 2026-012: Requested Variance pursuant to Municipal Code Table 25.03.040.1 on property known as 2512 Jay Avenue.
3. Other Business
  - A. Six-month review for the 5700 Outer Drive Borrow Pit Conditional Use Permit.
  - B. Other items brought forward by the Board and/or staff.
  - C. Approval of the minutes of the February 10, 2026, meeting.
  - D. Adjourn Board of Adjustment Meeting.

#### ADA NOTICE

The City of Sioux City does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aids for effective communication in programs and services of the City of Sioux City are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 405 6th Street, Room 206, (712)279-6200. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.