



PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT AGENDA

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

(Said items are on file in Room 309, City Hall, 405 6th Street, Sioux City, IA 51102)

Planning and Zoning Commission Meeting

1. Call to Order
2. Planning and Zoning Hearings
 - A. Agenda Item 2026-017: Requested rezoning of the property at 1000 Morningside Avenue from SC (Suburban Commercial) to GC (General Commercial).
 - B. Agenda Item 2026-019: Requested conditional sign permit on property located at 6111 Whispering Creek Drive.
 - C. Agenda Item 2026-020: Requested dedication of Adel Street for a portion of the property located at 2702 Adel Street.
 - D. Agenda Item 2026-021: Requested Planning and Zoning Commission certification that the Outer Banks Sub-Area of the Teton Urban Renewal Area conforms to the Sioux City Comprehensive Plan, as adopted in August 2005.
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 March 10, 2026, meeting.
4. Adjourn Planning and Zoning Commission 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 2026-018: Requested conditional use permit pursuant to Municipal Code Section 25.02.120 Commercial Uses for the property located at 1000 Morningside Avenue.
3. Other Business
 - A. Other items brought forward by the Board and/or staff.
 - B. Approval of the minutes of the March 10, 2026, meeting.
 - C. 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.