



## **CITY COUNCIL AGENDA ITEM**

**SUBJECT:** Suspend Acceptance of applications during Comprehensive Plan process

**STAFF CONTACT:** Lee W. Jones, Assistant City Administrator – Community Development

**COUNCIL MEETING CYCLE:** February 16, 2026 COW; February 23, 2026 Council Mtg.

### **RECOMMENDED COUNCIL ACTION:**

Adopt a resolution suspending new applications for zoning text amendments, rezonings, new planned unit developments, and major subdivisions during the Comprehensive Plan process.

### **BACKGROUND/SUMMARY:**

A moratorium on development applications during the comprehensive planning process allows cities to ensure sustainable growth, protect community interests, and address pressing environmental and infrastructure concerns. This pause on application acceptance is necessary to:

- allow for a thorough assessment of current conditions and future needs, ensuring that any new developments align with the community's long-term vision and goals;
- allow city staff, our consultant team, and partner agencies to evaluate whether current infrastructure can support new developments without overburdening public facilities, ensuring that growth is measurable and sustainable;
- provide an opportunity to conduct environmental assessments and develop strategies to mitigate adverse effects of new development;
- encourage residents to voice their concerns and participate in discussions about future development, ensuring that development reflects the community's values and needs; and
- prevent hasty decisions that could lead to negative outcomes, such as incompatible land uses or community discontent.

A pause on development applications during the comprehensive planning process is a strategic tool that will allow the Council to manage growth responsibly, protect community interests, and set a solid foundation for long-term success and resilience.



**RELATED ISSUES:**

The budget for the Fiscal Year 2026 for the City of Gulf Shores included funding for a comprehensive plan effort to begin in 2026. This plan will include a multi-modal transportation component to provide specific recommendations for reducing congestion and increasing alternative modes of transportation within the city.

**PREVIOUS COUNCIL ACTIONS:**

The City Council has adopted multiple resolutions suspending the acceptance of applications in the past. The most recent suspension was on February 28, 2022, when the City Council adopted Resolution No. 6519-22. This resolution suspended the acceptance of Site Plan applications for six (6) months, for staff to develop and provide recommendations for changes to Zoning Ordinance standards related to Townhouse and Multiple-family Dwelling Uses.

**FINANCIAL IMPACT:**

There may be some short-term losses in revenue related to a pause on the acceptance of zoning applications, but staff expects those losses to be recouped in 2027 when applications begin to be accepted again.

**KEY DATES:**

This suspension on application acceptance will take effect immediately and remain effective for twelve (12) months. Council may, at its sole discretion, extend the suspension by two (2) additional periods of up to six (6) months, each by resolution of the City Council, upon a finding of need for such extension.

**ATTACHMENTS:**

Resolution suspending the acceptance of applications