

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
February 1, 2017**

6:30 P.M.

AGENDA

1. Call to order
2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. Citizens to be heard – Rules for Citizen’s Comments: The Planning & Zoning Commission welcomes citizen participation and comments at all of their meetings. As a courtesy to your fellow citizens and out of respect to Board members; we request that if you wish to speak that you follow these guidelines.
 - A. Direct your comments to the entire Board, not to an individual member;
 - B. Limit your discussion to one or two issues that you wish to address rather than a generalized statement; and
 - C. Show the Board the same respect and courtesy that you expect to be shown to you.
 - D. As stated in Resolution No. 04-11, residents are given three (3) minutes to speak during Citizens to be heard. Residents are only allowed to speak once and cannot pass their time allotment to someone else.

The Presiding Officer will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Note: The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board may present any factual response to items brought up by citizens [Attorney General Opinion – JC 0169].

4. Consent Agenda:
 - A. Approval - Planning & Zoning Commission minutes, January 9, 2017
5. Public Hearing
The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments from members of the public on proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City’s Code of Ordinances regarding carports and porte cocheres – City Manager Hill and Commissioner Janssen.
6. Discussion / action – Proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City’s Code of Ordinances regarding carports and porte cocheres – City Manager Hill and Commissioner Janssen.

7. **Public Hearing**
The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments from members of the public regarding possible updates and changes to Chapter 36, Article IV, Tables No. 3, 4, and 5 of the permitted uses for zoning districts O-1, B-1 and B-2 – City Manager Hill and Commissioner Janssen.
8. **Discussion – Discussion** regarding possible updates and changes to Chapter 36, Article IV, Tables No. 3, 4, and 5 of the permitted uses for zoning districts O-1, B-1 and B-2 – City Manager Hill and Commissioner Janssen.
9. **Presentation - Semiannual presentation** by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
10. **Report / update – City Council items** considered at previous City Council meetings and discussion concerning the same – City Manager Hill.
11. **Chairman Announcements:**
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items, as follows:
 - i. March - Presentation by City Manager Hill on the status of the proposed sidewalks and discussion concerning the same.
 - ii. March – Public Hearing on proposed amendments to permitted uses in zoning districts O-1, B-1 and B-2.
 - iii. March – Discussion and possible action on proposed amendments to permitted uses in zoning districts O-1, B-1 and B-2.
 - iv. August – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
 - v. October - Presentation by City Attorney regarding update on Open Meetings Act, Public Information and discussion regarding the same.
12. **Adjournment**

Accessibility Statement:

The City of Shavano Park City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in the front and sides of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-447-5400 or TDD 1-800-735-2989.

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Commission Authorized:

The Planning and Zoning Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending

or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City Shavano Park, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 24, 2017 at 4:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
January 9, 2017**

6:30 P.M.

MINUTES

1. Call to order

PRESENT:

Albert Aleman

Brian Harr

Konrad Kuykendall

Shawn Fitzpatrick

Carla Laws

Carlos Ortiz

Kerry Dike

Michael Janssen

ABSENT:

Richard Lazor

2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.

Upon a motion made by Commissioner Dike and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. Citizens to be heard

Citizen Sandison addressed the Planning & Zoning Commission regarding agenda item 6- accessory / portable buildings.

4. Consent Agenda:

A. Approval - Planning & Zoning Commission minutes, December 7, 2016

Upon a motion made by Commissioner Dike and a second made by Commissioner Laws, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission December 7, 2016 minutes as presented. The motion carried.

5. Discussion / action – Proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City’s Code of Ordinances regarding carports – City Manager Hill and Commissioner Janssen

Upon a motion made by Commissioner Aleman and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City’s Code of Ordinances regarding carports, with modifications to definitions of carport and porte cochere. A public hearing will be held at the next meeting for final recommendation to City Council. The motion carried.

6. **Discussion / action – Proposed amendments to Chapter 6 and Chapter 36 of the City’s Code of Ordinances regarding accessory buildings, outbuildings, and portable buildings – City Manager Hill and Commissioner Aleman.**

Upon a motion made by Commissioner Aleman and a second made by Commissioner Harr, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve proposed amendments to Chapter 6 and Chapter 36 of the City’s Code of Ordinances regarding accessory buildings, outbuildings, and portable buildings. The motion carried.

7. **Discussion – Discussion regarding possible updates and changes to Chapter 36, Article IV, Tables No. 3, 4, and 5 of the permitted uses for zoning districts O-1, B-1 and B-2 – City Manager Hill and Commissioner Janssen.**

Discussion was held on this item with additional comments provided by Dan Kossel of Bitterblue.

8. **Presentation on the status of the proposed sidewalks and discussion concerning the same – City Manager Hill.**

City Manager Hill presented an update on the status of proposed sidewalks.

9. **Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.**

City Manager Hill reported that the December City Council Meeting was cancelled.

10. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
 - i. February - Presentation by City Manager Hill on the status of the proposed sidewalks and discussion concerning the same.
 - ii. February – Proposed amendments to Chapter 6 and Chapter 36 of the City’s Code of Ordinances regarding accessory buildings, outbuildings, and portable buildings.
 - iii. February – Proposed amendments to Chapter 6, Chapter 32 and Chapter 36 regarding carports (public hearing).
 - iv. February – Discussion and proposed amendments to permitted uses in zoning districts O-1, B-1 and B-2 (public hearing).
 - v. February – Presentation by City Attorney regarding update on Open Meetings Act, Public Information and discussion regarding the same.
 - vi. February – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

11. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Harr, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting. The meeting adjourned at 7:54 p.m.

MICHAEL JANSSEN
Chairman

ZINA TEDFORD
City Secretary

PLANNING & ZONING STAFF SUMMARY

Meeting Date: February 1, 2017

Agenda item: 5/6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

5. Public Hearing

The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments from members of the public on proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City's Code of Ordinances regarding carports and porte cocheres – City Manager Hill and Commissioner Janssen.

6. Discussion / action – Proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City's Code of Ordinances regarding carports and porte cocheres – City Manager Hill and Commissioner Janssen.

X

Attachments for Reference:

1) 5/6a Carport Code References

BACKGROUND / HISTORY: At the November 21, 2016 meeting the City Council voted to have Planning & Zoning review allowing carports to be substituted for garage space, open to street, load in front and be freestanding. In addition, ordinance should specify type of structures allowed.

At the December 7, 2016 meeting, the Planning & Zoning Commission voted to table this item.

Staff met with Chairman Janssen on December 19th to discuss potential amendments to the City's ordinances regarding carports.

DISCUSSION: Mayor Pro Tem Ross agenda submission on November 21, 2016:

Rationale: There is no rationale to require carports to load a certain way or require them to be attached. While it does not seem to fit the neighborhood to allow popup type tents or other removable structures to be used as a carport, there should be consideration for a structure that is in keeping with the property and neighborhood.

Arguments against carports have included: they are ugly, they lower property values, if you have one instead of a garage your house won't sell. Some carports are ugly. But a carport in-and-of-itself does not lower property values, nor does it preclude one from selling their house. A carport is any structure that would cover a vehicle, it can be as basic or as grand as one's imagination and budget. Example Pictures of Carports can be seen in attachment 5b.

At the January 9, 2017 meeting, the Planning & Zoning Commission approved proposed amendments regarding carports with additional modifications to definitions of carport and porte cochere. No new changes have been proposed from the initial version approved by the P&Z.

Because this is a zoning change, a public hearing is required and a second vote is required prior to sending to City Council. Notice was provided in the San Antonio Express News and posted on the agenda as required.

COURSES OF ACTION: Conduct the public hearing and consider any feedback. Then approve or provide recommend proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City's Code of Ordinances regarding carports and porte cocheres; or provide further guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: To approve the recommend proposed amendments to Chapter 6, Chapter 32, and Chapter 36 of the City's Code of Ordinances regarding carports and porte cocheres.

Sec. 36-1. - Definitions.

...

Carport means a covered parking area that is open on two or more sides, space for the housing or storage of motor vehicles and is open on two (2) or more sides.

Porte cochere is a roofed structure that is open on no more than three (3) sides, is attached to the primary residence, extends from an entrance on the primary residence over an adjacent driveway, shelters vehicle ingress and egress, and is constructed utilizing the same design and materials as the primary residence. A porte cochere should not be confused with a carport in which vehicles are stored; at a porte cochere the vehicle merely passes through, stopping only for passengers to embark or disembark.

Sec. 36-36. - A-1, A-2, A-3, A-4 and A-5 PUD Single-Family Residential Districts.

...

(e) *Garages and carports.*

(1) *Garages.* A minimum two-car garage shall be provided at each residence. Residential garage doors are not to exceed ten feet in height. An additional garage may be provided as an accessory building pursuant to regulations in Sec. 36-36(a)(2). No garage shall open onto any street, roadway or cul-de-sac unless the lot in question fronts two streets which will allow the garage to face the street perpendicular to the front of the residential structure. All attached garages shall be rear or 90-degree side loaded. Conversion of an existing garage to another use shall be permitted only where replacement garage space is provided. Doors on secondary garages for the purpose of storing recreational vehicles may be of a height necessary to store the vehicle. Detached garages shall conform to building setback lines and structural regulations and may or may not face the street (final decision is the Building Official's decision), but may not be substantially visible from the street.

(2) *Carports.* Carports may not, under any circumstances, be substituted for garage space. No *carport* may open on any street, roadway or cul-de-sac. In situations where a lot fronts two streets and the garage opens to the street perpendicular to the front of the structure, no *carport* will be allowed. ~~All carports shall conform to all building setback lines, structural regulations and be rear or 90-degree loaded. All carports must be built in conjunction with existing garage space and not as freestanding structures.~~ Freestanding carports are allowed in the rear yard area of lots if said lot does not front two streets. Freestanding carports must not be visible from any street, roadway or cul-de-sac and are regulated as accessory buildings under Section 36-36(a)(2). All carports shall conform to all building setback lines, structural regulations and be rear or 90-degree loaded.

Sec. 6-91. - Garages and *carports*.

(a) *Garages.*

(1) In A-1, A-2, A-3, A-4, and A-5 PUD Single-Family Residential Districts, a minimum two-car garage shall be provided at each residence. Residential garage doors are not to exceed ten feet zero inches in height. An additional garage may be provided as an accessory building pursuant to regulations in Sec. 36-36(a)(2). No garage shall open onto any street, roadway or cul-de-sac unless the lot in question fronts two streets which will allow the garage to face the street perpendicular to the front of the residential structure. All attached garages shall be rear or 90-degree side loaded. Conversion of an existing garage to another use shall be permitted only where replacement garage space is provided. Doors on secondary garages for the purpose of storing recreational vehicles may be of a height necessary to store the vehicle. Detached garages shall conform to building setback lines and structural regulations and may or may not face the street (final decision is the Building Official's decision), but may not be substantially visible from the street.

(2) In a CE Single-Family Cottage Estates Residential District, a minimum two-car garage shall be provided for at each residence. Substitution of another type of structure (accessory building, workshop, storage building, etc.) for an existing garage shall not be permitted; however, an additional garage may be provided as an accessory building. Conversion of an existing garage to another use shall be permitted only where replacement garage space is provided.

(b) *Carports.* Carports may not, under any circumstances, be substituted for garage space.

No *carport* in A-1, A-2, A-3, A-4, and A-5 PUD Single-Family Residential Districts may open on any street, roadway or cul-de-sac. In situations where a lot fronts two streets and the garage opens to the street perpendicular to the front of the structure, no *carport* will be allowed. Freestanding carports are allowed in the rear yard area of lots if said lot does not front two streets. Freestanding carports must not be visible from any street, roadway or cul-de-sac and are regulated as accessory buildings under Section 36-36(a)(2). ~~All carports shall conform to all building setback lines, structural regulations and be rear or 90-degree loaded. All carports must be built in conjunction with existing garage space and not as freestanding structures. All carports shall conform to all building setback lines, structural regulations and be rear or 90-degree loaded.~~

Chapter 32 – Traffic and Vehicles has two mentions of carports when discussing driveways and parking:

Sec. 32-19. - Definitions.

...

Driveway means an area surfaced with concrete, asphalt or similar all-weather material and shall lead from an authorized curb cut (or if there is no curb cut from the City street) to a garage, *carport*, or required parking space.

Sec. 32-21. - Exceptions for parking in driveways and parking spaces.

- (a) Nothing in this article shall prohibit the parking of motor vehicles upon driveways.
- (b) Nothing in this article shall prohibit the parking of motor vehicles upon parking spaces.
- (c) *Parking or storage of motor vehicles.* Parking or storage of motor vehicles in a front, side or rear yard is prohibited in all "A-1 PUD", "A-2", "A-3", "A-4" and "A-5"

Districts. The following exceptions apply:

- (1) Parking or storage of motor vehicles in a side or rear yard is permitted in "A-1" Districts provided that motor vehicles are parked on an all-weather surface and are within the setbacks.
- (2) In "A-1" Districts, driveway means an area surfaced with all-weather material and shall lead from a street to a garage, *carport* or parking space.

PLANNING & ZONING STAFF SUMMARY

Meeting Date: February 1, 2017

Agenda item: 7/8

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

7. Public Hearing

The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments from members of the public regarding possible updates and changes to Chapter 36, Article IV, Tables No. 3, 4, and 5 of the permitted uses for zoning districts O-1, B-1 and B-2 – City Manager Hill and Commissioner Janssen.

8. Discussion – Discussion regarding possible updates and changes to Chapter 36, Article IV, Tables No. 3, 4, and 5 of the permitted uses for zoning districts O-1, B-1 and B-2 – City Manager Hill and Commissioner Janssen.

X

Attachments for Reference: 1) 7/8a Table of Uses

BACKGROUND / HISTORY: During the FY 2016 – 2017 Budget process the City Council adopted the following objective for the City: Review and update the Table of Uses for new business opportunities (O-1, B-1, and B-2 Zoning Categories).

DISCUSSION: Attachment 7a is the Table of Uses for the Business Zoning Districts from the City's Ordinances.

At the January 9, 2017 meeting the Planning & Zoning Commission held discussion on this item with additional comments provided by Dan Kossl of Bitterblue. Several listings appeared to be formatted incorrectly (e.g. two authorized uses combined on one line). One comment suggested that the number of theaters screens authorized in the B-2 Zoning should be increased from eight to twelve. Another comment was to move the delicatessen from B-2 to B-1.

Other options include:

- Microbrewery / Brewpub – allow brewing of beer on site. Would open up brewpub style restaurants
- Arcade / Video Gaming – allows arcades or quasi-restaurants like Dave & Busters or Chuck E Cheese's

These changes have been made in the draft and highlighted in Red.

COURSES OF ACTION: Consider this action as an entire body (P&Z Commission) or create a subcommittee or working group.

FINANCIAL IMPACT: Additional uses could result in increased sales taxes.

MOTION REQUESTED: None at this time. However, if possible reach a consensus on possible updates and changes to Chapter 36, Article IV, Tables No. 3, 4, and 5 of the permitted uses for zoning districts O-1, B-1 and B-2

ARTICLE VI. - TABLES

Table No. 3 **Table of Permitted Uses** *O-1 Zoning Category*

Accounting
Architects
Attorneys
Bank/savings and loan - drive through facilities require (CC) approval
Chiropractor
Clinic, dental or medical
Consultants
Developers
Engineers
Brokerage services
General office uses
Insurance company and agents
Mortgage loan office
Office call center
Office data processing and management
Optician
Optometry services
Orthopedic services
Physical therapist
Real estate office
Software sales and service
Supplemental day care center - caring for not more than 12 persons
Tax preparation services
Telephone company - office use only
Travel agency

Table No. 4
Table of Permitted Uses
B-1 Zoning Category

As required by subsection 36-39(6)a. 1., all business activities, except for outdoor dining and Convenience Store activities, (including outdoor pay at the pump gasoline sales and stand-alone self-service car wash), are required to be completely contained within an enclosed structure or court.

Any use permitted in O-1 Zoning Category, See Table No. 3

Antique store

Apothecary (drugstore)

Apparel and accessory store

Art gallery and/or museum

Bakery, retail store

Bar/tavern

Barber or beauty shop

Boutique hotel

Bookstore

Business machine shop

Cafeteria

Camera/photographic store

Candy/nut/confectionery store

Catering shop

Convenience store, (CC)

Cosmetics sales

Day spa

Dairy products, retail store

Delicatessen

Drug store

Dry goods, retail store

Electric scooters sales and service

Fitness services 6000 square feet or less

Floor covering, retail store
Florist, retail store
Fruit and product store, retail store
Food store
Furniture sales, retail store
Gift shop
Gourmet shop, retail store
Grocery store, with alcoholic beverage sales
Hardware sales, retail store without outdoor display
Hobby supply store
Hotel/motel
Hotel/motel over 45 feet in height (CC)
Interior decorating studio
Jewelry store
Laboratory, dental or medical
Laboratory, research and/or testing (CC)
Laundry/dry cleaning, pick station only
Leather goods and luggage store
Liquor store
Locksmith
Luggage sales and service
Milliner (custom)
Movie rental
Music store
Nursery school or day care
Nursery (plant sales) - retail
Office equipment/supply store, retail store
Optical goods, retail store
Pet grooming, small animals only with no overnight boarding

Pet shop

Photographic equipment and supplies, retail store

Picture framing

Postal center

Pottery studio

Reducing salon

Religious, cultural and fraternal activity up to 5,000 square feet

Restaurant

Restaurant with Microbrewery

Restaurant with Arcade / Video Gaming

Schools up to 5,000 square feet

Second hand merchandise, retail store

Self-defense instruction

Shoe repair

Shoe sales, retail store

Short-term in-patient surgical center - a facility in which the average in-patient length of stay shall not exceed 96 hours (CC)

Sporting goods, retail store

Stamp and coin sales, retail store

Stationary sales, retail store

Tailor shop

Tobacco store

Toy store

Trophy sales

Variety store, retail store

Watch repair

Table No. 5
Table of Permitted Uses
B-2 Zoning Category

As required by subsection 36-39(7)a. 1., all business activities, except for outdoor dining and Convenience Store activities, (including outdoor pay at the pump gasoline sales and stand-alone self-service car wash), are required to be completely contained within an enclosed structure or court.

Any use permitted in B-1 Zoning Category, see Table No. 4

Air conditioner sales, retail store

Altering/repairing of apparel

Animal clinic, no outside operations

Appliance repair

Appliance sales, retail store

Assisted Living Facility (CC)

Auto rental — pick up and drop off only (CC)

Bicycle repair and sales

Day Care (CC)

Churches

Club — private (including meeting hall) (CC)

Copy and photostatting shop, dry copy processes only

Department store

Electronic equipment repair

Funeral home, (CC)

Fitness services greater than 2,999 square feet, (CC)

Hardware sales, retail store with outdoor display (screened from public view) (CC)

Miniature golf, indoor only (CC)

Officer service facilities, rear-loading only, no outside storage

Paint and wallpaper store, retail store

Pawnshops that are licensed to transact business by the Consumer Credit Commissioner under the Texas Pawnshop Act (article 5069-51.01 et seq., Vernon's Texas Civil Statutes) - No Special permit is required for this use.

Personal storage facility - rock wall, full screened (CC)

Radio and/or television station - without transmission tower (CC)

Reception hall/meeting facility

Recreational facility, neighborhood only (CC)

Religious, cultural and fraternal activity over 5,000 square feet

Rug, carpet and tile store - retail store

Schools over 5,000 square feet

Skating rink, (CC)

Short-term in-patient surgical center - a facility in which the average in-patient length of stay shall not exceed 96 hours

Tennis, basketball, volleyball, racquetball or handball courts, indoor only

Theater — no more than **twelve** screens or stages (CC)

ARTICLE VI. - TABLES

Table No. 3 **Table of Permitted Uses** *O-1 Zoning Category*

Accounting

Architects

Attorneys

Bank/savings and loan - drive through facilities require (CC) approval

Chiropractor

Clinic, dental or medical

Consultants

Developers

Engineers

Brokerage services

General office uses

Insurance company and agents

Mortgage loan office

Office call center

Office data processing and management

Optician

Optometry services

Orthopedic services

Physical therapist

Real estate office

Software sales and service

Supplemental day care center - caring for not more than 12 persons

Tax preparation services

Telephone company - office use only

Travel agency

Table No. 4
Table of Permitted Uses
B-1 Zoning Category

As required by subsection 36-39(6)a. 1., all business activities, except for outdoor dining and Convenience Store activities, (including outdoor pay at the pump gasoline sales and stand-alone self-service car wash), are required to be completely contained within an enclosed structure or court.

Any use permitted in O-1 Zoning Category, See Table No. 3

Antique store

Apothecary (drugstore)

Apparel and accessory store

Art gallery and/or museum

Bakery, retail store

Bar/tavern

Barber or beauty shop

Boutique hotel

Bookstore

Business machine shop

Cafeteria

Camera/photographic store

Candy/nut/confectionery store

Catering shop

Convenience store, (CC)

Cosmetics sales

Day spa

Dairy products, retail store

Delicatessen

Drug store

Dry goods, retail store

Electric scooters sales and service

Fitness services **6,000 2,999** square feet or less

Floor covering, retail store
Florist, retail store
Fruit and product store, retail store
Food store
Furniture sales, retail store
Gift shop
Gourmet shop, retail store
Grocery store, with alcoholic beverage sales
Hardware sales, retail store without outdoor display
Hobby supply store
Hotel/motel
Hotel/motel over 45 feet in height (CC)
Interior decorating studio
Jewelry store
Laboratory, dental or medical
Laboratory, research and/or testing (CC)
Laundry/dry cleaning, pick station only
Leather goods and luggage store
Liquor store
Locksmith
Luggage sales and service
Milliner (custom)
Movie rental
Music store
Nursery school or day care
Nursery (plant sales) - retail
Office equipment/supply store, retail store
Optical goods, retail store
Pet grooming, small animals only with no overnight boarding

Pet shop

Photographic equipment and supplies, retail store

Picture framing

Postal center

Pottery studio

Reducing salon

Religious, cultural and fraternal activity up to 5,000 square feet

Restaurant

Restaurant with Microbrewery

Restaurant with Arcade / Video Gaming

Schools up to 5,000 square feet

Second hand merchandise, retail store

Self-defense instruction

Shoe repair

Shoe sales, retail store

Short-term in-patient surgical center - a facility in which the average in-patient length of stay shall not exceed 96 hours (CC)

Sporting goods, retail store

Stamp and coin sales, retail store

Stationary sales, retail store

Tailor shop

Tobacco store

Toy store

Trophy sales

Variety store, retail store

Watch repair

Table No. 5
Table of Permitted Uses
B-2 Zoning Category

As required by subsection 36-39(7)a. 1., all business activities, except for outdoor dining and Convenience Store activities, (including outdoor pay at the pump gasoline sales and stand-alone self-service car wash), are required to be completely contained within an enclosed structure or court.

Any use permitted in B-1 Zoning Category, see Table No. 4

Air conditioner sales, retail store

Altering/repairing of apparel

Animal clinic, no outside operations

Appliance repair

Appliance sales, retail store

Assisted Living Facility (CC)

Auto rental — pick up and drop off only (CC)

Bicycle repair and sales

Churches

Club — private (including meeting hall) (CC)

Copy and photostatting shop, dry copy processes only

Child Daycare (CC)

Department store

Electronic equipment repair

Funeral home, (CC)

Fitness services greater than **6,000 2,999** square feet, (CC)

Hardware sales, retail store with outdoor display (screened from public view) (CC)

Miniature golf, indoor only (CC)

Officer service facilities, rear-loading only, no outside storage

Paint and wallpaper store, retail store

Pawnshops that are licensed to transact business by the Consumer Credit Commissioner under the Texas Pawnshop Act (article 5069-51.01 et seq., Vernon's Texas Civil Statutes) - No Special permit is required for this use.

Personal storage facility - rock wall, full screened (CC)

Radio and/or television station - without transmission tower (CC)

Reception hall/meeting facility

Recreational facility, neighborhood only (CC)

Religious, cultural and fraternal activity over 5,000 square feet

Rug, carpet and tile store - retail store

Schools over 5,000 square feet

Skating rink, (CC)

Short-term in-patient surgical center - a facility in which the average in-patient length of stay shall not exceed 96 hours

Tennis, basketball, volleyball, racquetball or handball courts, indoor only

Theater — no more than ~~twelve~~ ~~eight~~ screens or stages (CC)