



PLANNING AND ZONING COMMISSION

AGENDA

Sugar Land City Hall
2700 Town Center Boulevard North
Sugar Land, Texas 77479

THURSDAY, APRIL 25, 2024

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

6:30 PM

I. ATTENTION

A. *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.*

The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast Cable Subscribers can also tune-in on Channel 16.

II. PUBLIC COMMENT

Citizens who desire to address the City Council, Board and/or Commission in person with regard to matters on the agenda must complete a "Request to Speak" form and give it to the City Secretary, or designee, prior to the beginning of the meeting.

Each speaker is limited to three (3) minutes, speakers requiring a translator will have six (6) minutes, regardless of the number of agenda items to be addressed. Comments or discussion by the City Council, Board, and/or Commission Members, will only be made at the time the subject is scheduled for consideration.

Disclaimer: The City of Sugar Land reserves the right to remove any individual for comments deemed inappropriate, impertinent, profane, slanderous and/or for not adhering to the public comment rules outlined in this notice.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

III. MINUTES

A. Consideration of and action on the minutes of the February 13, 2024 and February 22, 2024 meetings.

Ashley Newsome, Deputy City Secretary

IV. SUBDIVISION PLAT

A. Consideration of and action on authorization of the Preliminary Plat Extension for New Territory Detention Expansion No. 1.

Laura Waller, Senior Planner

V. PUBLIC HEARING

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on a proposed amendment to Chapters 2 and 10 of the Land Development Code.

Consideration of and action on a recommendation for the proposed amendment to Chapters 2 and 10 of the Land Development Code.

Jessica Echols, Planner II

VI. REPORTS

- A. Planning and Zoning Commission Liaison Report
- City Council Meeting February 27, 2024
 - City Council Meeting March 5, 2024
 - City Council Meeting March 19, 2024
 - City Council Meeting March 26, 2024
 - City Council Meeting April 2, 2024
 - City Council Meeting April 16, 2024
- B. City Staff Report
- Calendar of Scheduled Meeting and Events

THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY).

IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE CITY SECRETARY, (281) 275-2730. REQUESTS FOR SPECIAL SERVICES MUST BE RECEIVED FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING TIME. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

THE AGENDA AND SUPPORTING DOCUMENTATION IS LOCATED ON THE CITY WEB SITE (WWW.SUGARLANDTX.GOV) UNDER MEETING AGENDAS.

Posted on this 18th day of April, 2024 at 9:27 A.M.



Planning and Zoning Commission Agenda Request
APRIL 25, 2024

AGENDA REQUEST NO: III.A.

AGENDA OF: Planning and Zoning Commission Meeting

INITIATED BY: *Justin Perez, Agenda Coordinator*

PRESENTED BY: *Ashley Newsome, Deputy City Secretary*

RESPONSIBLE DEPARTMENT: City Secretary

AGENDA CAPTION:

Consideration of and action on the minutes of the February 13, 2024 and February 22, 2024 meetings.

RECOMMENDED ACTION:

Consider the minutes of the February 13, 2024 and February 22, 2024 meetings.

EXECUTIVE SUMMARY:

Consider the minutes of the February 13, 2024 and February 22, 2024 meetings.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE:N/A

ATTACHMENTS:

Description	Type
▢ 021324pz_minutes	Other Supporting Documents
▢ 022224ps_minutes	Other Supporting Documents



PLANNING AND ZONING COMMISSION

MINUTES

Sugar Land City Hall
2700 Town Center Boulevard North
Sugar Land, Texas 77479

TUESDAY, FEBRUARY 13, 2024

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

6:30 PM

QUORUM PRESENT

All members were present except Chairman Matthew Caligur and Commissioner Fareena Dawood.

I. ATTENTION

A. Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.

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II. PUBLIC COMMENT

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For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No members of the public came forward to speak.

III. MINUTES

- A. Consideration of and action on the minutes of the January 9, 2024 meeting.
Ashley Newsome, Interim Deputy City Secretary

A motion to **Approve**, Item III-A, Approval of the January 9, 2024, meeting minutes, was made by Chuck Brown and seconded by Apurva Parikh, the motion **Passed**.

Ayes: Brown, Halbrook, Landin, Parikh, Patel, Smith

Absent: Caligur, Dawood

IV. WORKSHOP

- A. Review of and discussion on proposed Development Code Amendments.
Laura Waller, Senior Planner

Laura Waller, Senior Planner, gave a presentation, made comments and answered questions from the Commission.

V. REPORTS

- A. Planning and Zoning Commission Liaison Report
- City Council Meeting January 16, 2024
 - City Council Meeting February 6, 2024

Commissioner Landin reported on the January 16, 2024, City Council Meeting.
Commissioner Halbrook reported on the February 6, 2024, City Council Meeting.

- B. City Staff Report
- Calendar of Scheduled Meeting and Events

Lauren Fehr, Assistant Director of Planning and Development Services, gave comments and reported on events, meetings, and future activities.

VI. ADJOURNMENT

A motion to **Approve**, Adjournment at 7:35 p.m., was made by Chuck Brown and seconded by Mary Smith, the motion **Passed**.

Ayes: Brown, Halbrook, Landin, Parikh, Patel, Smith

Absent: Caligur, Dawood

Matthew Caligur, Chairman





PLANNING AND ZONING COMMISSION

MINUTES

Sugar Land City Hall
2700 Town Center Boulevard North
Sugar Land, Texas 77479

THURSDAY, FEBRUARY 22, 2024

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

6:30 PM

QUORUM PRESENT

All Commissioners were present except for Chairman, Matthew Caligur.

I. ATTENTION

A. Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.

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II. PUBLIC COMMENT

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Disclaimer: The City of Sugar Land reserves the right to remove any individual for comments deemed inappropriate, impertinent, profane, slanderous and/or for not adhering to the public comment rules outlined in this notice.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No public speakers addressed the Commission.

III. MINUTES

The minutes will be reviewed and approved at the next Planning and Zoning Commission meeting.

IV. PUBLIC HEARING

A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on a:

1. **Proposed Amendment to the Sugar Land Development Code Tables 2-71.1 and 2-91.1** amending the Land Use Matrices for Residential and Non-Residential Land Uses.
2. **Proposed Amendment to Ordinances 1430, 1676, 1683, 1812, 1826, 1850, 1904, 1905, 1926, 1936, 2041, 2081, 2118, 2259, 2291, 2297** removing SIC 5993 Tobacco Stores and Stands and Ordinance 2307 removing Tobacco and Hookah Retail Store as allowed uses. This is to align with recent modifications to the Code of Ordinance Ch. 3 Art. VIII which further limited smoking in public places and took affect Dec. 31, 2023.

Laura Waller, Senior Planner

Laura Waller, Senior Planner, gave a presentation to the Commission.

The public hearing was opened at 6:39 p.m. for the proposed amendment to the Sugar Land Development Code.

There were no speakers present to address the Commission during the public hearing.

The public hearing was closed at 6:40 p.m. for the proposed amendment to the Sugar Land Development Code.

The public hearing was opened at 6:40 p.m. for the proposed amendment to Ordinance No. 1430, 1676, 1683, 1812, 1826, 1850, 1904, 1905, 1926, 1936, 2041, 2081, 2118, 2259, 2291, 2297, and 2307.

There were no speakers present to address the Commission during the public hearing.

The public hearing was closed at 6:40 p.m. for the proposed amendment to Ordinance No. 1430, 1676, 1683, 1812, 1826, 1850, 1904, 1905, 1926, 1936, 2041, 2081, 2118, 2259, 2291, 2297, and 2307.

V. CONSIDERATIONS FOR RECOMMENDATION

A. Consideration of and action on a recommendation for the proposed amendment to the Sugar Land Development Code Tables 2-71.1 and 2-91.1 amending the

Land Use Matrices for Residential and Non-Residential Land Uses.

Laura Waller, Senior Planner

Laura Waller, Senior Planner, made comments and answered questions from the Commission

A motion to **Approve**, Item V-A, The approval of the Development Code Amendment to the Mayor and City Council, was made by Taylor Landin and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Brown, Dawood, Halbrook, Landin, Parikh, Patel, Smith

Absent: Caligur

- B.** Consideration of and action on a recommendation for the proposed amendment to Ordinances 1430, 1676, 1683, 1812, 1826, 1850, 1904, 1905, 1926, 1936, 2041, 2081, 2118, 2259, 2291, 2297 removing SIC 5993 Tobacco Stores and Stands and Ordinance 2307 removing Tobacco and Hookah Retail Store as allowed uses. This is to align with recent modifications to the Code of Ordinance Ch. 3 Art. VIII which further limited smoking in public places and took affect Dec. 31, 2023.

Laura Waller, Senior Planner

Laura Waller, Senior Planner, made comments and answered questions from the Commission.

A motion to **Approve**, Item V-B, The approval to the Mayor and City Council amending the following PD Ordinances: 1430, 1676, 1683, 1812, 1826, 1850, 1904, 1905, 1926, 1936, 2041, 2081, 2118, 2259, 2291, 2297, and 2307, was made by Taylor Landin and seconded by Sapana Patel, the motion **Passed**.

Ayes: Brown, Dawood, Halbrook, Landin, Parikh, Patel, Smith

Absent: Caligur

VI. REPORTS

- A.** Planning and Zoning Commission Liaison Report

- City Council Meeting February 20, 2024

Commissioner Randall Halbrook attended the February 20, 2024 City Council meeting.

- B.** City Staff Report

- Calendar of Scheduled Meeting and Events

Lauren Fehr, Assistant Director of Planning and Development Services, gave comments and reported on events, meetings, and future activities.

VII. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Matthew Caligur, Chairman





Planning and Zoning Commission Agenda Request
APRIL 25, 2024

AGENDA REQUEST NO: IV.A.

AGENDA OF: Planning and Zoning Commission Meeting

INITIATED BY: *Laura Waller, Senior Planner*

PRESENTED BY: *Laura Waller, Senior Planner*

RESPONSIBLE DEPARTMENT: Planning & Development Services

AGENDA CAPTION:

Consideration of and action on authorization of the Preliminary Plat Extension for New Territory Detention Expansion No. 1.

RECOMMENDED ACTION:

Staff recommends approval of the Preliminary Plat Extension for New Territory Detention Expansion No. 1.

EXECUTIVE SUMMARY:

This is a request for a One-Year Extension for the Preliminary Plat of the New Territory Detention Expansion No. 1, located at the southwest corner of the intersection of Pecan Grove Lane and Sartartia Road. The property is in the City of Sugar Land's ETJ and the plat includes 12.066 acres in 3 reserves. This Preliminary Plat was unanimously approved at the Planning & Zoning Commission meeting held on May 25, 2023. The owner needs additional time to construct the new Sartartia ROW and work through the abandonment of the existing Sartartia ROW before returning to P&Z Commission with the Final Plat.

The previous approval is still valid. The plat extension action by the Commission is based on timeframe only and extends the prior approval for one additional year. This will allow the developer time to obtain the abandonment necessary to begin the Final Plat process with the City of Sugar Land and Fort Bend County.

BUDGET

EXPENDITURE REQUIRED: n/a

CURRENT BUDGET: n/a

ADDITIONAL FUNDING: n/a

FUNDING SOURCE:n/a

ATTACHMENTS:

Description		Type
❏ Preliminary Plat & Exhibits		Contracts

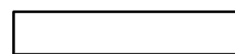


New Territory Detention Expansion No. 1



City Limits

480



Feet





April 4, 2024

Ms. Laura Waller
Planner II
City of Sugar Land City Hall
2700 N. Town Center Boulevard
Sugar Land, TX 77479

Re: New Territory Detention Expansion
Preliminary Plat Extension
City of Sugar Land
Fort Bend County, Texas
LJA Job No. 2703-2012 (6.1)

Dear Ms. Waller:

We hereby request an extension of the above-referenced approved preliminary plat to allow us more time to provide the necessary items to submit a final plat.

Should you have any questions or need any additional information pertaining to the above referenced plat, please contact me at (713) 953-5228. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Rene R.'.

Rene Rodriguez
Platting Manager

STATE OF TEXAS
COUNTY OF FORT BEND

THE UNDERSIGNED, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, ACTING BY AND THROUGH CINDY PICAZO, CHAIRMAN AND GERALD KAZMIERCZAK, SECRETARY, BEING OFFICERS OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, AND THE CITY OF SUGAR LAND, ACTING BY AND THROUGH _____ MAYOR, _____ CITY MANAGER AND _____ CITY SECRETARY, BEING OFFICERS OF THE CITY OF SUGAR LAND, HEREINAFTER REFERRED TO AS OWNERS OF THE 12.066 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF NEW TERRITORY DETENTION EXPANSION NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY, WHEREOF, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CINDY PICAZO, ITS CHAIRMAN, THEREUNTO ATTESTED, BY ITS SECRETARY, GERALD KAZMIERCZAK, THIS _____ DAY OF _____, 2023.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

BY: _____
CINDY PICAZO, CHAIRMAN

ATTEST: _____
GERALD KAZMIERCZAK, SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CINDY PICAZO, CHAIRMAN, OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, A SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD KAZMIERCZAK, SECRETARY, OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, A SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY, WHEREOF, THE CITY OF SUGAR LAND, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOE R. ZIMMERMANN, ITS MAYOR, BY MIKE GOODRUM, IT CITY MANAGER, THEREUNTO ATTESTED, BY ITS INTERIM CITY SECRETARY, NATALIE SERRANO, THIS _____ DAY OF _____, 2023.

THE CITY OF SUGAR LAND

BY: _____ JOE R. ZIMMERMAN, MAYOR BY: _____ MIKE GOODRUM, CITY MANAGER

ATTEST: _____
NATALIE SERRANO, INTERIM CITY SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE R. ZIMMERMANN, MAYOR OF THE CITY OF SUGAR LAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE GOODRUM, CITY MANAGER AND NATALIE SERRANO, INTERIM CITY SECRETARY, OFFICERS OF THE CITY OF SUGAR LAND, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLES POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

DATE

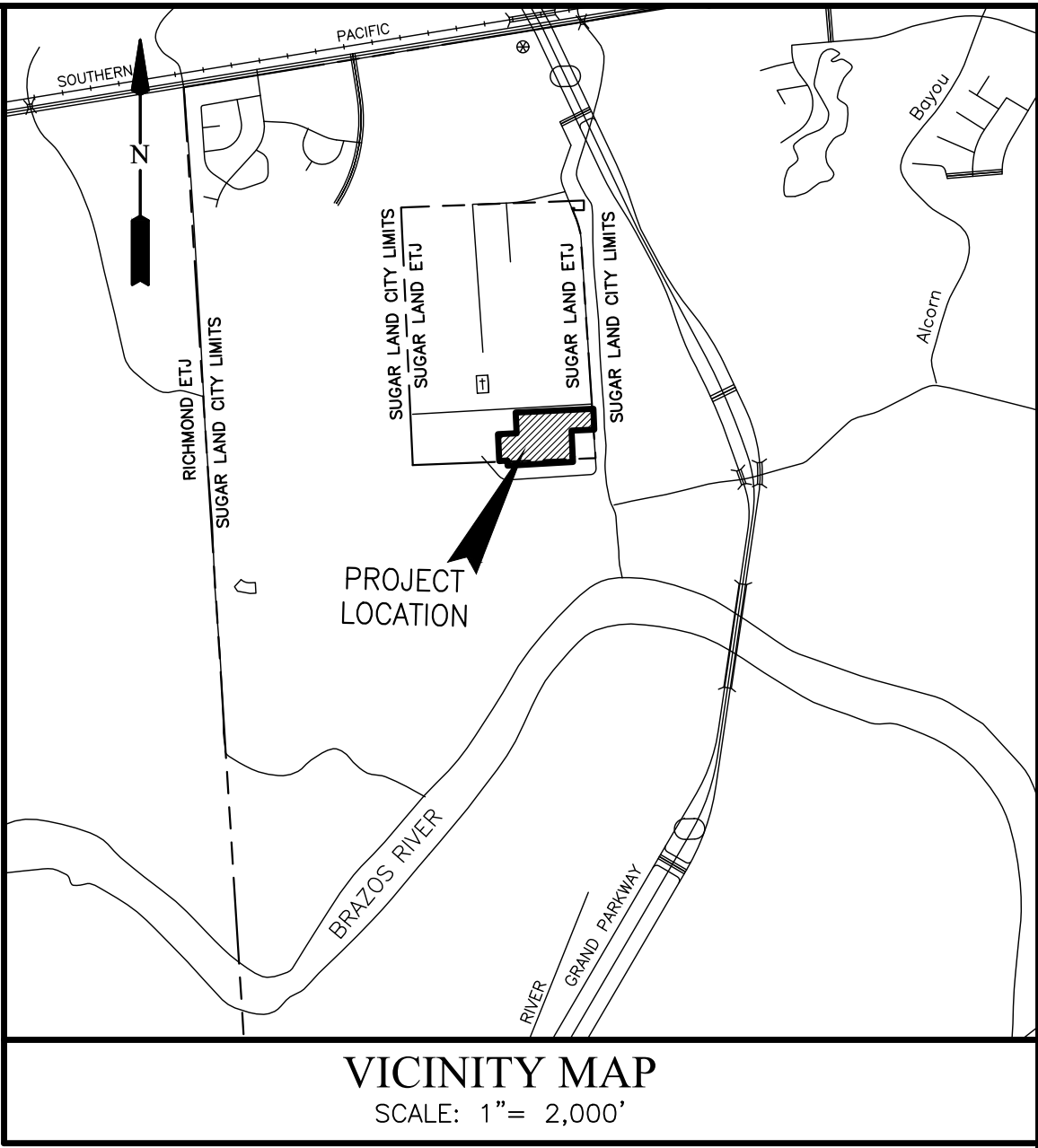
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF NEW TERRITORY DETENTION EXPANSION NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING THIS PLAT THIS _____ DAY OF _____, 2023.

MATTHEW CALIGUR, CHAIR

NATALIE SERRANO, INTERIM CITY SECRETARY

NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988, 2001 ADJUSTMENT.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD2011 EPOCH 2010.00, COORDINATES SHOWN ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING A SCALE FACTOR OF 0.999869534.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0822, DATED MARCH 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 136, FORT BEND LEVEE IMPROVEMENT DISTRICT NO. 17, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY LIMITS OF SUGAR LAND, AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE (DOES NOT APPLY TO US99 AND GRAND PARKWAY) COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE. (BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.)
- NEW TERRITORY DETENTION EXPANSION NO. 1 LIES WITHIN ZONE "X" (SHADED) AS PER FLOOD INSURANCE RATE MAP, MAP NO. 48157C0260L, DATED APRIL 2, 2014.
- NEW CONSTRUCTION IS ELEVATED SUFFICIENTLY SO THAT THE MINIMUM FINISH FLOOR (SLAB) ELEVATION IS AT LEAST 2 FEET ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY ATLAS 14, VOL. 11, TEXAS, 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION.
- B. FOR NEW CONSTRUCTION LOCATED INSIDE LEVEE PROTECTED AREAS (I.E., LEVEE IMPROVEMENT DISTRICTS), THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 2 FEET ABOVE MINIMUM FLOODING ELEVATIONS (ESTABLISHED USING ATLAS 14, VOL. 11, TEXAS), 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION.
- MASTER NOTE N/A
- MASTER NOTE N/A
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE STANDARDS IN CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- PROJECT BENCHMARK: CITY OF SUGAR LAND GEODETIC CONTROL STATION SGR-RM009: 3" BRASS CAP STAMPED "RM 009" IN THE CENTERLINE OF NEW TERRITORY BLVD LOCATED +/- 850 FEET EAST OF THE CENTERLINE OF THE INTERSECTION OF HOMEWARD WAY AND NEW TERRITORY BLVD. (THIS REFERENCE MARKER IS NO LONGER PUBLISHED BY THE CITY OF SUGAR LAND, TX)
ELEVATION = 76.50 FEET (NAVD88 2001 ADJ.) (GE0ID99)



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF NEW TERRITORY DETENTION EXPANSION NO. 1

A SUBDIVISION OF 12.066 ACRES OF LAND SITUATED IN
THE J.H. CARTWRIGHT SURVEY, ABSTRACT 16,
FORT BEND COUNTY, TEXAS

0 LOTS 3 RESERVES (10.904 ACRES) 0 BLOCKS

APRIL 5, 2023 JOB NO. 2703-2012.205

OWNER:

FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
CINDY PICAZO, CHAIRMAN
1300 POST OAK BOULEVARD, SUITE 1400, HOUSTON, TEXAS 77056
(713) 623-4531

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

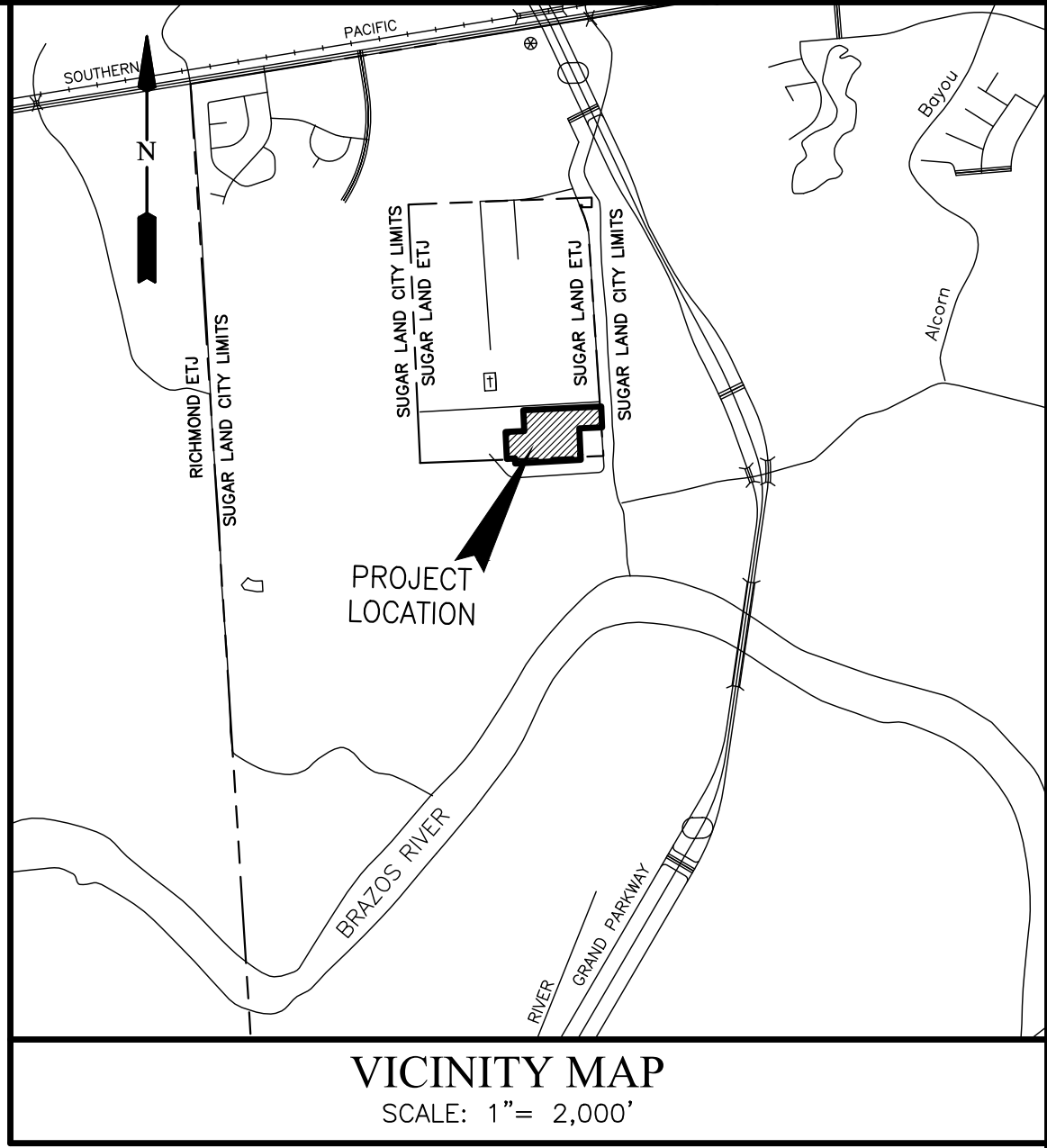
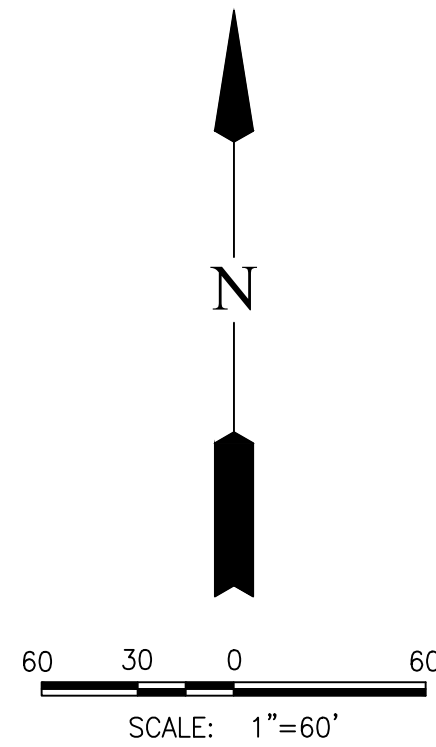
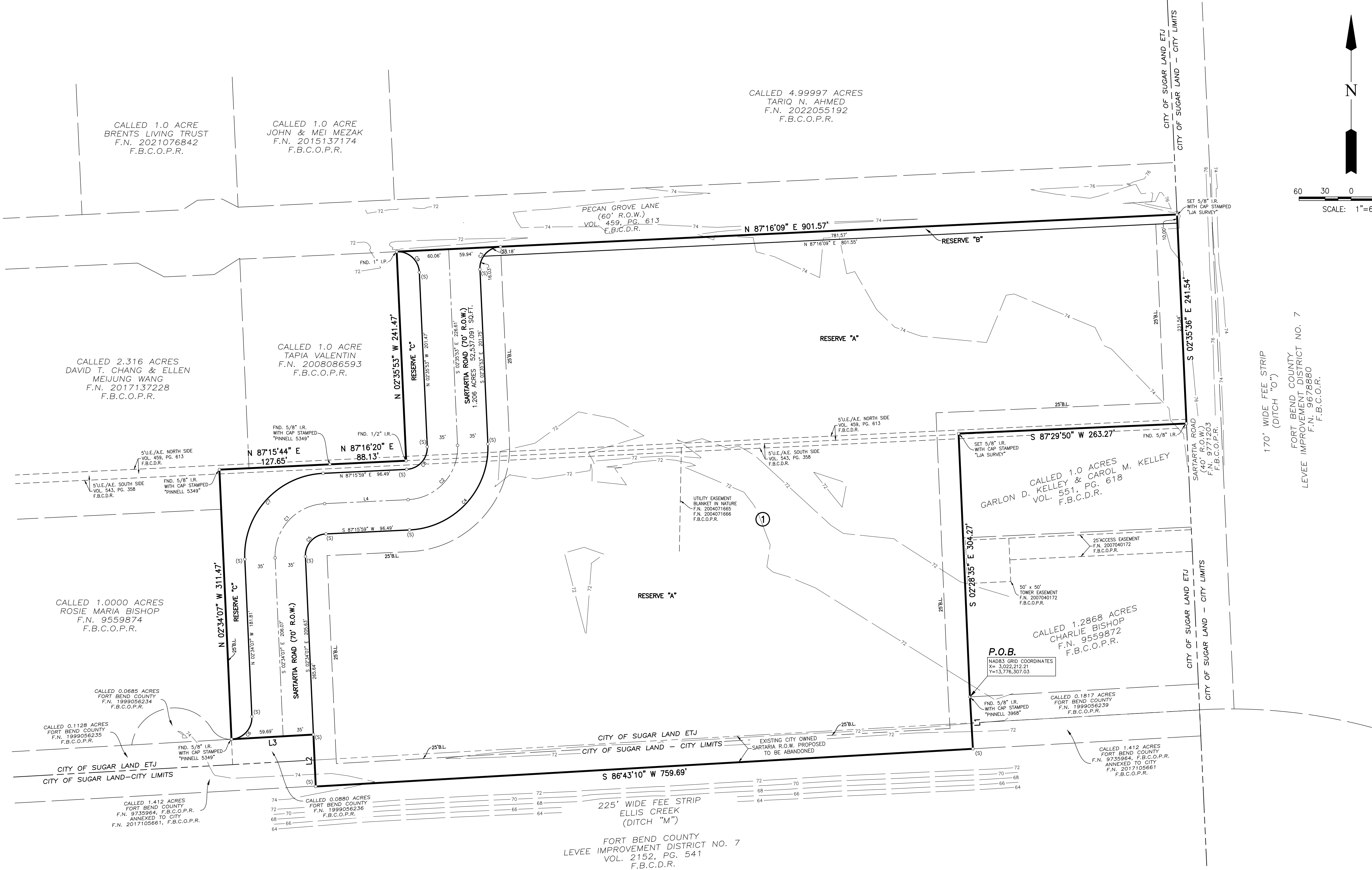
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



CALLLED 2.316 ACRES
DAVID T. CHANG & ELLEN
MEIJUNG WANG
F.N. 2017137228
F.B.C.O.P.R.

CALLLED 1.0 ACRE
TAPIA VALENTIN
F.N. 2008086593
F.B.C.O.P.R.

CALLLED 4.99997 ACRES
TARIQ N. AHMED
F.N. 2022055192
F.B.C.O.P.R.

CALLLED 1.0 ACRE
BRENTS LIVING TRUST
F.N. 2021076842
F.B.C.O.P.R.

CALLLED 1.0 ACRE
JOHN & MEI MEZAK
F.N. 2015137174
F.B.C.O.P.R.

PECAN GROVE LANE
(60' R.O.W.)
VOL. 459, PG. 613
F.B.C.D.R.

SARTARIA ROAD (70' R.O.W.)
1.208 ACRES
F.N. 2004071666
F.B.C.O.P.R.

CALLLED 1.0 ACRES
GARLON D. KELLEY & CAROL M. KELLEY
VOL. 551, PG. 618
F.B.C.D.R.

CALLLED 1.2868 ACRES
CHARLIE BISHOP
F.N. 9559872
F.B.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 302230.21
Y=133776.30703

CALLLED 0.1817 ACRES
FORT BEND COUNTY
F.N. 1999056239
F.B.C.O.P.R.

CALLLED 1.412 ACRES
FORT BEND COUNTY
F.N. 9735964, F.B.C.O.P.R.
ANNEXED TO CITY
F.N. 2017105661
F.B.C.O.P.R.

CALLLED 1.0000 ACRES
ROSIE MARIA BISHOP
F.N. 9559874
F.B.C.O.P.R.

CALLLED 0.1128 ACRES
FORT BEND COUNTY
F.N. 1999056235
F.B.C.O.P.R.

CALLLED 0.0685 ACRES
FORT BEND COUNTY
F.N. 1999056234
F.B.C.O.P.R.

CITY OF SUGAR LAND ETJ
CITY OF SUGAR LAND—CITY LIMITS

CALLLED 1.412 ACRES
FORT BEND COUNTY
F.N. 9735964, F.B.C.O.P.R.
ANNEXED TO CITY
F.N. 2017105661, F.B.C.O.P.R.

CALLLED 0.0880 ACRES
FORT BEND COUNTY
F.N. 1999056236
F.B.C.O.P.R.

FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
VOL. 2152, PG. 541
F.B.C.D.R.

170' WIDE FEE STRIP
(DITCH "O")
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
VOL. 1880
F.B.C.O.R.

PRELIMINARY PLAT OF NEW TERRITORY DETENTION EXPANSION NO. 1

A SUBDIVISION OF 12.066 ACRES OF LAND SITUATED IN
THE J.H. CARTWRIGHT SURVEY, ABSTRACT 16,
FORT BEND COUNTY, TEXAS

0 LOTS 3 RESERVES (10.904 ACRES) 0 BLOCKS

APRIL 5, 2023

JOB NO. 2703-2012.205

OWNER:

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

CINDY PICAZO, CHAIRMAN
1300 POST OAK BOULEVARD, SUITE 1400, HOUSTON, TEXAS 77056
(713) 623-4531

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.



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FRN - F-1386

LEGEND

B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
A.E. INDICATES AERIAL EASEMENT
F.N. INDICATES FILE NUMBER
VOL. INDICATES VOLUME
PG. INDICATES PAGE
R.O.W. INDICATES RIGHT-OF-WAY
P.O.B. INDICATES POINT OF BEGINNING
FND. INDICATES FOUND
I.R. INDICATES IRON ROD
(S) INDICATES SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	10.321	449,591	RESTRICTED TO DETENTION
B	0.183	7,955	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.400	17,426	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	10.904	474,972	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	60.00'	89°50'06"	94.08'	S 42°20'56" W	84.73'
C2	60.00'	89°51'52"	94.11'	N 42°20'03" E	84.75'
C3	25.00'	89°52'02"	39.21'	S 42°20'08" W	35.31'
C4	95.00'	89°51'52"	149.00'	S 42°20'03" W	134.19'
C5	25.00'	89°50'06"	39.20'	S 42°20'56" W	35.30'
C6	25.00'	89°17'18"	38.96'	N 42°04'31" E	35.14'
C7	95.00'	89°50'06"	148.95'	N 42°20'56" E	134.16'
C8	25.00'	89°51'52"	39.21'	N 42°20'03" E	35.31'
C9	25.00'	90°07'58"	39.33'	N 47°39'52" W	35.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°16'50" E	60.00'
L2	N 02°34'07" W	60.00'
L3	S 86°43'10" W	94.70'
L4	S 87°15'59" W	96.49'



PLANNING & DEVELOPMENT SERVICES

Date: 05/26/2023

Contacts

FT BEND LID #17	Owner	Rene Rodriguez rerodriguez@lja.com	Project Representative
Patrick Lane plane@lja.com	Project Representative	Case Number Assigned: PLAT-2023-0001	

Re: New Territory Detention Expasion

The Planning and Zoning Commission approved the New Territory Detention Expasion on 05/25/23.

The next step is to apply for the Final Plat. Please contact Development Planning at (281) 275-2218 or visit our website at <https://www.sugarlandtx.gov/DevAppHandbook> to obtain the new applications and plat submittal checklist requirements for the Final Plat.

Sincerely,

Planning & Development Services



Planning and Zoning Commission Agenda Request
APRIL 25, 2024

AGENDA REQUEST NO: V.A.

AGENDA OF: Planning and Zoning Commission Meeting

INITIATED BY: *Jessica Echols, Planner II*

PRESENTED BY: *Jessica Echols, Planner II*

RESPONSIBLE DEPARTMENT: Planning & Development Services

AGENDA CAPTION:

PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on a proposed amendment to Chapters 2 and 10 of the Land Development Code.

Consideration of and action on a recommendation for the proposed amendment to Chapters 2 and 10 of the Land Development Code.

RECOMMENDED ACTION:

Hold a Public Hearing followed by Consideration and Action on the proposed amendment to the Land Development Code. Staff supports a recommendation of approval to the Mayor and City Council.

EXECUTIVE SUMMARY:

This public hearing is for a proposed amendment to Chapters 2 and 10 of the Land Development Code. This amendment provides clarification and further alignment with recent amendments to the Land Development Code and continues our effort to modernize and streamline the code. Additionally, this amendment provides clarification on regulations for Middle Housing Developments in the Lake Pointe Redevelopment District and includes the addition of a new land use in our standard nonresidential zoning districts and Lake Pointe Redevelopment District.

The attachments for this item include a summary of the proposed changes and redline and

clean versions of the amended code sections. In December 2023, City Council approved the Lake Pointe Redevelopment District. For ease of review, the Lake Pointe Redevelopment District section is included as a separate attachment with a redline and clean version.

Staff supports a Recommendation of Approval to Mayor and City Council for the proposed amendment to the Land Development Code. As of the date of this report, staff is not aware of any opposition to these proposed amendments.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE:N/A

ATTACHMENTS:

Description	Type
❑ Summary of Changes	Other Supporting Documents
❑ Zoning Regulations - Redline	Other Supporting Documents
❑ Zoning Regulations - Clean Version	Other Supporting Documents
❑ Lake Pointe Redevelopment District - Redline	Other Supporting Documents
❑ Lake Pointe Redevelopment District - Clean Version	Other Supporting Documents
❑ Public Hearing Notice	Other Supporting Documents

Summary of Changes:

Chapter 2

Section 2-21

- 1) Corrected language for reconsideration of Conditional Use Permits (CUP)

Section 2-71

- 1) Updated definition of Multi-Family to align with new Lake Pointe Redevelopment District regulations.
- 2) Reduced the minimum parking requirement for Residential Sales/Construction Office (Temporary) to 2 parking spaces.

Section 2-91

- 1) Added Wine Bar as a permitted use in the B-1 and B-2 zoning districts.

Section 2-93

- 1) Removed references to ancillary uses, as they are not being utilized any more.

Section 2-118

- 1) Reduced the minimum interior side setback for duplexes and townhomes to 3 feet.
- 2) Added clarification that the front setback is only measured from the back of the Pedestrian Realm for lots fronting on a Street.

Section 2-119

- 1) Added a reference note to Table 2-119.1 to reduce the minimum Clear Zone width to 5 feet for Type 2 Streets that are adjacent to Middle Housing.
- 2) Added clarification that on-street parking may be permitted within the Pedestrian Enhancement Zone along Type 2 Streets.
- 3) Added clarification that private garages should be setback a minimum of 5 feet from an alley or private street, and any additional setback beyond 5 feet must be at least 18 feet.
- 4) Revised Figure 2-119.E to show 18-foot garage setback.

Section 2-122

- 1) Added clarification that buildings in Middle Housing Developments can be oriented so that the Primary Façade faces a Street, Civic Space, or Mew.

Section 2-123

- 1) Added Wine Bar as a permitted use.

Section 2-176

- 1) Allowed patio covers as Allowed Yard Obstructions.
- 2) Clarified that open entrances, stoops, and porches may not project more than 5 feet from a Principal Building in the Lake Pointe Redevelopment District.

Section 2-385

- 1) Clarified that the nonresidential and multi-family landscaping regulations do not apply to the Lake Pointe Redevelopment District.

Chapter 10

Section 10-3

- 1) Added a definition for Mew.
- 2) Removed children's playhouse from Accessory Structure definition to align with Allowed Yard Obstruction chart.

Sec. 2-21. - Review Process.

The following procedures apply to Conditional Use Permits (CUP):

1. *Commission Hearing and Report.* The Commission will hold a public hearing on the proposed CUP, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given as required by law to owners of any Premises located within 200 feet of the land subject to the CUP. After the public hearing, the Commission will make a recommendation to the Council for denial or approval of the request. A tie vote on a request for a CUP is deemed to be the Commission's recommendation that the requested change be denied. If the Commission recommends denial, the application may not be submitted to the Council for consideration unless the applicant files a written request with the Director within 30 days of the date of denial asking that the Council consider the request.
2. *City Council Hearing and Action.* After receiving a recommendation from the Commission, the City Council will hold a public hearing on the CUP request, for which notice of the time and place of the hearing has been published in the official newspaper or a newspaper of general circulation in the City before the 15th day before the date of the public hearing, or as provided by state law. Notice must be given to owners of any premises located within 200 feet of the land subject to the CUP. After the close of the public hearing, the City Council may approve or deny the request, return it to the Commission for further consideration, or take whatever other action the Council deems appropriate. The affirmative vote of at least $\frac{3}{4}$ of all members of the Council is required to:

- a. Overrule the Commission's recommendation that a proposed CUP be denied; or
 - b. Approve a Conditional Use Permit, if the City receives, as provided by state law, a written and signed petition from adjoining landowners protesting the change.
3. *Joint Hearings.* The City Council may hold a joint public hearing with the Commission on a CUP request as provided for by state law. In case of a joint hearing, the City Council may not act on the request until it receives the report of the Commission.
4. *Reconsideration.* An application for a CUP that is denied by the Council, or which is withdrawn by an applicant after the Commission makes a report recommending denial, may not be again submitted for filing with the Director within 6 months of ~~the original date of filing the Commission recommendation or Council denial~~, except upon the consent of the City Council.
5. *Conditional Use Permit for a School.* For an application for a CUP for a school (SIC No. 8211), the notice to property owners for the hearing before the Commission shall be given to the owner of any premises located within that distance by which a city may, by ordinance, prohibit the sale of alcoholic beverages by a dealer from a church, public school, or public hospital, as set forth in Section 109.33 of the Texas Alcoholic Beverage Code, as amended.

Secs. 2-27. – CUP Amendments

Except as herein provided, an amendment to a CUP will be processed in the same manner as required for initial approval of the CUP. The Director may approve minor amendments to a CUP to correct errors, make adjustments, or other minor revisions that do not:

1. Change the total square footage of each building by more than the lesser of 10% or 2,500 square feet;
2. Substantially alter the arrangement of Buildings, increase the number of Buildings, change the use of Building space, or reduce a required Yard or Setback;
3. Increase the Height of Buildings;
4. Substantially alter the vehicular circulation or placement of Parking Lots; or
5. Reduce Open Space or Landscape Areas.

Secs. 2-28—2-31. - Reserved.

Sec. 2-55. - Key to Permitted Uses and Parking Schedule Tables.

The key for determining uses in the Permitted Uses and Parking Schedule Tables established in Section 2-71 and Section 2-91 is as follows:

- A. Permitted Use: [P]. Designates uses permitted by right in the district indicated.
- B. Permitted Use with Supplemental Regulations: [P(N)]. Designates uses permitted by right in the district indicated, so long as they comply with the Supplemental Regulations found at the end of the table.
- C. Conditional Use: [C]. Designates a use that may be permitted in the district by an approved conditional use permit.
- D. Conditional Use with Supplemental Regulations: [C(N)]. Designates uses that may be permitted in the district by an approved conditional use permit and must also comply with the Supplemental Regulations found at the end of the table.
- E. ~~Ancillary Use: [An]. Designates uses that are permitted under the requirements specified in the zoning regulations for ancillary uses.~~
- F. Prohibited Uses: []. Indicates a use that is not permitted in the district.
- G. Residential Proximity Conditional Use: [*]. Indicates a district wherein a conditional use permit is required for uses in specified circumstances, as follows:
 - 1. A conditional use permit is required for the establishment or expansion of a nonresidential use located on property that abuts a single-family residential lot located in a single-family residential district, except as provided below.
 - 2. A conditional use permit is not required in the following circumstances:
 - a. Remodeling an existing building (with no expansion of the building);
 - b. Expanding a use within an existing building (with no expansion of the building);
 - c. Adding to an existing building when:
 - (1) The closest exterior building wall of the new expansion is at least 100 feet from the abutting single-family residential property line; and
 - (2) The total height of the addition does not exceed 35 feet, from ground level to the top of highest portion of the building (inclusive of parapets); and
 - (3) The area of the expansion is not greater than 25% of the square footage of the floor area of the existing building;
 - d. Exterior facade repair or replacement to existing structures in accordance with the particular district regulations and that do not increase the height of the existing building by more than 6 inches;
 - e. Addition, repair, or replacement of architectural screening for rooftop equipment to an existing building;
 - f. Addition, repair, or replacement of fencing or landscaping;
 - g. Addition, repair, or replacement of internal sidewalks or fire lanes;
 - h. Repair or replacement of existing parking lot paving; or,
 - i. Addition of new parking lot paving that is at least 50 feet from the abutting single-family residential property line.

(Ord. No. 2149, § 3, 2-19-2019)

Sec. 2-71. - Residential Districts Permitted Uses and Parking Schedule.

The Residential Districts Permitted Uses and Parking Schedule is shown on the following pages:

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts										
See Section 2-55. for the Key to Permitted Uses and Parking Schedule Tables. P = Permitted Use C = Conditional Use An = Ancillary Use Blank Box = Prohibited Use P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes * = Residential Proximity Conditional Use, See Section 2-55 G										
Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	Definition	Parking	Notes
Residential										
Agricultural, Ranching	P(N)	C(N)						An area that is used for the raising thereon of the poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, and housing animals raised on the premises, but not including the commercial feeding or slaughter of animals. See Code of Ordinances for additional regulation of livestock.	No Additional Parking Required; 2: Dwelling Unit if Single-Family Home on Premises	1
Child Care Home (≤6 Children)	P	P	P	P	P	P	P	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas	2: Dwelling Unit	

							Administrative Code, Title 40, Part 19.			
Child Care Home (≥7 Children)	C	C	C	C	C	C	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Clergy House, Monastery, or Convent	C	C	C	C	C	C	C	A dwelling where four (4) or more unrelated employees of a Place of Worship, such as religious leaders or those studying worship, live; which is located on a separate platted lot than the associated Place of Worship; and that is tax exempt as defined by State law.	1: Resident (Minimum of 4 Spaces Required)	
Community Home	P	P	P	P	P	P	P	A dwelling for not more than six (6) persons with disabilities and two (2) supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Dwelling, Accessory	P (N)	P (N)	P (N)					A dwelling unit, that is attached or detached from the primary on-site structure, is used as a residence, is incidental	No Additional Parking Required	2

								to the main structure, and is not involved in the conduct of a business.		
Dwelling, Multi-Family							P (N)	Seven (7) or more Dwelling Units on one (1) platted lot. A building on one (1) platted lot that contains three (3) or more Dwelling Units, and commonly referred to as a triplex, four-plex, or apartment building.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	3
Dwelling, Single-Family Attached (Townhome)							P (N) P (N)	A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on one (1) or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	3
Dwelling, Single-Family Detached	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)		A building that contains only one (1) Dwelling Unit and has open space on all sides of the building.	2: Dwelling Unit	3
Dwelling, Two-Family (Duplex)							P (N)	A building on one (1) platted lot that contains only two (2) Dwelling Units and has open space on all sides of the building, commonly referred to as a duplex.	2: Dwelling Unit	3
HUD - Code Manufactured Home							C (N)	A structure constructed on or after June 15, 1976, according to the rules of the United	2: Dwelling Unit	3

								States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in 1 or more sections; in the traveling mode, at least 8 body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; includes the plumbing, heating, air conditioning, and electrical systems of the home; and is not a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).		
Residential Sales /Construction Office (Temporary)	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	A temporary office used by a homebuilder to facilitate the sales of new homes within a subdivision where there are available for purchase new homes already built or to be built on lots located therein.	Minimum of 24 Spaces	4
Institutional										
Library	C	C	C	C	C	C	C	A building for the viewing and check out of books, videos and other literature.	1: 300 sq.ft.	
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not	1: 100 sq.ft. of Indoor Facilities Plus	5

								limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1: 4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, Private, Elementary, Middle, and High Schools	C	C	C	C	C	C	C	A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High Schools	P	P	P	P	P	P	P	A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
Services										
Child Care Facility, Daycare	C	C	C	C	C	C	C	An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for	1:300 sq.ft.	

								less than twenty-four (24) hours a day at a location other than the permit holder's home. A state license is required.		
Golf Course or Country Club	C	C	C	C	C	C	C	A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition also includes associated clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or associated service uses.	1:150 sq.ft. of Indoor Facilities PLUS 4: Hole	
Helipad (Accessory)	C							An accessory use where helicopters can land and take off but excluding refueling, maintenance, repairs, and storage of helicopters. Only permitted as an accessory use to a Single-Family Detached Dwelling on a minimum 5-acre lot.	No Additional Parking Required	
HOA Clubhouse/Meeting Facility/Pool	P	P	P	P	P	P	P	A building and/or pool owned and operated by a homeowners association that is available for usage by homeowners, typically requiring rental fee and reservation, for meetings, parties, or other private events.	1:300 sq.ft. (Minimum 5 spaces required)	

Independent Senior Living (55+)							P(N)	An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2: Dwelling Unit	6
Place of Worship	C	C	C	C	C	C	C	A building or group of buildings used for regular assembly for religious public worship and study that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as classrooms, gathering spaces, or a place of residence for clergy on the same platted lot, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	7
Short Term Rentals					C	C	C	A dwelling that is leased or rented out in whole or in part (a room, for example) for less than 30 days.	2: Dwelling Unit	
Industrial										
Utilities	C	C	C	C	C	C	C	Buildings, maintenance yards, equipment	1:300 sq.ft. of Building or as	

								yards, service facilities, shops, utility buildings and lines, etc. used for the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other public utilities.	Determined by the Director of Planning	
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Residential District Supplemental Regulations

1. Agriculture, Ranching

Minimum 5 acre property is required for the establishment of this use.

2. Dwelling, Accessory

Moved from Section 2-192.F.6. - Accessory Structures

- a. See Section 2-192 for additional regulations regarding Accessory Structures
- b. A Single-Family Detached Dwelling located in a R-1, R-1R, or R-1E district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:
 - i. The accessory quarters does not contain more than 600 square feet of Living Space, and
 - ii. The occupant or occupants do not pay compensation for the use of the accessory quarters.

3. Home Occupations

Moved from Section 2-194. - Home Occupations

A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:

- a. It does not depend on the employment of a person who does not reside in the residence;
- b. A separate entrance to the Primary Structure is not provided for the conduct of the occupation;
- c. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;
- d. It does not use outdoor storage;
- e. It does not involve more than 300 square feet of the area of the Dwelling Unit or Accessory Structure;
- f. A Sign Advertising the Home Occupation is not located on the Premises;
- g. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks;
- h. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and
- i. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.

4. Residential Sales/Construction Office (Temporary)

Moved from Section 2-55. - Accessory and Temporary Uses.

Temporary Construction Office. Temporary offices for construction or sales may be used on the site of a construction project as a temporary use but must be removed upon completion of the project. A temporary construction office must cease upon the issuance of a Certificate of Occupancy for the last Dwelling Unit for the subdivision or project or, in the case of a subdivision or project for which approval has been given for phased development, for the last Dwelling Unit for that phase.

5. Parks and Recreational Facilities

A reduced parking requirement may be approved by the Director of Planning, or designee, when

recreational facilities are included as part of a Home Owners Association facility, and a parking analysis is submitted demonstrating a lesser parking requirement is appropriate.

6. Independent Senior Living

Independent Senior Living uses must comply with the following requirements:

- a. Provide a common dining area that is at least 3,000 sq.ft.;
- b. Provide housekeeping and transportation services to residents;
- c. Provide physical fitness and/or wellness facilities on-site;
- d. Units must be accessible through temperature controlled interior corridors;
- e. At least one person aged 55 or over shall reside in each unit.
- f. Have a maximum density of 25 bedrooms per acre; and

Facilities within 200 feet of a residential lot as measured from property line to property line are also required to:

- i. Provide an 8-foot opaque fence along side and rear property lines;
- ii. Provide 100% parking lot screening with a double row of hedges measuring 3 feet in height at time of planting; and
- ii. Orient any outdoor facilities away from residential lots.

7. Place of Worship

All uses and buildings associated with and on the same campus as the Place of Worship, including assembly/gathering facilities, shall be included in the Conditional Use Permit.

(Ord. No. 2149, § 4, 2-19-2019; Ord. No. [2201](#), § 3(Exh. B), 7-21-20)

Sec. 2-91 - Nonresidential Districts Permitted Uses and Parking Schedule.

The Nonresidential Districts Permitted Uses and Parking Schedule is shown on the following pages:

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts									
See Section 2-55. for the Key to Permitted Uses and Parking Schedule Tables.									
P = Permitted Use C = Conditional Use An = Ancillary Use Blank Box = Prohibited Use									
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes									
* = Residential Proximity Conditional Use, See Section 2-55 G									
Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Institutional									
Botanical and Zoological Gardens	P	C	P				An establishment where plants or animals are collected and designed in a way to be viewed, cared for, and/or studied, with or without an admission charge,	1:300 sq.ft.	

							and that may include the sale of goods and novelties as an accessory use.		
Library	P	P	P				A public facility that allows the view and check out of books, videos and other literature.	1:300 sq.ft.	
Museums and Art Galleries	P	P/C (N)	P	P			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft.	1
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	2
School, College and University	P	P/C (N)	P				An institution established for	The applicant shall provide parking	1

							educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	
School, Private, Elementary, Middle, and High	C	C	C				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High	P	P	P				A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Vocational	P/C (N)	P/C (N)	P	P			Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	3
Office									
Call/Message Center	P	C	P	P	P		A place where inbound and outbound telephone calls or other messages are received, rerouted, and processed. Typically, a facility has the ability to handle a large volume of calls at one time.	1:150 sq.ft.	

Professional Office, Neighborhood	P	P	P	P			An establishment for the provision of executive, management, or administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Professional Office, Regional	P		P	P	P		An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail									
Bar		Bars are permitted in Alcoholic Beverage On-Premise Overlay Districts and may be permitted in Planned Development Districts. See appropriate ordinances.					A facility that derives more than fifty percent (50) percent of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting), Plus 1:200 sq.ft. for Remainder of Building,	
Retail Sales, Small	P	P	P	P			A retail establishment no larger than 6,000 sq. ft. that sells food and other convenience and household goods		5

						including furniture, décor, medication, appliances, and other home improvement supplies. See Fuel Stations and Car Wash (Accessory) for these uses in conjunction with Retail Sales.		
Retail Sales, Medium		P(N)	P			A retail establishment between 6,000 sq. ft. and 25,000 s. ft. that sells food and other convenience and household goods including furniture, décor, medication, appliances, and other home improvement supplies. See Fuel Stations and Car Wash (Accessory) for these uses in conjunction with Retail Sales.		4, 5
Retail Sales, Large			P			A retail establishment over 25,000 s. ft. that sells food and other convenience and household goods including furniture, décor, medication, appliances, and other home improvement supplies. See Fuel Stations and Car Wash (Accessory) for these uses in conjunction with Retail Sales.		5
Liquor Store		P(N)	P			A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments	1:200 sq.ft.	6

							may specialize in a particular type of alcoholic beverage.		
Lumber and Other Building Materials			P	P			A retail establishment for the sale of building materials such as lumber, hardwood, stone, brick, or similar materials. This does not include home improvement stores.	1:300 sq.ft.	
Nurseries and Gardening, Retail		P	P	P			A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping. This does not include home improvement stores.	1:300 sq.ft.	
Pawnshop				P			A location at which or premises in which a pawnbroker regularly conducts business as defined by the State Finance Code Chapter 371.	1:200 sq.ft.	
Restaurant, With Drive-In and/or Drive-Thru Service	P(N)	P(N)	P(N)	P(N)	P(N)		An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food, take-out, and similar uses, that has one or more drive-through lanes or drive-in	1:100 sq.ft. (Including Outdoor Areas for Seating)	5, 7

							spaces for ordering and dispensing food and beverages to patrons remaining in their vehicles.		
Restaurant, With No Drive-In or Drive-Thru Service	P (N)	P (N)	P (N)	P (N)	P (N)		An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	7
Shopping Center		See applicable Land Use category.					A complex where multiple businesses are located, characterized by shared common elements such as parking, sidewalks, and street access. See applicable use category for permitted uses. Only use this category for parking ratios.	Buildings Less Than 400,000 sq.ft.: 1:200 sq.ft.; Buildings 400,001 sq.ft. to 600,000 sq.ft.: 1:250 sq.ft.; Buildings Greater than 600,001 sq.ft.: 1:300 sq.ft.	8
Thrift Store or Donation Center		P (N)	P				An establishment primarily engaged in selling or receiving used merchandise that has been obtained through bulk-purchases or donated merchandise. Receipt of donations must occur within an enclosed building.	1:200 sq.ft.	6
Tobacco, Hookah, and Vapor Retail Store							A shop or tobacco bar that specializes in the sale or consumption of tobacco, cigars, cigarettes, electronic cigarettes, electronic vapor	1:200 sq.ft.	

							devices, hookahs, or other tobacco products. See Code of Ordinances for additional Smoking Regulations		
<u>Wine Bar</u>		<u>P</u>	<u>P</u>				<u>An establishment primarily engaged in selling wine for consumption on and off the premises and which possesses a Wine and Malt Beverage Retailer's Permit (BG) from the state of Texas.</u>	<u>1:200 sq.ft.</u>	
Services									
Adult Day-Care	P	P	P				A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24-hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during	1:200 sq.ft.	

						normal business hours five days a week. Some programs offer services in the evenings and on weekends.		
Adult Oriented Businesses				P (N)		An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, nude model studio or sexual encounter center.	1:200 sq.ft.	9
Animal Services, Boarding/Day Care		P	P	P		A facility for the overnight boarding or day care of small animals such as dogs, cats, birds, small reptiles, and other similar household animals. See Animal Services, Outdoor Runs (Accessory) for use in conjunction with Animal Services, Boarding/Day Care.	1:300 sq.ft.	
Animal Services, Large Animals				C		A facility for the medical or surgical treatment, grooming, boarding, shelter services, or other veterinary services for large animals such as horses, cattle, and other similar outdoor animals.	1:300 sq.ft.	
Animal Services, Outdoor Runs (Accessory)		P (N)	P (N)	P (N)		Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved Animal Services, Small Animals or Animal Services,	No Additional Parking Required	7, 10

							Boarding/Day Care use.		
Animal Services, Small Animals		P	P	P			A facility for the medical or surgical treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet. See Animal Services, Outdoor Runs (Accessory) for use in conjunction with Animal Services, Small Animals.	1:300 sq.ft.	
Assembly Facility, Banquet/Event Center	P	P (N)	P	P			A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	1
Assisted Living	C (N)	P(N)	P (N)				A facility providing residence, supervision and daily assistance for individuals with common dining and recreational areas	1: 2 Resident Occupants (at maximum capacity of facility)	11, 12

						designed for the needs of older adults or people with disabilities. Services in these establishments include personal services such as assistance with dressing, grooming, bathing, and social and recreational services, such as meal services, transportation, housekeeping, linen and organized social activities and administration of medication by a person licensed or otherwise authorized in this state to administer the medication. These facilities must be licensed as Type A or Type B facilities under the State of Texas.		
Building and Property Maintenance Services and Security			P (N)	P	P	A variety of businesses, not elsewhere classified, that provide off-site services to buildings/properties that involve fleet vehicles and/or on-site storage of products utilized in servicing. This includes but is not limited to plumbers, electricians, HVAC services, pest control, facility cleaning, and security (armored car or security systems) services.	1:300 sq.ft.	13

Campground and RV Park						C	An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent, or lease on a temporary basis.	2:Camp Site	
Child Care Facility, Daycare	P	P(N)	P	P			An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq.ft.	4
Cleaning, Dry Cleaners Pick-Up & Drop-Off	P(N)	P(N)	P(N)				An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	5, 14, 15
Cleaning, Dry Cleaning Plant				P(N)	P(N)		A facility for the cleaning of clothing, linen, and other textiles through a special process involving the use of solvents.	1:300 sq.ft.	5, 14
Cleaning, Laundromat				P			A facility where patrons wash and dry clothing and other fabrics in	1:200 sq.ft.	

							machines operated by the patron.		
Clinic, Drug and Alcohol Treatment			P				An Institution, public or private, for the treatment of drug and alcohol addiction on an out-patient basis.	1:200 sq.ft.	
Commercial Amusement, Indoor	P	P (N)	P				An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Bowling Alley: 4: each bowling lane; Billiard/Pool Facility: 2:pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½:hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3:court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq. ft. Other Uses: 1:200 sq.ft.	4
Commercial Amusement, Outdoor		C	P				A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range,	Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at	7

							batting cages, go-cart track, sports field, and swimming pool/waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	maximum capacity; Go-Cart Tracks/Sports Fields/Swimming Pool: 1:100 sq.ft. of indoor facilities, plus 1:4 persons design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.	
Concert or Performance Hall	P		P				A building devoted to the showing of musical or live performances including rehearsal space.	With Fixed Seating: 1:4 Seats in the Main Assembly Area OR Without Fixed Seating: 1:100 sq.ft. in the Main Assembly Area	
Emergency Rooms/Urgent Care Facilities	C	P(N)	P(N)				A stand-alone facility, outside of a hospital setting, that provides immediate or emergent medical treatment on a strictly outpatient basis. Patients are generally treated on a walk-in basis and services are not intended for long-term or overnight care.	1:250 sq.ft.	7
Financial Institution with Drive-Thru	P(N)	P(N)	P(N)	P(N)			A banking establishment with drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds excluding pawnshops, check cashing businesses, payday advance/loan	1:250 sq.ft.	5

							businesses, car title loan businesses and bail bonds.		
Financial Institution without Drive-Thru	P	P	P	P			A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	
Fitness Center, Indoor Fitness Instruction	P	P	P	P			An establishment engaged in providing indoor fitness instruction such as yoga, dance, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. that is a maximum of 10,000 sq.ft. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Large	C		P				A public or private facility 10,000 sq.ft. or greater operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health	1:200 sq.ft.	

							and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, indoor swimming pools and spas, and running or jogging tracks. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.		
Fitness Center, Outdoor Facilities & Activities (Accessory)	P(N)	P(N)	P(N)	P			An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	7
Fitness Center, Small	P	P	P	P			A public or private facility less than 10,000 sq.ft. operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment,	1:200 sq.ft.	

						aerobics, indoor swimming pools and spas, and running or jogging tracks. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.		
Funeral Home	C		P			A place for the storage of human bodies prior to their burial or cremation, which may also be used for the preparation of the deceased for burial and the display of the deceased and ceremonies and services connected with these activities. Includes accessory uses such as crematory. All services shall be in accordance with applicable state law.	With Fixed Seating: 1:4 Seats in the Main Assembly Area OR Without Fixed Seating: 1:100 sq.ft. in the Main Assembly Area PLUS 1:200 sq.ft. for the Remainder for the Building.	
Golf Course or Country Club	C	P	P			C	1:150 sq.ft. of Indoors Facilities PLUS 4:Hole	
Heavy Commercial Equipment Rental, Leasing and Sales			C	P	P		1:500 sq.ft. of Indoor Office PLUS 1:1,000 sq.ft. of Outdoor	

						equipment and other large items for rent stored outdoors.	Equipment Storage Space	
Heliport	C		C	C	C	A place where helicopters can land and take off, equipped with hangars, helipads, facilities for refueling and repair, and various accommodations for passengers.	1:300 sq.ft. of Main Office Area PLUS 1:Hangar	
Hospital	C		P			An institution used or designed for the housing or treatment of sick or injured patients where they are given medical or surgical treatment intended to restore them to health, and that is licensed by the State of Texas. This includes any helipads required for emergency services.	Inpatient Area - 2: Bed Outpatient Area - 1:400 sq.ft.	
Hotel, Full Service	P (N)		P (N)			A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16

						hours; and 6. Lounge area containing a counter, tables, or seating area where alcoholic beverages are sold for consumption in that area.		
Hotel, Limited Service			C (N)			A hotel with guest rooms offered at nightly rates only, and that contains the following amenities: 1. A minimum of 500 square feet of dedicated meeting and event facilities; 2. Swimming pool; and 3. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16
Hotel, Select Service	C (N)		C (N)			A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 4,000 square feet of dedicated meeting and event facilities; 2. A restaurant accessible through the interior of the hotel that offers made-to-order food and seating for at least 30 patrons during standard dining hours; 3. Swimming pool; and 4. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16
Independent Senior Living (55+)	C (N)	P(N)	P(N)			An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility	2:Dwelling Unit	11, 17

						provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.		
Individual and Family Social Services	P	P		P		Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Landscape Services				P	P	An establishment engaged in providing a variety of services to maintain the health and appearance of landscaping, including the use of fleet vehicles.	1:300 sq.ft.	
Long-Term Acute Care Facility/Rehabilitation Hospital	C	P				A facility that is licensed by the State of Texas and devoted to patients with various neurological, musculo-skeletal, orthopedic and other medical conditions following stabilization of their acute medical conditions. The acute care may include physical therapy, occupational therapy, speech therapy, and such and is designed to improve the patient's independence so	2:1 permanent beds	11

							they may return to their home.		
Medical and Dental Laboratory	P		P	P	P		A facility in which medical tests are conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.	1:300 sq.ft.	
Medical, Dental, or Therapist Clinic/Office	P	P	P				Institution, public or private, in which the primary use is the provision of health care services to patients or clients. Such services may include medical, dental, psychiatric, psychological, chiropractic, acupuncture, massage therapy, mental health, physical and/or occupational therapy, and related medical services. This use includes out-patient health services not otherwise specified including dialysis centers, blood donations, IV infusion, and other non-surgical outpatient services.		
Mini-Warehouse and Self-Storage			C	C	P		A facility with enclosed storage space, divided into separate compartments, that is provided for use	1:50 Storage Units (spread throughout the development) PLUS 5 Spaces on the	

						by individuals or businesses in exchange for the payment of rent, typically on a monthly basis.	Outside of the Security Fence for Customers	
Movie Theater			P			A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4 Seats	
Nursing and Personal Care Facility	C	P(N)	P(N)			A facility providing primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons who are chronically ill, aged or disabled and who need ongoing health supervision but not hospitalization. (Also referred to as Nursing Home or Skilled Nursing Facility.)	1:2 Resident Occupants (at maximum capacity of facility)	11
Other Educational Services	P	P	P	P		Educational establishments, other than elementary and secondary schools, providing instruction in a classroom setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.	1:300 sq.ft.	
Payday Loans, Check Cashing, and Bail Bonds				C		Bail Bonds: An establishment engaged in the sale of bail bonds. Payday Loans and	1:200 sq.ft.	

							Check Cashing: defined in Chapter 393 of the Texas Finance Code.		
Permanent Makeup	P	P	P	P			An establishment whose practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup or skin re- pigmentation such as eyebrows, eyeliner, lips, scar concealing, and other permanent enhancing colors.	1:200 sq.ft.	
Personal Services	P(N)	P(N)	P	P			An establishment engaged in the provision of informational, instructional, personal improvement, personal care, small household repairs, and similar services such as portrait and photography studios, art and music schools, print shops, art or hobby instruction, salons, barber shops, household good repair, tailor/alteration shops, and small single cylinder engine repairs.		1, 15

Place of Worship	P	P	P				A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Radio Television and Internet Broadcasting	P		P	P			A building or portion of a building used as a place for radio or television broadcasting and including typical broadcasting equipment but excluding large dishes, antennae, and telecommunication towers. See Chapter 2, Article VII of the Development Code for regulations regarding Telecommunication Towers and Antennas.	1:250 sq.ft.	
Research, Life Sciences and Healthcare	P		P	P	P		An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research,	1:300 sq.ft.	

						oceanographers, biotechnical research, and other related life science and healthcare research.		
Research, Research and Testing Laboratory				P	P	An establishment which provides research and testing services, including industrial testing, such as calibration services, soil testing, carbon monoxide testing, water testing, product testing, and other related testing services.	1:300 sq.ft.	
Research, Technology Development	P		P	P	P	An establishment which conducts research, development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Studio, Glass or Ceramics			P	P	P	An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	18
Studio, Metalwork, Woodwork, & Furniture (Including Repair)			P	P	P	An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include	1:500 sq.ft.	18

							but are not limited to forging individual pieces of metal, welding services, blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.		
Studio, Tattoo and/or Body Piercing				C			An establishment or facility in which tattooing and/or body piercing is performed as defined by Chapter 146 of the Texas Health and Safety Code. This does not include the tattooing of permanent makeup.	1:200 sq.ft.	
Supply Rental			P	P	P		An establishment engaged in the rental and leasing of event furniture, linens, cutlery, machines, vending and entertainment machines, office machines, electronic equipment and other items for rent that are stored completely enclosed within the structure.	1:300 sq.ft.	
Vehicle-Related									
Auto Parts, Retail			P				An establishment that sells auto parts and accessories and may offer minor installation services, such as window tinting and stereo installation.	1:200 sq.ft.	

Auto Repair and Services, Major			C	P	P		General repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; also includes those uses listed under Automobile Repair, Minor.	1:200 sq.ft. (Each Bay May Count as a Parking Space)	
Auto Repair and Services, Minor			P(N)	P(N)	P(N)		Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; window tinting; inspection services, diagnostics; and other similar minor services for motor	1:200 sq.ft. (Each Bay May Count as a Parking Space)	19

							vehicles except heavy load vehicles, but not including any operation named under Automobile Repair, Major; wrecker/towing services; or any other similar use. May include the retail sale of auto parts		
Boat and RV Sales			C	C			A dealership specializing in the sale of boats, or RVs, including accessory uses such as repair and service.	1:500 sq.ft. of Climate Controlled Area	
Car Sales, New and Used			C	C			Sales of new and used automobiles, including accessory uses such as Car Sales, Used and Automobile Repair, Minor.	1:500 sq.ft. of Climate Controlled Area	
Car Sales, Used			C	C			Sales of used automobiles, including the accessory use Automobile Repair, Minor.	1:500 sq.ft. of Climate Controlled Area	
Car Wash (Accessory)			C	P(N)			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. Typically, an unattended car wash facility utilizing automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle	No Additional Parking Required (Each Bay or Wash Tunnel May Count as 1 Parking Space)	19

							while it is being washed. Only permitted in conjunction with aRetail <u>Retail</u> Sales (Small, Medium, Large) use.		
Car Wash, Drive-Thru or Hand Wash			C	P(N)			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The owner either leaves the vehicle or comes back to retrieve it later, or the owner waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.	1:200 sq.ft. (Minimum of 5 spaces. Each Bay or Wash Tunnel May Count as 1 Parking Space)	19
Car Wash, Self Service			C	C			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-	1:1 Bay (Minimum of 5)	19

						service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.		
EV Charging Stations			P(N)	P(N)		Any facility, equipment, or fixture, including a canopy and ground-mounted equipment, providing electric charging stations for charging electric or hybrid passenger vehicles.	No additional parking required.	20
Gas Pumps (Accessory)		C (N)	C (N)	P (N)		Any facility, equipment, or fixture, including a canopy, used for retail dispensing of motor vehicle fuels primarily to passenger vehicles. Only permitted in conjunction with a Retail (Small, Medium, or Large) use.	See Retail for Parking Requirement. (Each Pumping Station Counts as a Parking Space)	20
Other Automotive Sales			C	C		Sales of other new and used automotive vehicles not specifically defined, such as motorcycles, scooters, golf carts, utility trailers, and other similar products completely enclosed within the primary structure.	1:500 sq.ft. of Climate Controlled Area	

Parking of Passenger Vehicles	P		P	P			A commercial parking lot that provides parking spaces for vehicles less than one (1) ton capacity for a fee or free.	No Additional Parking Required	
Passenger Car Rental			C	C			A business establishment that provides for the renting of automobiles on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the automobiles being rented.	1:500 sq.ft. of Climate Controlled Area	
Truck, Trailer, and RV Rental			C	C			A business establishment that provides for the renting of trucks, trailers, or RVs on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the vehicles being rented.	1:500 sq.ft. of Climate Controlled Area	
Industrial									
Agriculture, Commercial Crops	P(N)	P(N)	P(N)	P(N)	P(N)	P(N)	An area used for the growing of farm products, vegetables, fruits, flowers, trees and/or grain and including the necessary accessory structures or uses for raising, treating and storing products raised on the premises. A minimum of 5 acres is required to establish this use.	1:Each Employee in Maximum Work Shift	

Agriculture, Commercial Livestock				C	C	P	An area used for the raising of the poultry and livestock animals such as horses, cattle, and sheep and including the necessary accessory structures or uses for raising, and housing animals raised on the premises. Does not include feed lots or auction facilities. See Code of Ordinances for additional regulation of livestock	1:Each Employee in Maximum Work Shift	
Alcohol Production, Macro				C	C		A facility, typically over 15,000 sq.ft., where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and which possess the appropriate licenses from the state of Texas.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Alcohol Production, Micro with Food Sales			P (N)	P(N)	C		A facility, typically 15,000 sq.ft. or less, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possess the Brewpub (BP) license from the State of Texas. This facility also prepares and sells food and alcoholic beverages for immediate consumption on-site; on-site consumption of	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	21

							alcoholic beverages must be less than fifty (50) percent of its revenue. Such facilities are typically independently owned.		
Alcohol Production, Micro without Food Sales				P	C		A facility, typically 15,000 sq.ft. or less, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution, and which possess the Brewer's (BW) license from the state of Texas and is typically independently owned. On-site consumption is limited to tasting.	1:500 sq.ft.	21
Commercial Extraction and Storage of Soil, Sand, and Gravel or Similar Material					C	C	The excavation and storage of sand, gravel, minerals, or other raw resources from the earth.	1:Each Employee in Maximum Work Shift	
Document Shredding	P(N)		P (N)	P	P		The destruction and recycling of paper documents for other businesses. Businesses may provide pick up services to transport materials to the destruction and recycling facility. All shredding must take place within an enclosed building.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	22
Food and Drink Bottling, Canning, and Packaging				P	P		A facility where various food or beverages are canned, bottled, boxed, or containerized and	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS	

							then sold to suppliers. This does not include the production of various food or beverages.	1:1,000 sq.ft. (Warehouse)	
Industrial Printing, Media Development and Distribution				P	P		Manufacturing and distribution of newspapers, books, and/or similar media. Also includes movie production.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Industrial/Agricultural Machinery and Equipment Servicing and Repair Shop				P	P		An establishment for the repair and service of large machinery and equipment most common in industrial and agricultural applications.	1:300 sq.ft.	
Manufacturing, Bio-Tech, Hi-Tech				P	P		A facility that develops and manufactures parts or completed products using advanced processes in the fields of engineering, technology, and biology. Biotechnology processes involve using raw materials, living cells or a component of cells, to generate other biologic materials to be harvested and used to produce products such as plant-based biodegradable plastics, bio fuels, special microorganisms, and other similar products. Hi-tech processes may involve the forming,	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

						casting, molding, machining, or assembly of completed products or pieces that may be used to create other goods such as fiber optic cables, circuit boards, computers, medical equipment, capacitors, tools, measuring, controlling and analyzing instruments, and other similar products.		
Manufacturing, Chemical					C	<p>A facility engaged in the manufacturing and development of a wide variety of chemical products by conducting a chemical process on organic or inorganic raw material. Chemical products may include basic, specialty, and consumer chemicals including, but not limited to, soaps and detergents, paints, resins, and dyes. A chemical process may involve specialized machinery for preparing raw materials, causing chemical reactions to produce the desired chemical, separating resulting chemicals, and purification of chemicals. Petroleum refineries are not included in this definition.</p>	<p>Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)</p>	

Manufacturing, Food and Related Products				C		A facility engaged in the manufacturing, packing, processing, or refining of food and related products such as meat, fish, dairy, grains, sugars, and fats and oils.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Manufacturing, Heavy				P		A manufacturing facility, not elsewhere classified, engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials. Examples include manufacturing or assembly of machinery, metals, large equipment, vehicles, and appliances. Petroleum refineries, metal foundries, production of non-commercially available ammunition and arms, concrete production and similar processes are not included in this definition.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Manufacturing, Light				P	P	A manufacturing facility, not elsewhere classified, engaged in the processing, manufacturing, compounding, assembling,	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

						packaging, treatment, or fabrication of materials and products, from previously manufactured materials. Such use is capable of operating entirely within a building. Examples include manufacturing of clothing, furniture, aluminum ware, glass, ceramics, and production of plastic bags. May also include wholesale distribution of these products.		
Municipal Airport				P	P	Facilities associated with the Sugar Land Regional Airport for the takeoff and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, and airport auxiliary facilities, including fences, lighting and antennae systems, on-premises signs, driveways, and access roads. This term also includes aircraft maintenance facilities and aviation instruction facilities associated with the Sugar Land Regional Airport.	Director of Planning will determine the required parking based on applicant's parking analysis for the proposed development and parking estimate.	

Pharmaceuticals Packing and/or Blending				P	P		A facility that combines finished chemicals by mixing or blending using specialized machinery to produce a homogenous pharmaceutical or vitamin product. This facility may also package the resulting pharmaceutical product for transport or sale. This facility does not involve chemical processing as described in Manufacturing Chemical.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Railroad Freight Yard				C	P		A facility that is used for the loading and unloading of freight, goods, or products for transport by train.	1:500 sq. ft. (Minimum of 5 spaces required)	
Recycling Collection Center				C	C		A facility for collection and transfer of materials for recycling. Some compacting may take place on-site and all processes must take place completely within an enclosed building. This category does not include collection and recycling of vehicles or vehicle parts.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Telecommunications Towers			C	C	C		A facility that transmits and/or receives electromagnetic signals. See Ch. 2 Art. VII for regulations regarding	1:300 sq.ft. of Associated Buildings (Minimum of 1 space required)	

							Telecommunication Towers and Antennas		
Utilities				C	P	C	Buildings, maintenance yards, equipment yards, service facilities, shops, utility buildings and lines, etc. used for the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other utilities.	1:300 sq.ft. of Building or as Determined by the Director of Planning	
Warehouse and Distribution Facility				P	P		An enclosed structure for the storage of goods for distribution or transfer to another location.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Agricultural Products and Livestock					C		A facility that engages in the wholesale of agricultural products such as grains or beans, or the wholesale of livestock (such as a livestock auction market). This category does not include concentrated animal feeding operations.	1:300 sq.ft. of Building or as Determined by the Director of Planning	
Wholesale, Durable and Nondurable Goods				P (N)	P (N)		A facility that engages in the wholesale of one or more types of innocuous/non-hazardous goods that are not intensive goods, which are categorized in Wholesale, Heavy, Intensive, or Large-Scale Goods. Products may include nondurable goods such as	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	23

						paper products, plastic products, pharmaceuticals, textiles, apparel and other products; and durable retail goods such as furniture, household appliances and goods, electronics and computers, office equipment, automotive parts and supplies; hardware (including industrial hardware) such as fittings and valves; plumbing, heating, and electrical equipment and supplies; lumber and construction materials; semi-finished metal products (including bars, rods, pipes, wires, etc.) and other similar products. Limited small-scale hand assembly and packaging is permitted as part of this use.		
Wholesale, Automobiles and Other Vehicles				C	P	A facility that engages in the wholesale of automobiles, motorcycles, boats, RVs, and other vehicles.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Bakery				P	P	A facility that is used for the production and distribution of baked goods and confectioneries to retail outlets. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	

Wholesale, Beer, Wine, and Distilled Beverages				P	P		A facility that engages in the wholesale of beer, wine, and distilled beverages. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Heavy, Intensive or Large-Scale Goods					P		A facility that engages in the wholesale of heavy or large-scale goods such as: intensive and/or hazardous chemicals (including acids, chlorine, compressed and liquefied gasses, or similar); heavy industrial, farm, and construction machinery and equipment; metals and metallic ores; petroleum and related fuels; and other similar goods. This category does not include scrap/waste, auto wreckers, or pre-fabricated buildings. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Nurseries and Gardening				P	P		A facility that engages in the wholesale of flowers, shrubs, trees, and other plant and gardening supplies. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:500 sq.ft. of Indoor Office PLUS 1:1,000 sq.ft. of Outdoor Storage Space	

Woodworking and Planing Mill					P		A facility that engages in manufacturing fabricated wood millwork, cabinetry, hardwood and softwood.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
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Non-Residential Districts Supplemental Regulations

1. Size limitation in B-1 District (10,000 sq. ft.)

In the B-1 district, establishments greater than 10,000 square feet are not permitted.

2. Parks and Recreational Facilities

A reduced parking requirement may be approved by the Director of Planning, or designee, when recreational facilities are included as part of a Home Owners Association facility, and a parking analysis is submitted demonstrating a lesser parking requirement is appropriate.

3. Vocational Schools Size limitation

In the B-O and B-1 districts:

- a. Classrooms 10,000 sq. ft. or less permitted by right;
- b. A Conditional Use Permit is required if:
 - i. The proposed classroom space is greater than 10,000 sq.ft.; or
 - ii. If other training facilities are proposed to be included.

4. Size limitation in B-1 District (15,000 sq. ft.)

In the B-1 district, establishments greater than 15,000 square feet are not permitted.

5. Drive-Thru Facilities

- a. Drive-thru facilities are not permitted within 200 feet of a residential lot, as measured from any menu or speaker box to the property line of adjacent residential property.
- b. All drive-thru facilities shall comply with the following requirements:
 - i. Speakers must be oriented away from the nearest residential lot(s);
 - ii. A 10-foot wide bypass lane is required adjacent to the stacking lane to allow vehicles to circumvent the drive-thru lane;
 - iii. 100% double row of landscape screening 3 feet in height at the time of planting is required adjacent to the drive-thru lane to screen the stacked vehicles from neighboring properties; and
 - iv. Drive thru lanes may not be located between the Primary Structure and the Front Lot Line.
- c. Each drive-thru lane may count as one space toward total parking count.

6. Size limitation in B-1 (5,000 sq. ft.)

In the B-1 district, establishments greater than 5,000 square feet are not permitted.

7. Limitations near Residential Uses

In all districts, the following are not permitted within 200 feet of a residential lot (excluding Multi Family) measured from the edge of the following uses to the nearest residential lot line:

- a. Outdoor Patio with Speakers
- b. Emergency Rooms
- c. Fitness Center, Outdoor Facilities & Activities (Accessory)
- d. Animal Services, Outdoor Runs (Accessory)
- e. Commercial Amusement, Outdoor

8. Shopping Centers

Moved from Section 2-213F

For Shopping Centers:

- a. Where Restaurants and/or Places of Worship occupy less than 50% of the gross square footage (not the primary use), parking is calculated at the Shopping Center ratio.
- b. Where Restaurants and/or Places of Worship occupy 50% or more of the gross square footage, parking is calculated at the Restaurants and/or Places of Worship ratio for the portion of the building occupied by the Restaurant(s) and/or Place(s) of Worship. For the remainder of the building, the Parking Spaces required must equal the sum of the requirements of the remaining uses computed separately.

9. Adult Oriented Businesses

See Chapter 2, Article IX of the Development Code for regulations regarding Adult Oriented Businesses.

10. Outdoor Activities (Animal Services, Outdoor Runs (Accessory), Fitness Center, Outdoor Facilities & Activities (Accessory))

- a. In the B-1 district, outdoor facilities greater than 5,000 square feet are not permitted;

- b. Outdoor facilities shall not be located between the Primary Façade and Front Lot Line; and
- c. Outdoor facilities shall be screened from public view with an 8-foot opaque fence and double row of hedges a minimum of 3 feet in height at time of planting.

11. Conditions in B-1 (Assisted Living, Independent Senior Living, Nursing and Personal Care Facilities, Long-Term Acute Care Facility/Rehabilitation Hospital)

Each development shall have a maximum density of 25 beds per acre AND; facilities within 200 feet of a residential lot as measured from property line to property line are required to meet the following:

- a. Provide an 8-foot opaque fence along side and rear property lines;
- b. Parking lot screening shall be a 100% double row of hedges measuring 3 feet in height at time of planting; and
- c. Outdoor facilities shall be orientated away from residential lots

12. Assisted Living

Assisted Living uses must comply with the following requirements:

- a. Provide a common dining area;
- b. Provide housekeeping and transportation services to residents; and
- c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility.

13. Building and Property Maintenance Services and Security

No Fleet Vehicle storage allowed.

14. Dry-Cleaning Facilities

Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.

15. Size limitation in B-O (5,000 sq. ft.)

In the B-O district, establishments greater than 5,000 square feet are not permitted.

16. Hotels (Full, Limited, Select Service)

Moved from Article XIV - Hotels

a. Intent

The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.

b. Definition

For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.

c. Minimum Requirements

A hotel must meet the following requirements:

- i. Guest rooms must be accessible only through interior corridors;
- ii. Entrance through exterior doors must be secured and accessible only to guests and employees;
- iii. Hotel management must be on-site 24 hours each day;
- iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's parking lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
- v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
- vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls.

17. Independent Senior Living

Independent Senior Living uses must comply with the following requirements:

- a. Provide a common dining area that is at least 3,000 sq.ft.;

- b. Provide housekeeping and transportation services to residents;
- c. Provide physical fitness and/or wellness facilities on-site;
- d. Units must be accessible through temperature controlled interior corridors; and
- e. At least one person aged 55 or over shall reside in each unit.

18. Outdoor Studios in B-2 (Studio, Glass or Ceramics, Studio, Metalwork, Woodwork, & Furniture (Including Repair))

In the B-2 district, all studio activity must be conducted 100% indoors.

19. Vehicle-Related Uses (Auto Repair Services, Minor, Car Wash)

In all districts, Auto Repair Services, Minor must comply with the following:

- a. Facilities must be at least 200 feet from the nearest residential lot measured from the wall of the facility to the residential property line;
- b. Bays must be oriented parallel to the Front Lot Line;
- c. Outdoor speakers prohibited;
- d. Garage doors to be closed when not in operation;
- e. 100% parking lot screening measuring 3 feet in height at time of planting;
- f. Shade trees at least 4 inches in caliper must be placed every 30' along all property lines;
- g. No outside storage of vehicles, equipment, or merchandise;
- h. All service work must be conducted inside the building; and
- i. There is a 2-axle maximum size limit on facilities located in the B-2 district

20. Gas Pumps (Accessory) and EV Charging Stations

In all districts Gas Pumps (Accessory) or EV Charging Stations must comply with the following requirements:

- a. Canopy columns must be wrapped in a masonry finish;
- b. Canopy lighting must be recessed into the ceiling;
- c. There shall be no outside speakers at the stations, except those required by state or federal law;
- d. Canopies must consist of a pitched or mansard roof - flat roof canopies are not permitted;
- e. Outside sales or rental of products, such as those sold from a vending machine, ice machine, movie kiosk etc., are prohibited; and
- f. Gas Pumps (Accessory) or EV Charging Stations are not allowed within 200 feet of a residential use as measured from the fuel station to the nearest residential lot line.

21. Alcohol Production, Micro with Food Sales

Each establishment must include one or more of the following totaling at least 15% of the square footage of the enclosed space: a restaurant, tasting room, bar, or lounge.

22. Document Shredding

Document Shredding establishments in B-O and B-2 shall:

- a. Be located in an office building that is at least 50,000 square feet; and
- b. Not be greater than 5,000 square feet.

23. Wholesale, Durable and Nondurable Goods

Tire storage is not permitted outside of an enclosed building.

Sec. 2-93. - Additional Nonresidential District Regulations.

The following regulations apply:

A. ~~Business Office District (B-O).~~

~~1. Ancillary Uses in Office Buildings.~~

~~a. An office building located in the district may include the Ancillary Uses designated in the land use matrix of Permitted Use in this Article if the following conditions are met:~~

~~1) The office building contains at least 50,000 square feet of floor space; and~~

~~2) All Ancillary Uses in the building do not occupy more than 10% of the total floor space of the entire building.~~

B. ~~General Business District (B-2).~~

1. *Outside Use:* Except as described below, all business activities must be conducted within a fully-enclosed Building, and all merchandise and materials related to the business must be displayed and stored inside a permanent Building.

a. Merchandise may not be stored in or sold out of mobile or stationary containers, vehicles, or trailers, with the exception that merchandise may be temporarily stored within designated loading and unloading spaces as identified in 2-221 of the Development Code. Merchandise may be temporarily displayed or stored outside the Building on the same premises if the merchandise:

1) Is not located on public property or within a required Parking Space or Yard;

2) Is not displayed or stored outside for more than 30 consecutive days or for more than 90 days within 1 calendar year;

3) Is owned by the owner or lessee of the Building; and

4) Does not occupy a contiguous area in of excess of 10% of the ground Floor Area of the Building or tenant space of the business displaying or storing the merchandise. The 10% restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.

b. For uses classified under SIC group 55, Automotive Dealers and Service Stations, merchandise may be displayed and stored outside of a permanent building as specified in the approved Conditional Use Permit.

C. *Restricted Industrial District (M-1).*

1. *Outside Use:*

a. All business activities must be conducted within a fully-enclosed Building.

b. Materials or equipment not offered for sale or rent but used in the business may be stored outside of a permanent Building if the materials and equipment do not occupy a contiguous area greater than 20% of the ground Floor Area of the Building or tenant space of the business that stores the materials or equipment.

c. Merchandise may be displayed or stored outside a permanent Building if:

1) It is not located on public property or within a required Parking Space or Yard; and

2) The merchandise does not occupy a contiguous area greater than 10% of the ground Floor Area of the Building or tenant space of the business displaying or storing the merchandise; and

a) The 10% restriction does not apply to:

- i. Landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area; or
- ii. Trailers and other motorized machinery and equipment offered for sale or rent if displayed on a paved surface and screened from public view as defined in Article XV of this Chapter.

2. Environmental:

- a. No use may generate any ground-transmitted vibration in excess of 0.10 inch per second measured at the Lot Line, or in excess of 0.02 inch per second measured at any residential Lot Line. These values may be multiplied by 2 for impact vibrations, i.e. discrete vibration pulsations not exceeding 1 second in duration and having a pause of at least 1 second between pulses.
- b. Heat from furnaces, processing equipment, or other devices must be contained so that the temperature of air or materials is raised no more than 5 degrees Fahrenheit as measured at all Lot Lines.
- c. Odors or fumes created by industrial processes must be contained so that no odors may be sensed at the Lot Line which exceeds the lowest amount set forth in Table III (Odor Thresholds) of Chapter 5, "Physiological Effects," in the latest edition of the Air Pollution Abatement Manual of the Manufacturing Chemists Association. For compounds not described in Table III, odor thresholds may be established by methods indicated in Chapter 5 of the manual.
- d. Additional regulations in Article XIII (Maximum Noise Standards) of this Chapter apply.

~~3. Ancillary Uses:~~

- ~~a. A building located in the district may include the Ancillary Uses designated in the land use matrix of Permitted Uses if the following conditions are met:~~
 - ~~1) The building contains at least 50,000 square feet of floor space; and~~
 - ~~2) All Ancillary Uses in the building do not occupy more than 10% of the total floor space of the entire building.~~

D. General Industrial District (M-2).

1. Outside Use:

- a. All business activities must be conducted within a fully-enclosed Building, except that materials and equipment used in the business may be stored outside a permanent Building.
- b. Merchandise may be displayed or stored outside a permanent Building if:
 - 1) It is not located on public property or within a required Parking Space or Yard.
 - 2) The merchandise does not occupy a contiguous area greater than 20% of the ground Floor Area of the Building or tenant space of the business displaying or storing the merchandise.
 - a) The 20% restriction does not apply to:
 - i. Landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area, or
 - ii. Trailers and other motorized machinery and equipment offered for sale or rent if displayed on a paved surface and screened from public view as defined in Article XV (Landscaping and Screening Regulations).

2. Environmental:

- a. No use may generate any ground-transmitted vibration in excess of 0.10 inch per second measured at the Lot Line, or in excess of 0.02 inch per second measured at any residential Lot Line. These values may be multiplied by 2 for impact vibrations, i.e. discrete vibration pulsations not exceeding 1 second in duration and having a pause of at least 1 second between pulses.
- b. Heat from furnaces, processing equipment, or other devices must be contained so that the temperature of air or materials is raised no more than 5 degrees Fahrenheit as measured at all Lot Lines.
- c. Odors or fumes created by industrial processes must be contained so that no odors may be sensed at the Lot Line which exceeds the lowest amount set forth in Table III (Odor Thresholds) of Chapter 5, "Physiological Effects," in the latest edition of the Air Pollution Abatement Manual of the Manufacturing Chemists Association. For compounds not described in Table III, odor thresholds may be established by methods indicated in Chapter 5 of the manual.

Secs. 2-94—2-109. - Reserved.

Sec. 2-157. - Permitted Uses and Parking Schedule.

Table 2-157.1: Permitted Uses and Parking Schedule				
<p>See Section 2-55. for the Key to Permitted Uses and Parking Schedule Tables. P = Permitted Use C = Conditional Use An = Ancillary Use Blank Box = Prohibited Use P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes * = Residential Proximity Conditional Use, See Section 2-55 G</p>				
Land Use	HR-1	Definition	Parking	Notes
Residential				
Child Care Home (≤6 Children)	P	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Child Care Home (≥7 Children)	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Clergy House, Monastery, or Convent	C	A dwelling where four (4) or more unrelated employees of a Place of Worship, such as religious leaders or those studying worship, live; which is located on a separate platted lot than the associated Place of Worship; and that is tax exempt as defined by State law.	1: Resident (Minimum of 4 Spaces Required)	
Community Home	P	A dwelling for not more than six (6) persons with disabilities and two (2) supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Dwelling, Accessory	P (N)	A dwelling unit, that is attached or detached from the primary on-site structure, is used as a	No Additional Parking Required	1

		residence, is incidental to the main structure, and is not involved in the conduct of a business.		
Dwelling, Single-Family Detached	P (N)	A building that contains only one (1) Dwelling Unit and has open space on all sides of the building.	2: Dwelling Unit	2
Institutional				
Library	C	A building for the viewing and check out of books, videos and other literature.	1:300 sq. ft.	
Parks and Recreational Facilities	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq. ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, Private, Elementary, Middle, and High Schools	C	A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High Schools	P	A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
Services				
Child Care Facility, Daycare	C	An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq. ft.	
Place of Worship	C	A building or group of buildings used for regular assembly for religious public worship and study that is used primarily for and designed for such	With Fixed Seating: 1:3 Seats in the Main Assembly Area	3

		purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as classrooms, gathering spaces, or a place of residence for clergy on the same platted lot, and that is tax exempt as defined by State law.	OR Without Fixed Seating: 1:75 sq. ft. in the Main Assembly Area	
Industrial				
Utilities	C	Buildings, maintenance yards, equipment yards, service facilities, shops, utility buildings and lines, etc. used for the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other public utilities.	1:300 sq. ft. of Building or as Determined by the Director of Planning	
<p>HR-1 District Supplemental Regulations</p> <p>1. Dwelling, Accessory</p> <p>a. A Single-Family Detached Dwelling located in the HR-1 zoning district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:</p> <p>i. The accessory quarters does not contain more than 600 square feet of Living Space, and</p> <p>ii. The occupant or occupants do not pay compensation for the use of the accessory quarters.</p> <p>2. Home Occupations</p> <p>A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:</p> <p>a. It is conducted wholly within the Principal Building;</p> <p>b. It is not conducted within a Private Garage, whether attached or Detached;</p> <p>c. It does not depend on the employment of a person who does not reside in the residence;</p> <p>d. A separate entrance is not provided for the conduct of the occupation;</p> <p>e. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;</p> <p>f. It does not use outdoor storage;</p> <p>g. It does not involve more than 300 square feet of the area of the Dwelling Unit;</p> <p>h. A Sign Advertising the Home Occupation is not located on the Premises;</p> <p>i. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks;</p> <p>j. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and</p> <p>k. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.</p> <p>3. Place of Worship</p> <p>All uses and buildings associated with and on the same campus as the Place of Worship, including assembly/gathering facilities, shall be included in the Conditional Use Permit.</p>				

(Ord. No. 2201 , § 5(Exh. D), 7-21-20)

Sec. 2-176. - Allowed Yard Obstructions.

Every part of a required Yard must be open and unobstructed from the general ground level of the graded Lot to the sky, except as indicated in the table below:

"Y" indicates a permitted or allowed obstruction. "N" indicates not a permitted or allowed obstruction.

Table 2-176.1: Allowed Yard Obstructions

	Obstruction	Front and Street Side Yard	Side and Rear Yard
1.	Living plant material, landscaping, fountains, sculptures, planter boxes, lighting fixtures, flagpoles, mailboxes, overhead service lines and poles for utilities, which are situated and constructed in compliance with all other ordinances.	Y	Y
2.	Awnings and canopies attached to a Principal Building and projecting not more than 3 ft. from the side of the Building, and located at least 8 ft. above adjoining walkways and driveways.	Y	Y
3.	Air conditioning window or wall units not projecting more than 18 in.	Y	Y
4.	Sidewalks and driveways.	Y	Y
5.	Signs as permitted by the Sign regulations.	Y	N
6.	Fences, in compliance with this Code.	Y	Y
7.	Architectural entrance Structures on a Lot 1 acre or greater in area; or subdivision entrance signs at entrance roadways into subdivisions or planned developments containing 50 or more Lots.	Y	N
8.	Bay windows projecting not more than 3 ft., but not within 5 ft. of a Lot Line.	Y	Y
9.	Eaves, gutters, and attached chimneys, projecting not more than 24 in. into the Yard.	Y	Y
10.	Open entrances, stoops, and porches, when not covered, may project not more than 10 ft. from a Principal Building, and not more than 18 in. above grade. This type of obstruction may project no more than 5 feet from a Principal Building in the LPR District. This type of obstruction is not allowed in the HR-1 District.	Y	Y

11.	Sills, belt courses, cornices, and ornamental features of a Principal Building, projecting not more than 12 in.	Y	Y
12.	Steps, 4 ft. or less above grade, which are necessary for access to a permitted Building or for access to a Lot from a Street or public way.	Y	Y
13.	Mechanical equipment such as central air conditioning units, heat pumps solar collecting equipment, pool equipment, and backup generators.	N	Y
14.	Balconies not projecting more than 3½ feet into the Yard.	N	Y
15.	Open off-street Parking Spaces and Loading Spaces. <i>*See Table 2-216.1 and 2-216.2 for Parking Lot Setback Requirements.</i>	Y*	Y*
16.	Arbors, pergolas, <u>patio covers</u> , trellises, playgrounds and playhouses, and clotheslines.	N	Y
17.	Satellite dishes, as permitted by this Chapter.	N	Y
18.	Swimming pools not located within 3 ft. of a Lot Line. <i>*Swimming pools are not permitted in a Front Yard, but may be located in a Street Side Yard.</i>	N/Y*	Y
19.	Access ramps for the disabled.	N	Y
20.	Subdivision Entrance Signs.	Y	N

(Ord. No. [2201](#), § 6(Exh. [2201](#), § 6(Exh. E), 7-21-20)

Sec. 2-192. - Accessory Structures.

- A. Accessory Structures are subject to the same regulations as apply to Principal Buildings in each district, except as otherwise specified in this Section.
- B. An Accessory Structure must not be established on any Lot prior to the establishment of the Principal Building.
- C. An Accessory Structure must comply with Front and Street Side Yard setbacks.
- D. Accessory Structures must not be located within a parking lot setback as identified in Article V: Off Street Parking and Loading Regulations.
- E. In Nonresidential Districts, Accessory Structures must not be more than 20 feet in height as measured from finished grade to the highest point of the Structure.
- F. In Residential Districts, Accessory Structures must comply with the following additional regulations:
 - 1. An Accessory Structure must comply with Rear and Side Yard setbacks with the following exception.

An Accessory Structure may be located up to 5 feet from any Rear or Side Lot Line if the structure meets the following requirements:

- a. It has a maximum height of 1½ stories, but no more than 20 feet as measured from finished grade to the highest point of the Structure;
- b. It does not have a Rear Lot Line facing balcony or window above the first story;
- c. It is Detached and located at least 10 feet from the Principal Building; and
- d. It may be connected by a Breezeway to the Principal Building if the following requirements are met (See Figure 2-192.A):
 - (1) The Accessory Structure is located at least 10 feet from the Principal Building;
 - (2) The Breezeway is unenclosed; and
 - (3) The Breezeway is not wider than 6 feet as measured from edge-of-eave to edge-of-eave.

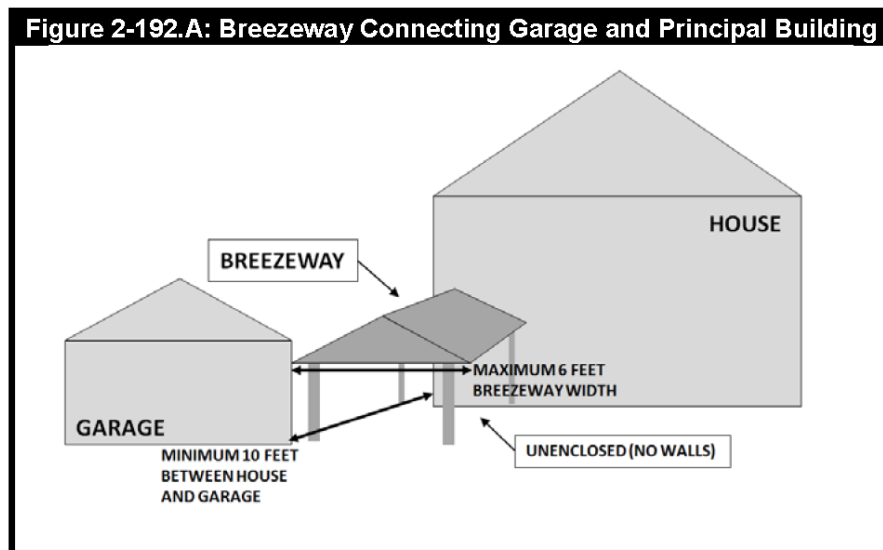


Figure 2-192.A

2. The total square footage of all Accessory Structures (except garages) located in a required Rear Yard shall not be larger than:
 - a. R-1E district: 1,563 square feet or 25% of the required Rear Yard, whichever is greater
 - b. R-1R district: 563 square feet or 25% of the required Rear Yard, whichever is greater
 - c. R-1 district: 225 square feet or 25% of the required Rear Yard, whichever is greater
 - d. R-1Z district: 125 square feet or 25% of the required Rear Yard, whichever is greater
 - e. R-2 district: 500 square feet or 25% of the required Rear Yard, whichever is greater
 - f. R-3 & R-4 district: 25% of the required Rear Yard
3. *Sheds.* Lots 6,600 square feet or less may have a shed that is up to 200 square feet. Lots greater than 6,600 square feet may have a shed that does not exceed 3% of the lot area. If more than 1 shed is provided, this requirement applies to the total square feet of all sheds.
4. *Private Garage or Carport.* Lots 6,000 square feet or less may have a Private Garage or Carport that is up to 600 square feet. Lots greater than 6,000 square feet may have a Private Garage or Carport that does not exceed 10% of the Lot area. If more than 1 garage is provided, this requirement applies to the total square feet of all garages.
5. The provisions of this Section 2-192 do not apply to The Hill Residential Zoning District (HR-1).

(Ord. No. 2149, § 7, 2-19-2019; Ord. No. [2201](#), §§ 7, 8, 7-21-20)

Sec. 2-385. - Nonresidential and Multi-Family Use Landscaping Requirements.

The following landscape and screening requirements apply to every premises developed for Multi-Family Dwellings or a Nonresidential Use outside of the Lake Pointe Redevelopment District:

1. All portions of the ground located in the Front Yard or the Street Side Yard of the premises which are not covered by driveways, Parking Lots, and similar permanent improvements must be Landscaped.
2. All plants used to satisfy the requirements of this section must be located in Landscaped Areas at least 2½ feet in width.
3. Nonresidential and Multi-family Perimeter Landscaping Requirements are as follows:

		Abutting Residential Use or Zoning District	Abutting Nonresidential Use or Zoning District
		<i>(If use and zoning district are different, utilize more restrictive requirement.)</i>	
Nonresidential Use	Front / Street Side Yards:	<ul style="list-style-type: none"> • 100% parking lot screening ^(a) • 1 tree per 30 ft. of Lot Width along Front Lot Line ^(b) 	<ul style="list-style-type: none"> • 100% parking lot screening ^(a) • 1 tree per 50 ft. of Lot Width along Front Lot Line ^(b)
	Rear / Side Yard:	<ul style="list-style-type: none"> • 100% Parking lot screening ^(c) • 1 tree per 30 ft. of parking lot length ^(b) • Min. 6-ft. opaque fence along entire abutting property line ^(d) 	<ul style="list-style-type: none"> • 25% parking lot screening ^(e) • 1 tree per 50 ft. of parking lot length ^{(b) (f)}
	Yards on a Primary Access Easement^(g)	<ul style="list-style-type: none"> • 75% parking lot screening ^(a) • 1 tree per 30 ft. of Primary Access Easement frontage ^(b) 	<ul style="list-style-type: none"> • 50% parking lot screening ^(a) • 1 tree per 50 ft. of Primary Access Easement frontage ^(b)
<p>a. Required continuous hedge or berm a minimum of 3 feet in height at maturity to screen the Parking Lot and Vehicle Use Area from the Street or Access Easement.</p> <p>b. Required trees may be clustered or spaced linearly and do not have to be spaced at even intervals. Each required tree must be planted in a Landscaped Area of at least 36 square feet, with a minimum dimension of 6 feet.</p> <p>c. Required continuous hedge or berm a minimum of 6 feet in height and a maximum Height of 8 feet between Parking Lot and Lot Line.</p> <p>d. The Fence is not required if a comparable Fence is already existing on the abutting residential property.</p> <p>e. Required hedge, fence or berm between the parking lot and the lot line with a minimum Height of 3½ feet at maturity and a maximum Height of 8 feet. Required screening may be grouped and</p>			

dispensed randomly and need not be spaced evenly.

f. If the site and abutting property are in M-1 or M-2, then the area to be screened must contain 1 tree per 75 feet of screened area.

g. These regulations apply to the portion of the parcel, Lot or reserve that is adjacent to a Primary Access Easement. See Chapter 5 for additional regulations on Primary Access Easements.

4. All Side Yards must contain a minimum 6-foot wide Landscaped Area extending from the Front Lot Line to the Rear Lot Line.
5. All Rear Yards must contain a minimum 6-foot wide Landscaped Area extending from the Side Lot Line to the Side Lot Line.
6. Properties containing a Primary Access Easement require a minimum 15-foot wide Landscaped Area adjacent to the Primary Access Easement. Landscaped Areas may include required sidewalks and adjacent clear area.

Sec. 10-3. - Definitions

Accessory Building or Structure means a building or structure that serves a use customarily incidental to and located on the same lot occupied by the principal building. Common accessory buildings or structures include Private Garages and carports, farm structures, tool houses, greenhouses, home workshops, ~~children's playhouses~~, storage houses, and garden shelters.

Sec. 2-21. - Review Process.

The following procedures apply to Conditional Use Permits (CUP):

1. *Commission Hearing and Report.* The Commission will hold a public hearing on the proposed CUP, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given as required by law to owners of any Premises located within 200 feet of the land subject to the CUP. After the public hearing, the Commission will make a recommendation to the Council for denial or approval of the request. A tie vote on a request for a CUP is deemed to be the Commission's recommendation that the requested change be denied. If the Commission recommends denial, the application may not be submitted to the Council for consideration unless the applicant files a written request with the Director within 30 days of the date of denial asking that the Council consider the request.
2. *City Council Hearing and Action.* After receiving a recommendation from the Commission, the City Council will hold a public hearing on the CUP request, for which notice of the time and place of the hearing has been published in the official newspaper or a newspaper of general circulation in the City before the 15th day before the date of the public hearing, or as provided by state law. Notice must be given to owners of any premises located within 200 feet of the land subject to the CUP. After the close of the public hearing, the City Council may approve or deny the request, return it to the Commission for further consideration, or take whatever other action the Council deems appropriate. The affirmative vote of at least $\frac{3}{4}$ of all members of the Council is required to:

- a. Overrule the Commission's recommendation that a proposed CUP be denied; or
 - b. Approve a Conditional Use Permit, if the City receives, as provided by state law, a written and signed petition from adjoining landowners protesting the change.
3. *Joint Hearings.* The City Council may hold a joint public hearing with the Commission on a CUP request as provided for by state law. In case of a joint hearing, the City Council may not act on the request until it receives the report of the Commission.
4. *Reconsideration.* An application for a CUP that is denied by the Council, or which is withdrawn by an applicant after the Commission makes a report recommending denial, may not be again submitted for filing with the Director within 6 months of the Commission recommendation or Council denial, except upon the consent of the City Council.
5. *Conditional Use Permit for a School.* For an application for a CUP for a school (SIC No. 8211), the notice to property owners for the hearing before the Commission shall be given to the owner of any premises located within that distance by which a city may, by ordinance, prohibit the sale of alcoholic beverages by a dealer from a church, public school, or public hospital, as set forth in Section 109.33 of the Texas Alcoholic Beverage Code, as amended.

Secs. 2-27. – CUP Amendments

Except as herein provided, an amendment to a CUP will be processed in the same manner as required for initial approval of the CUP. The Director may approve minor amendments to a CUP to correct errors, make adjustments, or other minor revisions that do not:

1. Change the total square footage of each building by more than the lesser of 10% or 2,500 square feet;
2. Substantially alter the arrangement of Buildings, increase the number of Buildings, change the use of Building space, or reduce a required Yard or Setback;
3. Increase the Height of Buildings;
4. Substantially alter the vehicular circulation or placement of Parking Lots; or
5. Reduce Open Space or Landscape Areas.

Secs. 2-28—2-31. - Reserved.

Sec. 2-55. - Key to Permitted Uses and Parking Schedule Tables.

The key for determining uses in the Permitted Uses and Parking Schedule Tables established in Section 2-71 and Section 2-91 is as follows:

- A. Permitted Use: [P]. Designates uses permitted by right in the district indicated.
- B. Permitted Use with Supplemental Regulations: [P(N)]. Designates uses permitted by right in the district indicated, so long as they comply with the Supplemental Regulations found at the end of the table.
- C. Conditional Use: [C]. Designates a use that may be permitted in the district by an approved conditional use permit.
- D. Conditional Use with Supplemental Regulations: [C(N)]. Designates uses that may be permitted in the district by an approved conditional use permit and must also comply with the Supplemental Regulations found at the end of the table.
- E.
- F. Prohibited Uses: []. Indicates a use that is not permitted in the district.
- G. Residential Proximity Conditional Use: [*]. Indicates a district wherein a conditional use permit is required for uses in specified circumstances, as follows:
 - 1. A conditional use permit is required for the establishment or expansion of a nonresidential use located on property that abuts a single-family residential lot located in a single-family residential district, except as provided below.
 - 2. A conditional use permit is not required in the following circumstances:
 - a. Remodeling an existing building (with no expansion of the building);
 - b. Expanding a use within an existing building (with no expansion of the building);
 - c. Adding to an existing building when:
 - (1) The closest exterior building wall of the new expansion is at least 100 feet from the abutting single-family residential property line; and
 - (2) The total height of the addition does not exceed 35 feet, from ground level to the top of highest portion of the building (inclusive of parapets); and
 - (3) The area of the expansion is not greater than 25% of the square footage of the floor area of the existing building;
 - d. Exterior facade repair or replacement to existing structures in accordance with the particular district regulations and that do not increase the height of the existing building by more than 6 inches;
 - e. Addition, repair, or replacement of architectural screening for rooftop equipment to an existing building;
 - f. Addition, repair, or replacement of fencing or landscaping;
 - g. Addition, repair, or replacement of internal sidewalks or fire lanes;
 - h. Repair or replacement of existing parking lot paving; or,
 - i. Addition of new parking lot paving that is at least 50 feet from the abutting single-family residential property line.

(Ord. No. 2149, § 3, 2-19-2019)

Sec. 2-71. - Residential Districts Permitted Uses and Parking Schedule.

The Residential Districts Permitted Uses and Parking Schedule is shown on the following pages:

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts										
See Section 2-55. for the Key to Permitted Uses and Parking Schedule Tables. P = Permitted Use C = Conditional Use Blank Box = Prohibited Use P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes * = Residential Proximity Conditional Use, See Section 2-55 G										
Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	Definition	Parking	Notes
Residential										
Agricultural, Ranching	P (N)	C (N)						An area that is used for the raising thereon of the poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, and housing animals raised on the premises, but not including the commercial feeding or slaughter of animals. See Code of Ordinances for additional regulation of livestock.	No Additional Parking Required; 2: Dwelling Unit if Single-Family Home on Premises	1
Child Care Home (≤6 Children)	P	P	P	P	P	P	P	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	

Child Care Home (≥7 Children)	C	C	C	C	C	C	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Clergy House, Monastery, or Convent	C	C	C	C	C	C	C	A dwelling where four (4) or more unrelated employees of a Place of Worship, such as religious leaders or those studying worship, live; which is located on a separate platted lot than the associated Place of Worship; and that is tax exempt as defined by State law.	1: Resident (Minimum of 4 Spaces Required)	
Community Home	P	P	P	P	P	P	P	A dwelling for not more than six (6) persons with disabilities and two (2) supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Dwelling, Accessory	P (N)	P (N)	P (N)					A dwelling unit, that is attached or detached from the primary on-site structure, is used as a residence, is incidental to the main structure, and is not involved in	No Additional Parking Required	2

							the conduct of a business.		
Dwelling, Multi-Family						P (N)	Seven (7) or more Dwelling Units on one (1) platted lot.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	3
Dwelling, Single-Family Attached (Townhome)						P (N)	A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on one (1) or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	3
Dwelling, Single-Family Detached	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	A building that contains only one (1) Dwelling Unit and has open space on all sides of the building.	2: Dwelling Unit	3
Dwelling, Two-Family (Duplex)						P (N)	A building on one (1) platted lot that contains only two (2) Dwelling Units and has open space on all sides of the building, commonly referred to as a duplex.	2: Dwelling Unit	3
HUD - Code Manufactured Home						C (N)	A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a	2: Dwelling Unit	3

								permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in 1 or more sections; in the traveling mode, at least 8 body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; includes the plumbing, heating, air conditioning, and electrical systems of the home; and is not a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).		
Residential Sales /Construction Office (Temporary)	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	A temporary office used by a homebuilder to facilitate the sales of new homes within a subdivision where there are available for purchase new homes already built or to be built on lots located therein.	Minimum of 2 Spaces	4
Institutional										
Library	C	C	C	C	C	C	C	A building for the viewing and check out of books, videos and other literature.	1: 300 sq.ft.	
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails,	1: 100 sq.ft. of Indoor Facilities Plus 1: 4 Persons Design Capacity of	5

								restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, Private, Elementary, Middle, and High Schools	C	C	C	C	C	C	C	A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High Schools	P	P	P	P	P	P	P	A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
Services										
Child Care Facility, Daycare	C	C	C	C	C	C	C	An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the	1:300 sq.ft.	

							permit holder's home. A state license is required.		
Golf Course or Country Club	C	C	C	C	C	C	A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition also includes associated clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or associated service uses.	1:150 sq.ft. of Indoor Facilities PLUS 4: Hole	
Helipad (Accessory)	C						An accessory use where helicopters can land and take off but excluding refueling, maintenance, repairs, and storage of helicopters. Only permitted as an accessory use to a Single-Family Detached Dwelling on a minimum 5-acre lot.	No Additional Parking Required	
HOA Clubhouse/Meeting Facility/Pool	P	P	P	P	P	P	A building and/or pool owned and operated by a homeowners association that is available for usage by homeowners, typically requiring rental fee and reservation, for meetings, parties, or other private events.	1:300 sq.ft. (Minimum 5 spaces required)	
Independent Senior Living (55+)						P(N)	An establishment providing dwelling units specifically designed	2: Dwelling Unit	6

								for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.		
Place of Worship	C	C	C	C	C	C	C	A building or group of buildings used for regular assembly for religious public worship and study that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as classrooms, gathering spaces, or a place of residence for clergy on the same platted lot, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	7
Short Term Rentals					C	C	C	A dwelling that is leased or rented out in whole or in part (a room, for example) for less than 30 days.	2: Dwelling Unit	
Industrial										
Utilities	C	C	C	C	C	C	C	Buildings, maintenance yards, equipment yards, service facilities, shops, utility buildings and lines, etc. used for	1:300 sq.ft. of Building or as Determined by the Director of Planning	

								the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other public utilities.		
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Residential District Supplemental Regulations

1. Agriculture, Ranching

Minimum 5 acre property is required for the establishment of this use.

2. Dwelling, Accessory

Moved from Section 2-192.F.6. - Accessory Structures

a. See Section 2-192 for additional regulations regarding Accessory Structures
b. A Single-Family Detached Dwelling located in a R-1, R-1R, or R-1E district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:

- i. The accessory quarters does not contain more than 600 square feet of Living Space, and
- ii. The occupant or occupants do not pay compensation for the use of the accessory quarters.

3. Home Occupations

Moved from Section 2-194. - Home Occupations

A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:

- a. It does not depend on the employment of a person who does not reside in the residence;
- b. A separate entrance to the Primary Structure is not provided for the conduct of the occupation;
- c. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;
- d. It does not use outdoor storage;
- e. It does not involve more than 300 square feet of the area of the Dwelling Unit or Accessory Structure;
- f. A Sign Advertising the Home Occupation is not located on the Premises;
- g. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, $\frac{3}{4}$ ton step-up van or similar sized trucks;
- h. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and
- i. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.

4. Residential Sales/Construction Office (Temporary)

Moved from Section 2-55. - Accessory and Temporary Uses.

Temporary Construction Office. Temporary offices for construction or sales may be used on the site of a construction project as a temporary use but must be removed upon completion of the project. A temporary construction office must cease upon the issuance of a Certificate of Occupancy for the last Dwelling Unit for the subdivision or project or, in the case of a subdivision or project for which approval has been given for phased development, for the last Dwelling Unit for that phase.

5. Parks and Recreational Facilities

A reduced parking requirement may be approved by the Director of Planning, or designee, when recreational facilities are included as part of a Home Owners Association facility, and a parking analysis is submitted demonstrating a lesser parking requirement is appropriate.

6. Independent Senior Living

Independent Senior Living uses must comply with the following requirements:

- a. Provide a common dining area that is at least 3,000 sq.ft.;
- b. Provide housekeeping and transportation services to residents;
- c. Provide physical fitness and/or wellness facilities on-site;
- d. Units must be accessible through temperature controlled interior corridors;
- e. At least one person aged 55 or over shall reside in each unit.
- f. Have a maximum density of 25 bedrooms per acre; and

Facilities within 200 feet of a residential lot as measured from property line to property line are also required to:

- i. Provide an 8-foot opaque fence along side and rear property lines;
- ii. Provide 100% parking lot screening with a double row of hedges measuring 3 feet in height at time of planting; and
- ii. Orient any outdoor facilities away from residential lots.

7. Place of Worship

All uses and buildings associated with and on the same campus as the Place of Worship, including assembly/gathering facilities, shall be included in the Conditional Use Permit.

(Ord. No. 2149, § 4, 2-19-2019; Ord. No. [2201](#), § 3(Exh. B), 7-21-20)

Sec. 2-91 - Nonresidential Districts Permitted Uses and Parking Schedule.

The Nonresidential Districts Permitted Uses and Parking Schedule is shown on the following pages:

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts									
See Section 2-55. for the Key to Permitted Uses and Parking Schedule Tables.									
P = Permitted Use C = Conditional Use Blank Box = Prohibited Use									
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes									
* = Residential Proximity Conditional Use, See Section 2-55 G									
Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Institutional									
Botanical and Zoological Gardens	P	C	P				An establishment where plants or animals are collected and designed in a way to be viewed, cared for, and/or studied, with or without an admission charge, and that may include the sale of goods and	1:300 sq.ft.	

							novelties as an accessory use.		
Library	P	P	P				A public facility that allows the view and check out of books, videos and other literature.	1:300 sq.ft.	
Museums and Art Galleries	P	P/C (N)	P	P			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft.	1
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	2
School, College and University	P	P/C (N)	P				An institution established for educational purposes offering courses for study	The applicant shall provide parking analysis for the proposed development and	1

							beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	parking estimate shall be approved by the Director of Planning.	
School, Private, Elementary, Middle, and High	C	C	C				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High	P	P	P				A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Vocational	P/C (N)	P/C (N)	P	P			Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	3
Office									
Call/Message Center	P	C	P	P	P		A place where inbound and outbound telephone calls or other messages are received, rerouted, and processed. Typically, a facility has the ability to handle a large volume of calls at one time.	1:150 sq.ft.	
Professional Office, Neighborhood	P	P	P	P			An establishment for the provision of executive, management, or	1:250 sq.ft.	

							administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.		
Professional Office, Regional	P	P	P	P	P		An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail									
Bar		Bars are permitted in Alcoholic Beverage On-Premise Overlay Districts and may be permitted in Planned Development Districts. See appropriate ordinances.					A facility that derives more than fifty percent (50) percent of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting), Plus 1:200 sq.ft. for Remainder of Building,	
Retail Sales, Small	P	P	P	P			A retail establishment no larger than 6,000 sq. ft. that sells food and other convenience and household goods including furniture, décor, medication, appliances, and other home		5

						improvement supplies. See Fuel Stations and Car Wash (Accessory) for these uses in conjunction with Retail Sales.		
Retail Sales, Medium		P(N)	P			A retail establishment between 6,000 sq. ft. and 25,000 s. ft. that sells food and other convenience and household goods including furniture, décor, medication, appliances, and other home improvement supplies. See Fuel Stations and Car Wash (Accessory) for these uses in conjunction with Retail Sales.		4, 5
Retail Sales, Large			P			A retail establishment over 25,000 s. ft. that sells food and other convenience and household goods including furniture, décor, medication, appliances, and other home improvement supplies. See Fuel Stations and Car Wash (Accessory) for these uses in conjunction with Retail Sales.		5
Liquor Store		P(N)	P			A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments may specialize in a particular type of alcoholic beverage.	1:200 sq.ft.	6

Lumber and Other Building Materials			P	P			A retail establishment for the sale of building materials such as lumber, hardwood, stone, brick, or similar materials. This does not include home improvement stores.	1:300 sq.ft.	
Nurseries and Gardening, Retail		P	P	P			A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping. This does not include home improvement stores.	1:300 sq.ft.	
Pawnshop				P			A location at which or premises in which a pawnbroker regularly conducts business as defined by the State Finance Code Chapter 371.	1:200 sq.ft.	
Restaurant, With Drive-In and/or Drive-Thru Service	P(N)	P(N)	P(N)	P(N)	P(N)		An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food, take-out, and similar uses, that has one or more drive-through lanes or drive-in spaces for ordering and dispensing food and beverages to	1:100 sq.ft. (Including Outdoor Areas for Seating)	5, 7

							patrons remaining in their vehicles.		
Restaurant, With No Drive-In or Drive-Thru Service	P (N)	P (N)	P (N)	P (N)	P (N)		An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	7
Shopping Center		See applicable Land Use category.					A complex where multiple businesses are located, characterized by shared common elements such as parking, sidewalks, and street access. See applicable use category for permitted uses. Only use this category for parking ratios.	Buildings Less Than 400,000 sq.ft.: 1:200 sq.ft.; Buildings 400,001 sq.ft. to 600,000 sq.ft.: 1:250 sq.ft.; Buildings Greater than 600,001 sq.ft.: 1:300 sq.ft.	8
Thrift Store or Donation Center		P (N)	P				An establishment primarily engaged in selling or receiving used merchandise that has been obtained through bulk-purchases or donated merchandise. Receipt of donations must occur within an enclosed building.	1:200 sq.ft.	6
Tobacco, Hookah, and Vapor Retail Store							A shop or tobacco bar that specializes in the sale or consumption of tobacco, cigars, cigarettes, electronic cigarettes, electronic vapor devices, hookahs, or other tobacco products. See Code of	1:200 sq.ft.	

							Ordinances for additional Smoking Regulations		
<u>Wine Bar</u>		<u>P</u>	<u>P</u>				<u>An establishment primarily engaged in selling wine for consumption on and off the premises and which possesses a Wine and Malt Beverage Retailer's Permit (BG) from the state of Texas.</u>	<u>1:200 sq.ft.</u>	
Services									
Adult Day-Care	P	P	P				A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24-hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer	1:200 sq.ft.	

							services in the evenings and on weekends.		
Adult Oriented Businesses				P (N)			An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, nude model studio or sexual encounter center.	1:200 sq.ft.	9
Animal Services, Boarding/Day Care		P	P	P			A facility for the overnight boarding or day care of small animals such as dogs, cats, birds, small reptiles, and other similar household animals. See Animal Services, Outdoor Runs (Accessory) for use in conjunction with Animal Services, Boarding/Day Care.	1:300 sq.ft.	
Animal Services, Large Animals				C			A facility for the medical or surgical treatment, grooming, boarding, shelter services, or other veterinary services for large animals such as horses, cattle, and other similar outdoor animals.	1:300 sq.ft.	
Animal Services, Outdoor Runs (Accessory)		P (N)	P (N)	P (N)			Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved Animal Services, Small Animals or Animal Services, Boarding/Day Care use.	No Additional Parking Required	7, 10
Animal Services, Small Animals		P	P	P			A facility for the medical or surgical	1:300 sq.ft.	

						treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet. See Animal Services, Outdoor Runs (Accessory) for use in conjunction with Animal Services, Small Animals.		
Assembly Facility, Banquet/Event Center	P	P (N)	P	P		A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	1
Assisted Living	C (N)	P(N)	P (N)			A facility providing residence, supervision and daily assistance for individuals with common dining and recreational areas designed for the needs of older adults or people with disabilities.	1: 2 Resident Occupants (at maximum capacity of facility)	11, 12

							Services in these establishments include personal services such as assistance with dressing, grooming, bathing, and social and recreational services, such as meal services, transportation, housekeeping, linen and organized social activities and administration of medication by a person licensed or otherwise authorized in this state to administer the medication. These facilities must be licensed as Type A or Type B facilities under the State of Texas.		
Building and Property Maintenance Services and Security			P (N)	P	P		A variety of businesses, not elsewhere classified, that provide off-site services to buildings/properties that involve fleet vehicles and/or on-site storage of products utilized in servicing. This includes but is not limited to plumbers, electricians, HVAC services, pest control, facility cleaning, and security (armored car or security systems) services.	1:300 sq.ft.	13
Campground and RV Park						C	An area or commercial campground for users of	2:Camp Site	

						recreational vehicles, travel trailers, and similar vehicles to reside, park, rent, or lease on a temporary basis.		
Child Care Facility, Daycare	P	P (N)	P	P		An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq.ft.	4
Cleaning, Dry Cleaners Pick-Up & Drop-Off	P (N)	P(N)	P(N)			An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	5, 14, 15
Cleaning, Dry Cleaning Plant				P (N)	P (N)	A facility for the cleaning of clothing, linen, and other textiles through a special process involving the use of solvents.	1:300 sq.ft.	5, 14
Cleaning, Laundromat				P		A facility where patrons wash and dry clothing and other fabrics in machines operated by the patron.	1:200 sq.ft.	
Clinic, Drug and Alcohol Treatment			P			An Institution, public or private,	1:200 sq.ft.	

							for the treatment of drug and alcohol addiction on an out-patient basis.		
Commercial Amusement, Indoor	P	P (N)	P				An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Bowling Alley: 4: each bowling lane; Billiard/Pool Facility: 2:pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½:hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3:court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq.ft. Other Uses: 1:200 sq.ft.	4
Commercial Amusement, Outdoor		C	P				A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming	Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at maximum capacity; Go-Cart Tracks/Sports Fields/Swimming	7

							pool/waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	Pool: 1:100 sq.ft. of indoor facilities, plus 1:4 persons design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.	
Concert or Performance Hall	P		P				A building devoted to the showing of musical or live performances including rehearsal space.	With Fixed Seating: 1:4 Seats in the Main Assembly Area OR Without Fixed Seating: 1:100 sq.ft. in the Main Assembly Area	
Emergency Rooms/Urgent Care Facilities	C	P(N)	P(N)				A stand-alone facility, outside of a hospital setting, that provides immediate or emergent medical treatment on a strictly outpatient basis. Patients are generally treated on a walk-in basis and services are not intended for long-term or overnight care.	1:250 sq.ft.	7
Financial Institution with Drive-Thru	P(N)	P(N)	P(N)	P(N)			A banking establishment with drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds excluding pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	5

Financial Institution without Drive-Thru	P	P	P	P			A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	
Fitness Center, Indoor Fitness Instruction	P	P	P	P			An establishment engaged in providing indoor fitness instruction such as yoga, dance, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. that is a maximum of 10,000 sq.ft. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Large	C		P				A public or private facility 10,000 sq.ft. or greater operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically	1:200 sq.ft.	

							include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, indoor swimming pools and spas, and running or jogging tracks. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.		
Fitness Center, Outdoor Facilities & Activities (Accessory)	P(N)	P(N)	P(N)	P			An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	7
Fitness Center, Small	P	P	P	P			A public or private facility less than 10,000 sq.ft. operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, indoor swimming pools and spas, and running or jogging	1:200 sq.ft.	

							tracks. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.		
Funeral Home	C		P				A place for the storage of human bodies prior to their burial or cremation, which may also be used for the preparation of the deceased for burial and the display of the deceased and ceremonies and services connected with these activities. Includes accessory uses such as crematory. All services shall be in accordance with applicable state law.	With Fixed Seating: 1:4 Seats in the Main Assembly Area OR Without Fixed Seating: 1:100 sq.ft. in the Main Assembly Area PLUS 1:200 sq.ft. for the Remainder for the Building.	
Golf Course or Country Club	C	P	P			C	A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition also includes clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or associated service uses.	1:150 sq.ft. of Indoors Facilities PLUS 4:Hole	
Heavy Commercial Equipment Rental, Leasing and Sales			C	P	P		An establishment engaged in the rental and leasing of heavy construction equipment and other large items for rent stored outdoors.	1:500 sq.ft. of Indoor Office PLUS 1:1,000 sq.ft. of Outdoor Equipment Storage Space	

Heliport	C		C	C	C		A place where helicopters can land and take off, equipped with hangars, helipads, facilities for refueling and repair, and various accommodations for passengers.	1:300 sq.ft. of Main Office Area PLUS 1:Hangar	
Hospital	C		P				An institution used or designed for the housing or treatment of sick or injured patients where they are given medical or surgical treatment intended to restore them to health, and that is licensed by the State of Texas. This includes any helipads required for emergency services.	Inpatient Area - 2: Bed Outpatient Area - 1:400 sq.ft.	
Hotel, Full Service	P (N)		P (N)				A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and 6. Lounge area containing a counter, tables, or	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16

						seating area where alcoholic beverages are sold for consumption in that area.		
Hotel, Limited Service			C (N)			A hotel with guest rooms offered at nightly rates only, and that contains the following amenities: 1. A minimum of 500 square feet of dedicated meeting and event facilities; 2. Swimming pool; and 3. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16
Hotel, Select Service	C (N)		C (N)			A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 4,000 square feet of dedicated meeting and event facilities; 2. A restaurant accessible through the interior of the hotel that offers made-to-order food and seating for at least 30 patrons during standard dining hours; 3. Swimming pool; and 4. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16
Independent Senior Living (55+)	C (N)	P(N)	P(N)			An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals,	2:Dwelling Unit	11, 17

							housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.		
Individual and Family Social Services	P		P				Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Landscape Services				P	P		An establishment engaged in providing a variety of services to maintain the health and appearance of landscaping, including the use of fleet vehicles.	1:300 sq.ft.	
Long-Term Acute Care Facility/Rehabilitation Hospital	C		P				A facility that is licensed by the State of Texas and devoted to patients with various neurological, musculo-skeletal, orthopedic and other medical conditions following stabilization of their acute medical conditions. The acute care may include physical therapy, occupational therapy, speech therapy, and such and is designed to improve the patient's independence so they may return to their home.	2:1 permanent beds	11
Medical and Dental Laboratory	P		P	P	P		A facility in which medical tests are	1:300 sq.ft.	

						conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.		
Medical, Dental, or Therapist Clinic/Office	P	P	P			Institution, public or private, in which the primary use is the provision of health care services to patients or clients. Such services may include medical, dental, psychiatric, psychological, chiropractic, acupuncture, massage therapy, mental health, physical and/or occupational therapy, and related medical services. This use includes out-patient health services not otherwise specified including dialysis centers, blood donations, IV infusion, and other non-surgical outpatient services.		
Mini-Warehouse and Self-Storage			C	C	P	A facility with enclosed storage space, divided into separate compartments, that is provided for use by individuals or businesses in exchange for the payment of rent,	1:50 Storage Units (spread throughout the development) PLUS 5 Spaces on the Outside of the Security Fence for Customers	

						typically on a monthly basis.		
Movie Theater			P			A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4 Seats	
Nursing and Personal Care Facility	C	P(N)	P(N)			A facility providing primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons who are chronically ill, aged or disabled and who need ongoing health supervision but not hospitalization. (Also referred to as Nursing Home or Skilled Nursing Facility.)	1:2 Resident Occupants (at maximum capacity of facility)	11
Other Educational Services	P	P	P	P		Educational establishments, other than elementary and secondary schools, providing instruction in a classroom setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.	1:300 sq.ft.	
Payday Loans, Check Cashing, and Bail Bonds				C		Bail Bonds: An establishment engaged in the sale of bail bonds. Payday Loans and Check Cashing: defined in Chapter 393 of the Texas Finance Code.	1:200 sq.ft.	

Permanent Makeup	P	P	P	P		An establishment whose practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup or skin re-pigmentation such as eyebrows, eyeliner, lips, scar concealing, and other permanent enhancing colors.	1:200 sq.ft.	
Personal Services	P(N)	P(N)	P	P		An establishment engaged in the provision of informational, instructional, personal improvement, personal care, small household repairs, and similar services such as portrait and photography studios, art and music schools, print shops, art or hobby instruction, salons, barber shops, household good repair, tailor/alteration shops, and small single cylinder engine repairs.		1, 15
Place of Worship	P	P	P			A building for regular assembly for religious public worship that is used primarily for	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR	

							and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Radio Television and Internet Broadcasting	P		P	P			A building or portion of a building used as a place for radio or television broadcasting and including typical broadcasting equipment but excluding large dishes, antennae, and telecommunication towers. See Chapter 2, Article VII of the Development Code for regulations regarding Telecommunication Towers and Antennas.	1:250 sq.ft.	
Research, Life Sciences and Healthcare	P		P	P	P		An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research, oceanographers, biotechnical research, and other related life science	1:300 sq.ft.	

							and healthcare research.		
Research, Research and Testing Laboratory				P	P		An establishment which provides research and testing services, including industrial testing, such as calibration services, soil testing, carbon monoxide testing, water testing, product testing, and other related testing services.	1:300 sq.ft.	
Research, Technology Development	P		P	P	P		An establishment which conducts research, development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Studio, Glass or Ceramics			P	P	P		An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	18
Studio, Metalwork, Woodwork, & Furniture (Including Repair)			P	P	P		An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include but are not limited to forging individual pieces of metal, welding services,	1:500 sq.ft.	18

						blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.		
Studio, Tattoo and/or Body Piercing				C		An establishment or facility in which tattooing and/or body piercing is performed as defined by Chapter 146 of the Texas Health and Safety Code. This does not include the tattooing of permanent makeup.	1:200 sq.ft.	
Supply Rental			P	P	P	An establishment engaged in the rental and leasing of event furniture, linens, cutlery, machines, vending and entertainment machines, office machines, electronic equipment and other items for rent that are stored completely enclosed within the structure.	1:300 sq.ft.	
Vehicle-Related								
Auto Parts, Retail			P			An establishment that sells auto parts and accessories and may offer minor installation services, such as window tinting and stereo installation.	1:200 sq.ft.	
Auto Repair and Services, Major			C	P	P	General repair or reconditioning of engines, air conditioning	1:200 sq.ft. (Each Bay May Count as a Parking Space)	

						systems and transmissions for motor vehicles; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; also includes those uses listed under Automobile Repair, Minor.		
Auto Repair and Services, Minor			P(N)	P(N)	P(N)	Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; window tinting; inspection services, diagnostics; and other similar minor services for motor vehicles except heavy load vehicles, but not including any	1:200 sq.ft. (Each Bay May Count as a Parking Space)	19

							operation named under Automobile Repair, Major; wrecker/towing services; or any other similar use. May include the retail sale of auto parts		
Boat and RV Sales			C	C			A dealership specializing in the sale of boats, or RVs, including accessory uses such as repair and service.	1:500 sq.ft. of Climate Controlled Area	
Car Sales, New and Used			C	C			Sales of new and used automobiles, including accessory uses such as Car Sales, Used and Automobile Repair, Minor.	1:500 sq.ft. of Climate Controlled Area	
Car Sales, Used			C	C			Sales of used automobiles, including the accessory use Automobile Repair, Minor.	1:500 sq.ft. of Climate Controlled Area	
Car Wash (Accessory)			C	P(N)			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. Typically, an unattended car wash facility utilizing automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. Only permitted in conjunction with a	No Additional Parking Required (Each Bay or Wash Tunnel May Count as 1 Parking Space)	19

							Retail Sales (Small, Medium, Large) use.		
Car Wash, Drive-Thru or Hand Wash			C	P(N)			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The owner either leaves the vehicle or comes back to retrieve it later, or the owner waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.	1:200 sq.ft. (Minimum of 5 spaces. Each Bay or Wash Tunnel May Count as 1 Parking Space)	19
Car Wash, Self Service			C	C			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay,	1:1 Bay (Minimum of 5)	19

						gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.		
EV Charging Stations			P(N)	P(N)		Any facility, equipment, or fixture, including a canopy and ground-mounted equipment, providing electric charging stations for charging electric or hybrid passenger vehicles.	No additional parking required.	20
Gas Pumps (Accessory)		C (N)	C (N)	P (N)		Any facility, equipment, or fixture, including a canopy, used for retail dispensing of motor vehicle fuels primarily to passenger vehicles. Only permitted in conjunction with a Retail (Small, Medium, or Large) use.	See Retail for Parking Requirement. (Each Pumping Station Counts as a Parking Space)	20
Other Automotive Sales			C	C		Sales of other new and used automotive vehicles not specifically defined, such as motorcycles, scooters, golf carts, utility trailers, and other similar products completely enclosed within the primary structure.	1:500 sq.ft. of Climate Controlled Area	
Parking of Passenger Vehicles	P		P	P		A commercial parking lot that provides parking spaces for vehicles less than one (1) ton capacity for a fee or free.	No Additional Parking Required	

Passenger Car Rental			C	C			A business establishment that provides for the renting of automobiles on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the automobiles being rented.	1:500 sq.ft. of Climate Controlled Area	
Truck, Trailer, and RV Rental			C	C			A business establishment that provides for the renting of trucks, trailers, or RVs on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the vehicles being rented.	1:500 sq.ft. of Climate Controlled Area	
Industrial									
Agriculture, Commercial Crops	P(N)	P(N)	P(N)	P(N)	P(N)	P(N)	An area used for the growing of farm products, vegetables, fruits, flowers, trees and/or grain and including the necessary accessory structures or uses for raising, treating and storing products raised on the premises. A minimum of 5 acres is required to establish this use.	1:Each Employee in Maximum Work Shift	
Agriculture, Commercial Livestock				C	C	P	An area used for the raising of the poultry and livestock animals such as horses, cattle, and sheep and including the necessary	1:Each Employee in Maximum Work Shift	

						accessory structures or uses for raising, and housing animals raised on the premises. Does not include feed lots or auction facilities. See Code of Ordinances for additional regulation of livestock		
Alcohol Production, Macro				C	C	A facility, typically over 15,000 sq.ft., where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and which possess the appropriate licenses from the state of Texas.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Alcohol Production, Micro with Food Sales			P (N)	P(N)	C	A facility, typically 15,000 sq.ft. or less, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possess the Brewpub (BP) license from the State of Texas. This facility also prepares and sells food and alcoholic beverages for immediate consumption on-site; on-site consumption of alcoholic beverages must be less than fifty (50) percent of its revenue. Such facilities are typically	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	21

							independently owned.		
Alcohol Production, Micro without Food Sales				P	C		A facility, typically 15,000 sq.ft. or less, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution, and which possess the Brewer's (BW) license from the state of Texas and is typically independently owned. On-site consumption is limited to tasting.	1:500 sq.ft.	21
Commercial Extraction and Storage of Soil, Sand, and Gravel or Similar Material					C	C	The excavation and storage of sand, gravel, minerals, or other raw resources from the earth.	1:Each Employee in Maximum Work Shift	
Document Shredding	P(N)		P(N)	P	P		The destruction and recycling of paper documents for other businesses. Businesses may provide pick up services to transport materials to the destruction and recycling facility. All shredding must take place within an enclosed building.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	22
Food and Drink Bottling, Canning, and Packaging				P	P		A facility where various food or beverages are canned, bottled, boxed, or containerized and then sold to suppliers. This does not include the production of various food or beverages.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

Industrial Printing, Media Development and Distribution				P	P		Manufacturing and distribution of newspapers, books, and/or similar media. Also includes movie production.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Industrial/Agricultural Machinery and Equipment Servicing and Repair Shop				P	P		An establishment for the repair and service of large machinery and equipment most common in industrial and agricultural applications.	1:300 sq.ft.	
Manufacturing, Bio-Tech, Hi-Tech				P	P		A facility that develops and manufactures parts or completed products using advanced processes in the fields of engineering, technology, and biology. Biotechnology processes involve using raw materials, living cells or a component of cells, to generate other biologic materials to be harvested and used to produce products such as plant-based biodegradable plastics, bio fuels, special microorganisms, and other similar products. Hi-tech processes may involve the forming, casting, molding, machining, or assembly of completed products or pieces that may be used to create	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

						other goods such as fiber optic cables, circuit boards, computers, medical equipment, capacitors, tools, measuring, controlling and analyzing instruments, and other similar products.		
Manufacturing, Chemical					C	A facility engaged in the manufacturing and development of a wide variety of chemical products by conducting a chemical process on organic or inorganic raw material. Chemical products may include basic, specialty, and consumer chemicals including, but not limited to, soaps and detergents, paints, resins, and dyes. A chemical process may involve specialized machinery for preparing raw materials, causing chemical reactions to produce the desired chemical, separating resulting chemicals, and purification of chemicals. Petroleum refineries are not included in this definition.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Manufacturing, Food and Related Products					C	A facility engaged in the manufacturing, packing, processing, or refining of food and	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS	

						related products such as meat, fish, dairy, grains, sugars, and fats and oils.	1:1,000 sq.ft. (Warehouse)	
Manufacturing, Heavy				P		A manufacturing facility, not elsewhere classified, engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials. Examples include manufacturing or assembly of machinery, metals, large equipment, vehicles, and appliances. Petroleum refineries, metal foundries, production of non-commercially available ammunition and arms, concrete production and similar processes are not included in this definition.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Manufacturing, Light				P	P	A manufacturing facility, not elsewhere classified, engaged in the processing, manufacturing, compounding, assembling, packaging, treatment, or fabrication of materials and products, from previously	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

						manufactured materials. Such use is capable of operating entirely within a building. Examples include manufacturing of clothing, furniture, aluminum ware, glass, ceramics, and production of plastic bags. May also include wholesale distribution of these products.		
Municipal Airport				P	P	Facilities associated with the Sugar Land Regional Airport for the takeoff and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, and airport auxiliary facilities, including fences, lighting and antennae systems, on-premises signs, driveways, and access roads. This term also includes aircraft maintenance facilities and aviation instruction facilities associated with the Sugar Land Regional Airport.	Director of Planning will determine the required parking based on applicant's parking analysis for the proposed development and parking estimate.	
Pharmaceuticals Packing and/or Blending				P	P	A facility that combines finished chemicals by mixing or blending using specialized machinery to produce a	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS	

							homogenous pharmaceutical or vitamin product. This facility may also package the resulting pharmaceutical product for transport or sale. This facility does not involve chemical processing as described in Manufacturing Chemical.	1:1,000 sq.ft. (Warehouse)	
Railroad Freight Yard				C	P		A facility that is used for the loading and unloading of freight, goods, or products for transport by train.	1:500 sq. ft. (Minimum of 5 spaces required)	
Recycling Collection Center				C	C		A facility for collection and transfer of materials for recycling. Some compacting may take place on-site and all processes must take place completely within an enclosed building. This category does not include collection and recycling of vehicles or vehicle parts.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Telecommunications Towers			C	C	C		A facility that transmits and/or receives electromagnetic signals. See Ch. 2 Art. VII for regulations regarding Telecommunication Towers and Antennas	1:300 sq.ft. of Associated Buildings (Minimum of 1 space required)	
Utilities				C	P	C	Buildings, maintenance yards, equipment yards, service facilities,	1:300 sq.ft. of Building or as Determined by the	

						shops, utility buildings and lines, etc. used for the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other utilities.	Director of Planning	
Warehouse and Distribution Facility				P	P	An enclosed structure for the storage of goods for distribution or transfer to another location.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Agricultural Products and Livestock					C	A facility that engages in the wholesale of agricultural products such as grains or beans, or the wholesale of livestock (such as a livestock auction market). This category does not include concentrated animal feeding operations.	1:300 sq.ft. of Building or as Determined by the Director of Planning	
Wholesale, Durable and Nondurable Goods				P (N)	P (N)	A facility that engages in the wholesale of one or more types of innocuous/non-hazardous goods that are not intensive goods, which are categorized in Wholesale, Heavy, Intensive, or Large-Scale Goods. Products may include nondurable goods such as paper products, plastic products, pharmaceuticals, textiles, apparel and other products; and durable retail goods such as	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	23

						furniture, household appliances and goods, electronics and computers, office equipment, automotive parts and supplies; hardware (including industrial hardware) such as fittings and valves; plumbing, heating, and electrical equipment and supplies; lumber and construction materials; semi-finished metal products (including bars, rods, pipes, wires, etc.) and other similar products. Limited small-scale hand assembly and packaging is permitted as part of this use.		
Wholesale, Automobiles and Other Vehicles				C	P	A facility that engages in the wholesale of automobiles, motorcycles, boats, RVs, and other vehicles.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Bakery				P	P	A facility that is used for the production and distribution of baked goods and confectioneries to retail outlets. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Beer, Wine, and Distilled Beverages				P	P	A facility that engages in the wholesale of beer, wine, and distilled beverages. Limited small-scale hand assembly and	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	

						packaging is permitted as part of this use.		
Wholesale, Heavy, Intensive or Large-Scale Goods				P		A facility that engages in the wholesale of heavy or large-scale goods such as: intensive and/or hazardous chemicals (including acids, chlorine, compressed and liquefied gasses, or similar); heavy industrial, farm, and construction machinery and equipment; metals and metallic ores; petroleum and related fuels; and other similar goods. This category does not include scrap/waste, auto wreckers, or pre-fabricated buildings. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Nurseries and Gardening				P	P	A facility that engages in the wholesale of flowers, shrubs, trees, and other plant and gardening supplies. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:500 sq.ft. of Indoor Office PLUS 1:1,000 sq.ft. of Outdoor Storage Space	
Woodworking and Planing Mill					P	A facility that engages in manufacturing fabricated wood millwork, cabinetry, hardwood and softwood.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

Non-Residential Districts Supplemental Regulations

1. Size limitation in B-1 District (10,000 sq. ft.)

In the B-1 district, establishments greater than 10,000 square feet are not permitted.

2. Parks and Recreational Facilities

A reduced parking requirement may be approved by the Director of Planning, or designee, when recreational facilities are included as part of a Home Owners Association facility, and a parking analysis is submitted demonstrating a lesser parking requirement is appropriate.

3. Vocational Schools Size limitation

In the B-O and B-1 districts:

- a. Classrooms 10,000 sq. ft. or less permitted by right;
- b. A Conditional Use Permit is required if:
 - i. The proposed classroom space is greater than 10,000 sq.ft.; or
 - ii. If other training facilities are proposed to be included.

4. Size limitation in B-1 District (15,000 sq. ft.)

In the B-1 district, establishments greater than 15,000 square feet are not permitted.

5. Drive-Thru Facilities

- a. Drive-thru facilities are not permitted within 200 feet of a residential lot, as measured from any menu or speaker box to the property line of adjacent residential property.
- b. All drive-thru facilities shall comply with the following requirements:
 - i. Speakers must be oriented away from the nearest residential lot(s);
 - ii. A 10-foot wide bypass lane is required adjacent to the stacking lane to allow vehicles to circumvent the drive-thru lane;
 - iii. 100% double row of landscape screening 3 feet in height at the time of planting is required adjacent to the drive-thru lane to screen the stacked vehicles from neighboring properties; and
 - iv. Drive thru lanes may not be located between the Primary Structure and the Front Lot Line.
- c. Each drive-thru lane may count as one space toward total parking count.

6. Size limitation in B-1 (5,000 sq. ft.)

In the B-1 district, establishments greater than 5,000 square feet are not permitted.

7. Limitations near Residential Uses

In all districts, the following are not permitted within 200 feet of a residential lot (excluding Multi Family) measured from the edge of the following uses to the nearest residential lot line:

- a. Outdoor Patio with Speakers
- b. Emergency Rooms
- c. Fitness Center, Outdoor Facilities & Activities (Accessory)
- d. Animal Services, Outdoor Runs (Accessory)
- e. Commercial Amusement, Outdoor

8. Shopping Centers

Moved from Section 2-213F

For Shopping Centers:

- a. Where Restaurants and/or Places of Worship occupy less than 50% of the gross square footage (not the primary use), parking is calculated at the Shopping Center ratio.
- b. Where Restaurants and/or Places of Worship occupy 50% or more of the gross square footage, parking is calculated at the Restaurants and/or Places of Worship ratio for the portion of the building occupied by the Restaurant(s) and/or Place(s) of Worship. For the remainder of the building, the Parking Spaces required must equal the sum of the requirements of the remaining uses computed separately.

9. Adult Oriented Businesses

See Chapter 2, Article IX of the Development Code for regulations regarding Adult Oriented Businesses.

10. Outdoor Activities (Animal Services, Outdoor Runs (Accessory), Fitness Center, Outdoor Facilities & Activities (Accessory))

- a. In the B-1 district, outdoor facilities greater than 5,000 square feet are not permitted;

- b. Outdoor facilities shall not be located between the Primary Façade and Front Lot Line; and
- c. Outdoor facilities shall be screened from public view with an 8-foot opaque fence and double row of hedges a minimum of 3 feet in height at time of planting.

11. Conditions in B-1 (Assisted Living, Independent Senior Living, Nursing and Personal Care Facilities, Long-Term Acute Care Facility/Rehabilitation Hospital)

Each development shall have a maximum density of 25 beds per acre AND; facilities within 200 feet of a residential lot as measured from property line to property line are required to meet the following:

- a. Provide an 8-foot opaque fence along side and rear property lines;
- b. Parking lot screening shall be a 100% double row of hedges measuring 3 feet in height at time of planting; and
- c. Outdoor facilities shall be orientated away from residential lots

12. Assisted Living

Assisted Living uses must comply with the following requirements:

- a. Provide a common dining area;
- b. Provide housekeeping and transportation services to residents; and
- c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility.

13. Building and Property Maintenance Services and Security

No Fleet Vehicle storage allowed.

14. Dry-Cleaning Facilities

Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.

15. Size limitation in B-O (5,000 sq. ft.)

In the B-O district, establishments greater than 5,000 square feet are not permitted.

16. Hotels (Full, Limited, Select Service)

Moved from Article XIV - Hotels

a. Intent

The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.

b. Definition

For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.

c. Minimum Requirements

A hotel must meet the following requirements:

- i. Guest rooms must be accessible only through interior corridors;
- ii. Entrance through exterior doors must be secured and accessible only to guests and employees;
- iii. Hotel management must be on-site 24 hours each day;
- iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's parking lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
- v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
- vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls.

17. Independent Senior Living

Independent Senior Living uses must comply with the following requirements:

- a. Provide a common dining area that is at least 3,000 sq.ft.;

- b. Provide housekeeping and transportation services to residents;
- c. Provide physical fitness and/or wellness facilities on-site;
- d. Units must be accessible through temperature controlled interior corridors; and
- e. At least one person aged 55 or over shall reside in each unit.

18. Outdoor Studios in B-2 (Studio, Glass or Ceramics, Studio, Metalwork, Woodwork, & Furniture (Including Repair))

In the B-2 district, all studio activity must be conducted 100% indoors.

19. Vehicle-Related Uses (Auto Repair Services, Minor, Car Wash)

In all districts, Auto Repair Services, Minor must comply with the following:

- a. Facilities must be at least 200 feet from the nearest residential lot measured from the wall of the facility to the residential property line;
- b. Bays must be oriented parallel to the Front Lot Line;
- c. Outdoor speakers prohibited;
- d. Garage doors to be closed when not in operation;
- e. 100% parking lot screening measuring 3 feet in height at time of planting;
- f. Shade trees at least 4 inches in caliper must be placed every 30' along all property lines;
- g. No outside storage of vehicles, equipment, or merchandise;
- h. All service work must be conducted inside the building; and
- i. There is a 2-axle maximum size limit on facilities located in the B-2 district

20. Gas Pumps (Accessory) and EV Charging Stations

In all districts Gas Pumps (Accessory) or EV Charging Stations must comply with the following requirements:

- a. Canopy columns must be wrapped in a masonry finish;
- b. Canopy lighting must be recessed into the ceiling;
- c. There shall be no outside speakers at the stations, except those required by state or federal law;
- d. Canopies must consist of a pitched or mansard roof - flat roof canopies are not permitted;
- e. Outside sales or rental of products, such as those sold from a vending machine, ice machine, movie kiosk etc., are prohibited; and
- f. Gas Pumps (Accessory) or EV Charging Stations are not allowed within 200 feet of a residential use as measured from the fuel station to the nearest residential lot line.

21. Alcohol Production, Micro with Food Sales

Each establishment must include one or more of the following totaling at least 15% of the square footage of the enclosed space: a restaurant, tasting room, bar, or lounge.

22. Document Shredding

Document Shredding establishments in B-O and B-2 shall:

- a. Be located in an office building that is at least 50,000 square feet; and
- b. Not be greater than 5,000 square feet.

23. Wholesale, Durable and Nondurable Goods

Tire storage is not permitted outside of an enclosed building.

(Ord. No. 2063, §§ 2—4, 8-2-16; Ord. No. 2149, § 5, 2-19-19)

Sec. 2-93. - Additional Nonresidential District Regulations.

The following regulations apply:

A. *General Business District (B-2).*

1. *Outside Use:* Except as described below, all business activities must be conducted within a fully-enclosed Building, and all merchandise and materials related to the business must be displayed and stored inside a permanent Building.
 - a. Merchandise may not be stored in or sold out of mobile or stationary containers, vehicles, or trailers, with the exception that merchandise may be temporarily stored within designated loading and unloading spaces as identified in 2-221 of the Development Code. Merchandise may be temporarily displayed or stored outside the Building on the same premises if the merchandise:
 - 1) Is not located on public property or within a required Parking Space or Yard;
 - 2) Is not displayed or stored outside for more than 30 consecutive days or for more than 90 days within 1 calendar year;
 - 3) Is owned by the owner or lessee of the Building; and
 - 4) Does not occupy a contiguous area in of excess of 10% of the ground Floor Area of the Building or tenant space of the business displaying or storing the merchandise. The 10% restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.
 - b. For uses classified under SIC group 55, Automotive Dealers and Service Stations, merchandise may be displayed and stored outside of a permanent building as specified in the approved Conditional Use Permit.

C. *Restricted Industrial District (M-1).*

1. *Outside Use:*
 - a. All business activities must be conducted within a fully-enclosed Building.
 - b. Materials or equipment not offered for sale or rent but used in the business may be stored outside of a permanent Building if the materials and equipment do not occupy a contiguous area greater than 20% of the ground Floor Area of the Building or tenant space of the business that stores the materials or equipment.
 - c. Merchandise may be displayed or stored outside a permanent Building if:
 - 1) It is not located on public property or within a required Parking Space or Yard; and
 - 2) The merchandise does not occupy a contiguous area greater than 10% of the ground Floor Area of the Building or tenant space of the business displaying or storing the merchandise; and
 - a) The 10% restriction does not apply to:
 - i. Landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area; or
 - ii. Trailers and other motorized machinery and equipment offered for sale or rent if displayed on a paved surface and screened from public view as defined in Article XV of this Chapter.
2. *Environmental:*

- a. No use may generate any ground-transmitted vibration in excess of 0.10 inch per second measured at the Lot Line, or in excess of 0.02 inch per second measured at any residential Lot Line. These values may be multiplied by 2 for impact vibrations, i.e. discrete vibration pulsations not exceeding 1 second in duration and having a pause of at least 1 second between pulses.
 - b. Heat from furnaces, processing equipment, or other devices must be contained so that the temperature of air or materials is raised no more than 5 degrees Fahrenheit as measured at all Lot Lines.
 - c. Odors or fumes created by industrial processes must be contained so that no odors may be sensed at the Lot Line which exceeds the lowest amount set forth in Table III (Odor Thresholds) of Chapter 5, "Physiological Effects," in the latest edition of the Air Pollution Abatement Manual of the Manufacturing Chemists Association. For compounds not described in Table III, odor thresholds may be established by methods indicated in Chapter 5 of the manual.
 - d. Additional regulations in Article XIII (Maximum Noise Standards) of this Chapter apply.
- D. *General Industrial District (M-2).*
- 1. Outside Use:
 - a. All business activities must be conducted within a fully-enclosed Building, except that materials and equipment used in the business may be stored outside a permanent Building.
 - b. Merchandise may be displayed or stored outside a permanent Building if:
 - 1) It is not located on public property or within a required Parking Space or Yard.
 - 2) The merchandise does not occupy a contiguous area greater than 20% of the ground Floor Area of the Building or tenant space of the business displaying or storing the merchandise.
 - a) The 20% restriction does not apply to:
 - i. Landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area, or
 - ii. Trailers and other motorized machinery and equipment offered for sale or rent if displayed on a paved surface and screened from public view as defined in Article XV (Landscaping and Screening Regulations).
 - 2. Environmental:
 - a. No use may generate any ground-transmitted vibration in excess of 0.10 inch per second measured at the Lot Line, or in excess of 0.02 inch per second measured at any residential Lot Line. These values may be multiplied by 2 for impact vibrations, i.e. discrete vibration pulsations not exceeding 1 second in duration and having a pause of at least 1 second between pulses.
 - b. Heat from furnaces, processing equipment, or other devices must be contained so that the temperature of air or materials is raised no more than 5 degrees Fahrenheit as measured at all Lot Lines.
 - c. Odors or fumes created by industrial processes must be contained so that no odors may be sensed at the Lot Line which exceeds the lowest amount set forth in Table III (Odor Thresholds) of Chapter 5, "Physiological Effects," in the latest edition of the Air Pollution Abatement Manual of the Manufacturing Chemists Association. For compounds not described in Table III, odor thresholds may be established by methods indicated in Chapter 5 of the manual.

Secs. 2-94—2-109. - Reserved.

Sec. 2-157. - Permitted Uses and Parking Schedule.

Table 2-157.1: Permitted Uses and Parking Schedule				
<p>See Section 2-55. for the Key to Permitted Uses and Parking Schedule Tables. P = Permitted Use C = Conditional Use Blank Box = Prohibited Use P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes * = Residential Proximity Conditional Use, See Section 2-55 G</p>				
Land Use	HR-1	Definition	Parking	Notes
Residential				
Child Care Home (≤6 Children)	P	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Child Care Home (≥7 Children)	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Clergy House, Monastery, or Convent	C	A dwelling where four (4) or more unrelated employees of a Place of Worship, such as religious leaders or those studying worship, live; which is located on a separate platted lot than the associated Place of Worship; and that is tax exempt as defined by State law.	1: Resident (Minimum of 4 Spaces Required)	
Community Home	P	A dwelling for not more than six (6) persons with disabilities and two (2) supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Dwelling, Accessory	P (N)	A dwelling unit, that is attached or detached from the primary on-site structure, is used as a	No Additional Parking Required	1

		residence, is incidental to the main structure, and is not involved in the conduct of a business.		
Dwelling, Single-Family Detached	P (N)	A building that contains only one (1) Dwelling Unit and has open space on all sides of the building.	2: Dwelling Unit	2
Institutional				
Library	C	A building for the viewing and check out of books, videos and other literature.	1:300 sq. ft.	
Parks and Recreational Facilities	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq. ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, Private, Elementary, Middle, and High Schools	C	A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High Schools	P	A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
Services				
Child Care Facility, Daycare	C	An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq. ft.	
Place of Worship	C	A building or group of buildings used for regular assembly for religious public worship and study that is used primarily for and designed for such	With Fixed Seating: 1:3 Seats in the Main Assembly Area	3

		purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as classrooms, gathering spaces, or a place of residence for clergy on the same platted lot, and that is tax exempt as defined by State law.	OR Without Fixed Seating: 1:75 sq. ft. in the Main Assembly Area	
Industrial				
Utilities	C	Buildings, maintenance yards, equipment yards, service facilities, shops, utility buildings and lines, etc. used for the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other public utilities.	1:300 sq. ft. of Building or as Determined by the Director of Planning	
<p>HR-1 District Supplemental Regulations</p> <p>1. Dwelling, Accessory</p> <p>a. A Single-Family Detached Dwelling located in the HR-1 zoning district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:</p> <p>i. The accessory quarters does not contain more than 600 square feet of Living Space, and</p> <p>ii. The occupant or occupants do not pay compensation for the use of the accessory quarters.</p> <p>2. Home Occupations</p> <p>A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:</p> <p>a. It is conducted wholly within the Principal Building;</p> <p>b. It is not conducted within a Private Garage, whether attached or Detached;</p> <p>c. It does not depend on the employment of a person who does not reside in the residence;</p> <p>d. A separate entrance is not provided for the conduct of the occupation;</p> <p>e. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;</p> <p>f. It does not use outdoor storage;</p> <p>g. It does not involve more than 300 square feet of the area of the Dwelling Unit;</p> <p>h. A Sign Advertising the Home Occupation is not located on the Premises;</p> <p>i. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks;</p> <p>j. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and</p> <p>k. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.</p> <p>3. Place of Worship</p> <p>All uses and buildings associated with and on the same campus as the Place of Worship, including assembly/gathering facilities, shall be included in the Conditional Use Permit.</p>				

(Ord. No. 2201 , § 5(Exh. D), 7-21-20)

Sec. 2-176. - Allowed Yard Obstructions.

Every part of a required Yard must be open and unobstructed from the general ground level of the graded Lot to the sky, except as indicated in the table below:

"Y" indicates a permitted or allowed obstruction. "N" indicates not a permitted or allowed obstruction.

Table 2-176.1: Allowed Yard Obstructions			
	Obstruction	Front and Street Side Yard	Side and Rear Yard
1.	Living plant material, landscaping, fountains, sculptures, planter boxes, lighting fixtures, flagpoles, mailboxes, overhead service lines and poles for utilities, which are situated and constructed in compliance with all other ordinances.	Y	Y
2.	Awnings and canopies attached to a Principal Building and projecting not more than 3 ft. from the Building, and located at least 8 ft. above adjoining walkways and driveways.	Y	Y
3.	Air conditioning window or wall units not projecting more than 18 in.	Y	Y
4.	Sidewalks and driveways.	Y	Y
5.	Signs as permitted by the Sign regulations.	Y	N
6.	Fences, in compliance with this Code.	Y	Y
7.	Architectural entrance Structures on a Lot 1 acre or greater in area; or subdivision entrance signs at entrance roadways into subdivisions or planned developments containing 50 or more Lots.	Y	N
8.	Bay windows projecting not more than 3 ft., but not within 5 ft. of a Lot Line.	Y	Y
9.	Eaves, gutters, and attached chimneys, projecting not more than 24 in. into the Yard.	Y	Y
10.	Open entrances, stoops, and porches, when not covered, may project not more than 10 ft. from a Principal Building, and not more than 18 in. above grade. This type of obstruction may project no more than 5 feet from a Principal Building in the LPR District. This type of obstruction is not allowed in the HR-1 District.	Y	Y

11.	Sills, belt courses, cornices, and ornamental features of a Principal Building, projecting not more than 12 in.	Y	Y
12.	Steps, 4 ft. or less above grade, which are necessary for access to a permitted Building or for access to a Lot from a Street or public way.	Y	Y
13.	Mechanical equipment such as central air conditioning units, heat pumps solar collecting equipment, pool equipment, and backup generators.	N	Y
14.	Balconies not projecting more than 3½ feet into the Yard.	N	Y
15.	Open off-street Parking Spaces and Loading Spaces. <i>*See Table 2-216.1 and 2-216.2 for Parking Lot Setback Requirements.</i>	Y*	Y*
16.	Arbors, pergolas, patio covers, trellises, playgrounds and playhouses, and clotheslines.	N	Y
17.	Satellite dishes, as permitted by this Chapter.	N	Y
18.	Swimming pools not located within 3 ft. of a Lot Line. <i>*Swimming pools are not permitted in a Front Yard, but may be located in a Street Side Yard.</i>	N/Y*	Y
19.	Access ramps for the disabled.	N	Y
20.	Subdivision Entrance Signs.	Y	N

(Ord. No. [2201](#), § 6(Exh. [2201](#), § 6(Exh. E), 7-21-20)

Sec. 2-192. - Accessory Structures.

- A. Accessory Structures are subject to the same regulations as apply to Principal Buildings in each district, except as otherwise specified in this Section.
- B. An Accessory Structure must not be established on any Lot prior to the establishment of the Principal Building.
- C. An Accessory Structure must comply with Front and Street Side Yard setbacks.
- D. Accessory Structures must not be located within a parking lot setback as identified in Article V: Off Street Parking and Loading Regulations.
- E. In Nonresidential Districts, Accessory Structures must not be more than 20 feet in height as measured from finished grade to the highest point of the Structure.
- F. In Residential Districts, Accessory Structures must comply with the following additional regulations:
 - 1. An Accessory Structure must comply with Rear and Side Yard setbacks with the following exception.

An Accessory Structure may be located up to 5 feet from any Rear or Side Lot Line if the structure meets the following requirements:

- a. It has a maximum height of 1½ stories, but no more than 20 feet as measured from finished grade to the highest point of the Structure;
- b. It does not have a Rear Lot Line facing balcony or window above the first story;
- c. It is Detached and located at least 10 feet from the Principal Building; and
- d. It may be connected by a Breezeway to the Principal Building if the following requirements are met (See Figure 2-192.A):
 - (1) The Accessory Structure is located at least 10 feet from the Principal Building;
 - (2) The Breezeway is unenclosed; and
 - (3) The Breezeway is not wider than 6 feet as measured from edge-of-eave to edge-of-eave.

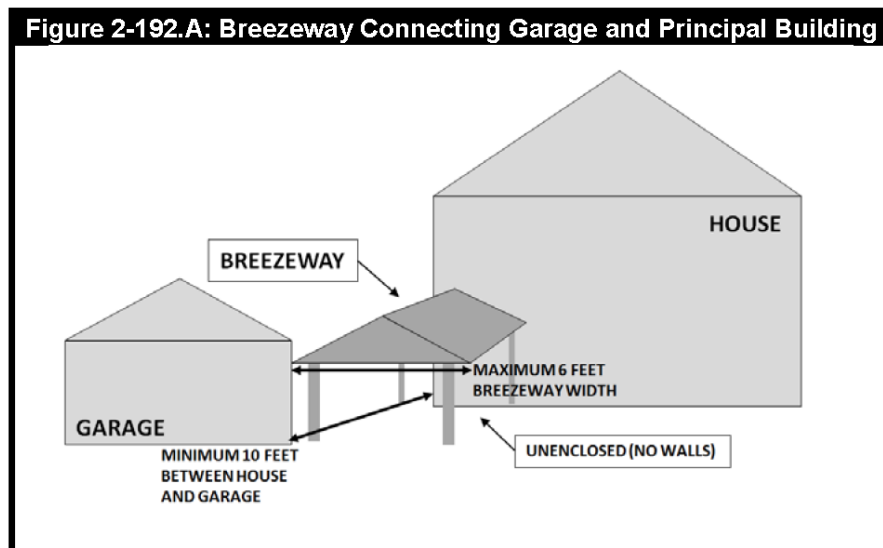


Figure 2-192.A

2. The total square footage of all Accessory Structures (except garages) located in a required Rear Yard shall not be larger than:
 - a. R-1E district: 1,563 square feet or 25% of the required Rear Yard, whichever is greater
 - b. R-1R district: 563 square feet or 25% of the required Rear Yard, whichever is greater
 - c. R-1 district: 225 square feet or 25% of the required Rear Yard, whichever is greater
 - d. R-1Z district: 125 square feet or 25% of the required Rear Yard, whichever is greater
 - e. R-2 district: 500 square feet or 25% of the required Rear Yard, whichever is greater
 - f. R-3 & R-4 district: 25% of the required Rear Yard
3. *Sheds.* Lots 6,600 square feet or less may have a shed that is up to 200 square feet. Lots greater than 6,600 square feet may have a shed that does not exceed 3% of the lot area. If more than 1 shed is provided, this requirement applies to the total square feet of all sheds.
4. *Private Garage or Carport.* Lots 6,000 square feet or less may have a Private Garage or Carport that is up to 600 square feet. Lots greater than 6,000 square feet may have a Private Garage or Carport that does not exceed 10% of the Lot area. If more than 1 garage is provided, this requirement applies to the total square feet of all garages.
5. The provisions of this Section 2-192 do not apply to The Hill Residential Zoning District (HR-1).

(Ord. No. 2149, § 7, 2-19-2019; Ord. No. [2201](#), §§ 7, 8, 7-21-20)

Sec. 2-385. - Nonresidential and Multi-Family Use Landscaping Requirements.

The following landscape and screening requirements apply to every premises developed for Multi-Family Dwellings or a Nonresidential Use outside of the Lake Pointe Redevelopment District:

1. All portions of the ground located in the Front Yard or the Street Side Yard of the premises which are not covered by driveways, Parking Lots, and similar permanent improvements must be Landscaped.
2. All plants used to satisfy the requirements of this section must be located in Landscaped Areas at least 2½ feet in width.
3. Nonresidential and Multi-family Perimeter Landscaping Requirements are as follows:

		Abutting Residential Use or Zoning District	Abutting Nonresidential Use or Zoning District
		<i>(If use and zoning district are different, utilize more restrictive requirement.)</i>	
Nonresidential Use	Front / Street Side Yards:	<ul style="list-style-type: none"> • 100% parking lot screening ^(a) • 1 tree per 30 ft. of Lot Width along Front Lot Line ^(b) 	<ul style="list-style-type: none"> • 100% parking lot screening ^(a) • 1 tree per 50 ft. of Lot Width along Front Lot Line ^(b)
	Rear / Side Yard:	<ul style="list-style-type: none"> • 100% Parking lot screening ^(c) • 1 tree per 30 ft. of parking lot length ^(b) • Min. 6-ft. opaque fence along entire abutting property line ^(d) 	<ul style="list-style-type: none"> • 25% parking lot screening ^(e) • 1 tree per 50 ft. of parking lot length ^{(b) (f)}
	Yards on a Primary Access Easement^(g)	<ul style="list-style-type: none"> • 75% parking lot screening ^(a) • 1 tree per 30 ft. of Primary Access Easement frontage ^(b) 	<ul style="list-style-type: none"> • 50% parking lot screening ^(a) • 1 tree per 50 ft. of Primary Access Easement frontage ^(b)
<p>a. Required continuous hedge or berm a minimum of 3 feet in height at maturity to screen the Parking Lot and Vehicle Use Area from the Street or Access Easement.</p> <p>b. Required trees may be clustered or spaced linearly and do not have to be spaced at even intervals. Each required tree must be planted in a Landscaped Area of at least 36 square feet, with a minimum dimension of 6 feet.</p> <p>c. Required continuous hedge or berm a minimum of 6 feet in height and a maximum Height of 8 feet between Parking Lot and Lot Line.</p> <p>d. The Fence is not required if a comparable Fence is already existing on the abutting residential property.</p> <p>e. Required hedge, fence or berm between the parking lot and the lot line with a minimum Height of 3½ feet at maturity and a maximum Height of 8 feet. Required screening may be grouped and</p>			

dispensed randomly and need not be spaced evenly.

f. If the site and abutting property are in M-1 or M-2, then the area to be screened must contain 1 tree per 75 feet of screened area.

g. These regulations apply to the portion of the parcel, Lot or reserve that is adjacent to a Primary Access Easement. See Chapter 5 for additional regulations on Primary Access Easements.

4. All Side Yards must contain a minimum 6-foot wide Landscaped Area extending from the Front Lot Line to the Rear Lot Line.
5. All Rear Yards must contain a minimum 6-foot wide Landscaped Area extending from the Side Lot Line to the Side Lot Line.
6. Properties containing a Primary Access Easement require a minimum 15-foot wide Landscaped Area adjacent to the Primary Access Easement. Landscaped Areas may include required sidewalks and adjacent clear area.

Sec. 10-3. - Definitions

Accessory Building or Structure means a building or structure that serves a use customarily incidental to and located on the same lot occupied by the principal building. Common accessory buildings or structures include Private Garages and carports, farm structures, tool houses, greenhouses, home workshops, storage houses, and garden shelters.

PART 5. LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-116. Statement of Intent.

The Lake Pointe Redevelopment (LPR) District aims to create a livable environment with vibrant, pedestrian-friendly Mixed-Use areas within the Lake Pointe Regional Activity Center, as designated in the Comprehensive Plan. It encourages a variety of housing types, compatible nonresidential uses like lodging, offices, commercial and community facilities, and other amenities. The primary goal of the District is to create a walkable human-scale environment characterized by active streetscapes and dynamic Civic Spaces. The District promotes the design and arrangement of buildings around the Pedestrian Realm and waterfront features to enhance the pedestrian experience. Development in the District should seamlessly integrate with the surrounding residential neighborhoods by locating taller buildings in the District's core and reducing density at the edges.

Sec. 2-117. Minimum Housing Mix Requirement.

A. Minimum Housing Mix

1. The Lake Pointe Redevelopment District must incorporate a minimum of three housing types. Housing types should be interspersed and evenly distributed throughout the development. Housing types may include:
 - a. Dwelling, Urban Home
 - b. Dwelling, Single-Family Attached
 - c. Dwelling, Two-Family
 - d. Dwelling, Multiplex
 - e. Dwelling, Multi-Family
 - f. Dwelling, Live/Work

Sec. 2-118. District Regulations

A. Regulations for Nonresidential, Multi-Family and Mixed-Use Development.

The following bulk regulations apply to all Nonresidential, Multi-family, and Mixed-Use sites in the Lake Pointe Redevelopment District:

Table 2-118.1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development	
Description	Regulation
Setbacks	
Front, minimum/maximum	0/5 feet (a)
Street side, minimum/maximum	0/5 feet (a)
Interior side, minimum	0 feet (b)

Rear, minimum	5 feet (b)
Other	
Building height, max	(c)
Building street frontage, minimum	See Sec 2-121.C

REFERENCES

- a. Front and Street Side
 - i. Shall be measured from the back of the Pedestrian Realm.
 - ii. If an easement is present, 75% of the building face shall be built to the easement line.
- b. Measured from the property line.
- c. Airport Height Hazard Regulations apply.

B. Regulations for Middle Housing Development.

The following bulk regulations apply to Middle Housing sites in the Lake Pointe Redevelopment District. See **Figures 2-118.A1 – 2-118.A.4.** for detail.

Table 2-118-2: Bulk Regulations for Middle Housing Development

Description		Regulation
Setbacks		
Front, minimum/maximum		5/20 feet (a)
Street side, minimum/maximum		5/20 feet (a)
Interior Side, min	Dwelling, Single Family Attached (Townhome)	(b)
	Dwelling, Two-Family (Duplex)	35 feet
	Dwelling, Urban Home	(c)
	Dwelling, Multiplex	5 feet
Rear, minimum		5 feet (d)
Other		
Building height, maximum		4 stories but not more than 50 feet
Density, minimum		10 Dwelling Units per gross acre
Dwelling, Urban Home Maximum Lot Width		40 feet

REFERENCES

- a. Front and Street Side
 - i. ~~For lots fronting on a Street, the Front Yard setback S~~ shall be measured from the back of the Pedestrian Realm.
 - ii. If an easement is present, 75% of the building face shall be built to the

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easement line.

- b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 36 feet.
- c. Three feet on each side or zero feet on one side and 6 feet on second side. Zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes.
- d. Rear, minimum shall be as follows:
 - i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement.

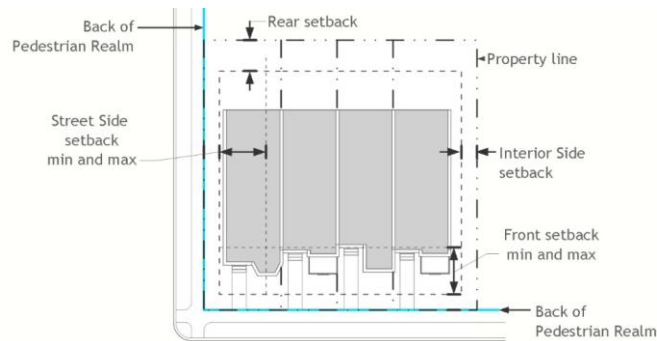


Figure 2-118.A.1: Setbacks – Single-Family Attached

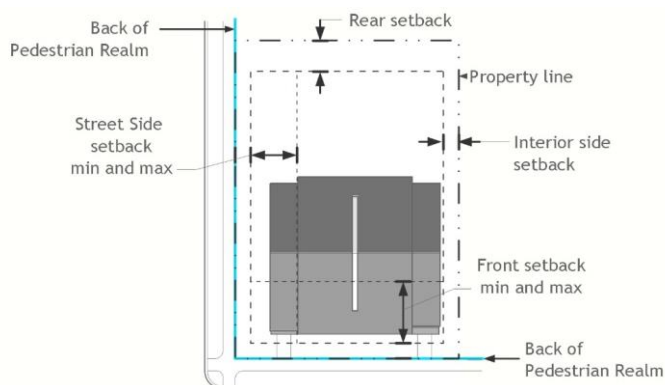


Figure 2-118.A.2: Setbacks – Two-Family (Duplex)

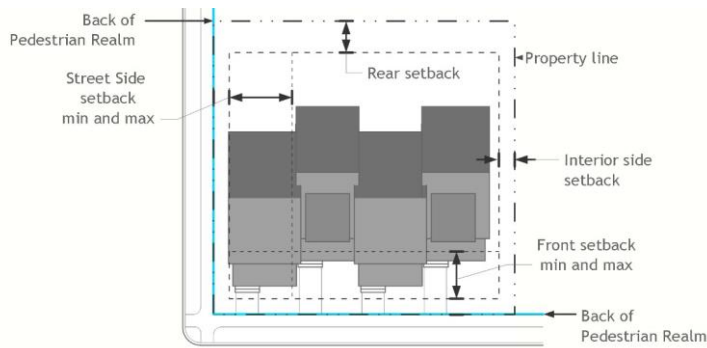


Figure 2-118.A.3: Setbacks – Triplex, Quadplex and Sixplex

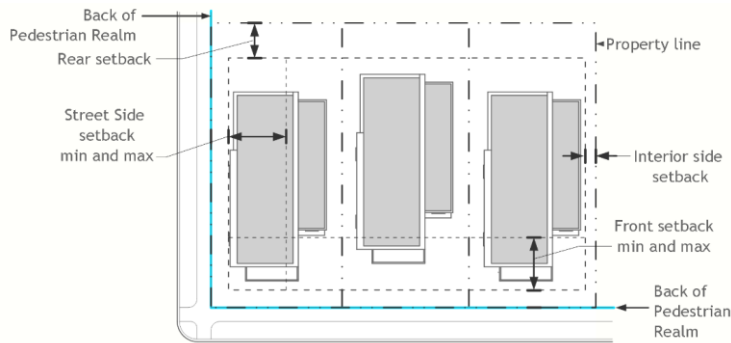


Figure 2-118.A.4: Setbacks – Urban Home Dwelling

Sec. 2-164. Lot Layout and Site Design Regulations

A. Street Layout

1. Block Length

At least 70% of block faces within the Lake Pointe Redevelopment District must range between a minimum of 200 feet and a maximum of 600 feet.

2. Pedestrian Realm

- a. As illustrated in **Figure 2-164.A: Pedestrian Realm**, a Pedestrian Realm must be provided along Streets and shall consist of two zones: a Clear Zone (sidewalk) and a Pedestrian Enhancement Zone. The Clear Zone is intended to provide a clear path of travel for pedestrian movement and the Pedestrian Enhancement Zone is intended for the placement of street trees, street furniture and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility.

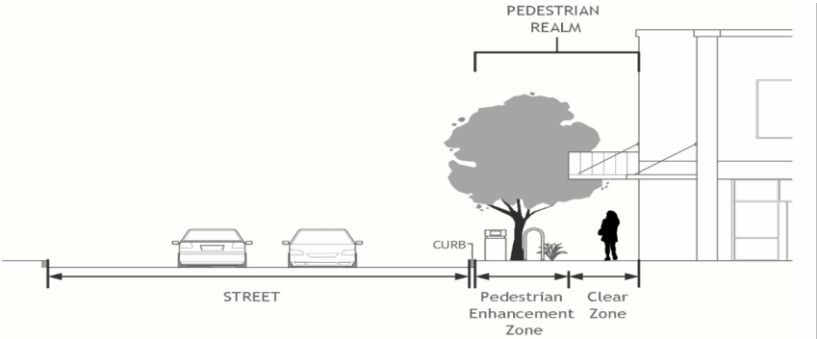


Figure 2- 118.A: Pedestrian Realm

b. The following standards shall apply to these zones:

Table 2-119.1: Pedestrian Realm Requirements by Roadway Classification

Roadway Classification (a)	Minimum Clear Zone Width	Minimum Pedestrian Enhancement Zone Width
Type 1 Streets: Major Collector/ Minor Collector	8 feet	8 feet
Type 2 Streets: Local Street/Primary Access Easement	10 feet	8 feet (b)

REFERENCES

a. ~~a.~~—As identified and defined in the City of Sugar Land Master Thoroughfare Plan.

b. ~~Type 2 Streets adjacent to Middle Housing developments shall have a minimum Clear Zone width of 5 feet.~~

c. Sections of the Clear Zone may be reduced for temporary or permanent outdoor dining or other pedestrian amenities such as seating for a length of no more than 75 continuous feet, but a 5-foot clear space must be maintained at all times.

d. The Clear Zone may be covered by Awnings, Canopies, or other shade structures to protect pedestrians from inclement weather.

d-e. ~~On-street parking may be permitted within the Pedestrian Enhancement Zone along Type 2 Streets. Additional standards are located in the Design Standards.~~

e-f. Enhancements required within the Public Realm are described in Section 2-120:

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Pedestrian Realm Enhancements.

B. Connectivity

1. General

- a. All public streets, roads, trails, and rights-of-way shall be consistent with the adopted Mobility Master Plan (Master Thoroughfare Plan).

2. Driveways

- a. Driveways shall be located at least 50 feet from any intersecting Street right-of-way.
- b. Driveways shall be located at least 50 feet from driveways on an adjacent property, except where one shared access point and driveway can be established to serve both the subject property and the adjacent property on the other side of that property line. Driveways that serve Middle Housing and connect to alleys or private drives are exempt from the minimum 50-foot separation requirement.
- c. Primary circulation and access points shall be oriented toward the abutting street with the lowest traffic volume, unless the Director approves an alternative due to pedestrian, bicycle, or traffic safety concerns.

d. To facilitate vehicular, pedestrian, and bicycle cross access between abutting sites, encourage shared parking, and minimize access points along streets, sites shall comply with the following standards:

- (1) The internal circulation system shall be designed to allow for cross-access between sites.
- (2) Required vehicular cross access between the abutting lots shall be provided through the use of a single two-way driveway or drive aisle, or two one-way driveways or aisles that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.
- (3) The Director may waive or modify the requirement for cross access if the requirement would:
 - i. Create unsafe conditions; or
 - ii. Impede the application of other design requirements in the Development Code.

C. Parking Location, Size, and Pedestrian Connectivity.

1. On-Street Parking Location.

Angled, perpendicular, or parallel parking that is designed to function as on-street parking must meet the following two conditions:

- a. The parking must not adversely affect public safety or circulation; and
- b. Each parking space must be located adjacent to and be directly accessible from a Street.

2. Parking Lot Location

- a. Parking Lots shall be located to the side or rear of the Primary Façade. See **Figure 2-119.B: Parking Lot Location**.
- b. Parking Lots, loading, and service areas must be designed to minimize impacts on adjacent residences. They shall be located away from shared property lines and screened from neighboring residences.

3. Parking Lot Size

- a. Sites with more than 50 Multi-Family units must be served by Structured Parking and may not have Parking Lots that exceed 15% of the total site area.
- b. For all other sites, Parking Lots shall not exceed 40% of the site's total area.

- c. The Director may approve of a Parking Lot that exceeds the maximum Parking Lot size requirements above if the Parking Lot serves multiple sites.



Figure 2-119.B: Parking Lot Location

4. Pedestrian Walkways in Parking Lots

- a. All sites with Parking Lots containing 7 or more parking spaces shall provide an on-site system of pedestrian walkways that provide direct access and connections to and between the following elements.
- (1) The Primary Entrance or Entrances to each building, including pad-site buildings;
 - (2) Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the site;
 - (3) Any Parking Lots intended to serve the site;
 - (4) Any sidewalk system along the perimeter Streets adjacent to the site;
 - (5) Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent Street; and
 - (6) Any adjacent or on-site public park, trail system, open space, greenway, or other public or Civic Space or amenity.

- b. As shown in **Figure 2-119.C: Pedestrian Walkways in Parking Lots**, Pedestrian walkways required above shall:
- (1) Be a minimum of 5 feet wide;
 - (2) Be distinguishable from areas used by vehicles in one or more of the following ways:
 - (i) Varying surfacing material, patterns, and/or paving color, but not including the painting of the paving material;
 - (ii) Varying paving height;
 - (iii) Decorative bollards; or
 - (iv) Raised median walkways with landscaped buffers;

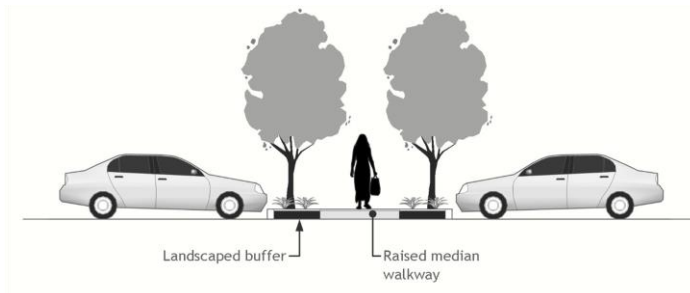


Figure 2-119.C: Pedestrian Walkways in Parking Lots

- (3) Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;
- (4) Have adequate lighting for security and safety;
- (5) Be conveniently and centrally located on the subject property;
- (6) Be ADA-accessible; and
- (7) Not include barriers that limit pedestrian access between the subject property and required connections to adjacent properties.

D. Pedestrian Connectivity

Building façades that are longer than 400 feet in length must provide a midblock pedestrian connection through the building, as shown in **Figure 2-119.D: Midblock Pedestrian Connection**.

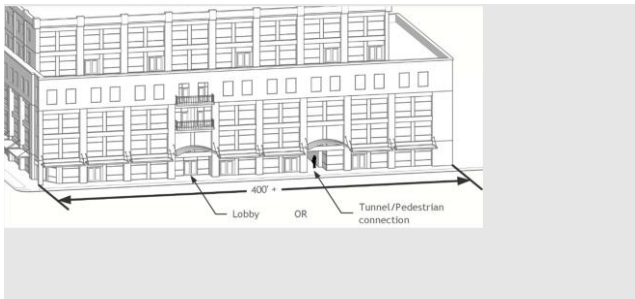


Figure 2-119.D: Midblock Pedestrian Connection

E. Private Garages and Surface Parking for Middle Housing.

1. Garages ~~and Parking Lots~~ shall be located behind dwelling units and ~~may be~~ accessed by alleys or private drives.
2. Garages shall be setback a minimum of 5 feet from an alley or private drive. Any additional setback beyond 5 feet must be at least 18 feet from the edge of the alley/private drive. The minimum distance between the edge of the street or alley and the garage door shall be 20 feet. See **Figure 2-119.E: Rear Loading Garage Setback**.

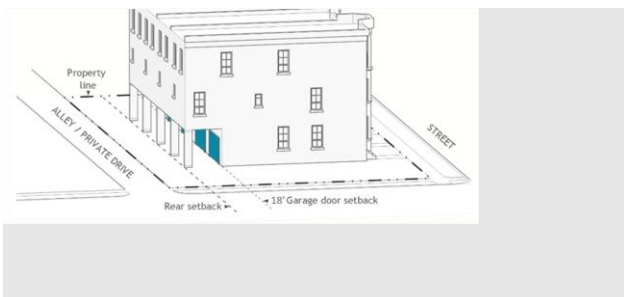


Figure 2-119.E: Rear Loading Garage Setback

3. Parking shall be designed to limit curb cuts and most efficiently park vehicles.

4. Parking may take place on a shared, paved Parking Lot or in shared driveways.

Sec 2-120. Pedestrian Realm Enhancements.

The Pedestrian Realm, as required by Section 2-119: Lot Layout and Site Design Regulations, shall include amenities to enhance the pedestrian experience.

A. Pedestrian Amenities Required for All Development.

The Pedestrian Enhancement Zone must include the following amenities:

1. Pedestrian-scaled lighting poles or bollards no more than 15 feet in height shall be installed at intervals of 50-70 feet on center and located an equal distance from street trees.
2. Shade Trees shall be installed at intervals of:
 - a. 25-35 feet on center for 2.5-to-3-inch caliper trees; or
 - b. 35-40 feet on center for 4-inch caliper trees.

B. Additional Pedestrian Amenities for Nonresidential, Multi-Family, and Mixed-Use Buildings.

1. Applicability.

This subsection sets forth a range of options for pedestrian enhancements to improve the streetscape and foster a pedestrian-oriented environment. Sites shall provide pedestrian enhancements in the Pedestrian Enhancement Zone. Any combination of options from **Table 2-120.1: Pedestrian Enhancement Options** may be used to achieve a minimum of 8 points required for each site. To satisfy these requirements, amenities must be open and accessible to the public.

a. Middle Housing Exempt.

Lots exclusively occupied by Middle Housing shall not be required to provide additional pedestrian amenities as set forth in **Table 2-120.1: Pedestrian Enhancement Options**.

b. Pedestrian Enhancement Options

Table 2-120.1: Pedestrian Enhancement Options	
Description	Points
Spaces and Areas	
An enhanced landscaped area provided such landscaped area has a minimum depth and width of 10 feet and a minimum total area of the lesser of 650 square feet or two percent of the net site area. Enhanced landscaping includes additional plant quantity and varieties, pedestrian accommodations, raised beds, and landscape walls or similar hardscape elements.	1 point (Maximum 3)
A playground, patio, or plaza with outdoor seating areas, provided the playground, patio, or plaza has a minimum depth and width of ten feet and a minimum total area of 300 square feet.	2 points
Shade provided for the playground, patio, or plaza using Canopies pergolas, shade trees (minimum 6-inch caliper), or other coverings.	2 points
Site Features	
At least one Blank Wall treatment: <ul style="list-style-type: none"> • Install trellises with climbing vines or plant materials along wall; • Provide a planting bed with plant material that screens at least 50 percent of the wall surface; or • Provide artwork on the surface. 	1 point
Creative, ornate or decorative art installations, sculptures, murals, or other intentional artwork	1 point (Maximum 2)
Rain gardens, street-side swales, soil and turf management or other appropriate storm water infiltration system(s) to capture and infiltrate a minimum of 25 percent of site-generated stormwater (subject to Engineering approval)	3 points
Seating every 50 feet adjacent to the building or within the Pedestrian Enhancement Zone, provided such seating includes a variety of seating types and figurations, accommodates solitary and social activities, and provides a safe, comfortable seating surface with smooth, even surfaces and curved edges. The following kinds of seating may be used to meet the requirement: moveable seating, fixed individual seating, fixed benches with and without backs, and seating designed into architectural features (e.g., walls, planter ledges, and seating steps).	1 point
Shade provided for seating areas using Canopies, pergolas, shade trees (minimum 6-inch caliper), or other coverings.	1 point
Trash and recycling receptacles installed every 250 feet along the building frontage and at each building entrance adjacent to a pedestrian walkway	1 point

Sec 2-121. Building Design and Additional Development Standards - Multi-Family, Mixed-Use and Nonresidential Development.

A. Building Arrangement.

Buildings on sites larger than 5 acres shall be organized to create pedestrian- friendly spaces and streetscapes and should be arranged to frame Streets and Civic Spaces (see **Figure 2-121.A: Building Arrangement**).



Figure 2-121.A: Building Arrangement

B. Civic Space

1. A minimum of 5% of the Lake Pointe Redevelopment District shall be dedicated to Civic Space. Area within the Pedestrian Realm that is adjacent to a Street shall not count towards required Civic Space.
2. Civic Space shall be provided along waterfront properties. Where a trail is proposed, the minimum width shall be 10 feet.
3. Kiosks
Kiosks, whether temporary or permanent structures, shall be permitted within a Civic Space provided that the structure:
 - a. Is a maximum of twenty (20) feet in height and no larger than 200 square feet;
 - b. Is occupied by a use permitted in the LPR District;
 - c. Complies with all applicable building codes; and
 - d. Does not impede and is not located within any Clear Zone.

C. Building Orientation and Siting

1. Buildings shall be oriented so that the Primary Façade faces the Street or Civic Space.
2. A minimum of 70 percent of the Primary Façade along the Street shall be located within the Build-to Zone (see **Figure 2-121.B: Building Siting**).
3. On corner lots, a minimum of 30 percent of the side street building façade shall be located within the Build-to Zone (see **Figure 2-121.B: Building Siting**).

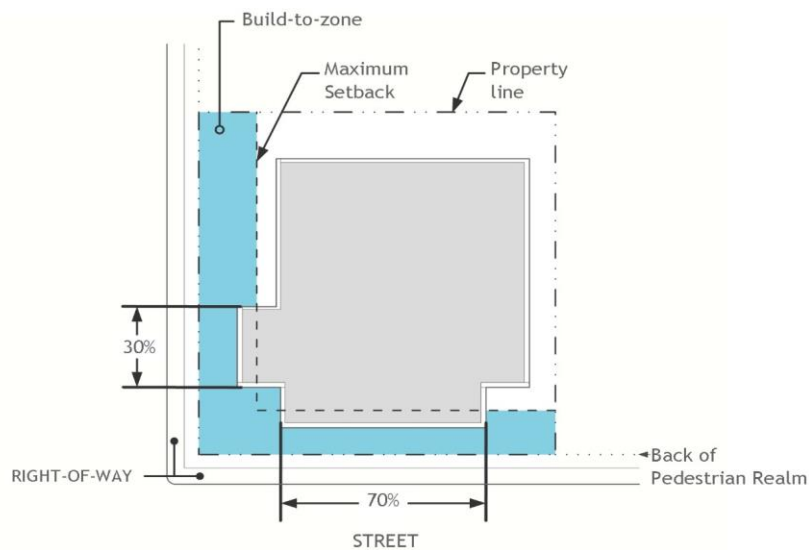


Figure 2-121.B: Building Siting

4. The minimum building siting requirement may be reduced for an outdoor seating and dining area as shown in **Figure 2-121.C: Minimum Frontage Requirements – Outdoor Seating and Dining**, provided such area is designed and located:
 - a. To avoid interference with any pedestrian access ramp from any abutting street onto the Clear Zone, and to avoid all areas required for maneuvering of wheelchairs and other ambulatory devices at the top of any pedestrian access ramp; and
 - b. To meet the standards for Clear Zone set forth in **Section 2-119.A.2**.

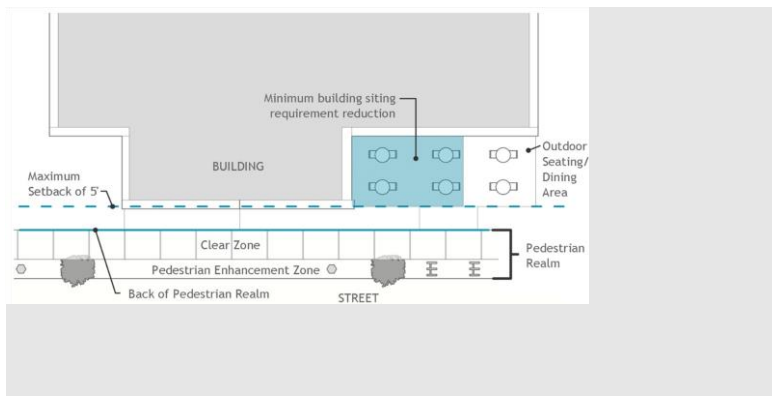


Figure 2-121.C: Minimum Frontage Requirements– Outdoor Seating and Dining

D. Building Entrances

1. Each ground level building and separate tenant space shall have at least one Primary Entrance to the adjacent Street or Civic Space (see **Figure 2-121.D: Building Entrances**). Shared/common lobbies may count as a Primary Entrance for tenant spaces with entrances internal to the building.
 - a. If a natural geographic feature, such as a waterway or other major landscaping feature, public park, trail, or other open space is on or adjacent to the site, each building shall have a Primary Entrance connecting to the feature.
 - b. A corner entrance may count as a Primary Entrance for any intersecting features (see **Figure 2-121.E: Orientation Toward Primary Street Frontage**).

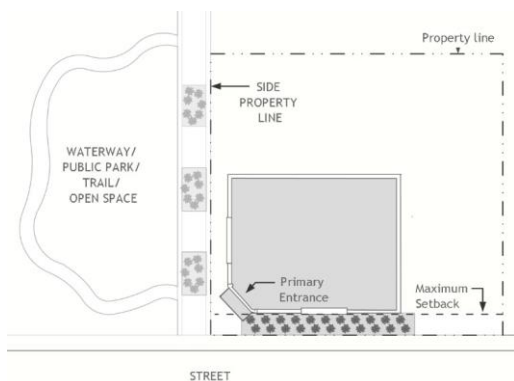


Figure 2-121.D: Orientation Toward Primary Street Frontage

2. Primary Entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other similar elements approved by the Director (see **Figure2-121.E:Building Entrances**).
3. All ground-floor entrances shall be covered or inset to provide shelter from inclement weather. The inset or cover shall be no less than 20 square feet (see **Figure2-121.E: BuildingEntrances**).

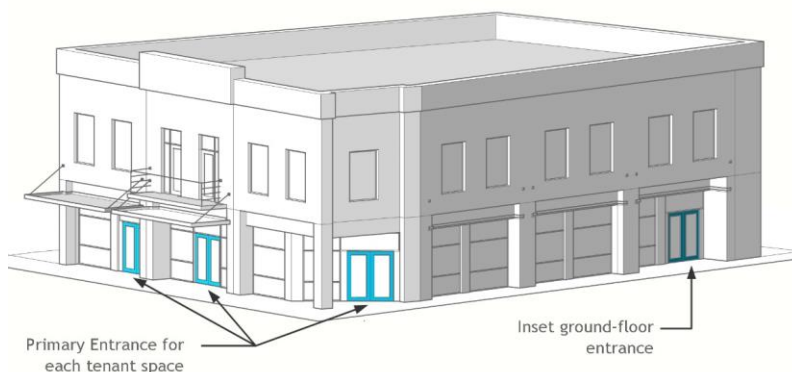


Figure2-121.E: Building Entrances

E. Ground Level Design

1. Ground Level Multi-Family Residential

All Buildings that have residential unit floor plates within six feet of finished grade shall meet the following standards:

- a. The building shall include an entrance into the unit that is accessible from the Pedestrian Realm. Entrances above grade are considered accessible from the Pedestrian Realm.
- b. Units shall include ground level windows that provide residents a view of the street and Pedestrian Realm.
- c. Lobbies that provide access to upper stories may be located at grade level.
- d. Any fencing used to enclose patios adjacent to the Pedestrian Realm may not exceed 4 feet in height.
- e. All ground floor residential units along Streets shall maintain a minimum structural ceiling height of 13 feet to provide the opportunity for future conversion to nonresidential uses.

2. Ground Level Nonresidential

- a. All buildings that have nonresidential uses at ground level adjacent to the Pedestrian Realm shall meet the following requirements.
 - (1) Entrances shall be located at the approximate elevation of the adjacent sidewalk.
 - (2) Ground floors shall have a minimum clear height of 13 feet between finished floor and the ceiling or top plate. Mezzanines within the retail space shall be allowed per building code.
- b. The ground level façade must include building elements that provide weather protection at least six feet deep along at least 75 percent of the façade.

F. Building Form

1. Building Mass

Buildings shall be designed to reduce apparent mass, ground the building, provide visual relief, and reinforce pedestrian scale. This shall be accomplished by differentiating between the ground level and upper levels through architectural features. Examples of features include but are not limited to: Canopies, balconies, Arcades, varying materials, banding, noticeable change in color or shade, parapet walls, or other horizontal or vertical elements (see **Figure 2-121.F: Façade Articulation, Building Form, and Transparency**).

2. 360-Degree Architecture

Those sides of a building that are not visible from the Street shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

3. Façade Articulation

All Primary Façades and Street-facing façades shall provide visual relief which breaks or minimize the scale of the building. These façades shall not exceed 50 feet in length without incorporating two of the following elements:

- a. Vertical building modulation of at least 12 inches in depth;
- b. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of six inches in depth; and/or
- c. A change in building material, siding style, or color.

4. Transitions to Residential

Buildings on sites adjacent to residential shall be designed to minimize impacts on Single-Family and Middle Housing Dwellings and maximize the privacy of residents by:

- a. Locating sources of audible noise (e.g., heating and air conditioning units) as far away from lower intensity uses as practical;
- b. Placing windows on the building to minimize direct lines of sight into neighboring homes; and
- c. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.

G. Building Transparency

Façades that are oriented toward Streets or Civic Spaces shall meet the following transparency requirements, as shown in **Figure 2-121.F: Façade Articulation, Building Form, and Transparency**:

1. Ground-Floor Transparency

- a. For nonresidential uses, at least 40 percent of each ground floor façade shall be transparent.
- b. For residential uses, at least 15 percent of each ground floor façade shall be transparent.

2. Upper-Floor Transparency

At least 20 percent of upper floors shall be transparent.



Figure 2-121.F: Façade Articulation, Building Form, and Transparency

3. Transparency Standards

- a. Windows and other materials intended to meet the minimum transparency requirements shall not be reflective or mirror-like in appearance.
- b. Windows shall be individually defined with detail elements such as frames, sills and lintels or other elements that provide delineation between window panes.
- c. “Storefront”-type glass walls shall not extend in a continuous unbroken façade longer than 50 feet (see **Figure 2-121.G: Building Transparency – Storefront**).



Figure 2-121.G: Building Transparency – Storefront

H. Additional Standards for Multi-Family Development

In addition to the standards above, all Multi-Family development must provide additional amenities. Applicants shall select amenity options from the Development Application Handbook to achieve the minimum number of points required for the development as indicated below in **Table 2-121.1: Required Points for Multi-Family Development by Number of Units**. For purposes of meeting the minimum requirements of this Section, amenities include but are not limited to amenities such as a pool; fitness center; community gathering space (indoor or outdoor); business center; bicycle storage; balconies; multiple floor plans; enhanced building finishes; Leadership in Energy and Environmental Design (LEED) certification; and energy efficient appliances.

Table 2-121.1: Required Points for Multi-Family Development by Number of Units	
Number of Dwelling Units	Minimum Points Required
< 50	20 points
50-99	40 points
100-149	60 points
150-249	80 points
250-350	100 points
> 350	For every additional 50 units, an additional 10 points

Sec 2-122. Building Design – Middle Housing Development

A. Building Orientation and Entrances

1. Buildings shall be oriented so that the Primary Facade faces and provides pedestrian access to a Street, Civic Space, or Mew. Mews shall be a minimum of 15 feet wide, measured from property line to property line, and include a 5-foot-wide paved walkway that connect and provides pedestrian access from each Dwelling Unit to a Street or Civic Space.
- 1.2. The orientation of the Primary Entrance and façade of residential dwellings shall be consistent with the established pattern along the block face.
- 2.3. No residential structure shall be sited diagonally or otherwise skewed on the lot.
3. ~~Buildings shall have at least one entrance accessible from the Pedestrian Realm.~~

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B. Building Form

1. Building Mass
Exterior walls shall be broken up to prevent the appearance of featureless walls using recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques.
2. 360-Degree Architecture
Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

C. Building Transparency

At least 15 percent of the area of Street-facing façades shall be windows or doors.

Sec 2-123. Lake Pointe Redevelopment District Permitted Uses and Parking Requirements.

The Lake Pointe Redevelopment District Permitted Uses and Parking Schedule is shown below. Additional regulations indicated in the “Notes” column can be found at the end of the Permitted Uses and Parking Schedule. Parking design requirements and reductions are set forth in Subsection B and C below.

A. Table of Permitted Uses and Parking Schedule

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District				
Land Use	LPR	Definition	Parking	Notes
Residential				
Dwelling, Live/Work	P (N)	A building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.	2: Dwelling Unit	1
Dwelling, Multiplex	P (N)	A building on 1 platted lot that contains 3 to 6 Dwelling Units either horizontally or vertically stacked.	1: 3 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Multi-Family	P (N)	7 or more Dwelling Units within a building on 1 platted lot.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2, 3
Dwelling, Single-Family Attached (Townhome)	P (N)	A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on 1 or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Two-Family (Duplex)	P (N)	A building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.	2: Dwelling Unit	2
Dwelling, Urban Home	P (N)	A building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.	2: Dwelling Unit	2

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Child Care Home (≤6 Children)	P	A dwelling where state-licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 6 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Child Care Home (≥7 Children)	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 12 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Community Home	P	A dwelling for not more than 6 persons with disabilities and 2 supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Institutional				
Library	P	A public facility that allows the view and check out of books, videos, and other literature.	1:300 sq.ft.	
Museums and Art Galleries	P	A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft.	
Parks and Recreational Facilities	P	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, College, and University	p	An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees	The applicant shall provide parking analysis for the proposed	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		only are permitted in conjunction with these uses.	development and parking estimate shall be approved by the Director of Planning.	
School, Vocational	P (N)	Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	4
Office				
Professional Office, Neighborhood	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Professional Office, Regional	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail				
Bar	P	A facility that derives more than 50% of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:200 sq.ft.	
Furniture and Home Furnishings Store	P (N)	A business that engages in the sale of household furniture, decorations, and related consumer goods.	1:300 sq.ft.	4
Grocery, Convenience Store	P	A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption that is 6,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Market	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 30,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Supermarket	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 30,000 sq.ft.	1:200 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Liquor Store	P(N)	A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments may specialize in a particular type of alcoholic beverage.	1:200 sq.ft.	4
Pharmacy without Drive-Thru	P	An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related merchandise.	1:200 sq.ft.	
Restaurant, With No Drive-In or Drive-Thru Service	P	An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	
Retail, Neighborhood	P	Retail establishments, under 25,000 sq.ft., engaged in the sale of a variety of products including items such as clothing, shoes, flowers, books, gifts, jewelry, sporting goods, crafts, and other items not elsewhere classified.	1:200 sq.ft.	
Retail, Regional (Department or Big Box Store)	P	A retail establishment, 25,000 sq.ft. or greater, selling a variety of goods, such as clothing, shoes, home goods, sporting goods, and other items which are arranged into departments.	1:200 sq.ft.	
<u>Wine Bar</u>	<u>P</u>	<u>An establishment primarily engaged in selling wine for consumption on and off the premises and which possesses a Wine and Malt Beverage Retailer's Permit (BG) from the state of Texas.</u>	<u>1:200 sq.ft.</u>	
Services				

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Adult Day-Care	P	A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24- hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer services in the evenings and on weekends.	1:200 sq.ft.	
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Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Animal Services, Boarding/Day Care	P	A facility for the overnight boarding or day care of small animals such as dogs, cats, birds, small reptiles, and other similar household animals.	1:300 sq.ft.	4
Animal Services, Outdoor Runs (Accessory)	P	Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved Animal Services, Small Animals or Animal Services, Boarding/Day Care use.	No Additional Parking Required	
Animal Services, Small Animals	P	A facility for the medical or surgical treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet.	1:300 sq.ft.	
Assembly Facility, Banquet/Event Center	P	A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	
Child Care Facility, Daycare	P	An establishment, other than a public or private school, providing care, training, education, custody, treatment or supervision for 7 or more children for less than 24 hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq.ft.	
Cleaning, Dry Cleaners Pick-Up & Drop-Off without Drive-Thru	P (N)	An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	6
Clinic, Medical, Dental or Therapist	P	An institution, public or private, for the examination, evaluation, and treatment of out-patients by an individual or group of doctors, dentists, or other licensed members of a human health care profession, such as speech, physical, or occupational therapists, chiropractors, and dieticians.	1:200 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Commercial Amusement, Indoor	P	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Bowling Alley: 4: each bowling lane; Billiard/Pool Facility: 2: pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½: hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1: lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3: court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq. ft. Other Uses: 1:200 sq.ft.	
Commercial Amusement, Outdoor	P	A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming pool/waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at maximum capacity; Go-Cart Tracks/Sports Fields/Swimming Pool: 1:100 sq.ft. of	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
			indoor facilities, plus 1:4 persons design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.	
Concert or Performance Hall	P	A building devoted to the showing of musical or live performances including rehearsal space.	1:500 sq.ft.	
Concierge Medical Care	P	A business engaged in medical care of clients for an annual or monthly fee with a limited number of clients. Doctors in this industry may conduct business in an office or visit patients at home. The concierge medical facility may not exceed 2,500 sq.ft.; a larger facility is classified under Clinic.	1:250 sq.ft.	
Counseling and Therapy Services	P	An establishment providing treatment on an outpatient basis for mental health and wellness issues (without the use of drugs) including individual, marital, and family counseling by one or more licensed therapists, counselors, and/or clinical social workers.	1:250 sq.ft.	
Financial Institution without Drive-Thru	P	A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	
Fitness Center	P	An establishment engaged in providing indoor fitness instruction such as yoga, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. t. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Outdoor Facilities & Activities (Accessory)	P	An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	

LAKE POINTE REDEVELOPMENT ZONING ORDINANCE / PAGE 31

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Hotel, Full Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full- menu, table service, and seating for at least 50 patrons during standard dining hours; and 6. Lounge area containing a counter, tables, or seating area where alcoholic beverages are sold for consumption in that area.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	7
Hotel, Select Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 3,000 square feet of dedicated meeting and event facilities; 2. A restaurant or bar accessible through the interior of the hotel with seating for at least 30 patrons; 3. An outdoor activity area of no less than 2,000 square feet; 4. Swimming pool; and 5. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	7
Individual and Family Social Services	P	Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Medical and Dental Laboratory	P	A facility in which medical tests are conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.	1:300 sq.ft.	
Movie Theater	P	A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4Seats	
Other Educational Services	P	Educational establishments, other than elementary and secondary schools, providing instruction in a classroom	1:300 sq.ft.	

LAKE POINTE REDEVELOPMENT ZONING ORDINANCE / PAGE 32

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.		
Other Health Services	P	Establishments engaged in a variety of other outpatient health services not otherwise specified including dialysis centers, blood donations, and other non- surgical outpatient services.	1:300 sq.ft.	
Permanent Makeup	P	An establishment that practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the facial skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup such as eyebrows, eyeliner, lips, and other permanent enhancing colors.	1:200 sq.ft.	
Personal Services	P	An establishment engaged in the provision of informational, instructional, personal improvement, personal care, and similar services, such as portrait shops, photography studios, art and music schools, driving schools, print shops, handicraft/art or hobby instruction, salons, spas and barber shops, household and personal goods repair, and tailor/alterations shops.	1:200 sq ft.	
Place of Worship	P	A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Research, Life Sciences and Healthcare	P	An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research, oceanographers, biotechnical research, and other related life science and healthcare research.	1:300 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Research & Technology Development	P	An establishment which conducts scientific research, including development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Senior Living, Independent (55+)	P(N)	An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2: Dwelling Unit	2, 8
Senior Living, Transitional Care	P(N)	Any combination of Independent, Senior Living, Assisted Living, and Nursing and Personal Care Facility.	For Independent and Assisted Living - 2: Dwelling Unit For Nursing and Personal Care Facility - 1:2 Resident Occupants (at maximum capacity of facility)	2, 5, 8
Studio, Glass or Ceramics	P	An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	
Studio, Metalwork, Woodwork, & Furniture (Including Repair)	P	An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include but are not limited to forging individual pieces of metal, welding services, blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.	1:500 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Vehicle-Related				
Parking, Facility	P(N)	A parking facility that provides parking spaces for vehicles less than 1-ton capacity for a fee or free.	No Additional Parking Required	9
Industrial				
Microbreweries	P(N)	A facility with 30,000 sq.ft. or less of enclosed space, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, which possess the Brewpub (BP) license from the State of Texas and which follows all TABC requirements from the State of Texas.	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	10

Supplemental Regulations

1. Dwelling, Live/Work
Non-residential uses in a Live/Work dwelling are limited to the first floor of the dwelling.
2. Home Occupation
A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:
 - a. It does not depend on the employment of a person who does not reside in the residence;
 - b. A separate entrance is not provided for the conduct of the occupation;
 - c. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;
 - d. It does not use outdoor storage;
 - e. A Sign advertising the Home Occupation is not located on the Premises;
 - f. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks;
 - g. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and
 - h. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.
3. Multi-Family Dwelling
 - a. All Multi-Family Dwellings shall meet the additional criteria in Sec. 2-121.H.
 - b. Number of Units shall not exceed the maximum number of units in the Lake Pointe Regional Activity Center as identified in the Comprehensive Plan.
4. Size Limitation (30,000 sq. ft.)
Uses are not allowed to occupy a space larger than 30,000 square feet.
5. Assisted Living
Assisted Living uses must comply with the following requirements:
 - a. Provide a common dining area;
 - b. Provide housekeeping and transportation services to residents; and
 - c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility.

6. Dry-Cleaning Facilities

Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.

7. Hotels (Full or Select Service)

a. Intent

The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.

b. Definition

For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.

c. Minimum Requirements

A hotel must meet the following requirements:

- i. Guest rooms must be accessible only through interior corridors;
- ii. Entrance through exterior doors must be secured and accessible only to guests and employees;
- iii. Hotel management must be on-site 24 hours each day;
- iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's Parking Lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
- v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
- vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls.

8. Independent Senior Living

Independent Senior Living uses must comply with the following requirements:

- a. Provide a common dining area that is at least 3,000 sq.ft.;
- b. Provide housekeeping and transportation services to residents;
- c. Provide physical fitness and/or wellness facilities on-site;
- d. Units must be accessible through temperature controlled interior corridors; and
- e. At least one person aged 55 or over shall reside in each unit.

9. Parking Facility

Parking Facilities are limited to parking garages. Standalone surface Parking Lots are not permitted.

10. Microbreweries

Each establishment must include one or more of the following totaling at least 15% of the square footage of the enclosed space: a restaurant, tasting room, bar, or lounge.

B. Parking Spaces and Maneuvering Area

All developments must meet the standards for parking spaces and maneuvering area dimensions and design in **Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations**.

C. Rules for Computing Parking Requirements

In computing the number of Parking Spaces required for each of the uses as shown in the **Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District**, the following rules govern:

1. Base Off-Street Parking Reduction

Except for Middle Housing, the minimum number of off-street parking spaces required **Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District** shall be reduced by 25 percent and may be further reduced in accordance with this section.

On-street parking spaces may count toward the requirement for off-street parking spaces if located adjacent to the premises. The configuration of the on-street parking and allowable credit toward off-street parking requirements shall be evaluated during site plan review.

2. Shared and Off-Site Parking

Parking may be shared between sites using the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source. Off-site parking must comply with the following:

a. Location

- (1) Shared and/or off-site parking facilities shall be located within 1,320 feet (1/4 mile) (measured along a legal pedestrian route) of an entrance to any building for which the shared parking is provided.
- (2) Off-site parking shall not be located in Residential districts.

b. Parking Agreement Required

- (1) The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities must execute and record in the Official Public Records an agreement that contains the following:
 - (i) A legal written and recorded agreement;
 - (ii) Proof of continuing use and maintenance; and
 - (iii) An accompanying site plan depicting the exact location and number of shared parking spaces.

- (2) Such agreement must be included in the Site Plan Package for any use to be served by the shared and/or off-site parking facility.

3. Additional Off-Street Parking Reduction Options

a. Maximum Reduction for Parking Alternatives

Buildings in the LPR District may further reduce required minimum off- street parking in accordance with this Section. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives shall be a total 60 percent, inclusive of the base 25 percent reduction.

An example of minimum off-street parking reductions is provided in **Table 2-132.2 Parking Reduction Example: 15,000 Square Foot Retail.**

b. Parking Demand Study Required

The applicant may utilize an alternative parking ratio provided the ratio is supported by a parking demand study prepared by a traffic engineer. The study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

c. Bicycle Parking Beyond Required

The applicant may provide more bicycle parking than required by **Section 2-222: Bicycle Parking Requirements**. The minimum required bicycle parking spaces must be calculated based on the initial vehicular parking requirement before any reduction is applied. Such reduction may be approved at a ratio of up to one off-street vehicle space reduction per five short-term bicycle spaces provided beyond the minimum required. Maximum reduction of 5 vehicle parking spaces.

d. Smart Parking

Off-street parking requirements may be reduced up to 10 percent when a smart parking system is installed that provides parking availability information via sensors and/or cameras shared via mobile device or on physical markers/signs on site.

e. Ride-Share Parking

Reduced parking requirements for buildings that provide vehicular parking spaces that are reserved for rideshare/taxi pick-up and drop-off provided the spaces meet the standards of **Section 2-212 Off-Street: Parking Spaces and Maneuvering Space**. Such reduction may be approved at a ratio of one off-street vehicle space per one pick-up/drop off space for up to five spaces.

f. Electric Vehicle Parking

For each electric vehicle charging station provided, the minimum number of

required off-street parking spaces may be reduced by two.

Table 2-123.2 Parking Reduction Example: 15,000 Square Foot Retail			
Base Minimum Requirement (1: 200 sq.ft.)	Base Off-Street Reduction (25%)	5 EV Charging Stations Provided (-2 spaces per charging station)	Final Minimum Parking Requirement
$15,000 / 200 = 75$	$75 \times 0.25 = 18.75$	$5 \times 2 = 10$	$75 - 19 - 10 = 46$
75 spaces	19 spaces	10 spaces	46 spaces
Total allowed 60% reduction of 45 spaces ($75 \times 0.60 = 45$) for a minimum requirement of 30 spaces.			

Sec 2-124. Lake Pointe Redevelopment District Development Review Procedures

A. Redevelopment Concept Plan

1. Purpose

A Redevelopment Concept Plan is intended to provide a mechanism for review of a large, complex, or phased project within the Lake Pointe Redevelopment District. A Redevelopment Concept Plan enables the Commission and Council to evaluate the proposed development and its relationship to the surrounding area to ensure negative impacts are minimized; and to evaluate location of proposed uses, connectivity, and location of public spaces. It also enables an applicant to demonstrate compliance with the housing mix requirement set forth in Section 2-117: Minimum Housing Mix Requirement through a multi-phased development.

2. Applicability

A Redevelopment Concept Plan must be submitted for review and approval prior to permitting in the Lake Pointe Redevelopment District. A Redevelopment Concept Plan may be submitted either in conjunction with an application for Rezoning or as a precursor to the preparation and submittal of the more specific and detailed plans required for Subdivision or Site Plan approvals.

3. Approval Criteria

In reviewing a proposed Redevelopment Concept Plan, the Commission and Council shall ensure that:

- a. The proposed development is consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed;
- b. The proposed development is consistent with and conforms to the Comprehensive Plan and any other applicable plans;
- c. The proposed development is consistent with the purpose statements of this Development Code and complies with all applicable standards in this Code and all other applicable regulations, requirements and plans. Compliance with these standards is applied at the level of detail required for the subject submittal; and
- d. The proposed development considers the existing roadway network and minimizes impacts on surrounding areas.

4. Requirements

The Redevelopment Concept Plan shall be a general site layout plan that includes the following:

- a. Overall property boundary and the property's relationship to adjoining subdivisions or properties;
 - b. Identification and approximate size of development areas such as districts, blocks or parcels;
 - c. Existing and proposed Streets that form the boundaries of development areas;
 - d. Use classification of each development area (nonresidential by category or residential by housing type) demonstrating a mix of uses and housing types;
 - e. Total number of multi-family units and approximate location;
 - f. Location of major Civic Spaces and natural geographic features.
5. Review Procedure
- a. Preapplication
 - (1) Pre-development Meeting

The applicant must attend a pre-development meeting with the Development Review Committee before submitting a formal application.
 - (2) Public Engagement

The applicant shall engage the public early in the development process. The applicant must host a public meeting in accordance with requirements established in the Development Application Handbook.
 - b. Commission Hearing and Report

The Commission will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing, the Commission will make a recommendation to Council to approve, deny, or approve with conditions the request. A tie vote on a request for a Redevelopment Concept Plan is deemed to be the Commission's recommendation of denial. If the Commission denies a Redevelopment Concept Plan, an applicant may appeal the denial to City Council by submitting a written request to the Director within 30 days of the date of denial. The City Council may approve or deny the request,

return it to the Commission for further consideration, or take whatever other action the Council deems appropriate.

c. City Council Hearing and Action

The Council will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing and receiving the Commission's recommendation, the Council will approve, deny, or approve with conditions the request.

d. Optional Joint Public Hearing

The City Council may hold a joint public hearing with the Commission. In case of a joint hearing, the City Council may not act on the request until it receives the report of the Commission.

e. Changes to Redevelopment Concept Plan

Substantial changes to the approved Redevelopment Concept Plan, including but not limited to, a change in classification of a development area, or significant street design or development area changes, shall require resubmittal to the Council. The Director may approve any other changes to the Redevelopment Concept Plan.

f. Expiration of Approval

Once final, an approval decision shall expire after 2 years, unless work towards the project has commenced. For the purposes of this provision, "commence" means any of the following:

- (1) Demolition or removal of an existing building or structure preparatory to rebuilding;
- (2) Clearing or grading of the site (land disturbance); or
- (3) Expansions, alterations, or modifications of an existing structure including electrical, mechanical, plumbing, structural, or cosmetic changes, or other changes requiring a building permit.

g. Extension of Time

An applicant may request to extend the expiration time for commencement or completion of any application.

(1) Conditions of Approval

All extensions of time are subject to any conditions of approval that applied to the original approval. The Council may impose additional conditions to further mitigate potential adverse effects of the proposal on adjacent

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properties and the community.

(2) Extensions

The Council may grant an extension of time up to one year from the original expiration date for any application unless a condition of approval prohibits an extension of time or conditions have not sufficiently changed to warrant a denial.

B. Minor Modification to LPR District Standards

1. Purpose

The Minor Modification process is intended to allow minor modification or deviations from dimensional or numeric standards of the Lake Pointe Redevelopment District. It is not a waiver of the current District standards.

2. Applicability

The Director may approve a Minor Modification of any numeric development standard in this Part up to a maximum of 10% (or up to a maximum of 20% to protect an existing natural site feature), provided that the applicable criteria in Subsection (3e.) below are met. Standards not eligible for minor modifications include:

- a. Permitted number of multi-family units; and
- b. Maximum parking reduction.

3. Review Process

a. Generally

An application for a Minor Modification shall only be submitted and reviewed concurrently with an application for a Site Plan approval or Subdivision approval.

b. Review and Decision

Where the concurrently reviewed application requires review and approval by the Director, the Director shall review and approve, approve with conditions, or deny the modification in accordance with the approval criteria.

c. Effect of Approval

Approval of a Minor Modification authorizes only the particular modification of standards approved, and only to the subject property of the application.

d. Expiration of Minor Modification

A Minor Modification shall automatically expire if the associated development application is denied or if approval of the concurrently reviewed application expires, is revoked, or otherwise deemed invalid.

e. Minor Modification Approval Criteria

In reviewing a proposed Minor Modification, the Director shall consider the general approval criteria for the associated development application and whether the Minor Modification:

- (1) Compensates for an unusual site condition; or
- (2) Protects a sensitive resource, natural feature, or community asset.

Section 5. That Chapter 2, Article IV, of the Sugar Land Development Code is amended by revising section 2-191A. Fences to read as follows:

A. In the R-1, R-1Z, MUC, and LRP zoning districts, Fences in a Front Yard may not exceed 4 feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances.

Section 6. That Chapter 10, section 10-3 Definitions, of the Sugar Land Development Code is amended by adding or revising the following definitions and images:

Arcade means a covered passageway, typically found at street level, often comprised of a series of arches supported by columns.

Awning means a cover that projects from a wall of a building over a window or entrance to provide weather protection and architectural spatial definition. The top surface of an awning is typically sloped. An awning may be fixed in place or retractable. An awning is completely supported by the building.

Blank Wall means a wall which has few or no windows or doors, and has no decoration or visual interest.

Build-to Zone means the area between the minimum and maximum setbacks.

Canopy means a permanent, flat-roof shelter covering a sidewalk, driveway, or other similar area, that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extended from the ground.

Civic Space means an enhanced pedestrian space available to the public. May include parks, squares, plazas, playgrounds, trails adjacent to natural geographic features, boardwalks, or other open spaces for public use which may be privately or publicly owned and operated.

Clear Zone means a component of the Pedestrian Realm intended to provide a clear path of travel for pedestrian movement, also known as a sidewalk.

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Dwelling, Live/Work means a building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.



Dwelling, Live/Work

Dwelling, Multi-Family means 7 or more Dwelling Units within a building on one platted lot.

Dwelling, Multiplex means the following residential use types as defined in the Development Code: Triplex Dwelling, Fourplex Dwelling, or Sixplex Dwelling.

Dwelling, Single-Family Attached (Townhome) means a building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on one or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.



Dwelling, Single-Family Attached

Dwelling, Sixplex means a building on one platted lot that contains 5 or 6 Dwelling Units either horizontally or vertically stacked.



Dwelling, Sixplex

Dwelling, Triplex or Fourplex means a building on 1 platted lot that contains 3 or 4 Dwelling Units either horizontally or vertically stacked.



Dwelling, Triplex or Fourplex

Dwelling, Two-Family (Duplex) means a building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.



Dwelling, Two-Family

Dwelling, Urban Home means a building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.



Dwelling, Urban Home

Lake Pointe Regional Activity Center means the area delineated and defined by the Comprehensive Plan.

Mew means a designated public green space that Dwelling Units front on that provides pedestrian connectivity to Streets or Civic Spaces. Mews shall be owned and maintained by a homeowner's association or other perpetual entity.

Mezzanine means the intermediate level or levels between the floor and ceiling of any story.

Middle Housing refers to the following residential use types as defined in the Development Code: Urban Home Dwelling, Two-Family Dwelling, Triplex or Fourplex Dwelling, Sixplex Dwelling, and Live/Work Dwelling.

Mixed-Use means a combination of both residential and nonresidential uses in close proximity or in the same development area. Occurs in the context of a walkable, pedestrian-friendly environment.

Pedestrian Enhancement Zone means a component of the Pedestrian Realm intended for the placement of street trees, street furniture, and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility. This includes, but is not limited to seating, streetlights, waste receptacles, fire hydrants, traffic signs, bus shelters, transit stops, bicycle racks, public utility equipment such as electrical transformers and water meters, and similar elements.

Pedestrian Realm means the space behind the curb of the street that provides physical space for pedestrian activity, buffering from the vehicular and bicycle traffic along the street, and space for shade and other elements that affect pedestrian comfort.

Primary Entrance means the main point of access for pedestrians from the Pedestrian Realm

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into a building or tenant space.

Primary Façade means the front or principal face of a building which generally contains the Primary Entrance and can be distinguished from the other faces by its architectural details and orientation toward Streets and Civic Spaces.

Parking Lot means an off-street outdoor area for the parking of vehicles, including any parking spaces, drive aisles, and driveways appurtenant to the parking area, but not including the driveways and Private Garages serving Single-Family Attached Dwellings or Two-Family Dwellings.

Parking, Structured means a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes Parking Garages, deck parking, and underground or under-building Parking Lots.

Section 7. That the zoning district classification of approximately 69 acres of land as described in Exhibit A, attached to and incorporated into this ordinance by referenced, is changed to Lake Pointe Redevelopment District (LPR) zoning classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 8. That the City's official zoning map is amended to reflect this change in zoning district classification.

Section 9. That to the extent the regulations contained in the Lake Pointe Redevelopment Zoning District (LPR) conflict with other provisions of the Development Code, the provisions contained in the Lake Pointe Redevelopment Zoning District (LPR) prevail when applied to property zoned to LPR.

APPROVED on _____.

ADOPTED on _____.

Joe R. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:

Robin Lenio, City Secretary

Attachment: Exhibit A – legal description of the 69 acres to be zoned to Lake Pointe Redevelopment District

EXHIBIT A

LEGAL DESCRIPTION

Approximately 69 acres of land located along Creekbend Dr. and Fluor Daniel Dr. being further described as all of Tract "6," all of Tract "7," all of Tract "8," and all of Common Area "B" out of the Fluor Central Development Tract Replat No. 1; all of Reserve K out of Lake Pointe Tract "C;" and all of Reserve F1 out of Lake Pointe Tract "C" Replat Unrestricted Reserve "F" Replat.

PART 5. LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-116. Statement of Intent.

The Lake Pointe Redevelopment (LPR) District aims to create a livable environment with vibrant, pedestrian-friendly Mixed-Use areas within the Lake Pointe Regional Activity Center, as designated in the Comprehensive Plan. It encourages a variety of housing types, compatible nonresidential uses like lodging, offices, commercial and community facilities, and other amenities. The primary goal of the District is to create a walkable human-scale environment characterized by active streetscapes and dynamic Civic Spaces. The District promotes the design and arrangement of buildings around the Pedestrian Realm and waterfront features to enhance the pedestrian experience. Development in the District should seamlessly integrate with the surrounding residential neighborhoods by locating taller buildings in the District's core and reducing density at the edges.

Sec. 2-117. Minimum Housing Mix Requirement.

A. Minimum Housing Mix

1. The Lake Pointe Redevelopment District must incorporate a minimum of three housing types. Housing types should be interspersed and evenly distributed throughout the development. Housing types may include:
 - a. Dwelling, Urban Home
 - b. Dwelling, Single-Family Attached
 - c. Dwelling, Two-Family
 - d. Dwelling, Multiplex
 - e. Dwelling, Multi-Family
 - f. Dwelling, Live/Work

Sec. 2-118. District Regulations

A. Regulations for Nonresidential, Multi-Family and Mixed-Use Development.

The following bulk regulations apply to all Nonresidential, Multi-family, and Mixed-Use sites in the Lake Pointe Redevelopment District:

Table 2-118.1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development	
Description	Regulation
Setbacks	
Front, minimum/maximum	0/5 feet (a)
Street side, minimum/maximum	0/5 feet (a)
Interior side, minimum	0 feet (b)

Rear, minimum	5 feet (b)
Other	
Building height, max	(c)
Building street frontage, minimum	See Sec 2-121.C

REFERENCES

- a. Front and Street Side
 - i. Shall be measured from the back of the Pedestrian Realm.
 - ii. If an easement is present, 75% of the building face shall be built to the easement line.
- b. Measured from the property line.
- c. Airport Height Hazard Regulations apply.

B. Regulations for Middle Housing Development.

The following bulk regulations apply to Middle Housing sites in the Lake Pointe Redevelopment District. See **Figures 2-118.A1 – 2-118.A.4.** for detail.

Table 2-118-2: Bulk Regulations for Middle Housing Development		
Description		Regulation
Setbacks		
Front, minimum/maximum		5/20 feet (a)
Street side, minimum/maximum		5/20 feet (a)
Interior Side, min	Dwelling, Single Family Attached (Townhome)	(b)
	Dwelling, Two-Family (Duplex)	3 feet
	Dwelling, Urban Home	(c)
	Dwelling, Multiplex	5 feet
Rear, minimum		5 feet (d)
Other		
Building height, maximum		4 stories but not more than 50 feet
Density, minimum		10 Dwelling Units per gross acre
Dwelling, Urban Home Maximum Lot Width		40 feet

REFERENCES

- a. Front and Street Side
 - i. For lots fronting on a Street, the Front Yard setback shall be measured from the back of the Pedestrian Realm.
 - ii. If an easement is present, 75% of the building face shall be built to the

easement line.

- b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 3 feet.
 - c. Three feet on each side or zero feet on one side and 6 feet on second side. Zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes.
 - d. Rear, minimum shall be as follows:
 - i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement.
-

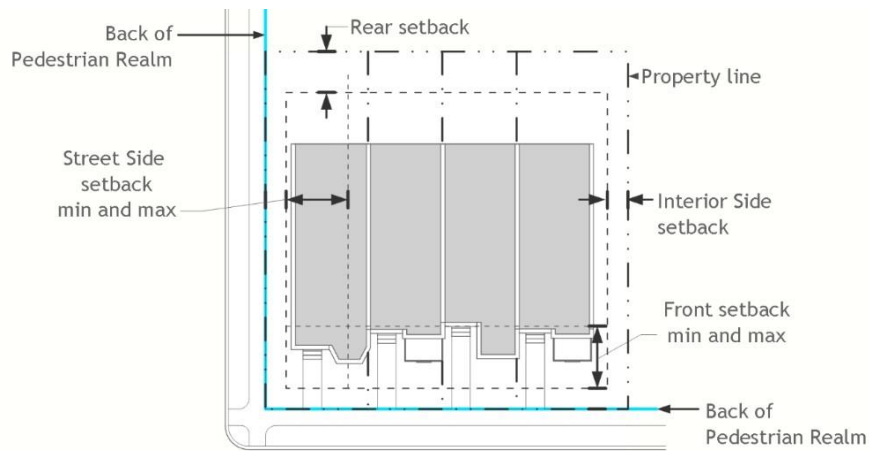


Figure 2-118.A.1: Setbacks – Single-Family Attached

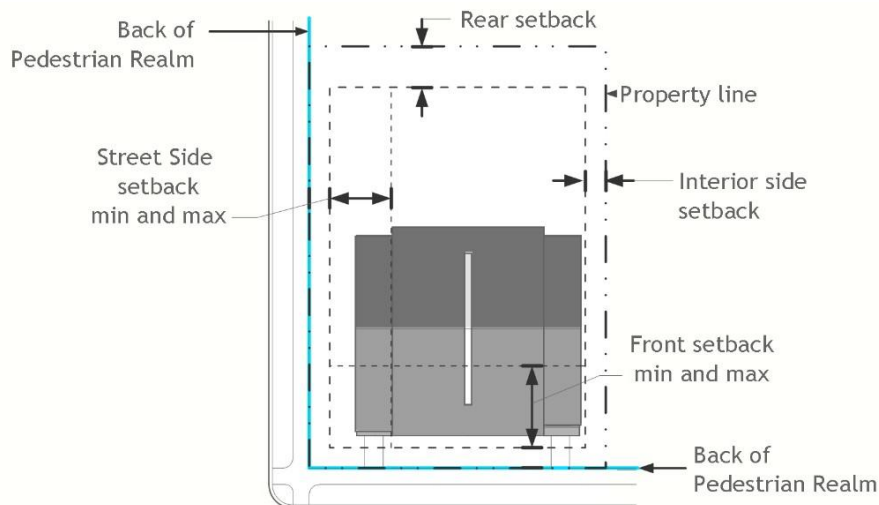


Figure 2-118.A2: Setbacks – Two-Family (Duplex)

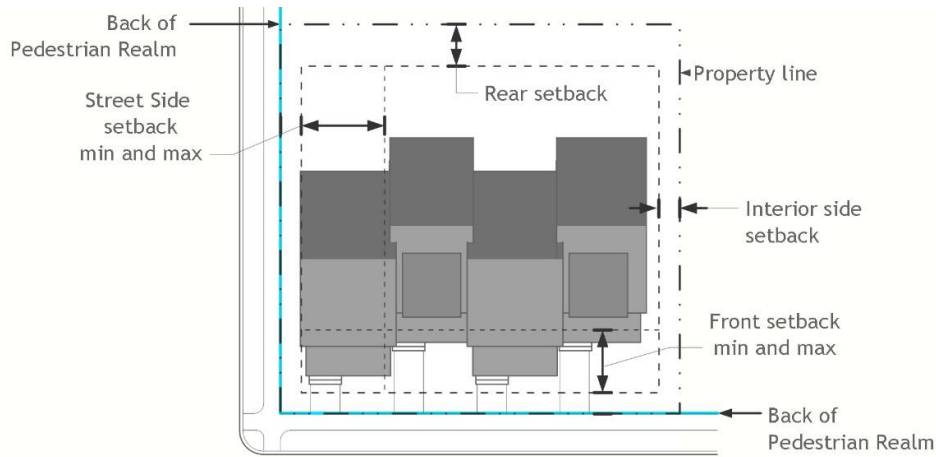


Figure 2-118.A.3: Setbacks – Triplex, Quadplex and Sixplex

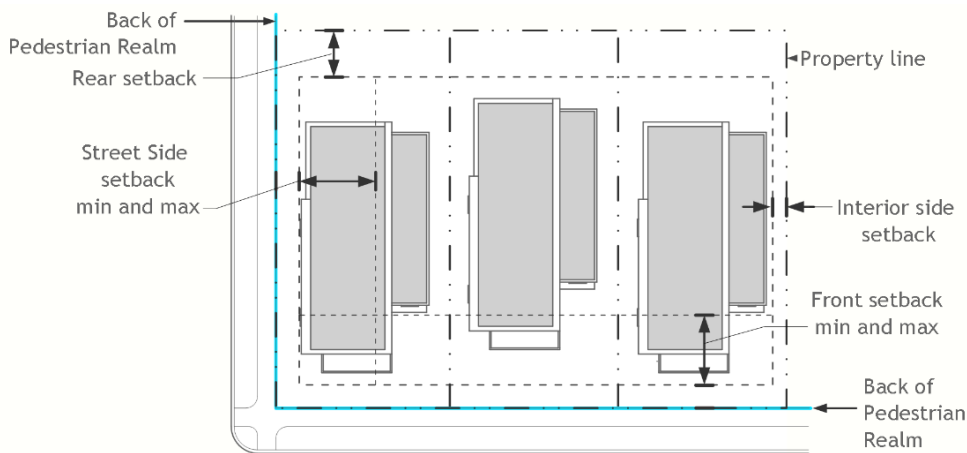


Figure 2-118.A.4: Setbacks – Urban Home Dwelling

Sec. 2-164. Lot Layout and Site Design Regulations

A. Street Layout

1. Block Length

At least 70% of block faces within the Lake Pointe Redevelopment District must range between a minimum of 200 feet and a maximum of 600 feet.

2. Pedestrian Realm

- a. As illustrated in **Figure 2-164.A: Pedestrian Realm**, a Pedestrian Realm must be provided along Streets and shall consist of two zones: a Clear Zone (sidewalk) and a Pedestrian Enhancement Zone. The Clear Zone is intended to provide a clear path of travel for pedestrian movement and the Pedestrian Enhancement Zone is intended for the placement of street trees, street furniture and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility.

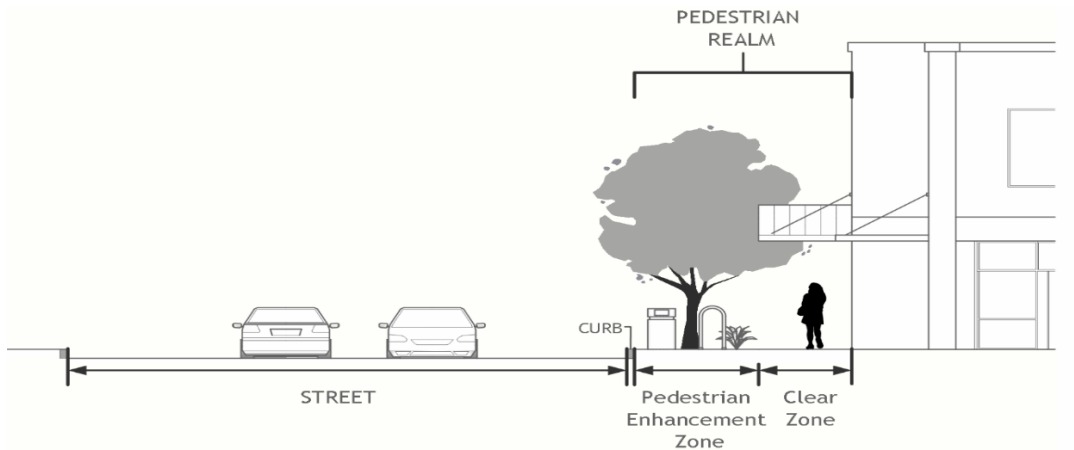


Figure 2- 118.A: Pedestrian Realm

b. The following standards shall apply to these zones:

Table 2-119.1: Pedestrian Realm Requirements by Roadway Classification		
Roadway Classification (a)	Minimum Clear Zone Width	Minimum Pedestrian Enhancement Zone Width
Type 1 Streets: Major Collector/ Minor Collector	8 feet	8 feet
Type 2 Streets: Local Street/Primary Access Easement	10 feet	8 feet (b)

REFERENCES

- a. As identified and defined in the City of Sugar Land Master Thoroughfare Plan.
- b. Type 2 Streets adjacent to Middle Housing developments shall have a minimum Clear Zone width of 5 feet.

- c. Sections of the Clear Zone may be reduced for temporary or permanent outdoor dining or other pedestrian amenities such as seating for a length of no more than 75 continuous feet, but a 5-foot clear space must be maintained at all times.
- d. The Clear Zone may be covered by Awnings, Canopies, or other shade structures to protect pedestrians from inclement weather.
- e. On-street parking may be permitted within the Pedestrian Enhancement Zone along Type 2 Streets. Additional standards are located in the Design Standards.
- f. Enhancements required within the Public Realm are described in Section 2-120:

Pedestrian Realm Enhancements.

B. Connectivity

1. General

- a. All public streets, roads, trails, and rights-of-way shall be consistent with the adopted Mobility Master Plan (Master Thoroughfare Plan).

2. Driveways

- a. Driveways shall be located at least 50 feet from any intersecting Street right-of-way.
- b. Driveways shall be located at least 50 feet from driveways on an adjacent property, except where one shared access point and driveway can be established to serve both the subject property and the adjacent property on the other side of that property line. Driveways that serve Middle Housing and connect to alleys or private drives are exempt from the minimum 50-foot separation requirement.
- c. Primary circulation and access points shall be oriented toward the abutting street with the lowest traffic volume, unless the Director approves an alternative due to pedestrian, bicycle, or traffic safety concerns.

d. To facilitate vehicular, pedestrian, and bicycle cross access between abutting sites, encourage shared parking, and minimize access points along streets, sites shall comply with the following standards:

- (1) The internal circulation system shall be designed to allow for cross-access between sites.
- (2) Required vehicular cross access between the abutting lots shall be provided through the use of a single two-way driveway or drive aisle, or two one-way driveways or aisles that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.
- (3) The Director may waive or modify the requirement for cross access if the requirement would:
 - i. Create unsafe conditions; or
 - ii. Impede the application of other design requirements in the Development Code.

C. Parking Location, Size, and Pedestrian Connectivity.

1. On-Street Parking Location.

Angled, perpendicular, or parallel parking that is designed to function as on-street parking must meet the following two conditions:

- a. The parking must not adversely affect public safety or circulation; and
- b. Each parking space must be located adjacent to and be directly accessible from a Street.

2. Parking Lot Location

- a. Parking Lots shall be located to the side or rear of the Primary Façade. See **Figure 2-119.B: Parking Lot Location**.
- b. Parking Lots, loading, and service areas must be designed to minimize impacts on adjacent residences. They shall be located away from shared property lines and screened from neighboring residences.

3. Parking Lot Size

- a. Sites with more than 50 Multi-Family units must be served by Structured Parking and may not have Parking Lots that exceed 15% of the total site area.
- b. For all other sites, Parking Lots shall not exceed 40% of the site's total area.

- c. The Director may approve of a Parking Lot that exceeds the maximum Parking Lot size requirements above if the Parking Lot serves multiple sites.

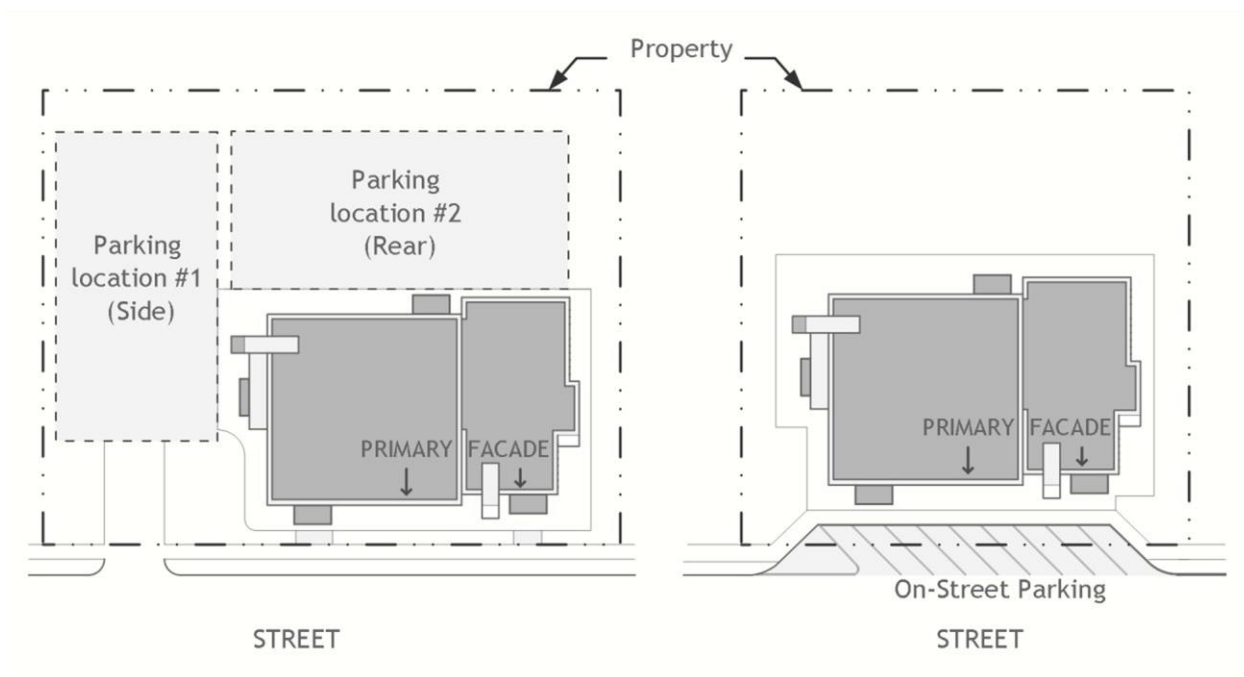


Figure 2-119.B: Parking Lot Location

4. Pedestrian Walkways in Parking Lots

- a. All sites with Parking Lots containing 7 or more parking spaces shall provide an on-site system of pedestrian walkways that provide direct access and connections to and between the following elements.
- (1) The Primary Entrance or Entrances to each building, including pad-site buildings;
 - (2) Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the site;
 - (3) Any Parking Lots intended to serve the site;
 - (4) Any sidewalk system along the perimeter Streets adjacent to the site;
 - (5) Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent Street; and
 - (6) Any adjacent or on-site public park, trail system, open space, greenway, or other public or Civic Space or amenity.

b. As shown in **Figure 2-119.C: Pedestrian Walkways in Parking Lots**, Pedestrian walkways required above shall:

- (1) Be a minimum of 5 feet wide;
- (2) Be distinguishable from areas used by vehicles in one or more of the following ways:
 - (i) Varying surfacing material, patterns, and/or paving color, but not including the painting of the paving material;
 - (ii) Varying paving height;
 - (iii) Decorative bollards; or
 - (iv) Raised median walkways with landscaped buffers;

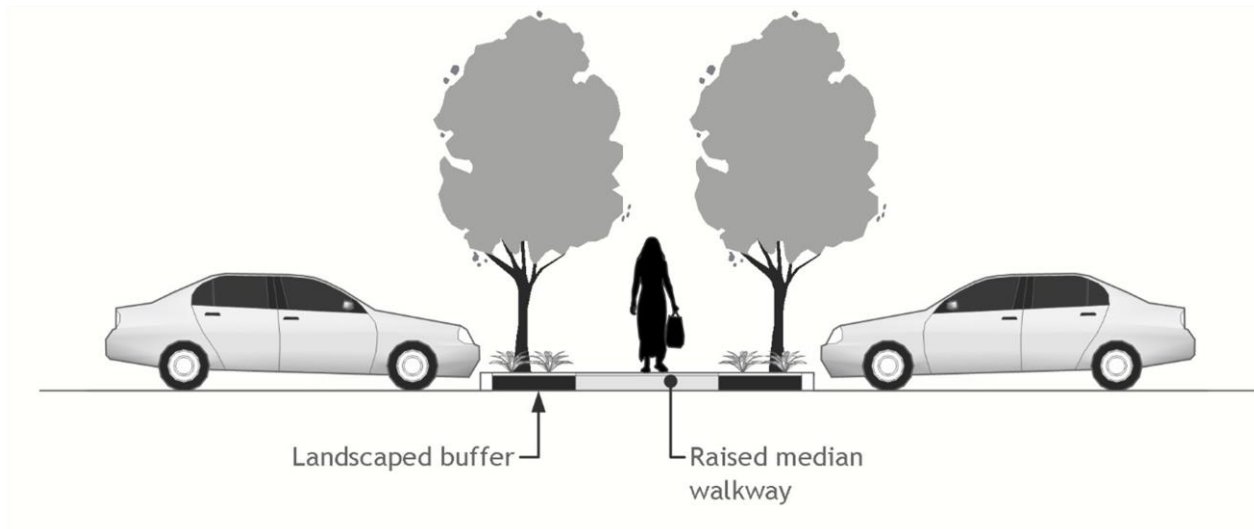


Figure 2-119.C: Pedestrian Walkways in Parking Lots

- (3) Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;
- (4) Have adequate lighting for security and safety;
- (5) Be conveniently and centrally located on the subject property;
- (6) Be ADA-accessible; and
- (7) Not include barriers that limit pedestrian access between the subject property and required connections to adjacent properties.

D. Pedestrian Connectivity

Building façades that are longer than 400 feet in length must provide a midblock pedestrian connection through the building, as shown in **Figure 2-119.D: Midblock Pedestrian Connection**.

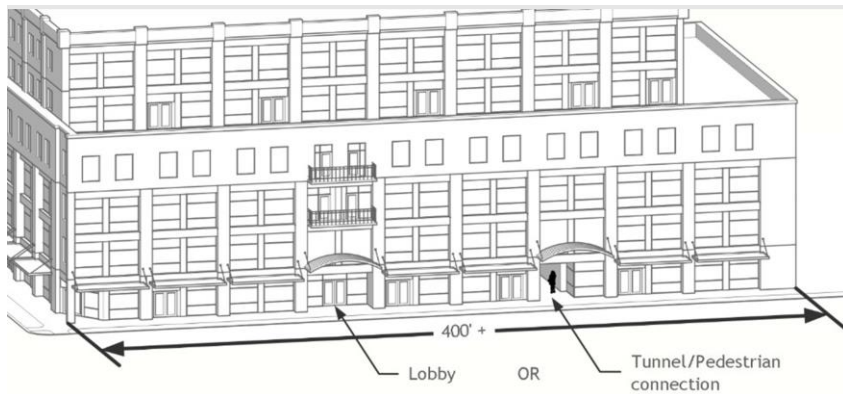


Figure 2-119.D: Midblock Pedestrian Connection

E. Private Garages and Surface Parking for Middle Housing.

1. Garages shall be located behind dwelling units and accessed by alleys or private drives.
2. Garages shall be setback a minimum of 5 feet from an alley or private drive. Any additional setback beyond 5 feet must be at least 18 feet from the edge of the alley/private drive. . See **Figure 2-119.E: Rear Loading Garage Setback**.

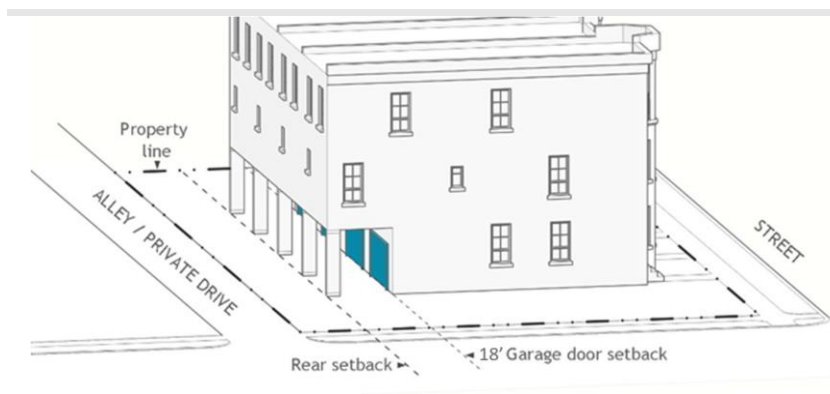


Figure 2-119.E: Rear Loading Garage Setback

3. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
4. Parking may take place on a shared, paved Parking Lot or in shared driveways.

Sec 2-120. Pedestrian Realm Enhancements.

The Pedestrian Realm, as required by Section 2-119: Lot Layout and Site Design Regulations, shall include amenities to enhance the pedestrian experience.

A. Pedestrian Amenities Required for All Development.

The Pedestrian Enhancement Zone must include the following amenities:

1. Pedestrian-scaled lighting poles or bollards no more than 15 feet in height shall be installed at intervals of 50-70 feet on center and located an equal distance from street trees.
2. Shade Trees shall be installed at intervals of:
 - a. 25-35 feet on center for 2.5-to-3-inch caliper trees; or
 - b. 35-40 feet on center for 4-inch caliper trees.

B. Additional Pedestrian Amenities for Nonresidential, Multi-Family, and Mixed-Use Buildings.

1. Applicability.

This subsection sets forth a range of options for pedestrian enhancements to improve the streetscape and foster a pedestrian-oriented environment. Sites shall provide pedestrian enhancements in the Pedestrian Enhancement Zone. Any combination of options from **Table 2-120.1: Pedestrian Enhancement Options** may be used to achieve a minimum of 8 points required for each site. To satisfy these requirements, amenities must be open and accessible to the public.

a. Middle Housing Exempt.

Lots exclusively occupied by Middle Housing shall not be required to provide additional pedestrian amenities as set forth in **Table 2-120.1: Pedestrian Enhancement Options**.

b. Pedestrian Enhancement Options

Table 2-120.1: Pedestrian Enhancement Options	
Description	Points
Spaces and Areas	
An enhanced landscaped area provided such landscaped area has a minimum depth and width of 10 feet and a minimum total area of the lesser of 650 square feet or two percent of the net site area. Enhanced landscaping includes additional plant quantity and varieties, pedestrian accommodations, raised beds, and landscape walls or similar hardscape elements.	1 point (Maximum 3)
A playground, patio, or plaza with outdoor seating areas, provided the playground, patio, or plaza has a minimum depth and width of ten feet and a minimum total area of 300 square feet.	2 points
Shade provided for the playground, patio, or plaza using Canopies pergolas, shade trees (minimum 6-inch caliper), or other coverings.	2 points
Site Features	
At least one Blank Wall treatment: <ul style="list-style-type: none"> • Install trellises with climbing vines or plant materials along wall; • Provide a planting bed with plant material that screens at least 50 percent of the wall surface; or • Provide artwork on the surface. 	1 point
Creative, ornate or decorative art installations, sculptures, murals, or other intentional artwork	1 point (Maximum 2)
Rain gardens, street-side swales, soil and turf management or other appropriate storm water infiltration system(s) to capture and infiltrate a minimum of 25 percent of site-generated stormwater (subject to Engineering approval)	3 points
Seating every 50 feet adjacent to the building or within the Pedestrian Enhancement Zone, provided such seating includes a variety of seating types and figurations, accommodates solitary and social activities, and provides a safe, comfortable seating surface with smooth, even surfaces and curved edges. The following kinds of seating may be used to meet the requirement: moveable seating, fixed individual seating, fixed benches with and without backs, and seating designed into architectural features (e.g., walls, planter ledges, and seating steps).	1 point
Shade provided for seating areas using Canopies, pergolas, shade trees (minimum 6-inch caliper), or other coverings.	1 point
Trash and recycling receptacles installed every 250 feet along the building frontage and at each building entrance adjacent to a pedestrian walkway	1 point

Sec 2-121. Building Design and Additional Development Standards - Multi-Family, Mixed-Use and Nonresidential Development.

A. Building Arrangement.

Buildings on sites larger than 5 acres shall be organized to create pedestrian- friendly spaces and streetscapes and should be arranged to frame Streets and Civic Spaces (see **Figure 2-121.A: Building Arrangement**).



Figure 2-121.A: Building Arrangement

B. Civic Space

1. A minimum of 5% of the Lake Pointe Redevelopment District shall be dedicated to Civic Space. Area within the Pedestrian Realm that is adjacent to a Street shall not count towards required Civic Space.
2. Civic Space shall be provided along waterfront properties. Where a trail is proposed, the minimum width shall be 10 feet.
3. Kiosks
Kiosks, whether temporary or permanent structures, shall be permitted within a Civic Space provided that the structure:
 - a. Is a maximum of twenty (20) feet in height and no larger than 200 square feet;
 - b. Is occupied by a use permitted in the LPR District;
 - c. Complies with all applicable building codes; and
 - d. Does not impede and is not located within any Clear Zone.

C. Building Orientation and Siting

1. Buildings shall be oriented so that the Primary Façade faces the Street or Civic Space.
2. A minimum of 70 percent of the Primary Façade along the Street shall be located within the Build-to Zone (see **Figure 2-121.B: Building Siting**).
3. On corner lots, a minimum of 30 percent of the side street building façade shall be located within the Build-to Zone (see **Figure 2-121.B: Building Siting**).

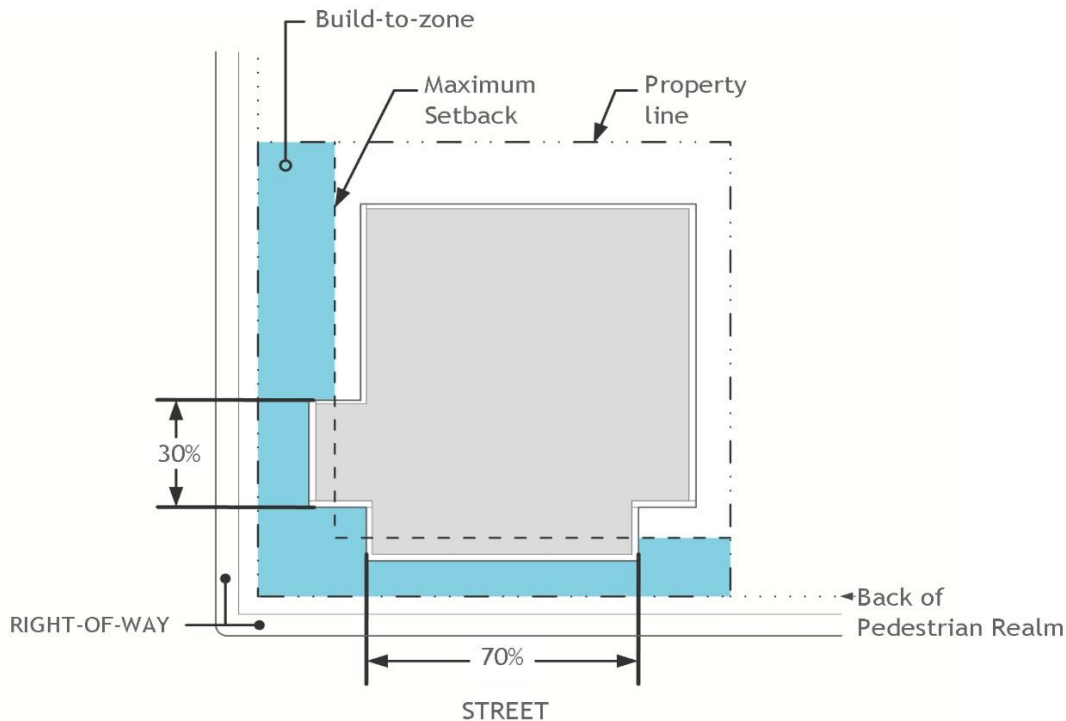


Figure 2-121.B: Building Siting

4. The minimum building siting requirement may be reduced for an outdoor seating and dining area as shown in **Figure 2-121.C: Minimum Frontage Requirements – Outdoor Seating and Dining**, provided such area is designed and located:
 - a. To avoid interference with any pedestrian access ramp from any abutting street onto the Clear Zone, and to avoid all areas required for maneuvering of wheelchairs and other ambulatory devices at the top of any pedestrian access ramp; and
 - b. To meet the standards for Clear Zone set forth in **Section 2-119.A.2**.

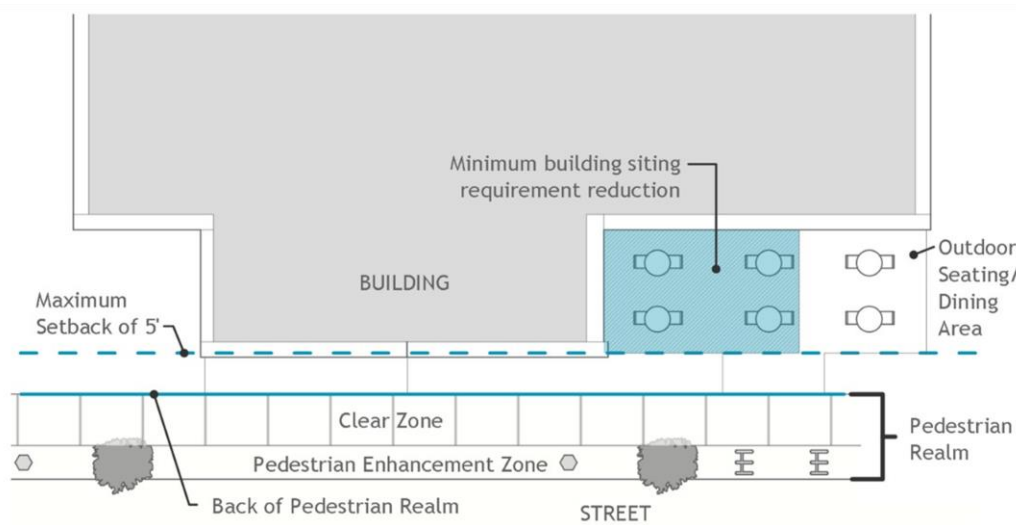


Figure 2-121.C: Minimum Frontage Requirements– Outdoor Seating and Dining

D. Building Entrances

1. Each ground level building and separate tenant space shall have at least one Primary Entrance to the adjacent Street or Civic Space (see **Figure 2-121.D: Building Entrances**). Shared/common lobbies may count as a Primary Entrance for tenant spaces with entrances internal to the building.
 - a. If a natural geographic feature, such as a waterway or other major landscaping feature, public park, trail, or other open space is on or adjacent to the site, each building shall have a Primary Entrance connecting to the feature.
 - b. A corner entrance may count as a Primary Entrance for any intersecting features (see **Figure 2-121.E: Orientation Toward Primary Street Frontage**).

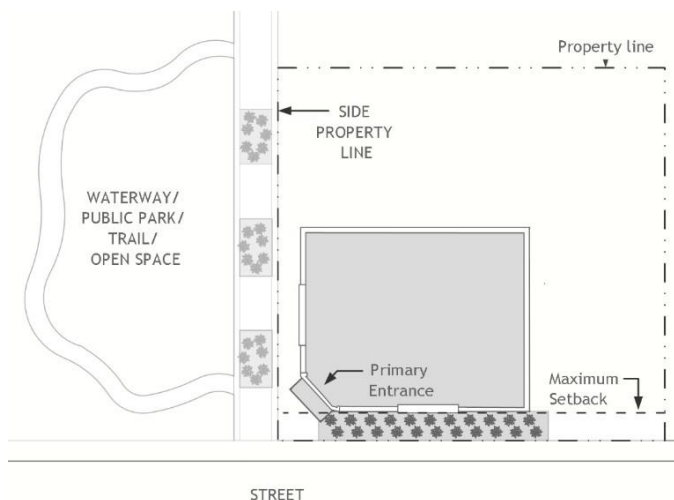


Figure 2-121.D: Orientation Toward Primary Street Frontage

2. Primary Entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other similar elements approved by the Director (see **Figure2-121.E: Building Entrances**).
3. All ground-floor entrances shall be covered or inset to provide shelter from inclement weather. The inset or cover shall be no less than 20 square feet (see **Figure2-121.E: BuildingEntrances**).

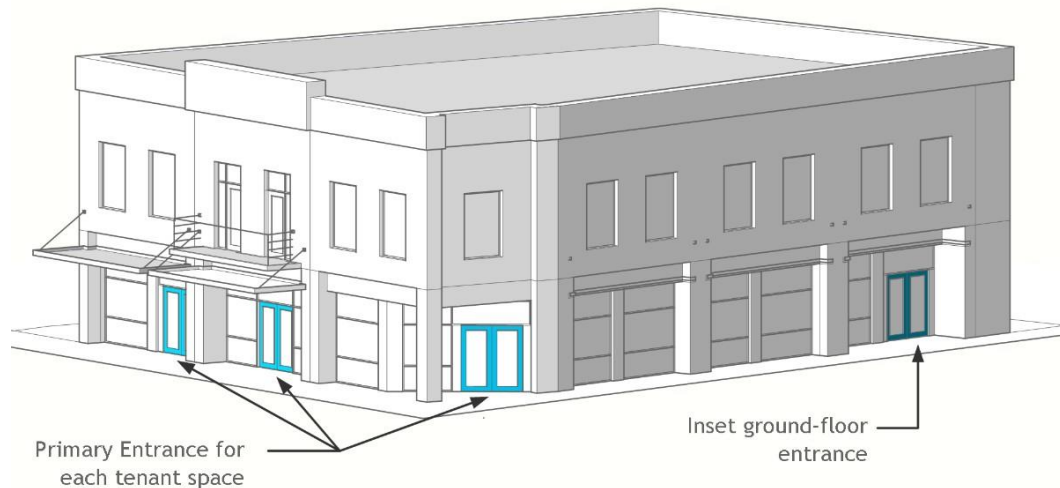


Figure 2-121.E: Building Entrances

E. Ground Level Design

1. Ground Level Multi-Family Residential

All Buildings that have residential unit floor plates within six feet of finished grade shall meet the following standards:

- a. The building shall include an entrance into the unit that is accessible from the Pedestrian Realm. Entrances above grade are considered accessible from the Pedestrian Realm.
- b. Units shall include ground level windows that provide residents a view of the street and Pedestrian Realm.
- c. Lobbies that provide access to upper stories may be located at grade level.
- d. Any fencing used to enclose patios adjacent to the Pedestrian Realm may not exceed 4 feet in height.
- e. All ground floor residential units along Streets shall maintain a minimum structural ceiling height of 13 feet to provide the opportunity for future conversion to nonresidential uses.

2. Ground Level Nonresidential

- a. All buildings that have nonresidential uses at ground level adjacent to the Pedestrian Realm shall meet the following requirements.
 - (1) Entrances shall be located at the approximate elevation of the adjacent sidewalk.
 - (2) Ground floors shall have a minimum clear height of 13 feet between finished floor and the ceiling or top plate. Mezzanines within the retail space shall be allowed per building code.
- b. The ground level façade must include building elements that provide weather protection at least six feet deep along at least 75 percent of the façade.

F. Building Form

1. Building Mass

Buildings shall be designed to reduce apparent mass, ground the building, provide visual relief, and reinforce pedestrian scale. This shall be accomplished by differentiating between the ground level and upper levels through architectural features. Examples of features include but are not limited to: Canopies, balconies, Arcades, varying materials, banding, noticeable change in color or shade, parapet walls, or other horizontal or vertical elements (see **Figure 2-121.F: Façade Articulation, Building Form, and Transparency**).

2. 360-Degree Architecture

Those sides of a building that are not visible from the Street shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

3. Façade Articulation

All Primary Façades and Street-facing façades shall provide visual relief which breaks or minimize the scale of the building. These façades shall not exceed 50 feet in length without incorporating two of the following elements:

- a. Vertical building modulation of at least 12 inches in depth;
- b. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of six inches in depth; and/or
- c. A change in building material, siding style, or color.

4. Transitions to Residential

Buildings on sites adjacent to residential shall be designed to minimize impacts on Single-Family and Middle Housing Dwellings and maximize the privacy of residents by:

- a. Locating sources of audible noise (e.g., heating and air conditioning units) as far away from lower intensity uses as practical;
- b. Placing windows on the building to minimize direct lines of sight into neighboring homes; and
- c. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.

G. Building Transparency

Façades that are oriented toward Streets or Civic Spaces shall meet the following transparency requirements, as shown in **Figure 2-121.F: Façade Articulation, Building Form, and Transparency**:

1. Ground-Floor Transparency

- a. For nonresidential uses, at least 40 percent of each ground floor façade shall be transparent.
- b. For residential uses, at least 15 percent of each ground floor façade shall be transparent.

2. Upper-Floor Transparency

At least 20 percent of upper floors shall be transparent.



Figure 2-121.F: Façade Articulation, Building Form, and Transparency

3. Transparency Standards

- a. Windows and other materials intended to meet the minimum transparency requirements shall not be reflective or mirror-like in appearance.
- b. Windows shall be individually defined with detail elements such as frames, sills and lintels or other elements that provide delineation between window panes.
- c. “Storefront”-type glass walls shall not extend in a continuous unbroken façade longer than 50 feet (see **Figure 2-121.G: Building Transparency – Storefront**).



Figure 2-121.G: Building Transparency – Storefront

H. Additional Standards for Multi-Family Development

In addition to the standards above, all Multi-Family development must provide additional amenities. Applicants shall select amenity options from the Development Application Handbook to achieve the minimum number of points required for the development as indicated below in **Table 2-121.1: Required Points for Multi-Family Development by Number of Units**. For purposes of meeting the minimum requirements of this Section, amenities include but are not limited to amenities such as a pool; fitness center; community gathering space (indoor or outdoor); business center; bicycle storage; balconies; multiple floor plans; enhanced building finishes; Leadership in Energy and Environmental Design (LEED) certification; and energy efficient appliances.

Table 2-121.1: Required Points for Multi-Family Development by Number of Units	
Number of Dwelling Units	Minimum Points Required
< 50	20 points
50-99	40 points
100-149	60 points
150-249	80 points
250-350	100 points
> 350	For every additional 50 units, an additional 10 points

Sec 2-122. Building Design – Middle Housing Development

A. Building Orientation and Entrances

- Buildings shall be oriented so that the Primary Facade faces and provides pedestrian access to a Street, Civic Space, or Mew. Mews shall be a minimum of 15 feet wide, measured from property line to property line, and include a 5-foot-wide paved walkway that connect and provides pedestrian access from each Dwelling Unit to a Street or Civic Space.
- The orientation of the Primary Entrance and façade of residential dwellings shall be consistent with the established pattern along the block face.
- No residential structure shall be sited diagonally or otherwise skewed on the lot.

B. Building Form

1. Building Mass

Exterior walls shall be broken up to prevent the appearance of featureless walls using recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques.

2. 360-Degree Architecture

Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

C. Building Transparency

At least 15 percent of the area of Street-facing façades shall be windows or doors.

Sec 2-123. Lake Pointe Redevelopment District Permitted Uses and Parking Requirements.

The Lake Pointe Redevelopment District Permitted Uses and Parking Schedule is shown below. Additional regulations indicated in the “Notes” column can be found at the end of the Permitted Uses and Parking Schedule. Parking design requirements and reductions are set forth in Subsection B and C below.

A. Table of Permitted Uses and Parking Schedule

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District				
Land Use	LPR	Definition	Parking	Notes
Residential				
Dwelling, Live/Work	P (N)	A building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.	2: Dwelling Unit	1
Dwelling, Multiplex	P (N)	A building on 1 platted lot that contains 3 to 6 Dwelling Units either horizontally or vertically stacked.	1: 3 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Multi-Family	P (N)	7 or more Dwelling Units within a building on 1 platted lot.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2, 3
Dwelling, Single-Family Attached (Townhome)	P (N)	A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on 1 or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Two-Family (Duplex)	P (N)	A building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.	2: Dwelling Unit	2
Dwelling, Urban Home	P (N)	A building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.	2: Dwelling Unit	2

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Child Care Home (≤6 Children)	P	A dwelling where state-licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 6 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Child Care Home (≥7 Children)	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 12 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Community Home	P	A dwelling for not more than 6 persons with disabilities and 2 supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Institutional				
Library	P	A public facility that allows the view and check out of books, videos, and other literature.	1:300 sq.ft.	
Museums and Art Galleries	P	A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft.	
Parks and Recreational Facilities	P	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, College, and University	P	An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees	The applicant shall provide parking analysis for the proposed	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		only are permitted in conjunction with these uses.	development and parking estimate shall be approved by the Director of Planning.	
School, Vocational	P (N)	Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	4
Office				
Professional Office, Neighborhood	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Professional Office, Regional	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail				
Bar	P	A facility that derives more than 50% of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:200 sq.ft.	
Furniture and Home Furnishings Store	P (N)	A business that engages in the sale of household furniture, decorations, and related consumer goods.	1:300 sq.ft.	4
Grocery, Convenience Store	P	A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption that is 6,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Market	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 30,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Supermarket	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 30,000 sq.ft.	1:200 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Liquor Store	P(N)	A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments may specialize in a particular type of alcoholic beverage.	1:200 sq.ft.	4
Pharmacy without Drive-Thru	P	An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related merchandise.	1:200 sq.ft.	
Restaurant, With No Drive-In or Drive-Thru Service	P	An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	
Retail, Neighborhood	P	Retail establishments, under 25,000 sq.ft., engaged in the sale of a variety of products including items such as clothing, shoes, flowers, books, gifts, jewelry, sporting goods, crafts, and other items not elsewhere classified.	1:200 sq.ft.	
Retail, Regional (Department or Big Box Store)	P	A retail establishment, 25,000 sq.ft. or greater, selling a variety of goods, such as clothing, shoes, home goods, sporting goods, and other items which are arranged into departments.	1:200 sq.ft.	
Wine Bar	P	An establishment primarily engaged in selling wine for consumption on and off the premises and which possesses a Wine and Malt Beverage Retailer's Permit (BG) from the state of Texas.	1:200 sq.ft.	
Services				

Adult Day-Care	P	A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24- hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer services in the evenings and on weekends.	1:200 sq.ft.	
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Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Animal Services, Boarding/Day Care	P	A facility for the overnight boarding or day care of small animals such as dogs, cats, birds, small reptiles, and other similar household animals.	1:300 sq.ft.	4
Animal Services, Outdoor Runs (Accessory)	P	Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved Animal Services, Small Animals or Animal Services, Boarding/Day Care use.	No Additional Parking Required	
Animal Services, Small Animals	P	A facility for the medical or surgical treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet.	1:300 sq.ft.	
Assembly Facility, Banquet/Event Center	P	A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	
Child Care Facility, Daycare	P	An establishment, other than a public or private school, providing care, training, education, custody, treatment or supervision for 7 or more children for less than 24 hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq.ft.	
Cleaning, Dry Cleaners Pick-Up & Drop-Off without Drive-Thru	P (N)	An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	6
Clinic, Medical, Dental or Therapist	P	An institution, public or private, for the examination, evaluation, and treatment of out-patients by an individual or group of doctors, dentists, or other licensed members of a human health care profession, such as speech, physical, or occupational therapists, chiropractors, and dieticians.	1:200 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Commercial Amusement, Indoor	P	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Bowling Alley: 4: each bowling lane; Billiard/Pool Facility: 2: pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½: hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1: lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3: court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq. ft. Other Uses: 1:200 sq.ft.	
Commercial Amusement, Outdoor	P	A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming pool/waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at maximum capacity; Go-Cart Tracks/Sports Fields/Swimming Pool: 1:100 sq.ft. of	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
			indoor facilities, plus 1:4 persons design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.	
Concert or Performance Hall	P	A building devoted to the showing of musical or live performances including rehearsal space.	1:500 sq.ft.	
Concierge Medical Care	P	A business engaged in medical care of clients for an annual or monthly fee with a limited number of clients. Doctors in this industry may conduct business in an office or visit patients at home. The concierge medical facility may not exceed 2,500 sq.ft.; a larger facility is classified under Clinic.	1:250 sq.ft.	
Counseling and Therapy Services	P	An establishment providing treatment on an outpatient basis for mental health and wellness issues (without the use of drugs) including individual, marital, and family counseling by one or more licensed therapists, counselors, and/or clinical social workers.	1:250 sq.ft.	
Financial Institution without Drive-Thru	P	A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	
Fitness Center	P	An establishment engaged in providing indoor fitness instruction such as yoga, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. t. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Outdoor Facilities & Activities (Accessory)	P	An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Hotel, Full Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full- menu, table service, and seating for at least 50 patrons during standard dining hours; and 6. Lounge area containing a counter, tables, or seating area where alcoholic beverages are sold for consumption in that area.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	7
Hotel, Select Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 3,000 square feet of dedicated meeting and event facilities; 2. A restaurant or bar accessible through the interior of the hotel with seating for at least 30 patrons; 3. An outdoor activity area of no less than 2,000 square feet; 4. Swimming pool; and 5. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	7
Individual and Family Social Services	P	Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Medical and Dental Laboratory	P	A facility in which medical tests are conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.	1:300 sq.ft.	
Movie Theater	P	A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4Seats	
Other Educational Services	P	Educational establishments, other than elementary and secondary schools, providing instruction in a classroom	1:300 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.		
Other Health Services	P	Establishments engaged in a variety of other outpatient health services not otherwise specified including dialysis centers, blood donations, and other non- surgical outpatient services.	1:300 sq.ft.	
Permanent Makeup	P	An establishment that practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the facial skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup such as eyebrows, eyeliner, lips, and other permanent enhancing colors.	1:200 sq.ft.	
Personal Services	P	An establishment engaged in the provision of informational, instructional, personal improvement, personal care, and similar services, such as portrait shops, photography studios, art and music schools, driving schools, print shops, handicraft/art or hobby instruction, salons, spas and barber shops, household and personal goods repair, and tailor/alterations shops.	1:200 sq ft.	
Place of Worship	P	A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Research, Life Sciences and Healthcare	P	An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research, oceanographers, biotechnical research, and other related life science and healthcare research.	1:300 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Research & Technology Development	P	An establishment which conducts scientific research, including development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Senior Living, Independent (55+)	P(N)	An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2:Dwelling Unit	2, 8
Senior Living, Transitional Care	P(N)	Any combination of Independent, Senior Living, Assisted Living, and Nursing and Personal Care Facility.	For Independent and Assisted Living - 2:Dwelling Unit For Nursing and Personal Care Facility - 1:2 Resident Occupants (at maximum capacity of facility)	2, 5, 8
Studio, Glass or Ceramics	P	An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	
Studio, Metalwork, Woodwork, & Furniture (Including Repair)	P	An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include but are not limited to forging individual pieces of metal, welding services, blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.	1:500 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Vehicle-Related				
Parking, Facility	P(N)	A parking facility that provides parking spaces for vehicles less than 1-ton capacity for a fee or free.	No Additional Parking Required	9
Industrial				
Microbreweries	P(N)	A facility with 30,000 sq.ft. or less of enclosed space, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, which possess the Brewpub (BP) license from the State of Texas and which follows all TABC requirements from the State of Texas.	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	10

Supplemental Regulations

1. Dwelling, Live/Work
Non-residential uses in a Live/Work dwelling are limited to the first floor of the dwelling.
2. Home Occupation
A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:
 - a. It does not depend on the employment of a person who does not reside in the residence;
 - b. A separate entrance is not provided for the conduct of the occupation;
 - c. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;
 - d. It does not use outdoor storage;
 - e. A Sign advertising the Home Occupation is not located on the Premises;
 - f. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks;
 - g. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and
 - h. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.
3. Multi-Family Dwelling
 - a. All Multi-Family Dwellings shall meet the additional criteria in Sec. 2-121.H.
 - b. Number of Units shall not exceed the maximum number of units in the Lake Pointe Regional Activity Center as identified in the Comprehensive Plan.
4. Size Limitation (30,000 sq. ft.)
Uses are not allowed to occupy a space larger than 30,000 square feet.
5. Assisted Living
Assisted Living uses must comply with the following requirements:
 - a. Provide a common dining area;
 - b. Provide housekeeping and transportation services to residents; and
 - c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility.

6. Dry-Cleaning Facilities

Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.

7. Hotels (Full or Select Service)

a. Intent

The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.

b. Definition

For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.

c. Minimum Requirements

A hotel must meet the following requirements:

- i. Guest rooms must be accessible only through interior corridors;
- ii. Entrance through exterior doors must be secured and accessible only to guests and employees;
- iii. Hotel management must be on-site 24 hours each day;
- iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's Parking Lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
- v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
- vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls.

8. Independent Senior Living

Independent Senior Living uses must comply with the following requirements:

- a. Provide a common dining area that is at least 3,000 sq.ft.;
- b. Provide housekeeping and transportation services to residents;
- c. Provide physical fitness and/or wellness facilities on-site;
- d. Units must be accessible through temperature controlled interior corridors; and
- e. At least one person aged 55 or over shall reside in each unit.

9. Parking, Facility

Parking Facilities are limited to parking garages. Standalone surface Parking Lots are not permitted.

10. Microbreweries

Each establishment must include one or more of the following totaling at least 15% of the square footage of the enclosed space: a restaurant, tasting room, bar, or lounge.

B. Parking Spaces and Maneuvering Area

All developments must meet the standards for parking spaces and maneuvering area dimensions and design in **Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations.**

C. Rules for Computing Parking Requirements

In computing the number of Parking Spaces required for each of the uses as shown in the **Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District**, the following rules govern:

1. Base Off-Street Parking Reduction

Except for Middle Housing, the minimum number of off-street parking spaces required **Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District** shall be reduced by 25 percent and may be further reduced in accordance with this section.

On-street parking spaces may count toward the requirement for off-street parking spaces if located adjacent to the premises. The configuration of the on-street parking and allowable credit toward off-street parking requirements shall be evaluated during site plan review.

2. Shared and Off-Site Parking

Parking may be shared between sites using the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source. Off-site parking must comply with the following:

a. Location

- (1) Shared and/or off-site parking facilities shall be located within 1,320 feet (1/4 mile) (measured along a legal pedestrian route) of an entrance to any building for which the shared parking is provided.
- (2) Off-site parking shall not be located in Residential districts.

b. Parking Agreement Required

- (1) The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities must execute and record in the Official Public Records an agreement that contains the following:
 - (i) A legal written and recorded agreement;
 - (ii) Proof of continuing use and maintenance; and
 - (iii) An accompanying site plan depicting the exact location and number of shared parking spaces.

- (2) Such agreement must be included in the Site Plan Package for any use to be served by the shared and/or off-site parking facility.

3. Additional Off-Street Parking Reduction Options

- a. Maximum Reduction for Parking Alternatives

Buildings in the LPR District may further reduce required minimum off- street parking in accordance with this Section. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives shall be a total 60 percent, inclusive of the base 25 percent reduction.

An example of minimum off-street parking reductions is provided in **Table 2-132.2 Parking Reduction Example: 15,000 Square Foot Retail.**

- b. Parking Demand Study Required

The applicant may utilize an alternative parking ratio provided the ratio is supported by a parking demand study prepared by a traffic engineer. The study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

- c. Bicycle Parking Beyond Required

The applicant may provide more bicycle parking than required by **Section 2-222: Bicycle Parking Requirements**. The minimum required bicycle parking spaces must be calculated based on the initial vehicular parking requirement before any reduction is applied. Such reduction may be approved at a ratio of up to one off-street vehicle space reduction per five short-term bicycle spaces provided beyond the minimum required. Maximum reduction of 5 vehicle parking spaces.

- d. Smart Parking

Off-street parking requirements may be reduced up to 10 percent when a smart parking system is installed that provides parking availability information via sensors and/or cameras shared via mobile device or on physical markers/signs on site.

- e. Ride-Share Parking

Reduced parking requirements for buildings that provide vehicular parking spaces that are reserved for rideshare/taxi pick-up and drop-off provided the spaces meet the standards of **Section 2-212 Off-Street: Parking Spaces and Maneuvering Space**. Such reduction may be approved at a ratio of one off-street vehicle space per one pick-up/drop off space for up to five spaces.

- f. Electric Vehicle Parking

For each electric vehicle charging station provided, the minimum number of

required off-street parking spaces may be reduced by two.

Table 2-123.2 Parking Reduction Example: 15,000 Square Foot Retail			
Base Minimum Requirement (1: 200 sq.ft.)	Base Off-Street Reduction (25%)	5 EV Charging Stations Provided (-2 spaces per charging station)	Final Minimum Parking Requirement
$15,000 / 200 = 75$	$75 \times 0.25 = 18.75$	$5 \times 2 = 10$	$75 - 19 - 10 = 46$
75 spaces	19 spaces	10 spaces	46 spaces
Total allowed 60% reduction of 45 spaces ($75 \times 0.60 = 45$) for a minimum requirement of 30 spaces.			

Sec 2-124. Lake Pointe Redevelopment District Development Review Procedures

A. Redevelopment Concept Plan

1. Purpose

A Redevelopment Concept Plan is intended to provide a mechanism for review of a large, complex, or phased project within the Lake Pointe Redevelopment District. A Redevelopment Concept Plan enables the Commission and Council to evaluate the proposed development and its relationship to the surrounding area to ensure negative impacts are minimized; and to evaluate location of proposed uses, connectivity, and location of public spaces. It also enables an applicant to demonstrate compliance with the housing mix requirement set forth in Section 2-117: Minimum Housing Mix Requirement through a multi-phased development.

2. Applicability

A Redevelopment Concept Plan must be submitted for review and approval prior to permitting in the Lake Pointe Redevelopment District. A Redevelopment Concept Plan may be submitted either in conjunction with an application for Rezoning or as a precursor to the preparation and submittal of the more specific and detailed plans required for Subdivision or Site Plan approvals.

3. Approval Criteria

In reviewing a proposed Redevelopment Concept Plan, the Commission and Council shall ensure that:

- a. The proposed development is consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed;
- b. The proposed development is consistent with and conforms to the Comprehensive Plan and any other applicable plans;
- c. The proposed development is consistent with the purpose statements of this Development Code and complies with all applicable standards in this Code and all other applicable regulations, requirements and plans. Compliance with these standards is applied at the level of detail required for the subject submittal; and
- d. The proposed development considers the existing roadway network and minimizes impacts on surrounding areas.

4. Requirements

The Redevelopment Concept Plan shall be a general site layout plan that includes the following:

- a. Overall property boundary and the property's relationship to adjoining subdivisions or properties;
- b. Identification and approximate size of development areas such as districts, blocks or parcels;
- c. Existing and proposed Streets that form the boundaries of development areas;
- d. Use classification of each development area (nonresidential by category or residential by housing type) demonstrating a mix of uses and housing types;
- e. Total number of multi-family units and approximate location;
- f. Location of major Civic Spaces and natural geographic features.

5. Review Procedure

a. Preapplication

(1) Pre-development Meeting

The applicant must attend a pre-development meeting with the Development Review Committee before submitting a formal application.

(2) Public Engagement

The applicant shall engage the public early in the development process. The applicant must host a public meeting in accordance with requirements established in the Development Application Handbook.

b. Commission Hearing and Report

The Commission will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing, the Commission will make a recommendation to Council to approve, deny, or approve with conditions the request. A tie vote on a request for a Redevelopment Concept Plan is deemed to be the Commission's recommendation of denial. If the Commission denies a Redevelopment Concept Plan, an applicant may appeal the denial to City Council by submitting a written request to the Director within 30 days of the date of denial. The City Council may approve or deny the request,

return it to the Commission for further consideration, or take whatever other action the Council deems appropriate.

c. City Council Hearing and Action

The Council will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing and receiving the Commission's recommendation, the Council will approve, deny, or approve with conditions the request.

d. Optional Joint Public Hearing

The City Council may hold a joint public hearing with the Commission. In case of a joint hearing, the City Council may not act on the request until it receives the report of the Commission.

e. Changes to Redevelopment Concept Plan

Substantial changes to the approved Redevelopment Concept Plan, including but not limited to, a change in classification of a development area, or significant street design or development area changes, shall require resubmittal to the Council. The Director may approve any other changes to the Redevelopment Concept Plan.

f. Expiration of Approval

Once final, an approval decision shall expire after 2 years, unless work towards the project has commenced. For the purposes of this provision, "commence" means any of the following:

- (1) Demolition or removal of an existing building or structure preparatory to rebuilding;
- (2) Clearing or grading of the site (land disturbance); or
- (3) Expansions, alterations, or modifications of an existing structure including electrical, mechanical, plumbing, structural, or cosmetic changes, or other changes requiring a building permit.

g. Extension of Time

An applicant may request to extend the expiration time for commencement or completion of any application.

(1) Conditions of Approval

All extensions of time are subject to any conditions of approval that applied to the original approval. The Council may impose additional conditions to further mitigate potential adverse effects of the proposal on adjacent

properties and the community.

(2) Extensions

The Council may grant an extension of time up to one year from the original expiration date for any application unless a condition of approval prohibits an extension of time or conditions have not sufficiently changed to warrant a denial.

B. Minor Modification to LPR District Standards

1. Purpose

The Minor Modification process is intended to allow minor modification or deviations from dimensional or numeric standards of the Lake Pointe Redevelopment District. It is not a waiver of the current District standards.

2. Applicability

The Director may approve a Minor Modification of any numeric development standard in this Part up to a maximum of 10% (or up to a maximum of 20% to protect an existing natural site feature), provided that the applicable criteria in Subsection (3e.) below are met. Standards not eligible for minor modifications include:

- a. Permitted number of multi-family units; and
- b. Maximum parking reduction.

3. Review Process

a. Generally

An application for a Minor Modification shall only be submitted and reviewed concurrently with an application for a Site Plan approval or Subdivision approval.

b. Review and Decision

Where the concurrently reviewed application requires review and approval by the Director, the Director shall review and approve, approve with conditions, or deny the modification in accordance with the approval criteria.

c. Effect of Approval

Approval of a Minor Modification authorizes only the particular modification of standards approved, and only to the subject property of the application.

d. Expiration of Minor Modification

A Minor Modification shall automatically expire if the associated development application is denied or if approval of the concurrently reviewed application expires, is revoked, or otherwise deemed invalid.

e. Minor Modification Approval Criteria

In reviewing a proposed Minor Modification, the Director shall consider the general approval criteria for the associated development application and whether the Minor Modification:

- (1) Compensates for an unusual site condition; or
- (2) Protects a sensitive resource, natural feature, or community asset.

Section 5. That Chapter 2, Article IV, of the Sugar Land Development Code is amended by revising section 2-191A. Fences to read as follows:

A. In the R-1, R-1Z, MUC, and LRP zoning districts, Fences in a Front Yard may not exceed 4 feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances.

Section 6. That Chapter 10, section 10-3 Definitions, of the Sugar Land Development Code is amended by adding or revising the following definitions and images:

Arcade means a covered passageway, typically found at street level, often comprised of a series of arches supported by columns.

Awning means a cover that projects from a wall of a building over a window or entrance to provide weather protection and architectural spatial definition. The top surface of an awning is typically sloped. An awning may be fixed in place or retractable. An awning is completely supported by the building.

Blank Wall means a wall which has few or no windows or doors, and has no decoration or visual interest.

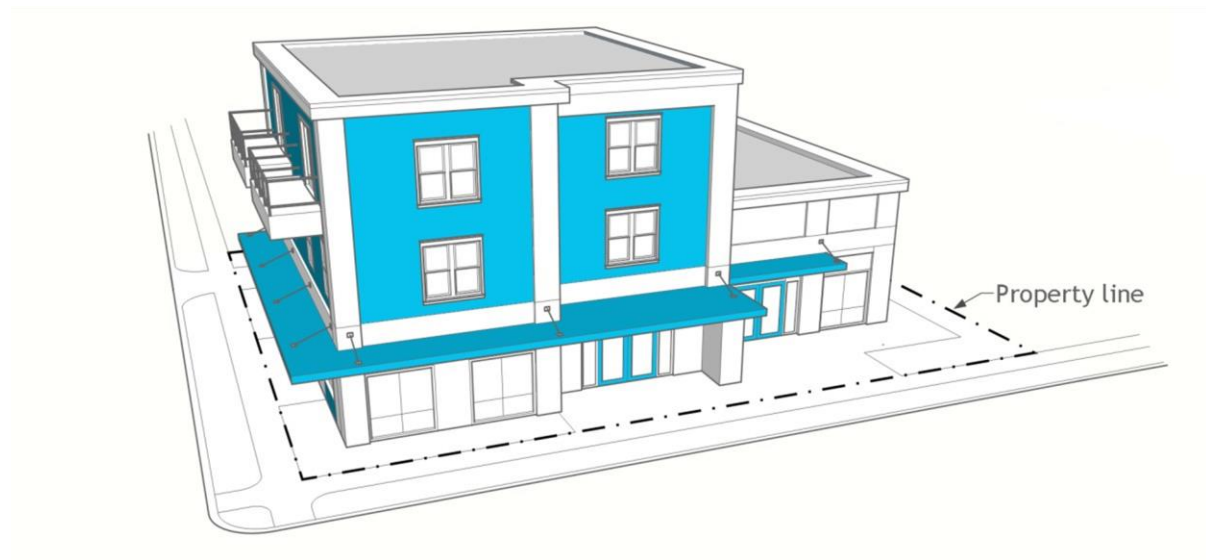
Build-to Zone means the area between the minimum and maximum setbacks.

Canopy means a permanent, flat-roof shelter covering a sidewalk, driveway, or other similar area, that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extended from the ground.

Civic Space means an enhanced pedestrian space available to the public. May include parks, squares, plazas, playgrounds, trails adjacent to natural geographic features, boardwalks, or other open spaces for public use which may be privately or publicly owned and operated.

Clear Zone means a component of the Pedestrian Realm intended to provide a clear path of travel for pedestrian movement, also known as a sidewalk.

Dwelling, Live/Work means a building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.



Dwelling, Live/Work

Dwelling, Multi-Family means 7 or more Dwelling Units within a building on one platted lot.

Dwelling, Multiplex means the following residential use types as defined in the Development Code: Triplex Dwelling, Fourplex Dwelling, or Sixplex Dwelling.

Dwelling, Single-Family Attached (Townhome) means a building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on one or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.



Dwelling, Single-Family Attached

Dwelling, Sixplex means a building on one platted lot that contains 5 or 6 Dwelling Units either horizontally or vertically stacked.



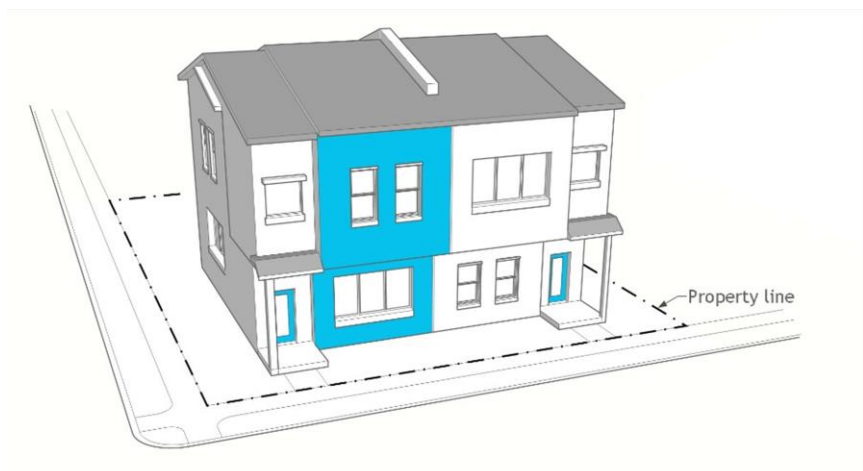
Dwelling, Sixplex

Dwelling, Triplex or Fourplex means a building on 1 platted lot that contains 3 or 4 Dwelling Units either horizontally or vertically stacked.



Dwelling, Triplex or Fourplex

Dwelling, Two-Family (Duplex) means a building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.



Dwelling, Two-Family

Dwelling, Urban Home means a building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.



Dwelling, Urban Home

Lake Pointe Regional Activity Center means the area delineated and defined by the Comprehensive Plan.

Mew means a designated public green space that Dwelling Units front on that provides pedestrian connectivity to Streets or Civic Spaces. Mews shall be owned and maintained by a homeowner's association or other perpetual entity.

Mezzanine means the intermediate level or levels between the floor and ceiling of any story.

Middle Housing refers to the following residential use types as defined in the Development Code: Urban Home Dwelling, Two-Family Dwelling, Triplex or Fourplex Dwelling, Sixplex Dwelling, and Live/Work Dwelling.

Mixed-Use means a combination of both residential and nonresidential uses in close proximity or in the same development area. Occurs in the context of a walkable, pedestrian-friendly environment.

Pedestrian Enhancement Zone means a component of the Pedestrian Realm intended for the placement of street trees, street furniture, and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility. This includes, but is not limited to seating, streetlights, waste receptacles, fire hydrants, traffic signs, bus shelters, transit stops, bicycle racks, public utility equipment such as electrical transformers and water meters, and similar elements.

Pedestrian Realm means the space behind the curb of the street that provides physical space for pedestrian activity, buffering from the vehicular and bicycle traffic along the street, and space for shade and other elements that affect pedestrian comfort.

Primary Entrance means the main point of access for pedestrians from the Pedestrian Realm

into a building or tenant space.

Primary Façade means the front or principal face of a building which generally contains the Primary Entrance and can be distinguished from the other faces by its architectural details and orientation toward Streets and Civic Spaces.

Parking Lot means an off-street outdoor area for the parking of vehicles, including any parking spaces, drive aisles, and driveways appurtenant to the parking area, but not including the driveways and Private Garages serving Single-Family Attached Dwellings or Two-Family Dwellings.

Parking, Structured means a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes Parking Garages, deck parking, and underground or under-building Parking Lots.

Section 7. That the zoning district classification of approximately 69 acres of land as described in Exhibit A, attached to and incorporated into this ordinance by referenced, is changed to Lake Pointe Redevelopment District (LPR) zoning classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 8. That the City's official zoning map is amended to reflect this change in zoning district classification.

Section 9. That to the extent the regulations contained in the Lake Pointe Redevelopment Zoning District (LPR) conflict with other provisions of the Development Code, the provisions contained in the Lake Pointe Redevelopment Zoning District (LPR) prevail when applied to property zoned to LPR.

APPROVED on _____.

ADOPTED on _____.

Joe R. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:

Robin Lenio, City Secretary

Attachment: Exhibit A – legal description of the 69 acres to be zoned to Lake Pointe Redevelopment District

EXHIBIT A

LEGAL DESCRIPTION

Approximately 69 acres of land located along Creekbend Dr. and Fluor Daniel Dr. being further described as all of Tract “6,” all of Tract “7,” all of Tract “8,” and all of Common Area “B” out of the Fluor Central Development Tract Replat No. 1; all of Reserve K out of Lake Pointe Tract “C;” and all of Reserve F1 out of Lake Pointe Tract “C” Replat Unrestricted Reserve “F” Replat.



NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO CHAPTER 2 AND 10 OF THE LAND DEVELOPMENT CODE

Planning and Zoning Commission Public Hearing 6:30 p.m., April 25, 2024, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed amendment to Chapters 2 and 10 of the Land Development Code.

This amendment provides clarification and further alignment with recent amendments to the Development Code, and continues our efforts to modernize and streamline the code. Additionally, this amendment provides clarification on regulations for Middle Housing Developments in the recently approved Lake Pointe Redevelopment District, and includes an additional land use in our standard nonresidential districts and Lake Pointe Redevelopment District.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under “Meeting Agendas” Planning and Zoning Commission no later than Friday, April 19, 2024. Request details or provide feedback on the proposed Development Code Amendment online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.



Planning and Zoning Commission Agenda Request
APRIL 25, 2024

AGENDA REQUEST NO: VI.A.

AGENDA OF: Planning and Zoning Commission Meeting

INITIATED BY:

PRESENTED BY:

RESPONSIBLE DEPARTMENT: Planning & Development Services

AGENDA CAPTION:

Planning and Zoning Commission Liaison Report

- City Council Meeting February 27, 2024
- City Council Meeting March 5, 2024
- City Council Meeting March 19, 2024
- City Council Meeting March 26, 2024
- City Council Meeting April 2, 2024
- City Council Meeting April 16, 2024

BUDGET

EXPENDITURE REQUIRED:

CURRENT BUDGET:

ADDITIONAL FUNDING:

FUNDING SOURCE:



Planning and Zoning Commission Agenda Request
APRIL 25, 2024

AGENDA REQUEST NO: VI.B.

AGENDA OF: Planning and Zoning Commission Meeting

INITIATED BY:

PRESENTED BY:

RESPONSIBLE DEPARTMENT: Planning & Development Services

AGENDA CAPTION:

City Staff Report

- Calendar of Scheduled Meeting and Events

BUDGET

EXPENDITURE REQUIRED:

CURRENT BUDGET:

ADDITIONAL FUNDING:

FUNDING SOURCE:
