



City of Lake Dallas

City Council

Regular Meeting

City Hall

212 Main Street, Lake Dallas, TX 75065

Thursday, October 12, 2017 at 7:00 p.m.

Agenda

Section I – Presentations

1. Call to Order & Determination of Quorum

2. Invocation & Pledges of Allegiance

3. Announcements & Special Recognitions

A. Recognition of Lake Cities Boy Scout Troop 208.

B. City Manager's Report

The City Manager's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including, but not limited to, departmental operations and capital improvement project status. No action will be taken with respect to this report.

4. Citizen Agenda & Public Comment

An opportunity for citizens to address the Mayor and City Council on matters which are not scheduled for consideration by the City Council or another City Board or Commission at a later date. In order to address the Council, please complete a Public Meeting Appearance Card and present it to the City Secretary prior to the start of the Council meeting. The Texas Open Meeting Act prohibits deliberation by the City Council of any subject which is not on the posted agenda, therefore the Council will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.

Section II – Consent Agenda

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

5. Consider and Act on the Consent Agenda

- A. Approval of Minutes of the Minutes for September 28, 2017

Section III – Planning & Development

Section IV- General Items

- 6. Receive a report, hold a discussion, and give staff direction regarding tall grass and weeds, section 122-93 in the City Code of Ordinances.
- 7. Receive a report, hold a discussion, and give staff direction regarding the Conditions for Accessory uses (Section 122-83), and Exterior surfaces (Section 122-93) of the City Code of Ordinances.
- 8. Receive a report, hold a discussion, and give staff direction regarding the proposed land-use charts and zoning map.

Section V – Elected Official Requested Items

9. Mayor & Council Member Announcements

The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited a proposal to place the subject on an agenda for a subsequent meeting.

Section VI – Executive Session No items.

Section VIII – Adjournment

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before October 9, 2017 at 5:00 p.m.



Codi Delcambre, TRMC
City Secretary

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed above or herein.

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 118 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas City Council met in a special meeting on September 28, 2017 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Mayor Barnhart called the meeting to order at 7:14 p.m.

1. Roll Call

Michael Barnhart	Mayor
Megan Ray	Councilmember 1
Kathy Brownlee	Councilmember 2
Cheryl McClain	Councilmember 3
Charlie Price	Councilmember 4

Absent

Andi Nolan	Councilmember 5
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Staff Present: Interim City Manager John Cabrales, City Secretary Codi Delcambre, Public Works Manager Devin Shields, Library Director Joe Gunter, Administrative Assistant Donna Butler, City Attorney Kevin Lasher and Police Chief Carolla.

2. Invocation and Pledges of Allegiance

Mayor Barnhart led the invocation and the pledges.

3. Announcements & Special Recognitions

- A. City Manager's Report –
 - TML Conference is October 4th, 5th and 6th
 - October financials will be provided on October 26, 2017.
 - National Night Out will be October 3rd.
 - City Hall and the Library ADA doors have been repaired.

4. Citizen Agenda & Public Comments

Mayor Barnhart opened the Visitors/Citizens Agenda.

James Bragg of 712 Lake Drive, Lake Dallas stated that he was concerned about the flooding issues on Lake Drive.

Mayor Barnhart closed the Visitors/Citizens Agenda.

5. Consider and Act on the Consent Agenda

- a. Approval of Minutes of the Minutes for June 8, 2017, June 20, 2017, June 22, 2017, June 29, 2017, July 13, 2017, July 27, 2017, August 10, 2017, August 16, 2017, August 24, 2017, September 5, 2017, September 11, 2017 and September 14, 2017.
- b. Approval of a Resolution authorizing an agreement with L&S Asphalt Construction Inc., d/b/a L and S Construction for drainage repairs to Shady Shores Road near the 300 block, headwall repairs at Lake Dallas Drive 500 Block, culvert replacement at the intersection of Donald Lane and Hundley Drive, and a culvert replacement at the intersection of Nick Street and Julian Street.

Motion to approve the Consent Agenda was made by Councilmember Price and second by Councilmember Ray.

Ayes: Councilmembers Ray, McClain, Price, and Brownlee

Noes: None

Motion Passed 4-0.

6. Consider and Act on a Resolution authorizing the City Manager to negotiate a contract with Mike Conduff, President and CEO of The Elim Group, for the development of a Leadership Summit and assisting City staff in the preparation of a Strategic Plan based on the results of the Summit.

Motion to approve the resolution authorizing the City Manager to negotiate a contract with Mike Conduff, President and CEO of The Elim Group, for the development of a Leadership Summit and assisting City staff in the preparation of a Strategic Plan based on the results of the Summit was made by Councilmember Price and second by Councilmember Brownlee.

Ayes: Councilmembers Ray, McClain, Price, and Brownlee

Noes: None

Motion Passed 4-0.

7. **Consider and Act on an Resolution adopting a written policy authorizing the City to accept applications for primary depository bank services from eligible financial institutions not doing business within the City.**

Motion to approve a Resolution adopting a written policy authorizing the City to accept applications for primary depository bank services from eligible financial institutions not doing business within the city limits of Lake Dallas, Texas was made by Councilmember Price and second by Councilmember Ray.

Ayes: Councilmembers Ray, McClain, Price, and Brownlee

Noes:None

Motion Passed 4-0.

8. **Consider and Act on a Resolution authorizing the City Manager to negotiate and sign a contract with Valley View Consulting, LLC for Professional Services Agreement for primary depository bank services consulting.**

Motion to approve Resolution authoring the City Manager to negotiate and sign a contract with Valley View Consulting, LLC for Professional Services Agreement for primary depository bank services consulting was made by Councilmember Ray and second by Councilmember Brownlee.

Ayes: Councilmembers Ray, McClain, Price, and Brownlee

Noes: None

Motion Passed 4-0.

9. **Consider and Act on an Ordinance 2017-12 adopting amendments to the Fiscal Year 2016-2017 Budget.**

Motion to approve the Ordinance 2017-12 adopting amendments to the Fiscal Year 2016-2017 Budget made by Councilmember Ray and second by Councilmember Brownlee.

Ayes: Councilmembers Ray, McClain, Price, and Brownlee
Noes: None

Motion Passed 4-0.

- 10. Consider and Act on Resolution awarding and authorizing a contract with Peachtree Construction, LTD, for reconstruction of portions of Oak Lake Street and Price Drive and authorizing the Interim City Manager to enter such additional agreements as necessary for goods and services related to such project.**

Motion to approve a Resolution awarding and authorizing a contract with Peachtree Construction, LTD, for reconstruction of portions Oak Lake Street and Prince Drive and authorizing the Interim City Manager to enter such additional agreements as necessary for goods and services related to such projects by Councilmember Price and second by Councilmember Ray.

Ayes: Councilmembers Ray, McClain, Price, and Brownlee
Noes: None

Motion Passed 4-0.

- 11. Receive a report, hold a discussion, and give staff direction regarding the use of funds from a settlement with Waste Management.**

Council received an updated from Interim City Manager John Cabrales and Public Works Supervisor Devin Shields regarding the funds from the settlement with Waste Management. No action was taken.

- 12. Receive a report, hold a discussion, and give staff direction regarding the search for a City Manager.**

No Action Taken

- 13. Mayor & Council Member Announcements**

None

- 14. Executive Session:**

Conduct a closed meeting pursuant to the Texas Government Code section 551.074 deliberate the appointment and employment of the Interim City Manager and/or City Manager.

Council convened into Executive Session at 8:02 pm

- 15. Reconvene into Open Session and take appropriate action, if any, regarding the matter(s) discussed in Executive Session.**

Council reconvened into Open Session at 8:33 pm. No action was taken.

- 16. Adjournment**

Mayor Barnhart adjourned the meeting at 8:35 p.m.

Approved:

Michael Barnhart, Mayor

Attest:

Codi Delcambre, City Secretary



CITY COUNCIL
AGENDA MEMO

Prepared By: Daniel Rusnak, Code Enforcement Officer

October 12, 2017

Review of Tall Grass Ordinance

DESCRIPTION:

Receive a report, hold a discussion, and give staff direction regarding tall grass and weeds, section 122-93 in the City Code of Ordinances.

BACKGROUND INFORMATION:

The City has a tall grass and weeds ordinance that is used to enforce health and safety in the community. Mr. Paul Forgey, a resident of Lake Dallas, requested a council discussion on this ordinance. Section 122-93 in the City Code of Ordinances was adopted in March of 1998.

Nearly all local municipalities have a tall grass and weeds ordinance with similar language. In Lake Dallas, 30%-40% of the code violations that are worked by the Code Enforcement Officer are for tall grass and weeds. Below is the wording for this code.

Sec. 110-31. Duty to maintain; applicability. *It is unlawful for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the city to permit grass, weeds or brush to grow to a height greater than six inches upon any such real property, or to allow any objectionable or unsightly matter to remain upon such property. It is the duty of such person to keep the area from the line of his property to the curblin, and if not, then within ten feet outside that property line, free and clear of the matter referred to above. All vegetation not regularly cultivated and which exceeds six inches in height shall be presumed to be objectionable and unsightly.*

FINANCIAL CONSIDERATION:

none

RECOMMENDED MOTIONS:

No action, discussion only.



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Daniel Rusnak, Code Enforcement Officer

October 12, 2017

Review of Accessory Uses and Exterior Surfaces Ordinances

DESCRIPTION:

Receive a report, hold a discussion, and give staff direction regarding the Conditions for Accessory uses (Section 122-83), and Exterior surfaces (Section 122-93) of the City Code of Ordinances.

BACKGROUND INFORMATION:

Conditions for accessory uses and Exterior surfaces ordinances - At the September 11 council meeting, Mr. Terry Lantrip appeared before council asking for your assistance with a Notice of Violation (NOV) letter that he received from the Code Enforcement Dept. On August 30, he received an NOV letter for code violations at 206 Alamo, specifically an unapproved large storage container and a pile of materials in violation of Municipal Code, Sections 42-74, 122-83 and 122-93. Some council members asked for a discussion on these codes. Below is the wording for these codes.

Sec. 122-83. Conditions for accessory uses.

- (a) No equipment, material or vehicle other than passenger motor vehicles and boats shall be stored in the R-1-6000 district.
- (b) Swine are prohibited.
- (c) Accessory buildings [are permissible], subject to the following conditions:
 - (1) An accessory building may be used by the occupant of the premises purely for personal enjoyment, amusement, recreation or storage. The use or occupancy of an accessory building shall not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, fumes or electrical interference.
 - (2) An accessory building shall be located a minimum of ten feet from any other building or structure on the lot.
 - (3) Accessory buildings except detached garages shall have a minimum setback of five feet from any lot line.
 - (4) A detached garage must meet the same building setbacks as does the main dwelling unit.
 - (5) An accessory building shall not exceed the size of the main building.

(Ordinance 06-09, sec. 2, adopted 3/23/06; Ordinance 08-17, sec. 3, adopted 7/24/08)

Sec. 122-93. Exterior surfaces.

(a) Exterior surfaces of a building greater than 120 square feet in the R-1-6000 district shall consist of masonry materials covering no less than 80 percent of total exterior surface exclusive of windows, doors, gables and second story. Accessory buildings, excluding garages and carports, in the R-1-6000 district shall consist of durable materials such as masonry, including concrete plank siding and Exterior Insulated Finishing Systems (EFIS), wood and other materials that replicate those now in use in the district.

(b) Upon recommendation from the planning and zoning commission, the city council may consider and grant or deny an exemption from the foregoing exterior masonry requirement for accessory buildings greater than 120 square feet in the R-1-6000 district. The application shall include a site plan and elevations and shall set forth good cause as to why a different type of exterior surface should be allowed. The application fee shall be specified in the city's master fee schedule, and shall be nonrefundable, regardless of the council's decision on the application.

(Ordinance 06-09, sec. 2, adopted 3/23/06; Ordinance 09-03, sec. 1, adopted 3/26/09;
Ordinance 12-13, sec. 13, adopted 7/26/12)

FINANCIAL CONSIDERATION:

None

RECOMMENDED MOTIONS:

No action, discussion only.



CITY COUNCIL
AGENDA MEMO

Prepared By: John Cabrales Jr, Interim City Manager

Oct. 12, 2017

Proposed Land-Use Charts and Zoning Map

DESCRIPTION:

Receive a report, hold a discussion, and give staff direction regarding the proposed land-use charts and zoning map.

BACKGROUND INFORMATION:

Some council members have asked for a discussion on the City's proposed land-use charts and zoning map. Staff has been working on the permissible uses for the residential, non-residential and mixed-use zoning designations. Staff is also working on the update to the City's Comprehensive Plan, which could impact the land-use charts and zoning map. Attached are the draft land use charts that have been developed so far, but have been placed on hold until the Comprehensive Plan is completed.

FINANCIAL CONSIDERATION:

None

RECOMMENDED MOTIONS:

No action, discussion item only.

ATTACHMENT(S)

Draft land-use charts

**RESIDENTIAL USES****NON-RESIDENTIAL AND MIXED USES****SYMBOL DISTRICT NAME**

<i>R-1-6000</i>	<i>Single Family Dwelling District</i>
<i>R-1-7200</i>	<i>Single Family Dwelling District</i>
<i>R-1-10000</i>	<i>Single Family Dwelling District</i>
<i>R-2</i>	<i>Two-Family Dwelling District</i>
<i>R-3</i>	<i>Multifamily Residence District</i>
<i>R-1-4000</i>	<i>Manufactured Home Residential</i>
<i>R-1-4000C</i>	<i>Commercial Manufactured Home Res.</i>

SYMBOL DISTRICT NAME

<i>C-1</i>	<i>Retail District</i>
<i>C-2</i>	<i>Commercial District</i>
<i>C-3</i>	<i>Commercial District</i>
<i>M-1</i>	<i>Light Industrial District</i>
<i>MA</i>	<i>Marina District</i>
<i>IH-35E</i>	<i>Business Corridor Overlay</i>
<i>DD</i>	<i>Downtown Overlay</i>
<i>SR</i>	<i>Swisher Road Overlay</i>

Uses shown in **RED FONT** denotes a **NEW USE DEFINITION**, or a Use (**X**) is proposed to be expanded into a new zoning district.

Shaded ~~Strikethrough~~ print denotes deleted text.

PERMISSIBLE USES

"Use Charts"



RESIDENTIAL	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
DWELLINGS, ONE-FAMILY	X	X	X	X		X	X					X		3.	
MODEL HOME	X	X	X	X		X	X					X		3.	
SF-ATTACHED TOWNHOMES					X							X		3.	
SF-MODULAR HOME	X	X	X	X	X	X	X							3.	
SF-MANUFACTURED (MOBILE) HOME						X	X								
2-FAMILY / DUPLEX				X						X		X		3.	
3 & 4 FAMILY COMPLEX					X									3.	
MF – APARTMENTS					X									3.	
MIXED C-1 RETAIL W/ MF RESIDENTIAL ABOVE (Commercial Site Plan approval required)					X			X	X	X			X	X	X
GARAGE CONVERT. (W/ REPLACEMENT)	X ₄	X ₄	X ₄	X ₄	X ₄									3.	
ACCESSORY BLDG. / STRUCTURE (See Sect. 122 of Code for conditions)	X	X	X	X	X	X	X	X	X	X	X	X		3.	X
HOME OCCUPATION (See Sect. 122-8 of Code)	X	X	X	X	X	X	X							3.	
B & B HOTEL/INN			S	S	S			X	X	X		X		3.	X
ACCESSORY DWELLING (See Sect. 122 of Code for conditions)	X	X	X	X	X							X		3.	
CONVALESCENT / NURSING HOME				S	S	S	S	S	S	S	S	S			
ORPHANAGE												X		3.	
REST/RETIREMENT HOME					X							X		3.	
REGISTERED FAMILY HOME	S	S	S	S	S	S	S	S	S	S					

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Chart Notes:

1. Including related on-site accessory uses such as day care.
2. All structures and recreational facilities shall have a minimum setback of 100 feet from all property lines.
3. Base zoning of property determines if this use is permitted.
4. Subject to TABC proximity requirements.
5. Must Comply with all State and Federal Regulations.

Chart Symbols:

X : Permitted Use

S : Special Use Permit Required

Blank Square : Use Not Permitted (Blank Square)

PERMISSIBLE USES

"Use Charts"



RECREATION & CULTURAL USES	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
PLACES OF WORSHIP ^{1.}	X	X	X	X	X	X	X	S	S	S	S	S	S	S	S
PUBLIC PARKS AND PLAYGROUNDS	X	X	X	X	X	X	X	X	X	X			X	^{3.}	X
PUBLIC SWIMMING POOL	X	X	X	X	X	X	X	X	X	X		X	X	^{3.}	X
COMMERCIAL SWIMMING POOL/WATER PARK									S	S	S	S	S	S	S
PUBLIC ATHLETIC FIELDS AND COURTS	X	X	X	X	X	X	X						X	^{3.}	
PRIVATE (COMMERCIAL) ATHLETIC FIELDS AND COURTS								S	S	S	S	S	S	S	S
COUNTRY CLUB ^{2.}	X	X	X		X	X	X								
GOLF COURSE AND DRIVING RANGE ^{2.}	S	S	S		S	S	S	S	S	S		S			S
FRATERNAL ORGANIZATION											X	S			
ARTIST STUDIO								X	X	X		X	X	^{3.}	X

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PERMISSIBLE USES

"Use Charts"



GENERAL EDUCATION & HEALTH	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
ADULT DAY CARE CENTER								S	S	S	S	S	S	S	S
ADULT DAY CARE HOME	S	S	S	S	S	S	S								
ADULT DAY HEALTH CARE CENTER								S	S	S	S	S	S	S	S
ADULT DAY HEALTH CARE HOME	S	S	S	S	S	S	S								
DANCE STUDIO								X	X	X			X	3.	X
CEMETERY / MAUSOLEUM	S	S	S	S	S	S	S	S	S	S	S	S			
CHILD DAY CARE (PRIMARY USE)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
COLLEGE / UNIV.								X	X	X					X
CREMATORIUM										S	S				
DRUG CARE REHAB FACILITY ⁵									S	S	S	S	S	S	S
EMERGENCY CARE CLINIC								S	S	S			S	S	S
FUNERAL HOME									X	X			X	3.	
HOSPITAL								S	S	S	S	S	S	S	S
HOSPICE ⁵								S	S	S	S	S	S	S	S
PUBLIC LIBRARY	X	X	X	X	X			X	X	X			X	3.	X
MASSAGE THERAPY, LICENSED								X	X	X			X	3.	X
MEDICAL AND DENTAL OFFICES								X	X	X		X	X	3.	X
OUTPATIENT CARE CLINIC / CENTER								X	X	X			X	3.	X
PAROLE / PROBATION OFFICE										S	S				
PRIVATE SCHOOL (K-12)	X	X	X	X	X	X	X							3.	
GROUP HOME	S	S	S	S	S	S	S								
PUBLIC SCHOOL (K-12)	X	X	X	X	X	X	X							3.	
STUDENT DORMITORIES	X	X	X	X	X	X	X							3.	
VETERINARY CLINIC (DOMESTICATED PETS – NO KENNELS)								X	X	X			X	3.	X

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Chart Notes:

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2. All structures and recreational facilities shall have a minimum setback of 100 feet from all property lines.
3. Base zoning of property determines if this use is permitted.
4. Subject to TABC proximity requirements.
5. Must Comply with all State and Federal Regulations.

Chart Symbols:

X : Permitted Use

S : Special Use Permit Required

 : Use Not Permitted (Blank Square)

PERMISSIBLE USES

"Use Charts"



PUBLIC / UTILITY & GOVERNMENT USES	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
EMS	X	X	X	X	X	X	X	X	X	X	X	X	X	3.	X
PHONE EXCHANGE	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
ELECTRICITY GEN. PLANT ⁵										S	S				
ELEC. / LINE SUBSTATION ⁵	S	S	S	S	S	S	S	S	S	S	S	S		S	X
UTILITIES, PUBLIC AND PRIVATE.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UTILITY SHOP ⁵										S	S				
WATER SUPPLY FACILITY ⁵											X				
WASTE WATER ⁵ TREAT. PLANT											X				
GOVERNMENT OFFICE	X	X	X	X	X	X	X	X	X	X	X	X	X	3.	X
POLICE STATION	X	X	X	X	X	X	X	X	X	X	X	X	X	3.	X
CIVIC/CONVENTION CENTER								X	X	X	X	X	X	3.	X
FIRE STATION	X	X	X	X	X	X	X	X	X	X	X	X	X	3.	X
COMMUNITY CENTER								X	X	X	X	X	X	3.	X
WIND TURBINES (GROUND MOUNTED)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
WIND TURBINES (ROOF MOUNTED)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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PERMISSIBLE USES

"Use Charts"



OFFICES & BUSINESSES	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
POST OFFICE	S	S	S	S	S	S	S	X	S	X	X	X	X	3.	X
BANK								X	X	X	X	X	X	3.	X
BANK DRIVE THRU								X	X	X	X	X	X	3.	X
CREDIT UNION								X	X	X	X	X	X	3.	X
CHECK CASHING, PAY CHECK AND CAR TITLE LOANS											S				
SAVINGS & LOAN								X	X	X	X	X	X	3.	X
ATM								X	X	X	X	X	X	3.	X
BAIL BOND										S	S				
INSURANCE								X	X	X	X	X	X	3.	X
REAL ESTATE								X	X	X	X	X	X	3.	X
BROKER								X	X	X	X	X	X	3.	X
COUNSELING								X	X	X	X			3.	X
LEGAL SERVICES								X	X	X	X	X	X	3.	X
MISCELLANEOUS OFFICES								X	X	X	X	X	X	3.	X

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PERMISSIBLE USES

"Use Charts"



RETAIL & COMMERCIAL USES	R-1-6000	R-1-7200	R-1-	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
(ALCOHOL) PACKAGED LIQUOR, BEER & WINE SALES FOR OFF PREMISE CONSUMPTION									S	S	S	S	S		S
ALCOHOLIC BEVERAGE DISTRIBUTION/WAREHOUSING										X	X				
ANTIQUES								X	X	X			X	3.	X
APPAREL MFG.										X	X				
APPLIANCE REPAIR									X	X	X				
ART DEALER								X	X	X	X		X	3.	X
AUCTION (NON-AUTO)									X	X	X	X	X		X
BAIT / TACKLE										X	X	X		3.	
BAKERY (RETAIL)								X	X	X	X	X	X	3.	X
BAKERY WHOLESALE									X	X	X			3.	
CONVENIENCE STORE W/ GAS									X	X	X		X		
GROOMING & HYGIENE SALON								X	X	X	X		X	3.	X
DRUG STORE								X	X	X	X		X	3.	X
EXTERMINATOR SERVICE										X	X				
EXTERMINATOR W/ CHEMICAL (STORAGE)										S	S				
FARMERS MARKET								X	X	X	X			X	X
FIREWOOD WHOLESALE											X	X			
FLEA MARKET (OUTDOORS)									X	X	X			X	
FLORIST ^{SP}								X	X	X			X	3.	X
FURNITURE STORE (NEW)								X	X	X	X		X	3.	X
GARDEN CENTER (INSIDE STORAGE)								X	X	X	X	X	X	3.	X
GRAVESTONE SALES										X	X				
GROCERY STORE								X	X	X		X	X	3.	X
HANDICRAFT STORE								X	X	X	X		X	3.	X
HARDWARE STORE									X	X	X	X	X		
HEAVY MACHINE SALES (OUTSIDE)									S	S	X		S		

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Chart Notes:

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Chart Symbols:

X : Permitted Use

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 : Use Not Permitted (Blank Square)

PERMISSIBLE USES

"Use Charts"



RETAIL & COMMERCIAL USES	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
HEAVY MACHINE SALES (INDOORS)									X	X	X		X		
HOTEL / MOTEL								X	X	X		X	X	3.	X
KIOSK (RETAIL)								X	X	X	X	X	X	3.	X
DRY CLEANING								X	X	X	X		X	3.	X
LAUNDROMAT						X	X	X	X	X	X		X		X
LAWNMOWER SALES / REPAIR								S	S	X	X		S		
LOCKSMITH								X	X	X	X		X	3.	X
LUMBER SALES (WHOLESALE)									S	X	X				
MAJOR (INDOOR) APPLIANCE								X	X	X	X		X	3.	
MINI – STORAGE											S				
MOBILE HOME DEALER										S	S				
PAPER PRODUCTS (WHOLESALE)											X				
PAWN SHOP									X	X	X				
PIERCING SALON (PRIMARY USE)									S	S	S				
PET SHOP								X	X	X			X	3.	X
PRINT SHOP								X	X	X	X		X	3.	X
PHOTO STUDIO								X	X	X	X		X	3.	X
OUTDOOR PLANT NURSERY								X	X	X	X		X	3.	X
REGISTERED PRIVATE CLUB BY TABC (W/ EQUAL TO OR EXCEEDING 35% ALCOHOL SALES IN A DRY PRECINCT) ^{4.}								S	S	S	S	S	S	3.	S
PRIVATE CLUB (W/ EQUAL TO OR EXCEEDING 75% ALCOHOL SALES) ^{4.}								S	S	S	S	S	S	3.	S

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PERMISSIBLE USES

"Use Charts"



RETAIL & COMMERCIAL USES	R-1-6000	R-1-7200	R-1-	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
RESTAURANT/CAFETERIA (NO ALCOHOL SALES)								X	X	X	X	X	X	3.	X
RESTAURANT (W/ LESS THAN 75% ALCOHOL SALES – BEER & WINE ONLY) ^{4.}								X	X	X	X	X	X	3.	X
DRIVE THROUGH / IN RESTAURANT								X	X	X	X	X	X	3.	X
LG. RETAIL (W/ GAS SALES)									X	X	X		X		
RESIDENTIAL WASTE RECYCLING RECEPTACLE								X	X	X	X	X	X		X
SECURITY LIVING QTRS. AT BUSINESS										S	S	S	S		
SHOE REPAIR								X	X	X	X		X	3.	X
TAILOR SHOP								X	X	X	X		X	3.	X
TATTOO PARLOR (PRIMARY USE)									S	S	X				
TAXIDERMIST									X	X	X				X
TOOL RENTAL (INDOOR)								X	X	X	X		X	3.	X
TOOL RENTAL (OUTDOORS)										X	X		S		
TRAVEL AGENCY								X	X	X		X	X	3.	X
UPHOLSTERY SHOP									X	X	X				
VARIETY STORE								X	X	X		X	X	3.	X
WAREHOUSE (INDOORS)									X	X	X				
WAREHOUSE W/ (OUTSIDE STORAGE)											X				
WINERY								S	X	X		X		S	

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PERMISSIBLE USES

"Use Charts"



AUTOMOTIVE & TRANSPORT	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
COMMERCIAL PARKING LOT (PRIMARY USE)									S	S	S				
AIRCRAFT REPAIR										X	X				
AIR / HELIPORT												X	X	3.	
AUTO ACCESSORIES SALES & INSTALLATION								X	X	X	X				
AUTO AUCTION										X	X				
AUTO BODY SHOP									X	X	X				
AUTO BODY & PAINT SHOP									X	X	X				
AUTO DEALER (FRANCHISE NEW & USED AS ACCESSORY)									X	X	X				
AUTO DRIVING SCHOOL								X	X	X	X		X	3.	X
AUTO EXPORTER (USED)										X	X				
AUTO SALES RETAIL (USED ONLY)										X	X				
AUTO SHIPPER (USED)										X	X				
AUTO GLASS (REPAIR & TINT)								X	X	X	X		X		
AUTO IMPOUND (PUBLIC / PRIVATE)									S	S	S				
AUTO INTERIOR SHOP								X	X	X	X				
AUTO PAINT SHOP										X	X				
AUTO PARTS								X	X	X	X				
AUTO/TRUCK RENTAL (NO CHAUFFER)									X	X	X				
AUTO REPAIR (ASSOC. USE)								X	X	X	X		X		
AUTO SALES (WHOLESALE)											X				
AUTO TIRE REPAIR								X	X	X	X		X		

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PERMISSIBLE USES

"Use Charts"



AUTOMOTIVE & TRANSPORT	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
AUTO TIRE SALES & INSTALLATION (INDOOR DISPLAYS)								X	X	X	X		X		
AUTO TIRE SALES & INSTALLATION (OUTDOOR DISPLAYS)									X	X	X				
AUTO WRECKER SERVICE										X	X				
AUTO WRECKER SERVICE / SERVICE STATION										X	X				
AUTOMOTIVE RE-BUILDER											X				
BICYCLE SALES/REP.								X	X	X	X	X	X		
BOAT DEALER (SALES ONLY)												X			
BOAT REPAIR / STORAGE												X			
BUS TERMINAL										X	X				
CAR WASH SELF SERVE									X	X	X				
CAR WASH FULL SERVICE W/ DETAILING SERVICES									X	X	X				
COMMERCIAL AUTO PARKING								X	X	X	X				
COMMERCIAL PARKING (TRUCK / HEAVY EQUIPMENT)											X				
ENGINE/MAJOR COMPONENT REPLACEMENT											X				
GENERAL AUTO REPAIR								X	X	X			X		
HEAVY EQUIPMENT PARKING OR STORAGE									S	S	S				

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PERMISSIBLE USES

"Use Charts"



AUTOMOTIVE & TRANSPORT	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
LIMO SERVICE									X	X	X				
MAJOR AUTO REPAIRS									X	X	X				
MINOR AUTO REPAIRS								X	X	X	X		X		
MOTORCYCLE DEALER/SALES										X	X				
MOTORCYCLE REPAIR								X	X	X	X				
PASSENGER TERMINAL												X	X	3.	X
PRIVATE FUEL DISPENSING									X	X	X	X			
QUICK LUBE & TUNE (OIL CHANGE)								X	X	X	X		X		
RR FREIGHT DEPOT											X				
RR ROW	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
REC. VEHICLE STORAGE										S	S				
REC. VEHICLE SALES										X	X				
SCHOOL BUS TERMINAL											X				
SPECIALTY AUTO REPAIR										X	X				
STATE VEHICLE INSPECTION								X	X	X	X		X		
TRANSFER & STORAGE TERM.									S	S	S				
VOCATIONAL SCHOOL (AUTO/MECHANICAL)								X	X	X	X				

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PERMISSIBLE USES

"Use Charts"



AUTOMOTIVE & TRANSPORT	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
TRANSIT MAINTENANCE EQUIPMENT FACILITY										X	X				
TRUCK & HEAVY EQUIPMENT REPAIR										X	X				
TRUCK STOP WITH GAS SALES										X	X				
RV SALES WITH REPAIR (INDOORS)										X	X				
USED AUTO PARTS SALES									X	X	X				

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PERMISSIBLE USES

"Use Charts"



MANUFACTURING / MINING & CONSTRUCTION	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
AIRCRAFT MFG.											X				
ALCOHOL BEVERAGE MFG./ WHOLESALERS											X				
APPAREL MFG.										X	X				
CONTRACTOR OFFICE FOR ADMINISTRATIVE/SALES (INSIDE)										X	X	X			X
CONTRACTOR SHOP / OUTSIDE STORAGE											X				
CONTRACTOR SHOP / OUTSIDE STORAGE W/ HEAVY EQUIPMENT											X				
ELECTRICAL MFG.											X				
ENGINE / MOTOR REPAIR / MFG.										X	X				
FABRICATION / ASSEMBLY METAL MARINE-RELATED PRODUCTS											X	X			
FABRICATION / ASSEMBLY PLASTIC MARINE-RELATED PRODUCTS											X	X			
FOOD CANNING FACTORY										X	X				

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PERMISSIBLE USES

"Use Charts"



MANUFACTURING / MINING & CONSTRUCTION	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
HAZARDOUS INDUSTRIAL USE											S				
LEATHER TANNING / FINISHING											X				
LIGHT MFG.											X				
MACHINE SHOP											X				
MEAT PACKING / SLAUGHTERHOUSE.											X				
MEAT PRODUCTION-MFG.											X				
METAL FORGING / STAMPING											X				
METAL STAMPING											X				
MOBILE HOME MFG.											X				
OUTSIDE BULK STORAGE (PRIMARY USE)											X				
OUTSIDE BULK STORAGE (ACCESSORY USE)								S	S		X				
PETROLEUM REFINERY											X				
PLATING											X				
POULTRY PROCESSING OR SLAUGHTERING											X				

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PERMISSIBLE USES

“Use Charts”



MANUFACTURING / MINING & CONSTRUCTION	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
PRINTER (NEWSPAPER)									X	X	X		X		X
RESEARCH LAB (HAZARDOUS MATERIALS)											X				
RESEARCH LAB (NON- HAZARDOUS)									X	X	X				
ROLL / DRAW EXTRUDE METAL											X				
RUBBER MFG.											X				
SAND & GRAVEL EXTRACTION									S	S	S				
SANITARY LANDFILL												S			
SIGN MFG.									X	X	X				
WELDING SHOP											X				
CABINET/WOODWORKING/ FURNITURE SHOP									X	X	X				
OIL / GAS EXTRACTION															

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PERMISSIBLE USES

"Use Charts"



ENTERTAINMENT USES	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
AMUSEMENT SERVICES (INDOORS)										X	X	S	S		
AMUSEMENT SERVICES (OUTDOORS)										S	S	S	S		
AMUSEMENT DEVICES ARCADE										S	S	S	S		
ART GALLERY								X	X	X			X	3.	X
BILLIARD PARLOR										S	S	S	S		
BINGO PARLOR										S	S	S	S		
BOAT LAUNCH												X			
BOWLING CENTER										S	S	S	S		
DAY CAMP								X	X	X	X	X			
DINNER THEATER									X	X		X	X	3.	X
DOMINO PARLOR										S	S	S	S		X
SATELLITE DISH (PVT.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
EXHIBITION HALL									X	X	X	X	X		
FAIRGROUND										S	S	S	S		
FISHING PIER												X			
HEALTH FITNESS CENTER						X	X	X	X	X	X		X	3.	X
MARINA												X			
MEMBER SPORTS CLUB								S	S	S	X	X			
MOTION PICTURE DRIVE IN								S	S	S	S				

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PERMISSIBLE USES

"Use Charts"



ENTERTAINMENT USES	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
MOTION PICTURE (INDOOR)								S	S	S	S	S	S	S	S
MULTI-PURPOSE SPECIAL EVENT CTR.														X	
MUSEUM								X	X	X				3.	X
PARK / PLAYGROUND	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
AUTO RACE TRACK										S	S	S			
RADIO STATION (NO TOWER)								X	X	X	X				
RADIO STATION W/ TOWER								S	S	S	S				
RECREATION CLUB						X	X	X	X	X	X	X	X	X	X
RENT HORSES AND STABLES									S	S	S				
SKATING RINK															
SPECIAL EVENTS (TEMP.)								X	X	X	X	X	X	X	
PUBLIC STADIUM (Youth and amateur sports)	X	X	X	X	X	X	X	X	X	X	X	X	X	3.	X
PUBLIC SWIMMING POOL	X	X	X	X	X	X	X	X	X	X	X	X	X	3.	X
TEEN CLUB											S				
PERFORMING ARTS THEATER								X	X	X			X	3.	X
ZOO								S	S	S					
SEXUALLY ORIENTED BUSINESS	SEE CHAPTER 26, ARTICLE III, CODE OF ORDINANCES														

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TELECOMMUNICATIONS	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
NON-COMMERCIAL RADIO TOWER	S	S	S	S	S	S	S	S	S	S	S	S	S		
COMMERCIAL RADIO TOWER								S	S	S	S	S	S		
TV STATION								X	X	X	X		X		
TV STATION WITH TOWER								S	S	S	S		S		
CELL EQUIPMENT WITH NO TOWER								S	S	S	S	S	S		
CELL TOWER WITH CELL EQUIPMENT								S	S	S	S	S	S		

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PERMISSIBLE USES

"Use Charts"



AGRICULTURE	R-1-6000	R-1-7200	R-1-10000	R-2	R-3	R-1-4000	R-14000C	C-1	C-2	C-3	M-1	MA	IH-35E	DD	SR
ANIMAL SPECIALTY															
BULK GRAIN / FEED STORE									X	X	X				
FARMING & CROPS	S	S	S	S	S	S	S	S	S	S	S				
FARMING & LIVESTOCK									S	S	S				
GREENHOUSE (RESIDENTIAL) <1000 SF	X	X	X	X											
GREENHOUSE RETAIL SALES								X	X	X	X		X	3.	X
FEED SALES									X	X	X				
LIVESTOCK SALES									S	S	S				
ORCHARD								X	X	X	X				
PLANT FARM NURSERY								X	X	X	X				
PLANT NURSERY RETAIL								X	X	X	X		X	X	
STABLES (ACCESSORY USE)			X			X	X	X	X	X	X	X			
PRIVATE STABLE PRIMARY USE	S	S	S	S	S	S	S	S	S	S	S	S			
VETERINARIAN W/ INDOOR KENNEL								X	X	X	X		X	3.	X
VETERINARIAN W/ OUTDOOR KENNEL									S	S	S		S		

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Chart Notes:

1. Including related on-site accessory uses such as day care.
2. All structures and recreational facilities shall have a minimum setback of 100 feet from all property lines.
3. Base zoning of property determines if this use is permitted.
4. Subject to TABC proximity requirements.
5. Must Comply with all State and Federal Regulations.

Chart Symbols:

X : Permitted Use

S : Special Use Permit Required

Blank Square : Use Not Permitted (Blank Square)