

Amend Section 4.2.1 Residential Districts Defined

Agriculture/~~Conservation~~ Development Reserve (A)

The district identifies where an agricultural use may be appropriate, ~~or and may areas with unique environmental features that are desired for conservation (such as open space, public parks and floodplain).~~

~~The Agriculture/Conservation district may also be~~ used as an interim zoning district for land that is relatively undeveloped, but identified with growth potential in the Comprehensive Plan. Utilizing the district in an interim period will assist in efficient development while recognizing current conditions. For properties subject to non-annexation development agreements pursuant to Section 212.172 and 43.035 of the Texas Local Government Code, development regulations of this district shall apply.

Amend Section 4.3 Non-Residential Districts to read as

The purpose of the non-residential zoning districts is to provide an adequate mix of commercial and industrial land uses that encourage a mix of employment, shopping and services opportunities. Non-residential zoning districts ~~are composed of~~ include PF, O, NS, R, GB1, GB2, CI, LI, and GI. For properties located within a Special District, such as the Downtown District Overlay, refer to Section 4.5 for additional land use provisions and development requirements.

Amend Section 4.3.1 Non-Residential Districts Defined – Public Facilities, Office, Commercial and Industrial Districts

Parks Facilities and Open Space (PF)

The Parks Facilities and Open Space (PF) district is established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city that is responsive the variety of recreational needs of all residents of the community.

Amend Section 4.3.2 Non-Residential Districts Land Use Table – (Public Facilities, Office, Commercial and Industrial)

Permitted Uses	PF
<u>Amenity Center, Private</u>	<u>C</u>
<u>Campground or Recreational Vehicle Park, Private</u>	<u>S</u>
Cemetery/Mausoleum	<u>C</u>
Commercial Recreation and Entertainment, Outdoor	<u>S</u>
<u>Community Garden, Private</u>	<u>P</u>
Golf Course and/or Country Club	<u>P</u>
Golf Driving Range	<u>P</u>
Government Facilities	<u>P</u>
Mobile Food Park	C/S
<u>Orchard, Private</u>	S

Outdoor Amphitheater, Private	S
Park or Playground	P
Place of Worship	P
Reception Hall	S
Stable, Commercial	S
Storm Water Detention Facilities (primary)	P
Utilities	C
Vineyard, Private	S
Wireless Telecommunication Facilities	C/S

Amend Section 4.3.3 Non-Residential Districts Land Use Conditions – ([Public Facilities, Office, Commercial and Industrial](#))

The uses indicated in the land use Table 4.3.2 with the letter “C” in one or more districts must comply with the conditions as indicated below. The use is permitted in the subject district(s)

Conditions are specified for each use in the following alphabetical list.

Amenity Center, Private (Primary Use)	<ul style="list-style-type: none"> • Must take access from a collector, or arterial street. • All amenity center buildings shall have a minimum 30’ building setback from all adjacent residential property lines. • All amenity outdoor facilities or recreational equipment shall be setback a minimum of 100’ from all adjacent residential property lines. (e.g., basketball court, tennis court, pools, pool deck, splash pad, or any other active or programmed recreational facility.) A trail shall not require a setback. • Shall provide streetscape yard landscaping, building foundation landscaping, surface parking landscaping, screening, and minimum 30’ bufferyard pursuant to Subchapter 11. • When residential units along a drive aisle or street are designed to back up to the amenity center, at least one public access easement containing a minimum 10-ft trail shall be provided to connect to each street with units backing up to the amenity center. • Reviewed under commercial development standards.
Cemetery/Mausoleum	<ul style="list-style-type: none"> • Permitted if in existence prior to 2017
Mobile Food Park	<ul style="list-style-type: none"> • See Sections 4.9 and 4.10
Utilities	<ul style="list-style-type: none"> • All facilities must be screened from view from adjacent residential areas and public right-of-ways with an opaque screen of 8’ <u>masonry fence</u> and vegetation with a mature height of 8’ or greater with initial plantings installed in accordance with Subchapter 11.

	<ul style="list-style-type: none"> • Exempt from minimum lot size requirements
Wireless Telecommunication Facilities	<ul style="list-style-type: none"> • Refer to Section 4.8 • Exempt from minimum lot size requirements

Amend Section 4.3.4 Non-Residential Districts – Development Regulations

The purpose of the non-residential zoning districts is to provide an adequate mix of commercial and industrial land uses that encourage a mix of employment, shopping and services opportunities. Non-residential zoning districts ~~are composed of~~ [include PF](#), O, NS, R, GB1, GB2, CI, LI, and GI.

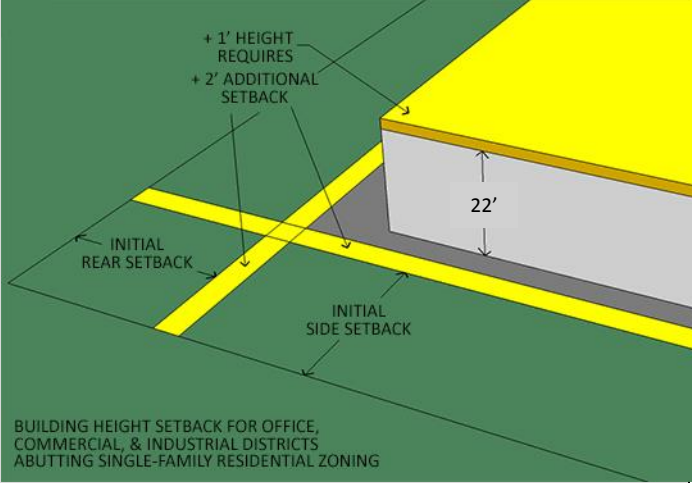
A. General Regulations and Height Standards – [Public Facilities](#), Office, Commercial, and Industrial Districts

The following general regulations shall apply for non-residential zoning districts [PF](#), O, NS, R, GB1, GB2, CI, LI and GI:

Table 4.3.4 – General Regulations & Height Standards									
General Regulations	PF	O	NS	R	GB1	GB2	CI	LI	GI
Minimum Lot Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width [along Arterial and Major Collector Streets] ¹	200' *	200'	200'	200'	200'	200'	200'	200'	200'
Minimum Lot Depth	N/A *	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Front Street Setback (Building Setback)	25'	15'	15'	15'	15'	15'	15'	15'	15'
Minimum Street Setback along Toll / Frontage Road Facilities	25'	25'	25'	25'	25'	25'	25'	50'	50'
Minimum Front Setback (Corner Lot)	25'	15'	15'	15'	15'	15'	15'	15'	15'
Minimum Street Setback (across the street from single-family residential zoning)	25'	15'	15'	15'	15'	15'	30'	50'	100'

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Minimum Interior Side Setback	<u>20'</u>	10'	10'	10'	10'	10'	15'	15'	30'
Minimum Interior Side Setback ² (abutting single-family residential zoning)	<u>20'</u>	25'	25'	25'	30'	30'	50'	50'	100'
Minimum Rear Setback	<u>20'</u>	20'	20'	20'	20'	25'	15'	15'	30'
Minimum Rear Setback ² (abutting single-family residential zoning)	<u>20'</u>	25'	25'	25'	30'	30'	50'	50'	100'
Streetscape Yard (25' Streetscape Yard applicable along toll/frontage road facilities)	<u>25'</u> <u>(25')</u> <u>1</u>	15' (25')	15' (25')	15' (25')	15' (25')	15' (25')	15' (25')	15' (25')	15' (25')
Streetscape Yard (across the street from single-family residential zoning)	<u>25'</u>	15'	15'	15'	15'	15'	30'	50'	50'
Single Family District Adjacency Vegetative Bufferyard (See Subchapter 11)	<u>**</u> <u>—</u>	15'	15'	15'	15'	30'	30'	50'	50'
Maximum Lot Coverage (Structure) (does not include parking structures)	<u>25%</u>	25%	25%	40%	50%	60%	80%	80%	80%
Maximum Impervious Cover	<u>50%</u>	70%	75%	80%	80%	85%	85%	85%	85%
Maximum Building Height ²	<u>25'</u>	25'	25'	35'	50'	50'	85'	50'	100'
¹ Commercial properties may be designed with a minimum 50 feet of frontage if a perpetual joint access easement or unified development agreement is provided and driveway spacing requirements are met.									

<p>²Building Height Setback (Applicable to Side and Rear Setbacks abutting single-family residential zoning)</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Buildings exceeding 20' in height abutting single-family residential zoning are required to have additional building setbacks measured from the Side and rear building setbacks. (The setback distance is required even if the property line is not common.) One (1) foot of additional building height for a commercial or industrial building requires two (2) feet of additional building setback. One (1) foot of additional building height for a multi-family mixed use building requires five (5) feet of additional building setback.</p>  <p>+ 1' HEIGHT REQUIRES + 2' ADDITIONAL SETBACK</p> <p>INITIAL REAR SETBACK</p> <p>INITIAL SIDE SETBACK</p> <p>BUILDING HEIGHT SETBACK FOR OFFICE, COMMERCIAL, & INDUSTRIAL DISTRICTS ABUTTING SINGLE-FAMILY RESIDENTIAL ZONING</p>
<p>[*] —</p>	<p>* For public parkland, see provisions established in Subchapter 14 for size, dimensional and access standards for parkland</p>			
<p>^{**} —</p>	<p>** Refer to land use conditions in Section 4.3.2.</p>			

Amend Subchapter 20 - DEFINITIONS

AMENITY, PUBLIC - Public recreational facilities located on public parkland or within a private park in which a public access easement is dedicated to the City and is open to the general public, including but not limited to, playground, tennis court, basketball court, multi-purpose regulation sports fields, and trails. The list of creditable public amenities and specifications are included within the Parks Development Manual. [This definition shall only be used for the purposes of Subchapter 14 of the UDC.](#)

AMENITY CENTER - A recreational facility, including, but not limited to, clubhouse, swimming pool(s), playground, and open space, operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public. [For amenity centers owned by the City or other government agency, refer to the definition for public parkland and public parkland facilities.](#)

CAMPGROUND OR RECREATIONAL VEHICLE PARK, PRIVATE - Privately owned and operated establishments that operate sites that accommodate campers and their equipment, including tents, tent trailers, travel trailers, and recreational vehicles in a temporary, seasonal manner. They may also provide overnight recreational camps, such as children's camps, family vacation camps, hunting and fishing camps, and outdoor adventures such as trail riding, water activities and hiking. These establishments may provide facilities and services such as cabins, washrooms, food services and recreational activities. For campgrounds or recreational vehicle parks owned by the City or other government agency, refer to the definition for public parkland and public parkland facilities.

GOVERNMENT FACILITIES - A group of uses focused on the provision of a public service. These facilities are often public in nature and serve a wide range of needs and patrons. This definition includes, but is not limited to, schools, libraries, public park facilities and ~~office~~ government buildings.

PUBLIC PARK FACILITIES - Singular or a group of uses within a public park, owned by the City or another government agency, that provides for passive and/or active amenities and appurtenances including, but not to, playground equipment, sports fields, restrooms, pavilions, amphitheater, parking, trails, garden, orchard, campgrounds, etc.

FARM OR RANCH, ~~GARDEN, OR ORCHARD~~ - An area which is used for the growing of usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep, and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals, and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

PARK - An area devoted towards open space and recreation not otherwise defined by this chapter. This definition includes, but is not limited to trails, structures and uses that are designed for recreation, educational and sport activities. Inclusive of private parks and public park or parkland

COMMUNITY GARDEN, PRIVATE - An area limited to five (5) acres of privately owned land which is used for the growing of usual farm products, vegetables, fruits, and trees and is gardened collectively by a group of people. For a community garden owned by the City or other government agency, refer to the definition for public parkland and public parkland facilities.

ORCHARD, PRIVATE - A private enterprise establishment used for the growing of fruit- or nut-producing trees which may provide for on-site sales and wholesale sales and distribution of such orchard produce and products. For an orchard owned by the City or other government agency, refer to the definition for public parkland and public parkland facilities.

VINEYARD, PRIVATE - A private enterprise establishment used for the growing of grapevines, typically producing grapes used in winemaking, which may provide for on-site sales and wholesale sales and distribution of such produce and products.

OUTDOOR AMPHITHEATER, PRIVATE – A private enterprise establishment used for the purposes of public performances which may generate heavy traffic. An amphitheater typically includes a stage structure or area and a substantial amount of parking. For an amphitheater

owned by the City or other government agency, refer to the definition for public parkland and public parkland facilities.

STORMWATER DETENTION FACILITIES – A public or private facility used for the purposes of providing stormwater management, by use of a pond or catch basin within a well-defined area where storm water is diverted to, and detained, for a period of time after a rain event, and is released at a specific rate. This definition shall also include stormwater retention facilities.