

## **PUBLIC NOTICE:**

### **SPECIAL-CALLED RIESEL CITY COUNCIL MEETING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Riesel, McLennan County, Texas, will hold a **SPECIAL**-called meeting on THURSDAY, APRIL 23<sup>RD</sup>, 2026 at 6:30 PM at Riesel City Hall, 104 N Memorial (Hwy 6), to consider and possibly act on the following matters:

1. Call to Order; Declaration of Quorum; Invocation & Pledge of Allegiance
2. **VACANCY:** Consideration and Possible Action to Fill Vacancy on City Council by an Appointment to Serve the Unexpired Term Until the November Election
3. **Oath of Office** for Newly Appointed Council Member (issued by Secretary Flanary)
4. **OFFICERS:** Consideration and Possible Action to Appoint Mayor Pro Tem and City Treasurer
5. **AUTHORIZATION:** Consideration and Possible Action to Authorize staff to Take All Necessary Actions to Update Bank Account Signatories to Reflect Newly Appointed Officials & to order Bonds for new signatories
6. **SPECIAL COUNSEL:** Consideration and Possible Action to Appoint Special Legal Counsel for Limited Representation Related to Zoning, Land Use, and Development Matters (*separate from city attorney*)
7. **Public Hearing** on the Proposed Comprehensive Plan and Future Land Use Map for the City of Riesel, Texas
  - a. Open Hearing Time: \_\_\_\_\_
  - b. Receive Public Comments
  - c. Close Hearing Time: \_\_\_\_\_
8. Consideration and Possible Action to Adopt the Comprehensive Plan for the City of Riesel, Texas, Including the Future Land Use Map

9. **Public Hearing** on the Proposed Zoning Ordinance and Official Zoning Map for the City of Riesel, Texas

- a. Open Hearing Time: \_\_\_\_\_
- b. Receive Public Comments
- c. Close Hearing Time: \_\_\_\_\_

10. **EXECUTIVE SESSION:** \_\_\_\_\_ (time) A closed meeting will be held pursuant to *Section 551.074 of the Government Code (V.C.T.A.)* for the City Council to deliberate the duties, evaluation, employment, and/or appointment of a public officer or employee:

- a. Cristen Conner, Bookkeeper
- b. Patrick Bellringer, Police Sergeant
- c. Ryan Dieterich, Police Chief
- d. Consideration of applicant for sponsorship/employment related to police academy training under the Police Department: Scott Rechinthin

11. **Reconvene into Open Session:** \_\_\_\_\_ (time)

12. Consideration and Possible Action on Items Discussed in Executive Session

- a. Cristen Conner, Bookkeeper
- b. Patrick Bellringer, Police Sergeant
- c. Ryan Dieterich, Police Chief
- d. Consideration of applicant for sponsorship/employment related to police academy training under the Police Department: Scott Rechinthin

13. **RIESEL FAIR PARADE:** Consideration and Possible Action regarding authorization of the Lion's Club annual Fair Parade to be held May 7<sup>th</sup>, 6:30 PM, with approval by TxDOT and with support from Riesel Police Department and Riesel VFD

14. **SPRING CLEAN UP DAY:** Consideration and Action regarding confirmation of a Spring Clean Up Date, tentatively for May 16<sup>th</sup>

15. **Visitors' Comments:** Citizens are invited to address the City Council on items not listed on the agenda. Comments are limited to three (3) minutes per speaker. The Council will not engage in dialogue during this time. In accordance with the Texas Open Meetings Act, no action will be taken. Individuals wishing to

speaking on items listed on the agenda will be recognized by the Mayor at the time those items are considered.

16. **OVERPAYMENT:** Consideration and Action regarding options to repay an overpaid amount of local sales tax to the Texas State Comptroller in the amount of \$16,340.40
17. **LINE ITEM TRANSFER:** Consideration and action pertaining to Resolution 2026-0423, authorizing a transfer of Budget Funds in the amount of \$65,000 from the General Fund line item #170 (a Contingency Fun Line Item) to General Fund line item #59 (designated for New City Hall Project) to cover the cost of additional land needed for a future site for a new City Hall
18. **Consent Agenda:** Consent Items are considered routine by the City Council and will be enacted on by one motion to approve all items listed below. There will be no separate discussion of these items other than asking simple questions for clarification.
  - a.) Approval of Minutes from Council Meetings on: 03/17/26, 03/24/26, 04/9/26
  - b.) Payment of Bills/Payroll & Monthly Financial Reports
19. **Reports Submitted:** a. Utility Report    b. Police Report    c. Secretary's Report
20. Discussion and possible directives to staff for **future agenda items**  
(research, ordinances or policies that Council desire to be drafted for future review)
21. **Adjournment**

*I hereby certify that this notice was placed at its present location at least 3 days prior to the above meeting time.  
Posted on FRIDAY, 04/17/2026 at 5:00 PM*



*Alisha Flanary*

Alisha Flanary, City Secretary

*Alisha Flanary*



MESSER ★ FORT

THE MUNICIPAL LAW FIRM

FRISCO | DALLAS | AUSTIN | ABILENE

April 21, 2026

**VIA EMAIL: MOTHERHOGG3@gmail.com**

Jennifer Hogg, Mayor  
City of Riesel  
104 N. Highway 6  
Riesel, TX 76682

RE: City of Riesel Legal Services Agreement

Dear Mayor Jennifer Hogg:

Messer Fort, PLLC (“M&F” or “Firm”) and I appreciate the opportunity to represent the City of Riesel project. This letter outlines the specific terms of our engagement in the performance of the Scope of Work described herein. If you have any questions about these matters, please call me.

1. **Client:** Our client will be the City of Riesel (“City”). Our representation in this matter is limited to the City for the Scope of Work described herein, and the term “City” does not include, and we do not represent, any other entities or individuals. Throughout the term of this Agreement and at all times while performing services under this Agreement, the Firm will be a wholly independent contractor.
2. **Scope of Work:** The City hereby engages M&F to provide legal services related to a proposed industrial/commercial project and issues surrounding that project and other services as may be requested by elected officials and employees of the City (“Scope” or “Scope of Work”); however, either party may request an addendum to this Agreement in a form mutually agreeable to the parties prior to the provision of additional services hereunder.
3. **Conflicts and Confidentiality:** M&F represents that it has reviewed its records and has no conflicts of interest involving the City. M&F will do all within reason to prevent and avoid any situation that might constitute a conflict. In the event a conflict arises, M&F shall promptly advise the City of such, in writing, and shall notify the City of M&F’s proposal to resolve the conflict
4. **Personnel:** M&F has over twenty attorneys, including six partners, in its North Texas office. Senior Attorney Jennifer Richie will have the primary responsibility for providing or supervising matters assigned to M&F under this Engagement Agreement. Other M&F lawyers and paralegals may be involved when M&F believes it would be beneficial or necessary to serve the City. Jennifer Richie will be the primary contact on matters assigned to M&F under this Engagement Agreement. Attorney resumes can be viewed at [www.txmunicipallaw.com](http://www.txmunicipallaw.com).

5. **Results:** Any views M&F expresses about a likely outcome are only expressions of judgment, we do not make representations or guarantees to the City as to the probability of ultimate success or any particular result. The City acknowledges and agrees that M&F's entitlement to payment for fees and expenses shall not be contingent upon the results obtained or the final disposition of the services for which M&F has been retained.
6. **Records:** The City should retain all originals and copies of documents the City desires for future reference. At its expense, M&F will retain its file(s) for a period of seven (7) years from the date a client-matter is concluded, but ultimately the file will be destroyed in accordance with our record retention schedule. If for any reason M&F dissolves or stops its business activities, the Firm will notify the City and provide it with an opportunity to take possession of its client files. Any charges presented to the City in connection with the delivery of client files will not exceed the actual costs incurred for the delivery. The City recognizes that working papers shall be assembled and accumulated by M&F in connection with this representation, and that same shall belong to and remain the property of M&F.
7. **Litigation Matters:** M&F will represent/defend the City in lawsuits related to this engagement and Scope of Work.
8. **Fees:** M&F shall bill the City monthly for services rendered and expenses incurred, in the manner agreed to herein, until such time as this Agreement has expired by its own terms or has been terminated. M&F shall separate invoices as requested by the City. Attorney fees are based upon a consideration of time and labor involved, the skill requisite to perform the services properly, the preclusion of other employment by M&F due to acceptance of the matters identified herein, time limitations imposed by the City or other circumstances, results achieved, experience, reputation and ability, extraordinary time requirements, and M&F's hourly rates. The Firm will bill the city at the following hourly rates:

\$295 per attorney hour for employment, litigation, and utility services  
\$150 per hour for law clerks and planners  
\$125 per hour for paralegals

Time for legal work and travel is billed in tenth of an hour increments, as follows:

.1 = 6 minutes	.5 = 30 minutes	.9 = 54 minutes
.2 = 12 minutes	.6 = 36 minutes	1.0 = 60 minutes
.3 = 18 minutes	.7 = 42 minutes	
.4 = 24 minutes	.8 = 48 minutes	

Opinion letters for bonds are a flat fee paid from the bond proceeds, if requested. Market rates (non-governmental rates) will be charged when the City is fully reimbursed for legal expenses, such as by a developer or a debt issuance, if applicable. The City understands that the costs of services can be estimated in advance on a per case basis, but no particular amount is guaranteed as the amount of time necessary to spend on a legal matter can be influenced by the actions of third parties. The City further understands that M&F may propose hourly rates be modestly

increased from time to time, but that any annual increase shall be no more than ten (10%) percent of the current rate..

9. **Billing Practices and Payment:** M&F bills for matters on a monthly basis, and payment is due within 30 days of receipt of the invoice. We do not bill for expenses associated with our representation except for filing and recording fees, litigation costs, copy costs, research database costs, and charges for extraordinary items which may be generated by the particular demands of the project involved. The amount charged, if any, by M&F for expenses it incurs will be the amount of the actual cost incurred without any mark-up.

If experts or consultants are retained or if other support services are required, e.g., mediators, engineers, court reporters, investigators, etc., these individuals or firms will be retained based upon the City's consent or directly by the City. The City will be responsible for paying the fees of these individuals or firms, and such payments should be made within thirty days of receipt of their invoice or M&F's invoice containing the charges for the third party. We will advise these individuals or firms that they are being retained by and for the benefit of the City and that the City is responsible for payment of their fees.

If the City has a question about M&F's billing procedures or statements, please ask Andy Messer. M&F prefers that questions be raised as soon as possible so that we can address the concerns and be certain the City understands our procedures and our statements and is fully satisfied with them.

10. **Termination:** Either party may terminate our representation at any time by notifying the other in writing. In either case, M&F's withdrawal will be accomplished pursuant to applicable ethical requirements. Upon termination of the representation, the City will be obligated to pay for all services rendered and expenses incurred to the date of termination.

11. **Independent Legal Review:** M&F has written this engagement letter on its own behalf. Please feel free to seek independent legal advice from legal counsel of your choosing in order to review this engagement letter. M&F wishes to provide you ample opportunity to consult with independent counsel; we do not require that you return a signed copy of this letter immediately.

12. **Attorney Complaint Information:** M&F intends to maintain the highest standard of ethical conduct towards the City and others as set out and enforced by the State Bar of Texas. If for any reason the City believes an attorney in M&F has violated the written rules of professional conduct for lawyers and/or has questions prior to filing a grievance, the City may either contact the Office of the Chief Disciplinary Counsel of the State Bar of Texas by calling 1-866-224-5999 (toll free) or writing to P.O. Box 12487, Austin, Texas 78711-2487. Please note that by signing a grievance form any attorney-client privilege, which would otherwise keep discussions between your attorney and you confidential, will be waived.

13. **Press Inquiries:** From time to time, we may receive media inquiries concerning the City. Applicable ethical requirements may preclude or limit our response to those inquiries. Subject to ethical limitations, M&F will abide by your instructions concerning whether and in what manner we respond to media inquiries. In the absence of specific instructions, we will respond

to such inquiries in accordance with our best judgment, revealing non-confidential information when it is ethical to do so and appears to advance the City's interests. M&F will advise the Mayor and/or City Manager of any and all media inquiries received pertaining to the City.

**14. Electronic Mail:** In the course of our representation, we may have occasion to communicate with you or with others by electronic mail. Such communications will not be encrypted. Although interception of such communications by a third party would constitute a violation of federal law, we can offer no assurance that such interception will not occur. We will abide by any instructions you may give us concerning electronic mail communications; in the absence of such instructions, we will use our own judgment regarding the advisability of using such means of communication.

**15. Miscellaneous:** Duplicate counterparts of this Agreement may be or may have been executed by the parties hereto. Each such executed copy or counterpart shall have the full force and effect of an original executed instrument.

Any notice or communication required or permitted hereunder shall be in writing, and shall be sent by (a) personal delivery (provided that such delivery is confirmed by the courier delivery service), or (b) expedited delivery service with proof of delivery, or by United States mail, postage pre-paid, registered or certified mail, addressed as follows:

**If to the City of Riesel:**

Jennifer Hogg, Mayor  
City of Riesel  
104 N. Highway 6  
Riesel, TX 76682

**If to the Firm:**

Messer Fort, PLLC  
Attn: Jennifer Richie  
6371 Preston Road, Ste. 200  
Frisco, TX 75034

or to such other address or for the attention of such other person as thereafter shall be designated in writing by the applicable parties sent in accordance herewith. Any such notice or communication shall be deemed to have been given at either the time of personal delivery or, in the case of delivery service or certified or registered mail, as of the date of deposit or delivery to the United States Postal Service or expedited delivery service in the manner provided herein, or, in the case of facsimile, upon receipt. Any notice required by this Agreement shall be void and of no effect unless given in accordance with the provisions of this paragraph. Either party hereto may change the address for notice specified above for giving the other party two (2) days' advance, written notice of such change of address.

This Agreement shall be construed under and in accordance with the laws of the State of Texas. This Agreement is executed by the authorized agent of the City and M&F, effective from the date executed by the City as directed by the City Council.

**16. Texas Lawyer's Creed:** On November 7, 1989, the Texas Supreme Court adopted the Texas Lawyer's Creed - a Mandate for Professionalism. Paragraph II, subparagraph 1 of the Creed

requires us to advise you of its contents when we undertake representation. A copy of the Creed is available for your review at <https://www.legalethicstexas.com/texas-lawyers-creed-details/>.

If the City agrees with the foregoing, please sign and return this letter and retain a copy for your records.

Again, we appreciate you engaging Messer Fort, PLLC to represent you and we look forward to working with you and establishing a mutually beneficial relationship.

Sincerely,  
**Messer Fort, PLLC**

A handwritten signature in blue ink that reads "Patricia Adams". The signature is written in a cursive style with a blue circular stamp or highlight around the name.

Patricia Adams, Partner

c: *VIA EMAIL: citysecretary@cityofriesel.org*  
Alisha Flanary, City Secretary

THE CITY OF RIESEL AGREES TO RETAIN MESSER FORT, PLLC ON THE FOREGOING TERMS.

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Jennifer Hogg, Mayor  
City of Riesel



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

March 4, 2026

Treasurer  
City of Riesel  
PO Box 249  
Riesel, TX 76682-0249

Dear Treasurer:

This letter is to notify you that the City of Riesel was previously overpaid \$16,340.40 in local sales and use taxes. The overpayment was the result of a business that filed a refund claim for taxes they paid to their vendors in error. This claim was verified as a valid refund based on exemptions allowed under local sales tax statutes and amounts reported by the taxpayers. Since this amount was refunded to the taxpayers, it must now be repaid to the State.

The options to repay the overpaid amount are as follows:

- 1) Full reimbursement by one-time ACH deposit or check\* (if deposit, contact me for banking instructions).
- 2) Apply all monthly collections to the overpaid amount until the amount has been repaid, or
- 3) Enter into a 35 - month payback agreement where a monthly deduction of \$466.00 will be deducted for 34 months with a final deduction of \$496.40. This deduction would start the month after we receive your response or two months after the date of our letter if we do not receive a response. Additionally, future significant audit or onetime payments may be applied toward the repayment amount to reduce the length of the payback and notifications of those applications will be sent.

No fees of any type will be assessed on the payback amount.

\*If you choose option 1, whether full reimbursement by one-time check or deposit, the payback amount should be adjusted by the 2% service fee. Multiply the payback amount by 2% (.02), subtract the 2% amount from the payback amount, then pay the adjusted amount.

Please mark an X in the applicable box above for the option you wish to choose, have a city official sign at the bottom, and return this letter by email to [shirley.kaatz@cpa.texas.gov](mailto:shirley.kaatz@cpa.texas.gov) or by mail to the address given below.

If you have any questions or need additional information, you may call me toll free at (800) 531-5441, ext. 50550. My mailing address is PO Box 13528, Austin, TX, 78711 or my email is [shirley.kaatz@cpa.texas.gov](mailto:shirley.kaatz@cpa.texas.gov).

Sincerely,  
Shirley Kaatz  
Revenue Accounting Division  
Tax Allocation Section

Date \_\_\_\_\_  
City Official Name \_\_\_\_\_  
Title \_\_\_\_\_  
Signature \_\_\_\_\_

## **RESOLUTION NO. 2026-0423**

**A RESOLUTION AND ORDER APPROVING AND DIRECTING A LINE-ITEM TRANSFER WITHIN THE MUNICIPAL BUDGET OF THE CITY OF RIESEL, TEXAS, AUTHORIZING THE TRANSFER OF FUNDS FROM GENERAL FUND LINE ITEM #170 (CONTINGENCY) TO GENERAL FUND LINE ITEM #59 (NEW CITY HALL PROJECT) IN THE AMOUNT OF \$65,000**

**WHEREAS**, the City of Riesel has identified the need for a future City Hall, Municipal Court, Police Department, and Community Center facility to better serve the public; and

**WHEREAS**, the City has been engaged in preliminary planning efforts for such a facility, including coordination with engineers and architects; and

**WHEREAS**, an opportunity arose for the City to acquire adjacent property that is ideally suited for the future development of such facilities, including improved site layout, accessibility, and highway frontage; and

**WHEREAS**, the acquisition of said property will enhance public access, reduce traffic impacts to residential areas, and provide a more suitable and cost-effective location for future municipal development; and

**WHEREAS**, the City Council finds that the acquisition of this property and associated budget transfer serve a valid public purpose by supporting future municipal infrastructure, public safety operations, and community services; and

**WHEREAS**, the current adopted budget includes limited funding for City Hall project planning and does not fully account for the cost of land acquisition; and

**WHEREAS**, sufficient funds are available in General Fund Line Item #170 (Contingency) to allow for a transfer to support this public purpose; and

**WHEREAS**, Section 102.010 of the Texas Local Government Code authorizes the governing body to make budget amendments or transfers for municipal purposes;

**NOW, THEREFORE, BE IT ORDERED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIESEL, TEXAS, THAT:**

1. The foregoing recitals are hereby incorporated as findings of fact;
2. The amount of **Sixty-Five Thousand Dollars (\$65,000)** is hereby transferred from **General Fund Line Item #170 (Contingency)** to **General Fund Line Item #59 (New**

**City Hall Project)** to cover costs associated with the acquisition of land for a future municipal facility site;

3. City Staff are authorized and directed to take all necessary actions to implement this transfer and reflect such changes in the City's financial records.

**PASSED AND APPROVED THIS** \_\_\_\_ day of April, 2026.

\_\_\_\_\_  
Mayor, Jennifer Hogg

Attest:

\_\_\_\_\_  
Alisha Flanary, City Secretary

BE IT REMEMBERED that on **MARCH 24, 2026**, the Riesel City Council met in a **SPECIAL**-called meeting, at 6:30 p.m. in the Riesel City Hall Meeting Room, at 104 Hwy. 6 North in Riesel, Texas, with notice of the meeting having been posted at least 72 hours in advance in accordance with Section 551, Texas Government Code.

**Call to Order:** Mayor Jennifer Hogg called the meeting to order at 6:31 PM

**Council Members Present:** Bobby Dieterich, Paul Winkler, Kevin Wunderlich & Debbie Kilgore

**Employees Present:** Alisha Flanary

**Visitors Present:** NONE

*Mayor Hogg led the Pledge of Allegiance and Debbie Kilgore gave the invocation.*

**Visitors' Comments:** NONE

**AUDIT:** Cindi Daniels of Paul Christensen & Associates LLC presented the annual financial audit of the 2025 General, Water & Sewer Funds. The audit presented favorably and was completed on time to comply with new state statutes. Paul Winkler moved to accept the audit as presented. Kevin Wunderlich seconded the motion and it carried unanimously.

**Consent Items:** Debbie Kilgore made a motion to approve the following items and invoices, with the understanding that future invoices from STV shall have line item detail with a breakdown of hours bills and items complete and percentage of completion. Paul Winkler seconded the motion and passed unanimously.

a. Minutes from 3/17/2026 and

b. Payment of of STV invoices:

CIRI2000573.00-28 Oct. 17, 2025 for \$89,346.56

CIRI2000573.00-29 Nov. 12, 2025 for \$19,501.68

CIRI2000573.00-30 Dec. 26, 2025 for \$39,298.60

CIRI2000573.00-31 Jan. 25, 2026 for \$26,794.61

CIRI2000573.00-32 Feb. 25, 2026 for \$26,745.99

CIRI2000573.00-28 Mar. 5, 2026 for \$14,279.58

**Utility Maintenance Candidates:** an executive session to discuss job applicants was tabled and the topic was not discussed

**ATMOS:** Paul Winkler made a motion to approve a Resolution to Suspend for 45 days the effective date proposed by Atmos Energy Corporation – MidTex Division, to increase rates under the gas reliability infrastructure program and authorize the city's continued participation in a coalition of cities known as "ATMOS TEXAS MUNICIPALITIES". Kevin Wunderlich seconded the motion, which carried unanimously.

**Adjournment:** With no further business, Mayor Hogg adjourned the meeting at 6:56 PM

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Mayor, Jennifer Hogg

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Attest: Alisha Flanary, City Secretary

BE IT REMEMBERED that on **THURSDAY APRIL 9<sup>TH</sup>, 2026**, the Riesel City Council met in a **SPECIAL**-called meeting, at 6:30 p.m. in the Riesel City Hall Meeting Room, at 104 Hwy. 6 North in Riesel, Texas, with notice of the meeting having been posted at least 72 hours in advance in accordance with Section 551, Texas Government Code.

**Call to Order:** Mayor Jennifer Hogg called the meeting to order at 6:33 PM

**Council Members Present:** Bobby Dieterich, Paul Winkler, Kevin Wunderlich & Debbie Kilgore

**Employees Present:** Alisha Flanary

**Visitors Present:** Keith Pace, Phyllis Koester, Linda Hogg, Mindy Morgan, Dustin Keller, Miranda Sjolander, Maurice Schwanke

*Mayor Hogg led the Pledge of Allegiance and gave the invocation.*

**Visitors' Comments:** Keith Pace addressed council to express his concerns about zoning, noise ordinance, industrial impacts on local infrastructure and utilities and the importance of having plans and regulations in place to protect future generations.

A presentation was given by Maurice Schwanke of Bureau Veritas Discussion to discuss the following items. No action was taken at this time.

- a. Finalizing Comprehensive Plan for the City of Riesel
- b. Master Land Use Map
- c. Zoning Ordinance
- d. Zoning Map

**Adjournment:** With no further business, Mayor Hogg adjourned the meeting at 7:34 PM

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Mayor, Jennifer Hogg

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Attest: Alisha Flanary, City Secretary

## City of Riesel - GENERAL FUND Balance Sheet - Bank Accounts

As of March 31, 2026

		Mar 31, 26
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
1a - Unrestricted Cash		
*Checking	-20,283.73	
Payroll	78,178.28	
Petty Cash		
Court Cash	100.00	
General Cash	100.00	
Total Petty Cash		200.00
Total 1a - Unrestricted Cash		58,094.55
1b - Restricted Cash		
2013 I & S Fund	20,401.96	
POA / Drug Seizure	100.00	
Total 1b - Restricted Cash		20,501.96
2a - Unrestricted Investments		
General Fund (sept) #5808	4,786.94	
General Fund II (may) #1015	44,118.59	
General Fund III (june) #6124	22,333.43	
Total 2a - Unrestricted Investments		71,238.96
Charles St Project Fund		
General Fund Money Market		131,736.41
*General Fund	2,125,911.75	
City Hall Building	313,188.48	
Drug Seizure/POA	4,335.40	
Judicial Betterment	8,971.02	
Security	144,672.69	
Technology	162,173.36	
Total General Fund Money Market		2,759,252.70
Total Checking/Savings		3,040,824.58
Total Current Assets		3,040,824.58
<b>TOTAL ASSETS</b>		<b>3,040,824.58</b>
<b>LIABILITIES &amp; EQUITY</b>		<b>0.00</b>

**City of Riesel - Water**  
**Balance Sheet**  
 As of March 31, 2026

	Mar 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Construction Fund	
3a - Unrestricted Cash	
Construction Checking 8528	1,987.36
<b>Total 3a - Unrestricted Cash</b>	<b>1,987.36</b>
3b - Restricted Cash	
Construction I & S 8536	139,151.47
<b>Total 3b - Restricted Cash</b>	<b>139,151.47</b>
<b>Total Construction Fund</b>	<b>141,138.83</b>
Water Fund	
1a - Unrestricted Cash	
Checking 2002	178,782.05
<b>Total 1a - Unrestricted Cash</b>	<b>178,782.05</b>
1b - Restricted Cash	
2021 TWDB Escrow 8600	5,913,801.99
2021 TWDB Principal for LF 8601	453,973.78
Water III I&S 4014	56,433.32
<b>Total 1b - Restricted Cash</b>	<b>6,424,209.09</b>
2b - Restricted Investments	
\$100,000 CD #6293	142,455.27
III Reserve Fund #8343	41,180.04
<b>Total 2b - Restricted Investments</b>	<b>183,635.31</b>
2c - ARPA GRANT 8597	127.39
Water Fund Money Market	
*Water Fund	1,724,231.72
Contingency	100,000.00
Line Replacement	170,279.87
Water Fund Money Market - Other	170,545.14
<b>Total Water Fund Money Market</b>	<b>2,165,056.73</b>
<b>Total Water Fund</b>	<b>8,951,810.57</b>
<b>Total Checking/Savings</b>	<b>9,092,949.40</b>
Accounts Receivable	
Accounts Receivable	89,622.14
Accounts Receivable - RV	36,760.00
<b>Total Accounts Receivable</b>	<b>126,382.14</b>
Other Current Assets	
Due to/from General Fund	-1,204,805.15
Due to/from Sewer Fund	-89,200.21
<b>Total Other Current Assets</b>	<b>-1,294,005.36</b>
<b>Total Current Assets</b>	<b>7,925,326.18</b>
<b>Fixed Assets</b>	
Bldgs, Land, & Equipment	
Accumulated Depreciation	-2,675,813.94
Buildings	13,812.24
Construction In Progress	
Standby Generator	30,939.00
Construction In Progress - Other	242,261.48
<b>Total Construction In Progress</b>	<b>273,200.48</b>

**City of Riesel - Water  
 Balance Sheet  
 As of March 31, 2026**

	Mar 31, 26
Equipment	282,252.09
Infrastructure	4,436,780.15
Land	21,553.00
RMS Water System	2,237,407.00
Vehicles	116,941.25
<b>Total Bldgs, Land, &amp; Equipment</b>	<b>4,706,132.27</b>
<b>Total Fixed Assets</b>	<b>4,706,132.27</b>
<b>Other Assets</b>	
Accumulated Amortization	-150,410.69
Defrrd Outflws of Rsrcs-OPEB	125.14
Defrrd Outflws of Rsrcs-Pensio	4,218.97
RMS USDA Payoff	322,304.61
<b>Total Other Assets</b>	<b>176,238.03</b>
<b>TOTAL ASSETS</b>	<b>12,807,696.48</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	19,213.71
Accounts Payable-2	128,047.52
<b>Total Accounts Payable</b>	<b>147,261.23</b>
<b>Other Current Liabilities</b>	
Current Portion of Bonds Payabl	
Current - Charles St. Bond	22,500.00
Current - TWDB Bond	185,000.00
Current - Water Bond Pay 05	13,000.00
<b>Total Current Portion of Bonds Payabl</b>	<b>220,500.00</b>
<b>Customer Deposits</b>	
New Customers	210,815.51
Refunds	-132,908.35
Returned Checks	-7,487.89
<b>Total Customer Deposits</b>	<b>70,419.27</b>
<b>Interest Payable</b>	<b>12,221.55</b>
<b>Trash - Sales Tax</b>	
Trash - Sales Tax - Expense	-28,077.09
Trash - Sales Tax - Income	28,300.76
Trash - Sales Tax - Other	870.31
<b>Total Trash - Sales Tax</b>	<b>1,093.98</b>
<b>Unearned Revenue</b>	<b>389,980.00</b>
<b>Total Other Current Liabilities</b>	<b>694,214.80</b>
<b>Total Current Liabilities</b>	<b>841,476.03</b>
<b>Long Term Liabilities</b>	
Bond Payable ( Charles St Proj)	25,000.00
Bond Payable (Loan #05)	468,000.00
Deferred Inflows of Resources	
Def Inflows - OPEB	264.47
Def inflows - Pension	3,437.17
<b>Total Deferred Inflows of Resources</b>	<b>3,701.64</b>

**City of Riesel - Water**  
**Balance Sheet**  
As of March 31, 2026

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	Mar 31, 26
Net Pension Liability	5,343.14
OPEB Liability	1,592.77
TWDB Loan - BNY Mellon	4,620,000.00
<b>Total Long Term Liabilities</b>	<b>5,123,637.55</b>
<b>Total Liabilities</b>	<b>5,965,113.58</b>
<b>Equity</b>	
Contributed Capital - RMS	152,229.19
Retained Earnings	6,674,942.20
Net Income	15,411.51
<b>Total Equity</b>	<b>6,842,582.90</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>12,807,696.48</b>

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Cash Basis

**City of Riesel - SEWER FUND**  
**Balance Sheet - Bank Accounts**  
As of March 31, 2026

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Mar 31, 26

ASSETS	
Current Assets	
Checking/Savings	
1a - Unrestricted Cash	
Checking 6644	6,461.20
Total 1a - Unrestricted Cash	6,461.20
1b - Restricted Cash	
Sewer Jr I&S 0241	31,264.71
Total 1b - Restricted Cash	31,264.71
2b - Restricted Investments	
1999 Reserve Bond #6352	51,353.27
Repair&Replacement #5794	6,463.47
Reserve Bond #5773	14,547.85
Total 2b - Restricted Investments	72,364.59
Sewer Fund Money Market 1840	
* Sewer Fund	241,061.59
Contingency	75,000.00
Line Replacement	150,872.71
Sewer Fund Money Market 1840 - Other	444,567.28
Total Sewer Fund Money Market 1840	911,501.58
Total Checking/Savings	1,021,592.08
Total Current Assets	1,021,592.08
TOTAL ASSETS	<u>1,021,592.08</u>
LIABILITIES & EQUITY	0.00

Register: 1a - Unrestricted Cash:\*Checking

From 03/01/2026 through 03/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Memo	Payment	Deposit	Balance
3/2/2026		Police Officer Allication (i)	Deposit		\$1,726.42	\$96,867.35
3/2/2026			Deposit		\$25,000.00	\$121,867.35
3/3/2026			franchise fees	\$75,000.00		\$46,867.35
3/4/2026	21929	American Guaranty Title	302 S Memorial Earnest Money	\$650.00		\$46,217.35
3/6/2026	eft	United States Treasury	EFTPS PAYMENT 3/6/26	\$4,374.56		\$41,842.79
3/6/2026	21930	Visa - Card Services	XXXXX XXXX XXXX 3506	\$485.31		\$41,357.48
3/6/2026	21931	Arelid Miranda	City Hall Cleaning	\$150.00		\$41,207.48
3/6/2026	21932	AT&T Wireless Services	Acct# 287329618885	\$443.23		\$40,764.25
3/6/2026	21933	Damien Gutierrez Orozco	VOID: Citation# 25 15280 Overpayment			\$40,764.25
3/6/2026	21934	Fabian Ruiz	Citaiton# 26 15702 Overpayment	\$48.00		\$40,716.25
3/6/2026	21935	Keilan Jackson	Citation# 13825-4 Overpayment	\$120.00		\$40,596.25
3/6/2026	21936	Mike Staas Services	Invoice# 404856	\$264.00		\$40,332.25
3/6/2026	21937	Pattillo Brown & Hill, LLP	Invoice# 514953	\$950.00		\$39,382.25
3/6/2026	21938	Riesel Fuel Service	Invoice# 40288	\$825.25		\$38,557.00
3/6/2026	21939	Texas Security Equipment	Invoice# 5329	\$12.00		\$38,545.00
3/6/2026	21940	US Fleet Tracking	Invoice# 511412	\$174.65		\$38,370.35
3/6/2026	21941	Verizon	Acct# 850-460-987-0001-78	\$46.57		\$38,323.78
3/6/2026	21942	Visa - Card Services	XXXXX XXXX XXXX 1415	\$419.50		\$37,904.28
3/6/2026	21943	Windstream	Acct# 126999331	\$520.04		\$37,384.24
3/13/2026		sales tax	Deposit		\$10,119.23	\$47,503.47
3/20/2026		mixed beverage tax	Deposit		\$249.69	\$47,753.16
3/20/2026	eft	United States Treasury	EFTPS PAYMENT 3/20/26	\$4,694.44		\$43,058.72
3/20/2026	eft	Intuit	checks	\$319.91		\$42,738.81
3/20/2026	21944	Ambold's	Acct 2790	\$49.99		\$42,688.82
3/20/2026	21945	Award Specialties	VOID: Invoice# 33018			\$42,688.82
3/20/2026	21946	Bentley Basinger	Citation# 15221-4 Overpayment	\$110.00		\$42,578.82
3/20/2026	21947	Bobby Dieterich	Invoice# 393729	\$714.56		\$41,864.26
3/20/2026	21948	City of Waco Fiscal Services	Invoice#43418	\$152.00		\$41,712.26
3/20/2026	21949	CP&Y Inc		\$1,025.00		\$40,687.26

3/20/2026	21950	Edna Logan	Citation# 26 15616 Overpayment	\$200.00	\$40,487.26
3/20/2026	21951	Gafford Auto Parts	Invoice# 9333-438787	\$50.21	\$40,437.05
3/20/2026	21952	Garrett Winkler	Citation# 24 07648 Overpayment	\$70.00	\$40,367.05
3/20/2026	21953	Haley & Davis PC	Invoice# 22068	\$855.00	\$39,512.05
3/20/2026	21954	HOT Council of Governments	2026 Dues	\$170.00	\$39,342.05
3/20/2026	21955	HOT Network Consultants, Inc.		\$747.04	\$38,595.01
3/20/2026	21956	Kevin Lyons	Citation # 15207-3 Overpayment	\$0.09	\$38,594.92
3/20/2026	21957	Old Republic Surety Group	Bond-Cristen Conner -W150158683	\$88.00	\$38,506.92
3/20/2026	21958	Omnibase	Report# 425-120155	\$450.00	\$38,056.92
3/20/2026	21959	Othelia Bell	Citation# 011926 Overpayment	\$1.00	\$38,055.92
3/20/2026	21960	Riesel Rustler	Invoice# 4257	\$10.00	\$38,045.92
3/20/2026	21961	Rosalba Chavez	Citation# 25 12401 Overpayment	\$1.00	\$38,044.92
3/20/2026	21962	Texas Language Connection, LLC	Invoice# 256031526	\$232.00	\$37,812.92
3/20/2026	21963	TXU Energy	Invoice 052003954536 1/26/26-2/24/26	\$3,792.44	\$34,020.48
3/20/2026	21964	Visa - Card Services	XXXXX XXXX XXXX 3506	\$78.49	\$33,941.99
3/20/2026	21965	Zavion Baker	Citation# 25 14629 Overpayment	\$1.00	\$33,940.99
3/27/2026	21966	Arelid Miranda	City Hall Cleaning	\$150.00	\$33,790.99
3/27/2026	21967	Christopher Kingrey	Citation# 26 15619 Overpayment	\$200.00	\$33,590.99
3/27/2026	21968	Earl Westbrooks	Citation# 24 03723 Overpayment	\$4.00	\$33,586.99
3/27/2026	21969	Gary Cunha, PC		Mar-26 \$1,250.00	\$32,336.99
3/27/2026	21970	Hamzeh Alasadi	Citation# 26 15774 Overpayment	\$10.00	\$32,326.99
3/27/2026	21971	Jonathan Garza	Citation# 26 15467 Overpayment	\$12.00	\$32,314.99
3/27/2026	21972	Liberty National	Acct# 85805	\$243.64	\$32,071.35
3/27/2026	21973	Paul Christensen & Associates, LLC	Invoice# 4258	\$15,500.00	\$16,571.35
3/27/2026	21974	TML Multistate Intergovernmental	Invoice# PRIESEL 12604	\$5,517.22	\$11,054.13
3/31/2026	eft	TMRS	Retirement March 2026	\$3,462.86	\$7,591.27
3/31/2026	eft	State Comptroller	State Fees/Court Costs 3.31.26	\$50,761.86	-\$43,170.59
3/31/2026			audit-transfer		\$22,886.86 -\$20,283.73

Register: Water Fund:1a - Unrestricted Cash:Checking 2002

From 03/01/2026 through 03/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Memo	Payment	Deposit	Balance
3/1/2026			Water Ckg to Water III I & S	\$3,000.00		\$247,139.95
3/2/2026			Deposit		\$1,633.32	\$248,773.27
3/2/2026			Deposit		\$25,000.00	\$273,773.27
3/2/2026			Jan Revenue	\$54,836.87		\$218,936.40
3/3/2026			Deposit		\$649.57	\$219,585.97
3/3/2026			January Revenue	\$12,113.26		\$207,472.71
3/3/2026			february revenue	\$49,164.52		\$158,308.19
3/3/2026			february revenue	\$11,744.37		\$146,563.82
3/4/2026			Deposit		\$3,175.75	\$149,739.57
3/5/2026			Deposit		\$1,509.61	\$151,249.18
3/6/2026			Deposit		\$3,005.46	\$154,254.64
3/6/2026			Deposit		\$500.00	\$154,754.64
3/6/2026	17709	McLennan County GCD	Invoice# 2021-306	\$100.00		\$154,654.64
3/6/2026	17710	Ferrier Utilities	Invoice 030426	\$3,500.00		\$151,154.64
3/6/2026	17711	Frontier Waste Solutions	Invoice# 8454497	\$13,773.59		\$137,381.05
3/6/2026	17712	Henritta Mormino v		Feb-26 \$58.46		\$137,322.59
3/6/2026	17713	LoneStar Maintenance & Services, Inc.	Invoice# 160001	\$594.82		\$136,727.77
3/6/2026	17714	McLennan County GCD	February 20206	\$113.02		\$136,614.75
3/6/2026	17715	Windstream	Acct# 126998956	\$192.61		\$136,422.14
3/9/2026			Deposit		\$5,190.59	\$141,612.73
3/10/2026			Deposit		\$4,061.18	\$145,673.91
3/11/2026			Deposit		\$3,437.32	\$149,111.23
3/12/2026			Deposit		\$20,349.61	\$169,460.84
3/13/2026			Deposit		\$4,172.28	\$173,633.12
3/16/2026			Deposit		\$2,609.59	\$176,242.71
3/17/2026			Deposit		\$797.01	\$177,039.72
3/18/2026			Deposit		\$2,772.11	\$179,811.83
3/19/2026			Deposit		\$1,298.62	\$181,110.45
3/20/2026			Deposit		\$817.89	\$181,928.34

3/20/2026	17716 Core & Main	Invoice# Y591523	\$2,500.00		\$179,428.34
3/20/2026	17717 CP&Y Inc	Invoice# CIRI2400336.00-12	\$969.00		\$178,459.34
3/20/2026	17718 DSHS Central Lab MC2004	CEN.CD4710_022026	\$60.00		\$178,399.34
3/20/2026	17719 Gafford Auto Parts	Invoice# 9333-438524	\$39.98		\$178,359.36
3/20/2026	17720 National Wholesale Supply	Invoice# S5953814.001	\$1,058.58		\$177,300.78
3/20/2026	17721 Navasota Valley Electric Coop., Inc.	Acct# 41136 1/31/26-2/28/26	\$2,722.63		\$174,578.15
3/20/2026	17722 Toni Ramos	302 W Frederick Deposit Refund	\$300.00		\$174,278.15
3/20/2026	17723 Navasota Valley Electric Coop., Inc.	Acct# 55785 1/31/26-2/28/26	\$1,982.15		\$172,296.00
3/23/2026		Deposit		\$822.47	\$173,118.47
3/24/2026		Deposit		\$702.20	\$173,820.67
3/25/2026		Deposit		\$2,339.60	\$176,160.27
3/26/2026		Deposit		\$526.82	\$176,687.09
3/27/2026		Deposit		\$964.28	\$177,651.37
3/27/2026	17724 CP&Y Inc		\$215,967.02		-\$38,315.65
3/27/2026	17725 Tri-County S.U.D.	Acct# 2441	\$500.00		-\$38,815.65
3/30/2026		Deposit		\$719.69	-\$38,095.96
3/30/2026	eft United States Postal Service	March Water Bill Postage	\$308.05		-\$38,404.01
3/31/2026		Deposit		\$1,428.98	-\$36,975.03
3/31/2026		Deposit		\$384.04	-\$36,590.99
3/31/2026	eft State Treasurer	Sales Tax March 2026	\$1,093.98		-\$37,684.97
3/31/2026		STV Invoices-transfer		\$216,467.02	\$178,782.05

Register: 1a - Unrestricted Cash:Checking 6644						
From 03/01/2026 through 03/31/2026						
Sorted by: Date, Type, Number/Ref						
Date	Number	Payee	Memo	Payment	Deposit	Balance
3/2/2026			Deposit		\$5,000.00	\$28,985.26
3/3/2026			moved to earn interest	\$20,000.00		\$8,985.26
3/6/2026	8516	Reliant Energy	Inv# 1110505580445	\$418.90		\$8,566.36
3/20/2026	8517	Bio Chem Lab	Invoice# 26001172-0226	\$508.00		\$8,058.36
3/20/2026	8518	Star*Tex Propane, Inc.	Acct# 1116029	\$1,033.16		\$7,025.20
3/20/2026	8519	Texas Plumbing and Land Development	Invoice# 5079	\$250.00		\$6,775.20
3/27/2026	8520	Mike Staas Services, Inc.	Invoice# 410077	\$314.00		\$6,461.20

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Cash Basis

## City of Riesel - General Profit & Loss YTD Comparison March 2026

	Mar 26	Oct '25 - Mar 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>1 - General Government Income</b>		
<b>Franchise Fee</b>		
Electric Companies	358.99	74,239.01
Gas Companies	0.00	6,796.54
Phone Companies	0.00	743.37
<b>Total Franchise Fee</b>	358.99	81,778.92
<b>Interest Income</b>		
2013 I & S	17.31	105.85
Charles Street Improvements	111.79	654.97
General Fund	23.37	46.89
General Fund III	165.95	330.66
General Money Market	2,354.71	12,794.48
<b>Total Interest Income</b>	2,673.13	13,932.85
<b>Miscellaneous Income</b>		
Copies	0.00	28.00
Filing Fee	728.59	4,217.10
Inspection Permit	0.00	51,593.10
Park Improvements	0.00	3,000.00
<b>Total Miscellaneous Income</b>	728.59	58,838.20
<b>Mixed Beverage Tax</b>	249.69	2,096.18
<b>Property Tax Income</b>		
Property Tax Income - General		
2022	0.00	43.71
2024	-1.61	-416.83
2025	3,787.18	274,893.36
<b>Total Property Tax Income - General</b>	3,785.57	274,520.24
Property Tax Penalty Fee		
2022	0.00	19.22
2024	5.57	175.43
2025	281.48	534.94
<b>Total Property Tax Penalty Fee</b>	287.05	729.59
<b>Total Property Tax Income</b>	4,072.62	275,249.83
<b>Sales Tax</b>		
Gross Collections	25,425.26	79,341.86
Streets Allocation	2,023.85	18,708.02
<b>Total Sales Tax</b>	27,449.11	98,049.88
<b>Total 1 - General Government Income</b>	35,532.13	529,945.86
<b>2 - Law Enforcement Income</b>		
<b>L.E. Income</b>		
Open Records	38.49	138.07
<b>Total L.E. Income</b>	38.49	138.07
Opioid Abatement Fund	86.32	86.32
<b>Total 2 - Law Enforcement Income</b>	124.81	224.39
<b>3 - Court Income</b>		
Child Safety Seat Fee	0.00	1,341.51
Citations		
Overpayments	-777.09	-2,528.09
Returned Checks	0.00	-311.00
Revenue	64,639.90	319,636.06
<b>Total Citations</b>	63,862.81	316,796.97
Security Fee	74.56	161.28
Technology Fee	91.41	207.04
Time Payment Fee	399.55	1,443.90
<b>Total 3 - Court Income</b>	64,428.33	319,950.70

## City of Riesel - General Profit & Loss YTD Comparison March 2026

	Mar 26	Oct '25 - Mar 26
IDA Tax Abatement Sandy Creek	0.00	125,000.00
Police Officer Allication (i)	1,726.42	1,726.42
<b>Total Income</b>	<b>101,811.69</b>	<b>976,847.37</b>
<b>Gross Profit</b>	<b>101,811.69</b>	<b>976,847.37</b>
<b>Expense</b>		
<b>1 - General Government</b>		
Appraisal Expense	0.00	1,404.84
Audit	15,500.00	15,500.00
Bank and Credit Card Fees	-343.87	96.94
Bond Interest Expense	0.00	1,420.25
City Hall Maintenance & Repair	21.16	5,749.37
City Retirement Contribution		
Alisha	263.41	1,693.04
Cristen	193.23	1,248.36
<b>Total City Retirement Contribution</b>	<b>456.64</b>	<b>2,941.40</b>
Clothing	52.69	491.08
Contract Labor		
Janitorial Services	300.00	1,800.00
<b>Total Contract Labor</b>	<b>300.00</b>	<b>1,800.00</b>
CPA Bookkeeping Services	950.00	5,700.00
Depreciation expense	0.00	37,561.36
Dues	170.00	220.00
Emp. Health Insurance		
Special Ins Services	0.00	0.00
TML	1,618.56	9,711.36
Emp. Health Insurance - Other	0.00	0.00
<b>Total Emp. Health Insurance</b>	<b>1,618.56</b>	<b>9,711.36</b>
Engineer Fees	1,025.00	6,150.00
Equipment Maintenance		
Backhoe	0.00	25.26
Lawnmower	50.21	3,360.34
Mule	0.00	13.53
Tractor	0.00	192.79
Weedeater	0.00	66.99
<b>Total Equipment Maintenance</b>	<b>50.21</b>	<b>3,658.91</b>
Flagpole on Square	318.00	318.00
House Inspection	0.00	28,883.29
Insurance - Bonds	88.00	550.00
Insurance - Property	0.00	1,840.00
Legal Fees	517.50	1,822.50
Miscellaneous Expense		
Employee & Council Appreciation	2.86	4,698.77
Memorials	0.00	69.48
Publications	10.00	117.45
Miscellaneous Expense - Other	0.00	408.58
<b>Total Miscellaneous Expense</b>	<b>12.86</b>	<b>5,294.28</b>
Office Equip. & Maintenance		
Computer	697.04	4,059.44
Printer	0.00	150.00
Office Equip. & Maintenance - Other	0.00	978.67
<b>Total Office Equip. &amp; Maintenance</b>	<b>697.04</b>	<b>5,188.11</b>
Office Furniture	0.00	1,399.96
Office Supplies	568.03	3,527.45
Park Maintenance	264.00	313.04
Payroll Taxes	899.09	6,418.44
Phones		
General Gov Cell Phone Alisha	41.89	251.32
Phones - Other	694.75	3,912.60
<b>Total Phones</b>	<b>736.64</b>	<b>4,163.92</b>
Postage	85.83	319.83
Public Health District	0.00	2,150.56

## City of Riesel - General Profit & Loss YTD Comparison March 2026

	Mar 26	Oct '25 - Mar 26
<b>Salaries</b>		
<b>Alisha</b>		
Wages	5,046.08	32,500.00
<b>Total Alisha</b>	5,046.08	32,500.00
<b>Cristen</b>		
Wages	3,701.66	23,964.23
<b>Total Cristen</b>	3,701.66	23,964.23
<b>Total Salaries</b>	8,747.74	56,464.23
<b>Travel / Training / Mileage</b>	2.51	2.51
<b>Utilities</b>		
Electric	746.57	3,913.14
<b>Total Utilities</b>	746.57	3,913.14
<b>Workers Comp Insurance</b>	0.00	5,274.30
<b>Total 1 - General Government</b>	33,484.20	220,249.07
<b>2 - Law Enforcement</b>		
L.E. Cell Phones	317.56	1,905.28
L.E. City Retirement Contribute		
Joshua	0.00	320.65
Justin	147.02	367.27
Patrick	347.10	2,652.02
Ryan	310.66	2,100.01
<b>Total L.E. City Retirement Contribute</b>	804.78	5,439.95
L.E. Clothing	12.00	320.07
L.E. Computer	50.00	100.00
L.E. Dispatch - Radio Services	0.00	80.00
L.E. Dog Catching	152.00	932.00
L.E. Emp. Health Insurance		
TML	1,669.44	10,520.59
<b>Total L.E. Emp. Health Insurance</b>	1,669.44	10,520.59
L.E. Gas	591.51	4,567.37
L.E. Medical	0.00	682.21
L.E. Office Supplies	46.01	801.73
L.E. Operating Supplies	107.24	2,678.43
L.E. Payroll Taxes	1,179.45	7,988.92
L.E. Postage	10.77	56.30
L.E. Property Insurance	0.00	6,078.00
L.E. Salaries		
Anthony		
Wages	0.00	0.00
<b>Total Anthony</b>	0.00	0.00
Joshua		
Wages	0.00	6,166.42
<b>Total Joshua</b>	0.00	6,166.42
Justin		
Wages	2,816.62	7,036.01
<b>Total Justin</b>	2,816.62	7,036.01
Patrick		
Wages	6,649.43	50,910.37
<b>Total Patrick</b>	6,649.43	50,910.37
Ryan		
Wages	5,951.27	40,317.49
<b>Total Ryan</b>	5,951.27	40,317.49
<b>Total L.E. Salaries</b>	15,417.32	104,430.29

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 Cash Basis

## City of Riesel - General Profit & Loss YTD Comparison March 2026

	Mar 26	Oct '25 - Mar 26
L.E. Training	0.00	2,346.67
L.E. Vehicle Repair&Maintenance	814.36	2,660.29
L.E. Worker's Comp Ins	0.00	6,556.00
<b>Total 2 - Law Enforcement</b>	<b>21,172.44</b>	<b>158,144.10</b>
<b>3 - Court</b>		
Court City Retirement Contrib.		
Chelsea	193.49	1,300.06
<b>Total Court City Retirement Contrib.</b>	<b>193.49</b>	<b>1,300.06</b>
Court Clothing	15.21	15.21
Court Contract Labor		
Prosecutor	1,250.00	7,500.00
Court Contract Labor - Other	232.00	232.00
<b>Total Court Contract Labor</b>	<b>1,482.00</b>	<b>7,732.00</b>
Court Emp. Health Insurance		
TML	809.28	4,855.68
<b>Total Court Emp. Health Insurance</b>	<b>809.28</b>	<b>4,855.68</b>
Court Office Supplies	46.92	707.64
Court Payroll Taxes	389.49	2,597.86
Court Postage	0.00	566.53
Court Salaries		
Chelsea	3,706.72	24,958.88
Judge		
Judge	1,384.62	9,000.03
<b>Total Judge</b>	<b>1,384.62</b>	<b>9,000.03</b>
<b>Total Court Salaries</b>	<b>5,091.34</b>	<b>33,958.91</b>
Court Travel/Training/Mileage		
Judge	27.59	27.59
Court Travel/Training/Mileage - Other	0.00	697.79
<b>Total Court Travel/Training/Mileage</b>	<b>27.59</b>	<b>725.38</b>
Omnibase	450.00	1,200.00
Security Fee Expense	49.99	299.94
State Court Cost		
Quarterly Court Cost	50,087.81	104,036.17
Tertiary Care Fund (Seatbelt)	0.00	148.90
Time Payment Expense	674.05	1,142.40
<b>Total State Court Cost</b>	<b>50,761.86</b>	<b>105,327.47</b>
<b>Total 3 - Court</b>	<b>59,317.17</b>	<b>159,286.68</b>
<b>4 - Streets</b>		
Operating Supplies		
Tools	4.34	662.49
<b>Total Operating Supplies</b>	<b>4.34</b>	<b>662.49</b>
Street Maintenance		
Grass	0.00	1,500.00
Street & Road Signs	3.26	849.31
Street Maintenance - Other	0.00	1,240.00
<b>Total Street Maintenance</b>	<b>3.26</b>	<b>3,589.31</b>
Street Retirement Contribution		
Justin	0.00	413.15
Randy	156.90	1,015.78
<b>Total Street Retirement Contribution</b>	<b>156.90</b>	<b>1,428.93</b>
Street Salaries		
Jeb		
Wages	0.00	0.00
<b>Total Job</b>	<b>0.00</b>	<b>0.00</b>

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**City of Riesel - General  
 Profit & Loss YTD Comparison  
 March 2026**

	Mar 26	Oct '25 - Mar 26
Justin Wages	0.00	7,941.51
<b>Total Justin</b>	<b>0.00</b>	<b>7,941.51</b>
Randy Wages	3,005.71	19,499.38
<b>Total Randy</b>	<b>3,005.71</b>	<b>19,499.38</b>
<b>Total Street Salaries</b>	<b>3,005.71</b>	<b>27,440.89</b>
Utilities (Street Lights)	1,117.28	6,779.98
<b>Total 4 - Streets</b>	<b>4,287.49</b>	<b>39,901.60</b>
<b>5 - Fire Department</b>		
Exterminator	0.00	100.00
Insurance	0.00	3,210.00
Utilities	242.55	1,275.57
<b>Total 5 - Fire Department</b>	<b>242.55</b>	<b>4,585.57</b>
Community Outreach	61.76	391.87
Cyber Liability Insurance	0.00	1,500.00
<b>Park</b>		
Event		
Christmas Parade	0.00	2,858.04
<b>Total Event</b>	<b>0.00</b>	<b>2,858.04</b>
<b>Total Park</b>	<b>0.00</b>	<b>2,858.04</b>
Planning & Development	0.00	845.00
Reconciliation Discrepancies	0.00	-0.04
<b>Total Expense</b>	<b>118,565.61</b>	<b>587,761.89</b>
<b>Net Ordinary Income</b>	<b>-16,753.92</b>	<b>389,085.48</b>
<b>Other Income/Expense</b>		
Other Income		
Reimbursement	0.00	2,380.10
<b>Total Other Income</b>	<b>0.00</b>	<b>2,380.10</b>
Other Expense		
Payroll Clearing	0.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>2,380.10</b>
<b>Net Income</b>	<b>-16,753.92</b>	<b>391,465.58</b>

**City of Riesel - Water**  
**Profit & Loss YTD Comparison**  
**March 2026**

	Mar 26	Oct '25 - Mar 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
ARPA FUNDS-Arsenic Reduction	0.00	30,740.40
Hydraulic Study	0.00	315.00
<b>Interest Income</b>		
ARPA Grant	1.66	18.61
Construction I & S	17.91	76.18
Dividend income	16,121.05	111,316.78
Water \$100,000 CD	0.00	1,131.02
Water III Reserve	0.00	326.95
Water Money Market	1,993.96	11,434.08
<b>Total Interest Income</b>	18,134.58	124,303.62
<b>Miscellaneous Income</b>	0.00	36,760.00
<b>MS Water Supply</b>		
Series 2021 Bond Repayment	3,671.81	25,407.48
Sewer Revenue	3,700.00	22,200.00
Tie In Fees	0.00	0.00
<b>Trash Revenue</b>		
Trash Revenue - Surcharge	0.00	0.00
Trash Revenue - Other	14,158.26	84,631.69
<b>Total Trash Revenue</b>	14,158.26	84,631.69
<b>Water Revenue</b>		
Returned Checks	0.00	-140.00
<b>Revenue</b>	37,126.70	224,317.87
Water Revenue - Other	0.00	20.00
<b>Total Water Revenue</b>	37,126.70	224,197.87
<b>Total Income</b>	76,791.35	552,556.06
<b>Gross Profit</b>	76,791.35	552,556.06
<b>Expense</b>		
Amortization Expense	0.00	8,057.62
Bank Fees	6.50	76.10
<b>City Retirement Contribution</b>		
Justin	0.00	206.57
Randy	78.45	507.88
<b>Total City Retirement Contribution</b>	78.45	714.45
Clothing	0.00	134.93
Conference/Training	0.00	0.00
Conservation Fee	113.02	848.09
Depreciation expense	0.00	66,526.90
Dues	0.00	760.00
<b>Emp Health Insurance</b>		
Special Ins Services	809.28	4,855.68
<b>Total Emp Health Insurance</b>	809.28	4,855.68
<b>Engineer Fees</b>		
Arsenic	215,967.02	230,972.76
<b>Total Engineer Fees</b>	215,967.02	230,972.76
Generator	0.00	159.08
Hydraulic Study Development	0.00	1,290.00
<b>Insurance</b>		
Property	0.00	31,980.50
Worker's Comp	0.00	1,952.00
<b>Total Insurance</b>	0.00	33,932.50

## City of Riesel - Water Profit & Loss YTD Comparison March 2026

	Mar 26	Oct '25 - Mar 26
<b>Interest</b>		
Interest - Bond Payable	10,168.13	10,168.13
<b>Total Interest</b>	10,168.13	10,168.13
<b>Lab Expense</b>	134.00	1,364.67
<b>Legal &amp; Audit Fees</b>		
Legal Fees	1,462.50	1,800.00
<b>Total Legal &amp; Audit Fees</b>	1,462.50	1,800.00
<b>Office Supplies</b>		
Water Office - Office Supplies	39.42	210.29
Office Supplies - Other	0.00	79.90
<b>Total Office Supplies</b>	39.42	290.19
<b>Operating Supplies</b>	4,193.38	22,018.01
<b>Payroll Taxes</b>	114.96	1,049.59
<b>Permit Fee</b>	100.00	100.00
<b>Phones &amp; Pagers</b>		
Cell Phones	124.31	759.21
<b>Total Phones &amp; Pagers</b>	124.31	759.21
<b>Postage</b>	369.05	2,129.01
<b>Regulatory Fees</b>	0.00	1,205.40
<b>Repairs/Replacement/Maintenance</b>	2,500.00	9,046.73
<b>Royalty Fee</b>	58.46	653.77
<b>Salaries</b>		
Jeb		
Wages	0.00	0.00
<b>Total Jeb</b>	0.00	0.00
Justin		
Wages	0.00	3,970.76
<b>Total Justin</b>	0.00	3,970.76
Randy		
Wages	1,502.86	9,749.71
<b>Total Randy</b>	1,502.86	9,749.71
<b>Total Salaries</b>	1,502.86	13,720.47
<b>Tools</b>	0.00	281.40
<b>Trash Expense</b>	14,502.18	83,893.80
<b>Truck</b>		
Parts	0.00	16.62
Truck - Other	128.50	655.75
<b>Total Truck</b>	128.50	672.37
<b>Truck (Gas)</b>	416.93	2,108.32
<b>Utilities</b>		
Electric		
Navasota	4,704.78	31,098.10
Electric - Other	657.64	3,485.47
<b>Total Electric</b>	5,362.42	34,583.57
Phone	192.61	1,198.20
<b>Total Utilities</b>	5,555.03	35,781.77

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**City of Riesel - Water**  
**Profit & Loss YTD Comparison**  
**March 2026**

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	<u>Mar 26</u>	<u>Oct '25 - Mar 26</u>
<b>Water Purchased Tri County</b>	500.00	3,500.00
<b>Total Water Purchased</b>	500.00	3,500.00
<b>Total Expense</b>	258,843.98	538,870.95
<b>Net Ordinary Income</b>	-182,052.63	13,685.11
<b>Net Income</b>	<u>-182,052.63</u>	<u>13,685.11</u>

**City of Riesel - Sewer  
 Profit & Loss YTD Comparison  
 March 2026**

	Mar 26	Oct '25 - Mar 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Interest Income		
1999 Fund	662.14	662.14
Repair & Replacement	23.66	47.49
Reserve Fund	108.10	215.39
Sewer Money Market	772.17	4,409.96
<b>Total Interest Income</b>	<b>1,566.07</b>	<b>5,334.98</b>
<b>Sewer Revenue</b>		
Revenue	11,202.09	73,102.86
<b>Total Sewer Revenue</b>	<b>11,202.09</b>	<b>73,102.86</b>
<b>Tie In Fees</b>	<b>0.00</b>	<b>4,500.00</b>
<b>Total Income</b>	<b>12,768.16</b>	<b>82,937.84</b>
<b>Expense</b>		
Bond Interest Expense	0.00	6,768.75
City Retirement Contribution		
Justin	0.00	206.57
Randy	78.45	503.42
<b>Total City Retirement Contribution</b>	<b>78.45</b>	<b>709.99</b>
Depreciation expense	0.00	13,457.93
Insurance		
Property	0.00	5,835.50
Worker's Comp.	0.00	1,952.00
<b>Total Insurance</b>	<b>0.00</b>	<b>7,787.50</b>
Irrigation Pond	0.00	787.47
Lab Expense	434.00	2,746.00
Office Supplies	0.00	79.95
Operating Supplies	0.00	2,288.35
Payroll Taxes	114.98	1,054.08
Regulatory Fees		
Permit Renewal	0.00	1,250.00
<b>Total Regulatory Fees</b>	<b>0.00</b>	<b>1,250.00</b>
Repairs/Replacement/Maintenance	564.00	22,665.16
Salaries		
Jeb		
Wages	0.00	0.00
<b>Total Jeb</b>	<b>0.00</b>	<b>0.00</b>
Justin		
Wages	0.00	3,970.76
<b>Total Justin</b>	<b>0.00</b>	<b>3,970.76</b>
Randy		
Wages	1,502.86	9,749.71
<b>Total Randy</b>	<b>1,502.86</b>	<b>9,749.71</b>
<b>Total Salaries</b>	<b>1,502.86</b>	<b>13,720.47</b>
Utilities		
Electric		
Reliant	418.90	2,146.65
Electric - Other	796.47	5,049.09
<b>Total Electric</b>	<b>1,215.37</b>	<b>7,195.74</b>

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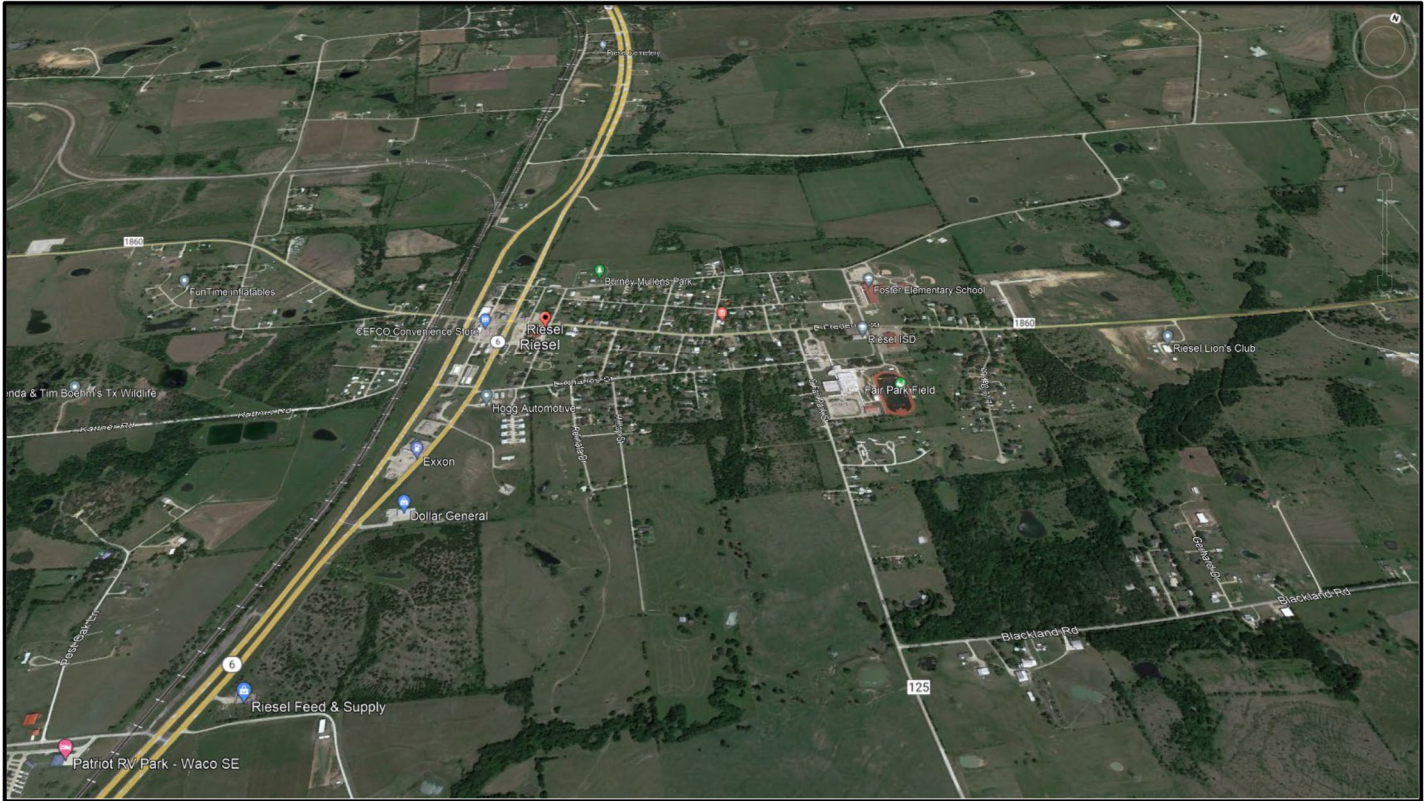
**City of Riesel - Sewer**  
**Profit & Loss YTD Comparison**  
**March 2026**

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	<u>Mar 26</u>	<u>Oct '25 - Mar 26</u>
Gas	1,033.16	1,033.16
Total Utilities	2,248.53	8,228.90
Total Expense	4,942.82	81,544.55
Net Ordinary Income	7,825.34	1,393.29
Net Income	<u>7,825.34</u>	<u>1,393.29</u>

# City of RIESEL, TEXAS

## Community Development Plan 2026



**PREPARED BY:**  
Bureau Veritas  
1000 Jupiter Road, Suite 900; Plano, Texas 75074  
Mobile: 817.688.2734 Fax: 800.910.8284  
*People, Innovation, Values, Opportunity, Trust*

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# Acknowledgments

## **ACKNOWLEDGEMENTS**

### **Mayor**

Jennifer Hogg

November 2024-November 2026

### **City Council**

Bobby Dieterich - Council

November 2025-November 2027

Deanna Davis – Council

November 2024-November 2026

Paul Winkler – Council

November 2025-November 2027

Kevin Wunderlich Council and Treasurer

November 2024-November 2026

Debbie Kilgor Council

November 2025-November 2027

### **City of Riesel Staff**

Alisha Flanary

City Secretary

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# Introduction

## INTRODUCTION

A Community Development Plan is a tangible representation of where a community aspires to be in the future, and it establishes the guiding steps on how best to achieve that vision through a framework of Goals, Objectives, and Policies. The plan embodies the community's values and provides guidance regarding development decisions during the planning period.

## PURPOSE

The Community Development Plan is the “**Plan**” for the City of Riesel. It is the City's guide for decision making regarding physical development and the allocation of resources. It provides local government officials direction in developing programs and strategies, making capital expenditures, and setting annual budgets. Although this Plan **does not** focus on all aspects of city life related to the physical environment, it touches on many important aspects. The Community Development Plan encourages residents and businesses to join together to ensure that the community's vision is achieved. The Community Development Plan is Community Development in nature because of the following three elements:

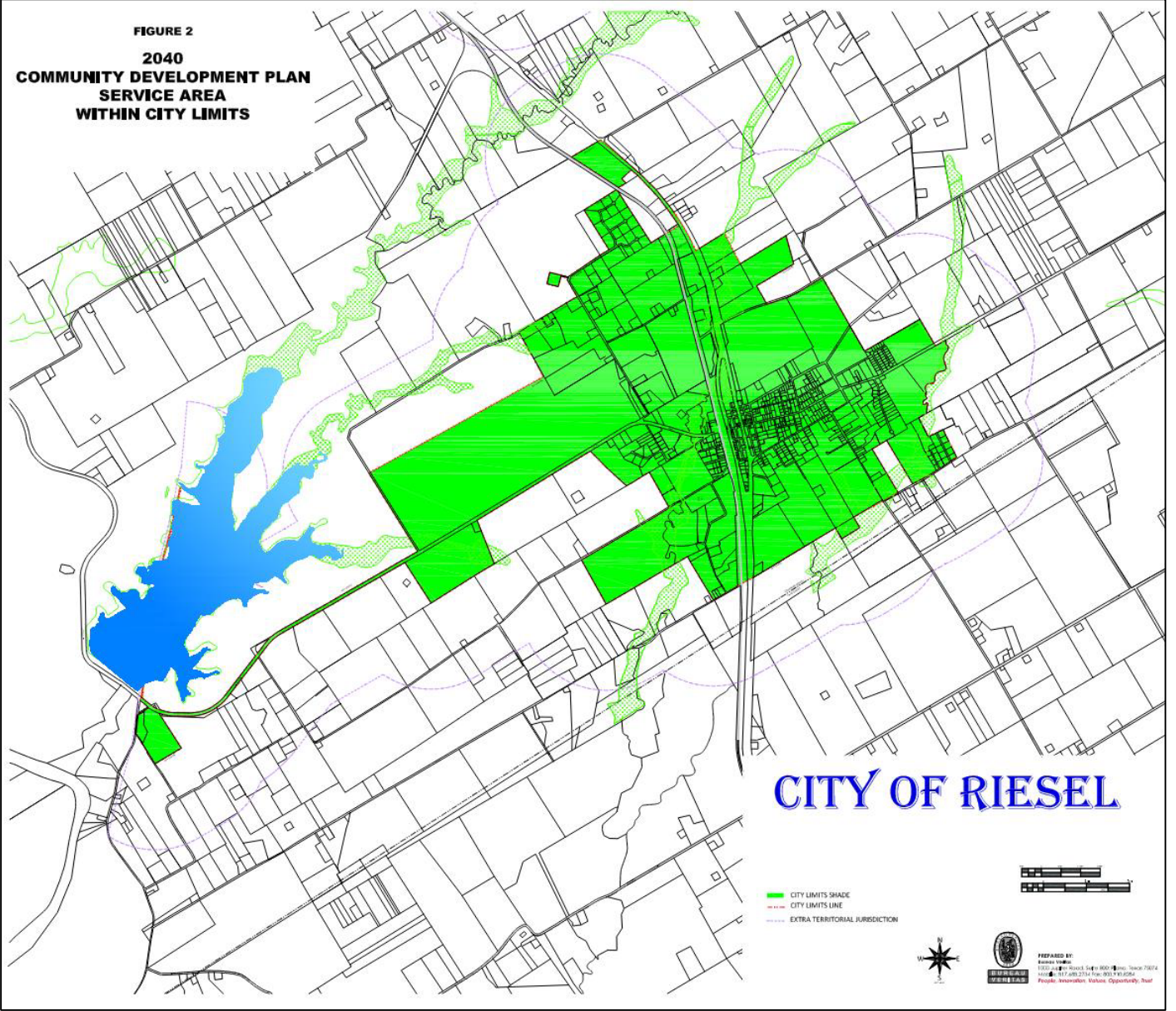
- It is long range, covering a timeline of 20 years.
- It addresses the entire geographic area of the city and the extraterritorial jurisdiction.
- It addresses planning topics that influence the community's quality of life.

## PLANNING AREA AND LOCATION

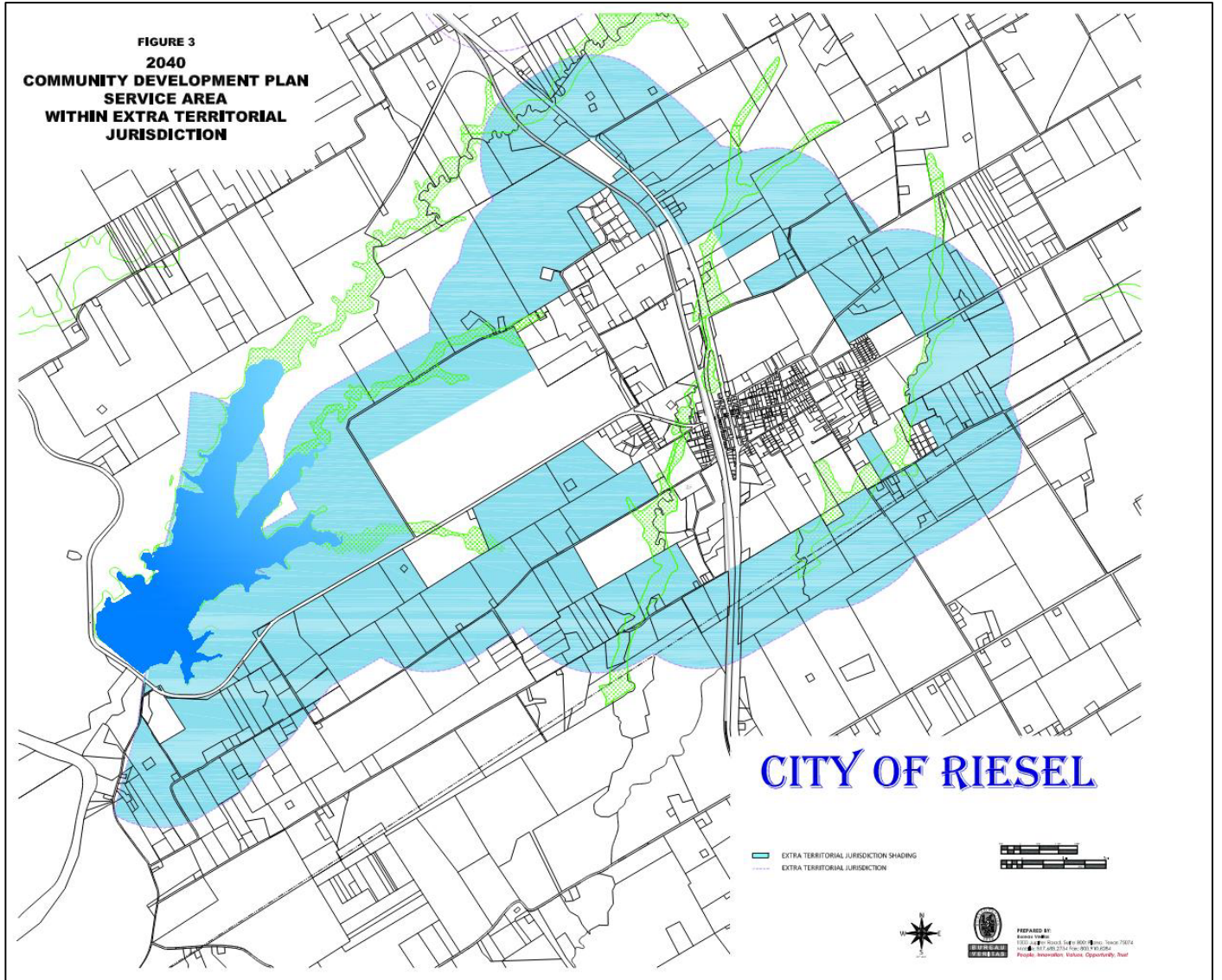
The City of Riesel, Texas is located 17.5 miles southeast of Waco. The city is traversed by U.S. Highway 6 from southeast to northwest and FM 1860 from southwest to northeast.



**FIGURE 2**  
**2040**  
**COMMUNITY DEVELOPMENT PLAN**  
**SERVICE AREA**  
**WITHIN CITY LIMITS**



**FIGURE 3  
2040  
COMMUNITY DEVELOPMENT PLAN  
SERVICE AREA  
WITHIN EXTRA TERRITORIAL  
JURISDICTION**



## **PLANNING WITHIN TEXAS**

### **Texas State Law**

The State of Texas has established certain standards for developing a Community Development Plan. The State legislated these standards in the Texas Local Government Code.

Sec. 213.001. PURPOSE. The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

Sec. 213.002. COMMUNITY DEVELOPMENT PLAN.

- (a) The governing body of a municipality may adopt a Community Development plan for the long-range development of the municipality. A municipality may define the content and design of a Community Development plan.
- (b) A Community Development plan may:
  - (1) include but is not limited to provisions on land use, transportation, and public facilities.
  - (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- (3) be used to coordinate and guide the establishment of development regulations.
- (c) A municipality may define, in its charter or by ordinance, the relationship between a Community Development plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

Sec. 213.003. ADOPTION OR AMENDMENT OF COMMUNITY DEVELOPMENT PLAN.

- (a) A Community Development plan may be adopted or amended by ordinance following:
  - (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
  - (2) review by the municipality's planning commission or department, if one

exists.

- (b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a Community Development plan.

## **PLANNING PROCESS**

The City of Riesel hired the firm of Bureau Veritas under the direction of the City Council to develop a Community Development Plan and manage a planning process that would set goals, objectives, and action items in planning for the future of the city. The Community Development Plan would serve as a guide for decision making over the next 20 years and would need community support transcending any one administration or City Council.

## **SCOPE**

The scope of The Community Development Plan was established within the context of its Guiding Principles, basic rules or truths that were paramount in guiding the planning process:

- Collaborative: The Community Development Plan should adopt an open and collaborative approach to decision making, respecting cultural diversity and encouraging widespread and informed public participation, and partnerships involving all sectors of the community.
- Strategic: The Community Development Plan should be strategic in nature and establish priorities to maximize available resources to address community assets and needs.
- Context: The Community Development Plan should recognize and address the city's context and role within the region. It must acknowledge the Comprehensive Plans of neighboring communities.
- Sustainability: The Community Development Plan should ensure the health and

longevity of the residents of the city by including policies and strategies that are environmentally sensitive and innovative.

- **Evaluation:** The Community Development Plan should have a built-in process to update the plan while providing a means of measuring the implementation of its strategies.
- **Flexibility:** The Community Development Plan should provide a methodology to recognize change and incorporate the means for modifying and updating its content.
- **Identity:** The Community Development Plan should demonstrate a commitment to preserving the city's unique history to enhance its identity.
- **Economic Base:** The Community Development Plan should foster the preservation and expansion of the City's tax base.

## **HOW TO USE THE COMMUNITY DEVELOPMENT PLAN**

The Community Development Plan will be of interest to developers, business owners, home buyers, investors, educators, neighborhood organizations, grant writers, students, planners, city residents, etc. Anyone interested in where Riesel hopes to be twenty years from now will find something of value in The Community Development Plan. Basic information about Riesel and its history is located in chapter 2. Population projections are also included in this chapter. The core elements of the document can be found in chapters 3 through 8. These chapters will be useful to any person or organization working with government at any level.

## **FUTURE GOALS**

During the development of the Plan, goals were identified for Riesel. The Community Development Plan goals are:

1. Land Use and Growth: Encourage sustainable growth that preserves and enhances the character of Riesel and ensures compatibility of land uses in the community.
2. Housing: Achieve a thriving Riesel housing market that offers appealing neighborhoods with diverse housing choices.
3. Transportation: Provide a balanced transportation system that is integrated locally and regionally, supports alternative modes of transportation, and is pedestrian friendly.
4. Education: Enhance Riesel as “y(our) home town” with opportunities that support people of all ages to compete successfully in a global economy.

# Local Context

## **HISTORY OF RIESEL**

Riesel, Texas was settled between 1880 to 1890 and was named after W.H. Riesel, one of the original settlers. The City of Riesel is within McLennan County and located 17.5 miles southeast of Waco at the intersection of Farm Road 1860 and State Highway 6. The Missouri Pacific Railroad is adjacent to State Highway 6 and runs north and south along the west side. Having fertile soil, good water, and rail transportation, the area attracted cotton farmers after the Civil War. In 1890, as several German families settled in the area, W. H. Riesel built a cotton gin and the Riesel post office.

The Riesel Independent School District was established in 1895, and soon after a hotel, two general stores, grocery stores, and 2 lumberyards were built. In 1896 the Riesel Breeze, the town paper, was founded. It was later renamed to Riesel Rustler.

In 1900, the population in Riesel was 268. Between 1906 and 1910 two banks were opened. By 1914 the Lutheran, Methodist, Christian, and Baptist churches had been established. Riesel had 420 residents and twenty businesses in 1930. The population has continued to grow over the decades. The total population in 2020 was estimated to be 1349. (Source: U.S. Census Bureau 2020)

Today, Riesel finds itself as a small, stable community offering a small-town quality of life at a time when social problems plague major centers of commerce. If Riesel wishes to continue influencing its economic future (rather than accepting economic role assignments shaped by other regional interests) the city must confirm and maintain its desired economic niches, and plan for its own desired role in the evolving regional economy.

## DEMOGRAPHIC INFORMATION

Demographic trends are important to any community concerned with growth: how to anticipate it, how to encourage it, and how to accommodate it. Various techniques are used to model how populations change over time. An analysis of existing census data showing population trends over the recent past can help project forward the future size and composition of the population and help a community plan for future change.

### Population Change

Riesel has a long history as a city with an agricultural background offering employment to unskilled labor. In 2020, the population had reached 1349 people with 409 households and 336 families residing in the city. (Source: 2020 U.S. Census)

The population projection for 2046 is 2350 people. Source: Bureau Veritas 2026.

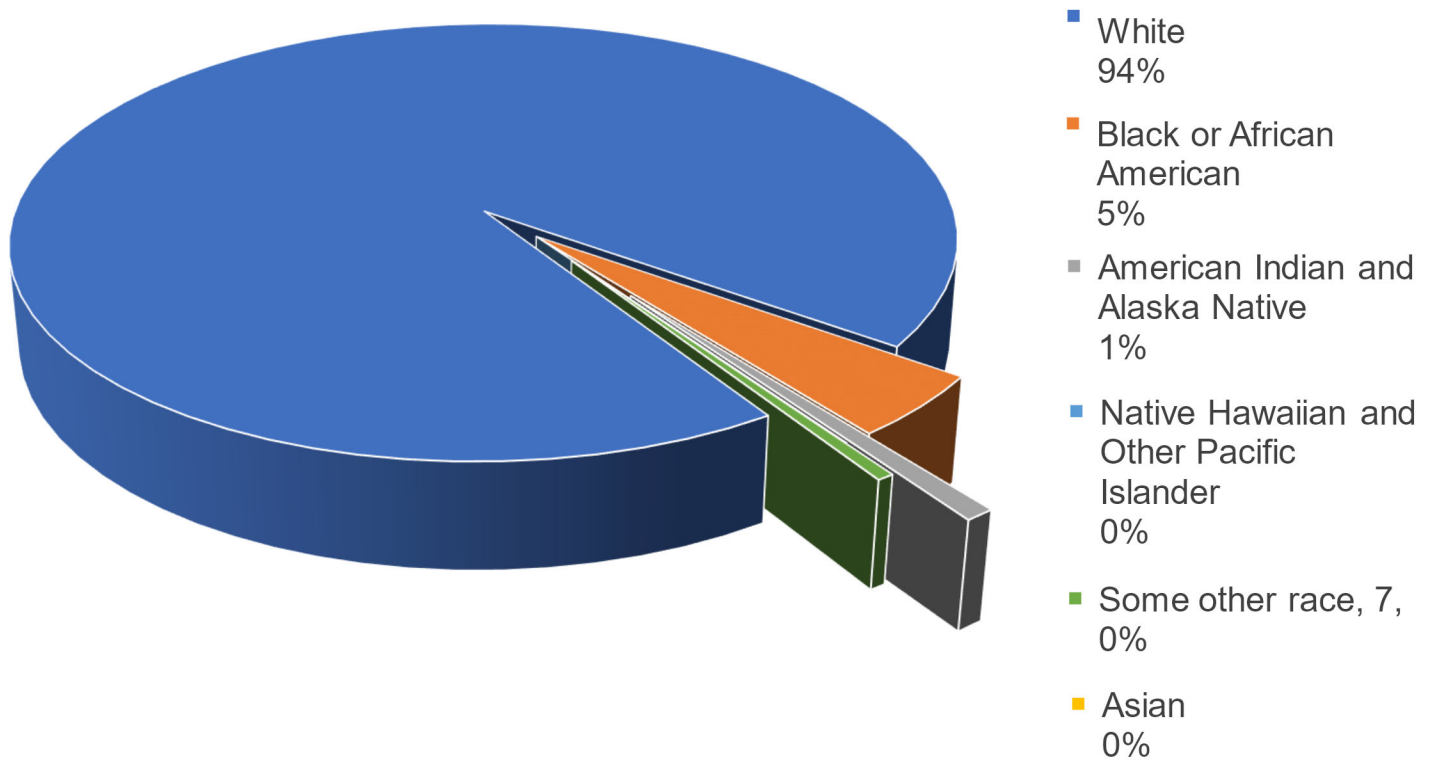
### Race/Ethnicity 2020

The 2020 population composition shown below in Table 1.

**TABLE 1  
RIESEL  
POPULATION COMPOSITION**

<b>Total Population</b>	<b>1349</b>	<b>Percent</b>
White	1273	94
Black or African American	62	4.6
American Indian and Alaska Native	12	0.9
Asian	0	0
Native Hawaiian and Other Pacific Islander	0	0
Some other race	7	0.5
Source: U. S. Census Bureau 2020		

**Figure 1**  
**2020 POPULATION COMPOSITION**



Source: U. S. Census Bureau 2020

**Age**

In 2020, the median age for Riesel was 31.7. Population distribution consisted of 29.7% under the age of 18 and 10% at or above the age of 60. The population was split at 53.7% male and 46.3% female.

**Table 2**  
**RIESEL POPULATION AGE DISTRIBUTION**

<b>Total population</b>	<b>1349</b>	<b>Percentage</b>
<b>AGE</b>		
Under 5 years	181	13.4
5 to 9 years	112	8.3
10 to 14 years	67	5
15 to 19 years	43	3.2
20 to 24 years	175	13
25 to 29 years	50	3.7
30 to 34 years	146	10.8
35 to 39 years	100	7.4
40 to 44 years	138	10.2
45 to 49 years	74	5.5
50 to 54 years	48	3.6
55 to 59 years	80	5.9
60 to 64 years	66	4.9
65 to 69 years	23	1.7
70 to 74 years	14	1
75 to 79 years	14	1
80 to 84 years	12	0.9
85 years and over	6	0.4

Source: U.S. Census Bureau 2020

### **Educational Attainment 25+**

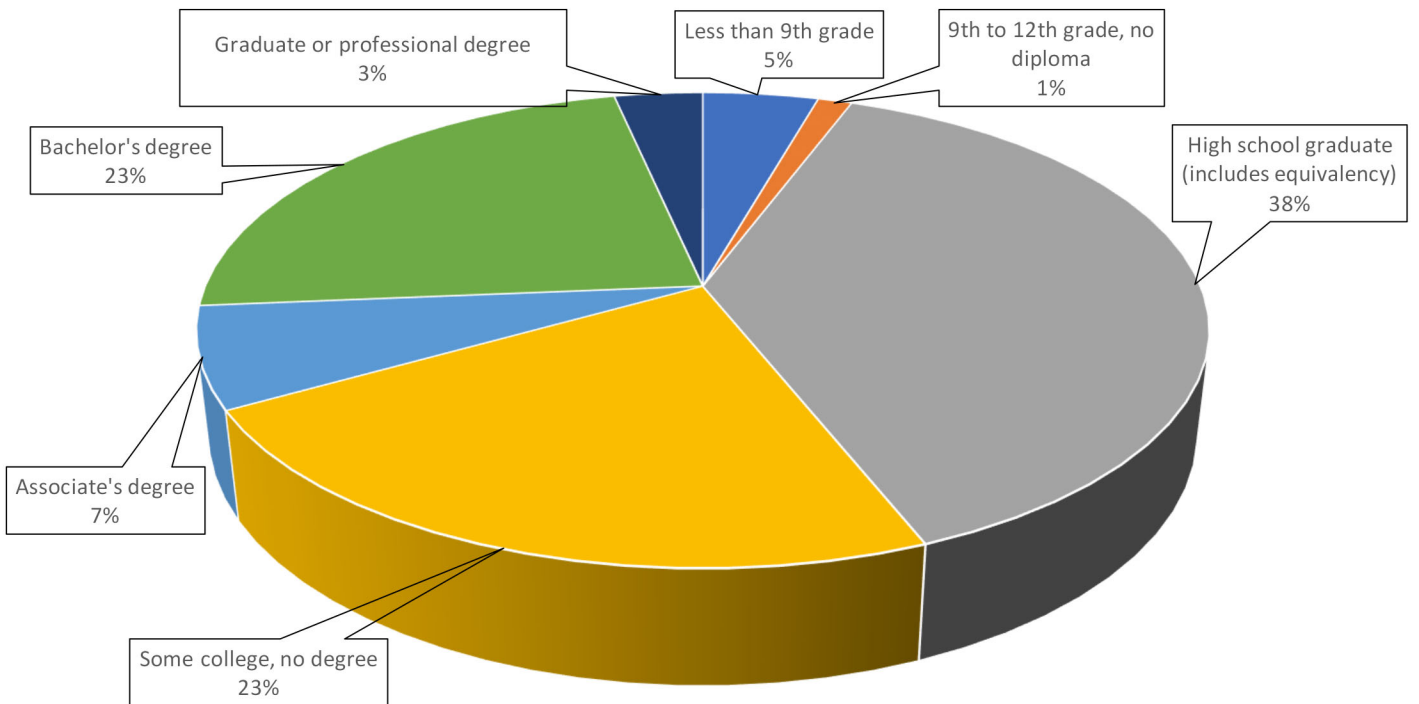
In 2020, the overall educational attainment for Riesel showed that 4.% had less than a 9<sup>th</sup> grade education, 1.1% had a 9<sup>th</sup> to 12<sup>th</sup> grade education with no diploma, 38.3% earned a high school diploma or equivalent, 22.8% had some college but no degree, 6.9% earned an Associate degree, 23% earned a Bachelor’s degree, and 3.4 % earned a Graduate degree. Source: U.S. Census Bureau 2020.

**Table 3**  
**2020 EDUCATIONAL ATTAINMENT 25+ (2020)**

<b>Population 25 years and over</b>	<b>Number</b>	<b>Percent</b>
Less than 9th grade	34	4.4
9th to 12th grade, no diploma	10	1.3
High school graduate (includes equivalency)	295	38.3
Some college, no degree	176	22.8
Associate's degree	53	6.9
Bachelor's degree	177	23
Graduate or professional degree	26	3.4

Source: U.S. Census Bureau 2020

**FIGURE 4**  
**2020 EDUCATIONAL ATTAINMENT 25+**



Source: U.S. Census Bureau 2020

## Households

According to a survey by U.S. Census Bureau in 2020 there were 409 households. The projection for 2046 is 756 households based on a population of 2350 and 3.11 persons per household while the average family size is 3.62. Source: U.S. Census Bureau 2020.

**Table 4**  
**RIESEL HOUSEHOLDS**

<b>Riesel Households</b>	<b>2020</b>	<b>2046</b>
Housing Units	409	794
Vacant Units	36	

## Household Income

In 2020, Riesel's median household income was \$94,018. Married-couple family median income was \$97,386. Source: U.S. Census Bureau 2020

## Home Values

Income will determine to a large extent the value of a home a household can afford to buy. In 2020 the average home value in Riesel was \$121,400.

## POPULATION PROJECTIONS

### Population Projection

Population projections provide the most basic planning assumptions required for strategically meeting future public needs. Any change in population trends is affected by birth rates, death rates, and migration. Because an accurate manner of recording this data has not yet been devised, population projections must be based on potential for growth, local and regional trends, and economic conditions. Four significant

assumptions specific to Riesel help form the basis from which to project the 2043 populations, and are listed below:

- Riesel will continue to exist as a viable community.
- Riesel's commercial/industrial base will increase.
- Riesel will provide an appropriate level of basic services to its existing and future citizenry, such as water, sewer, and community facilities.

The population projections for Riesel are contained in Table 5 and are graphically illustrated in Figure 6. In addition to the assumptions mentioned earlier, these projections were based on the five general assumptions listed below:

- There will be no major depression, war, or plague.
- There will be no great discovery of natural resources in the area or a change in producing presently discovered resources in such a way that will significantly affect the economy and natural growth of the community.
- The fertility rate will remain consistent with the present figures.
- The age at first marriage will not significantly change relative to the present averages.
- The form of government, economy, and social organization in the city, county, state, and nation will not change considerably.

Over the 123-year period between 1900 and 2026, the Riesel population increased by 1,180 people. However, that trend may begin to accelerate with a higher growth rate expected over the planning period because of the need for employees and housing in the City. In developing the population projections for Riesel, past population data and current population trends were utilized (in addition to the

assumptions and analysis above) to project anticipated future population levels. The annual compounded growth rate is expected to be at least 1 percent per year. Based on this analysis, the future population of Riesel is expected to be 2350 residents by 2046, an increase of 902 people.

It should be understood that regardless of population, the principals of good ongoing planning should still be applied. The changing society, migration, and birth control can change immensely in 20 years; however, the projected population, whether reached five years early or 10 years late, will require basically the same number of facilities for the projected number of people. The City should set and strive to achieve goals for both the desired population levels and the facilities necessary to accommodate the resultant population demands.

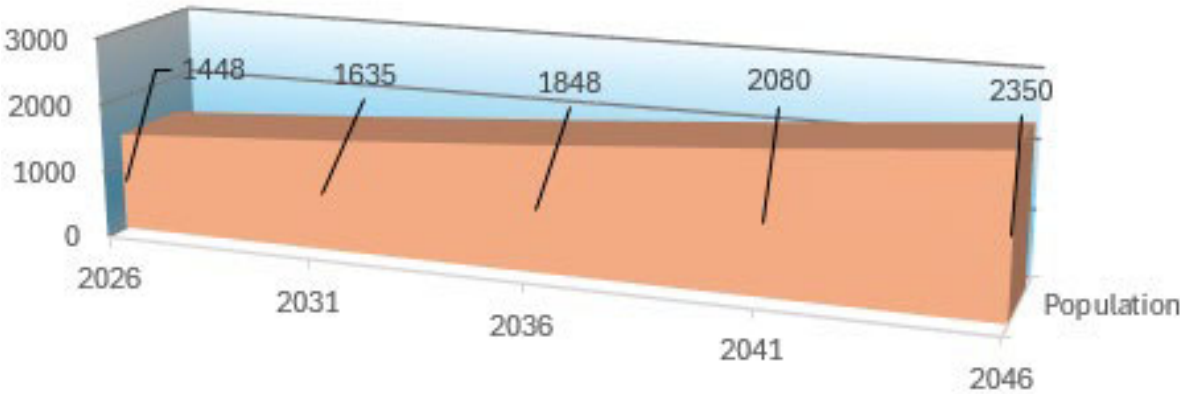
The demographic composition of Riesel’s population will continue to become more diverse with growth projected in all groups. It is anticipated that Riesel’s population will also continue to grow younger.

**TABLE 5**  
**RIESEL**  
**POPULATION PROJECTIONS**

<b>Year</b>	<b>Population</b>
2026	1448
2031	1635
2036	1848
2041	2080
2046	2350

Source: Bureau Veritas 2026

**FIGURE 6**  
**RIESEL**  
**POPULATION PROJECTIONS (2026-2046)**



# Housing

## **INTRODUCTION**

Housing is a basic human need and one of the most physically identifiable and important features of a community. Housing styles and types, and the neighborhoods they create, significantly contribute to a city's identity and self-image. To remain competitive in the region's housing market and prosper, Riesel must offer a balanced mix of housing types and styles to meet the needs and market demands of current and future residents.

Safe, sanitary shelter from exposure to nature's harsh elements is one of our most basic and universal human needs. Addressing this fundamental need is a primary duty of every responsible Texas municipality; it is incumbent upon every community to assure that there is equal opportunity for all its citizens to acquire and maintain adequate housing.

Since housing is certainly one of the most prevalent of all urban land uses, housing conditions are crucial to every city's economic future. The physical characteristics of a community's housing stock have become key indicators of the quality of life enjoyed by its citizens. Further, adequate housing supply is basic to most economic development efforts for any given community or region. Based on the foregoing observations, it is quite apparent that the healthy growth and stability of each Texas community depends on universal availability of safe, attractive housing.

In order for a community to evaluate its efforts in assuring universal availability of good housing, it must first assess its existing housing stock. The primary reasons for assessing the housing stock as part of a Comprehensive Planning process can be summarized as follows:

- to address critical issues affecting the safety, value and attractiveness of housing;
- to determine the availability of units in the housing inventory for purchase and rent by families of lower economic income levels;
- to analyze housing conditions in order to determine whether it is necessary to prepare housing programs and activities for the purpose of upgrading or stabilizing existing housing and neighborhoods within the subject community, and;
- to determine the extent of housing inventory within the community which is available for rent or purchase by families migrating into the City, or by local families with changing housing desires or needs.

## **HOUSING GOALS**

The goals set forth below are presented to ensure decent housing for all citizens.

**GOAL 1.** Assure that all housing within the community is maintained in a decent, safe, and sanitary condition for its useful life.

Although Riesel will add new dwelling units, the existing units must be adequately maintained in order to meet the local housing demand and foster a stable housing environment. Thus, it is important to direct attention to the maintenance of the existing housing stock. Housing should meet appropriate health and safety standards, and comply with the provisions of the local Construction Code for new or existing housing.

### **Policies:**

- Encourage high-quality construction of all new housing.
- Assure that the design quality of all housing does not contribute to future,

long term blight.

- Discourage homeowners from neglecting the proper maintenance of their properties.
- Consider adopting maintenance standards and enforcement methods.
- Promote housing improvements and well-planned rehabilitation programs.

**GOAL 2.** A sufficient choice of adequate housing should be provided to meet the needs of the individuals of all socio-economic backgrounds.

Households earning less than 80 percent of the local median income and paying more than 30 percent of their income for housing are considered to have a housing need.

**Policies:**

- Develop a range of available housing opportunities within the City.
- Zone the land in areas with housing needs in a manner to promote long term neighborhood stability.
- Identify and participate in new programs that provide housing assistance to eligible residents and historic preservation efforts.
- Provide public assistance and/or incentives to foster good quality, low to moderate priced housing.

## **EXISTING HOUSING CONDITIONS**

To form a basis for planning activities that provide for adequate housing in the City of Riesel, it is necessary to determine the condition of the existing housing stock. To compile this information, an exterior survey of the condition of housing structures was conducted in 2024. Housing units were further classified using the following four categories:

1. Standard Condition
2. Minor Deterioration
3. Major Deterioration
4. Dilapidated Condition

Further explanation of the structural condition categories is given below for clarity of definition.

Standard Condition: A standard structure is defined as one that basically has no defects.

Minor Deterioration Condition: A structure requiring minor or no apparent structural repair, but within the planning period, will require such maintenance to retain its value and usefulness. Examples of minor defects are:

- Light damage to steps or porches, or manufactured housing skirting and siding;
- Slight wearing away of mortar between bricks or other masonry;
- Small hairline cracks in the walls, plaster or chimney or mobile home siding separations;
- Torn screens or cracked window panes;
- Slight wear of door sills and frames, window sills or window frames; and,
- Broken gutters or downspouts.

Major Deterioration: Those units exhibiting a need for additional repair that would normally not be provided during a regular course of maintenance. Such units have one or more deficiencies that are of an intermediate nature, and that must be corrected if the unit is to continue providing safe and adequate shelter for the occupants. Examples of intermediate defects are:

- Holes, open cracks, rotted, loose or missing materials over a small area of the foundation, roof, or wall (or siding of manufactured housing);
- Shaky or unsafe steps, rails, and porches;
- Broken or missing window frames;
- Rotted or loose window frames that are no longer rain or wind-proof;
- Loose, broken or rotted stair treads, risers, balusters, or rails;
- Deep wear on door sills, frames, steps, or porches;
- Missing bricks or cracks in the chimney, trim on Manufactured Housing; and,
- Makeshift chimneys, such as stovepipes or other un-insulated pipe leading directly from stoves to the outside through a hole in the window, wall, or roof.

Dilapidated: Units that, in their present condition, do not provide safe or adequate shelter, and endanger the health, safety, and well being of the occupants. Such units have one or more critical defects, or have a combination of intermediate deficiencies in sufficient number or extent to require considerable repair, or are of inadequate construction. The defects are either so critical or widespread that the structure will have to be extensively repaired, reconstructed, or demolished. Examples of critical defects are:

- Holes, open cracks, loose, rotted, or missing materials over a large area of the foundation, walls, or roof, including the framework of Manufactured Housing;
- Sagging roof ridges, eaves, or out of plumb walls, including Manufactured housing walls; and,
- Extensive damage caused by fire, storms, flooding, termites, etc.

During the course of the housing survey, dwelling structures were also identified according to three basic types: single-family, manufactured housing, and multi-family. Single-family units were defined as such if they were originally designed to

provide living quarters for one family unit and were of a permanent nature. Manufactured housing included those housing units which were designed to be transported over public streets and highways with a minimum of effort and congestion, and whose original design had not been altered so as to detract from their ability to be readily moved. Multi-family units include those, which were observed to be originally designed to provide living quarters for two or more families and were of a permanent nature. Another housing type is group quarters. Group quarters are structures that are designed to include bedrooms for a multiple of unrelated individuals that are served by common service facilities, and are normally used as nursing homes, dormitories, or prisons. At this time Riesel does not include any structure that is classified as group quarters.

## **HOUSING ANALYSIS**

Based on the results of the housing survey, it was determined that a total of 484 housing units exist in Riesel. Of this total, 414 units (85.5%) are classified as single-family; 41 (8.4%) as manufactured housing, 29 units (5.9%) as multi-family.

The housing survey provided the following results concerning housing condition: 349 units, or 83.3%, are classified as being in standard condition; 52 units, or 12.4%, are classified as having minor deterioration; 18 units, or 4.3%, are classified as having major deterioration (see Figure 9 Housing Map).

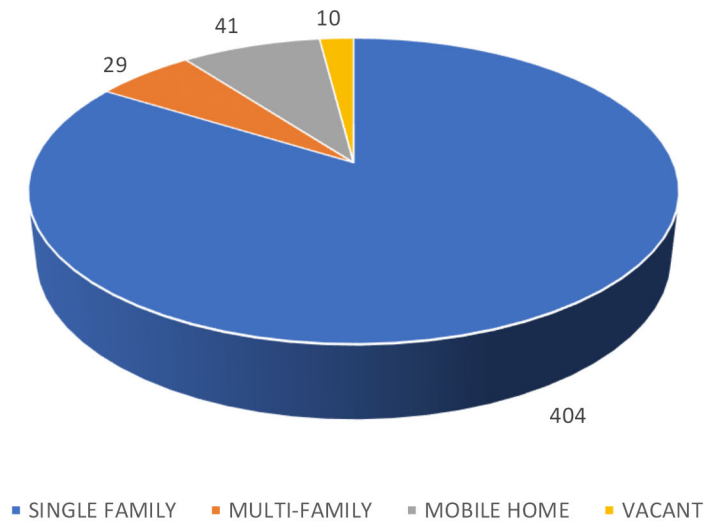
Substandard housing units are found in all areas of the City, most of which are classified as having either minor or major deterioration and could be economically repaired.

**TABLE 6  
CITY OF RIESEL  
EXISTING HOUSING UNITS**

SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME	VACANT
404	29	41	10

Source: Field Survey Conducted by Bureau Veritas in 2024

**FIGURE 7  
CITY OF RIESEL  
EXISTING HOUSING UNITS**



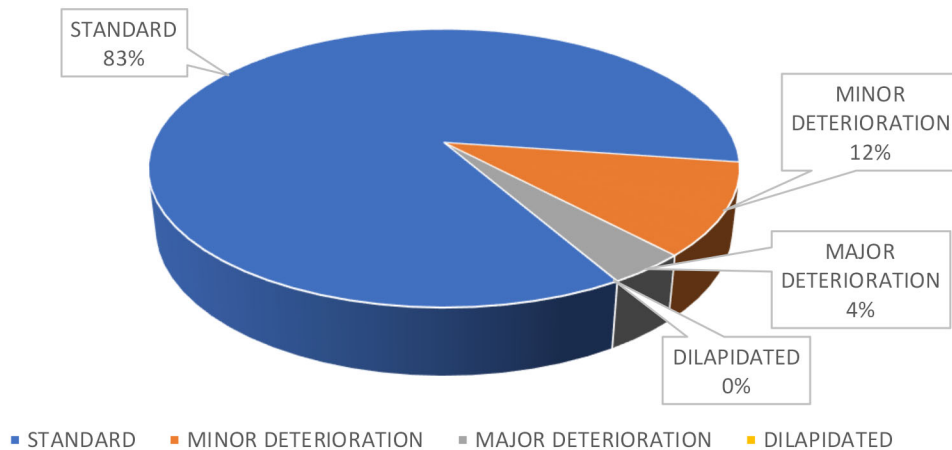
Source: Field Survey Conducted by Bureau Veritas in 2024

**TABLE 7  
CITY OF RIESEL  
EXISTING HOUSING CONDITIONS**

CONDITION	NUMBER	PERCENT
STANDARD	349	83.3%
MINOR DETERIORATION	52	12.4%
MAJOR DETERIORATION	18	4.3%
DILAPIDATED	0	

Source: Field Survey Conducted by Bureau Veritas in 2024

**FIGURE 8  
CITY OF RIESEL  
EXISTING HOUSING CONDITIONS**

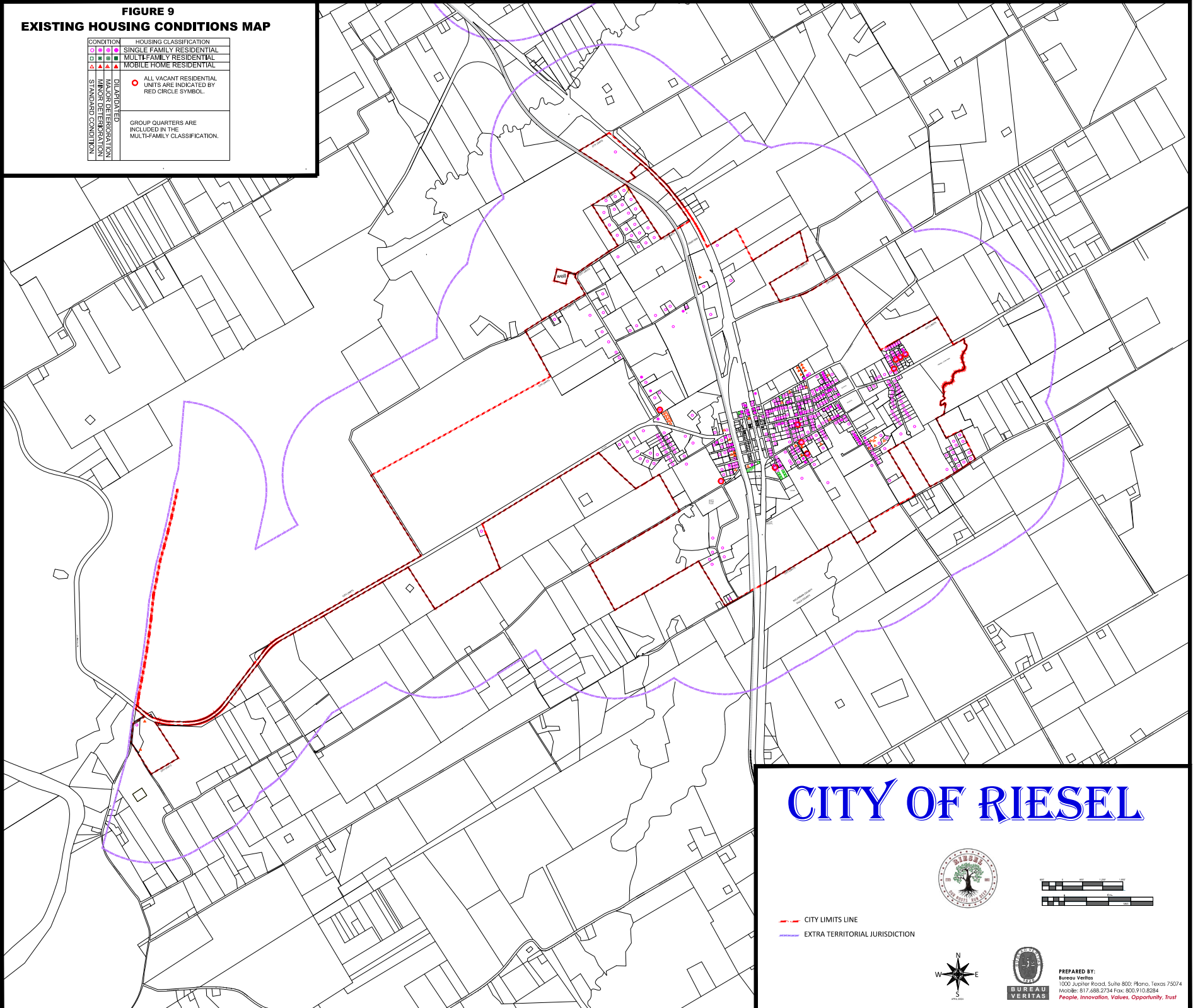


Source: Field Survey Conducted by Bureau Veritas in 2024

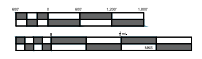
The normally accepted vacancy rate is approximately five percent to ensure an adequate supply of housing is available at all levels of the housing market. Based

**FIGURE 9**  
**EXISTING HOUSING CONDITIONS MAP**

CONDITION	HOUSING CLASSIFICATION
[Pink square]	SINGLE FAMILY RESIDENTIAL
[Green square]	MULTI-FAMILY RESIDENTIAL
[Red triangle]	MOBILE HOME RESIDENTIAL
[Red circle]	ALL VACANT RESIDENTIAL UNITS ARE INDICATED BY RED CIRCLE SYMBOL.
[Red circle]	GROUP QUARTERS ARE INCLUDED IN THE MULTI-FAMILY CLASSIFICATION.



# CITY OF RIESEL



--- CITY LIMITS LINE  
— EXTRA TERRITORIAL JURISDICTION



**PREPARED BY:**  
Bureau Veritas  
1000 Jupiter Road, Suite 800, Plano, Texas 75074  
Mobile: 817.688.2734 Fax: 800.910.8284  
People. Innovation. Values. Opportunity. Trust

on the estimate of an average of 3.3 persons per household, allowing for a five percent vacancy rate, and reflecting anticipated future population levels, the estimated future total housing needs for the City of Riesel has been estimated to be 676 units by 2046. 10.69 percent of the existing housing stock in Riesel is considered to be in a minor deteriorating condition, with about 11.31 percent of the single family units needing repair or demolition. In order to maintain the condition of Riesel's housing stock, the City should educate its citizens about the importance of maintaining the sound condition of housing. Deteriorating housing should be improved to standard condition. Over a period of time, every housing unit in the City should be brought into compliance with minimum safe housing standards.

To facilitate this process a residential "Certificate of Occupancy" program should be adopted by the City Council and implemented. The Implementation strategy is as follows:

Beginning on a specific date to be established by the City Council a Certificate of Occupancy should be required prior to changing the occupant of an existing single-family home (including manufactured and mobile homes) or duplex living unit in the City of Riesel. An approved Certificate of Occupancy Application would be required before a new City utility account will be activated.

Certificate of Occupancy Applications could be obtained from City Hall's (utility) Office or downloaded from the City's website.

The top portion of the application would be filled in and returned to the Customer Service (utility) Office along with the \$100 application fee. The normal \$150 deposit must also be paid

prior to activating a new utility account.

Prior to approving an application, the City will inspect the living unit and property to verify compliance with the City's building and property maintenance codes. A checklist of routine inspection items is listed on the lower portion of the application. Some inspection items, considered imperative to protecting the life and safety of the occupants (see inspection checklist), must be addressed prior to approval of the Certificate of Occupancy. Failure to correct all "failed" inspection items within 30 days of CO approval (or as otherwise required) will result in a Municipal Court citation.

As part of the inspection, the property owner must give the City's inspector access to interior of the living unit. Persons who submit an application before 12:00 noon can normally expect to receive an inspection between 2:00 p.m. and 4:00 p.m. the same day. Persons submitting applications after 12:00 noon can normally expect an inspection between 10:00 a.m. and 12:00 noon the next business day. If the structure will not be available during the anticipated inspection periods, an applicant may call the City's inspector and arrange an alternative time.

The application fee and inspection are not required if a Certificate of Occupancy was approved for the living unit within the previous 12 months.

These routine inspections are one of the tools that could assist

the City in finding and curing issues that can eventually lead to neighborhood decline and blight.

A copy of a sample application and check list is shown at the end of this Housing Section.

## **HOUSING PLAN**

Housing needs and some of the potential housing issues/problems within the City have been identified above. The prevention and elimination of housing problems in Riesel will require the development and implementation of an effective housing program. Although this will be an ongoing process, specific actions for the short-term period covering the next five years have been developed. These are listed below:

### **2026 through 2046**

1. Adoption of this Comprehensive Plan.
2. Beginning a public awareness program on the need to preserve the existing housing stock.
3. Keep a Certificate of Occupancy permit for residential development a viable program
4. Beginning with those units in worst condition, completion of the rehabilitation of at least 19 of the deteriorating housing units in the City by using a combination of the following methods:
  - Strict Code Enforcement.

- Obtaining Federal/State financial assistance for housing improvements.
- Establishing Benevolent Groups to help those unable to help themselves.
- Seeking funding from other housing programs (See State Low Income Housing Plan Programs identified below).

5. Based on the projected population and housing needs, an average of 15 housing units being constructed every 12 months (until a total of 300 new units are provided to meet the anticipated 2046 housing demand). This will provide for future housing demands. The construction of the needed housing units should be provided through private home builders responding to local demand. The City should encourage high quality units with various levels of size and density including multi-family, and townhouses subject to adopted zoning and subdivision regulations and building codes.

## **2020 State of Texas Low Income Housing Plan**

The Texas Department of Housing and Community Affairs (TDHCA's) programs govern the use of available resources to meet the housing needs of low-income Texans. Program descriptions include information on funding sources, recipients, targeted beneficiaries, set-asides and special initiatives. The following is a list of TDHCA programs and activities made available through administrators in State Fiscal Year (SFY) 2020. It is organized by division:

For more detail go to the following site for the 2020 State of Texas Low Income Housing Plan and Annual Report.

<https://tdhca.state.tx.us/housing-center/docs/20-SLIHP.pdf>

### Community Affairs Division

Community Services Block Grant (CSBG) Program  
HOUSING - PAGE 12

Comprehensive Energy Assistance Program (CEAP)

Section 8 Housing Choice Voucher (HCV) Program

Weatherization Assistance Program (WAP)

HOME Investment Partnerships Program (HOME) and Homelessness

Programs Division

HOME Contract for Deed (CFD)

HOME Single Family Development (SFD)

HOME Tenant-Based Rental Assistance (TBRA)

HOME Homebuyer Assistance (HBA)

HOME Homeowner Rehabilitation Assistance (HRA)

HOME Homebuyer Assistance with New Construction or Rehabilitation  
(HANC)

Emergency Solutions Grants (ESG) Program

Homeless Housing and Services Program (HHSP)

Ending Homelessness Fund (EH Fund)

Manufactured Housing Division

Multifamily Finance Division

Housing Tax Credit (HTC) Program

Multifamily Bond (MF Bond) Program

Multifamily Direct Loan (MF Direct Loan) Program

OCI, HTF, & NSP Division

Amy Young Barrier Removal (AYBR) Program

Colonia Self-Help Center (SHC) Program

Texas Bootstrap Loan (Bootstrap) Program

Neighborhood Stabilization Program (NSP)

Section 811 Project Rental Assistance

Texas Homeownership Division

My First Texas Home (MFTH) Program

My Choice Texas Home (MCTH) Program

TEXAS Mortgage Credit Certificate (TX MCC) Program

Texas Statewide Homebuyer Education Program (TSHEP)

Texas Homebuyer U (TXHBU)

## Residential Certificate of Occupancy Application

Inspection Request - Toll Free: (xxx) xxx-xxxx FAX: (xxx) xxx-xxxx

Property Address:	Application Date:
Occupant:	Phone Number:
Property Owner:	Phone Number:
Address:	

The application fee and inspection are not required if a Certificate of Occupancy was approved for the living unit within the previous 12 months. Corrections to address some "failed" inspection items marked with an **\*asterisk** may be required before a Certificate of Occupancy (CO) will be issued. An approved Certificate of Occupancy Application will be required before the City utility account will be activated. Failure to correct all "failed" inspection items within 30 days of CO approval (or as otherwise required) will result in a Municipal Court citation.

### FOR OFFICE USE ONLY

PASS	FAIL	INSPECTION CHECKLIST ITEM
		Exterior property kept in a clean, safe and sanitary condition.
		Premises graded in a manner to prevent soil erosion and to prevent the accumulation of stagnant water
		Exterior areas maintained in a manner that controls the growth of high grass and weeds.
		Exterior structure maintained in good repair, structurally sound and sanitary so as not to pose a danger to the public health, safety or welfare. Exterior wall coverings in good condition (i.e. wood rot is to be replaced and the exterior wall covering is to be kept painted).
		Windows, skylights, and door frames kept in sound condition, good repair, and weather tight.
		Fences & gates more than 5% damaged or leaning 10 degrees shall be repaired.
		The home shall have the address attached to the structure so it can be visible from the road frontage. The numerals shall be a minimum of 4 inches in height.
		Structural supports shall be in good repair and capable of supporting the imposed loads.
		Foundation walls shall be maintained plumb and free of open cracks that could allow entry of rodents or other pests.
		Roofs and flashing shall be maintained in a defect free manner.
		Plumbing system shall be maintained in a working and sanitary manner. All plumbing fixtures shall be in working order free from leaks, defects and stoppages.
		Provide heating facilities capable of maintaining a room temperature of 68 degrees in all habitable spaces.
		*Exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair.
		*Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage system.
		*Mechanical appliances, solid fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition.
		*A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
		*Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
		*Dwelling units are to have a minimum of battery operated smoke detectors in each sleeping room, in the hallway leading to each sleeping room and on any second inhabitable level.
		*Other fire, life safety, & health requirements in the Building Regulations.
COMMENTS:		

#### CERTIFICATE OF OCCUPANCY

- Approved   
  Additional Corrections Required within 30 Days (*occupant must call for re-inspection*)  
 Denied

Inspector	Inspector's Phone Number	Date
-----------	--------------------------	------

# Land Use

## **INTRODUCTION**

The way land is used shapes the community in fundamental ways, affecting all aspects of community life: opportunities for jobs, housing, recreation, and businesses; community character and design; and the need for public facilities and services of all types as well as the impact of traffic, noise, and air quality. As Riesel continues to grow and change, it is important to take a Community Development look at the distribution of land uses in the community. Since its founding in 1880, Riesel's boundaries have continued to expand. It is anticipated that market forces and economic trends will continue to make it beneficial for Riesel to follow a policy of orderly and balanced growth. Zoning is the community's primary tool for regulating land uses and is legislated by the City Council. Zoning divides a community into districts or zones which specify the permitted and prohibited uses. The most common zoning categories are residential, commercial, and industrial.

## **KEY PLANNING PRINCIPLES**

During development of the Riesel plan policies and growth management strategy, four planning principles were identified and defined. Understanding each principle and their interrelationships are important to understanding the vision of Riesel citizens and the way we can achieve that vision.

### **Principle 1: Inclusion -**

The plan vision states that Riesel is a city for all types of people and all types of uses. Riesel is a city, and a city creates opportunities for all types of people and businesses. To accommodate all types of people, a city must allow all types of housing. And to accommodate a complete range of business

opportunities, the city must organize those uses to minimize land use conflicts and must define performance requirements that require property owners to perform to community standards.

**Principle 2: Sustainability –**

Community sustainability can be defined as the ability of a community to use its resources to ensure that its members can attain a high degree of health and well-being, economic security, and a say in shaping their future. This is done while maintaining the integrity of the ecological systems upon which all life and production depends. This implies a sense of fairness and justice within the community, across generations, and across communities.

**Principle 3: Balance –**

Balance is the condition of stability and cohesion within the systems of governments, residents, organizations, and the environment. A community in balance is resilient and sustainable. The practical aspect of land use balance is reflected in the ratio between residential and nonresidential uses and the relationships among residential and nonresidential land uses. The city must also be aware of the financial implications of its land use plan.

**Principle 4: Maintenance –**

A city must allow development to occur that provides the resources to maintain its infrastructure and public facilities. In a community that has a high percentage of public lands, it may be advantageous to create a tax base with multiple revenue sources. Riesel needs to maintain and enhance the opportunities to expand the tax base of the community and that adequate resources are made available to maintain and enhance public lands and facilities.

## **CURRENT LAND USE**

A study of existing land use patterns in the area reveals the following:

- The Central Business District, which is normally the community's urban core with government, finance, cultural, institutional, specialty retail, and office as the primary land uses are significant at this time.
- Currently, the City has two Major thoroughfares traversing the city boundaries which connect to the other points in the region.
- Commercial activity is primarily concentrated along the major arterial streets.

It is apparent to community leaders that the very quality of life and economic viability of modern communities are greatly affected by the arrangement of its land uses. In fact, today it is obvious to most municipal officials that the degree of harmony, desirability, efficiency, and convenience that a city has to offer to its citizens is largely determined by the quality of public and private land use decision making within its jurisdiction. Therefore, proper planning for healthy growth and change in a given town or city must begin with a sound local land use planning effort. Consequently, the laws of the State of Texas acknowledge and encourage land use planning as a fundamental activity of responsible local governing bodies. In order to begin a land use planning effort, it is important to establish a common understanding among participants regarding the basic nature of planning. Fundamentally, a plan is a way of communicating a desired future; a means for transforming thoughts into a reality. In order to produce a plan, it is necessary to compare "what is" with "what is desired". Strategies must then be developed to maintain the existing

elements deemed desirable, and encourage equitable, healthy change, which addresses those desires that are currently unrealized.

The method a public entity uses for formulating such a plan should reflect the political and socio-economic context of its jurisdiction. Within our system of governing (a democratic republic with a capitalistic economy), it is important for a land use plan to (a) express a vision that is shared by local leadership, and (b) acknowledge and respect private property rights. Further, the plan should be formulated in a manner that enables it to function as a guide for capitalizing on local opportunity.

When considering the dynamics affecting land use planning for the City of Riesel, several factors affecting market processes and responses should be kept in mind. The pattern of land-uses existing in Riesel today are developing in response to the on-going and changing needs of the community. The day-to-day activities and desires of persons living and/or working in Riesel create demand for residential, retail, service, commercial, office, and industrial areas, as well as need for an efficient system of streets and public services. The market and human response to these demands on the existing land use patterns will impact Riesel's economic development and affect the relationships of existing and future land uses. The evolving relationships between existing and future land uses will shape the character of the community and create both short term and long-term impacts on the physical, socio-economic, and political future of Riesel.

Additionally, the development of these land use relationships will be important in the provision and management of public services and facilities throughout the community. An orderly and compact land use arrangement can be

served more easily and efficiently than a random and scattered association of unrelated uses. Providing for this orderly and efficient use of land should be a major planning consideration in the City of Riesel.

More specifically, in considering future land use, the present use of land must be analyzed. Future decision-making must consider the conditions existing today. For example, in a given city, the land use patterns have generally been established, and an overall market consensus on the reasonable range of property values has been reached. A future land use plan must respect these existing patterns, protect established value ranges, and not jeopardize the socio-economic stability by suggesting adverse changes to land use. A future land use plan also must recognize existing conditions, which may require expansion of certain land uses, as well as trends influencing development that may require allocation of additional land for new uses in presently undeveloped areas.

In order to analyze the present use of land in Riesel and enable community leaders to envision future land use arrangements, the specific nature, location, and intensity of all existing land uses must be considered. Therefore, a thorough and Community Development examination of land uses were undertaken in 2023. All tracts of land within Riesel's city limits and extraterritorial jurisdiction were examined on a parcel- by-parcel basis to determine the nature, extent, and quality of use. This information was recorded on prepared base maps. The use of each parcel was also classified

within a series of land use categories to reflect the City's current patterns of use. These various land use categories are summarized as follows:

1. Residential:
  - Single-family dwellings
  - Multi-family dwellings
  - Mobile homes/Manufactured Housing
2. Commercial
3. Industrial
4. Parks
5. Public and semi-public areas
6. Streets, Alleys and Railroads
7. Vacant Developed / Agriculture/Vacant Undeveloped

Each of these categories can be generally defined in the manner described below:

1. Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. The residential land use classification examined three specific types - single-family, multi-family (including group home), and mobile home. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit. Multi-family housing structures include those which were originally designed to house two or more family units, such as duplexes, apartment houses, and group quarters. Mobile homes include those housing structures, which were designed to permit mobility over public streets and highways with a minimum of effort and congestion and have not had significant

design alteration (e.g.. setting a unit on a permanent foundation, thereby limiting the ability for easy movement).

2. **Commercial:** Land or buildings where merchandise or services are offered for sale. The primary purpose of the land is to provide a location for displaying merchandise or communicating services in a manner that enhances the convenient retail sale of goods and services. Example: grocery stores, clothing sales, car sales, farm equipment sales.
3. **Industrial:** Land occupied by buildings or open areas primarily being used for storage, transportation, or manufacturing of a product. Example: manufacturing, construction yards, heavy equipment or material storage, warehousing, wholesale operations, utility stations.
4. **Parks:** Land devoted to active or passive recreation, or preservation of open space, natural beauty, or environmentally sensitive lands.
5. **School Lands:** Normally, when reviewing land use schools are included in the public and semi-public category, however, since school lands in Riesel take a large percentage of that category we have decided to group them separately. This category also includes lands that are not currently developed but are owned by the school system.

6. Public and Semi-Public: Land or buildings occupied by agencies of the government or religious or educational groups. Example: schools, churches, cemeteries, city buildings, post offices, and fire stations.
7. Streets and Alleys: This category includes rights-of-way for highways, streets, and alleys opened for use as thoroughfares, and freight and passenger depots.
8. Vacant developed: Land on which none of the uses in 1 through 6 above are performed and where access to streets, sewer service, and water service is readily available.

Agricultural: Cultivated and range land (five or more acres).

Vacant undeveloped: Land on which none of the uses in 1 through 6 above are performed and where access to streets, sewer service, and water service is not available.

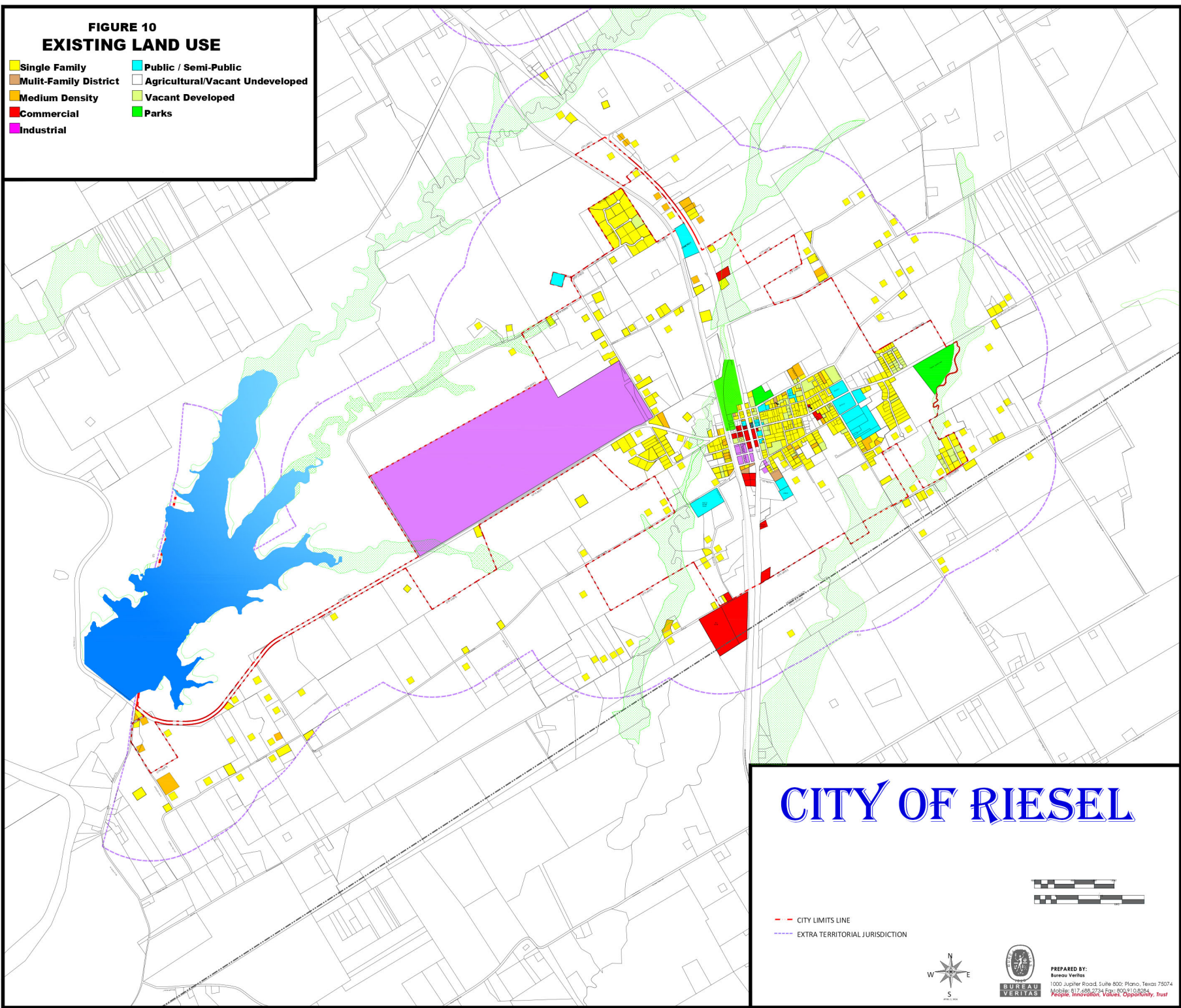
## **EXISTING LAND USE COMPOSITION AND ANALYSIS**

### **LAND USE INVENTORY**

The land use inventory is a physical survey of existing land uses in the community including the extra-territorial jurisdiction. The planning area includes both the area within the City Limits and that area within 1 mile of the City Limits. The inventory was graphically recorded on Figure 10, and the corresponding acreage calculations were tabulated. The land use inventory is not a plan, but rather an important set of data for formulating a plan. To

**FIGURE 10  
EXISTING LAND USE**

- Single Family
- Public / Semi-Public
- Multi-Family District
- Agricultural/Vacant Undeveloped
- Medium Density
- Vacant Developed
- Commercial
- Parks
- Industrial



# CITY OF RIESEL



- CITY LIMITS LINE
- EXTRA TERRITORIAL JURISDICTION



**PREPARED BY:**  
Bureau Veritas  
1000 Jupiter Road, Suite 800, Plano, Texas 75074  
Mobile: 917.888.2734 Fax: 800.310.0444  
*People. Innovation. Values. Opportunity. Trust*

keep the plan current, this inventory should also be kept current. As a new building permit is issued or a tax record is changed, the Existing Land Use Map should be updated and the land use inventory calculations appropriately adjusted. By keeping the land use data current, the City can always assess where it is in relation to its ultimate land use as outlined in the Future Land Use Plan.

Riesel is relatively small with a population of 1448 as of 2026 containing a total land area of approximately 8,337.76 acres (13.02 square miles). Riesel has developed on flat to gently rolling terrain with scattered trees. Situated in southeast McLennan the City is at an elevation ranging from approximate 505 feet above sea level. Riesel has U.S. Highway 6 traversing the city northwest to southeast, and Highway 1860 from west to east. The City of Waco is the closest major economic center.

The City of Riesel has about 36.3 percent, or 981.14 acres of the City developed, while the remaining acreage is vacant (without access to streets or utilities). Of the developed land, the most prevalent land use is Industrial, which occupies about 16.7 percent of the City's total developed land area. The majority of the Industrial land use is from the powerplant acreage.

Commercial land use covers a total of 15.88 acres in the City. Due to customer convenience and good access, most of the future commercial land use in the City is expected to develop along highway frontages. However, the City will be encouraging commercial development occurring in the downtown (CBD) area through a significant revitalization of the area.

Industrial land which includes the power plant site include of some 451.59 acres, 16.71 percent of the developed land in Riesel.

The public/semi-public land use is generally comprised of land supporting the city hall, police station, fire stations, churches, utility sites, hospitals and post office. Public/semi-public land uses in Riesel account for a total of 83.32 acres, or 3 percent of all land within the City.

### **ANALYSIS OF EXISTING LAND USE**

Examination of both the existing and future development activity in Riesel should report on the following basic influences: population growth, housing availability, public utilities and facilities, transportation, and development constraints posed by both the natural and man-made environment.

### **INFLUENCE OF POPULATION**

Riesel's population growth is expected to grow significantly during the 20-year planning period. The 2010 population was 1013 according to the census data. The 2026 population rose to 1448 and the 2046 projected population is estimated to be 2350. The demographic characteristics of the population are not anticipated to change significantly.

The additional residential population will place more demand on city services and utilities. As residential properties develop there will also be a proportional increase in the locally generated demand for retail/services. The City has 0.2 acres of commercial land use per 100 population (2.0 is the normal based on staff observations over years of experience). The 0.2 acres includes existing vacant commercial structures which is significant.

Eventually, future population growth will present good opportunities for growth in retail/service uses primarily serving the local population, and highway passer-by consumers.

### HOUSING INFLUENCE

Riesel provides three types of housing opportunities - single family units on permanent foundations, mobile homes and multi-family. According to the 2024 survey by Bureau Veritas, 476 housing units in Riesel were occupied out of the 486 total units. About 416 out of Riesel's 486 housing units (86.0 percent) are single-family, and approximately 14.4 percent of the total dwelling units need repair, with 11.32 percent of the single-family units needing major repair. (10 need demolition).

TABLE 8  
**CITY OF RIESEL**  
**LAND USE CALCULATIONS**

LAND USE	ACRES	% OF GROSS	% OF TOTAL DEVELOPED	ACRES/100 PERSONS
RESIDENTIAL	216.00	7.99%	22.02%	14.52
SINGLE FAMILY	195.47	7.23%	19.92%	13.14
MULTI-FAMILY	3.58	0.13%	0.36%	0.24
MOBILE HOME	16.45	0.61%	1.68%	1.11
COMMERCIAL	15.88	0.59%	1.62%	1.07
INDUSTRIAL	451.59	16.71%	46.03%	30.35
PARKS	25.71	0.95%	2.62%	1.73
PUBLIC/SEMI PUBLIC	83.32	3.08%	8.49%	5.60
STREETS & ALLEYS	157.29	5.82%	16.03%	10.57
VACANT DEVELOPED	31.85	1.18%	3.25%	2.14
VACANT UNDEVELOPED	1721.39	63.70%		115.68
TOTAL DEVELOPED	981.14	36.30%	100.00%	65.94
<b>TOTAL</b>	<b>2702.53</b>	<b>100.00%</b>		<b>181.62</b>

\* Includes railroad rights-of-ways.

Based on 2020 land use survey conducted Bureau Veritas. All areas are approximate.

With the growth in population, the demand for well-maintained housing of various types will increase. Riesel housing supply is in very short supply as evidenced by the population projections, high occupancy rates, and the required housing units needed during the planning period. As the City grows, new housing must be planned and constructed, and the existing housing stock must continue to be well maintained. For this reason, a residential “Certificate of Occupancy” program has been recommended. For a more in-depth analysis of housing, see the Housing Section of this Community Development Plan.

## **UTILITIES**

Water and wastewater systems were not part of this plan; however, the Riesel's water and sewer system should be adequate during the planning period. When setting priorities for future expenditures, it must be kept in mind that attraction of future growth and provision of appropriate levels of service depend on appropriate expansion of the City's wastewater collection and water supply and treatment system.

## **PUBLIC FACILITIES**

Public facilities in Riesel include: a city hall/police station, a fire station, churches, schools, utility sites, museum, new community center, college, hospital, and a post office. Demands of future populations will require future public facility maintenance and significant expansion.

## **NATURAL AND MAN-MADE CONSTRAINTS**

Other than the barrier effect of Highway 6, FM 1860, and the railroad traversing the City, there are no significant man-made constraints affecting development in Riesel; however, Manos Creek and Sandy Creek and their



tributaries impacts development of the City. These waters traverse the City from west to northeast.

The creek areas (with associated flood hazard area) provide obvious challenges to development - crossings are difficult, and flood hazard areas are either unbuildable or require limited filling. The flood hazard areas associated with that portion of the above-described creek areas impacting Riesel and its future growth areas are mapped on Flood Insurance Maps for McLennan County and are generally indicated on the Future Land Use Plan.

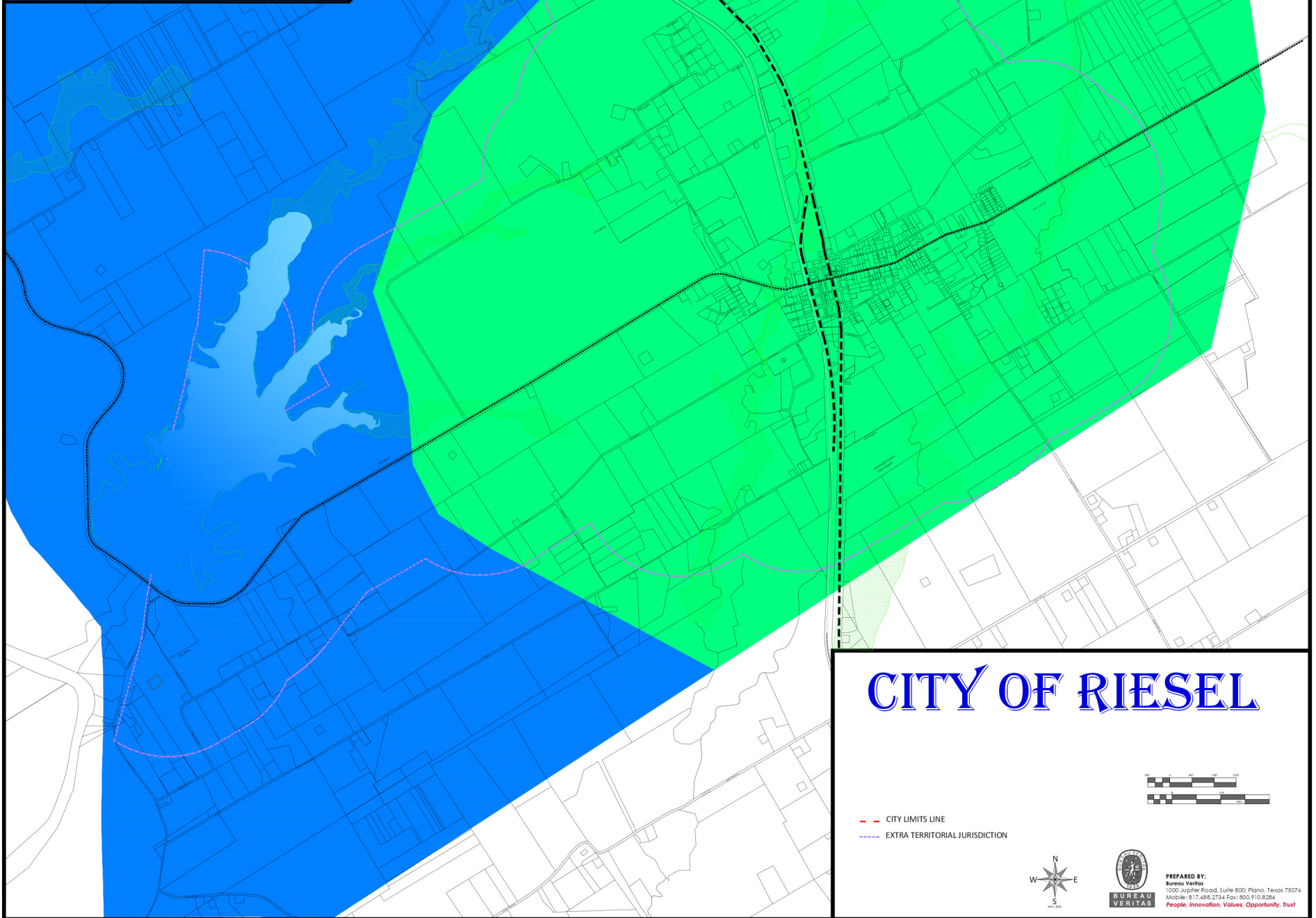
A flood hazard area consists of two sections. The center of the flood hazard area is known as the floodway. This area, which includes the actual water channel, is the area which cannot be filled without causing increased flooding elsewhere during a 100-year storm. The area extending from the floodway to the outer edge of the flood hazard area is known as the flooding fringe. This higher area can be developed after appropriate study, but habitable structures must be built one-foot above the 100-year flood elevation. At this time, the delineation between the floodway and the flood fringe has not been determined for Riesel. However, the total flood hazard area has been determined and is shown on the existing and future land use plan.

With regard to soil, there are two general soil types, Wilson-Bremond-Mabank, and Axtell-Riesel-Minwells. Table 9 outlines the soils that exist in Riesel while Figure 11 maps the soils in Riesel and surrounding area. As shown, the soils have limitations for foundation design (severe shrink swell potential) and septic systems (percs slowly).

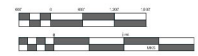
FIGURE 11  
SOIL MAP



-  Wilson-Bremont-Mabank
-  Axtell-Riesel-Minwells

Source: General Soil Map-McLennan County, Texas



# CITY OF RIESEL



-  CITY LIMITS LINE
-  EXTRA TERRITORIAL JURISDICTION



PREPARED BY:  
Bureau Veritas  
1000 Jupiter Road, Suite 800, Plano, Texas 75074  
Mobile: 817.688.2734 Fax: 800.910.8284  
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**TABLE 9**  
**CITY OF RIESEL**  
**SOILS**

<b>Soil Type</b>	<b>Shrink-Swell Potential</b>	<b>Permeability</b>	<b>Sewage Disposal Fields</b>	<b>USDA Texture</b>
<b>Wilson-Bremond-Mabank</b>	High	Restricted	Limited	Clay, Sandy y
<b>Axtell-Riesel-Minwells</b>	Moderate-High	Restricted	Limited	Clay, Sandy y

Source: Soil Survey McLennan County, Texas

**Wilson-Bremond-Mabank**

Wilson soils typically have a surface layer of dark grayish brown clay . The soil is dark gray and very dark gray clay. The underlying material is reddish yellow clay. The soils are moderately acid to neutral in the surface layer and in the upper part of subsoil and moderately alkaline in the lower part of the subsoil.

Bremond soils typically have a surface layer of light yellowish brown . The subsoil is brown, dark yellowish brown, and yellowish brown clay. The soils are moderately acid to neutral in the surface layer and moderately acid to moderately alkaline in the subsoil.

Mabank soils typically have a surface layer of grayish brown fine sandy . The subsoil is very dark gray, gray, and grayish brown clay. The soils are slightly acid or neutral in surface layer and moderately acid to moderately alkaline in the subsoil.

The major crops are small grain, forage sorghum, and grain sorghum. Some areas are used for cotton or corn, but a moderate available water capacity may limit yields. The climax vegetation in areas of rangeland is a tall grass prairie with mainly little indiagrass, and other grasses and forbs. Most of the pasture in Halen supports improved Bermuda grass or common Bermuda grass.

A high shrink swell potential in the subsoil and seasonal wetness in the flat areas limit urban development. Restricted permeability in the subsoil affects septic systems.

### **Axtell-Riesel-Minwells**

Gently sloping to strongly sloping, very deep, y well drained soils. Typically, Axtell soils are on side slopes, Riesel soils are on side slopes and ridges, and Minwell's soils are on hillsides and hilltops. The soils formed in Pleistocene-age terrace deposits along the ancient Brazos River.

Axtell soils typically have a surface layer of grayish brown fine sandy loam. The subsurface layer is very pale brown fine sandy loam. The subsoil is reddish yellow, yellowish red, and gray clay. Soils are strongly acid to slightly acid in the surface layer, the subsurface layer, and the upper part of the subsoil and strongly acid to neutral in the lower part of the subsoil.

Riesel soils typically have a surface layer of dark brown gravelly fine sand. The subsurface layer is brown very gravelly fine sandy loam. Soil is red, light yellowish brown, and pale yellow very gravelly clay. The underlying material is pale yellow very gravelly fine sand. Soils are slightly acid or neutral in the surface layer and subsurface layer, moderately acid to slightly alkaline in the subsoil, and slightly alkaline in the underlying material.

Minwells soils typically have a surface layer of brown fine sandy loam. Soil is reddish brown and red clay. The underlying material is reddish yellow gravelly sandy clay. The soils are slightly acid to slightly alkaline in the surface layer and slightly acid to moderately alkaline in the sub soil.

The major crops are small grain and forage sorghum. A few areas are used for peanuts, vegetables, or truck crops. The available water capacity is

moderate. Soils are highly erodible in the more sloping areas. Climax vegetation in areas of range land consist of tall native grasses with scattered oak savannah. Grasses or little bluestem, switch grass, and indiagrass. Trees are post oak and blackjack oak. Most of the pasture and hay land supports improved Bermuda grass. Some areas support King Ranch. The hay is used as supplemental livestock feed.

Restricted permeability and the shrink-swell potential in the subsoil may limit urban development. Properly designing septic tank absorption field helps to overcome the restricted permeability.

## **LAND USE GOALS AND OBJECTIVES**

Riesel's future land use patterns will significantly influence the quality and cost effectiveness of local transportation, provision of public services, energy consumption, property taxes, land use compatibility, and opportunities for future growth and prosperity. Therefore, the overriding land use goal for the City is to:

### **GOAL.**

Provide adequate land areas for future development and encourage the establishment of land use arrangements that provide for a sustainable arrangement that protect the health, safety, and welfare of Riesel residents and landowners.

## **POLICIES:**

- Create and maintain sustainable neighborhoods which provide pleasant places for all citizens to live by meeting local housing needs and future market demands.
- Encourage the location of business, office, and industrial centers that:
  1. most efficiently utilize local resources;
  2. minimize adverse impacts on adjacent uses;
  3. and most effectively provide the community with desired products, services, and employment opportunities.
- Develop zoning and subdivision regulations consistent with the land use plan.

## **FUTURE LAND USE**

### **PRINCIPLES AND PROCESS**

In order to formulate, adopt, and implement a plan that accomplishes the foregoing overall goal and objectives, it is important to incorporate certain basic planning principles and processes into the local future land use planning effort. The Future Land Use Plan expresses projections that are based on sound planning principles, recognizing, and supporting existing land uses, community facilities, and physical features. Existing land uses, existing structures, surrounding market areas, transportation patterns, and natural or physical limitations all combine to affect the planned and actual direction and extent of the City's growth. The needs addressed by the Future Land Use Plan reflect an evaluation of past needs and current trends, as well as the assumption that the City will grow in patterns predicated on those needs and trends. It must be emphasized, that the Future Land Use Plan is

intended as a guide to organize the future growth of the City but does not suggest mandatory compliance.

The plan for Riesel suggests that certain areas be reserved and developed for various land uses. The following general action guidelines were used in developing the land use arrangements expressed by the plan:

- Establish a pattern of land use which creates sound, functional relationships between working, living, and recreational areas.
- Establish a pattern of land use, which minimizes conflict between potentially incompatible land uses.
- Establish a pattern of land use, which provides a balance between demand for different land uses, and the opportunities for supplying a reasonable selection of viable, compatible sites.
- Establish land use assignments that recognize regional opportunities and constraints that affect the local market.
- Establish a land use pattern which creates a balance between the provision of public services, and the provision of a reasonable selection of land use arrangements addressing private development demands.

Additionally, the locational requirements and preferences regarding land use arrangements are factors to consider in formulating the guiding principles and standards for anticipating the future location and distribution of uses throughout the City. In more definite terms locational requirements consider health and safety hazards; relative position of uses in terms of both time and distance; relative compatibility of uses; the social implications for the people of the community; the economic feasibility of developing particular

uses in particular locations; and the effect of use arrangements on the quality of life and general attractiveness of the Community.

Selecting the pattern and distribution of future land use is best accomplished through:

- The analysis of existing land use characteristics.
- The effect of existing infrastructure.
- The location of existing thoroughfares.
- The effect of the past, current, and future economy; and,
- The application of recognized planning principles.

These characteristics and principles, then, establish a "determinant" process by which to judge the optimum use by community standards. The advantage of going through such a process is two-fold. First, it results in a land use plan for the City as represented by the Future Land Use Map. This map is a generalized guide to help keep the long-range plans for the community in perspective. Although the Future Land Use Map cannot be used exclusively to identify the proper use for each lot and parcel, it can be used to assure that individual decisions follow a Community Development pattern. It also helps in the sensitive but necessary evaluation of change with respect to public and private benefits.

The establishment of this process provides the City with a method of logically making subsequent land use decisions. Existing conditions, accepted principles, and current policies should be used in the evaluation of proposed changes. For example, these determinants should be used in considering a

rezoning application, selecting the location for a utility line extension, or drafting new development regulations.

The Future Land Use Plan does not attempt to set specific use for each and every parcel in the planning area. A specific lot-by-lot assignment would both remove the competitive element from the market and suggest overly restrictive limitations to the different uses of a given piece of land. Rather, the Future Land Use Plan should be used to establish the general character and needs of an area. When the Plan is implemented through rezoning, platting, and ultimately development, each parcel should be evaluated by the application of the current policies and recognized planning principles.

### **RECOMMENDED ASSIGNMENT OF LAND USES**

The recommendations below are based on the forgoing general planning principals and existing land use analysis; information from other applicable sections of this plan (as periodically indicated throughout the text above); the above-mentioned goal, objectives, principals, and processes.

#### **RESIDENTIAL LAND USES:**

Residential, commercial, and industrial uses, each have distinct sets of parameters affecting demand and location within the community. Residential land use demand is basically a function of future population level and average household and lot size. Medium and high-density development should be used to serve the needs of certain population groups as well as to provide transition between widely varying intensities of use.

With respect to the location of future residential development, convenient access to major streets, commercial areas, and community facilities must be

considered. For Riesel, it is anticipated that new residential will be built as: in-fill development/redevelopment, as new subdivisions mostly north and west of town, and as large lot development in sparsely populated areas on the outlying areas surrounding the City. In order to defray the impacts of density, consideration should also be given to developing new medium and higher densities in transitional areas between single family and commercial or industrial uses.

To meet housing projected demand over the period from 2023 to 2043, if growth projections are accurate, 676 additional housing units are needed. Based on the future size demand and land supply for residential lots in the City and the anticipated future population and household size, the amount of future demand for single family residential land can be computed. The present average single family lot size in Riesel is approximately 92,704.56 square feet. As future developments occur, and the fringe areas of Riesel develop, the average lot size for single family may decrease. The present average household size for single family and mobile homes is estimated to be approximately 3.11 persons. As such, when considering projected population growth and adjusting for a 5% vacancy rate, the future minimum additional single family residential land use requirement for the City and planning area will be about 150 acres by 2046 will need to be developed and served over the next 20 years.

Finally, about 60 acres of medium to high density residential should also be provided to provide a buffer from existing and future industrial uses in various areas of Riesel. Work force housing is significantly missing in Riesel. As such to facilitate growth additional acreages in this category may need to be expanded to 100 acres.

## **COMMERCIAL LAND USES**

The role of commercial activity in the city is to provide convenient and available retail, service, and office opportunities to residents of the Riesel market area. Commercial activity provides return on investment for business and property owners, employment opportunities for local residents, and an economic base for local taxing entities. Commercial activity generally supports community residential activity.

The structural nature of future commercial establishments should remain similar to existing facilities. The existing facilities are low-intensity, single-level structures which are usually accompanied by on-site parking and loading facilities.

Future commercial land usage is estimated to be approximately 47 acres or more by the end of the planning period (2046) which is an increase of 31.12 acres. Normally, for planning purposes, 2 acres/100 population is recommended.

## **DOWNTOWN REVITALIZATION DISTRICT**

- Specified commercial areas of the downtown revitalization district should be places of great vitality, with a mix of residential, retail, office, service, government, cultural, and entertainment development. The health and vitality of the area can contribute in a major way to the city, its local and regional image, and quality of life. It is a place where residents can live, work, learn, and play in the same neighborhood. It includes different uses which may occur on each floor of the building.

### **INDUSTRIAL LAND USES:**

Normal land use recommendations are for 12 acres per 1,000 population under normal circumstances. Riesel already meets that criteria with the existing industrial acreages. However, the type of agricultural industries currently in place and are anticipated in the future use a significant amount of land. Therefore, Industrial land use recommendations call for up to 15 acres or more acres of industrial use in Riesel. This land may be in the form of an “industrial incubator park”. Some land adjacent to and outside the City Limits are currently within the agricultural industry category.

It should be remembered that, in comparison to many larger Texas cities, Riesel can offer access to lower cost labor forces, can impose fewer bureaucratic restrictions, and can offer the advantages of being outside any "non-attainment" area for air quality.

### **RECOMMENDED LAND USE PLAN:**

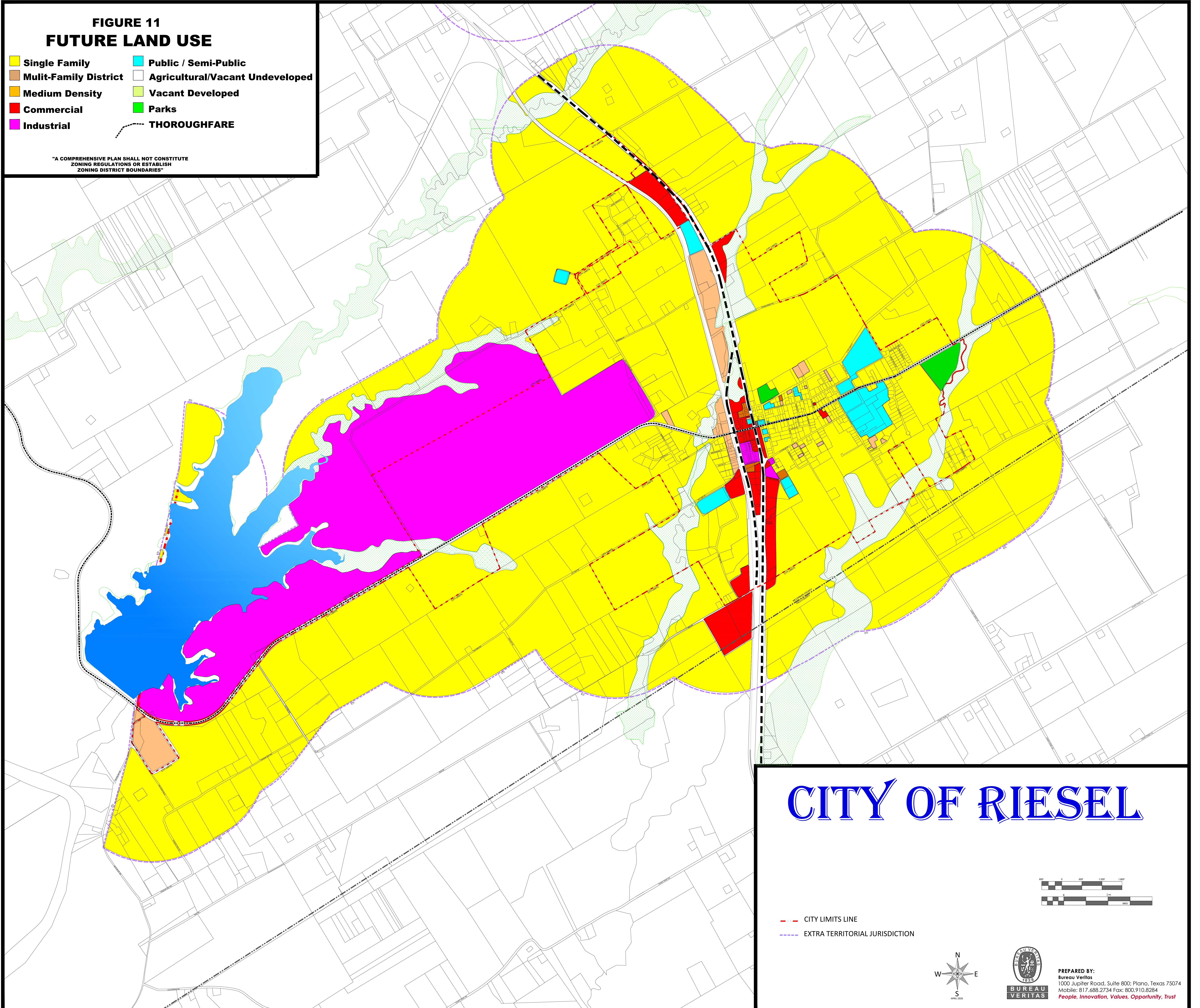
The spatial arrangement of the land uses considered in the above recommended land use assignments were designed to address: the land use goals and objectives; the constraint and opportunity analysis of existing land use and future needs; and land use planning principles and processes. The resultant pattern was incorporated into the Future Land Use Plan and is graphically illustrated in Figure 12.

It should be especially emphasized that the value of this Future Land Use Plan to the decision-making process is good only as long as the Plan is kept current.

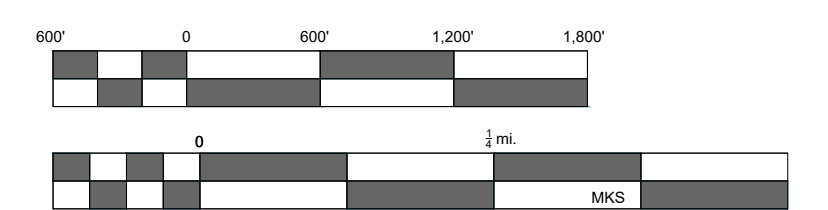
**FIGURE 11  
FUTURE LAND USE**

- Single Family
- Public / Semi-Public
- Mult-Family District
- Agricultural/Vacant Undeveloped
- Medium Density
- Vacant Developed
- Commercial
- Parks
- Industrial
- THOROUGHFARE

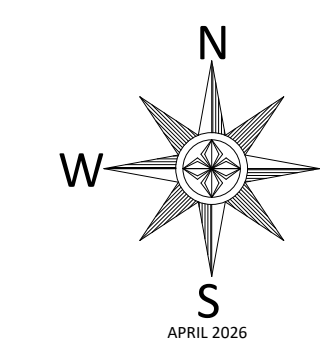
"A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES"



# CITY OF RIESEL



- CITY LIMITS LINE
- EXTRA TERRITORIAL JURISDICTION



PREPARED BY:  
Bureau Veritas  
1000 Jupiter Road, Suite 800, Plano, Texas 75074  
Mobile: 817.688.2734 Fax: 800.910.8284  
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The inventory of both man-made and natural characteristics must reflect all changes occurring in the community. A current tally of existing conditions in both graphic and tabular form will not only allow for an up-to-date analysis of needs but will also allow for a measurement of success at achieving the Plan.

The Plan, then, must constantly be updated to reflect the conditions and attitudes of the times. Further, the Future Land Use Map should be used as a guide only to keep incremental changes of the community in perspective. The individual decisions which actually shape the community, however, should be evaluated with respect to the characteristics and principles discussed throughout this document.

# PROPOSED ZONING ORDINANCE

4-20-2026



**BUREAU  
VERITAS**

**PREPARED BY:**

**Bureau Veritas**

1000 Jupiter Road, Suite 900; Plano, Texas 75074

Mobile: 817.688.2734 Fax: 800.910.8284

***People, Innovation, Values, Opportunity, Trust***

## CHAPTER 36 ZONING ORDINANCE

### Sec. 36.001 Authority

This article is prepared under the authority of Chapter 211, 212, and 213, Texas Local Government Code, and other applicable law, as amended, to promote health, safety, morals, and for the protection and preservation of places and areas of historical and cultural importance and significance, or the general welfare of the community, and the legislative body is empowered to regulate and restrict the height, number of stories, and size of buildings, and other structures, the percentage of lot that may be occupied, the size of the yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purpose; and, in the case of designated places and areas of historic and cultural importance, to regulate and restrict the construction, alteration, reconstruction, or razing of buildings and other structures.

### Sec. 36.002 Purpose

These zoning regulations are made in accordance with the spirit of the comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare, to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; [and] to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. These regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

### Sec. 36.003 Administration

(a) Administration.

(1) The city Secretary is hereby designated by the city council as the administrative official to supervise the administration and enforcement of this article. The city Secretary may be provided with the assistance of such other persons or consultants as the city council may direct.

(2) If the administrative official finds that any of the provisions of this article are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures, removal of illegal buildings or structures or of illegal additions, alterations, or structural changes, discontinuance of any illegal work being done; or shall take any other action authorized by this article to insure compliance with or to prevent violation of its provisions.

(b) Interpretation and appeals. Unless otherwise expressly stated in this article, all questions of interpretation and enforcement shall be first presented to the administrative official, and such questions shall be presented to the board of adjustment only on

appeal from the decision of the administrative official and recourse from the decisions of the board of adjustments shall be to the courts as provided by law.

(c) City council duties. It is further the intent of this article that the duties of the city council in connection with this article shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this article. Under this article the city council shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this article, as provided by law, and of establishing a schedule of fees and charges for administration of this article.

### **Sec. 36.004 Definitions**

For the purpose of this article, certain terms and words are defined and shall have the meanings ascribed in this section unless it is apparent from the context that different meanings are intended.

Accessory building or use means a building or use which:

- (1) Is subordinate to and serves a principal building or principal use;
- (2) Is subordinate in area, extent, or purpose to the principal building or principal use served and is not physically connected to the principal building;
- (3) Contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and
- (4) Is located on the same building lot as the principal use served. If connected to the principal building, a structure becomes part of the principal building.

Administrative official means the officer or other designated authority charged with the administration and enforcement of this article, or his duly authorized representative.

Alley means a public minor way, which is used primarily for secondary vehicular service access to the back or side of properties otherwise abutting on a street or highway.

Apartment means a room or suite of rooms in an apartment house arranged, designed or occupied as a dwelling unit residence by a single family, individual, or group of individuals living together as a single housekeeping unit.

Basement means a building story that is partly underground but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story in computing building height.

Battery Energy Storage System (BESS) means a facility that stores electrical energy for later use using battery technology, including but not limited to lithium-ion systems, along with associated inverters, transformers, and control systems.

Block means that property abutting on one side of the street and lying between the nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right-of-way, waterway, or other barrier to or gap in the continuity of development along such street.

**Building** means any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind. When such structure is divided into separate parts by one or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum side yards.

**Building height** means the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.

**Building line** means a line parallel or approximately parallel to the street line at a specific distance therefrom marking the minimum distance from the street line that a building may be erected.

**Building official**. See “Administrative official.”

**Certificate of occupancy** means an official certificate issued by the building inspector which indicates conformance with or approved conditional waiver from the zoning regulations and authorized legal use of the premises for which it is issued.

**Club** means a nonprofit association of persons who are bona-fide members, paying regular dues and are organized for a common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

**Club, private (class I)** means an establishment or enterprise wherein activities are carried on by or for a group or association of dues-paying members organized for some common purpose.

**Club, private (class II)** means a club as defined above, except such establishments shall have been issued an alcoholic beverage permit by the Texas Alcoholic Beverage Commission.

**Conditional use** means any building, structure, and use which complies with the applicable regulations and standards governing conditional uses of the zoning district in which such building, structure, and use is located and for which a permit is granted.

**Court** means an open, unoccupied space on the same lot with a building and bounded on two sides by such building, or the open space provided for access to a dwelling group.

**Cryptocurrency Mining Facility** means a facility or use in which computing equipment is utilized for the primary purpose of validating, processing, or recording digital transactions on blockchain networks or similar distributed ledger systems.

**Data Center** means a facility primarily used to house computer systems, servers, telecommunications equipment, or data storage systems for the processing, storage, transmission, or distribution of digital information.

**Display sign** means a structure that is arranged, intended, designed or used as an advertisement, announcement or direction, including a sign, billboard and advertising device of any kind.

**District** means a portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this

article. The term “residential district” means any R-1, SF-TH, MH, TF, or MF district; the term “commercial district” means any C-1, C-2 district.

Dwelling unit means a room or a group of rooms including cooking accommodations, occupied by one family, and in which not more than two persons, other than members of the family, are lodged or boarded for compensation at any one time.

Dwelling unit, single-family, detached means located on a lot or separate building tract and having no physical connection to a building on any other lot.

Essential services means the erection, construction, alteration, or maintenance by public utilities or by governmental departments or commissions of such underground or overhead gas, electrical, steam, or water transmission distribution steam, [sic] or water systems and structures, collection, communication, supply or disposal systems and structures, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, streetlights, traffic signals, hydrants and other similar equipment, and accessories in connection therewith, but not including buildings or microwave radio relay structures, as are reasonably necessary for the furnishing of adequate service by such public utilities or governmental departments or commissions or as are required for protection of the public health, safety, or general welfare. For the purpose of this definition, the word “building” does not include “structures” for essential services.

Family means one or more persons, related by blood, marriage or adoption, occupying a dwelling unit as a single, nonprofit housekeeping unit, but not including a group occupying a hotel, boardinghouse, club, dormitory, fraternity or sorority house.

Farm means an area of two acres or more which is used for the growing of usual farm products such as vegetables, fruit, trees and grain and storage on the area as well as the raising thereon of the usual farm poultry and farm animals such as horses, cattle, sheep and swine, including dairy farms with necessary accessory uses and for treating and storing the produce; provided, however, that the operation of such accessory [use] shall be secondary to that of the normal activities; and provided further that it does not include the commercial feeding of offal or garbage to swine or other animals.

Floodplain means the land adjoining the channel of a river, stream, or watercourse that has been or may be covered by floodwater. Any land covered by the water of a 100-year frequency storm is considered in the floodplain and must comply with the engineering criteria found in the subdivision regulations and other relevant regulations of the city.

Food-beverage store means an establishment engaged in the retail sale of food or beverages—of any kind whatsoever—for off-premises consumption. This definition does not include restaurants that derive at least 90% of gross revenues from sale of food and beverages for on-premises consumption.

Frontage means all the property abutting on one side of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a dead-end street, or village boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts. Where a lot abuts more than one street, the planning and zoning commission shall determine the frontage for purposes of this article.

Front yard means an open, unoccupied space on a lot facing a street and extending across the front of the lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than the projection of the usual or eave overhang.

Garage, public means a building or portion of a building, except that herein defined as a private garage or as a repair garage, used for the storage of motor vehicles, or where any such vehicles are kept for remuneration or hire, in which any sale of gasoline, oil, and accessories is only incidental to the principal use.

Grade. When used as a reference point in measuring height of a building the “grade” shall be the average elevation of the finished ground at the exterior walls of the main building.

Greenbelt means a piece of land, normally relatively narrow in comparison to its length, reserved to provide for both passive and active recreation, to function as a corridor connecting park areas, to serve as a buffer between various land uses, or to provide for open space. It frequently utilizes floodplains along creeks and is often left in its natural state.

Gross floor area means the living area of a building including the walls thereof but excluding all porches, open breezeways and garages.

Height of building means the vertical distance from the grade to the highest point of the opening [coping] of a flat roof or to the deck line of a mansard roof, or to a point midway between elevation of the eaves and elevation of the ridges, for gable, hip and gambrel roofs.

High-Intensity Data Processing Facility means a facility or use that houses computer systems and associated components, including but not limited to servers, data storage systems, cryptocurrency mining equipment, blockchain processing systems, or similar high-density computing infrastructure, which requires significant electrical capacity and mechanical systems for cooling, ventilation, or operation.

Home occupation means an occupation, profession, domestic craft, or economic enterprise which is customarily conducted in a “residential dwelling” as hereinafter defined, subject to compliance with each of the following conditions:

- (1) Residential dwelling shall mean a detached building designed, used and occupied exclusively by members of one family as a residence.
- (2) No person other than members of a family who reside in the residential dwelling shall be engaged in such occupation, profession, domestic craft or economic enterprise.
- (3) Such use shall be and remain incidental and subordinate to the principal use of the residential dwelling as a family residence and the area utilized for such occupation, profession, domestic craft, or economic enterprise shall never exceed 25% of the total of the floor area of the residential dwelling.
- (4) Not more than one non-illuminated sign advertising the home occupation shall be allowed; said sign shall be not more than one square foot in area and shall be mounted on the building in which the home occupation is being conducted.

- (5) The residential dwelling shall maintain its residential character and shall not be altered or remodeled in order to create any type of exterior commercial appeal.
- (6) No exterior storage of material, equipment, and/or supplies used in conjunction with such occupation, profession, domestic craft, or enterprise shall be placed, permitted, or allowed on the premises occupied by the residential dwelling.
- (7) No offensive noise, vibration, smoke, dust, odors, heat, or glare generated by or associated with the home occupation shall extend beyond the property line of the lot or tract on which the home occupation is being conducted.
- (8) The occupation, profession, domestic craft, or enterprise shall be conducted wholly within the residential dwelling and no accessory building shall be used in conjunction therewith.
- (9) The only equipment to be used in such occupation, profession, domestic craft, or enterprise shall be that which is ordinarily used in a private home in a like amount and kind.
- (10) A home occupation shall not generate such additional traffic as to create a traffic hazard or disturbance to nearby residents.

Hospital means a public or private, profit or nonprofit institution for the reception and treatment of the physically or mentally handicapped, sick or injured, and shall be distinguished [by] in-patient facilities. It may also be an institutional sanctuary for the reception of the aged, or for the physically or mentally ill, retarded, infirm, or deficient. Permitted accessory uses shall include medical and psychiatric clinics, doctors' offices, sale of medical and surgical specialties and supplies, crutches, artificial members and appliances, training in the use of artificial members and appliances, patient and outpatient services, pharmacies and similar uses; provided, however, that any such accessory use is so use-wise related to the principal use as to be in fact an integral part of the total purpose and is incorporated within the same building or building complex; and provided further, that the floor area occupied by all accessory uses does not exceed 1/3 of the total floor area. Whether or not a questionable use is similar or an "integral" part of the total purpose shall be subject to determination by the city council. Hospital-related X-ray and laboratory facilities shall not be considered accessory uses in computation or area occupancy.

Industry means the storage, repair, manufacture, preparation or treatment of any article, substance or commodity.

Land use plan means the long-range plan for the desirable use of land in the city as officially adopted and as amended from time to time by the city council, the purpose of such plan being, among other things, to serve as a guide in the zoning and progressive changes in the zoning of land to meet the changing needs, in the subdivision and use of undeveloped land, and in the acquisition of rights-of-way or sites for public purposes such as streets, parks, schools and public buildings.

Loading space means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while

loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

Lot means the entire parcel of land occupied or to be occupied by a main building and its accessory buildings, or by a group such as a dwelling group or automobile court and their accessory buildings, including the yards and open spaces required therefor by this article and other applicable law.

Lot, corner means a lot abutting on two intercepting or intersecting streets where the interior angle of intersection or interception does not exceed 135°.

Lot coverage means the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

Lot depth means the average depth from the front line of the lot to the rear line of the lot.

Lot, interior means a lot other than a corner lot.

Lot lines means the property lines bounding the lot as defined herein.

Lot of record means a lot, which is part of a subdivision, the plat of which has been recorded in the office of the county clerk of Lynn County, or a parcel of land, the deed for which was recorded in the office of the county clerk, Lynn County, prior to January 1, 1986.

Lot, through means a lot having its front and rear on different streets or having its front or rear line on a street and the other line on a river, lake, creek or other permanent body of water.

Lot width means the width measured at a distance back from the front line equal to the minimum depth required for a front yard.

Main building means a building in which is conducted the principal use of the lot on which it is situated.

Masonry means brick, tile, stone, glass block, or split face concrete block, but excludes cement fiber or other similar veneer material.

Nonconforming use has the definition set forth in section 36.27(a) of this article.

Open space means that part of any lot or tract that is used for recreational purposes, both passive and active, but not including areas used for parking or maneuvering of automobiles, or drives or approaches to and from parking areas. Floodplains, or 50% of any standing surface water, may be considered as open space, provided such open space is contiguous and part of the platted lot and is maintained and utilized in the same manner and to the same degree as all other open space areas as is designated on the site plan as filed with the building permit application.

Parking area, private means a permanently surfaced open area for the same uses as a private garage.

Parking area, public means a permanently surfaced open area, other than street, or other public way, used for parking of automobiles and available to the public for a fee, free, or as an accommodation for clients or customers.

Parking space means a permanently surfaced area not less than 180 square feet

(measured approximately nine feet by 20 feet) either within a structure or in the open, not on public right-of-way, exclusive of driveways or access drives, for the parking of one vehicle.

Planned development.

(1) “Planned development” means land under unified control, including developed as a whole; in a single development operation or a definitely programmed series of development operations, including all lands and buildings; for principal and accessory structures and uses substantially related to the character of the district; according to comprehensive and detailed plans which include not only streets, utilities, and lots or building sites, but also site plans, floor plans, and elevations of all buildings as intended be located, constructed, used, and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings; and with a program for provision, operation and maintenance of such areas, improvements, facilities, and services as will be for common use by some or all of the occupants of the district, but will not be provided, operated, or maintained at general public expense.

(2) “Planned development” is both a concept and a zoning classification which may include, in addition to planned unit development, commercial, shopping center, and industrial uses or combination thereof, which may be intended to serve areas within the district and areas without the district.

Rear yard. The required rear yard is an open space unoccupied and unobstructed except for accessory uses extending across the rear of a lot from one side lot line to the other side lot line, the depth of which is dependent upon the zoning district in which the lot is located.

Recreational vehicle means a vehicular, portable structure that can be transported over the highways and containing living or sleeping accommodations, such structure being designed and actually used as a temporary dwelling during travel for recreation and pleasure purposes, and not exceeding eight feet in width and not exceeding 22 feet in length.

Screening element (device) means a barrier of permanent material of sufficient height and density so that the objects being screened are not visible from any point on the lot line when viewed from any height between ground level and seven feet above ground level and shall mean any of the following:

- (1) Any solid material constructed of brick, masonry, or of a concrete or metal frame, or wood or base which supports a permanent type material, the vertical surface of which is not more than 30% open;
- (2) Any dense evergreen hedge or plant material suitable for providing a visual barrier, for which such material shall be maintained in a healthy growing condition; or
- (3) Landscaped earth berms may, when appropriate in scale, be considered and used as a screening element in lieu of a fence, wall, hedge, or other dense planting material.

Specified anatomical area means less than opaquely covered human genitals, pubic

region, or pubic hair; or less than opaquely covered perineum, buttock, or anus; or less than opaquely covered female breast below a point immediately above the top or the areola.

Specified sexual activities means human genitals in a discernible state of sexual stimulation or arousal; or acts or representations of human masturbation, sexual intercourse, sodomy, bestiality, excretory functions, sadism, masochism, lewd exhibition of genitals; or fondling or other erotic touching of human genitals, pubic region or pubic hair, perineum, buttock or anus, or female breast.

Story means that portion of a building included between the surface of a floor and the surface of a floor next above it, or if there is no floor above it, then the portion of the building between the surface of a floor and the ceiling or roof above it. A basement shall be counted as a story for the purposes of height regulations, if the vertical distance from grade to the ceiling is more than seven feet.

Story, half means the topmost story under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such story.

Street means a public or private thoroughfare which affords the principal means of access to abutting property.

Structural alteration means any change, addition, or modification in construction in the supporting members of a building, such as exterior walls, bearing walls, beams, columns, foundations, girders, floor joists, roof joists, rafters, or trusses.

Substantially conforming site plan means a minor amendment to existing site plans.

Thoroughfare means an officially designated federal or state numbered highway or county or other road or street designated as a primary thoroughfare on the official thoroughfare plan of the city.

Thoroughfare plan means the official thoroughfare plan of the city adopted by the city council establishing the location and official right-of-way width of principal highways and streets in the city, together with all amendments thereto subsequently adopted.

Trailer (including automobile trailer and trailer coach) means any vehicle or structure constructed in such a manner as to permit occupancy thereof as sleeping quarters or the conduct of any business, trade, or occupation or use as a selling, or advertising device, or use for storage or conveyance of tools, equipment, and machinery and so designed that it is or may be mounted on wheels and used as a conveyance on highways and streets, propelled or drawn by its own or other motor power.

Trailer park means any lot or part thereof or any parcel of land which is used or offered as a location for one or more trailers.

Use means the purpose for which land or a building or structure thereon is designed, arranged intended or maintained or for which it is or may be used or occupied. This definition does not alter or affect the definition of nonconforming use as set forth in section 36.27(a) of this article.

Use, accessory means a subordinate use on the same lot with the principal use and incidental and accessory thereto.

Used car lot means a lot or tract of land used for the sale or display for sale of two or more previously owned motor vehicles including but not limited to passenger automobiles, motorcycles, trucks, dune buggies and other types of motor vehicles designed for use upon the public roads or for pleasure off public roads but not including farm implements, mobile homes, campers and recreational vehicles, or construction equipment such as cranes, bulldozers and related equipment and trucks over one ton capacity.

Utility-Scale Solar Energy Facility means a commercial energy system designed to generate electricity for off-site use, consisting of ground-mounted solar panels, substations, transmission infrastructure, and associated equipment, typically occupying large areas of land.

Wind Energy Conversion System (Commercial) means a system designed to convert wind energy into electrical power for commercial or utility-scale distribution, including turbines, towers, substations, and associated infrastructure.

Yard means an open space, other than a court, on the same lot with a building.

Yard, front means a yard extending across the full width of a lot and having a depth equal to the shortest distance between the front line of the lot and the nearest portion of the main buildings including an enclosed or covered porch, provided that the front yard depth shall be measured from the future street line for a street on which a lot fronts, when such line is shown on the official map or is otherwise established.

Yard, rear means a yard extending across the full width of a lot and having a depth equal to the shortest distance between the rear line of the lot and the main building.

Yard, side means a yard between the side line of the lot and the main building extending from the front yard to the rear yard and leaving a width equal to the shortest distance between said side line and the main building.

Zoning map means the official zoning map of the city together with all amendments subsequently adopted.

### **Sec. 36.005 General provisions**

(a) Establishment of districts. For the purpose of this article, the city is hereby divided into districts as follows:

AG	Agricultural District
R-1	Single-Family Residential District -
SF-TH	Single-Family Residential District - Townhomes
MH-1	Manufactured Home District
MH-2	Manufactured Home Park District

TF	Two-Family Residential
MF-1	Multiple-Family Residential - Low Density
MF-2	Multiple-Family Residential - High Density
C-1	Restricted Commercial
C-2	General Commercial
CBRD	Central Business Redevelopment District
I-1	Light Industrial District
PD	Planned Development District

(b) Floodplain designation overlay.

(1) Notwithstanding the foregoing, there shall be a district known as a “FP” Floodplain District which may be coextensive with or overlap any or all of the foregoing districts or portions thereof and any tract of land or portion thereof may, at the same time, be zoned for the uses in one of the foregoing districts and be zoned “FP” Floodplain.

(2) Where a tract of land or portion thereof is zoned for the uses of one of the foregoing districts and is also zoned “FP” Floodplain, the restrictions contained in the “FP” Floodplain District shall be applicable to said tract or portion thereof and shall take precedence over regulations of the other zoning districts.

(c) Official zoning map. The city is hereby divided into zones, or districts, as shown on the official zoning map, which together with all explanatory matter thereon, is in existence and is hereby adopted and declared to be a part of this article.

(d) Map certified. The official zoning map shall be identified by the signature of the mayor, attested by the city clerk and bearing the seal of the city under the following words: “This is to certify that this is the official Zoning Map adopted as part of Ordinance No. XXXXXXXXX of the City of Riesel.”

(e) Location of map. The official zoning map shall be in the custody of and shall remain on file in the office of the city secretary.

(f) Public inspection of map. The official zoning map shall be available for the public inspection for all matters that are of public record.

(g) Amendment of official zoning map. When changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the city council.

(h) Official zoning map replacement. The city council may by ordinance adopt a new official zoning map should the original reproducible tracing of the official zoning map be damaged, destroyed, lost or become ambiguous because of the nature or number of changes and additions. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the mayor attested by the city clerk, and bearing the seal of the city under the following words: "This is to certify that this official Zoning Map supersedes and replaces the official Zoning Map adopted \_\_\_\_\_ as a part of the Zoning Ordinance of the City of Riesel."

(i) Interpretation.

(1) When the district boundaries are either roads or streets, unless otherwise shown, and where the designation of the district map indicates that the various districts are bounded by a road or street line, the centerline of such road or street shall be construed to be the district boundary line.

(2) Where the district boundaries are not otherwise indicated and where property has been subdivided into lots and blocks, the subdivision boundaries shall be construed to be the boundary of the district.

(3) Where the district boundaries are not otherwise indicated for unsubdivided property, the district boundaries are property lines.

(4) Where district boundaries are disputed or not otherwise clearly designated, or where the physical or structural features are at variance with the official zoning map or in other circumstances not covered in this article, the city council shall interpret the district boundaries.

(j) Rules for words and phrases. For the purposes of this article, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory, not directory; the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, foundation, company, or corporation as well as an individual; the word "used" includes designed and intended or arranged to be used; the word "building" includes the word "structure"; the word "lot" includes "building lot" or parcel. Wherever this article imposes a greater restriction than imposed by other ordinances, laws, or regulations, the provisions of this article shall govern.

(k) Compliance with regulations. The regulations set by this article within each district shall be minimum regulations and shall apply uniformly to each class and kind of structure or land, except as hereinafter provided.

(1) No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, repaired, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

(2) No building or other structure shall hereafter be erected or altered to exceed the height or bulk, to accommodate or house a greater number of families, or to occupy a greater percentage of lot area than that specified for the district in which it is located.

(3) No building or other structure shall have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required or in any other manner contrary to the provisions of this article.

(4) No part of a yard, other open space, off-street parking or loading space required about or in connection with any building for the purpose of complying with this article shall be included as a part of a yard, open space, off-street parking, or loading space similarly required for any other building.

(l) Structures to have access. Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

(m) Visibility at intersections. On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to interfere with traffic visibility across the corner. This visibility area shall be a triangle of 25' x 25'. All objects on the ground in said triangle should not exceed 30 inches (2-1/2 feet) in height and objects hanging over this area should not droop to less than ten feet (10') above the ground.

### **Sec. 36.006 Annexed territory**

(a) Annexed territory to be zoned R-1. All territory hereafter annexed to the city shall be temporarily classified as R-1 Single-Family Residential - Large Lot District until permanent zoning is established by the city council. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by law for the adoption of the original zoning regulations.

(b) Regulations for temporary R-1 districts. In an area temporarily classified as R-1:

(1) No person shall erect, construct or add to any building or structure or cause same to be done in any newly annexed territory without first applying for and obtaining a building permit or certificate of occupancy from the building official or city council as required herein.

(2) No permit for the construction of a building or use of land shall be issued other than a permit which will allow construction of a building permitted in R-1 districts unless and until such territory has been classified in a zoning district other than a Single-Family Residential - Large Lot District.

(3) An application for a permit for any use other than that specified above shall be made to the zoning administrative official and by him referred to City Council or its designated administrative official for consideration and recommendation to the city council. The City Council or its designated administrative official in making its recommendation shall take into consideration the appropriate land use for the area and the overall plans for the city. The city council, after receiving and reviewing the recommendations of the City Council or its designated administrative official may, by majority vote, authorize the issuance of a building permit or certificate of occupancy or may disapprove the application as their findings may indicate appropriate in the public interest.

(c) Concurrent rezoning and annexation. Application(s) for permanent zoning of a

newly annexed area may be considered by the city at the same time as the area is being considered for annexation, although annexation procedures must be completed prior to any final zoning actions by the city council.

### **Sec. 36.007 Classification of new and unlisted uses**

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- (1) The City administrative official or their designee shall refer the question of any new or unlisted use to the City Council or its designated administrative official requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
- (2) The City Council or its designated administrative official shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and after public hearing determine the zoning district or districts within which such use should be permitted.
- (3) The City Council or its designated administrative official shall transmit its findings and recommendations to the city council as to the classification proposed for and new or unlisted use. The city council may approve the recommendation of its designated administrative official or make such determination concerning the classification of such use as is determined appropriate after giving consideration to the districts and recommendations.

### **Sec. 36.0075 Emerging and High-Impact Uses**

#### **(a) Applicability**

The following uses are recognized as high-impact or evolving land uses that require additional review due to their potential effects on surrounding properties, infrastructure, and public welfare:

- High-Intensity Data Processing Facilities
- Data Centers
- Cryptocurrency Mining Facilities
- Utility-Scale Solar Energy Facilities
- Wind Energy Conversion Systems (Commercial)
- Battery Energy Storage Systems

## (b) Not Permitted by Right

The uses listed in this section shall not be permitted by right in any zoning district within the City.

## (c) Specific Use Permit Required

Such uses may only be allowed upon approval of a Specific Use Permit (SUP) within the I-1 (Light Industrial) District or within a Planned Development (PD) District specifically approved by the City Council in accordance with Section 36.025.

The City Council may impose any conditions reasonably necessary to protect public health, safety, and welfare. Approval of an SUP shall be based on compatibility with surrounding land uses, infrastructure capacity, and compliance with the standards set forth in this section.

## (d) Prohibition on Classification as Unlisted Uses

Notwithstanding any provision of this ordinance, the uses listed in this section shall not be classified as “unlisted uses” and shall not be approved through interpretation under Sec. 36.007.

## (e) Not Considered Essential Services

The uses listed in this section shall not be considered essential services or public utilities for purposes of this ordinance.

**PERFORMANCE STANDARDS**

## (f) General Performance Standards

The City may impose conditions to ensure that such uses do not adversely impact surrounding properties or public infrastructure, including but not limited to:

## (1) Noise

Operations shall not exceed the following limits when measured at or beyond the property line, or as otherwise determined appropriate by the City:

- Daytime (7:00 AM – 10:00 PM): 60 dBA
- Nighttime (10:00 PM – 7:00 AM): 50 dBA

Tonal or low-frequency noise (including humming, whining, or droning sounds) shall not be plainly audible at or beyond the property line.

The City may require sound studies prior to approval and ongoing monitoring after operation begins.

## (2) Setbacks and Buffers

All uses regulated under this Section shall comply with the following minimum setback requirements:

- A minimum setback of **1,000 feet** from any residential dwelling, platted residential subdivision, or property zoned for residential use
- A minimum setback of **500 feet** from any public right-of-way

- Greater setbacks may be required by the City Council as part of the Specific Use Permit approval.

(3) Traffic and Road Protection

The City may require designated haul routes, pre-construction road condition assessments. The applicant shall be responsible for the repair or reconstruction of any public streets, roads, drainage systems, or other damaged infrastructure as a result of construction, operation, or maintenance of the use.

The City may require a road condition survey prior to construction and may require financial assurance, including bonds or other security, to ensure compliance with this requirement.

(4) Infrastructure Impact

Applicants shall provide documentation regarding expected impacts on electrical systems, water usage, wastewater, and other public infrastructure.

(5) Lighting and Glare

Lighting shall be directed downward and fully shielded to prevent light trespass onto adjacent properties. Solar facilities may be required to provide glare studies demonstrating no adverse impact on surrounding properties or roadways.

(6) Operational Impacts

Operations shall not produce detectable vibration, heat, exhaust, or other impacts beyond the property line.

(7) Infrastructure Capacity and Utility Impact

As part of any application for a Specific Use Permit under this Section, the applicant shall submit documentation demonstrating the projected impact on:

- Electrical demand and supply
- Water usage
- Wastewater capacity
- Any other public utilities or infrastructure deemed relevant by the City

The City may deny any application where the proposed use would exceed available infrastructure capacity or require expansion of public utilities or infrastructure at public expense.

## **ADDITIONAL REQUIREMENTS FOR ENERGY FACILITIES**

(g) Energy Facility Standards

(1) Decommissioning

Applicants shall submit a decommissioning plan approved by the City, including removal of all equipment and restoration of the site upon cessation of operations.

The City may require financial assurance to guarantee completion of

decommissioning.

(2) Safety and Emergency Planning

Battery Energy Storage Systems shall include fire prevention measures, emergency response coordination, and safety protocols acceptable to the City and local emergency services.

## ENFORCEMENT

(h) Enforcement and Revocation

Failure to comply with any condition of an approved Specific Use Permit shall constitute a violation of this ordinance and may result in:

- Suspension or revocation of the SUP
- Required corrective action
- Legal enforcement action by the City

Each day a violation continues shall constitute a separate offense.

## INTENT

The purpose of this section is to ensure that high-intensity and emerging land uses are carefully evaluated to protect the health, safety, and welfare of the community, and to ensure such uses are compatible with surrounding land uses and infrastructure capacity.

### Sec. 36.008 AG Agricultural District

(a) General purpose and description. The Agricultural District is intended to apply to land situated on the fringe of an urban area, used for agricultural purposes, and which may become an urban area in the future. Therefore, the agricultural activities conducted in the Agricultural District should not be detrimental to urban land uses; intensity of use permitted in this district is intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

(b) Permitted uses. A building or premises in an AG Agricultural District shall be used only for the following purposes:

- (1) Single-family dwellings in areas where said dwellings can be adequately served by city utilities or approved alternatives.
- (2) Telephone exchange, provided no public business and no repair or outside storage facilities are maintained; gas lines; and gas regulating stations.
- (3) Temporary metal buildings of less than 600 square feet which are used for tool and supply storage.
- (4) Riding academy or other equestrian related activities.
- (5) Other uses as listed in appendix 2 of this article.

(c) Permitted specific uses. The following specific uses shall be permitted in the

Agricultural District, when granted in accordance with section 36.025:

- (1) Hospitals for human care and veterinary hospitals of any kind provided that the hospital grounds shall be distant at least 200 feet from any residential district.
  - (2) Disposal of garbage and refuse, including sanitary landfills and sewage disposal by the county or city or their authorized agents, subject to health department approval.
  - (3) Utility stations and communications. Static transformer stations, booster stations, transmitters and utility stations, when operating requirements necessitate locating in the district; provided there is no yard or garage for service or storage, and provided further that the premises upon which utility station is erected and maintained shall be appropriately landscaped and screened so as to be in harmony with the general appearance of the neighborhood and not objectionable as to noise, odor, vibration or other disturbances.
  - (4) Radio and television transmitter tower.
  - (5) Essential services. Defined in section 36.004.
  - (6) Other uses as listed in appendix 2 of this article.
- (d) Accessory uses.
- (1) Accessory buildings and structures clearly incidental to agricultural operations, including but not limited to barns, stables, equipment sheds, granaries, private garages, pump houses, and servant's quarters not for rent, provided that the total area of buildings and structures shall be limited to 10% of the gross land area of the tract.
  - (2) Temporary fruit stands on any premises used for agricultural purposes.
  - (3) Parking facilities. Garages, carports, or other parking spaces for the exclusive use of residents of the premises in accordance with section 36.026.
  - (4) Swimming pools.
- (e) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).
- (f) Parking regulations. Two covered spaces behind the front yard line for single-family dwelling units and HUD-code manufactured homes. Other off-street parking space regulations are set forth in section 36.011.
- (g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

### **Sec. 36.009 R-1 Single-Family Residence District**

- (a) General purpose and description. The R-1 Single-Family Residential District is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.
- (b) Permitted uses. A building or premises in a R-1 district shall be used only for the

following purposes:

- (1) Uses as listed in appendix 2 of this article.
  - (2) Recreational Vehicle storage is allowed when such vehicles are behind the front façade of the principal residential structure on a permanent concrete or asphalt surface and as long as the vehicle is not used as a second dwelling unit on said lot.
- (c) Permitted specific uses. The following specific uses shall be permitted in a R-1 district, when granted in accordance with section 36.025 of this article:
- (1) Public, parochial, and private schools and colleges offering courses of general instruction and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.
  - (2) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a substantial structure.
  - (3) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this article for dwellings and have a landscaped or masonry barrier on all sides. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.
  - (4) Public and quasi-public buildings for cultural use.
  - (5) Country clubs as defined herein.
  - (6) Uses as listed in appendix 2 of this article.
- (d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).
- (e) Parking regulations. Two enclosed spaces behind the front yard line for single-family dwelling units and HUD-code manufactured homes. Other off-street parking regulations are set forth in section 36.026.
- (f) Permitted accessory uses.
- (1) Home occupations.
  - (2) Private garages and parking areas.
  - (3) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests.
- (g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

### **Sec. 36.010 SF-TH Townhome District**

- (a) General purpose and description. This zone is designed to provide for a medium density residential environment of attached townhome units.

- (b) Permitted uses.
  - (1) Residential buildings containing townhome units.
  - (2) Other uses as allowed in the TF zone.
- (c) Permitted specific uses.
  - (1) Specific uses shall be permitted in a SF-TH district, when granted in accordance with section 36.025, as listed in appendix 2 of this article.
  - (2) Other uses as allowed in the TF zone.
- (d) Height and area regulations.
  - (1) See appendix 1 (area, setback, height, and coverage regulations).
  - (2) Minimum lot sizes for townhouses and zero lot line houses shall be 3,000 square feet per dwelling unit.
  - (3) Lot width for a lot containing multifamily, townhouse, or zero lot line units shall be not less than 20 feet per ground floor unit plus side yard requirements.
  - (4) Lot width for a lot containing other permitted uses shall be not less than 60 feet.
- (e) Parking regulations. Two enclosed spaces behind the front yard line. Other off-street parking regulations are set forth in section 36.026.
- (f) Permitted accessory uses. Other uses as allowed in the TF zone.
- (g) Miscellaneous provisions.
  - (1) Rear entry off-street parking shall be provided for all uses established in this zone.
  - (2) Site plan approval shall be required prior to development.
- (h) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

### **Sec. 36.011 MH-1 Manufactured Home District**

- (a) General purpose and description. The Manufactured Home District is intended to provide for quality manufactured home subdivision development containing many of the characteristics and the atmosphere of a standard single-family subdivision.
- (b) Permitted uses. A building or premises shall be used only for the purposes as listed in appendix 2 of this article.
- (c) Permitted specific uses. Specific uses shall be permitted in the MH-1 district, when granted in accordance with section 36.025, as listed in appendix 2 of this article.
- (d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).
- (e) Parking requirements. A minimum of two covered, enclosed parking spaces shall be provided per unit behind the front yard line. Other off-street parking regulations are set forth in section 36.026.

- (f) Additional restrictions applicable to MH-1 district.
- (1) Manufactured housing design and construction will comply with construction and safety standards published by the Department of Housing and Urban Development pursuant to the requirements of the National Mobile Home and Safety Standards Act of 1974 and all manufactured homes will be subject to inspection by the building official.
  - (2) All manufactured homes shall be set on solid slab structure and/or 18" to 20" runners. Additional rooms and enclosed porches shall be constructed on a solid slab.
  - (3) Tie-downs will be required and will be secured prior to occupancy.
  - (4) Underpinning and skirting will be required and will be installed prior to occupancy.
  - (5) Accessory buildings will be either manufactured or constructed in accordance with city codes.
  - (6) All manufactured homes and modular homes shall comply with all regulations of the State of Texas and such regulations are hereby incorporated into this section.
- (g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

### **Sec. 36.012 MH-2 Manufactured Home Park District**

- (a) General purpose and description. The manufactured home park district is intended to provide for quality mobile home park development and maintenance. Manufactured home parks are defined as tracts or units of land under sole ownership where lots are rented or leased as space to be used for placement of a manufactured home.
- (b) Permitted uses. A building or lot shall be used only for the following purposes:
- (1) Manufactured home park of not less than two nor more than 10 acres in size.
  - (2) Uses normally accessory to a manufactured home park, including office and/or maintenance buildings for management and maintenance of the park only, recreation buildings and swimming pools, private clubs, laundry facilities, storage facilities, and recreation areas for use by the resident of the park.
  - (3) Other uses as listed in appendix 2 of this article.
- (c) Permitted specific uses. The following specific uses shall be permitted in the MH-2 district when granted in accordance with section 36.025:
- (1) Boat, recreational vehicle, and/or travel trailer storage yard.
  - (2) Travel trailer and commercial overnight camping park.
  - (3) Other uses as listed in appendix 2 of this article.

- (d) Height and area regulations.
- (1) See appendix 1 (area, setback, height, and coverage regulations).
  - (2) The front setback shall be 25 feet where the car enters, and 20 feet on the opposite side.
- (e) Parking requirements. Two spaces shall be provided per unit located on the lot plus additional spaces for accessory uses as required in section 36.026.
- (f) Additional restrictions applicable to manufactured home park district.
- (1) Manufactured housing design and construction will comply with construction and safety standards published by the Department of Housing and Urban Development pursuant to the requirements of the National Mobile Home and Safety Standards Act of 1974 and all manufactured homes will be subject to inspection by the building official.
  - (2) All manufactured homes shall be set on a solid slab structure and/or 18" to 20" runners. Additional rooms and enclosed porches shall be constructed on a solid slab.
  - (3) Tie-downs will be required and will be secured prior to occupancy.
  - (4) Underpinning and skirting will be required and will be installed prior to occupancy.
  - (5) Accessory buildings will be either manufactured or constructed in accordance with city codes.
  - (6) All manufactured homes and modular homes shall comply with all regulations of the State of Texas and such regulations are hereby incorporated into this section.
- (g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

### **Sec. 36.013 TF Two-Family Residential District**

- (a) General purpose and description. The TF One- and Two-Family Dwelling District is established to stabilize and protect characteristics of low-density residential areas. This district may be suitable as a buffer zone between single-family and higher-intensity uses. Development in the TF district is limited primarily to single-family and two-family dwellings and certain community and recreational facilities to service residents of the district.
- (b) Permitted uses. A building or premises shall be used only for the purposes as listed in appendix 2 of this article.
- (c) Permitted specific uses. Specific uses shall be permitted in the TF district, when granted in accordance with section 36.025, as listed in appendix 2 of this article.
- (d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).
- (e) Parking regulations. Off-street parking shall be provided in accordance with the

requirements for uses set forth in section 36.026.

- (f) Permitted accessory uses.
  - (1) Home occupations.
  - (2) Private garages and parking areas.
  - (3) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests.
- (g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

### **Sec. 36.014 MF-1 Multiple-Family Residential - Medium Density**

- (a) General purpose and description. The MF-1 district is established to meet the needs for medium density residential areas where such development is in concert with area aesthetics, is environmentally sound, is compatible to the neighborhood, and promotes the character of the community. The district is characterized by smaller scale buildings and extensive open space and landscaping. This district should not be located with frontage or direct access on major thoroughfares or with principal access to local residential streets. This district permits two-story apartments, fourplexes, and duplexes.
- (b) Permitted uses. The following uses shall be permitted:
  - (1) Multiple-family dwellings and clustered multiple-family dwellings, which clustered in [or] multiple-family dwellings have a site plan approved by the planning and zoning commission for the particular project in which they are proposed.
  - (2) Two-family dwelling units.
  - (3) Private schools: nursery, elementary, junior high, high school, vocational school and day-care centers.
  - (4) Churches, parish houses, convents.
  - (5) Country clubs, tennis courts, and such additional recreational uses as are for private recreation purposes or private club recreational purposes. Clubhouses and maintenance buildings shall be located not less than 200 feet from any adjacent lot in an adjoining residence district.
  - (6) Parks and playgrounds.
  - (7) Existing one-family dwelling units used as such on the effective date of this article.
- (c) Permitted specific uses. The following specific uses shall be permitted when granted in accordance with section 36.025:
  - (1) One-family dwelling units.
  - (2) Townhouses, condominiums.
  - (3) Uses as listed in appendix 2 of this article.

(d) Height and area regulations.

- (1) See appendix 1 (area, setback, height, and coverage regulations).
- (2) No lot containing multifamily units shall contain less than 10,000 square feet or 1,500 square feet per dwelling unit, whichever is greater.
- (3) Minimum lot sizes for townhouses and zero lot line houses shall be 3,000 square feet per dwelling unit.
- (4) Minimum lot sizes for all other permitted uses shall be 7,500 square feet or one thousand five hundred square feet per living unit, whichever is greater.
- (5) Lot width for a lot containing multifamily, townhouse, or zero lot line units shall be not less than 20 feet per ground floor unit plus side yard requirements.
- (6) Lot width for a lot containing other permitted uses shall be not less than 60 feet.
- (7) The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of 60 feet from the single-family district boundary or the lot on which the single-family dwelling is located.
- (8) When buildings exceed one story in height, an automatic sprinkler system shall be installed in accordance with existing fire codes and each unit shall have two points of entry or exit.

(e) Parking regulations. Two off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Other off-street parking spaces regulations are set forth in section 36.025 and section 36.026.

(f) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

(g) Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a or [sic] wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

(h) Screening fence. Border fencing of masonry construction of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

(i) Permitted accessory uses.

- (1) Accessory uses customarily appurtenant to a permitted use, and accessory uses as permitted in the schedule of uses, appendix 2.
  - (2) Athletic fields and playfields, noncommercial, including stadiums and grandstands.
  - (3) Temporary buildings for storage of building materials and equipment and construction purposes, when on the same or adjoining lot as the principal use, for a period not to exceed the duration of such construction.
- (j) Miscellaneous provisions. The maximum density in this district shall be 12 units per acre.

### **Sec. 36.015 MF-2 Multiple-Family Residential - High Density**

- (a) General purpose and description. High-density multiple-family zoning is primarily intended as the appropriate designation for lands suitable for higher impact development and higher volume traffic, while serving the residential needs for higher density living quarters. This district permits two-story apartments, fourplexes, and duplexes.
- (b) Permitted uses. The following uses shall be permitted:
- (1) Any use permitted in the MF-1 district, except two-family dwelling units.
  - (2) Libraries and museums.
  - (3) Hospitals, sanitariums, nursing homes, and personal care facilities.
  - (4) Other uses as listed in appendix 2 of this article.
- (c) Permitted specific uses. The following specific uses shall be permitted when granted in accordance with section 36.025:
- (1) Any use allowed as a specific use in the MF-1 district, except one-family and two-family dwelling units, unless permitted above.
  - (2) Medical and dental clinics.
  - (3) Offices for professional uses such as (without limitation due to enumeration) building contractors, doctors, chiropractors, dentists, attorneys, insurance, real estate, abstract and title, accountants, architects, brokers, engineers, designers, and psychologists.
  - (4) Other uses as listed in appendix 2 of this article.
- (d) Height and area regulations.
- (1) See appendix 1 (area, setback, height, and coverage regulations).
  - (2) No lot containing multifamily units shall contain less than 10,000 square feet or 1,500 square feet per dwelling unit, whichever is greater.
  - (3) Minimum lot sizes for townhouses and zero lot line houses shall be 3,000 square feet per dwelling unit.
  - (4) Minimum lot sizes for all other permitted uses shall be 7,500 square feet or

1,500 square feet per living unit, whichever is greater.

(5) Lot width for a lot containing multifamily, townhouse, or zero lot line units shall be 20 feet per ground floor unit plus side yard requirements.

(6) Lot width for a lot containing other permitted uses shall be not less than 60 feet.

(7) The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of 60 feet from the single-family district boundary or the lot on which the single-family dwelling is located.

(e) Parking regulations. Two off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Other off-street parking spaces regulations are set forth in section 36.026.

(f) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

(g) Refuse facilities. Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

(h) Screening fence. Border fencing of masonry construction of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

(i) Special fire protection requirements.

(1) Whenever densities of greater than 15 units per acre are present or a building exceeds one story in height, each building in the development shall contain an automatic sprinkler system, to be installed at the time of construction and thereafter operated in accordance with currently applicable fire safety codes.

(2) In addition, each unit in any multi-story design, regardless of density, shall be provided with two points of entry and exit with each providing separate access to places of safety in the event of fire or other emergency.

(j) Miscellaneous provisions.

(1) Density in this district does not ordinarily exceed 15 units per gross acre but can reach a maximum of 25 units per gross acre if special fire protection requirements are observed (see subsection (i) of this section).

- (2) The minimum separation of buildings shall conform to the distance requirements as specified in appendix 1 (area, setback, height, and coverage regulations).
- (3) If a side yard or rear yard is adjacent to a single-family residential district, there shall be a 25-foot setback and a 60-foot setback from the adjacent property line for buildings in excess of one story in height.
- (4) Single-family construction in this district shall comply with the R-1 district requirements.
- (5) Duplex construction in this district shall comply with the TF district requirements.
- (6) A portion of the building that is no more than one story tall shall observe a minimum setback from the rear property line of 15 feet. Any portion of the building that is more than one story tall shall observe a minimum setback from the rear property line of 25 feet.

### **Sec. 36.016 C-1 Restricted Commercial District**

(a) General purpose and description. The C-1 district is established to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas, where retail or service establishments deal directly with customers. Businesses in the C-1 district should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

(b) General regulations.

- (1) Business uses above the ground floor are permitted on any floor above the ground floor except in those buildings where dwelling units are established.
- (2) All business establishments shall be retail or service establishments which deal directly with the customers. All goods produced on the premises shall be sold to consumers only on the premises where produced.
- (3) All business, servicing or processing, except for off-street parking, off-street loading, temporary display of merchandise such as garden, lawn, and recreational supplies and equipment for sale to the public, and automobile service station operation, shall be conducted within completely enclosed buildings.
- (4) Parking of trucks as an accessory use, when used in the conduct of a permitted business listed in this article, shall be limited to vehicles of not over 1-1/2 ton capacity when located within 150' of a residence district boundary line.

(c) Permitted uses. A building or premises shall be used only for the purposes/uses as listed in appendix 2 of this article.

(d) Permitted specific uses. The following specific uses shall be permitted when granted in accordance with section 36.025:

- (1) Hotels and motels, provided that the zoning lot shall be not less than one acre.

- (2) Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial buildings.
  - (3) Retail ice and dispensed water sales, provided that the ice and water are housed within a structure; that the structure is set back so that all portions of the structure are either even with or behind the average front building face of the primary structure(s) in the surrounding retail area; and that the entire structure be masonry.
  - (4) Other uses as may be permitted by the city council.
  - (5) Uses as listed in appendix 2 of this article.
- (e) Height and area regulations.
- (1) See appendix 1 (area, setback, height, and coverage regulations).
  - (2) The front yard setback shall be 45 feet where parking is allowed in front of the building. Accessory buildings shall have a 60-foot front yard setback.
  - (3) No side yard is required between adjacent non-residentially zoned lots except that a side yard of not less than 15 feet in width shall be provided on the side of a lot adjoining a residential district even when separated by an alley. When adjacent to a residential district, even when separated by an alley, no windows shall be permitted above 10 feet on the building sides facing such residential district. In addition, a masonry wall having a minimum height of six feet above the average grade of the residential property shall be constructed on the nonresidential property adjacent to the common side property line.
  - (4) No rear yard is required between adjacent non-residentially zoned lots. A rear yard of not less than 25 feet is required where the lot is adjacent to a street or alley. A rear yard of not less than 25 feet or 20% of the depth of the lot, whichever is lesser, shall be provided upon that portion of a lot abutting a residential district.
  - (5) No building shall exceed the specified height, except cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms, which may project not more than 12 feet beyond maximum building height.
- (f) Parking regulations. Off-street parking and loading shall be provided as set forth in section 36.026.
- (g) Permitted accessory uses. Accessory uses customarily appurtenant to a permitted use, and accessory uses as permitted in the schedule of uses, appendix 2 of this article.
- (h) Miscellaneous provisions.
- (1) Signs and illumination.
    - (A) Signs in this district shall comply with the requirements of the city sign ordinance (as amended).
    - (B) The number of signs shall be limited to two.
    - (C) No free-standing signs (ground or pole signs) shall be permitted.
    - (D) All signs shall be flat against the wall of the building, with all parts of

the sign within 18 inches of the face of the building.

(E) All signs shall be oriented so as to face a public street.

(F) No sign shall be illuminated so as to shine on nearby residential properties.

(G) Any illumination shall be nonflashing and shall not contain a rotating, oscillating or revolving beam or beacon of light.

(2) Prior to any subdivision of a C-1 district, a conceptual site plan, which shall include all the land that existing [existed] in single ownership at the time of initial zoning, or at the time this provision became effective, whichever is later, shall be submitted for approval, according to section 36.037 hereof, with consideration being given to this statement of intended development. Thenceforth, any development or subdivision of the property shall be consistent with an approved conceptual site plan, as originally approved or as may be subsequently amended and approved.

(3) When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of 10 feet shall be provided on the nonresidential property. A masonry wall having a minimum height of six feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.

### **Sec. 36.017 C-2 General Commercial District**

(a) Purpose. The C-2 district is established to accommodate those uses that are of city-wide and regional significance. Within this district are permitted retail, service, and office uses characteristic of retailing and wholesaling markets. This district is intended to accommodate commercial activities that cannot be accommodated in the C-1 Restricted Commercial District.

(b) Generally.

(1) All business, servicing or processing, except for off-street parking, off-street loading and automobile service station operation, shall be conducted within completely enclosed buildings except as otherwise provided.

(2) No use hereunder shall be permitted if said use entails storage or display of items for sale not enclosed by a building except for incidental display or sale of seasonal retail items and such incidental display shall be permitted only if it occupies no more than 5% of the total lot area.

(3) Accessory off-street parking is required for C-2 districts as provided in section 36.025 [36.026].

(c) Permitted uses. A building or premises shall be used only for the purposes/uses as listed in appendix 2 of this article.

(d) Specific uses. The following specific uses shall be permitted when granted in accordance with section 36.025:

- (1) Specific uses in the C-2 district shall include:
- (A) Any uses not specifically enumerated in section 36.021 that can be considered commercial in character.
  - (B) Machinery and equipment sales and service establishments for equipment under one and one-half tons gross weight.
  - (C) Retail ice and dispensed water sales, provided that the ice and water are housed within a structure; that the structure is set back so that all portions of the structure are either even with or behind the average front building face of the primary structure(s) in the surrounding retail area.
- (e) Area, yard, height, and lot coverage requirements. See appendix 1 (area, setback, height, and coverage regulations).
- (f) Parking regulations. Off-street parking and loading shall be provided as set forth in section 36.026.
- (g) Permitted accessory uses. Accessory uses customarily appurtenant to a permitted use, and accessory uses as permitted in the schedule of uses, appendix 2 of this article.
- (h) Screening. In the C-2 district, whenever a C-2 use abuts the SF60, TF, MF-1, or MF-2 districts, a wall or fence of not less than six feet in height is required, subject to approval by [of] construction plans by the planning and zoning commission.

### **Sec. 36.018 CBRD Central Business Redevelopment District**

- (a) General purpose and description. The Central Business Redevelopment District is established to accommodate the unique characteristics of the historical center of the city and to ensure that future development in the CBRD is compatible with maintaining and redeveloping the economic and historic integrity of the area. The CBRD is designed to provide an area for shopping, dining, working, and entertainment which will remain active during evenings and weekends as well as standard work hours.
- (b) Permitted uses.
- (1) Other uses as listed in appendix 2 of this article.
  - (2) Permitted specific uses.
- (c) Specific permitted uses. The following specific uses shall be permitted in the CBRD, when granted in accordance with section 36.025:
- (1) Broadcasting facilities, radio, television, or microwave towers.
  - (2) Automobile service station with associated minor automobile repair facility with floor space not greater than 2,500 square feet.
  - (3) Other uses as listed in appendix 2 of this article.
- (d) Height and area regulations.
- (1) See appendix 1 (area, setback, height, and coverage regulations).
  - (2) The front yard setback shall be 45 feet where parking is allowed in front of the building. Accessory buildings shall have a 60-foot front yard setback.
  - (3) No side yard is required between adjacent non-residentially zoned lots

except that a side yard of not less than 15 feet in width shall be provided on the side of a lot adjoining a residential district even when separated by an alley. When adjacent to a residential district, even when separated by an alley, no windows shall be permitted above 10 feet on the building sides facing such residential district. In addition, a masonry wall having a minimum height of six feet above the average grade of the residential property shall be constructed on the nonresidential property adjacent to the common side property line.

(4) No rear yard is required between adjacent non-residentially zoned lots. A rear yard of not less than 25 feet is required where the lot is adjacent to a street or alley. A rear yard of not less than 25 feet or 20% of the depth of the lot, whichever is lesser, shall be provided upon that portion of a lot abutting a residential district.

(5) No building shall exceed the specified height, except cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms, which may project not more than 12 feet beyond maximum building height.

(e) Parking regulations. Off-street parking and loading shall be provided as set forth in section 36.026.

(f) Allowable external facade materials on commercial buildings. Commercial buildings in the CBD shall use only stone, brick, stucco, and wood or glass in the construction of the exterior facade that is visible to the public. No more than 20% of the facade shall be composed of wood or wood products, excluding doors, door frames, windows and window frames.

(g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

(h) Miscellaneous provisions. When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of 10 feet shall be provided on the nonresidential property. A masonry wall having a minimum height of six feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.

### **Sec. 36.019 I-1 Light Industrial District**

(a) General purpose and description. The I-1 district is established to accommodate those uses which are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development and use from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purpose. Development in the I-1 district is limited primarily to certain wholesale and jobbing commercial uses and certain industrial uses, such as the fabrication of materials, and specialized manufacturing and research institutions, all of a non-nuisance type.

(b) General regulations. Uses permitted in the I-1 district are subject to the following conditions:

(1) All business, servicing, or processing, except for off-street parking, off-

street loading, display or merchandise for sale to the public, and establishments of the “drive-in” type, shall be conducted within completely enclosed buildings unless otherwise indicated in this section.

(2) All storage within 100 feet of a residence district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than eight feet nor more than 10 feet in height, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screen.

(c) Permitted uses. Uses permitted in the I-1 district shall be as follows:

(1) Uses as permitted in the schedule of uses, appendix 2 of this article.

(d) Permitted specific uses. Permitted specific uses in the I-1 district, when granted in accordance with section 36.025, are listed in the schedule of uses, appendix 2 of this article.

(e) Height and area regulations.

(1) See appendix 1 (area, setback, height, and coverage regulations).

(2) A 25-foot front yard is required except that a front yard of not less than 50 feet shall be provided upon that portion of a lot abutting or across a street or alley from property in a residential or commercial district.

(3) The specified side yard is required between adjacent lots zoned for manufacturing uses. A side yard of not less than 15 feet is required where the lot is adjacent to a street or alley. A side yard of not less than 25 feet shall be provided upon that portion of a lot abutting a district zoned for anything other than manufacturing uses.

(4) No rear yard is required between adjacent lots zoned for manufacturing uses. A side yard of not less than 25 feet is required where the lot is adjacent to a street or alley. A rear yard of not less than 25 feet shall be provided upon that portion of a lot abutting a district zoned for anything other than manufacturing uses.

(5) A building may be erected to a height of 80 feet if set back from all required yard lines a distance of one foot for each two feet of additional height above 45 feet. This requirement is in addition to all other relevant setback requirements.

(f) Parking regulations. Off-street parking requirements shall be provided in accordance with the specific uses set forth in section 36.026.

(g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

(h) Miscellaneous provisions. When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of 10 feet shall be provided on the nonresidential property. A masonry wall having a minimum height of eight feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.

**Sec. 36.020 PD Planned Development District**

- (a) General purpose and description. The Planned Development District “PD” prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.
- (b) Permitted uses. Any use specified in this article [the ordinance] granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purposes of this article.
- (c) Development standards.
- (1) Development standards for each separate PD district shall be set forth in the ordinance granting the PD district and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
  - (2) In the PD district, the particular district(s) to which uses specified in the PD are most similar shall be stated in the granting ordinance. All PD applications shall list all requested variances from the standard requirements set forth throughout this article (applications without this list will be considered incomplete).
  - (3) The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
  - (4) The Planned Development District shall conform to all other sections of the ordinance and this article unless specifically exempted in the granting ordinance.
- (d) Conceptual and development plans. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).
- (1) Conceptual plan. The applicant shall submit this plan. The plan shall show the applicant’s intent for the use of the land within the proposed planned development district in a graphic manner and shall be supported by written documentation of proposals and standards for development.

(A) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lotting arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

(B) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

(C) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the building official or his designated representative. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

(2) Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan. The development plan must be approved by the city council. A public hearing on approval of the development plan shall be required at the council level, unless such a hearing is waived pursuant to subsection (d)(3)(A) of this section at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(A) A site inventory analysis including a scale drawing showing existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(B) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including

size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five feet.

(C) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.

(D) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(E) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the building official or his designated representative.

(3) Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in section 36.043. This procedure is expanded as follows for approval of conceptual and development plans.

(A) Separate public hearings shall be held by the city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirement is waived by the city council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:

(i) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

(ii) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and

(iii) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

(B) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

(C) The development plan may be approved in sections. When the plan is approved in sections, separate approvals by the city council for the initial and subsequent sections will be required.

(D) An initial development plan shall be submitted for approval within six months from the approval of the conceptual plan or some portion of the conceptual plan. If the development plan is not submitted within six months, the conceptual plan is subject to reapproval by the city council. If

the entire project is not completed within two years, the city council may review the original conceptual plan to ensure its continued validity.

(E) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

(e) Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.

(f) Planned developments to be recorded. All planned development districts approved in accordance with the provisions of this article in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained on the city's website.

(g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

### **Sec. 36.021 FP Floodplain District**

(a) Floodplain prefix to district designation.

(1) The FP prefix designation constitutes a zoning overlay district, and the addition or removal of the FP prefix constitutes zoning action requiring due process provided under state law. Further public notice to all downstream property owners within the city with like FP zoning is required prior to any such zoning action.

(2) To provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard and to promote the health, safety and general welfare of the community, portions of certain districts are designated with a floodplain prefix FP and shall be subject to the following provisions.

(b) Permitted uses.

(1) In this district no land shall be used except for one or more of the following permitted uses to the extent that they are not prohibited by other regulations or ordinances and provided that such uses do not require above-ground structures, filling or storage of material or equipment except as herein specifically authorized.

(A) Agricultural activities including the ordinary cultivation of land or legal farms of animal husbandry.

(B) Electrical substation.

(C) All types of local utilities, including but not limited to water distribution and wastewater collection systems, water and waste and wastewater treatment facilities and water quality/monitoring stations or other structures required to provide water and sewerage, telephone, gas

and electrical services.

(D) Parks, community centers, playgrounds, public golf courses.

(E) Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by conditional use zoning action.

(F) Facilities that would warrant no flood protection, such as accessory private open space in conjunction with commercial or residential development, community unit recreational areas or recreation developments.

(G) Parking areas associated with a part of contiguous land use.

(2) No building or structure shall be erected in that portion of a district designated with a floodplain FP prefix other than those listed in this section.

(3) There shall be no dumping, excavation, storage or filling operations within that portion of a district having a floodplain FP prefix designation except under conditions of this article and any city ordinances that may be relevant to this issue.

(c) Conditions for adding FP prefix designation. The city council may, after a public hearing, amend the zoning classification of any property by adding the floodplain FP prefix designation based on hydraulic engineering studies indicating new boundaries of the area that is subject to inundation by floodwaters. The city council shall provide for the addition of such floodplain FP prefix designation to the zoning district maps.

(d) Conditions for removal of FP prefix designation. The city council, in considering and determining its recommendation relative to any application for the removal of the floodplain FP prefix designation, shall require the applicant to furnish to the administrator fill and development plans (hydraulic calculations concerning maximum high water and flow rates and their effect on abutting, lateral, and downstream properties), and data concerning the operation, location, function and characteristics of any use of land or building proposed. The application will not be scheduled for public hearing until the city engineer certifies information furnished is adequate for review and comment as required in this section.

### **Sec. 36.022 Special uses**

(a) Child-care centers.

(1) No portion of a child-care center site may be located within 300 feet of gasoline pumps or underground gasoline storage tanks, or any other storage area for explosive or highly combustible materials.

(2) Child-care centers shall be located adjacent to a street having a pavement width of 27 feet or greater.

(3) Site plan approval by the planning and zoning commission shall be required for all child-care center sites.

(4) Child-care centers located within any single-family or two-family residential

district shall be required to plat in multiples of the minimum lot width of the district classification requirements. The lot depth shall meet the minimum district requirements and must be platted in a configuration which can be converted into standard lots for residential development.

- (5) All child-care centers shall comply with the following standards:
- (A) All vehicular entrances and exits shall be clearly visible from the street.
  - (B) All passenger loading and unloading areas shall be located so as to avoid safety hazards from vehicular traffic and adequate walkways shall be provided.
  - (C) Outdoor play areas shall be provided at a rate of 65 square feet per child based on maximum design capacity of the center. This requirement may be waived by the planning and zoning commission if the childcare is provided for less than four hours per day for an individual person.
  - (D) In residential districts, a maximum of one-half of the required outdoor play space may be provided off-site. When off-premises outdoor play area is utilized, it must be located within 100 feet of the child-care facility premises and safely accessible without crossing, at-grade, any major or secondary thoroughfare.
  - (E) No child-care center shall be part of a one-family or two-family dwelling.

(b) Construction yards, field offices, batching plants and other temporary buildings. Temporary permits for construction yards, field offices and batching plants and specific use permits or variances regulating temporary buildings shall be issued for a period of time not to exceed 18 months. Extensions may be granted by the city council. Upon due notice and hearing before the city council, any such permit may be revoked if the city council finds the use of the building or structure is contrary to the intent of this article or results in increased noise, traffic, or other conditions considered to be a nuisance or hazard.

(c) Radio, television, and microwave towers.

- (1) All towers shall satisfy the minimum setback requirements.
- (2) All towers must meet manufacturer's installation standards or be approved by a professional engineer, licensed in the State of Texas.
- (3) All towers in excess of 30 feet are required to be equipped with a climbing guard.
- (4) Specific requirements for towers located in residential districts (R-1, TF, SF-TH, MF-1, MF-2, MH-1 and MH-2) and the CBRD:
  - (A) The maximum height shall be 65 feet including mast and antennas, measured from the ground.
  - (B) All towers including mast and antennas in excess of 30 feet shall be located not less than the height of the tower including mast and antennas

minus 30 feet from the nearest property line.

(C) No tower in a residential district shall be located in the front yard.

(5) Specific requirements for towers located in nonresidential districts:

(A) A specific use permit is required for towers in these zoning districts.

(B) The minimum distance to the nearest property line (measured from any point on the tower) shall be 20% of the height of the tower.

(C) The minimum distance to any existing or planned street right-of-way (measured from any point on the tower) shall be 50 feet.

(D) The minimum distance to a residential property line (measured from any point on the tower) shall be two times the total height of tower (including any mast or antennas).

(E) All towers in excess of 65 feet from the ground and any guy anchors (if used) shall be enclosed by a locked security fence not less than eight feet in height. Towers shall also be equipped with an appropriate anti-climbing device.

(F) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted so as to reduce visual obtrusiveness. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment. If the antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

(G) All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this section shall bring such towers and antennas into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations.

(H) To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes and the applicable standards for towers that are published by the Electronic Industries Association as amended from time to time. If, upon inspection, the tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such codes and standards. If the owner fails to bring such tower into compliance within the said 30 days, the city may remove such tower or cause such tower to be removed at the owner's expense.

(I) Any antenna or tower that is not operated for a continuous period of six months shall be considered abandoned, and the owner of such antenna or tower shall remove same within 90 days or receipt of notice from the building official notifying the owner of such abandonment. If such antenna or tower is not removed within said 90 days, the building official may cause such antenna or tower to be removed at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

(J) All commercial signs, flags, lights and attachments other than those required for communications operations, structural stability, or as required for flight visibility by the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) are prohibited.

(d) Residence hotels. Residence hotels shall be designed to allow for their potential conversion to multifamily residences and as such shall comply with all minimum standards set forth in the NC district and residence hotels constructed in the MF district shall comply with the MF district requirements. Open space shall be provided in sufficient quantity and locations to allow for required additional parking should the residence hotel convert to multifamily residences.

(e) Patio homes.

(1) Location on lot. Patio home developments shall be developed as zero lot line homes. One side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of 10 feet. A minimum five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house. Side yards and maintenance easements shall be placed on the subdivision plat. A minimum separation between patio homes of 10 feet shall be provided. The combined area of all structures shall not exceed 65% of the lot area.

(2) Front yard setback. The minimum front yard shall be 15 feet, provided that in no case shall a garage or carport fronting onto a street be less than 20 feet from the property line adjacent to the street. The front yard setback may be staggered, varied, or reduced to a minimum setback of 10 feet for lots facing cul-de-sac or loop streets not exceeding 400 feet in length, with the approval of a site plan or subdivision plat. Under this provision the maximum setback shall be 25 feet. A minimum lot depth of 65 feet, as measured from front building line to rear lot line, shall be maintained.

(3) Rear yard setback. The minimum rear yard shall be five feet for a single-story structure and 15 feet for any two-story structure. If access is from an alley, the minimum setback will be 20 feet for garages or carports.

(4) Side yard setback. The minimum side yard shall be zero feet except that there shall be at least 10 feet of separation between structures. When patio homes are constructed with a zero side yard, five feet on the lot adjacent to the zero setback shall be dedicated as an access easement for the zero setback patio home. There shall be a minimum of 20 feet from any property line adjacent to a street.

- (5) Lot frontage. The minimum frontage of any patio home shall be 25 feet on residential streets and 35 feet on collector and thoroughfare streets.
- (6) Lot area. The minimum lot area for any development lot for patio homes shall be 2,800 feet.
- (7) Maximum length of structures. No zero lot line structure shall have an overall length exceeding 250 feet.
- (8) Maximum height of structures. No structure shall exceed two stories or 35 feet in height.
- (9) Parking. Two off-street spaces per dwelling unit plus 1/2 space per dwelling unit for visitor parking within 600 feet of each dwelling unit. The visitor parking requirements may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.
- (10) Common area maintenance. To insure the long-term maintenance of common land and facilities in patio home developments, the following shall be required:
- (A) Plats and site plans shall be approved subject to the submission of a legal instrument setting forth a plan or manner of permanent care and maintenance of open spaces, recreational areas and other communally owned facilities. No such instrument shall be acceptable until approved by the city attorney as to legal form and effect. A homeowners' association (HOA) is the most widely accepted technique for managing commonly owned property. Such association shall provide proof of incorporation prior to issuance of a construction permit.
  - (B) The HOA or other similar management entity shall be organized as a nonprofit corporation with automatic membership in the management entity when property is purchased. This shall be specified in the covenants which run with the land and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Included in the maintenance covenants shall be procedures for changing them at stated intervals. Deeds shall also reference the rights and responsibilities of property owners to the management entity. The management entity shall also be responsible for liability insurance, local taxes, and the maintenance of all commonly held facilities through the use of a pro-rata formula for all property owners.
- (11) Usable open space requirements. Each parcel of land developed under patio home standards shall provide usable open space totaling 15% of the area of a patio home development. Such open space shall have a maximum slope of 10% and shall be exclusive of street and alley rights-of-way and/or easements, individually platted lots without open space easements, private yards and patios. The 15% shall be computed on the percentage of total platted area in a patio home subdivision, excluding right-of-way for major and secondary thoroughfares (as described in the current comprehensive plan). At the time of site plan and/or subdivision plat approval, the city council may give full or partial credit for open

areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.

(12) Additional landscaping. In addition to any required landscaping for common areas, the front yard and parkway areas shall be landscaped and permanently maintained.

(f) Multifamily residences.

(1) Courts. Where an apartment building is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of 30 feet apart and no balcony or canopy shall extend into such court area for a distance greater than five feet.

(2) Usable open space.

(A) Each lot or parcel of land which is used for multiple-family residences shall provide on the same lot or parcel of land usable open space (as defined in [section 36.004](#)), in accordance with the table below:

**USABLE OPEN SPACE REQUIREMENT**

Number of Bedrooms or Sleeping Rooms	
1 or less	600 sq. ft.
Each additional bedroom over 1	300 sq. ft.

(B) In those instances where a parcel of land has been zoned for multifamily use with a specific use permit or planned development classification and the permitted densities do not conform exactly with those permitted in the MF district, usable open space shall be provided in accordance with that required for the multifamily zoning district which most closely approximates the density permitted under the SUP or PD.

(C) In meeting this requirement, a credit of three square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within 10 feet of a pool; developed and equipped children's play areas; and usable portions of recreational buildings. Tennis courts are specifically excluded from this increased credit allowance. At the time of site plan approval, the planning and zoning commission and/or city council may allow a credit not to exceed 10% of the total required usable open space for adjacent and immediately accessible public parks. The combined credit for areas calculated at a

three-to-one basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.

(D) At the time of site plan approval, the city council may give full or partial credit for open areas that exceed the maximum slope, if it is determined that such areas are environmentally significant and that their preservation would enhance the development.

(g) Service stations. Gasoline service station pump islands may not be located nearer than 18 feet to the front property line. An unenclosed canopy for a gasoline filling station may extend beyond the front building line but shall not be closer than 10 feet to the property line.

(h) Bed-and-breakfast facilities.

(1) Defined. See appendix 3, item 3.1.2].

(2) Specific use permit for bed-and-breakfast facility. No individual property owner shall use his residence as a bed-and-breakfast facility, as that term is defined herein, without first having received a specific use permit from the city council.

(3) Permitted in specific districts. See the schedule of uses, appendix 2 of this article.

(4) Special regulations. The following special regulations shall apply to all specific use permits issued for bed-and-breakfast facilities:

(A) All bed-and-breakfast facilities must be owner-occupied and managed at all times.

(B) The maximum number of bedrooms which may be rented is five, unless the city council specifically finds that the structure and tract on which it is located is of sufficient size to permit more bedrooms and that the same will not adversely impact the surrounding properties.

(C) No cooking facilities shall be permitted in any of the bedrooms.

(D) One attached sign shall be permitted on the premises. Such signs shall not exceed four square feet in area and shall not include the word "hotel" or "motel."

(E) Off-street parking shall be provided equal to one parking space per guest bedroom and shall be screened from all streets. No parking shall be permitted in the front yard area.

(F) The facilities shall meet all of the minimum requirements of the city-county health department and shall conform in all respects to the requirements of the fire code, building code, electrical code and plumbing code.

(G) All such facilities shall be responsible for the collection of the city hotel/motel tax.

(H) All city-county health officers, building inspectors, the fire marshal and his assistants and other code enforcement officials of the city shall

have the right to go on any premises of a bed-and-breakfast facility during normal business hours for the purpose of verifying compliance with this subsection and all other applicable ordinances of the city.

(i) Recreational Vehicle (RV) parking/storage on private property. Recreational storage on private property in conjunction with a primary residential use shall meet the following criteria.

(1) No RV shall be parked in front of the front setback or in front of the front façade of the

primary structure on a lot.

(2) No utilities shall be connected to the RV except for temporary electrical service for loading and unloading purposes.

(3) An RV can be no closer than 5 feet from a side building line or parked within a drainage easement.

(j) Swimming pools. It is the purpose of the following provisions to recognize an outdoor swimming pool as a potentially attractive nuisance and to promote the safety and enjoyment of property rights by establishing rules and regulations governing the location and improvement of swimming pools (including above ground level) whether privately, publicly, or commercially owned or operated.

(1) No swimming pool shall be constructed or used until a swimming pool building permit has been issued therefor. No building permit shall be issued unless the proposed sanitary facilities and water supply comply with applicable local and state health department regulations.

(2) A swimming pool may be constructed and operated when:

(A) The pool is not located in any required front or side yard abutting a street;

(B) A wall or fence, not less than six feet in height, with self-enclosing and self-latching gates at all entrances, completely encloses either the pool area or the surrounding yard area (see subsection (k) of this section for additional regulations regarding enclosing of pools);

(C) All lighting of the pool is shielded or directed to face away from adjoining residences. If lights are not individually shielded they shall be so placed, or the enclosing wall or fence shall be so designed, that direct rays from the lights shall not be visible from adjacent properties;

(D) No broadcasting system is used for the purpose of advertising the operation of the pool or for the attraction of persons to the premises. This shall not prevent a public address system necessary or useful to the supervision of the pool and the safety of swimmers; and

(E) The swimming pool is no closer than eight feet from any property line.

(k) Swimming pool enclosures.

- (1) Every swimming pool, or excavation designed or intended to ultimately become a swimming pool, while under construction as well as after completion, shall be continuously protected by an enclosure surrounding the pool or excavated area in such a manner as to make such pool or excavated area reasonably inaccessible to small children or animals. Exceptions are as follows:
- (A) This provision shall not apply to (i) bodies of water other than swimming pools which are owned or controlled by the federal government, state, county or any agency, subdivision or department thereof; or (ii) bodies of water located in natural drainage ways;
  - (B) In single-family occupancies, the enclosure may surround the entire single-family premises; and
  - (C) In multifamily occupancies, the enclosure may include the courtyard that surrounds the pool.
- (2) An enclosure shall be a fence, wall, or building not less than six feet in height with no openings, holes or gaps larger than four inches measured in any direction, except that measurement for a picket fence (one composed primarily of vertical members) shall be measured in a horizontal direction between members.
- (3) Gates and doors opening directly into such enclosure shall be equipped with self-closing and self-latching devices designed to keep and capable of keeping such doors or gates securely closed, said latching device to be attached to the gate or door not less than 36 inches above the grade or the floor.  
Exception: The doors of any building forming any part of the enclosure hereinabove required need not be so equipped.
- (4) Swimming pools in existence on the effective date of this article shall be fenced in accordance with the requirements hereinabove set forth (within 2 years from the adoption of this ordinance), and it shall be unlawful for any person to maintain any swimming pool in the corporate limits of the city which is not protected by an enclosure in accordance with the requirements of this section.
- (5) All plans submitted to the city for swimming pools to be constructed shall show compliance with the requirements of this section, and the final inspection and approval of all pools constructed shall be withheld until all requirements of this section have been complied with by the owner, purchaser under contract, lessee, tenant or licensee.

**State law references**—Swimming pool enclosures, V.T.C.A., Local Government Code, sec. 214.101 et seq.; pool yard enclosure for multiunit rental complex, property owners' association, etc., V.T.C.A., Health and Safety Code, ch. 757.

(l) Sale of alcoholic beverages.

- (1) This subsection (l) shall not apply when the storage or serving of alcoholic beverages is strictly for the consumption of the owners of the premises and their guests at no charge.
- (2) The storage, possession, or sale of any alcoholic beverage, when

permitted by the laws of this state, shall be regulated and governed as provided herein and in other applicable ordinances and regulations of the city.

(3) The sale of liquor and the sale of beer is prohibited in any residential area within the city's corporate limits. The term "residential area" includes locations that are within any of the following zoning districts or areas:

- (A) SF-60 - Single-Family;
- (B) SF-TH - Single-Family Townhome;
- (C) MH-1 - Manufactured Home District;
- (D) MH-2 - Manufactured Home Park District;
- (E) TF Duplex - Two-Family Residential;
- (F) MF-1 - Multiple-Family Residential - Medium Density;
- (G) MF-2 - Multiple-Family Residential - High Density;
- (H) PD - Any residential part of a Planned Development District; or
- (I) Any tract, lot or subdivision upon which is located any of the "residential uses" list in appendix 3 of this article, as amended.

(j) Wind energy conversion systems. In order to balance the need for clean, renewable energy resources with the protection of the health, safety and welfare of the community, the purpose of this section is to regulate private use wind energy conversion systems for the production of electricity for use on a lot.

(1) Applicability and definitions. Terms defined below shall be used for the purposes of this subsection (m).

(A) Wind energy conversion systems. A wind energy conversion system consists of a wind-driven turbine (whether roof- or tower-mounted) and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel.

(B) Wind turbine. The individual component of a wind energy conversion system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters. This term shall include the shroud and the towers or supporting structures.

(C) Building code(s). All codes, ordinances, regulations, policies and procedures, and standards adopted and enforced by the city.

(D) Fire code(s). All codes, ordinances, regulations, policies and procedures, and standards adopted and enforced by city.

(E) FAA. The use of this acronym shall denote the Federal Aviation Administration, or any other applicable authority that regulates air safety within the city's jurisdiction.

(F) Shroud. A safety device that covers the blades of a wind turbine on

all sides in a manner that substantially reduces the potential that the blades would cause injury or damage to any persons, animals or items of property coming into contact with the wind turbine.

(2) Standards. All wind energy conversion systems are subject to and must comply with the following provisions:

(A) Setbacks. Minimum setbacks for wind turbines shall be:

(i) A minimum of 1.1 times the total extended height of the wind turbine—as measured from average ground level of the lot to the uppermost part of the wind turbine—from the project property lines.

(ii) Guy wire anchors may not extend closer than 10 feet from any property line.

(B) Number per lot or parcel. A maximum of two wind turbines per lot or parcel is permitted on lots or parcels less than one-half acre in size; a maximum of four wind turbines per acre are permitted on lots or parcels at least one-half acre in size.

(C) Height. Subject to the above-referenced setback requirements, the maximum total extended height of tower-mounted wind energy conversion systems—as measured from average ground level of the lot to the uppermost part of the wind turbine—is 35 feet on parcels less than 5 acres in size and 70 feet on parcels 5 acres or greater. If roof mounted, the extended height shall not exceed 10 feet above the roof ridge and in no case be higher than 35 feet.

(D) Lighting. Wind system towers shall not be artificially lighted unless required, in writing, by the FAA or other applicable authority that regulates air safety. Where the FAA requires lighting, the lighting shall be the lowest intensity allowable under FAA regulations; the fixtures shall be shielded and directed to the greatest extent possible to minimize glare and visibility from the ground; and no strobe lighting shall be permitted, unless expressly required by the FAA.

(E) Access. All tower-mounted wind energy conversion systems must comply with the following provisions:

(i) The tower shall be designed and installed so that there shall be no exterior step bolts or a ladder on the tower readily accessible to the public for a minimum height of 12 feet above the ground. For lattice or guyed towers, sheets of metal or wood or other barrier shall be fastened to the bottom tower section such that it cannot readily be climbed; and

(ii) All ground-mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access.

(F) Rotor safety. All wind turbines shall comply with the following rotor safety requirements.

(i) Each wind turbine shall be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limits of

the rotor. An external, manual shut-off switch shall be included with the installation.

(ii) The minimum distance between the ground and any protruding blades utilized on a private wind turbine shall be 10 feet as measured at the lowest point of the arc of the blades.

(iii) All blades of a wind turbine are required to be within a shroud.

(G) Noise. All wind turbines shall comply with these noise requirements and restrictions. These levels may not be exceeded at any time, including short-term events such as utility outages and severe wind storms. A manufacturer's sound report shall be required with a building permit application.

(i) No wind energy conversion system or combination of wind energy conversion systems on a single lot or parcel shall create noise that exceeds a maximum of 35 decibels (dBA) at any property line where the property on which the wind energy conversion system(s) is located or the abutting property is less than one acre; or, a maximum of 50 decibels (dBA) at any other property line. Measurement of sound levels shall not be adjusted for, or averaged with, non-operating periods.

(ii) Any wind energy conversion system(s) exceeding these levels shall immediately cease operation upon notification by the building official and may not resume operation until the noise levels have been reduced and verified by an independent third-party inspector, approved by the building official, at the property owner's expense. Upon review and acceptance of the third-party noise level report, the building official will allow operation of the affected wind energy conversion system(s). Wind energy conversion system(s) unable to comply with these noise level restrictions shall be shut down immediately and removed upon notification by building official, after a period established by the building official.

(H) Aesthetics and maintenance.

(i) Appearance. Wind turbines, unless subject to any applicable standards of the FAA, shall be a non-obtrusive color such as tan, sand, gray, black or similar colors. The painting or coating shall be kept in good repair for the life of the wind turbine. In addition, any changes to the approved color shall result in notification by the building official that the affected wind turbine(s) shall cease operation until a color correction has been made. If the affected wind turbine(s) are not repainted, using an approved color, within the period established by the building official, the owner shall remove the affected wind energy conversion system(s).

(ii) Electrical wires. All electrical wires leading from the tower to electrical control facilities shall be located underground.

(iii) Maintenance. Wind turbines shall be maintained in good repair, as recommended by the manufacturer's scheduled maintenance or industry standards.

(I) Signs/labels. The only advertising sign allowed on the wind turbine shall be a manufacturer's label, not exceeding one square foot in size.

(J) Compliance with FAA regulations. All wind turbines shall comply with applicable FAA regulations, including any necessary approvals for installations.

(K) Certified safe. A Texas professional engineer sealed drawing or statement shall accompany a building permit application confirming that the wind energy conversion system(s) has been designed and is planned to be constructed in accordance with accepted industry standards and certified safe.

(3) Repair and removal of wind turbines. Any wind turbine found to be unsafe by the building official or fire department shall immediately cease operation upon notification by the building official or fire department and shall be repaired by the owner to meet federal, state, and local safety standards or be removed within six months. Wind turbines that are not operated for a continuous period of 12 months shall be removed by the owner of the wind turbine.

(A) When a wind turbine is removed from a site, all associated and ancillary equipment, batteries, devices, structures or support(s) for that system shall also be removed. For the purposes of this section, non-operation shall be deemed to include, but shall not be limited to, the blades of the wind turbine remaining stationary so that wind resources are not being converted into electric or mechanical energy, or the wind turbine is no longer connected to the public utility electricity distribution system.

(4) Mounting of wind turbines. Attachment of the wind turbine, including any support or structural components, to any building or structure shall be in strict compliance with building codes and fire codes. Galvanized steel or metal is the acceptable system for the support structures.

(5) Compliance with regulations.

(A) All wind energy conversion systems shall comply with applicable fire codes and building codes.

(B) All standards and regulations under this subsection (m) and other applicable fire and building codes are mandatory. Once wind turbines are permitted, the owners have the option of compliance with the standards or discontinuation of operations. If the operation of the wind turbine(s) does not comply with the provisions of this article, the operator shall promptly take all measures necessary to comply with these regulations, including, but not limited to, discontinued operation of one or more wind turbines.

(n) Drive throughs.

(1) Drive throughs with individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened by a sound abatement system. The planning & zoning commission may recommend and the city council require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and provide noise

abatement in order to minimize the impact of individual service speakers on residential districts.

(2) A stacking space shall be an area on a site measuring 9 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of 11 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

(A) For drive-through restaurants, the minimum stacking space for the first vehicle stop shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the pick-up window.

(B) For dry cleaners, banks and financial services, pharmacies, and retail uses with drive-through facilities, a minimum of 5 total stacking spaces shall be required if one or 2 drive through lanes are provided. For 3 or more drive through lanes, a minimum of 4 total stacking spaces shall be required. An escape lane shall be provided in all instances.

(C) For kiosks, a minimum of 2 stacking spaces for each service window shall be provided.

(k) Short Term Rentals.

(1) Purpose and applicability.

The purpose of this article is to establish regulations for the registration and use of a residence or residential structure, or portions thereof, as a short-term rental, as that term is defined in the city's zoning ordinance, Chapter 36 of this code.

Nothing in this article, however, shall be construed to be a waiver of the requirement to assess and collect hotel occupancy taxes for any residential rental for less than 30 consecutive days, or any other applicable provision of this code.

(2) Definitions.

Advertise. The written, audio, oral or other methods of drawing the public's attention whether by brochure, written literature or on-line posting to a short-term rental in order to promote the availability of the short-term rental.

City council. The governing body of the City of Riesel, Texas.

Local emergency contact. An individual other than the applicant, who resides within 20 miles of the subject property, and who is designated by the owner to act as the owner's authorized agent if the owner has traveled outside of the immediate area or is otherwise unavailable. The local emergency contact should be reachable on a 24-hour basis, have access to the short-term rental property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, and

emergencies.

Mayor. The mayor of the City of Riesel, Texas, or his or her designee.

Owner. Any person, agent, operator, firm, trust, corporation, limited liability company, partnership or business organization having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or code official of the estate of such person if ordered to take possession of real property by a court.

Primary residence. The usual dwelling place of the owner of a residential dwelling and is documented as such by at least two of the following: Motor vehicle registration, driver's license, state identification card, voter registration, property tax documents, or utility bill. For purposes of this article, a person may have only one primary residence.

Reception or event center. A commercial or nonprofit facility, whether indoor or outdoor, that can be rented to accommodate groups for parties, entertainment, conferences, conventions, exhibitions, weddings, and similar activities.

(3) Registration requirements.

No person shall hereafter advertise, offer to rent, or rent, lease, sublease, license or sublicense a residential property within the city as a short-term rental for which a registration has not been properly made and filed with the building services department of the city. Registration shall be made upon forms furnished by the city for such purpose and shall specifically require the following minimum information:

- (1) Name, address, phone number and e-mail address of the property owner of the short-term rental.
- (2) Verification that the short-term rental is the applicant's primary residence.
- (3) Name, address, phone number and e-mail address of the designated local emergency contact.
- (4) The maximum number of occupants permitted for the dwelling unit or sleeping room in accordance with section 5(b) of this article.
- (5) A submission of a sketch floor plan of the dwelling with dimensioned room layout.
- (6) Site plan/survey of the property indicating maximum number of vehicles

that can be legally parked on the property, without encroaching onto street, sidewalks or alleys, or other public rights-of-way or public property.

(4) Inspection required.

Upon initial registration, or any renewal thereof, and prior to the first rental occupant of a short-term rental, the owner is required to schedule a short-term rental registration inspection of the residential structure with the city's building services department to determine compliance with the minimum property standards in this code.

- (1) If only a portion of the premises is offered for rent, then that portion plus shared amenities and points of access shall be inspected.
- (2) If, upon completion of the inspection, the premises are found to be in violation of one or more provisions of applicable city codes and ordinances, the city shall provide written notice of such violation(s) and shall set a reinspection date for such violation(s) to be corrected prior to its occupancy.

(5) Restrictions on short-term rentals.

- (a) External signage. There shall be no external on-site or off-site advertising signs or displays indicating the property is a short-term rental.
- (b) Limit on occupants allowed. No more than two adult guests per bedroom, plus no more than two additional adults shall be allowed when renting a property as a short-term rental with a maximum occupancy of ten (10) persons, adult and children.
- (c) Limits on number of vehicles. There shall be a maximum of one car per bedroom, or maximum number of cars that can be accommodated within the garage and driveway, without extending over the public rights-of-way (alleys and sidewalks) whichever is less.
- (d) Advertisement and contracts. Any advertisement of the property as a short-term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
- (e) Other restrictions. It shall be unlawful to:
  - (1) Operate or allow to be operated a short-term rental without first registering the property in which the rental is to occur within the city in accordance with this article;
  - (2) Operate or allow to be operated a short-term rental during a period

of time in which the registration for said short-term rental has been suspended or revoked;

- (3) Advertise or offer a short-term rental without first registering the property in which the rental is to occur with the city in accordance with this article; documented advertisement of the subject property as a short-term rental, online or offline, shall be considered evidence of a violation of this article;
- (4) Operate a short-term rental in any location that is not the registrant's primary residence;
- (5) Operate a short-term rental that does not comply with all applicable city and state laws and codes, including but not limited to the noise regulations contained in this code, as amended, and those parking regulations contained in the Texas Transportation Code, as amended;
- (6) Operate a short-term rental without paying the required hotel occupancy taxes;
- (7) Offer or allow the use of a short-term rental for the sole or primary purpose of having a reception or event center, as defined herein;
- (8) Fail to include a written prohibition against the use of a short-term rental for having a party in every advertisement, listing, or other publication offering the premises for rent;
- (9) Permit the use of the short-term rental for the purpose of: Housing sex offenders; operating a structured sober, recovery or other purpose living home or similar enterprise; selling illegal drugs; selling alcohol or another activity that requires a permit or license under the Alcoholic Beverage Code; or operating as a sexually oriented business.

(6) Brochure and safety features.

- (a) Informational brochure. Each registrant operating a short-term rental shall provide to guests a brochure that includes:

- (1) The registrant's twenty-four (24) hour contact information;
- (2) A local responsible party's twenty-four (24) hour contact information if the property owner is not within the city limits when guests are renting the premises;
- (3) Pertinent neighborhood information including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules;

(4) Information to assist guests in the case of emergencies posing threats to personal safety or damage to property, including emergency and nonemergency telephone numbers for police, fire and emergency medical services providers and instructions for obtaining severe weather, natural or manmade disaster alerts and updates.

(b) Safety features. Each short-term rental registrant shall provide in the premises working smoke detectors in accordance with adopted codes and at least one working carbon monoxide detector and alarm, and one working fire extinguisher. The premises shall otherwise comply with all applicable adopted building and municipal codes, including but not limited to the building and fire codes.

(7) Notification of approval of short-term rental.

Within ten (10) days of the approval of a short-term rental registration, a notice will be sent by the building services department of the city to all property owners within three hundred feet (300 ft.) of the property line and shall include the twenty-four (24) hour contact number for complaints and emergencies, and pertinent information about this article.

(8) Registration term, fees, and renewal.

(a) All registrations approved under this article shall be valid for a period of one year from the date of its issuance.

(b) The fees for registration and inspection of a short-term rental shall be as established in appendix A, fee schedule, of this code.

(c) Upon receipt of an application for renewal of the registration, the building services department may deny the renewal if there is reasonable cause to believe that:

(1) The registrant has violated any ordinance of the city, or any state, or federal law on the premises or has permitted such a violation on the premises by any other person; or

(2) There are grounds for suspension, revocation, or other registration sanction as provided in this article.

(9) Suspension of registration.

(a) The mayor may, without warning, notice, or hearing suspend a short-term rental registration if the holder of such registration or any guest or invitee on the premises of a short-term rental covered by such registration does not comply with the requirements of this article. Such suspension shall be effective upon service of the notice in accordance with section 12, herein, as amended, and shall be for a period of up to six (6) months. When a registration is suspended, any short-term rental

of the subject residential structure shall immediately cease. Whenever a permit is suspended, the holder thereof shall be afforded an opportunity for a hearing within 20 days after receipt by the regulatory authority of a written request for hearing.

- (b) Whenever a registration is suspended, the holder thereof shall be notified in writing that an opportunity for a hearing shall be provided if a written request for hearing is filed with the city within ten days after receipt of notice. If no written request for hearing is filed within a ten-day period, the suspension is sustained. The mayor may terminate the suspension at any time if reasons for suspension no longer exist.

(10) Revocation of registration.

- (a) Upon three (3) violations within a five (5) year period by a holder of a short-term rental registration or any guest or invitee on the premises of a short-term rental covered by such registration, the mayor may, after providing opportunity for a hearing, revoke a short-term rental registration.
- (b) Prior to revocation, the mayor shall notify, in writing, the permit holder or the person in charge, of the specific reason(s) for which the short-term rental registration is to be revoked and that the registration shall be revoked at the end of the ten days after service of such notice unless a written request for a hearing is filed within the ten-day period. If no request is filed within the ten-day period, the revocation of the registration becomes final.
- (c) The holder of the revoked registration may make written application for a new registration no sooner than one (1) year after the date of revocation.

(11) Hearings.

- (a) The city council shall hear all appeals taken under this article for denials, revocations and suspensions.
- (b) The mayor shall designate the time and the place for the hearings provided herein. Based upon the evidence presented at such hearing, the city council shall make a final finding by sustaining, modifying, or rescinding any notice or order considered in the hearing. The city council shall furnish a written report of the hearing decision to the permit, license, or certificate holder.

(12) Notice of hearings.

The notice provided for in this article is properly served when it is hand delivered to the registration holder, or when it is sent by registered or certified mail, return receipt requested, to the last known address of the registration holder.

**Sec. 36.023 Supplementary district regulations**

(a) Accessory buildings. The following regulations shall govern the location, size, and use of any accessory buildings:

- (1) No accessory building shall be erected in any required yard area as stipulated in this article, except as allowed in the following subsections.
- (2) No accessory building shall be erected within 10 feet of any other building, except: detached residential garages may be located within five feet of the main dwelling, and the provisions of subsection (5) below are met.
- (3) No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located.
- (4) No detached residential garage or carport shall be erected or placed within eight feet from any side lot line.
- (5) Residential accessory buildings and sheds housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building but shall not encroach in any required front yard and may not occupy more than 30% of the rear yard.
- (6) No accessory building shall be used for dwelling purposes other than by domestic employees employed on the premises, as provided in the applicable zoning district.
- (7) No accessory building shall be higher than the main building and in no case be in excess of 18 feet in height.
- (8) No accessory building shall be erected or placed within five feet of any side or rear lot line and shall not encroach upon any easement.
- (3) Garages. On front entry garages the face of a garage may not: (i) be extended more than ten feet beyond the remainder of the front elevation of the primary living area of a house; or (ii) be over 60% of the total frontage width of a house except where swing drives ("J" drives) are used. Porches or columns are not considered part of the front elevation of the primary living area.
- (6) Exceptions to the residential architectural standards in this section may be only occur after application and review by the planning and zoning commission and approval by the city council by specific use permit.

(b) Requirements for solid waste collection.

- (1) Applicability. This section shall apply to property utilized for nonresidential or multifamily uses and shall not apply to the following:
  - (A) Community recycling locations as permitted by the city.
  - (B) Containers for onsite construction debris with a valid permit issued

by the City of Riesel Building Department.

(C) Multifamily and nonresidential developments that comply with both of the following stipulations:

(i) The development is authorized for solid waste collection utilizing 90–96-gallon residential-type carts.

(ii) The development is located within the CBRD (central business redevelopment district) zoning district or the development is within a planned development district that permits, by stipulation, the use of 96-gallon residential-type carts for solid waste collection.

(D) Donation containers.

(E) Declared disasters in the City of Riesel that create solid waste disposal issues until the disaster status is rescinded.

(F) Containers authorized through a Special Event permit.

(2) Provision of locations for solid waste containers space for solid waste containers, including compactors, must be provided as follows:

(A) Quantity. A minimum of two containers per lot to accommodate both refuse and recycling.

(B) Location. One or more required container locations may be offsite in a permanent easement within 150 feet of the building as determined sufficient through the site plan approval process.

(3) Screening and site design standards.

(A) Screening and placement. Screening and placement for solid waste containers must be consistent with section 36.028 and Landscape ord.

(B) Use. Enclosures for containers must only be used for purposes related to solid waste.

(C) Maintenance. All screening devices must be continually maintained in a state of good repair. Living screens must be maintained in compliance with Landscape ord.

(D) Parking reduction. The number of required parking spaces in section 36.026 may be reduced to accommodate commercial recycling and community recycling containers for sites developed prior to July 1, 2020. Required parking shall not be reduced without submittal and approval of an amended site plan.

(E) Site plan review. Solid waste container locations built to design standards shall be identified on concept plans and site plans. Solid waste containers shall not be added to existing sites and/or to new site plans approved for future development without submittal and approval of an amended site plan.

## **Sec. 36.024 Building permits and certificates of occupancy**

(a) Building permits required. No building or other structure shall be erected, moved, added to, enclosed, or structurally altered without a permit therefor where applicable, and issued by the administrative official. No building permit shall be issued by the administrative official except in conformity with the provisions of this article, unless he receives a written order from the planning and zoning commission or city council in the form of an administrative review, special exception, or variance as provided by this article.

(b) Application for building permit. All applications for building permits shall be accompanied by plans in triplicate drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the administrative official, including existing or proposed building or alteration; existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for the enforcement of, this article. One copy of the plans shall be returned to the applicant by the administrative official, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The original and one copy of the plans, similarly marked, shall be retained by the administrative official.

(c) Expiration of building permit. If the work described in any building permit has not begun within six calendar months from the date of issuance thereof, said permit shall expire; it shall be cancelled by the administrative official; and written notice thereof shall be given to the persons affected, together with notice that further work as described in the cancelled permit shall not proceed unless and until a new building permit has been obtained. Failure by the administrative official to provide such written notice shall not have an effect on the expiration of a building permit.

(d) Certificate of occupancy required. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued therefor by the administrative official stating that the proposed use of the principal building or land conforms to the requirements of this article.

(1) No permit for erection, alteration, moving, or structural repair of any building shall be issued until an application has been made for a certificate of occupancy, and the certificate shall be issued in conformity with the provisions of this article upon completion of the work.

(2) A temporary certificate of occupancy may be issued by the administrative official for a period not exceeding six months during alterations or partial occupancy of a building pending its completion, provided that said temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public.

(3) The administrative official shall maintain a public record of all certificates of

occupancy.

(4) Failure to obtain a certificate of occupancy shall be a violation of this article and punishable under this article.

(e) Construction and use to be as provided in applications, plans, permits, and certificates of occupancy. Building permits or certificates of occupancy issued on the basis of plans and applications approved by the administrative official authorize only the use, arrangement, or construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this article, and punishable as provided by this article.

(f) Certificates of occupancy required for use or change of use.

(1) Certificates of occupancy shall be required for the following:

- (A) Occupancy and use of a building hereafter erected or structurally altered;
- (B) Change in use of an existing building to a use of a different classification;
- (C) Occupancy and use of vacant land, except agricultural use;
- (D) Change in the use of land to a different classification;
- (E) Any nonconforming use or change in a nonconforming use.

(2) No such use, or change of use, shall take place until a certificate of occupancy therefor shall have been issued by the building official.

(g) Procedure for new or altered buildings. Written application for a certificate of occupancy for a new building or for an existing building which is to be altered shall be made at the same time as the application for the building permit for such building. Said certificate shall be issued within 10 days after a written request for the same has been made to said building official or his agent after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this article.

(h) Procedure for vacant land or a change in building use. Written application for a certificate of occupancy, or for the change in use of land or a building, or for a change in a nonconforming use to a conforming use, as provided herein, shall be made to the building official. If the proposed use is a nonconforming use, as provided herein, application shall be made to said building official. If the proposed use is in conformity with the provisions of this article, the certificate of occupancy therefor shall be issued within 10 days after the application for same has been made.

(i) Contents. Every certificate of occupancy shall state that the building or the proposed use of a building or land complies with all provisions of the building and fire laws and ordinances. A record of all certificates of occupancy shall be kept on file in the office of the building official or his agent and copies shall be furnished upon request to any person having proprietary or tenancy interest in the building or land affected.

(j) Temporary certificate. Pending the issuance of a regular certificate of occupancy, a temporary certificate of occupancy may be issued by the building official for a period not

exceeding six months, during the completion of alterations or during partial occupancy of a building pending its completion. Such temporary certificates shall not be construed as in any way altering the respective rights, duties, or obligations of the owners or of the city relating to the use or occupancy of the premises or any other matter covered by this article.

(k) Certificates of occupancy for nonconforming uses. A certificate of occupancy shall be required for all lawful nonconforming uses of land or buildings created by adoption of this article. The certificate of occupancy shall state specifically wherein the nonconforming use differs from the provisions of this article that would apply to the nonconforming use, but for its status as a nonconforming use. Application for such certificate of occupancy for a nonconforming use shall be filed with the building official by the owner or lessee of the building or land occupied by such nonconforming use within one year of the effective date of this article. If the city does not receive an application for a certificate of occupancy for nonconforming use within said time period, an irrebuttable presumption shall arise that the use in question does not constitute a nonconforming use, but an illegal use.

### **Sec. 36.025 Specific use permit**

#### (a) General provisions.

- (1) (A) As permitted under the provisions of this article, a property owner may petition the city for a specific use of property, as authorized by the zoning district in which the property is located. Such petition shall be considered by the planning and zoning commission. After proper notice and a public hearing, the planning and zoning commission shall make a recommendation to the city council regarding any application for a specific use permit.
  - (B) The city council may, after public hearing and recommendation by the planning and zoning commission, and after conducting a public hearing as is required for all amendments to the zoning ordinance, authorize for specific parcels of land the issuance of a specific use permit, in those districts where it is indicated that a specific use permit for a specific type use may be approved.
- (2) (A) The designation of a specific use permit as possible in a given district does not constitute an authorization or an assurance that such use will be permitted. Rather, each specific use permit application shall be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate with regard to the health, safety and welfare of the general public.
  - (B) If the use granted by the specific use permit has not been initiated on the parcel within one year from the date of issuance of the specific use permit, the specific use permit automatically terminates and the parcel loses the use permitted by this specific use permit and only those uses permitted by

the current base zoning shall be permitted; provided, however, the city council may, after public hearing and recommendation by the planning and zoning commission, and after conducting a public hearing as is required for all amendments of the zoning ordinance, authorize an extension of the time that the specific use permit will continue in force and at the end of that time the specific use permit automatically terminates unless the same procedures as above are complied with and in which case an additional extension may be granted.

- (C) Should the use as granted by the specific use permit on the parcel be vacated, the specific use permit shall remain in place for a period of 60 days from date of vacation. At the end of 60 days from date of vacation, the specific use permit shall terminate and may only be extended through the above named procedure. If the permitted use is reinstated within 60 days from date of vacation the specific use permit shall remain in place.

(b) Conditions for approval of specific use permit.

(1) In considering and determining its recommendation to the city council relative to any application for a specific use permit, the planning and zoning commission shall require that the applicant furnish plans and data concerning the operation, location, function and characteristics of any use of land or building proposed.

(2) The planning and zoning commission may recommend to the city council that certain safeguards and conditions concerning setbacks, ingress and egress, off-street parking and loading arrangement, location or construction of buildings and uses and operation be required.

(3) The city council may in the interest of the public welfare and to assure compliance with the intent of this article, require such development standards and operational conditions and safeguards as are indicated to be important to the welfare and protection of adjacent property and the community as a whole.

(4) A site plan setting forth the conditions specified is required of the applicant and such plan when accepted shall be made part of the amending ordinance.

(5) A specific use permit approved under the provisions of this article shall be considered as an amendment to the zoning ordinance as applicable to the property involved. Any of the conditions contained in a specific use permit shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be considered as conditions precedent to the granting of a certificate of occupancy and compliance for the specific use provided for.

(6) In considering and determining its recommendation to the city council relative to any application for a specific use permit for any use involving the sale, serving or distribution of beer, wine or liquors, the city staff and the planning and zoning commission shall require that the property must be in an already established subdivision or must be platted as part of the development process prior to the granting of the permit. Plans submitted must include:

- (A) An exact artist's rendering of the proposed building, which shows

initial landscaping, signs, and other important features;

(B) An architect's elevations of the front and sides of the building;

(C) A site plan drawn to scale, showing all parking, landscaped areas, sign locations, ingress and egress and other important features;

(D) An exact description of the type of signing proposed at the site;

(E) A narrative description of the planned activities in the establishment, particularly the projected breakdown of revenues between food sales and liquor sales; and

(F) An interior layout of the building showing proposed walls, bar, eating areas, kitchen, etc.

(7) When the city council authorizes granting of a specific use permit, the zoning map shall be amended according to its legend to indicate that the affected area has conditional and limited uses, said amendment to indicate the appropriate zoning district for the approved use and suffixed by an "S" designation.

(8) Every specific use permit granted under these provisions shall be considered as an amendment to the zoning chapter as applicable to such property under consideration so long as all conditions imposed at the time of granting said permit continue to be met and no substantive change in the use of the property occurs. In the event the building, premises, or land use under the specific use permit is voluntarily vacated for a period in excess of 90 days, the use of the same shall thereafter conform to the regulations of the original zoning district of such property unless a new and separate specific use permit is granted for continuation of the same.

(9) In granting a specific use permit, the city council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the building inspector for use of the building on such property pursuant to such specific use permit; and such conditions are not precedent to the granting of a specific use permit, but shall be construed as conditions precedent to the granting of the certificate of occupancy.

(10) No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the specific use permit, as attached to the site plan drawing (or drawings).

(11) A building permit shall be applied for and secured within six months from the time of granting the specific use permit, provided, however, that the city council may authorize an extension of this time upon recommendation by the planning and zoning commission, except in the case of a private street development which shall have no limit regarding the application and securing of a building permit.

(12) No building, premises, or land used under a specific use permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless

a separate specific use permit is granted for such enlargement, modification, structural alterations, or change.

(13) The board of adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the granting, extension, revocation, modification or any other action taken relating to such specific use permit.

(14) All specific use permits issued by the city shall be transferable from one owner or owners of the subject property to a new owner or occupant of the subject property.

(15) The cost of the application for a specific use permit will be as set forth in the fee schedule in Appendix A of this code and such fee will be nonrefundable, even if the case is withdrawn by the applicant.

(16) The City may require, as a condition of any Specific Use Permit or development approval, that the applicant enter into a development agreement and/or provide financial assurance to ensure the repair or reconstruction of public infrastructure, including streets, impacted by construction or operation of the use. The applicant shall be responsible for all damage to City streets caused by construction or operational traffic and shall repair such damage to City standards at no cost to the City.

(17) Approval of a Specific Use Permit for uses identified in Sec. 36.0075 under this Section shall be discretionary. The City Council may impose conditions necessary to protect the public health, safety, and welfare, including but not limited to:

- Noise limitations and monitoring requirements
- Hours of construction and operation
- Lighting and glare mitigation
- Landscaping and visual buffering
- Traffic routes and access restrictions
- Emergency response and safety planning
- Decommissioning requirements and financial assurances

### **Sec. 36.026 Parking space regulations**

(a) Automobile parking space regulations. Whenever any ordinance, regulation, or plan enacted or adopted by the city council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise, off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter

established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

- (1) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

<b>Land Use</b>	<b>Minimum</b>	<b>Additional Provisions</b>
<b>Residential Uses</b>		
Dwellings, single-family	2 per dwelling unit	
Dwellings, duplex	2 per dwelling unit	2 must be covered.
Dwellings, multifamily	2 per dwelling unit	75% of required parking must be covered, plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
<b>Commercial uses</b>		
Amusement facilities	10 per 1000 sf GFA	
Assisted living facilities	1 per 2 beds	
Automotive repair and service	4 per 1000 sf GFA	Service bays not to count toward required parking.
Automotive rental and sales	4 per 1000 sf GFA	Does not include parking spaces for vehicles for rent or sale.
Banks and financial services	3.5 per 1000 sf GFA	See section 36.022(n) drive throughs
Bars and pubs; brewpubs, private clubs, and tasting rooms	10 per 1000 sf GFA	
Brewery, distillery, winery	2 per 1,000 sf GFA	See tasting room for areas where customers drink or sample the products.
Car washes	5 per 1000 sf GFA	Wash bays do not count toward

		required parking, 3 stack spaces per service/automatic bay for car washes.
Clinics and doctor's offices	5 per 1000 sf GFA	
Contractor yards and lumber yards	1 per 5000 sf of sales lot area	Minimum of 10 spaces.
Day-care centers	1 per 5 pupils	Plus 5 stacking spaces per pickup lane, minimum of 5 spaces total.
Dry cleaners	4 per 1000 sf GFA	See section 36.022(n) drive throughs
Gas stations and convenience stores	5 per 1000 sf GFA	Space at pumps does not count toward parking requirement, must provide adequate space for vehicle stacking and maneuvering. The zoning administrator will make a determination on questions of applicability. The zoning administrator is authorized to make such determination in accordance with section 36.003(b) of this article.
Gyms, spas, studios; health clubs	8 per 1000 sf GFA	See below: Swimming pool/deck
Hotel, motels	1.25 per room	Plus 1 parking space for every 200 square feet of restaurant, retail, conference, or office area.
Hospitals	1.5 per room	
Meeting halls	1 per each 3 seats in the main assembly hall	If no fixed seating is proposed, 1 parking space per every 50 sf GFA in the main assembly hall. Or, 1 per 2 seats in main assembly hall, whichever is greater.
Mortuaries	5 per 1000 sf GFA	

Offices	3 per 1000 sf GFA	
Outdoor markets	5 per 1000 sf of sales lot area	
Plant nurseries	4 per 1000 sf GFA	Plus 1 per each 5,000 square feet of exterior sales lot area.
Personal services	4 per 1000 sf GFA	
Retailers	4 per 1000 sf GFA	
Restaurants	10 per 1000 sf GFA; parking may be reduced during site plan review to no less than 3 per 1,000 sf GFA by the planning & zoning commission for drive through service	See section 36.022(n) drive throughs
Self-service warehouse	1 per 20 storage cubicles	Plus 1 per 1000 sf GFA of office and 2 per living quarters.
Theaters and auditoriums	1 per each 3 seats in the main assembly hall	If no fixed seating is proposed, 1 parking space per every 50 sf GFA.
<b>Industrial uses</b>		
Manufacturing	2 per 1000 sf GFA	Minimum of 10 spaces.
Salvage yards	1 per 5000 sf of lot area	Minimum of 10 spaces.
Recycling centers	0.5 per 1000 sf of GFA	1 per 5000 sf of outdoor storage, minimum of 10 spaces.
Warehouses	0.5 per 1000 sf of GFA	1 per 5000 sf of outdoor storage, minimum of 10 spaces.
<b>Institutional uses</b>		
Churches, mosques, and temples	1 per each 3 seats in the main assembly hall	If no fixed seating is proposed, 1 parking space per every 50 sf GFA

		in the main assembly hall.
Colleges and universities	1 per 2 students	Plus 1 per each classroom, laboratory, or instruction area.
Elementary and middle schools	2.5 per classroom	Plus adequate stacking for buses and student drop-off and pickup, and 1 space per 4 seats capacity of largest assembly hall. The zoning administrator will make a determination on questions of applicability. The zoning administrator is authorized to make such determination in accordance with section 36.003(b) of this article.
Fraternal buildings	1 per each 3 seats in the main assembly hall	If no fixed seating is proposed, 1 parking space per every 50 sf GFA in the main assembly hall.
Government buildings	3 per 1000 sf GFA	Does not include necessary spaces for fleet vehicles.
High schools	8 per classroom	Plus adequate stacking for buses and student drop-off and pickup and 1 space per 4 seats capacity of largest assembly hall. The zoning administrator will make a determination on questions of applicability. The zoning administrator is authorized to make such determination in accordance with section 36.003(b) of this article.
Libraries	4 per 1000 sf GFA	
Utility providers	3 per 1000 sf GFA	Minimum of 5 spaces.
<b>Recreational uses</b>		
Driving ranges and shooting ranges	2 per lane	Plus separate requirements for retail parking, office parking, country club parking, and other uses as applicable. The zoning administrator

		will make a determination on questions of applicability. The zoning administrator is authorized to make such determination in accordance with section 36.003(b) of this article.
Golf courses	4 per hole	Plus separate requirements for retail parking, office parking, country club parking, and other uses as applicable. The zoning administrator will make a determination on questions of applicability. the zoning administrator is authorized to make such determination in accordance with section 36.003(b) of this article.
Parks	Per parks board determination	
Swimming pools	10 per 1000 sf of gross water surface and deck area	
<b>Unlisted uses</b>	The zoning administrator will make a determination on the required number of spaces for an unlisted use based upon demonstrated need, industry standards, and a parking ratio that will not result in a deficiency.	

The required yard setbacks for any building shall not be included in calculating the minimum space requirements for off-street parking.

(2) Where a building or a site contains two or more uses, the off-street parking requirement shall be computed as the sum of the required off-street parking spaces for each individual use.

(3) Each business, commercial, manufacturing or industrial use having deliveries made by truck more than once a day between the hours of 8:00 a.m. and 6:00 p.m., or where the time of loading and unloading materials or goods exceeds 10 minutes between those hours, shall provide off-street truck loading space on the lot, such space to be not less than 35 feet in length, 12 feet in width, and 15 feet in height.

(4) For the purpose of this subsection, one parking stall shall be not less than 180 square feet in area, together with whatever area is required for means of ingress and egress thereto, except that in the case where attendants perform the act of parking in defined and adequate stalls then each such stall shall be considered a parking stall as required herein.

- (5) A driveway for access to any single parking space or to a parking lot shall be not less than 11 feet in width, nor more than 30 feet in width, at the property line along the street and shall be so located as to minimize traffic hazard and congestion.
- (6) All required parking stalls shall be located on the premises to which such requirement applies or within an off-street space distance not more than 500 feet from such premises, provided that such stalls as are required for employees and proprietors of any premises may be located within an off-street space distance not more than 1,000 feet from such premises except as otherwise provided in this subsection or other sections of this article.
- (7) Provision of parking stalls, shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements, provided that where it is found by the city council, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking during such daytime hours, and in similar cases, the council may reduce the total of number of parking stalls to be jointly provided.
- (8) All parking spaces required for any use and provided in compliance with the provisions of this subsection on the same lot or plot as that occupied by such use, shall be considered to be required spaces for the use or uses to which appurtenant and shall not be reduced or encroached upon in any manner.
- (9) The surface of parking stalls and aisles, truck standing spaces, and access driveways therefor shall be treated, prepared and maintained for adequate drainage and the elimination of dust, dirt, and mud, according to city specifications.
- (10) In a case where existing off-street parking facilities have unused parking capacity and where such facilities are open to the use of the public free of charge or at reasonable rates, the board may reduce the parking space requirements for any use distance not more than 800 feet from such facility or facilities, provided that the total number of stalls in such reduction shall be not greater than the total number of stalls of unused capacity.
- (11) In a case where any public or private off-street parking facility, to be open to the use of the public free of charge or at a reasonable rates, is planned or is in process of development and where the council has reasonable assurance that such development will be carried to completion and will when completed relieve the parking demand in an area within 500 feet thereof in some measure or in full measure, the board may establish a reasonable time period within which any use or uses within such area shall provide required space for parking stalls. Upon completion of all or a portion of such development, the provision of the paragraph above, may be applied by the council.
- (12) In a case where the customary mode of transportation of a majority of the patrons, employees, and proprietors of any use, to and from the area in which

such use is located, is other than by private automobile, the council may reduce, by not to exceed 50%, the space required for parking stalls for such use.

(13) In a case where it is clearly shown by the applicant to the satisfaction of the council that the provision of the amount of space required herein for parking stalls, due to the particular nature of the proposed use or other condition, would be an unnecessary hardship, the council may reduce such requirement.

(14) In determining the required number of parking spaces, fractional spaces shall be counted to the nearest whole space.

(b) Drive throughs.

(1) Drive throughs with individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened by a sound abatement system. The planning & zoning commission may recommend and the city council require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and provide noise abatement in order to minimize the impact of individual service speakers on residential districts.

(2) A stacking space shall be an area on a site measuring 9 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of 11 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

(A) For drive-through restaurants, the minimum stacking space for the first vehicle stop shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the pick-up window.

(B) For dry cleaners, banks and financial services, pharmacies, and retail uses with drive-through facilities, a minimum of 5 total stacking spaces shall be required if one or 2 drive through lanes are provided. For 3 or more drive through lanes, a minimum of 4 total stacking spaces shall be required. An escape lane shall be provided in all instances.

(C) For kiosks, a minimum of 2 stacking spaces for each service window shall be provided.

(c) Residential off-street parking.

(1) Purpose. It is recognized that uncontrolled residential off-street parking, specifically in residential front yards, is a public nuisance. The purpose of this subsection is to provide for the regulation of residential off-street parking and to specify the requirements for residential off-street parking as they pertain to the appearance and the health, safety, and welfare of the city.

(2) Definitions and restrictions. It shall be illegal for any person to park or to

allow to be parked on any property under his control any automobile, bus, truck, motorcycle, motor home, camper, trailer, boat or any vehicle on any portion of a front yard or side yard of any area which is zoned R-1 under this article unless:

- (A) Said area is a part of a hard-surfaced driveway or parking area;
- (B) Said area is a part of a gravel driveway bordered by cement curbing or similar permanent border;
- (C) Said area is a part of a required driveway that provides access to a garage, carport or off-street parking area required by this article;
- (D) Said area is part of a side yard which is enclosed by a screening fence at least six feet in height and so constructed that no person can see through into the area surrounded by the fence;
- (E) The term "vehicle" as used herein shall mean every device in, upon, or by which any person or property is or may be transported or drawn upon a street or highway, except devices moved exclusively by human power. The term "hard-surfaced" as used herein shall include cement, asphalt, brick and other commonly accepted pavement which may be approved by the building official;
- (F) A single-width driveway running from the street access to a garage or other parking area shall not utilize more than 15% of any residential front yard, except for front yards with a front footage width of less than 70 feet, in which case the maximum width for a single driveway shall be 11 feet;
- (G) A double-width driveway running from the street access to a garage or other parking area shall not utilize more than 27% of any residential front yard; provided, that the maximum width of a driveway shall not exceed 24 feet in any case and shall not exceed 18 feet for front yards with a front footage width of less than 70 feet;
- (H) A triple-width driveway running from the street to a garage or other parking area shall not utilize more than 33% of any residential front yard; provided, that the maximum width of a driveway shall not exceed 30 feet in any case, and shall not be permitted for front yards with a front footage width of less than 80 feet;
- (I) A drive apron means the connection between a driveway and the traveled portion of a street, in the public right-of-way, including any sidewalk area abutting thereon; or
- (J) Circular driveways used for turnarounds or through traffic shall not utilize more than 30% of any residential front yards or corner side yards, with a front footage of less than 80 feet.

(d) Parking, storage or use of major recreational equipment and vehicles.

- (1) No major recreational equipment shall be parked or stored on any lot in a residential district except in a carport or enclosed building, on a driveway, or in a required side or rear yard; provided, however, that such equipment may be

parked anywhere on a residential premises not to exceed 24 hours during loading or unloading.

(2) No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, except for the temporary housing of guests not to exceed two consecutive weeks.

(3) For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pickup campers, or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

### **Sec. 36.027 Nonconforming uses**

(a) Defined. A nonconforming use means the specific purpose or purposes for which land, a building, or a structure was:

(1) On the effective date of the ordinance(s) from which this article is derived, being lawfully operated or occupied in accordance with the provisions of said ordinance(s); or

(2) On or after the effective date of this article, being lawfully operated or occupied in accordance with this article but which purpose(s), by sole reason of amendment to this article, or other governmental action, is not permitted in the applicable district.

(b) Protections, regulations and restrictions.

(1) A nonconforming use existing at the date of enactment of this article, although such use does not conform to the provisions hereof, may be continued, but if the nonconforming use is discontinued for a period of 12 consecutive calendar months it shall not thereafter be resumed and any future use of such building or land shall occur solely in conformity with the applicable provisions of this article. The use of land, if changed from a nonconforming use, shall be in conformity with the provisions hereof.

(2) To avoid undue hardship, nothing in this article shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this article and upon which actual building construction has been carried on diligently, without undue interruption. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently, without undue interruption.

(3) Nonconforming uses are hereby declared to be incompatible with permitted uses in the districts in which they are located. A nonconforming use of a building or structure, a nonconforming use of land, or a nonconforming use of buildings and land in combination shall not be extended or enlarged after passage of this

article by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved. A nonconforming use of a building or land shall not be extended unless changed to a conforming use.

(4) The total structure repairs or alterations in a building or structure that forms all or part of a nonconforming use shall not, during its life exceed 50% of the assessed value of the building unless changed to a conforming use.

(5) Whenever a nonconforming use involving a building or structure is changed to a use of a more restricted classification, such use shall not thereafter be changed to a use of a less restricted classification.

(c) Certificates of occupancy for nonconforming uses. A certificate of occupancy shall be required for all lawful nonconforming uses in accordance with section 36.024(k) of this article.

### **Sec. 36.028 Screening device requirements**

(a) Description of required screening devices.

(1) A screening device required under this article multi-family or industrial districts must meet the following minimum requirements and be measured from the average grade of the property:

(A) Minimum height of screening device:

(i) Garbage, trash or refuse container screening: 6' 0".

(ii) Screening of outdoor storage: 6' 0".

(iii) Multifamily and industrial districts: 6' 0".

(iv) All other required screening: 6' 0".

(v) Where a screening device is constructed, placed or planted on uneven terrain there shall be no gap under the device, and the device must be composed of the same material throughout.

(B) Maximum height of screening device excluding barbed wire strands:

(i) Screening of outdoor storage: 6' 0".

(ii) Industrial districts and industrial "PD" districts: 6' 0".

(iii) All other non residential districts: 6' 0".

(C) Materials options for nonresidential areas:

(i) Brick masonry, stone masonry, or other architectural masonry finish. (No thin-wall masonry allowed; "thin wall" is defined as any wall 6" or less in width);

(ii) Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20' on center with structural supports spaced every 10', and with sufficient evergreen landscaping to create a screening effect;

- (iii) Living plant screen (only upon approval by the planning and zoning commission through the site plan process); or
    - (iv) Alternate equivalent screening (only upon approval by the planning and zoning commission through the site plan process).
  - (2) All required screening devices must be equally finished on both sides.
  - (3) All openings in the surface for passage must be equipped with gates equal in height and screening characteristics specified above, but need not be of the same material as the main fence or wall.
  - (4) If a living plant screen is approved by the planning and zoning commission, the plant materials must be a minimum of three feet at time of planting.
  - (5) Prior to the issuance of an occupancy permit, all approved screening devices must be in place.
  - (6) All screening devices must be permanently and continually maintained in a neat and orderly manner as a condition of use. The occupancy permit may be revoked by the chief building official for failure to adequately maintain such screening device.
- (b) Applicability.
- (1) Screening devices must be placed and maintained in the following locations:
    - (A) Along any property line or district boundary between any single-family detached or attached or any two-family use and any multiple-family, mobile home park, or nonresidential use, but not across a dividing street between such uses. An alley shall not be considered a dividing street for purposes of this section. The more intensive use shall have the responsibility for providing and maintaining the screening device.
    - (B) Along any property line or district boundary between any multiple-family use and any nonresidential use, but not across a dividing street between such uses. An alley shall not be considered a dividing street for purposes of this section. The more intensive use shall have the responsibility for providing and maintaining the screening device.
  - (2) All allowed open storage of materials, equipment, or commodities shall be screened from view from all streets. Materials, equipment, or commodities shall be stacked no higher than one foot below the top of the screening device or visual barrier.
  - (3) Garbage, trash, or refuse containers shall be screened on all sides. Screening materials shall be masonry and the same color as the exterior walls of the main structure. A solid metal gate shall be provided. Garbage, trash, or refuse containers shall not be located in front of the main building unless no other option is available. Gates shall be kept closed except when in use for access.
  - (4) All wrecking yards, junkyards, or salvage yards shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property.

(5) Display of new vehicles, or used vehicles not defined as junked vehicles under the ordinances of the city or laws of the State of Texas need not be screened if they are, in the opinion of the chief building official, maintained in a neat and orderly manner.

(6) Landscaping standards for parking lots shall also apply to vehicle display lots, except that minimum screening height for vehicle display lots shall be one and one-half feet (1-1/2').

(7) Mechanical and heating and air conditioning equipment in nonresidential and multifamily uses shall be screened from view from the public right-of-way and from adjacent residential property.

(8) At motor vehicle service or repair facilities, vehicles awaiting repair for more than 24 hours or after the close of business shall be screened from view from public right-of-way and from adjacent residential property.

(9) Service bays in any business/commercial PD (planned development) shall be oriented away from the street frontage.

(10) All ground mounted solar panel installations shall be screened from view from the public right-of-way and from adjacent residential property.

(c) Screening elements and fences. In order to provide maximum safety to pedestrians and motorists at intersections and at ingress and egress points from public streets, highways, and alleys to private property; to conserve and protect the value of adjacent land and buildings; to protect aesthetic views and vistas; to secure hazardous areas from unauthorized entry; to contain livestock and other agricultural activities; and to screen and protect permitted outside materials storage areas, the following regulations are prescribed for the location, type, and height of regulated required and non-required screening elements and fences. Single-family homes, two family homes and townhouses do not require screening. The terms "screening element" and "fence" as used herein are defined in section 36.004. If screening fences are constructed the following rules apply:

(1) Solid fences shall not be allowed in the required front yard in any district.

(2) No fence shall exceed three feet height in the required front yard in any district.

(3) No fence shall be allowed in the required right-of-way.

(4) Fences shall be constructed and be consistent with buildings and fences in the area.

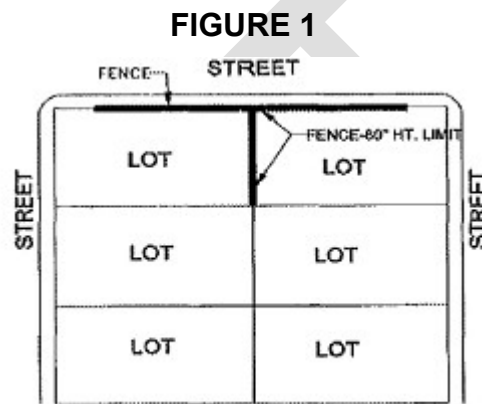
(5) In residential areas, barbed wire, razor wire, electrified fencing or other hazardous material shall not be allowed in the construction of fencing.

(6) No fence constructed in such a manner that it may conduct electrical current may be allowed in any but an agricultural zoning district.

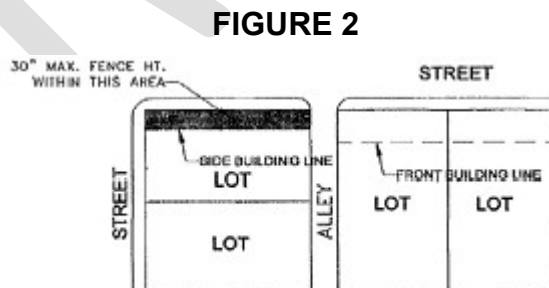
(7) In no event shall barbed wire be permitted, except on arms in industrial zoning districts.

(8) Corner lots.

(A) On all corner lots in residential districts which have opposing rear lot lines, fences may be constructed not to exceed 80 inches in height along the side and rear yard lines, as indicated in figure 1 below and made a part of this section.

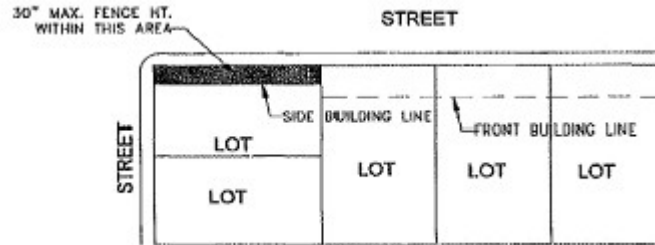


(B) On all corner lots in residential districts where the rear lot line is opposed to a side lot line across an alley from such side lot line, no fence exceeding 30 inches in height shall be constructed upon or within the side yard which is next to the street at a distance from the side building line greater than the minimum side yard requirement, as indicated in figure 2 below hereto and made a part of this section.



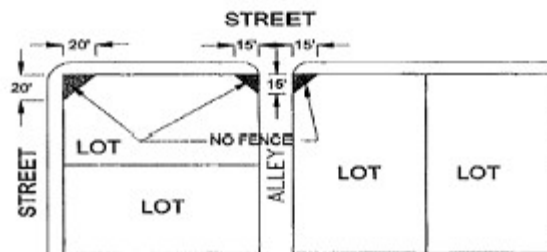
(C) On all corner lots in residential districts where the rear lot line is opposed to a side lot line of an adjoining lot, no fence exceeding 30 inches in height shall be constructed between the side of the building line and the side yard line which is next to the street, as indicated in figure 3 below and made a part of this section.

**FIGURE 3**



(D) No fence shall be constructed in the triangle formed by measuring 20 feet back from the intersection of two streets or 15 feet back from the intersection of a street and an alley as illustrated in figure 4 below and made a part of this section.

**FIGURE 4**



(E) On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision or in any way create a traffic hazard to motorists entering or exiting any public highway, street, alley or private street or driveway from or to adjacent private property.

(F) On an interior lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision or in any way create a traffic hazard to motorists entering or exiting any public highway, street, alley, or private street or driveway from or to adjacent private property.

(9) Every fenced enclosure constructed under the provisions of this section shall have at least one gate in its perimeter.

(10) All fences constructed under the provisions of this section shall be maintained so as to comply with the requirements of this section at all times. The director of development services, building official, or code official may order the repair or removal of a fence if it is more than 5% damaged or leaning 10 degrees from vertical. Fences shall be repaired in compliance with the provisions of this section.

(11) No fence, plant, building or other structure shall be located or illuminated in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device or so as to obstruct or interfere with the sight lines for traffic of a driver of any approaching, emerging or intersecting traffic or so as to prevent any traveler on any street in use by the public from obtaining a clear view of approaching vehicles for a distance of 150 feet along a street in use

by the public.

(12) A masonry wall having a minimum height of six feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.

(13) No fence in a residential district shall exceed eight feet in height, measured from the adjacent grade line.

(14) Residential districts - General.

(A) Screening elements and fences if built shall be restricted to a maximum height of eight feet, measured from the adjacent grade line, except as otherwise allowed.

(B) Nonresidential uses in a residential district shall be suitably screened from view, to a height not less than six feet of any adjacent residential lot or dwelling use along the side and rear property lines of such nonresidential use. Said screening requirements shall not be mandatory for public schools, parks or churches, except where a parking lot or active outdoor intensive use area (such as a playground) is adjacent to a residential lot or dwelling. Off-street loading areas of any nonresidential use shall be screened from view of any residential dwelling or lot or of any other adjacent public or semi-public land use.

(C) Where a multifamily use abuts a one- or two-family district, the side and rear property lines of said multifamily [use] or district shall be suitably screened from view, to a height not less than eight feet of any adjacent dissimilar residential dwelling or lot.

(D) Garbage, refuse, and trash collection/storage areas in any multifamily development or other nonresidential use permitted in a residential district shall be enclosed on at least three sides, by a dense screening element to adequately screen such area from view of the surrounding area.

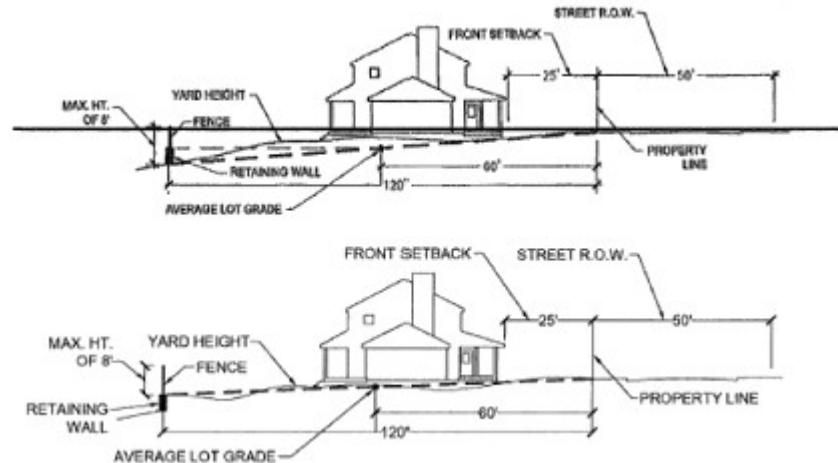
(E) No screening element or fence shall be erected, placed, or planted beyond the front building line of any permitted building in a residential district, either on a corner lot or interior lot, unless otherwise allowed by the city council.

(F) No screening element comprised of brick, masonry, concrete, or solid metal shall be erected or placed which would interfere with the installation or maintenance of any public utility line, service, or drainage way, within the easements reserved therefor.

(G) Residential fencing requirements:

(i) Minimum fence height of 6' from average lot grade with a maximum height of 8'.

## FIGURE 5



(ii) **Materials.** Treated lumber attached with galvanized screws to 2-3/8" diameter galvanized poles installed in an 8" diameter holes no less than 2-1/2 feet deep in 2' of premixed concrete. All posts shall have caps. Brick, stone, masonry, vinyl materials or a combination with columns every 8'. Vinyl materials cannot be used in multifamily areas. No thin-wall masonry walls are allowed unless constructed with brick, stone or other approved masonry units and supported by angle iron with masonry columns on piers. All thin-wall plans shall be sealed by a professional engineer and approved by the city. "Thin wall" is defined as any wall 6" or less in width.

(15) Nonresidential districts - General.

(A) Where a nonresidential use abuts a residential lot, use or district, the side and rear property lines abutting said residential lot, use, or district shall be suitably screened by the nonresidential use so as to obscure the view from the residential lot, use or district to the nonresidential use to a height not less than six feet.

(B) Where a district boundary separating a residential district from a nonresidential district is along a street or alley, and an automobile parking lot or parking area is located in the front yard of the nonresidential use, then said parking lot or parking area facing the residential lot, use, or district shall be suitably screened to a height of not less than three and one-half feet.

(C) Where garbage, refuse, and trash collection/storage is permitted and the screening thereof is required, then such screening shall be provided around the exposed perimeter thereof of not less than seven feet in height.

(D) In all districts where open storage is permitted and the screening thereof is required, then such screening shall be provided around the exposed perimeter thereof of not less than eight feet in height.

(E) Off-street loading areas shall be adequately screened from view of any residential dwelling or of any other adjacent residential land use.

(F) No screening element comprised of brick, masonry, concrete, or

solid metal shall be erected or placed which would interfere with the installation or maintenance of any public utility line, service, or drainage way, within the easements reserved therefor.

(G) All required screening elements shall be permanently and adequately maintained by the nonresidential property owner.

(16) Barbed wire fences.

(A) Barbed wire fences used in conjunction with permitted agricultural and related activities are permitted without restrictions, but are expressly prohibited in all other districts except as provided below.

(B) Barbed wire strands may be placed on top of permitted fences and screening elements in any district for the purpose of security from theft, entry, and hazard around public utility substations and uses of a similar nature, provided the top strand is not higher than 12 [feet] nor the bottom strand lower than eight [feet] from the adjacent grade line.

(17) Variances. A variance from the regulations in this article may be recommended by the planning and zoning commission to the city council for final approval only if:

(A) Unique circumstances exist on the property that make application of specific items in this article unduly burdensome on the applicant;

(B) The variance will have no adverse impact on current or future development;

(C) The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses;

(D) The variance will have no adverse impact on the public health, safety, and general welfare; and

(E) A financial hardship shall not be considered a basis for the granting of a variance.

### **Sec. 36.029 Planning and zoning commission**

(a) Creation of planning and zoning commission. There is hereby created a planning and zoning commission which shall be organized, appointed and function as follows:

(1) The planning and zoning commission shall consist of five members who are residents of the city, each to be appointed by the city council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. The city council shall designate one member as chairman. Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made. Provided, however, that the city council may appoint two alternate members of the planning and zoning commission who shall serve in the absence of one or more of the regular members when requested to do so by the chairman or city manager, as the case may be; and

(2) The terms of four members shall expire in May of each odd-numbered year and the terms of three of the members shall expire in May of each even-numbered year. Commission members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Newly appointed members shall be installed at the first regular commission meeting after their appointment.

(b) Organization. The commission shall hold an organizational meeting in July of each year. The commission shall meet regularly and shall designate the time and place of its meetings. The commission shall adopt its own rules of procedure and keep a record of its proceedings consistent with the provisions of this article and the requirements of law.

(c) Duties and powers. The planning and zoning commission is hereby charged with the duty and invested with the authority to:

(1) Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the State of Texas and of the city.

(2) Recommend to the city council approval or disapproval of proposed changes in the zoning plan.

(3) Formulate and recommend to the city council for its adoption a city plan for the orderly growth and development of the city and its environs and from time to time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.

(4) Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in Chapters 211 and 213, Texas Local Government Code, as amended, authorizing municipalities to pass zoning regulations; all powers granted under said statutes are specifically adopted and made a part hereof.

(5) Exercise all the powers of a commission as to recommendations to the city council relating to approval or disapproval of plans, plats, amending plats, or replats set out in Chapter 212, Texas Local Government Code, as amended.

(6) Study and recommend on the location, extension and planning of public rights-of-way, parks or other public places, and on the vacating or closing of same.

(7) Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures and appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art which are, or may become, the property of the city.

(8) Initiate, in the name of the city, for consideration at public hearing all proposals:

(A) For the opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places; or

(B) For the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the city.

(9) Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the city.

(10) Submit each May a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.

(d) Meeting and quorum. A quorum for the conduct of business shall consist of four members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

**State law reference**—Zoning commission, V.T.C.A., Local Government Code, sec. 211.007.

### **Sec. 36.030 Amendments**

(a) Generally. The zoning regulations, restrictions, and boundaries may from time to time be amended, supplemented, changed, modified or repealed. Such amendments, supplements, changes, modification, or repeal shall be deemed to amend, supplement, change, modify, or repeal the comprehensive plan of the city and shall become a part of such comprehensive plan. The planning and zoning commission and its composition and duties are established by the city council.

(b) Amendment initiation. An amendment to this article may be initiated by:

- (1) City council on its own motion;
- (2) Planning and zoning commission; or
- (3) Request by owner or agent of owner of property to be changed.

(c) Procedure.

(1) All requests for amendments to zoning district boundaries shall be submitted, together with required fees to the administrative official, which officer shall cause notices to be sent and the petition placed on the planning and zoning commission agenda.

(2) The city council may not enact any proposed amendment until the planning and zoning commission makes its final report to the city council. The city council may refer proposed amendments to the planning and zoning commission for

recommendation. Requests for changes in zoning districts shall include the proposed designation or designations for the area concerned. Alternative proposals may be made at the time of filing the original request for amendment. However, all hearings and deliberations shall be limited to the request as submitted by the applicant at the time of original filing.

(d) Public hearing and notice. Prior to making its report to the city council, the planning and zoning commission shall hold at least one public hearing thereon. Written notice of all public hearings on proposed changes in district boundaries shall be sent not less than 10 days before such hearing is held to all owners of property who have rendered their property for city taxes, which is located within the area proposed to be changed, within 200 feet of such property or within 200 feet of any other adjacent property under the same ownership as the tract to be rezoned. Measurements shall be taken exclusive of public streets. Such notice may be served by using the last known address as listed on the city tax roll and depositing the notice, postage paid, in the United States mail. No notice of hearings before the planning and zoning commission on proposed changes in zoning regulations need be given except as may be required by state laws.

(e) Commission report. The planning and zoning commission, after the public hearing is closed, shall vote on its recommendations on the proposed change to be sent in a report to the city council. Such report may recommend for or against such proposed change and may, but need not, include reasons for such decision. The commission may defer its report for not more than 60 days until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. If the commission fails to finally report after 60 days, it would be deemed to have recommended negatively to the proposal.

(f) Forwarding final report. Every proposal receiving a final report by the commission shall be forwarded to the council for setting and holding of public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.

(g) Withdrawal. Any proposal or application may be withdrawn by the proponent after the commission makes its final report, and such proposal or application shall not be subject to the provision hereof that a period of time must pass before a new application is considered. If such proposal is withdrawn, the council will not consider it. Any proposal or application withdrawn may be resubmitted and shall be subject to all fees and notice requirements as an original application.

(h) Sign posting. The administrative official shall have at least one sign erected on the property to be rezoned which sign shall have a total area of at least four square feet. Such sign or signs shall, if possible, be located adjacent to streets. Such sign shall be erected on or before the first date of the first notice to property owners and shall be removed immediately after final action by the city council or when the applicant withdraws the request, whichever comes first. The sign shall contain a notice of the present zoning classification, the requested zoning, the name of the owner of the property, the name of the applicant and the telephone number of the public official from whom dates of public hearings may be obtained. The erection or continued maintenance of signs shall not be deemed a condition precedent to the granting of any

zoning change or holding of any public hearing.

(i) Council hearing and notice. The city council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established. A public hearing on such amendment, supplement, or change shall be held by the council. Notice of council hearing shall be given by publication one time in the official newspaper of the city, stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication. No such amendment, supplement, or change shall be considered unless and until the commission makes its final report thereon. Publication of such change shall be accomplished by publishing the descriptive caption and penalty clause of the ordinance amending the comprehensive plan to incorporate the change.

(j) Application not to be considered for another six months after denial of request for rezoning. No application for rezoning shall be considered within six months of denial of a request by the city council for the same classification on the same property.

(k) Protest against change. In case of a protest against such change signed by the owners of 20% or more either of the land included in such proposed change, or of the land within 200 feet thereof, excluding any intervening public street, such amendment shall not become effective except by the favorable vote of 3/4 of all the members of the city council present and qualified to vote.

(l) Council action on application. The proponent of any zone change shall satisfy the city council that either the general welfare of all the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning. If such is proved to the council's satisfaction, it may grant the requested zone change; or it may change the zone's designation of a portion of such property; or it may initiate a request to consider changing all or a portion of such property to a district other than that requested and of a different character.

(m) Site plan and supporting documents required; petition for zoning district change or conditional use.

(1) When in the opinion of the planning and zoning commission, city council, or zoning board of adjustment that greater information is required from the petitioner concerning the nature, extent, and impact of his request than supplied with his application for a change in zoning or conditional use permit, in order for such commission, council, or board to properly review and evaluate all relevant factors thereof, said commission, council, or board may require the applicant to submit a site plan and supporting documents conforming with all or a portion of the requirements set forth in this subsection, prior to rendering a decision thereon.

(2) The petitioner is encouraged to meet with the appropriate commission, council, or board in an informal work session to ascertain the exact extent of plans and documents required, if any, prior to the city initiating the advertisement for public hearing on the petition.

(3) The general type and extent of plans and supporting documents which may be required of the petitioner include, but are not necessarily limited to:

(A) Site plan.

(B) Meeting all of the requirements of a “preliminary plat” as described in the city’s subdivision regulations, except that topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project’s petition. Additional site plan drawing information which the reviewing body may require include:

- (i) Existing and proposed zoning district;
- (ii) General outline of extensive tree cover areas;
- (iii) Drainage ways, and 100-year floodplain limits;
- (iv) Proposed treatment for screening the perimeter of the land embraced by the petition, including screening of internal separations of land use where required;
- (v) Proposed internal non-vehicular circulation linkages, such as: pedestrian paths and hike trails; bike trails; and equestrian bridle paths, where applicable, including their interrelationships with vehicular circulation systems and proposed handling of points of conflict;
- (vi) A tabular summary schedule indicating:
  - a. The gross acreage and percent of each type of zoning category proposed;
  - b. The gross acreage and percent of each type of land use proposed, with streets and open space categories listed separately, and residential uses further stratified as to type, i.e., single-family, two-family, multifamily, townhouse, etc., including the total gross project acreage;
  - c. The gross residential density of each type of residential land use proposed, expressed in dwelling units per acre; and based on net residential land use plus 1/2 of any abutting street, only;
  - d. The quantitative number of dwelling units proposed for each residential dwelling type, i.e., single-family, two-family etc.;
  - e. Proposed maximum lot coverage by building types (i.e., single-family, duplex, multifamily, commercial, office, industrial, etc.) expressed in terms of percent or floor area ratio of the lot or site.

(C) Architectural drawings. Elevations, concept sketches, or renderings depicting building types and other significant proposed improvements including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant’s land use and development proposals.

(D) Written documents. In narrative form on 8-1/2" x 11" sheets, including:

- (i) Statement(s) on planning objectives to be achieved in

use/development proposal, including a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including use and ownership of open spaces, etc.;

(ii) Legal description of the total site area proposed for rezoning, development, or conditional use permit;

(iii) A development schedule indicating the approximate date(s) when construction of the proposed development, and subsequent stages or phases thereof, if any, can be expected to begin and be completed, to the best of the applicant's knowledge and belief;

(iv) A statement as to the present and proposed ownership of the site or parcels thereof embraced by the application;

(v) Economic feasibility and/or market analysis studies, when deemed necessary by the reviewing body to adequately assess the necessity for zoning certain parcels to the sizes indicated by the applicant, or to evaluate the need for granting a conditional use permit;

(vi) Environmental assessment statement, prepared pursuant to the National Environmental Policy Act of 1969, and any subsequent amendments thereto, when deemed necessary by the reviewing body to properly assess the impact of the proposed development/land use on the existing environment;

(vii) Statement(s) as to how and when the applicant proposes to provide water and sewer to the development; and

(viii) Signature, title, and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans and supporting documents reflecting [reflects] a reasonably accurate portrayal of the general nature and character of the proposals.

### **Sec. 36.031 Platting property not permanently zoned**

(a) Zoning required prior to approval of plat. The city council shall not approve any plat of any subdivision within the city limits until the area covered by the proposed plat shall have been permanently zoned by the city council.

(b) Annexation prior to approval of plat. The city council shall not approve any plat or any subdivision within any area where a petition or ordinance for annexation or a recommendation for annexation to the city is pending before the city council unless and until such annexation shall have been approved by resolution by the city council.

(c) Contemporaneous action on zoning and annexation. In the event the city council holds a hearing on proposed annexation, it may, at its discretion, hold a contemporaneous hearing upon the permanent zoning that is to be applied to the area or tract to be annexed. The city council may, at its discretion, act contemporaneously on

the matters of permanent zoning and annexation.

### **Sec. 36.032 Temporary uses**

The following temporary uses may be allowed under the conditions and for the time specified upon proper application and review by the zoning administrator:

- (1) A temporary building may be used as an office incidental to construction work if such building is located upon the same property as the site under construction, contains no living quarters, and provides for no uses not incidental to construction on the premises. Such buildings shall be removed within 30 days following final acceptance of the construction by the city.
- (2) A temporary facility or a permanent residential structure located on any platted lot in an approved residential subdivision may be used as a construction office, or as a sales office, or for display purposes. No more than one office and no more than four display facilities shall be allowed for any purposes for any other subdivision. Such temporary use shall be allowed for a period of one year, with extensions upon application and approval of six months possible provided construction remains continuous and no more than 10 lots remain unsold in the subdivision. However, in no case shall more than four such extensions be granted.
- (3) Temporary uses of a religious or philanthropic nature by those organizations not normally conducting business for profit may be allowed for the period of their actual duration up to a maximum of 30 days, except that two extensions of up to 30 days may be possible upon application and approval.
- (4) Temporary sales of seasonal products such as firewood, cut trees, plants, fruits and vegetables, and the like may be allowed during their normal and generally accepted season for a period of up to 30 days, except that two extensions of up to 30 days may be possible upon application and approval. Temporary sales of seasonal products may be allowed no more than 120 days, whether consecutive or cumulative, per site.
- (5) The zoning administrator, in approving or denying such application shall consider the nature of the use; existing uses in surrounding areas; noise, dust, light, and traffic generated; health and sanitary conditions; and compliance with other regulations of this article. The zoning administrator shall have the right to revoke any temporary use at any time or to deny any extension upon finding that a hazard or nuisance shall exist by continuing such use; after which revocation or denial such temporary use shall immediately cease and shall be removed within 10 days of notification of such finding.

### **Sec. 36.033 Creation of building site**

- (a) Procedure for creating building site/lot. No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract, or building lot has been created by compliance with one of the following conditions:

- (1) The lot or tract is part of a plat of record and filed in the plat records of the county or counties in which the lot or tract is located.
- (2) The site plot or tract is all or part of a site plan officially approved by the city council in a planned development district after recommendation by the planning and zoning commission.
- (3) The plot, tract or lot faces upon a dedicated street and was separately owned prior to the effective date of the ordinance from which this article derives or prior to annexation to the city, whichever is applicable, in which event a building permit for only one main building conforming to all the requirements of this article may be issued on each such original separately owned parcel without first complying with either subsection (a)(1) or subsection (a)(2) preceding.
- (4) The plot or tract is a lot of record prior to the effective date of this article or prior to annexation to the city, whichever is applicable, and the building official certifies that the plot or tract does not comply with setback and/or lot size requirements but that the plot or tract conforms with the provisions of this article, as amended, relative to width of street(s) on which the lot is located, street offsets, easement requirements, drainage and other considerations the building official believes to be relevant to the particular plot or tract. If the building official cannot make such certification, he shall refer the case to the planning and zoning commission for consideration and resolution. The building official and planning and zoning commission shall exercise discretion in making decisions in such cases but shall take care to respect the language and spirit of this article, as amended.
- (5) The plot or tract is all or part of a site plan officially approved by the city council and compliance has been made with provisions and improvements approved on such site plan for all utility and drainage easements, dedication of streets, alleys and other public improvements required to meet the standards established for the platting of land. Any and all plots, tracts, or lots must be provided access via a public street or drive.

### **Sec. 36.034 Site plans**

#### **(a) Site plan approval.**

##### **(1) Conceptual site plans.**

- (A) Prior to any subdivision of property in any retail district, a conceptual site plan representing the general site assessment of the property shall be approved by the planning and zoning commission.
- (B) The conceptual site plan shall include all the land that existed in single ownership at the time of initial zoning, or at the time this provision became effective, whichever is later.
- (C) The conceptual site plan shall include sufficient information to adequately assess the functionality of the proposed subdivision and its impact on surrounding properties and circulation systems. The director of

development services may establish—not inconsistent with this article—forms and standards with regards to the content, format, and graphics for conceptual site plans including but not limited to:

- (i) Basic mapping details, such as site boundaries and dimensions, site acreage, location map, north arrow, scale, title block, etc.;
- (ii) Access to the site and interior site circulation;
- (iii) Proposed lot layout; and
- (iv) Other items which may negatively impact adjacent property, such as general parking arrangement, delivery truck/dock locations, medians or traffic-control devices, and/or median breaks.

(D) The planning and zoning commission shall approve the conceptual site plan, approve the conceptual site plan with conditions, or disapprove the conceptual site plan.

(E) Any development or subdivision of the property shall generally be consistent with the conceptual site plan as approved or amended. No plat, building permit, or certificate of occupancy shall be issued for the property unless all construction and development generally conforms to the conceptual site plan.

(F) A conceptual site plan shall expire five years after its approval or amendment date if no building permits have been issued for the site or if a building permit has been issued but has subsequently lapsed.

(2) Site plans required.

(A) Approval of a site plan shall be required for all nonresidential development proposals and for proposals involving the following:

- (i) A specific use permit;
- (ii) Multiple-family project;
- (iii) Mobile home parks;
- (iv) Any development where more than one main building or primary use is proposed on a single lot, building site, or tract; or
- (v) A planned development.

(3) Site or development plans for specific use permits and for planned developments shall become a permanent part of the zoning regulations for the proposed development, and any site plan or any significant change to such a site plan previously approved shall be considered as an amendment to this zoning ordinance.

(4) Prior to the issuance of any building permit, a site plan drawn to scale shall be submitted for initiation of the review and approval process along with the number of copies deemed necessary by the city to complete the required reviews or memorandums.

(b) Content of site plan. The director of development services may establish—not

inconsistent with this article—forms and standards with regards to the content, format, and graphics for site plans. The proposed site plan shall show information as specified on a form or packet provided by the planning department, including:

(1) General requirements.

- (A) Applicant's name, address, and phone number;
- (B) Development location (include subdivision, lot number, and address);
- (C) Proposed use or uses (letter of intent required);
- (D) Zoning district (attach copy of ordinance governing subject property);
- (E) Lot area (net and gross);
- (F) Lot coverage;
- (G) Location of all existing buildings or structures on lot;
- (H) Building size and total floor area (separated by use);
- (I) Adjacent land uses and improvements;
- (J) Location of hazardous chemical storage;
- (K) Sign locations;
- (L) Scale: one inch equals 20 feet, 30 feet or 40 feet;
- (M) Location of any on-site items (kiosks, sanitation containers, drop boxes, etc.);
- (N) Easements;
- (O) Location and type of all existing and proposed screening, including screening of sanitation containers, parking areas, vehicles awaiting repair, open storage, etc.;
- (P) Location of areas of major tree cover;
- (Q) Required landscape areas; and
- (R) Additional information as deemed necessary to adequately evaluate the site or development plan.

(2) Site circulation and parking.

- (A) Drive approach dimensions and radii;
- (B) Delineation and width of internal circulation roadways;
- (C) Distances between driveways and intersecting streets;
- (D) Number of required parking spaces and number of parking spaces provided, including handicapped parking spaces;
- (E) Parking dimensions;
- (F) Stacking spaces and drive-through lane location;

- (G) Location of curb stops relative to front of parking stall. Note: Wheel stops are not permitted in lieu of curbs;
- (H) Handicapped ramps (required at all intersections);
- (I) Building entrances;
- (J) Sidewalk dimensions;
- (K) Fire lanes meeting fire code standards;
- (L) Delivery truck docks;
- (M) Sanitation container locations;
- (N) Medians, islands, barriers, and channelization;
- (O) Width of adjacent streets, alleys, or other access abutting property;
- (P) Length, width, and taper of turn bays.

(3) Utilities.

- (A) Existing and proposed water mains (include size and valve locations);
- (B) Water meter size and location;
- (C) Existing and proposed sewer mains (include size, manholes and cleanout);
- (D) Sewer service size (provide cleanout at property line);
- (E) Existing and proposed utility easements;
- (F) Existing and proposed fire hydrants (include any nearby off-site hydrants);
- (G) Existing and proposed fire lines and appurtenances;
- (H) Location and size of irrigation meters;
- (I) Location and size of grease and sand traps;
- (J) Location and size of sampling pits; and
- (K) Location and type of pretreatment.

(4) Drainage.

- (A) Existing and proposed elevation at critical points;
- (B) Drainage area map (if site over one acre);
- (C) On-site collection system;
- (D) 100-year flood elevation (if in flood prone area);
- (E) Existing and proposed contours at two-foot intervals;
- (F) Existing and proposed drainage structures (include size and type);
- (G) Existing and proposed culverts (use six-to-one sloped headwall);  
and

(H) Direction of surface drainage (must be discharged into existing waterway or public right-of-way).

(c) Lighting plan. Where site lighting is required or proposed, a lighting plan shall be submitted along with a statement of compliance by a qualified lighting expert, such as an engineer, architect, landscape architect, lighting manufacturer's representative, or lighting contractor.

(d) Landscape plan. A conceptual or generalized landscape plan in conformance with the city's landscape regulations shall be submitted with the site plan. A combined site plan/landscape plan may be acceptable if all information required is easily identified.

(e) Site plan approval process.

(1) The planning and zoning commission shall review the proposed site plan and shall submit to the city council a recommendation of approval, approval with conditions, or disapproval. Prior to consideration of a site plan, the planning and zoning commission may hold a public hearing, with notice given according to the procedure for a change in a zoning district location or boundary.

(2) City council, planning and zoning commission, and staff consideration shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, as well as areas designated for landscaping, and any other aspect deemed necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity, and general welfare of the city.

(3) If during the course of considering the site plan, conceptual site plan, or landscape plan, the planning and zoning commission is of the opinion that a proper recommendation cannot be made without additional information, the planning and zoning commission is authorized to request that the applicant submit said information and is further authorized to withhold action on the site plan until the submission of the information for the planning and zoning commission's consideration.

(4) A site plan shall expire two years after its approval or amendment date if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed. Expiration shall not apply to site plans submitted for a planned development or specific use permit.

(5) It shall be unlawful to issue a building permit prior to the approval of the site plan by the city council, planning and zoning commission and/or planning division, as appropriate. No building permit shall be issued except in conformity with the approved site plan, including all conditions of approval.

(6) During construction and upon completion, the project will be inspected to ensure that the approved site plan has been followed.

(f) Revision of site plan.

(1) In the event that changes to the approved site plan are proposed, the director of development services or designee shall have the authority to require that a substantially conforming site plan or revised site plan be submitted to the

city for review and approval.

(2) (A) It is recognized that final architectural and engineering design may necessitate some judgment in the determination of conformance to an approved site plan. The director of development services or designee shall have the authority to interpret conformance to an approved site plan, provided that such interpretations do not materially affect access, circulation, general building location on the site, or any conditions specifically attached as part of a city council approval. The director of development services or designee shall only approve minor changes that substantially conform to the approved site plan and with all applicable city regulations.

(B) Examples of revisions which may be approved by the director of development services or designee on a substantially conforming site plan, elevations, or landscape plan include:

(i) Minor building revisions/expansions that do not increase the height of a building and are less than an aggregate total of 1,000 square feet;

(ii) Minor changes in the number of parking spaces (adding, removing, or relocating 20 parking spaces or less), provided that minimum parking requirements are met;

(iii) Adjustments to solid waste container location;

(iv) Minor revisions to approved elevations; and

(v) Substitution of similar materials on an approved landscape plan.

(C) If the proposed revisions exceed staff's approval authority, a revised site plan, revised landscape plan or revised elevations shall be submitted and processed for approval accordingly.

(g) Certificate of occupancy.

(1) The certificate of occupancy shall not be issued until the final inspection shows that the project has been completed in accordance with the approved site plan.

(2) Maintenance of property. Maintenance of the property in conformance with the approved site plan shall thereafter be a condition of a valid certificate of occupancy. Failure to maintain the property in conformance with an approved site plan shall be a violation of this article.

(3) Preliminary site plan. For the purpose of assisting in-process planning, a preliminary site plan may be submitted for planning and zoning commission and planning division consideration. Such preliminary site plan may contain any or all of the site plan requirements and must be drawn to scale, submitted in adequate quantity and titled "Preliminary Site Plan." The approval of a preliminary site plan will not imply approval of all elements of a site plan. It shall be unlawful to issue any building permit on a preliminary site plan.

**Sec. 36.035 Completion of buildings**

- (a) Nothing in these regulations nor in any amendments hereto which change district boundaries shall require any change in the plans, construction, or designated use of any building which shall be completed in its entirety within one year from the date of the passage of this article, provided such building was authorized by building permit before the passage of this article and further provided construction shall have been started within 90 days of the passage of this article.
- (b) Commitments made by the city with reference to construction of public utility buildings and facilities necessary for the anticipated expansion of the city made prior to the passage of this article shall be observed.

**Sec. 36.036 Schedule of fees, charges, and expenses**

- (a) The schedule of fees, charges, and expenses related to administration of this article is as set out in the fee schedule in appendix A of this code. The schedule shall be posted in the office of the administration official and may be altered or amended only by the city council.
- (b) No permit, certificate, special exception, or variance shall be issued unless and until such costs, charges, fees, or expenses have been paid in full, nor shall any action be taken on proceedings before the board of adjustment unless or until preliminary charges and fees have been paid in full.

**Sec. 36.037 Penalty for violations**

Any person or corporation violating any of the provisions of this article shall upon conviction be fined a sum not to exceed \$2,000.00 per day and each and every day that the provisions of this article are violated shall constitute a separate and distinct offense. In addition to the said penalty provided for, the right is hereby conferred and extended upon any property owner owning property in any district where such property owner may be affected or invaded by a violation of the terms of the ordinance to bring suit in such court or courts having jurisdiction thereof and obtain such remedies as may be available at law and equity in the protection of the rights of such property owners.

**Sec. 36.038 Validity, severance and conflict**

If any section, paragraph, subdivision, clause, phrase or provision of this article shall be adjudged invalid or held unconstitutional, the same shall be severed from and shall not affect the validity of this article as a whole or any part or provision thereof other than the part so dedicated [declared] to be invalid or unconstitutional. To the extent any provision of this article conflicts with other ordinances of the city the terms of this article shall control.

**Sec. 36.039 Codification**

The city secretary is hereby authorized to codify or have codified by a third party the various provisions of zoning ordinances and regulations of the city.

**Sec. 36.040 Effective date**

This article shall be effective upon the posting and/or publication of its caption as required by law and the city secretary is hereby directed to implement such posting and/or publication.

DRAFT

## APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

	AG	R-1	SF-TH	TF	MH-1	MH-2	MF-1	MF-2
Maximum height (feet)	35	35	35	35	35	35	45	45
Side yard, interior (feet)	15	(10)	(b)	(c)	10	10	10	10
Side yard, corner lot, street side (feet)	25	15	15	15	15	15	25	25
Rear yard (feet) (d)	25	25	25	25	25	25	25	25
Front yard (feet)	35	30	20	25	25	25	25	25
Lot area (feet)	43,560	8,000	2,700 per unit	7,200	6,000	5,000	6,000	5,000
Min. lot width (feet)	75	60	25	60	50	50	50	50
Min. lot depth (feet)	120	120	160	120	120	120	120	120
Max. lot coverage (%)	40%	45%	60%	50%	60%	50%	40%	50%
Building size (square feet)	2400	1600	1,000	1200	None	None	None	None

(a) Zero one side with 10 feet separation between buildings.

(b) 14 feet between ends of buildings.

(c) 5 feet or 10% of the lot width, whichever is greater.

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.

AG Agricultural District

R-1 Single-Family Residential 6,000 square feet min. lot size

SF-TH Single-Family Residential Townhouse

MH-1 Manufactured Home District

MH-2 Manufactured Home Park District

MF-1 Multiple-Family Residential - Low Density

MF-2 Multiple-Family Residential - High Density

See individual district regulations (sections 36.008 through 36.020 and 36.023) for additional regulations.

	C-1	C-2	I-1	I-2	CBRD
Maximum height (feet)	25 1 Story	35	35	35	35
Side yard, interior (feet) (a)	5 (c)	5 (c)	None (d)	None (d)	0 / (c)
Side yard, corner lot street side (feet)	25	25	25	25	0
Rear yard (feet)	10 (c)	10 (c)	None (d)	None (d)	0 / (c)
Front yard (feet) (b)	25	25	25	25	0 / (a)
Lot area (feet)	7,000	10,000	10,000	10,000	2,500
Minimum lot width (feet)	60	60	50	50	25
Minimum lot depth (feet)	100	None	None	None	100
Maximum lot coverage (%)	40%	70%	50%	50%	NA
Building size (square feet)					NA

- (a) 25 feet where adjacent to residential district.  
(b) 35 feet where adjacent to residential district.  
(c) 15 feet when abutting any district requiring a side yard.  
(d) 25 feet when abutting any district requiring a rear yard.  
(e) 15 feet when abutting any district requiring a side yard.  
(f) 25 feet or 20% of depth

C-1	Restricted Commercial District
C-2	General Business District
I-1	Light Industrial District
CBRD	Central Business Redevelopment District

See individual district regulations (sections 36.016 through 36.019) for additional regulations.

## APPENDIX 2. SCHEDULE OF USES

No land shall hereafter be used and no building or structure shall hereafter be occupied, used, erected, altered, removed, placed, demolished or converted which is arranged or designed to be used for other than those uses specified for the district in which it is located as set forth by the following schedule of uses:

Table 1	Residential Uses
Table 2	Educational, Institutional, and Special Uses
Table 3	Transportation, Utility, and Communications Uses
Table 4	Automobile and Related Service Uses
Table 5	Office, Retail, Commercial, and Service Type Uses
Table 6	Manufacturing, Storage, and Warehousing Uses
Table 7	Accessory and Incidental Uses

### LEGEND FOR INTERPRETING SCHEDULE OF USES

Y	Designates use permitted in district indicated.
	Designates use prohibited in district indicated.
S	Designates use which may be approved as specific use permit.

The numbers in the "Def" column refer to descriptions/definitions listed in appendix 3, descriptions/definitions of uses.

Additional regulations relating to use of land and buildings in individual zoning districts are listed in sections 36.008 through 36.032 of this article.

### SCHEDULE OF USES TABLE 1.

#### RESIDENTIAL USES

Type of Use	Def *	A G	R-1	SF -TH	MH -1	MH -2	TF	MF -1	MF -2	C- 1	C-2	CB RD	I-1
Apartment, CBRD	3.1.4											Y	
Bed-and-breakfast facility (1)	3.1.2		S	S	S	S	S	S	S	Y	Y	Y	
Boarding or rooming house	3.1.3									Y	S		
Dormitory	3.1.5							S	S				
Duplex (see Two-family dwelling)													
Guest house	3.1.8	Y											
Manufactured housing, HUD-code	3.1.10				Y	Y							
Manufactured home park	3.1.12					Y							

Manufactured home subdivision	3.1.13				Y								
Mobile home	3.1.14												
Motel, motor hotel, or motor lodge	3.1.16									Y			
Multiple-family residence (3)	3.1.17						S	Y	Y				
Patio home (2)	3.1.7			Y	S	S		S	S				
Residence hotel (4)	3.1.18							Y	Y	Y			
Retirement housing	3.1.19							Y	Y	S	S		
Servant's, caretaker's or guard's res.	3.1.21							S	S	S	S		S
Single-family dwelling, attached	3.1.22			Y			Y	††	†††				
Single-family dwelling, detached	3.1.23	†	Y	Y									
Townhouse	3.1.24				Y	Y		Y	Y				
Travel trailer or Recreation Vehicle park	3.1.27												
Two-family dwelling	3.1.28			S	S	S	Y	Y	S				
Short Term Rental								Y	Y				
								(5)	(5)				

\* The number in this column references a description/definition listed in [appendix 3](#).

(1) See section 36.023(h) for additional regulations.

(2) See section 36.023(e) for additional regulations.

(3) See section 36.023(f) for additional regulations.

(4) See section 36.023(d) for additional regulations.

(5) See section 36.022(o) for additional regulations

† See section 36.008(b)(1) of this article.

†† See section 36.014(b)(1) of this article.

††† See section 36.015(b)(1) of this article.

**SCHEDULE OF USES  
TABLE 2.**

**EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES**

Type of Use	Def *	AG	R-1	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	C-2	CB RD	I-1
Athletic field (see Stadium or playfield, public)													
Cemetery or mausoleum	3.2.1	S									S	S	S
Child-care center (1)	3.2.2							S	S	S	Y	Y	
Church, rectory, place of worship	3.2.3	S	S	S	S	S	S	S	S	Y	Y	Y	
Civic center	3.2.34									S	Y	Y	Y
College or university	3.2.45							S	S		S	S	S
Community center, public	3.2.6	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community center, private	3.2.7		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Continuing care facility	3.2.8				S	S		Y	Y	Y	Y	Y	
Country club (private)	3.2.9	Y											Y
Day-care facility (See Child-care center)													
Exhibition area	3.2.11	S									Y	Y	Y
Fairgrounds	3.2.12	S									S		Y
Family home (2)	3.2.13	S			S			S	S				
Farm, ranch, or orchard	3.2.14	Y				S							Y
Feedlot, livestock		S											
Fraternal organization, lodge or civic club	3.2.15	S								S	Y	Y	Y
Golf course	3.2.16	Y											Y
Golf driving range		Y											Y
Greenhouse, commercial	3.2.17 a	Y											Y
Greenhouse or plant nursery, noncommercial	3.2.17 b	Y											Y
Hosp. (chronic care); long-term health care fac.	3.2.18							S	S		Y	Y	Y
Hospital (acute care)	3.2.19										Y	Y	Y

Household care facility	3.2.20				S			Y	Y				
Household care institution	3.2.21.1							S	S				
Kennel (no outside pens)	3.2.21.2	Y									S		Y
Kennel (outside pens)	3.2.21.2	Y									S		Y
Library	3.2.22	Y	S	S	S	S	S	S	S	Y	Y	Y	
Museum or art gallery	3.2.23									Y	Y	Y	
Nursery school, kindergarten	3.2.24		Y							S	Y	S	
Nursing home (see Rest home or nursing home)	3.2.34												
Park, playg'd, or rec. center (public)	3.2.26	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Park, playg'd, or rec. center (private)	3.2.27	Y	Y	Y	Y	Y	Y	Y	Y	S	S	S	S
Personal care home (custodial care)	3.2.28					S		S	S				
Prison, jail, place of incarceration		S											S
Race track	3.2.30	S											
Registered family home	3.2.31					S		S	S	S	S		
Rehabilitation care facility	3.2.32	S											S
Rehabilitation care institution	3.2.33	S									S		S
Rest home or nursing home	3.2.34		S	S	S	S	S	S	S	S	Y	S	D
Rodeo arena and grounds		S											S
School, private (primary and/or secondary)	3.2.35	S	S	S	S	S	S	S	S	Y	Y		S
School, public (primary and/or secondary)	3.2.36		Y	Y	Y	Y	Y	Y	Y	Y	Y		S
School, trade or commercial	3.2.37	S									S	S	Y
Shooting range, target range		S											S
Stable, commercial	3.2.38 a	Y											S
Stable, private	3.2.38	Y											

	b												
Stadium or playfield, public	3.2.39	S			S	S		S	S	Y	S		
Swimming pool, commercial (1)	3.2.40									S	S	S	S
Swimming pool, private (1)		Y	Y	Y	Y	Y	Y	Y	Y	S	S	S	S

\* The number in this column references a description/definition listed in appendix 3.

(1) See section 36.023(j) for additional regulations.

### SCHEDULE OF USES

TABLE 3.

#### TRANSPORTATION, UTILITY AND COMMUNICATIONS USES

Type of Use	Def *	AG	R-1	SF -TH	TF	MH -1	MH -2	MF -1	MF -2	C -1	C -2	CB RD	I-1
Airport, landing field	3.3.1	S											S
High-Intensity Data Processing Facilities Data Centers Cryptocurrency Mining Facilities Utility-Scale Solar Energy Facilities Wind Energy Conversion Systems (Commercial) Battery Energy Storage Systems	3.3.1a												S
Electric power generating plant		S											S
Electrical substation	3.3.2	Y	S	S	S	S	S	S	S	Y	Y	Y	Y
Gas metering station	3.3.3	Y	S	S	S	S	S	S	S	S	S	S	S
Heliport or helistop	3.3.4	S									S	S	Y
Landfill		S											
Liquefied petroleum gas, storage and sale (no bulk plants)		S											
Radio, TV or microwave oper., amateur (1)	3.3.6	S	S	S	S	S	S	S	S		Y	S	Y

Radio, TV or microwave oper., commer. (1)	3.3.7	S										Y		S
Railroad station	3.3.8	S												Y
Railroad team track and right-of-way	3.3.9	S												Y
Service yards of government agency	3.3.11	S			S	S		S	S	S	S			Y
Shops, office and/or storage area of public or private utility	3.3.12	S												Y
Solid waste transfer station	3.3.13	S										S		S
Telephone exchange	3.3.14	†									S	Y	S	Y
Transit station or turnaround		Y										Y	Y	Y

\* The number in this column references a description/definition listed in appendix 3.

(1) See section 36.023(c).

† See section 36.008(b)(2) of this article.

**SCHEDULE OF USES  
TABLE 4.**

**AUTOMOBILE AND RELATED SERVICES USES**

Type of Use	Def *	AG	R-1	SF -TH	TF	MH -1	MH -2	MF -1	MF -2	C -1	C -2	CB RD	I-1
Auto laundry (See Car wash)	3.4.1												
Auto leasing and rental	3.4.2										Y		Y
Auto paint and body shop													Y
Auto parts sales (inside)	3.4.3									Y	Y	Y	Y
Auto parts sales (outside)	3.4.4												Y
Auto repair, major	3.4.5												Y
Auto repair, minor	3.4.6									S	Y	S	
Automobile and trailer sales area, new	3.4.7										Y		Y
Automobile and trailer sales area, used	3.4.8										S		Y
Automobile service station (1)	3.4.9									Y†	Y†		S
Auto storage	3.4.10												Y

Auto wrecking yard or junkyard	3.4.11												S
Bus terminal	3.4.12									Y	Y	Y	
Car wash	3.4.13								S	Y		Y	
Motorcycle sales and service	3.4.2 [sic]								S	Y		Y	
Parking lot or parking garage, automobile	3.4.16								Y	Y	Y	Y	
Parking lot or parking garage, truck	3.4.17												Y
Quick oil change facility	3.4.18								Y	Y	Y	Y	
Quick tune-up facility	3.4.19								Y	Y		Y	
Tire dealer (no outside storage)									S	Y		Y	
Tire dealer (with outside storage)										S		Y	
Tire retreading and recapping										S		Y	
Truck and bus leasing	3.4.20									S		S	
Truck and bus repair	3.4.21											Y	
Truck or motor freight terminal	3.4.22									S		Y	
Truck sales	3.4.23									S		Y	
Truck stop	3.4.24									S		Y	

\* The number in this column references a description/definition listed in appendix 3.

(1) See section 36.033(g) for additional regulations.

† See section 36.023(b)(1) [36.021(b)] of this article.

†† See section 36.023(c)(2) [36.023(b)(1)] of this article.

**SCHEDULE OF USES  
TABLE 5.**

**OFFICE, RETAIL, COMMERCIAL AND SERVICE TYPE USES**

Type of Use	Def *	AG	R-1	SF-TH	TF	MH-1	MH-2	MF-1	MF-2	C-1	C-2	CB RD	I-1
Adult entertainment establishment	3.5.1a												S
Adult arcade	3.5.1a(1)												S
Adult bookstore	3.5.1a(2)												S
Adult cabaret	3.5.1a(3)												S
Adult motion picture theater	3.5.1a(4)												S
Adult theater	3.5.1a(5)												S
Air conditioning and refrigeration contractor	3.5.1b										S		Y
Amusement, commercial (indoor)	3.5.3a									S	Y	Y	Y
Amusement, commercial (outdoor)	3.5.3b												Y
Antique shop	3.5.4									Y	Y	Y	
Arcade	3.5.5									S	S		S
Arts, crafts store (inside sales)										Y	Y	Y	
Arts, crafts store (outdoor sales)											S	S	Y
Bakery and	3.5.6a									Y	Y	Y	

confectionery, retail sales													
Bakery and confectionery, commercial	3.5.6b								S	S	S	Y	
Bank, savings and loan, credit union	3.5.7								Y	Y	Y	Y	
Boat sales and storage										Y		Y	
Barber school or college	3.5.8b									Y	S	Y	
Beauty culture school; cosmetology spec. shop	3.5.9a								Y	Y	S	Y	
Bldg. materials, hardware (inside storage)	3.5.10								Y	Y	Y	Y	
Bldg. materials, hardware (outside storage)	3.5.10								S	S		Y	
Brewpub or winery (1)	3.5.9b									S	Y	Y	
Cabinet and upholstery shop	3.5.12									S		Y	
Cleaning and dyeing, small shop	3.5.13									S	S	S	
Clinic, medical or dental	3.5.14								Y	Y	Y		
Convenience store	3.5.15								Y	Y	Y	S	
Discount, variety, or department store	3.5.17								S	Y	Y	S	
Engine and motor repair	3.4.9									S		Y	
Farm equipment, sales and service										S		Y	
Feed and farm supply (inside sales/storage)	3.5.18								S	Y		Y	
Feed and farm supply (outside sales/storage)	3.5.18											Y	

Flea market	3.5.19	S									S		Y
Florist	3.5.20									Y	Y	Y	S
Food and beverage store	3.5.22									Y	Y	Y	Y
Food store; grocery store	3.5.21									Y	Y	Y	
Furniture and appliance, repair or storage	3.5.20 [3.5.23]												Y
Furniture, appliance store (inside storage)	3.5.23 [3.5.24]									Y	Y	S	Y
Furniture, appliance store (outside storage)	3.5.23 [3.5.24]									S	S		Y
Garden center (retail sales)	3.5.25									Y	Y	Y	Y
General merchandise store	3.5.26									Y	Y	Y	
Gymnastic or dance studio; health club	3.5.26a									Y	Y	Y	S
Heavy machinery sales											S		Y
Hotel	3.1.16									Y	Y	Y	
Household appliance service and repair	3.5.23									S	Y	Y	Y
Intradermal studio	3.5.26b									S	S	S	Y
Laboratory, medical or dental										S	Y		S
Laboratory, scientific or research	3.5.27												Y
Laundry and cleaning, self-service	3.5.28									Y	Y		
Laundry and cleaning, commercial	3.5.28												S
Massage parlor	3.5.1a(6)										S		S
Massage therapy facility	3.5.29									Y	Y	Y	



sales													
Retail shops and stores other than listed	3.5.45a									Y	Y	S	S
Secondhand store, furniture/clothing	3.5.46									S	S	S	Y
Service, retail	3.5.47									S	Y	Y	Y
Sexually oriented business (see Adult entertainment) establishment)	3.5.48a												
Shopping center	3.5.48b									Y	Y	Y	
Short-term loan agency													S
Specialty Retail and Paraphernalia Sales.	3.5.48c1										S		
Studio (photographer, musician, artist)										Y	Y	Y	
Studio for radio and television										Y	Y	Y	S
Tasting room (1)	3.5.48d										S	Y	Y
Taxidermist										S	Y	Y	S
Theater (indoor)										Y	Y	Y	S
Theater (outdoor)	3.5.49												Y
Tool rental shop											S	S	Y
Trailer, manufactured housing or mobile home display and sales	3.5.50										S		Y
Trailer rental	3.5.51										S		Y
Veterinarian clinic (no outside pens)	3.5.51a									S	S	S	Y
Veterinarian clinic (outside pens)	3.5.51b										S		Y
Washateria	3.5.51 [3.5.52]									S	Y	Y	S

\* The number in this column references a description/definition listed in appendix 3.

(1) See section 36.022 special uses.

**SCHEDULE OF USES  
TABLE 6.**

**MANUFACTURING, STORAGE AND WAREHOUSING USES**

Type of Use	Def *	AG	SF -60	SF -TH	TF	MH -1	MH -2	MF -1	MF -2	C -1	C -2	CB RD	I -1
Acetylene gas manufacture or storage													S
Acid manufacture													S
Advertising displays manufacture													S
Alcohol manufacture													S
Ammonia, bleach or chlorine manufacture													S
Apparel and other products assembled from finished textiles													S
Arsenal													S
Asphalt manufacture or refining													S
Bag cleaning													S
Blast furnace													S
Boats, building or repair													S
Boiler works													S









Plastic products manufacture (not including processing of raw matter)													S
Pump sales, repair and maintenance										S			S
Scrap metal sales and storage													S
Self-storage; mini-warehouse	3.6.9												S
Sporting and athletic equip manuf.													S
Steel fabrication													S
Storage/wholesale warehouse, light	3.6.10												S
Storage/wholesale warehouse, heavy	3.6.11												S
Tire recapping, vulcanizing													S
Tools or hardware manufacture													S
Toys and novelty products manufacture													S
Window shade, awnings, venetian blind manufacture													S
Wrecking yard (junk or salvage yard)													S
Yeast manufacture													S

\* The number in this column references a description/definition listed in appendix 3.

**SCHEDULE OF USES  
TABLE 7.**

**ACCESSORY AND INCIDENTAL USES**

Type of Use	Def *	AG	SF-60	SF-TH	MH-1	MH-2	TF	MF-1	MF-2	C-1	C-2	CB RD	I-1
Accessory building to main use (1)	3.7.1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Boat; boat trailer		Y	Y†	Y†	Y†		Y†	Y†	Y†				
Carport	3.7.2	Y	Y	Y	Y	Y	Y	Y	Y				
Construction yard (temporary) (2)	3.7.3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Customary home occupation	3.7.5	Y	Y	Y	Y	Y	Y	Y	Y				
Field or sales office, temporary (2)	3.7.4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Garage, private	3.7.6	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Motor home		Y	Y†	Y†	Y†	Y†	Y†	Y†	Y†				
Swimming pool, private (3)		Y	Y	Y	Y	Y	Y	Y	Y	S	S	S	S
Trailer; travel trailer; cattle trailer, etc.		Y	Y†	Y†	Y†	Y†	Y†	Y†	Y†				
Wind energy system (4)	3.7.7	S	S	S	S	S	S	S	S	S	S		Y

\* The number in this column references a description/definition listed in appendix 3.

(1) See section 36.023(a) for additional regulations.

(2) See section 36.022(b) for additional regulations.

(3) See section 36.022(j) for additional regulations.

(4) See section 36.022(m) for additional regulations.

† See section 36.022(c), 36.025(c) of this article for special regulations.

## APPENDIX 3. DESCRIPTIONS/DEFINITIONS OF USES

### 3.1 Residential uses

3.1.1 **Apartment:** A room or suite of rooms in an apartment house arranged, designed or occupied as a dwelling unit residence by a single family, individual, or group of individuals living together as a single housekeeping unit. (Also see 3.1.4, "CBRD apartments.")

3.1.2 **Bed-and-breakfast facility:** An owner-occupied property, other than a hotel or multiple-family dwelling, which offers lodging for paying guests and which serves meals to these guests and which contains one or more guest bedrooms and where facilities for food preparation are not provided in

the individual guest bedrooms. See also section 36.025(h) and 36.022(h).

3.1.3 Boarding or rooming house: A building, other than a hotel or multiple-family dwelling, where lodging or meals is provided to persons for compensation, and where facilities for food preparation are not provided in individual rooms.

3.1.4 CBRD apartments: Apartments in any building in the CBRD on the second or higher floors or, if on the ground floor is (i) not occupying the street front of the building and (ii) occupied by the operator of the business which also is housed in that building. (Also see 3.1.1, "Apartment.")

3.1.5 Dormitory: A building in which housing is provided for individual students under the general supervision or regulation of an accredited college or university and as distinguished from an apartment, hotel, motel, or rooming house. A dormitory may provide apartment units for guests, faculty, or supervisory personnel on a ratio not to exceed one such apartment unit for each 50 students for which the building is designed. Individual rooms or suites of rooms may have cooking facilities. The dormitory may include facilities such as a commissary and/or snack bar, lounge, and study area, dining halls, and accessory kitchen, recreation facilities, and laundry, provided that these facilities are for the benefit and use of the occupants and their guests and not open to the general public.

3.1.6 Duplex: See "Two-family dwelling" (36.013).

3.1.7 Patio home: A single-family dwelling, detached residence allowed to have little or no side yard on one side, built in accordance with standards set out in Section 36.022(e), where the wall on that side has no doors, windows, or other openings and which otherwise qualifies for a one-hour fire rating as defined in the building code.

3.1.8 Guest house: Living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

3.1.9 Hotel: See "Motel, motor hotel, or motor lodge."

3.1.10 Manufactured housing, HUD-code: A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. All references in this article to manufactured housing or manufactured home(s) shall be references to HUD-code manufactured housing, unless otherwise specified.

3.1.12 Manufactured home park: Any tract of land under single ownership of not less than two acres and not more than 10 acres approved for occupancy by manufactured housing and accessory structures related thereto and designed and operated in accordance with standards herein set forth or as set forth in any other ordinance of the city relating to the location, use, construction, operation, or maintenance of manufactured housing.

3.1.13 Manufactured home subdivision: A tract of land of not less than 10 acres which has been final platted of record in its entirety in accordance with the subdivision regulations of the city for occupancy primarily by HUD-code manufactured housing and industrialized housing.

3.1.14 Mobile home: A structure constructed before June 15, 1976, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. Mobile homes shall not be used as dwelling units within the corporate limits of the city.

3.1.15 Modular home: A dwelling that is constructed in one or more modules at a location other than the homesite, or is constructed utilizing one or more modular components, and which is designed to be used as a permanent residence when the modular unit components or modules are transported to the homesite and are joined together, or are erected and installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems. It is expressly provided, however, that the term “modular home” shall not mean nor apply to:

- (1) Housing constructed of sectional or panelized systems not utilizing modular components;
- (2) Any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location; or
- (3) Any dwelling constructed in modules incorporating concrete as the basic and predominant structural component.

3.1.16 Motel, motor hotel, or motor lodge: A building or group of buildings designed for and occupied as a temporary dwelling place, providing four or more room units for compensation, and where an office and register is maintained separately and apart from any of the rooms or units provided for the customers and where the operation is supervised by a person or persons in charge at all hours. A motel, motor hotel, or motor lodge may include restaurants, club rooms, banquet halls, ballrooms and meeting rooms as accessory uses.

3.1.17 Multiple-family residence: Any building or portion thereof which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.

3.1.18 Residence hotel: A multi-dwelling unit extended stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting room, club house and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined in this article.

3.1.19 Retirement housing: A development providing dwelling units specifically designed for the needs of ambulatory retired persons. The following subsidiary uses shall be permitted to provide on-site goods and services for residents and their guests, but are not intended for use by the general public:

- (1) Cafeteria and/or dining room.
- (2) Library.
- (3) Game room.
- (4) Swimming pool and/or Jacuzzi.
- (5) Exercise room.
- (6) Arts and crafts facilities.
- (7) Greenhouse.
- (8) Housekeeping service.
- (9) Transportation service.
- (10) Snack bar with a maximum of 350 square feet per 100 dwelling units.
- (11) Beauty/barber shop with a maximum of 250 square feet per 100 dwelling units or a maximum of 450 square feet per 100 dwelling units.
- (12) Convenience retail shop with maximum of 350 square feet per 100 dwelling units to provide for sale of food items, non-prescription drugs, small household items, and gifts.

3.1.20 Rooming house: See “Boarding or rooming house.”

3.1.21 Servant’s, caretaker’s, or guard’s residence: An accessory building or portion of an accessory building located on the same lot or grounds with the main building, containing not more than one set of kitchen and bathroom facilities and used as living quarters for a person or persons employed on the premises for not less than 50% of his/her actual working time, and not otherwise used or designed as a separate place of abode, provided the living area of such quarters shall not exceed 600 square feet.

3.1.22 Single-family dwelling, attached: A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot.

3.1.23 Single-family dwelling, detached: A detached building designed exclusively for occupancy by one family, excluding manufactured housing, located on a lot or separate building tract and having no physical connection to a building on any other lot.

3.1.24 Townhouse or row dwelling: One of a series of not less than three nor more than 10 attached one-family dwellings under common roof with common exterior wall, and separated from one another by single partition walls without openings from basement to roof. No townhouse dwelling unit is to be constructed above another townhouse dwelling unit.

3.1.25 Tourist home: A building or part thereof, other than hotel, boarding house, lodging house, or motel, where lodging is provided by a resident family in home for compensation, mainly for transients.

3.1.26 Townhouse or row house: Means three or more dwelling units with common vertical walls.

3.1.27 Travel trailer park: Any tract of land under single ownership, not less than two acres nor more than 10 acres, where accommodation is provided for travel trailer or Recreational Vehicle use.

3.1.28 Two-family dwelling: A building designed for occupancy by two individuals or families living independently of each other within separate units which have a common wall and are under one roof.

3.1.29 Zero lot line house: See 3.1.7 Patio home.

## **3.2 Educational, institutional, and special uses**

3.2.1 Cemetery: Is land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.

3.2.2 Child-care center: An establishment where four or more children are provided care, training, education, custody, treatment, or supervision for less than 24 hours a day. The term “child-care center” shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school. (Also see “Registered family home.”)

3.2.3 Church, Rectory, or Place of Worship: A building for regular assembly for religious worship which is used primarily for such purpose and customary accessory activities including a place of residence for ministers, priests, rabbis, teachers, or directors on the premises. The place of residence may be a separate building.

3.2.34 Civic center: A building or complex of buildings that houses municipal offices and services and which may include cultural, recreational, athletic, convention and/or entertainment facilities owned and/or operated by a governmental agency.

3.2.45 College or university: An institution established for educational purposes offering courses of study beyond the secondary education level, but excluding trade and commercial schools.

3.2.6 Community center, public: A building or buildings dedicated to social and/or recreational activities, serving the city or a neighborhood and owned and operated by the city or by a nonprofit

organization dedicated to promoting the health, safety, morals, or general welfare of the city.

3.2.7 Community center, private: A building or buildings dedicated to social and/or recreational activities serving residents of a subdivision or development which is operated by an association or incorporated group for their use and benefit; not to be a commercial, for profit, business.

3.2.8 Continuing care facility: A place as defined in the Texas Continuing Care Facility Disclosure and Rehabilitation Act in which a person provides board and lodging, together with personal care services and nursing services, medical services, or other health-related services, regardless of whether the services and lodging are provided at the same location, under an agreement that requires the payment of a fee and that is effective for the life of the individual or for a period of more than one year, such individual or individuals being cared for not being related by consanguinity or affinity to the person providing the care. (Also see "Household care facility," "Household care institution," "Personal care home," and "Family home.")

3.2.9 Country club (private): Land and buildings customarily containing a golf course and a clubhouse and available only to specific private membership; such a club may contain adjunct facilities such as private club, dining room, swimming pool, tennis courts, and similar recreational or service facilities.

3.2.10 Convalescent home: See "Rest home or nursing home."

3.2.11 Exhibition area: An area or space either outside or within a building for the display of topic-specific goods or information.

3.2.12 Fairgrounds: An area where outdoor fairs, circuses or exhibitions are held.

3.2.13 Family home: A community-based residential home operated by either the State of Texas, a nonprofit corporation, a community center organized pursuant to state statute, or an entity which is certified by the state as a provider for a program for the mentally retarded. Family homes provide care for persons who have mental and/or physical impairments that substantially limit one or more major life activities. To qualify as a family home, a home must meet the following requirements:

- (1) Not more than six disabled persons and two supervisory personnel may reside in a family home at the same time.
- (2) The home must provide food and shelter, personal guidance, care, rehabilitation services, or supervision.
- (3) All applicable licensing requirements must be met.

(Also see "Continuing care facility," "Household care facility," "Household care institution," and "Personal care home.")

3.2.14 Farm, ranch, or orchard: An area of five acres or more which is used for growing of usual farm products and/or raising of usual farm products and animals and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law. Farm, ranch, or orchard use shall not cause a hazard to health by reason of unsanitary conditions and shall not be offensive by reason of odors, dust, fumes, noise, or vibrations or be otherwise detrimental to the public welfare.

3.2.15 Fraternal organization, lodge, or civic club: An organized group having a restricted membership and specific purpose related to the welfare of the members.

3.2.16 Golf course: An area of 20 acres or more improved with trees, greens, fairways, hazards and which may include clubhouses.

3.2.17a Greenhouse or plant nursery, commercial: A place, often including artificially heated and/or cooled buildings, where trees or plants are raised and/or sold, including related storage of equipment for landscape contracting.

3.2.17b Greenhouse, noncommercial: A building, often artificially heated and/or cooled, used as a

location for cultivating plants which are used by the grower and not sold as a commercial activity.

3.2.18 Hospital (chronic care); long-term health care facility: An institution providing in-patient health, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease and which is licensed by the State of Texas.

3.2.19 Hospital (acute care): An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life and which is licensed by the State of Texas.

3.2.20 Household care facility: A dwelling unit which provides residence and care to not more than nine persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial adversity; living together with not more than two supervisory personnel as a single housekeeping unit. (See also "Continuing care facility," "Household care institution," "Personal care home," and "Continuing care facility.")

3.2.21.1 Household care institution: A facility which provides residence and care to 10 or more persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster or financial adversity, living together with supervisory personnel. (See also "Continuing care facility," "Family home," "Household care facility," "Personal care home," and "Continuing care facility.")

3.2.21.2 Kenel: Any structure, lot, or premises on which four or more dogs, cats or other domestic animals more than four months of age are housed or accepted for boarding, breeding, training, selling, grooming and/or bathing for which remuneration is received.

3.2.22 Library: Any institution for the loan or display of books, tapes, objects of art or science which is sponsored by a public or responsible quasi-public agency and which institution is open and available to the general public.

3.2.23 Museum or art gallery: An institution for the collection, display and distribution of objects of art or science and which is sponsored by a public or quasi-public agency and which facility is open to the general public.

3.2.24 Nursery school; kindergarten: A child-care facility offering a program seven hours or less per day for children who have passed their second birthday but who are under seven years old.

3.2.25 Nursing home: See "Rest home or nursing home."

3.2.26 Park, playground, or recreation center (public): An open recreation facility or park owned and operated by a public agency and available to the general public.

3.2.27 Park, playground, or recreation center (private): A privately owned park, playground, open space or building dedicated to recreational activities, maintained by a community club, property owners' association, or similar organization.

3.2.28 Personal care home (custodial care): An owner-occupied, home-operated non-licensed facility for the elderly providing custodial care to not more than three individuals not related to the provider of such care. Custodial care is that type of care which assists elderly persons who are incapable because of physical or mental limitations of performing routine daily activities and which do not require the continuing attention of trained medical or paramedical personnel. (Also see "Continuing care facility.")

3.2.29 Reserved for future use.

3.2.30 Race track: A facility used for the racing of motor-driven vehicles and/or animals.

3.2.31 Registered family home: A child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school

siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time. (Also see "Child-care center.")

3.2.32 Rehabilitation care facility: A dwelling unit which provides residence and care to not more than nine persons, regardless of legal relationship, who have demonstrated a tendency towards alcoholism, drug abuse, mental illness or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.

3.2.33 Rehabilitation care institution: A facility which provides residence and care to 10 or more persons, regardless of legal relationship, who have demonstrated a tendency towards alcoholism, drug abuse, mental illness or antisocial or criminal conduct together with supervisory personnel.

3.2.34 Rest home or nursing home: A place of residence or care for persons suffering from infirmities of age or illness where care is provided after leaving a clinic or hospital, often on a prolonged or even permanent basis. This term shall include a convalescent home.

3.2.35 School, private (primary or secondary): An institution of learning having a curriculum equivalent to public schools but not including specialty schools such as dancing, music, beauty, mechanical, trade, or commercial schools.

3.2.36 School, public (primary or secondary): An institution under the sponsorship of a public agency which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the state of but not including specialty schools such as dancing, music, beauty, mechanical, trade, or commercial schools.

3.2.37 School, trade or commercial: Establishments, other than public or parochial schools, private primary and secondary schools or colleges, organized to operate for a profit and offering training or instruction in a trade, service, art, or occupation.

3.2.38a Stable, commercial: A structure housing horses which are boarded or rented to the public or any stable other than a private stable, but not including a sale barn, auction or similar trading activity.

3.2.38b Stable, private: An accessory building set back from adjacent property lines a minimum distance of 100 feet and used for quartering horses, not to exceed one horse per 1.5-acre area of a farm or lot.

3.2.39 Stadium or playfield, public: An athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium which may be lighted for nighttime play.

3.2.40 Swimming pool, commercial: A swimming pool with accessory facilities, not part of the municipal or public recreational system and not a private swim club, but where the facilities are available to the general public for a fee.

### **3.3 Transportation, utility, and communications uses**

3.3.1 Airport; landing field: A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers and/or freight.

3.3.1a See Sec. 36.004.

3.3.2 Electrical substation: A subsidiary station in which electric current is transformed.

3.3.3 Gas metering station: Facility at which natural gas flows are regulated and recorded.

3.3.4 Heliport or helistop: A landing facility for rotary wing aircraft which may include fueling or servicing facilities for such craft.

3.3.5 Reserved for future use.

3.3.6 Radio, television, or microwave communications operations, amateur: The transmission and retransmission of radio, electromagnetic, or microwave signals for private or personal use and not

for the purpose of operating a business and/or for financial gain. (See also 3.3.15, "Towers.")

3.3.7 Radio, television, or microwave communications operations, commercial: The transmission and retransmission, of radio, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or financial gain. (See also 3.3.15, "Towers," and 3.3.6.)

3.3.8 Railroad station: Any premises for the transient parking of trains and the loading and unloading of passengers.

3.3.9 Railroad team track and right-of-way: A facility/place for the loading and unloading of materials on trains.

3.3.10 Reserved for future use.

3.3.11 Service yard of governmental agency: An area for the servicing and storage of vehicles or other property of a governmental agency.

3.3.12 Shops, office, and/or storage area of public or private utility: The pole yard, maintenance yard, and/or administrative offices of a municipality or franchised utility.

3.3.13 Solid waste transfer station: A facility and/or premises at which solid waste is temporarily deposited prior to ultimate removal to a permanent solid waste storage site.

3.3.14 Telephone exchange: A switching or transmitting station owned by a public utility but not including business offices, storage, or repair shops or yards.

3.3.15 Towers (radio, television or microwave): Structures supporting antennae for transmitting or receiving any of the radio spectrum, but excluding noncommercial antennae installations for home, use of radio. (See also 3.3.6, "Radio, television, or microwave communications operations, amateur," and 3.3.7, "Radio, television, or microwave communications operations, commercial.")

### **3.4 Automobile and related service uses**

3.4.1 Auto laundry: See "Car wash."

3.4.2 Auto leasing: Storage and leasing of automobiles, motorcycles, and light load vehicles.

3.4.3 Auto parts sales (inside): The use of any building or other premises for the display and sale of new or used parts for automobiles, panel trucks, vans, trailers, or recreational vehicles.

3.4.4 Auto parts sales (outside): The use of any land area for the display and sale of new or used parts for automobiles, panel trucks, vans, trailers, or recreation vehicles.

3.4.5 Automobile repair, major: General repair or reconditioning of engines and air conditioning systems for motor vehicles; wrecker service; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop; vehicle steam cleaning; those uses listed under "Automobile repair, minor"; and other similar uses.

3.4.6 Automobile repair, minor: Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems, and other similar minor services for light load vehicles, but not including any operation named under "Automobile repair, major" or any other similar use.

3.4.7 Automobile and trailer sales, new: Building(s) and associated open area other than a street or required automobile parking space used for the display or sale of primarily new automobiles, light trucks, and trailers, to be displayed and sold on the premises, and where no repair work is done except minor reconditioning of the automobiles and trailers to be displayed and sold on the premises, and no dismantling of automobiles or trailers for sale or keeping of used automobile and trailer parts or junk on the premises.

3.4.8 Automobile and trailer sales, used: Building(s) and associated open area other than a street or required automobile parking space used for the display and sale of previously owned automobiles, light trucks, or trailers in operating condition and where no repair work is done except the minor adjustments of the vehicles to be displayed or sold on the premises. A used car sales area shall not be used for the storage of wrecked automobiles or the dismantling of automobiles or the storage of automobile parts or junk on the premises.

3.4.9 Automobile service station: A building or place arranged, designed, used, or intended to be used for the primary purpose of dispensing gasoline, oil, diesel fuel, liquefied petroleum gases, greases, batteries, and other automobile accessories at retail direct to the on-premises motor vehicle trade provided that the above services shall not be construed to include major overhaul, the removal and/or rebuilding of an engine, cylinder head, oil pan, transmission, differential, radiator, springs, or axles, steam cleaning, body or frame work, painting, upholstering and replacement of glass. If the dispensing or offering for sale of auto fuel at retail is incidental, the premises shall be classified as a public garage. Service stations shall not allow automobiles, which are inoperative or are being repaired, to remain outside such service station for a period greater than seven days.

3.4.10 Auto storage: The storage on a lot or tract of operable automobiles for the purpose of holding such vehicles for sale, distribution, or storage.

3.4.11 Automobile wrecking yard or junkyard: Any building, structure, or open area used for the dismantling or wrecking of any type of used vehicles or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts and accessories, including any farm vehicles or farm machinery or parts thereof, stored in the open and not being restored to operating condition, including the commercial salvaging, storage, and scraping of any other goods, articles, or merchandise.

3.4.12 Bus terminal: Any premises for the transient housing or parking of motor-driven buses and the loading and unloading of passengers.

3.4.13 Car wash: A building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.

3.4.14 Garage, public: Means a building or portion of a building except that herein defined as a private garage or as a repair garage, used for the storage of motor vehicles, or where any such vehicles are kept for remuneration or hire; in which any sale of gasoline, oil, and accessories is only incidental to the principal use.

3.4.15 Junkyard: See 3.4.11, "Automobile wrecking yard or junkyard."

3.4.16 Parking lot or parking garage, automobile: Area for parking light load vehicles.

3.4.17 Parking lot or parking garage, truck: Area for parking heavy load vehicles.

3.4.18 Quick oil change facility: A business engaging in the changing of oil, oil filters, and the chassis lubrication of motor vehicles. All new oil shall be dispensed from drums and all old oil shall be kept in sumps until removed by pumper trucks.

3.4.19 Quick tune-up facility: A business engaging in engine adjustment and minor part replacement for motor vehicles, limited to spark plugs, condensers, spark plug wires, distributor caps, distributor points, PCV valves, air cleaners, fan belts and radiator hoses. Such a facility shall not repair or replace carburetors, starters, alternators, generators, radiators, water pumps, or other major engine parts, brake shoes, or mufflers.

3.4.20 Truck and bus leasing: The rental of new or used panel trucks, vans, trailers, recreational vehicles, or motor-driven buses in operable condition and where no repair work is done.

3.4.21 Truck and bus repair: An establishment providing major and minor automobile repair services to heavy load vehicles.

3.4.22 Truck or motor freight terminal: A building or area in which freight brought by motor truck is assembled and/or stored for shipping by motor truck.

3.4.23 Truck sales: Building(s) and associated open area other than a street or required automobile parking space used for the display or sale of primarily new heavy load vehicles (for definition, see 3.4.24), to be displayed and sold on the premises, and where no repair work is done except minor reconditioning of the vehicles to be displayed and sold on the premises, and no dismantling of vehicles for sale or keeping of used vehicle parts or junk on the premises.

3.4.24 Truck stop: Any premises where heavy load vehicles are serviced, repaired, and/or where maintenance on such vehicles is undertaken and which includes facilities for dispensing fuels and other petroleum products directly into motor vehicles. Such premises may include the incidental sale of accessories or equipment for heavy load vehicles and similar commercial vehicles, overnight lodging accommodations, and/or restaurant facilities.

3.4.25 Vehicle service center: A center for the repair of, or diagnosis upon, motor vehicles, including tire installation, but not including the sale of gasoline, body work, or spray painting.

3.4.26 Wrecking yard: See 3.4.11, "Automobile wrecking yard or junkyard."

### **3.5 Retail and service type uses**

3.5.1a Adult entertainment establishment: Amusement enterprises offering activities and services distinguished or characterized by the depiction or describing of "specified anatomical areas" or "specified sexual activities," as defined in this article. Such uses shall include but not be limited to the following:

(1) Adult arcade: Any place to which the public is permitted or invited wherein coin-operated, slug-operated, or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time and where the images so displayed are distinguished or characterized by the depicting or describing of "specified anatomical areas" or "specified sexual activities" as defined in this section [section 36.004].

(2) Adult bookstore: A commercial establishment which has devoted a substantial or significant portion of its business to the sale, rental, or any form of consideration of any one or more of the following:

(A) Books, magazines, periodicals, or other printed matter, photographs, films, motion pictures, videocassettes, video tapes, or other video reproductions, slides, or other visual representations which depict or describe "specified anatomical areas" or "specified sexual activities," as defined in this section [section 36.004]; or

(B) Instruments, devices or paraphernalia which depict "specified anatomical areas" or "specified sexual activities," or are designed for use in connection with "specified sexual activities."

(3) Adult cabaret: A nightclub, bar, restaurant, or similar commercial establishment which regularly features:

(A) Person or persons who appear in a state of nudity; or

(B) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities," including topless or bottomless dancers, exotic dancers, or strippers; or

(C) Films, motion pictures, videocassettes, videotapes, or other video reproductions, slides, or other photographic or visual representations, which are characterized by the depiction of "specified anatomical areas" or "specified sexual activities" as defined in this section [section 36.004].

(4) Adult motion picture theater: A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes or tapes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified anatomical areas" or "specified sexual activities" as defined in this section [section 36.004].

(5) **Adult theater:** A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the depiction or description of “specified anatomical areas” or “specified sexual activities” as defined in this section [section 36.004].

(6) **Massage parlor:** Any place where, for any form of consideration, massage, alcohol rubs, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with any “specified sexual activity,” or where any person providing such treatment, manipulation, or service related thereto exposes any “specified anatomical area.”

(7) **Nude modeling studio:** Any place where a person who appears in a state of nudity, or displays any “specified anatomical area” is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

3.5.1b **Air conditioning and refrigeration contractor:** A place from which a person performs design, installation, construction, maintenance, service, repair, alteration or modification of a product or of equipment in environmental air conditioning, commercial refrigeration, or process cooling or heating systems, under terms and conditions described in the Texas Air Conditioning and Refrigeration Contractor License Law, Vernon’s Ann. Civ. St., art. 8861.

3.5.2 **Alcoholic beverage store:** An establishment engaged in the sale of beer, wine, and/or liquor to the general public, not for on-premises consumption.

3.5.3a **Amusement, commercial (indoor):** An establishment providing for activities, services and instruction for the entertainment, exercise and improvement of fitness and health of customers, clients or members but not including hospitals, clinics, massage parlors or arcades. Uses would typically include bowling alleys, escape rooms, ice or roller skating rinks.

3.5.3b **Amusement, commercial (outdoor):** An outdoor area or structure, open to the public, which provides entertainment or amusement for a fee or admission charge, including but not limited to batting cages, miniature golf, go-cart tracks and carnivals.

3.5.4 **Antique shop:** A retail establishment engaged in the selling of works of art, furniture or other artifacts of an earlier period, with all sales and storage occurring inside a building.

3.5.5 **Arcade:** Any place to which the public is permitted or invited wherein six or more coin-operated, slug- or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices, or skill machines, are located.

3.5.6a **Bakery and confectionery, retail sales:** A place for preparing, cooking, baking and selling of products on the premises.

3.5.6b **Bakery and confectionery, commercial:** A place for preparing, cooking or baking of products primarily intended for off-premises distribution.

3.5.7 **Bank, savings and loan, credit union:** An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds.

3.5.8a **Barber shop:** A place where barbering, as defined in the Texas Barber Act, Vernon’s Annotated Civil Statutes (Vernon’s Ann. Civ. St.), art. 8407, is practiced, offered, or attempted to be practiced, except when such place is duly licensed as a barber school or college.

3.5.8b **Barber school or college:** A place of training for practice of barbering, as defined in the Texas Barber Act, Vernon’s Ann. Civ. St., art. 8407, meeting standards established in section 9 of said Texas Barber Act.

3.5.9a **Beauty culture school; cosmetology specialty shop:** A specialized place of training, as defined in the Cosmetology Regulatory Act, Vernon’s Ann. Civ. St., art. 8451.

3.5.9b **Beauty shop:** A place where cosmetology, as defined in the Cosmetology Regulatory Act,

Vernon's Ann. Civ. St., art. 8451, is practiced.

3.5.9c Brewpub or Winery: A restaurant or other facility that manufactures alcoholic beverages including but not limited to beer, wine or liquor for either on-premises or off-premises retail and wholesale and consumption in quantities not considered industrial or large-scale production as determined by the City Manager or designee. The business must hold one of the following licenses or permits from the Texas Alcoholic Beverage Commission: Winery Permit (G) or Brewpub License (BP); See section 36.033 Special Uses, (I) Sale of Alcoholic Beverages.

3.5.10 Building materials, hardware sales: The sale of new building materials and supplies indoors with related sales for hardware, carpet, plants, electrical and plumbing supplies all of which are oriented to the retail customer, rather than contractor or wholesale customer.

3.5.11 Business service: Establishments primarily engaged in providing services not elsewhere classified to business enterprises on a fee [or] contract basis including but not limited to advertising agencies, computer programming and software services, and office equipment rental or leasing.

3.5.12 Cabinet and upholstery shop: An establishment used for the production, display and sale of furniture and soft coverings for furniture.

3.5.13 Cleaning and dyeing, small plant or shop: A custom cleaning shop not exceeding 5,000 square feet of floor area or a pickup station. (Also see "Cleaning and dyeing; dry cleaning plant.")

3.5.14 Clinic, medical or dental: A public or private, profit or nonprofit facility for the reception and treatment of outpatient persons physically or mentally ill, injured, handicapped or otherwise in need of physical or mental diagnosis, treatment, care or similar service.

3.5.15 Convenience store: A retail establishment providing for the sale of food items, non-prescription drugs, small household items, and gifts. Gasoline and diesel fuel may be offered for sale provided they are not the primary source of income for the store and that no more than six pumps are offered. Maximum size of the establishment will be no more than 2,500 square feet not including storage areas and administrative offices.

3.5.16 [Reserved.]

3.5.17 Discount, variety, or department store: A retail store offering a wide variety of merchandise in departments and exceeding 7,000 square feet of floor area.

3.5.18 Feed and farm supply store: An establishment for the selling of foodstuffs for animals and including implements and goods related to agricultural processes but not including farm machinery.

3.5.19 Flea market: A site where space inside or outside a building is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, artwork, small household appliances, and similar merchandise, objects or equipment in small quantities. The term "flea market" shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

3.5.20 Florist: An establishment displaying plants, flowers, floral supplies, and similar items.

3.5.21 Food store; grocery store: An establishment that displays and sells consumable goods that are not to be eaten on the premises.

3.5.22 [Reserved.]

3.5.23 Furniture and appliance repair or storage: The storage, maintenance, or rehabilitation of appliances customarily used in the home including but not limited to washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, kitchen appliances, vacuum cleaners, and hair dryers.

3.5.24 Furniture, appliance store: Retail stores selling goods used for furnishing the home, including but not limited to furniture, floor coverings, draperies, glass and chinaware, domestic stoves,

refrigerators and other household electrical and gas appliances.

3.5.25 Garden center (retail sales): Location including land and buildings at which plants, trees, shrubs, horticultural supplies, and similar items are displayed for sale to the general public. All such displays shall be located behind the front yard line established in the district in which the garden center is located.

3.5.26 General merchandise store: Retail stores which sell a number of lines of merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware, and food. The stores included in this group are known as department stores, variety stores, general stores, and other similar stores.

3.5.26a Gymnastic/dance studio and health club: An establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, indoor/outdoor sports courts, and swimming, as well as locker rooms, showers, and saunas. Uses would typically include racquetball and handball courts, tennis courts, weightlifting and exercise equipment facilities, exercise areas, swimming pools and spas, martial arts, classrooms and/or practice areas, gymnasiums and running or jogging tracks. This shall not include municipal or privately owned, access-only recreation buildings.

3.5.26b Intradermal Studio (Body Piercing, Permanent Cosmetics, and Tattooing): The practice of producing an indelible mark or figure on the human body by scarring or inserting pigment under the skin using needles, scalpels, or other related equipment.

3.5.27 Laboratory, scientific or research: Facilities for research including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment.

3.5.28 Laundry and cleaning, self-service: An establishment including facilities for laundering and cleaning of clothing and similar items to be operated by the patron; not a commercial laundry or cleaning plant.

3.5.29 Massage therapy facility: A place wherein a registered physical therapist or certified massage therapist treats patients.

3.5.30a Metal dealer, secondhand: A place of business in which a person purchases, gathers, collects, solicits or procures scrap metal or where scrap metal is gathered

3.5.30b Metal dealer, crafted precious: A place of business in which a person engages in the business of purchasing and selling crafted precious metals, including jewelry, silverware, art objects, or any other thing or object made in whole or in part from gold, silver, platinum, palladium, iridium, rhodium, osmium, ruthenium, or their alloys, excluding coins and commemorative medallions, under terms and conditions found in Vernon's Ann. Civ. St., art. 9009a.

3.5.31 Neighborhood convenience center: Means centers that carry convenience goods, such as groceries, and some variety items, and also service stores. The neighborhood convenience center may contain one or two small apparel or shoe stores, but it is clearly dominated by convenience goods, which are items of daily consumption and very frequent purchase, sometimes called "spot necessity" items. This neighborhood serving store group is within convenient walking distance of families served (within convenient driving range in low-density areas), with due consideration for pedestrian access and amenity of surrounding areas.

3.5.32 Office center: A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper, or candy stand.

3.5.33 Office, professional or general administrative: A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations, and

associations but excluding medical offices.

3.5.34 Office - showroom/warehouse: An establishment with a minimum of 75% of its total floor area devoted to storage and warehousing not accessible to the public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

3.5.35 Pawn shop: An establishment where money is loaned on the security of personal property pledged in the keeping of the owner (pawnbroker).

3.5.36 Personal service shop: An establishment primarily engaged in providing services generally involving the care of the person or his apparel including but not limited to barber and beauty shops, dry cleaning and laundry pickup stations, intradermal cosmetics, shoe repair, tanning salon, or tailor. Intradermal Studio services may be offered as an accessory service.

3.5.37 Pet shop: A retail establishment offering small animals, fish, or birds for sale as pets and where all such creatures are housed within the building.

3.5.38 Plumbing, heating, refrigeration, or air conditioning business: An establishment primarily engaged in the sales, service, or installation of equipment pertaining to plumbing, heating, refrigeration, or air conditioning. (Also see "Air conditioning and refrigeration contractor.")

3.5.39 Plumbing service: The operation of a business that involves only retail sales and off-premises service, installation, and repair of units and fixtures. The premises shall not include a workshop for repair or fabrication of parts, fixtures, or units. Sheetmetal work of any type shall not be permitted. Storage shall be permitted for units and supplies incidental to retail sales, off-premises service and repair only. No outside storage shall be permitted. This section shall not be interpreted to allow a plumbing, heating, refrigeration, or air conditioning contractor or similar type wholesale operation.

3.5.40 Portable building sales: An establishment which displays and sells structures which are capable of being carried and transported to another location, not including mobile homes or manufactured housing.

3.5.41 Post office, government or private: Local branch of the United States Postal Service or private commercial venture engaged in the distribution of mail and incidental services.

3.5.42 Print shop: An establishment which reproduces printed or photographic impressions including but not limited to the process of composition, binding, platemaking, microform, type casting, presswork, and printmaking.

3.5.43 Private Club: An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. See section 36.033 special uses, (i) private clubs.

3.5.44 Restaurant or cafeteria: An establishment where food and drink are prepared and may be consumed on the premises. See section 36.033 for additional requirements pertaining to drive throughs.

3.5.45a Retail stores and shops: Establishments offering all types of consumer goods for sale, not elsewhere classified, but excluding the display and sale in the open outside a building of new or used automobiles, heavy machinery, building materials, used appliances, furniture, or salvage materials.

3.5.45b Retail ice and dispensed water sales: Establishment offering automated retail sale of bagged or bulk ice, and dispensed water through a coin-operated machine enclosed in a structure; ice is frozen and bagged on-site.

3.5.46 Secondhand store, furniture or clothing: An establishment offering for sale used contemporary merchandise, with the storage and display of such items wholly contained inside a building or structure.

3.5.47 Service, retail: An establishment engaged in the selling and/or servicing of goods where a minimum of 80% of the floor area is devoted to service, repair or fabrication of such goods with the storage and display of such goods wholly contained inside a building or structure. The service area must not be accessible to the general public. Automotive uses and rental stores are specifically excluded.

3.5.48a Sexually oriented business: An adult entertainment establishment (see 3.5.1a).

3.5.48b Shopping center: A group of primarily retail and service commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements. A site plan is to be submitted to and is to be approved by the planning and zoning commission and the city council on which is indicated the amount of land to be devoted to the shopping center, the detailed arrangement of various buildings, parking area, streets and type of zoning desired. The installation of all facilities, drainage structures, paving of streets, parking areas, alleys, and installation of sidewalks shall be in accordance with city specifications for each type of improvement.

3.5.48c Short-term loan agency: A business that makes short-term cash loans (also known as payday loans) most commonly based on a borrower's personal check held for future deposit or on electronic access to the borrower's bank account.

3.5.48c1 Specialty Retail and Paraphernalia Sales.

Establishment where the primary use of the building or lease space includes any one or any combination of the following: the sale of cigarette papers, bongos, or other smoking accessories including e-cigarettes. This definition shall include smoke shop, head shops and vapor shops.

3.5.48d Tasting room: A retail establishment associated with a brewery, brewpub, distillery, or winery for the sale of beer, wine or liquors. See section 36.033 special uses, (l) sale of alcoholic beverages.

3.5.49 Theater (outdoor): An open lot with its appurtenant facilities devoted primarily to the showing of motion picture or theatrical productions on a paid admission basis to patrons seated in automobiles.

3.5.50 Trailer, manufactured housing, or mobile home display and sales: The offering for sale, storage, or display of trailers, manufactured housing, or mobile homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

3.5.51 Trailer rental: The display and offering for rent of trailers designed to be towed by passenger cars or other prime movers.

3.5.51a Veterinarian clinic (no outside pens): An establishment with indoor pens in which dogs and/or other domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes as well as examination and medical treatment. Animal transportation service may be provided. Fenced outdoor space may be provided with appropriate screening. The planning & zoning commission may recommend and the city council may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and provide noise abatement in order to minimize the impact of noise and odor on surrounding uses.

3.5.51b Veterinarian clinic (outside pens): An establishment with outdoor pens in which dogs and/or other domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes as well as examination and medical treatment. The planning & zoning commission may recommend and the city council may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and provide noise abatement in order to minimize the impact of noise and odor on surrounding uses.

3.5.52 Washateria: A building or place where clothes and linens are washed and thoroughly dried by the use of not exceeding three employees and four automatic single-family machines and

where the operation of washing and/or drying and/or mangle machines is done exclusively by the customer on a self-service basis, and where the fuel and power for the heating of water and drying shall be smokeless and odorless. (See “Laundry and cleaning, self-service” - 3.5.28.)

### **3.6 Manufacturing, storage, and warehousing uses**

3.6.0 Brewery/distillery: The production of beer, wine and/or liquor at industrial quantities and internal large-scale commercial distribution.

3.6.1 Bottling works: A manufacturing facility designed to place a product into a bottle for distribution.

3.6.2 Cleaning and dyeing; dry cleaning plant: An industrial facility where fabrics are cleaned with substantially nonaqueous organic solvents. (Also see “Cleaning and dyeing, small plant or shop” - 3.5.13.)

3.6.3 General commercial plant: An establishment other than a personal service shop for the treatment and/or processing of products as a service on a for-profit basis including but not limited to newspaper printing, laundry plant, or cleaning and dyeing plant.

3.6.4 General manufacturing: Manufacturing of finished products and component products or parts from the transformation, treatment, or processing of materials or substances, including basic industrial processing. Such operations must meet the performance standards, bulk controls, and other requirements in this article.

3.6.5 Industrial park: A large tract of land that has been planned, developed, and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.

3.6.6 Junk or salvage yard: A lot or area in which waste or scrap materials are bought, sold, exchanged, stored, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. A “junkyard” includes an automobile wrecking yard and automobile parts yard. A “junkyard” does not include such uses conducted entirely within an enclosed building. (Also see “Metal dealer, secondhand” - 3.5.30a; “Automobile wrecking yard or junkyard” - 3.4.11.)

3.6.7 Light manufacturing: Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

3.6.8 Salvage yard: See “Junk or salvage yard” - 3.6.6.

3.6.9 Self-storage, mini-warehouse: A facility used for storage of goods and/or materials with separate access to individual storage units by persons renting the individual units.

3.6.10 Storage or wholesale warehouse, light: A building used primarily for the storage of goods and materials, containing less than 5,000 square feet of floor space.

3.6.11 Storage or wholesale warehouse, heavy: A building used primarily for the storage of goods and materials, containing more than 5,000 square feet of floor space.

### **3.7 Accessory uses**

3.7.1 Accessory building or use: An accessory building or use is one which: (i) is subordinate to and serves a principal building or principal use; and (ii) is subordinate in area, extent, or purpose to the principal building or principal use served and is not physically connected to the principal building (if connected to the principal building, a structure becomes part of the principal building); and (iii) contributes to the comfort, convenience and of occupants of the principal building or principal use served; and (iv) is located on the same building lot as the principal use served.

3.7.2 Carport: A structure open on a minimum of three sides designed or used to shelter vehicles, not to exceed 24 feet on its longest dimension. No tarps allowed and must be outside of all setbacks.

3.7.3 Construction yard (temporary): A storage yard or assembly yard for building materials and

equipment directly related to a construction project and subject to removal at completion of construction and subject to same restrictions as field office. (Also see section 36.035 [36.033].)

**3.7.4 Field or sales office (temporary):** A building or structure, of either permanent or temporary construction, used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction or the sale of real estate properties within the active development or construction project. Permits for “temporary buildings” shall be issued for a period of time not to exceed 18 months. Extensions may be granted only by the city council. Upon due notice and hearing by and before the city council, any such permits granted may be revoked if the city council finds the use of the building or structure is contrary to the intent of this article or results in increased noise, traffic, or other conditions considered to be a nuisance or hazard. (Also see 3.7.3 above.)

**3.7.5 Customary home occupation:** An occupation, profession, domestic craft, or economic enterprise which is customarily conducted in a “residential dwelling” as hereinafter defined, subject to compliance with each of the following conditions:

- (1) “Residential dwelling” shall mean a detached building designed, used and occupied exclusively by members of one family as a residence.
- (2) No person other than members of a family who reside in the residential dwelling shall be engaged in such occupation, profession, domestic craft or economic enterprise.
- (3) Such use shall be and remain incidental and subordinate to the principal use of the residential dwelling as a family residence and the area utilized for such occupation, profession, domestic craft, or economic enterprise shall never exceed 25% of the total of the floor area of the residential dwelling.
- (4) Not more than one non-illuminated sign advertising the home occupation shall be allowed; said sign shall be not more than one square foot in area and shall be mounted on the building in which the home occupation is being conducted.
- (5) The residential dwelling shall maintain its residential character and shall not be altered or remodeled in order to create any type of exterior commercial appeal.
- (6) No exterior storage of material, equipment, and/or supplies used in conjunction with such occupation, profession, domestic craft, or enterprise shall be placed, permitted, or allowed on the premises occupied by the residential dwelling.
- (7) No offensive noise, vibration, smoke, dust, odors, heat, or glare generated by or associated with the home occupation shall extend beyond the property line of the lot or tract on which the home occupation is being conducted.
- (8) The occupation, profession, domestic craft, or enterprise shall be conducted wholly within the residential dwelling and no accessory building shall be used in conjunction therewith.
- (9) The only equipment to be used in such occupation, profession, domestic craft, or enterprise shall be that which is ordinarily used in a private home in a like amount and kind.
- (10) A home occupation shall not generate such additional traffic as to create a traffic hazard or disturbance to nearby residents.

**3.7.6 Garage, private:** A detached accessory building or portion of the main building for the parking or temporary storage of automobiles of the occupants of the premises; if occupied by vehicles of others, it is a storage space.

**3.7.7 Wind energy conversion system:** Means a wind-driven turbine (whether roof or tower mounted), and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel. These systems are considered accessory uses in all zoning districts.

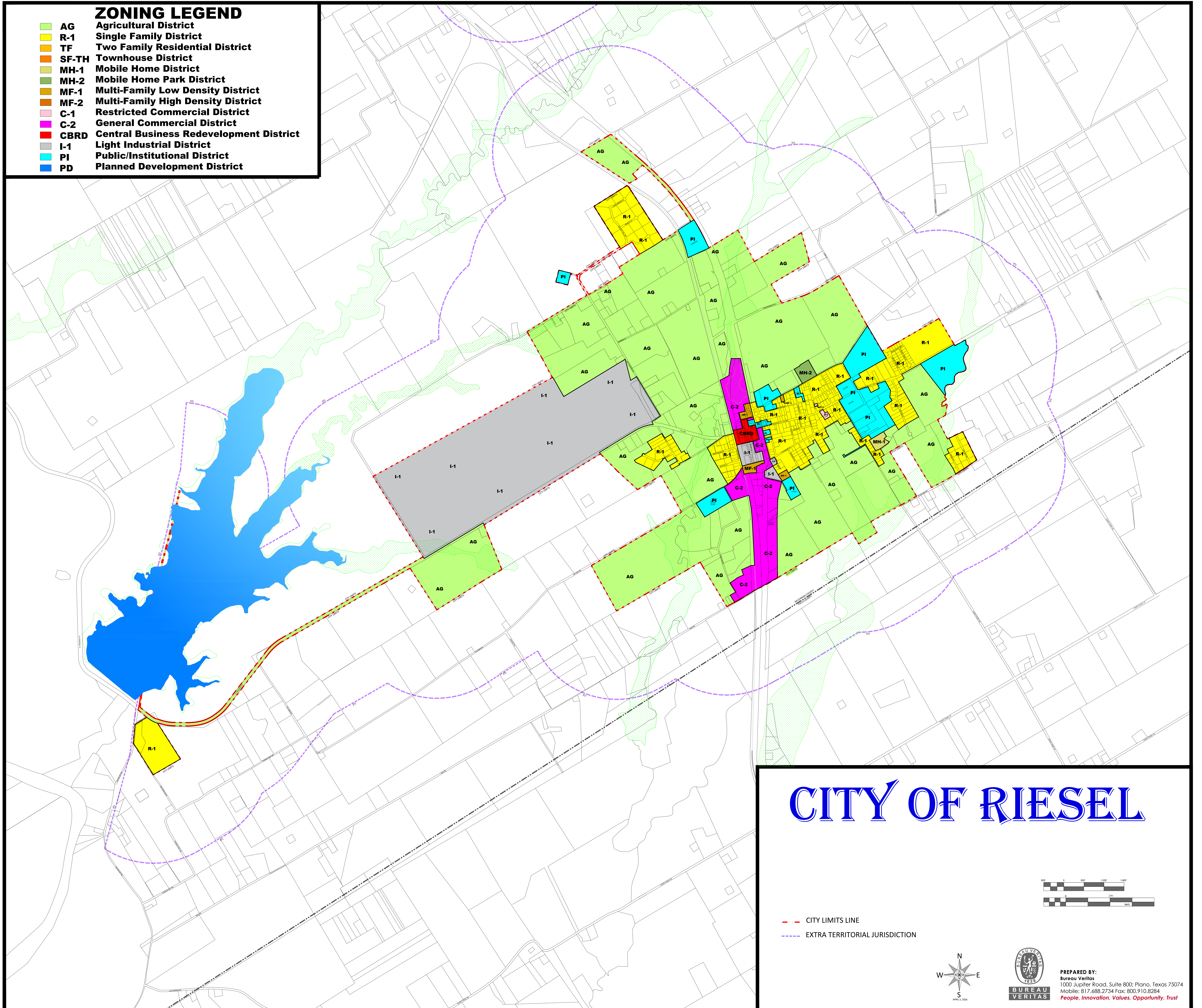
**3.7.8 Wind turbine:** The individual component of a wind energy conversion system that converts

kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters. This term shall include the shroud and the towers or supporting structures.

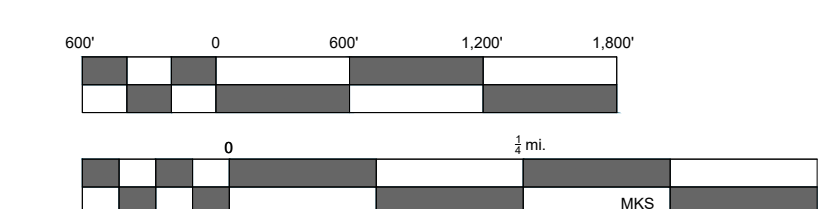
DRAFT

# ZONING LEGEND

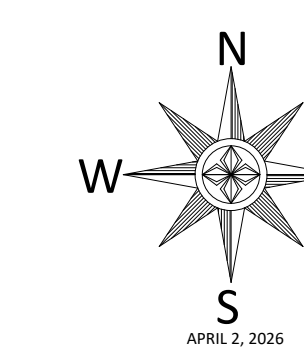
- AG Agricultural District
- R-1 Single Family District
- TF Two Family Residential District
- SF-TH Townhouse District
- MH-1 Mobile Home District
- MH-2 Mobile Home Park District
- MF-1 Multi-Family Low Density District
- MF-2 Multi-Family High Density District
- C-1 Restricted Commercial District
- C-2 General Commercial District
- CBRD Central Business Redevelopment District
- I-1 Light Industrial District
- PI Public/Institutional District
- PD Planned Development District



# CITY OF RIESEL



- CITY LIMITS LINE
- EXTRA TERRITORIAL JURISDICTION



PREPARED BY:  
 Bureau Veritas  
 1000 Jupiter Road, Suite 800, Plano, Texas 75074  
 Mobile: 817.688.2734 Fax: 800.910.8284  
 People, Innovation, Values, Opportunity, Trust

**Waco Tribune-Herald**  
**PO Box 2588**  
**(254) 757-5757**

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Waco Tribune-Herald, the paper complies with Subchapter C, Chapter 2051 of the Texas Government Code, a publication that is a "legal newspaper" as that phrase is defined for the city of Waco, for the County of McLennan, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
Apr. 7, 2026

**Notice ID:** tr1hf5ObUnkheir9CXvn  
**Publisher ID:** COL-TX-11024  
**Notice Name:** Comprehensive Plan Public Notice

**PUBLICATION FEE:** \$153.32

*Anjana Bhadoriya*

Agent

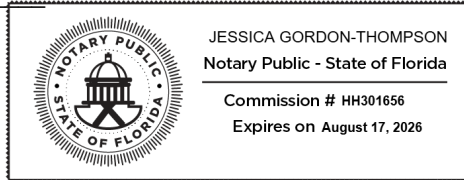
**VERIFICATION**

State of Florida  
County of Orange

Signed or attested before me on this: **04/07/2026**

*J. Thompson*

Notary Public  
Notarized remotely online using communication technology via Proof.



**CITY OF RIESEL  
PUBLIC HEARINGS ON COM-  
PREHENSIVE PLAN ADOPTION**

A public hearing will be conducted by the City Council of the City of Riesel on Thursday, April 23, 2026, at 6:30 p.m. at Riesel City Hall located at 104 N. Memorial (Hwy. 6), Riesel, Texas 76682, to hear public comment regarding adoption of the City's Comprehensive Plan.

Copies of the Comprehensive Plan are available for review during regular office hours at the office of the City Secretary, Riesel City Hall, at 104 N. Hwy. 6, Riesel, Texas 76682. Written comments on the changes are welcomed and will be accepted until the time of the public hearings and may be presented at the hearings. Speakers at the hearings will be heard according to their order on a listing to be established for such purpose by the City Secretary.

April 7, 2026  
COL-TX-11024

**Waco Tribune-Herald**  
**PO Box 2588**  
**(254) 757-5757**

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Waco Tribune-Herald, the paper complies with Subchapter C, Chapter 2051 of the Texas Government Code, a publication that is a "legal newspaper" as that phrase is defined for the city of Waco, for the County of McLennan, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
Apr. 7, 2026

**Notice ID:** KmFB2vYtq3V0rvYg5aAE  
**Publisher ID:** COL-TX-11023  
**Notice Name:** Zoning Ordinance Public Hearing

**PUBLICATION FEE:** \$170.66

*Edmar Corachia*

\_\_\_\_\_  
Agent

**VERIFICATION**

State of Florida  
County of Orange

Signed or attested before me on this: 04/07/2026

*[Signature]*

\_\_\_\_\_  
Notary Public  
Notarized remotely online using communication technology via Proof.

CITY OF RIESEL  
PUBLIC HEARINGS ON ZONING  
ORDINANCE ADOPTION AND  
MAP

A public hearing will be conducted by the City Council of the City of Riesel on Thursday, April 23, 2026, at 6:30 p.m. at Riesel City Hall located at 104 N. Memorial (Hwy 6). Riesel, Texas 76682, to hear public comment regarding adoption of a proposed zoning ordinance and map.

Copies of the proposed zoning ordinance and map are available for review during regular office hours at the office of the City Secretary, at Riesel City Hall, 104 N. Memorial, Riesel, Texas 76682 at 254-896-6501. Written comments on the changes are welcomed and will be accepted until the time of the public hearings and may be presented at the hearings. Speakers at the hearings will be heard according to their order on a listing to be established for such purpose by the City Secretary.  
April 7, 2026  
COL-TX-11023

