

PLANNING & ZONING COMMISSION MEETING

Wednesday, January 29, 2025 at 5:30 PM

Glen Rose City Hall, Council

Chambers, 201 NE Vernon, Glen

Rose, TX 76043



AGENDA

Live stream of this meeting is available on the City's Facebook and YouTube pages.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from November 20, 2024 P&Z Board Meeting
2. Consider approval of minutes from December 18, 2024 P&Z Board Meeting

PUBLIC HEARING

3. Public hearing regarding recommendations for amending Ordinance 14.02-6 Downtown District Overlay; Requirements and Boundary
4. Public hearing regarding recommendations for creating Ordinance 14.02-7 Paluxy River Housing District Overlay; Requirements and Boundary
5. Public hearing regarding recommendations for creating Ordinance 14.02-8 Wolf City Housing District Overlay; Requirements and Boundary
6. Public hearing regarding recommendations for creating Ordinance 14.02-9 US Hwy 67 Corridor Overlay; Requirements and Boundary
7. Public hearing regarding recommendations for amending Schedule of Uses Chapter 14 Appendix A – Part 3 Alcohol Sales & Part 5, Educational & Institutional Uses & Part 8 Residential

INDIVIDUAL ITEMS FOR CONSIDERATION

8. Discussion, consideration and possible action regarding recommendations for amending Ordinance 14.02-6 Downtown District Overlay; Requirements and Boundary
9. Discussion, consideration and possible action regarding recommendations for amending Ordinance 14.02-7 Paluxy River Housing District Overlay; Requirements and Boundary
10. Discussion, consideration and possible action regarding recommendations for creating Ordinance 14.02-8 Wolf City Housing District Overlay; Requirements and Boundary
11. Discussion, consideration and possible action regarding recommendations for creating Ordinance 14.02-9 US Hwy 67 Corridor Overlay; Requirements and Boundary

12. Discussion, consideration and possible action regarding recommendations for amending Schedule of Uses Chapter 14 Appendix A – Part 3 Alcohol Sales & Part 5, Educational & Institutional Uses & Part 8 Residential

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 102 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Friday, January 24, 2025, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

Veronica Welch, City Secretary

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/2025		
AGENDA SUBJECT:	Consider approval of minutes from November 20, 2024 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/8/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Move to approve or deny as presented.			

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
November 20, 2024

Item 1.

- 1) Call to Order
 - a) The meeting was called to order to 5:30 pm by Chairperson, Pam Streeter
 - b) Pledge of Allegiance
 - c) Roll Call: Absent: Larry Cremean, Rex Miller Present: Greg Clanton, William Green, and Pam Streeter were in attendance. Additionally, Staff member Jodi Holthe was present. A quorum was present.
- 2) Consent Agenda
 - a) Approval of minutes from July 24, 2024, August 28, 2024, September 24, 2024 and October 23, 2024 were reviewed. Motion was made by Greg Clanton and Seconded by William Green.
 - b) Motion was approved 4/0
- 3) Public Hearing was at 5:35 pm
 - a) Public hearing regarding a request for a Specific Use Permit in order to produce beer for self-distribution and on-premise sales at the property located at 302 Lakeview Acres 0.241, Tract C6-33, Abst A136 Milam CO SCH LD Tract C6-33, SN1 012344s5338 to operate in a B-2 (General Business District)
Public Hearing was closed at 5:40 pm
- 4) Individual Items for Consideration
 - a) Discussion, Consideration & Possible Action regarding a request for a Specific Use Permit in order to produce beer for self-distribution and on-premise sales at the property located at 302 Lakeview Acres 0.241, Tract C6-33, Abst A136 Milam CO SCH LD Tract C6-33, SN1 012344s5338 to operate in a B-2 (General Business District)
 - (1) A great deal of public discussion was held on the merits of having the brew pub in this location.
However, the only question that was to be discussed was whether or not IF a brew pub license was applied for and obtained, would we recommend it be allowed to sell the product produced off premise.
 - (2) A motion was made to recommend the allowance of off-premise sales by Greg Clanton, 2nd by William Green and passed 4/0.
 - b) Discussion, consideration and possible action regarding amending Chapter 14.02.102 Specific Use Permits
 - i) With the changes made during the previous month workshop, the discussion was kept to did we include all changes requested
 - ii) A motion was made to recommend the updated Ordinance allowing SUP to stay with commercial properties if the property was purchased to be operated as-is. And that any other SUP on commercial would expire as well as residential SUP would expire on sale.
 - c) Discussion, consideration, and possible action regarding amending Chapter 10.06.004 Parkland Dedication to accommodate Commercial Development Language
 - i) This was removed from agenda and the State of Texas updated laws and no longer allows this to occur.
- 5) Having no further business before the commission the meeting was adjourned at 6:16 pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/2025		
AGENDA SUBJECT:	Consider approval of minutes from December 18, 2024 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/8/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
December 18, 2024

- 1) Call to Order
 - a) The meeting was called to order to 5:30 pm by Chairperson, Pam Streeter
 - b) Pledge of Allegiance
 - c) Roll Call: Absent: Larry Cremean, Rex Miller Present: Greg Clanton, William Green, and Pam Streeter were in attendance. Additionally, Staff members Jodi Holthe, were present. A quorum was present.
- 2) Workshop
 - a) Comprehensive Plan review for Overlay Districts
 - b) Define needed overlay districts
 - c) Review City Map re: overlay districts
 - d) Review other priorities from joint meeting in July
 - i) A discussion was had on why overlay districts might be needed and where as well as the benefits and cons of overlay districts.
 - ii) The commission was asked to begin thinking about where and what should exist in an overlay and be prepared to talk to their neighbors about them
- 3) Having no further business before the commission the meeting was adjourned at 7:00 pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Ordinance 14.02-6 Downtown District Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Public hearing regarding recommendations for creating Ordinance 14.02-7 Paluxy River Housing District Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Public hearing regarding recommendations for creating Ordinance 14.02-8 Wolf City Housing District Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Public hearing regarding recommendations for creating Ordinance 14.02-9 US Hwy 67 Corridor Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Schedule of Uses Chapter 14 Appendix A – Part 3 Alcohol Sales & Part 5, Educational & Institutional Uses & Part 8 Residential		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations for amending Ordinance 14.02-6 Downtown District Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Approve recommendations and send to Council.			

14.02-006 Downtown Overlay District (DTO)

(a). Downtown Overlay District: The Downtown District is intended to preserve and enhance a business district rich in heritage, historic architecture, business activity, tourist activity, and significance as both a destination and a connector. It further aims to guide the Downtown District's development into an area that serves existing and future business and property owners; both Glen Rose residents and visitors; and other vehicular and pedestrian travelers.

(b). District Confines. The confines of the Downtown Overlay District shall be defined as follows:

Beginning at the Paluxy River on the Southwest corner of 811 SW Barnard St property line closest to 32.226257, -97.761230 to the Northwest corner of 811 SW Barnard St and follow Barnard St to Hereford St then heading West to the intersection of SW Vine and Hereford. Turning Right onto SW Vine St and heading NW to the intersection at Cedar St. Turning left and following the vacated Cedar St until it dead ends and then turning right (NW) and following the property lines until the corner of Hill St & Jackson St intersect. Turning east to the intersection of NE Vernon St and W Mustang St. Thence, turning NW along Vernon St. to bend in the road and turn into Live Oak St. Following east a straight line from 32.237980, -97.754290 to 32.237600, -97.753538 and continuing to the Paluxy River at 32.236558, -97.751253. The boundary then turns West to the Paluxy River and follows the Paluxy River to the starting point. See Map

Application:

(a) The DTO District standards apply to the following:

- a. Development of any land for which there is not improvement at the time of construction.
- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
- c. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) of the lot or tract that is covered by a permanent structure(s).

(b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.

Special Requirements:

(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.
- b. Primary Entrances: Primary entrances shall have a clearly defined, highly visible customer entrance with distinguishing features such as a canopy, portico, or other prominent element of architectural design.

(B) Building Design Specifications

- a. Awnings may encroach over the sidewalk to within four feet of the curb depending on the proximity to features such as traffic signals, lampposts, and street trees and must clear the sidewalk vertically by a minimum of eight (8) feet, subject to approval from building official.
 - b. *Boarded-up windows.* Boarded-up windows on the first floor of a building façade that fronts on a street are prohibited, except as follows:
 - i. Buildings that have been determined to be unrepairable and tagged accordingly by inspection services.
 - ii. Time of compliance:
 - 1. Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
 - 2. Existing buildings with boarded-up windows along Elm Avenue and Bridge Street will have 24 months from the effective date of this division to comply with the regulations herein.
 - 3. Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures.
 - c. *Building height.*
 - i. The minimum height for a one-story building shall be 15 feet.
 - ii. The maximum height for a building on an infill lot shall be no more than one story above the tallest building on the block-face.
 - iii. The interior height of the first floor of a commercial use structure shall be a minimum of 12 feet from finished floor to finished ceiling for any new buildings and/or buildings undergoing substantial renovation.
 - iv. *Building set back.*
 - 1. Placement of a building should fit within the range of front and side yard dimensions existing among adjacent buildings or in the blockface, so that the new building is placed in alignment with neighboring buildings.
- OR
- 2. The build-to-line shall be zero for 80 percent of the width of the building's façade on a front street and for 30 percent of a building's façade on a side street. Exceptions to this requirement may be permitted where angle parking adjoining the street is constructed on private property, subject to the approval of the directors of planning and engineering services.
 - 3. Structures on an infill lot shall match the build-to-line of the existing adjacent building that is built closest to the property line.

- v. *Building width.* The maximum building width for an infill lot shall be no wider than the widest existing building on the block-face, except in circumstances where the enforcement of this provision may result in the creation of unusable land parcels.
- vi. *Loading and service entries.* Loading and service entries may not face the street for any new buildings and/or buildings undergoing substantial renovation.
- vii. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
- viii. *Metal buildings.* Pre-engineered metal buildings shall not be permitted.
- ix. *Facade Design:* New buildings should be designed so that the facade's organization closely relates to surrounding or similar buildings. Spacing and size of window and door openings should be similar to their historic counterparts, as should the proportion of window to wall space. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.
- x. *Private frontage.* Private frontage may be in the form of a terrace or dooryard, forecourt, stoop, shopfront and awning, gallery or arcade.
- d. Sidewalks shall be a minimum of eight feet in width or the width of the adjacent existing sidewalk if the width is greater than eight feet.
- e. Street lighting shall be designed to be sensitive to "dark sky" principles to protect and preserve the nighttime environment through the use of outdoor lighting fixtures that minimize light pollution.
- f. Fencing
 - i. The use of chain link fences is prohibited.
 - ii. The use of barbed wire and/or razor wire fencing is prohibited.

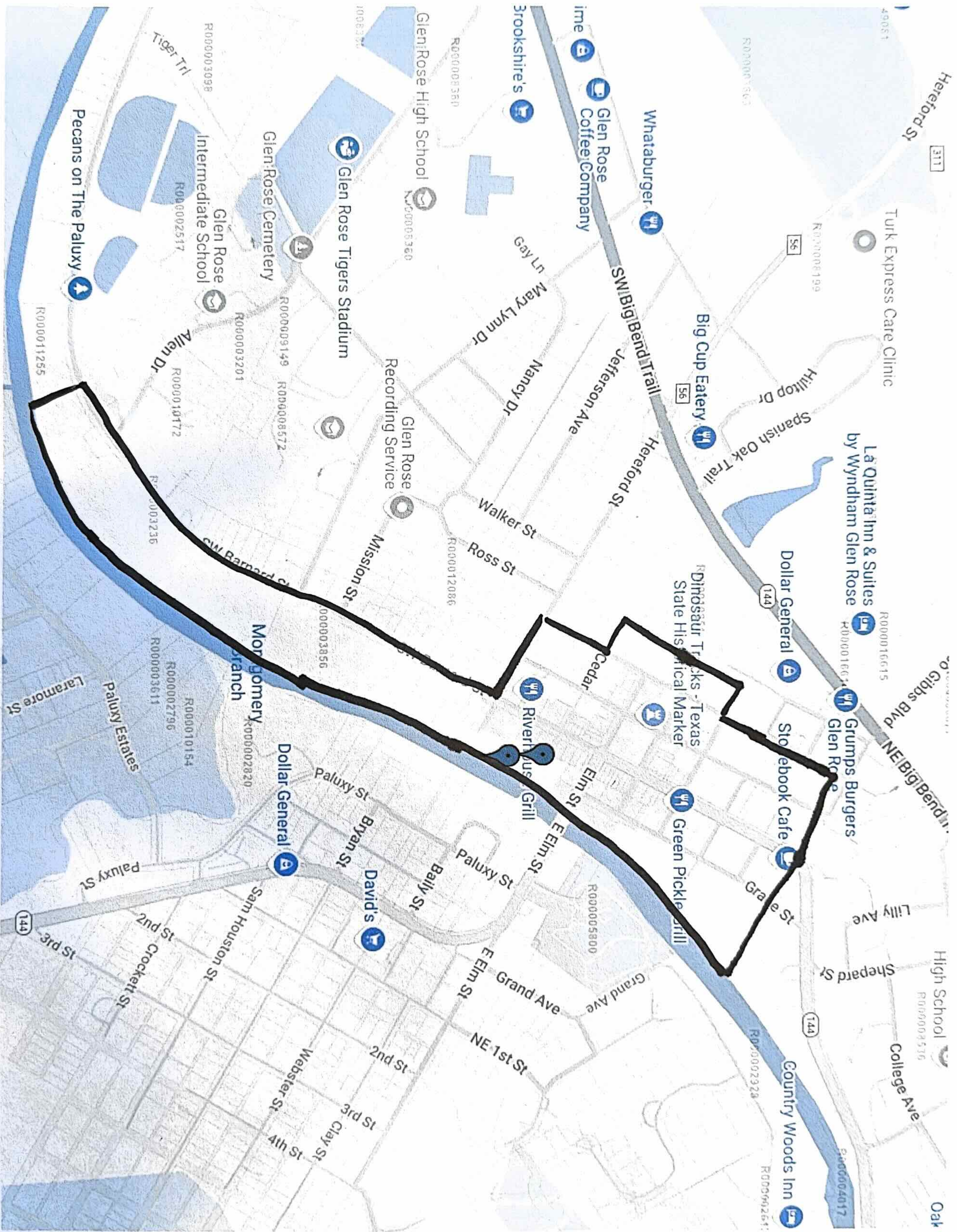
(C) Uses

(D) **Uses.** Permitted uses and or uses allowed by special permit in the Downtown District shall be those uses specified for the base district in which a property is located, except as specified below:

- a. Accessory, Utility, Government, Institutional and Incidental Uses will require Specific Use Permits.
- b. Agricultural and Related Uses will require Specific Use Permits
- c. Alcohol Sales (See Article 4.02 for additional information) will require Specific Use Permits

- d. Commercial Type, Retail, and Service Uses will require Specific Use Permits
- e. Recreational and Entertainment will require Specific Use Permits
- f. Any Garages or Parking Lots specific for the use of Parking Only, Not related to a lot connected to a commercial enterprise will require Specific Use Permits.

(E) Specific Use Permits will include conditions for use including Parking Requirements, Sidewalk Usage, Landscape Requirements, Signage, Lighting, and Use Type.





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations for amending Ordinance 14.02-7 Paluxy River Housing District Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Approve recommendations and send to Council.			

14.02-007 Paluxy River Housing District Overlay

a. The Paluxy River Housing District is intended to encourage the continued vitality of older residential areas of the city; to promote the development of a Workforce Housing. Workforce housing is necessary because the cost of living — especially housing — has skyrocketed in recent years. As a result, essential employees aren't able to live near their workplace. This Overlay district will maintain a desirable residential environment and scale, promote infill development of compatible residential scale.

(b). District Confines. The confines of the Paluxy River Housing District shall be defined as follows:

The corner of Paluxy River where it crosses under the Elm Street Bridge heading west to the corner of the Paluxy River where Paluxy Street turns Southwest. Following Paluxy Street until it reaches the intersection of Brigitte Lane and turns east to follow Austin Street where it rejoins Elm Street and turning north on Elm back to starting point at the Paluxy River. See Map

Application:

(a) The Paluxy River Housing District standards apply to the following:

- a. Development of any land for which there is not improvement at the time of construction.
- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
- c. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) of the lot or tract that is covered by a permanent structure(s).

(b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.

Special Requirements:

(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.

(B) Lot Sizes, Building Sizing

- a. Square footage of the primary building shall be no more than 1/2 of the lot size if the lot size is less than .09 acres. For example a lot size of .05 Acres (2178sqft) shall have the primary building no larger than 1089sqft. Lot sizes over .091 acres shall have primary buildings no larger than 1/3 of the lot size.

(C) Tiny Homes

- a. Tiny Homes must be built on permeant foundation and connected to city utilities for water and sewer.

- b. The Tiny Home may not be more than 400sqft on a lot size of at least 500sqft.
- c. Tiny Home must have working toilet, running water, tub or shower.
- d. Floor area square footage must be at least 150sqft with ceiling heights of 7ft.
- e. Multiple Tiny Homes may be built on one providing it meets all setback requirements of the underlying zone.

(D) Manufactured Homes (Mobile Homes)

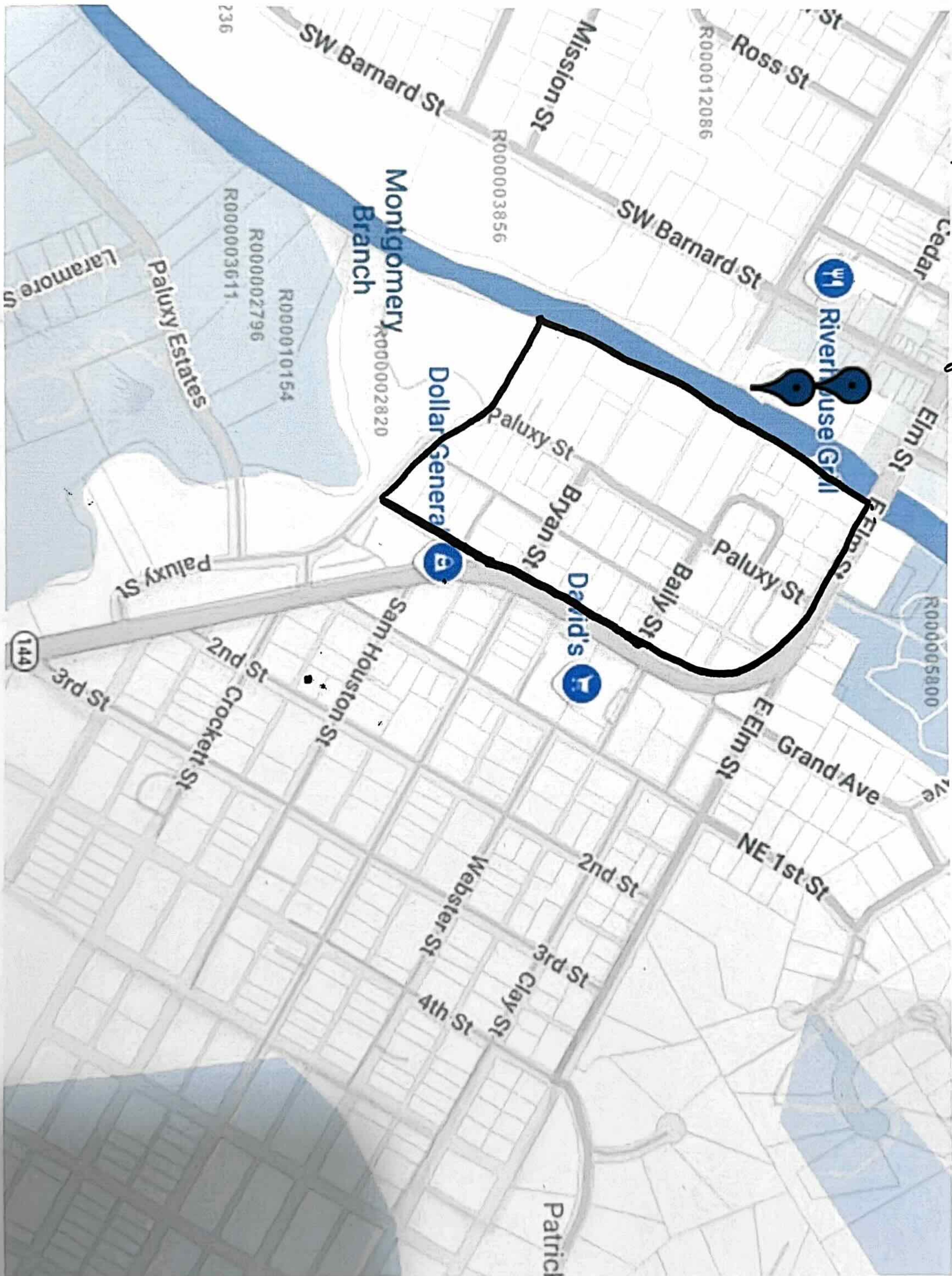
- a. In addition to the requirements within the districts where such uses are permitted, the following requirements shall be complied with.
- b. *Age limit.* No manufactured home more than five years of age may be located in the city except that an older manufactured home may be permitted with a specific use permit in the Paluxy River Housing Overlay District under the following conditions:
 - i. The manufactured home has a minimum building floor space of 1,000 square feet;
 - ii. The manufactured home meets or exceeds the minimum requirements of the city's Electrical Code and Plumbing Code; and
 - iii. The age of a manufactured home shall be determined from the completion/inspection date indicated on the identification plate on the manufactured home.
 - iv. *Skirting.* All manufactured homes shall have foundation skirting around the entire unit and shall cover the entire area between the bottom of the unit and the ground. The skirting shall be of material and color consistent with the exterior of the manufactured home. The skirting shall be properly maintained.
 - v. *Additional requirements.* All manufactured homes, including existing structures, shall be required to meet all federal, state and local government requirements relating to manufactured homes.

(E) Building Design Specifications

- a. *Boarded-up windows.* Boarded-up windows of a building façade that fronts on a street are prohibited, except as follows:
 - i. Buildings that have been determined to be unrepairable and tagged accordingly by inspection services.
 - ii. Time of compliance:
 - 1. Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
 - 2. Existing buildings with boarded-up windows along Elm Avenue and Bridge Street will have 24 months from the effective date of this division to comply with the regulations herein.
 - 3. Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures.

- iii. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
 - iv. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.
 - b. Sidewalks shall be a minimum of eight feet in width or the width of the adjacent existing sidewalk if the width is greater than eight feet.
 - c. Outside Lighting shall be designed to be sensitive to "dark sky" principles to protect and preserve the nighttime environment through the use of outdoor lighting fixtures that minimize light pollution.
 - d. Fencing
 - i. The use of barbed wire and/or razor wire fencing is prohibited.
- (F) Prohibited Uses
 - a. Short Term Rentals
 - b. Bed and Breakfast Accommodations
 - c. Cabins
 - d. Industrialized Housing
 - e. Private Street Development

Paluxy River Neighborhood 14.02.7





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations for creating Ordinance 14.02-8 Wolf City Housing District Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Approve recommendations and send to Council.			

14.02-007 Wolf City Housing District Overlay

a. The Wolf City Housing District is intended to encourage the continued vitality of older residential areas of the city; to promote the development of a Workforce Housing. Workforce housing is necessary because the cost of living — especially housing — has skyrocketed in recent years. As a result, essential employees aren't able to live near their workplace. This Overlay district will maintain a desirable residential environment and scale, promote infill development of compatible residential scale.

(b). District Confines. The confines of the Wolf City Housing District shall be defined as follows:

Starting at the Intersection of Elm St and Austin Road, continue along Elm St to the City Boundary 1 block past Elm St and Summit View intersection (or Elm and Fourth Street). Turn Right to follow the City Limit Boundary to Bailey St and follow City Limit Boundary just past 807 Webster. Continue to follow the City Limit Boundary past Crockett St to 32.226814, -97.50636 where you follow the property line to Third St and Joing S. State Highway 144 (Austin Rd.) Turn North and follow Austin Rd back to start. See Map

Application:

(a) The Wolf City Housing District standards apply to the following:

- a. Development of any land for which there is not improvement at the time of construction.
- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
- c. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) of the lot or tract that is covered by a permanent structure(s).

(b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.

Special Requirements:

(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.

(B) Lot Sizes, Building Sizing

- a. Square footage of the primary building shall be no more than 1/2 of the lot size if the lot size is less than .09 acres. For example a lot size of .05 Acres (2178sqft) shall have the primary building no larger than 1089sqft. Lot sizes over .091 acres shall have primary buildings no larger than 1/3 of the lot size.

(C) Tiny Homes

- a. Tiny Homes must be built on permeant foundation and connected to city utilities for water and sewer.

- b. The Tiny Home may not be more than 400sqft on a lot size of at least 500sqft.
- c. Tiny Home must have working toilet, running water, tub or shower.
- d. Floor area square footage must be at least 150sqft with ceiling heights of 7ft.
- e. Multiple Tiny Homes may be built on one providing it meets all setback requirements of the underlying zone.

(D) Manufactured Homes (Mobile Homes)

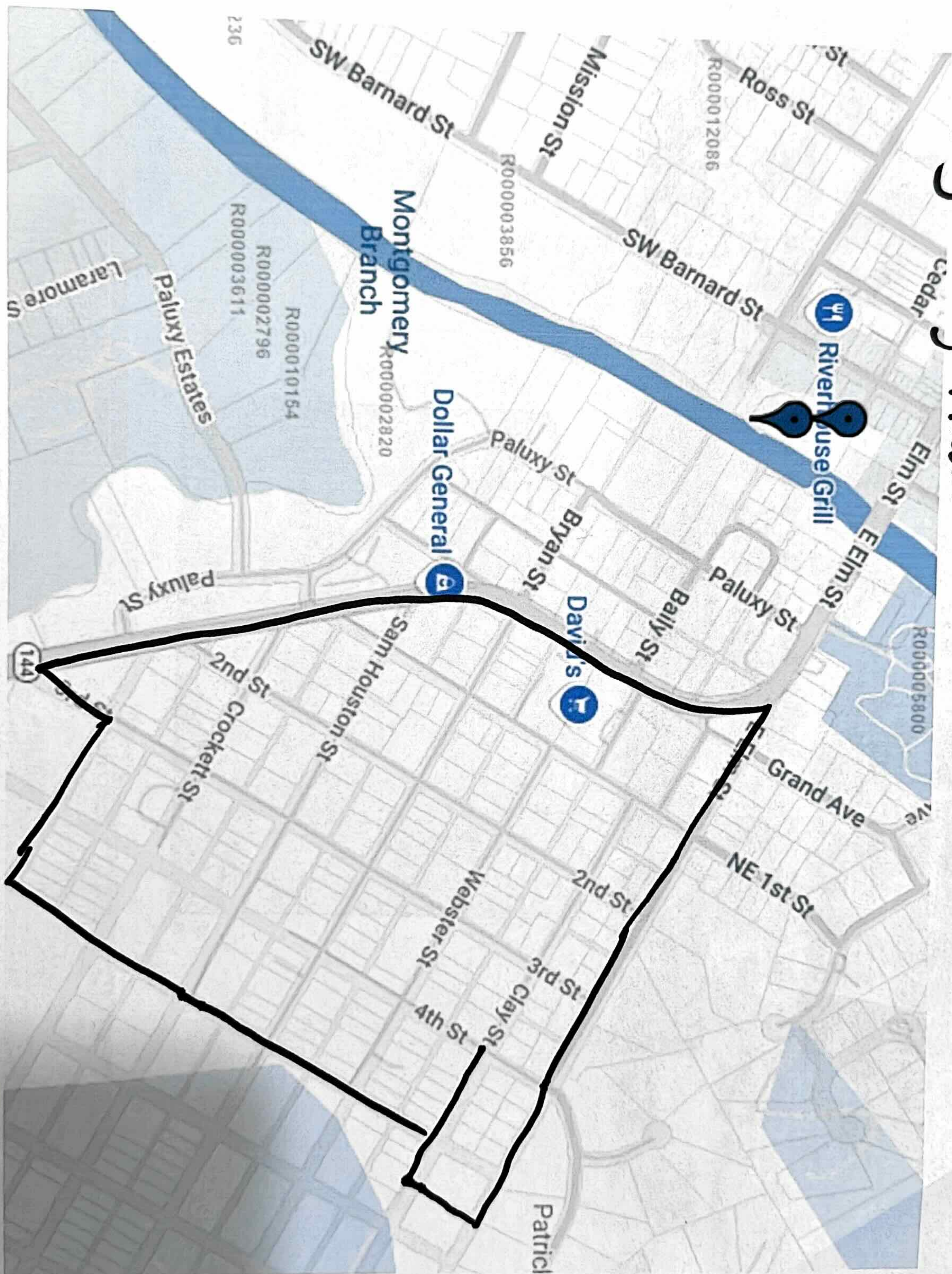
- a. In addition to the requirements within the districts where such uses are permitted, the following requirements shall be complied with.
- b. *Age limit.* No manufactured home more than five years of age may be located in the city except that an older manufactured home may be permitted with a specific use permit in the Wolf City Housing Overlay District under the following conditions:
 - i. The manufactured home has a minimum building floor space of 1,000 square feet;
 - ii. The manufactured home meets or exceeds the minimum requirements of the city's Electrical Code and Plumbing Code; and
 - iii. The age of a manufactured home shall be determined from the completion/inspection date indicated on the identification plate on the manufactured home.
 - iv. *Skirting.* All manufactured homes shall have foundation skirting around the entire unit and shall cover the entire area between the bottom of the unit and the ground. The skirting shall be of material and color consistent with the exterior of the manufactured home. The skirting shall be properly maintained.
 - v. *Additional requirements.* All manufactured homes, including existing structures, shall be required to meet all federal, state and local government requirements relating to manufactured homes.

(E) Building Design Specifications

- a. *Boarded-up windows.* Boarded-up windows of a building façade that fronts on a street are prohibited, except as follows:
 - i. Buildings that have been determined to be unrepairable and tagged accordingly by inspection services.
 - ii. Time of compliance:
 - 1. Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
 - 2. Existing buildings with boarded-up windows along Elm Avenue and Bridge Street will have 24 months from the effective date of this division to comply with the regulations herein.
 - 3. Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures.

- iii. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
 - iv. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.
 - b. Sidewalks shall be a minimum of eight feet in width or the width of the adjacent existing sidewalk if the width is greater than eight feet.
 - c. Outside Lighting shall be designed to be sensitive to "dark sky" principles to protect and preserve the nighttime environment through the use of outdoor lighting fixtures that minimize light pollution.
 - d. Fencing
 - i. The use of barbed wire and/or razor wire fencing is prohibited.
- (F) Prohibited Uses
- a. Short Term Rentals
 - b. Bed and Breakfast Accommodations
 - c. Cabins
 - d. Industrialized Housing
 - e. Private Street Development

Wolfe City Housing 14.02.0





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations for creating Ordinance 14.02-9 US Hwy 67 Corridor Overlay; Requirements and Boundary		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Approve recommendations and send to Council.			

14.02-008 US Highway 67 Corridor Business District

a.

(b). District Confines. The confines of the US Highway 67 Corridor Business District shall be defined as follows:

XXXXXXXXXX

Application:

(a) The US Highway 67 Corridor Business District standards apply to the following:

- a. Development of any land for which there is not improvement at the time of construction.
- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
- c. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) of the lot or tract that is covered by a permanent structure(s).

(b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.

Special Requirements:

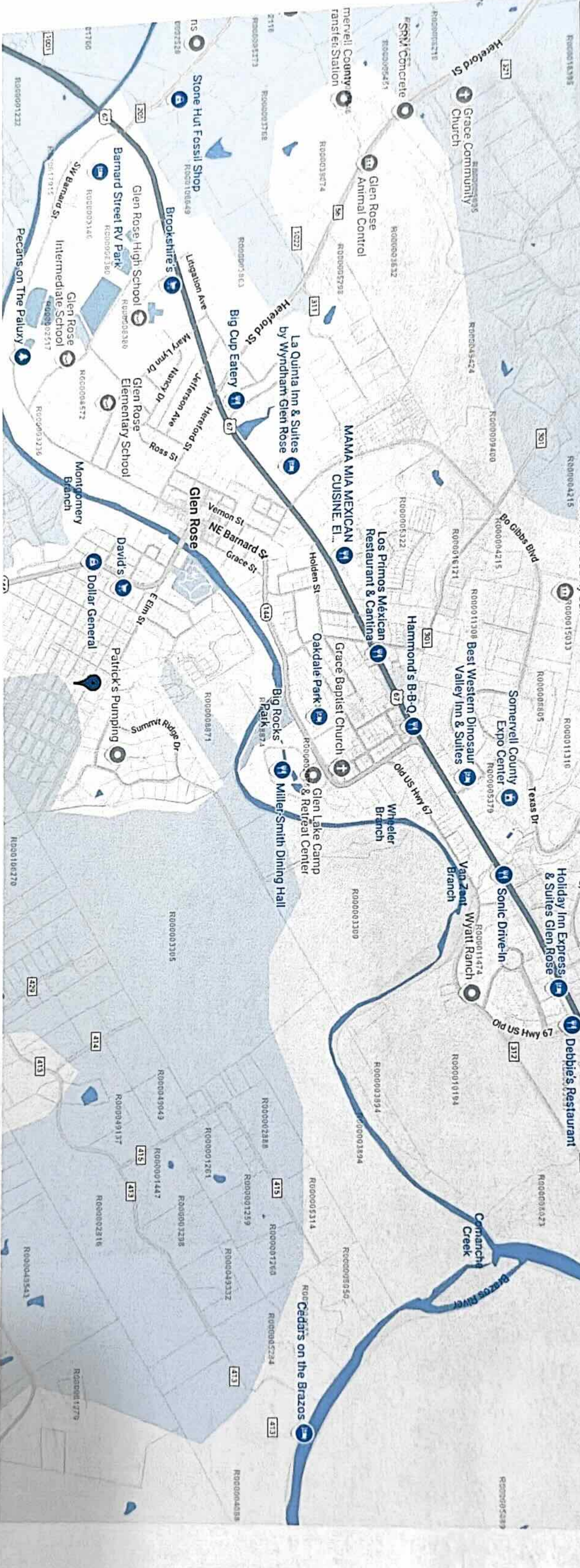
(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.

(B) Building Design Specifications

- a. *Boarded-up windows.* Boarded-up windows of a building façade that fronts on a street are prohibited, except as follows:
 - i. Buildings that have been determined to be unrepairable and tagged accordingly by inspection services.
 - ii. Time of compliance:
 - 1. Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
 - 2. Existing buildings with boarded-up windows along Elm Avenue and Bridge Street will have 24 months from the effective date of this division to comply with the regulations herein.
 - 3. Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures.

- iii. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
 - iv. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.
 - b. Sidewalks shall be a minimum of eight feet in width or the width of the adjacent existing sidewalk if the width is greater than eight feet.
 - c. Outside Lighting shall be designed to be sensitive to "dark sky" principles to protect and preserve the nighttime environment through the use of outdoor lighting fixtures that minimize light pollution.
 - d. Fencing
 - i. The use of Chain Link Fence is prohibited
 - ii. The use of barbed wire and/or razor wire fencing is prohibited.
- (C) Prohibited Uses



Sec. 6.8. O-1 (75 & 82) Overlay District.**(1) Introduction.**

(a) The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overly [overlay] district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) *Design elements.* Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity. This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements are addressed by the standards. A statement of intent accompanies each element, the planning and zoning commission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) *Building design: Nonresidential.* Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) *Building placement: Nonresidential.* Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) *Landscaping.* Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) *Screening.* Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and

residential uses, and serve as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) *Glare and illumination.* Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent [areas] are not detrimentally affected.

(3) *Boundary areas.*

(a) *Area boundaries.* Overlay district development areas are those areas adjacent to U.S. Highway 75 and being five hundred (500) feet on either side of said right-of-way, from the intersection of U.S. Highway 75 with Highway 91 north to F.M. 691, and from the south city limits, north to the south boundary of Tract 1 and Tract 2 of the Blalock Industrial Park and along and adjacent to U.S. Highway 82 and being five hundred (500) feet on either side of said right-of-way, extending from east F.M. 1417 to its intersection with west F.M. 1417.

(b) *Compliance required.* All property within the boundaries of the overly [overlay] district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the planning and zoning commission.

(c) *Action on application.* Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The planning and zoning commission shall review the plans for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) *Nonresidential building design.*

(a) *General provisions.* All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) *Exterior walls.* Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission.

(c) *Windows.* Reflective glass with an exterior reflectance percentage in excess of twenty-seven (27) percent, as certified through the manufacturer's specifications,

shall not be used as an exterior building material on any building or structure. Windows and window walls shall not be glazed or reglazed with mirrored glass.

(d) *Fire escapes.* Exterior fire escapes shall not be permitted on the front side of a building.

(e) *Mechanical Equipment.* Exposed duct shall not be permitted on any side of the building visible from the highway.

(f) All buildings shall have at least four architectural features from the following list.

- Canopies, awnings, or porticos
- Recesses/projections
- Arcades (recessed porches)
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Architectural details (such as tile work and moldings) integrated into the building facade
- Articulated cornice line
- Integrated planters or wing walls that incorporate landscape and sitting areas
- Offsets, reveals or projecting rib used to express architectural or structural bays
- Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)
- Varied roof heights

(g) *Retaining wall.* Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) *Nonresidential building placement.*

(a) *Setbacks from property lines adjacent to streets.* No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

(1) Forty (40) feet from the highway right-of-way or twenty-five (25) feet plus the height of the building, whichever is greater;

(2) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.

(b) *Setbacks from property lines not adjacent to streets.* No structure of any kind or any part thereof shall be placed within the following setback lines:

(1) Five (5) feet from rear and side property lines;

(2) Forty (40) feet from any residential dwelling that is zoned R for single-story buildings not exceeding thirty (30) feet in height;

(3) All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet.

(c) *Loading docks.* Loading docks, overhead doors and service bays shall not be located on the parkway side of any building.

(d) *Parking areas.* Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the zoning board. Cross access driveways are required adjacent to commercial zoned tracts.

(6) *Landscaping.*

(a) *Landscaping definition.* Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) *Site definition.* Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) *Compliance.* Landscaping shall conform to the following:

- (1) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy;
- (2) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way;
- (3) All landscaping shall be installed so as to avoid hazards;
- (4) An effort shall be made to preserve existing trees.

(7) *Screening.*

(a) *Screening of nonresidential uses from residential uses.* Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened.

(b) *Screening height.* Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

(1) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy-forming trees where the nonresidential use is at a much lower grade than the residential use).

(2) All landscaping shall be installed so as [to] avoid hazards.

(c) *Materials and methods.* The materials and methods used in screening under this section shall conform to the following:

(1) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble or the built-up panels of these materials designed for exterior use.

(2) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

(3) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

(4) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and

permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

(5) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(d) *Screening of site features.* Site features hereinafter shall be screened in accordance with (c) above.

(1) *Rear yards and service yards.* Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to (c) above.

(2) *Loading docks.* Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.

(3) *Outdoor storage area.* Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.

(4) *Refuse areas.* All refuse areas shall be screened on three sides. Gates are not required.

(5) *Ground-mounted equipment.* All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) *Glare and illumination.*

(a) *Parking area lighting.* Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) *Walkway lighting.* Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.

- (c) *Accent lighting.* Floodlighting and spotlighting of architecture, graphics or natural features shall not create spillage of light onto adjacent properties.
- (9) *Utilities.* No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.
- (10) *Procedures and notice.*
- (a) The planning and zoning commission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.
 - (b) The planning and zoning commission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.
 - (c) If the planning and zoning commission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.
 - (d) Any applicant aggrieved by a decision of the planning and zoning commission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

(Ordinance 4583, sec. 2, adopted 2/10/97; Ordinance 4849, sec. 1, adopted 6/12/00; Ordinance 5081, sec. 1, adopted 3/3/03; Ordinance 5511 adopted 2/4/08)

(A) *General purpose and description.* This district shall function as an overlay zoning district the regulations of which are superimposed and shall supersede the regulations of an approved standard zoning district; such standard zoning districts identified as the PR, A, SF-5AC/24, SF-12/22, SF-9.6/20, SF-8.4/18, SF-8.4/16, SF-7.5/18, SF-7.5/16, SF-7.5/12, SF-6/12, 2F, MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, MH and PD District. Where provisions of the "FR", Freeway Overlay Districts shall be applicable to any property which is adjacent to and within 300 feet of the right-of-way lines of a highway abutting a FR District in the City of Mansfield, the "FR" District is created as an overlay district whereby it is recognized that certain specific standards relative to land use, set backs, signage, and the like are appropriate and necessary that such standards shall be superimposed and shall supersede the regulation of an approved standard zoning district. Where such district regulations are in conflict with the provisions of these sections, all regulations of the approved standard zoning districts shall be in effect except as identified in this section.

(B) *Use regulations.* A building or premise in this district shall be used only for the following purposes:

(1) Any use identified in the MF-1, MF-2, OP, C-1, C-2, C-3 or I-1 districts subject to the conditions identified in division (C) herein prohibiting certain land uses or requiring restricted use approval for certain identified land uses so long as said uses are permitted within the approved standard zoning district. No cumulative use permitted in a standard zoning district with a "FR" prefix shall be permitted unless provided for herein.

(C) Uses identified in this division are expressly prohibited as the primary use of land on any lot or tract in the FR, Overlay District. Such uses are also prohibited secondary uses except as identified in this section as permitted secondary usage:

- (1) Any use identified in the MH, C-4 or I-2 district unless otherwise permitted.
- (2) Plant nursery.
- (3) Mobile homes, trailers, temporary buildings, tents, except as temporary office for construction or business relocation and only in compliance with § 155.081(B).
- (4) Open warehousing except as specifically provided herein.
- (5) Any outside storage of vehicles for repair, storage, sale or use except as a secondary use to a permitted use provided herein.
- (6) Travel trailer park.
- (7) Rental stores with outside storage or display.
- (8) Landscape materials, sales, rental or supply with outside storage.
- (9) Any outside storage of materials or products for finishing fabrication or disposal.
- (10) Pool or billiard hall.
- (11) Amusement center.
- (12) Amusement park except as a planned development, or specific use.
- (13) Outdoor amusements including but not limited to commercial swimming pool, drive-in theater, driving range miniature golf course, riding stable or club.
- (14) Buildings or enclosed structures whereby vehicles may enter into and pass completely through to the other side, except for the following purposes:
 - (a) Mechanical service or modification;
 - (b) Inspection; and
 - (c) Electronic product or component installation.

(15) Second hand goods.

(16) Pawn shop.

(17) Kennel.

(18) Carwash with exception that a single bay fully automatic car wash be permitted as a secondary use to retail gasoline sales.

(19) New or used motor vehicle part sales with outside storage.

(20) Used motor vehicles sales except as a secondary use to new motor vehicles sales.

(21) Tire recapping or retreading.

(22) Salvage or reclamation.

(23) Temporary storage of impounded vehicles or vehicles awaiting dismantling or repair.

(24) Trailer rental, sales or storage.

(25) Truck or motorcycle rental, storage or secondary sales except as a secondary use to new truck or motorcycle sales.

(26) Heavy equipment rentals, sales or storage, new or used.

(27) Any use involving nude employees.

(28) Book stores, theaters, or movie houses except those within a strip commercial shopping center, shopping mall or as part of a planned development as provided herein.

(29) Petroleum products, wholesale storage.

(30) Planning mill.

(31) Railroad yard, shop; truck terminal, stops.

(32) Night club, bar or private club except as a secondary use to a hotel, motel, restaurant and provided that the sale of food constitutes a minimum of 60% of total sales.

(33) Any use incorporating the housing outdoors or indoors of any livestock or animals except as a secondary use to an amusement park or Planned Development for amusement purposes (specific use permit required).

(34) Drive-thru or to go food services except as a secondary use to a walk-in restaurant.

(D) *Restricted land uses.* Any building or premises in this overlay district may be used for the purpose identified in this division only when the use has been specifically approved by specific use permit in compliance with the provisions of § 155.080.

(1) Single-family dwelling, zero-lot-line dwelling, and two-family dwelling.

(2) Amusement park (except as may be incorporated as part of a planned development).

(3) Dance hall or night club.

(4) Recycling collection center.

(5) Building materials and lumber sales with outside storage.

(6) Any secondary use incorporating housing of animals indoors.

(7) Auto repair, auto paint and body shop and auto service establishments that meet the requirements of § 155.099 and the following conditions; provided that a car wash shall continue to be prohibited as shown in

155.067(C) and that an auto service department of a new car dealership shall be exempt from the specific use permit requirement depicted in § 155.067(D) above.

Item 11.

(a) Architectural elements shall be required to enhance all building facades. Such architectural elements may include cornices, moldings, pilasters, wall recesses or projections, arches, special entryways, awnings, canopies, porticoes, pitched roof and/or combinations of such elements. In addition, architectural details such as a variety of patterns, colors and textures of building materials shall also be required. Building elevation drawings shall be included as a part of the application for the specific use permit. Elevation drawings shall be in color and depict the proposed architectural elements and details.

(b) No service bay shall face an abutting public street or highway if it is not completely behind a screening enclosure.

(c) No service bay shall be located less than 100 feet from the highway right-of-way if it is not completely behind a screening enclosure.

(d) Service bays that are not totally screened by an existing intervening building shall be screened from view from any highway that abuts the property where the service bays are located. Screening shall be achieved by a solid masonry wall, earthen berm or a combination of screening wall and earthen berm that is ten feet high minimum, located perpendicular to the exterior facade of the first service bay nearest to the highway to extend out a distance of 20 feet beyond the service bay.

1. The screening wall shall be constructed of the same material used predominately on the building facade that faces the highway.
2. If an earthen berm is used, it shall be designed and constructed to prevent any drainage and erosion problems. The maximum slope for an earthen berm shall be 3:1 (i.e. three feet width for every foot in height).

(e) In addition to the street landscape setback required in § 155.092 and the screening described in this section, additional landscaping, in the amount of 10% of the total area of the property, shall be provided to enhance the appearance from any public street or highway that abuts the property and minimize the view of the service bays.

(f) To demonstrate the effectiveness of the proposed landscaping and screening, the following documents shall be submitted as part of the application for the specific use permit:

1. A landscape plan prepared by a registered landscape architect;
2. A line of sight drawing prepared by a qualified design professional; and
3. A perspective rendering or axonometric drawing prepared by a qualified design professional.

(g) Whenever service bay doors face a side property line, a 20 foot wide landscape buffer shall be provided along the entire side property line. When there are service bay doors on more than one side of the building, this requirement shall apply to all side property lines across from service bay doors. The 20 foot landscape buffer shall be planted at the rate of one approved screening tree for each 200 square feet or portion thereof. At the time of planting, each screening tree shall be a minimum of ten to 11 feet in height, six to seven feet spread, and a minimum of three and one-half inch caliper measured 18 inches above ground. Screening trees shall be chosen from the list in division (1) below. As an alternative to screening trees, a developer may choose from the canopy trees listed in § 155.092, as long as the minimum height and caliper requirements above are met. If canopy trees are utilized, they shall be planted at the rate of one tree for each 300 square feet or portion thereof, and shrubs shall be planted between trees to provide adequate screening. The screening shrubs shall be planted no further apart than four feet on center in two continuous, alternating rows so that screening should be effective within two growing seasons. Screening shrubs shall be a minimum of seven gallon or larger with a minimum height of three-and-a-half feet at the time of planting and shall be chosen from the list in division (2) below.

1. *Screening trees.* Approved screening trees may not be limbed up and the foliage must be full-to-the-ground. Approved screening trees include Eastern Red Cedar, Leyland Cypress, Elderica Pine, Cherry La and Nelly R. Stevens Holly. The Landscape Administrator may approve other screening trees.

2. *Screening shrubs.* Approved screening shrubs may not be limbed up and the foliage must be full-to-the-ground. Approved screening shrubs include Waxmyrtle, Dwarf Waxmyrtle, Burford Holly, Dwarf Blolly, Nandina, Texas Sage, Pampas Grass, Chinese Holly, and other selections of holly which will reach at least six feet in height. The Landscape Administrator may approve other screening shrubs.

(h) Service bay doors shall be painted with a neutral or earth tone color. The developer may propose an alternate color that the Planning and Zoning Commission and City Council may determine to be appropriate for the building design and not detract from the aesthetic quality of the development and surrounding properties. The intent of this provision is to avoid drawing attention to the service bay doors. Glass or transparent overhead doors shall not be permitted.

(i) Vehicles awaiting repair or pickup may be stored overnight only in enclosed spaces. Notwithstanding the foregoing, an auto paint and body shop may store vehicles awaiting repair provided the vehicles are completely behind a screening enclosure.

(j) There shall be no outside storage or display of materials, including goods or products (i.e. tires, batteries, auto parts, etc.) awaiting sale, installation, disposal, finishing or fabrication.

(k) A screening enclosure referenced or required in this section shall be at least six feet in height and constructed of the same material used predominately on the building facade.

(l) The screening and/or landscaping requirements described above may be modified by the City Council if they find that the structure is architecturally designed to effectively screen the service bay doors from view from abutting properties and abutting public street or highway.

(m) The site plan, elevations, landscape plan, line of sight drawing and perspective rendering/axonometric drawings that are submitted to demonstrate architectural elements, effectiveness of screening, and architectural details shall be binding on the development and subsequent expansions.

(n) Buildings constructed for any use permitted under this subsection are limited to one story and maximum height of 35 feet.

(E) *Set back regulations.*

(1) On federal or state numbered highways or access roads the minimum set back adjacent to such highways or access road shall be 25 feet measured from the right-of-way line.

(2) On all arterial streets as designed in the thoroughfare plan adopted by the City Council, minimum set back adjacent to such streets shall be the same as the approved standard zoning district except that in no case shall such set back be less than 20 feet from the property line.

(3) All other set backs including interior lot line, setbacks and set backs on minor or collector streets, shall be in compliance with the approved standard zoning district.

(4) On any lot in this district used for non-residential purposes which adjoins any non "FR" prefix residential district, the minimum setback adjacent to such residential district shall be 15 feet and shall meet the screening requirements of § 155.092.

(F) *Masonry construction.* All development in the Freeway Overlay district shall conform to the regulations of § 155.056.

(G) *Parking regulations.* For each permissible use in this district, off street parking shall be provided in accordance with all regulations governing the approved standard zoning district and the regulations of § 155.091.

(H) *Sign regulations.* All signs in the Freeway Overlay District shall conform to the regulations in § 155.090 and shall pertain only to the principle use or service rendered or product sold on the premises on which the sign is located, and contain only information pertaining to either the name of the occupant, the kind of business or the brand name of the principle commodity being sold, but not including information on subsidiary products or services, nor information on anything or person.

(I) *Special conditions of the "FR" District.*

(1) No fencing shall be permitted in any required set back abutting a public street except as required herein or as part of a secondary landscaping theme. The provisions of § 155.092 shall apply in this district.

(2) No outside display of goods, wears or merchandise shall be permitted except where the primary land use is the show room display and sale of new automobiles, trucks, motorcycles or boats by an authorized dealer. Repair work, storage facilities, rentals or used merchandise sales on the same premises shall be allowed only as incidental to an approved primary use.

(3) When allowed by the standard zoning district, outside storage shall be completely enclosed by a screening device as specified in § 155.092. No outside storage shall be permitted in any required setback.

(4) No loading dock shall be erected fronting any state or federally numbered highway. Any loading dock fronting any public street shall be set back from such street, right-of-way line a sufficient distance so that all loading operations, truck parking and storage, and maneuvering of vehicles into or out of loading dock spaces shall take place outside of public right-of-way.

(5) *Refuse facilities.* Any refuse facility or container shall be screened from view of public streets and highways by screening device as specified in § 155.092. In no case may refuse facilities, dumpsters, or other refuse containers be located in the front or side yard of any business or structure.

(6) *Utilities.* All utilities shall be placed underground except for electrical utilities under the following conditions:

(a) Any transmission line crossing a highway abutting a FR District at an angle of less than 40 degrees from perpendicular with said highway may be placed overhead. For the purpose of this section, a transmission line shall be that line which is responsible for bringing electricity from a generating plant to a distribution substation.

(b) Any distribution feeder lines crossing a highway abutting a FR District at an angle of less than 40 degrees from perpendicular with said highways may be placed overhead. For the purpose of this section, a distribution feeder line shall be that line which is responsible for bringing electricity from a distribution substation to interconnect with a distribution line.

(c) Any distribution line not within 300 feet of the centerline of a highway abutting a FR District may be placed above ground. For the purpose of this section, a distribution line shall be that line responsible for bringing electricity from a distribution feeder line to the business or structure.

(d) No electrical transformer shall be installed on any pole carrying electrical lines. All transformer equipment shall be ground-mounted.

(e) Nothing herein shall be construed as requiring the City of Mansfield or the utility company to bear the increased cost of underground utility placement required by this chapter (as compared to the cost of overhead placement).

(f) Any electrical utility lines placed prior to the effective date of this chapter that are contrary to same are nonconforming.

(g) Nothing contained herein is intended to alter the intent of the electrical franchise agreement ordinance in effect on the effective date of this chapter.

(h) All lines existing at the time of adoption of this chapter are herein exempted from provisions of this chapter.

(7) Approval of a "FR" designation on any given zoning district shall be deemed approval of a less or more intensive district whichever case applies than approval of such zoning district without a FR designation.

(8) Specific use permits shall be permitted in this district when in compliance with § 155.054 and § 155.091 so long as such specific use permit is provided within the suffix district applicable to the property within the FR Overlay District, is consistent with the spirit and intent of the FR Overlay District, and is not a prohibited use within the FR Overlay District.

11.400 190 Tollway/Plano Parkway Overlay District

(ZC98-59; Ordinance No. 98-9-9)

.1 Purpose

To provide appropriate design standards for the development of properties within the 190 Tollway corridor. These standards recognize the significance of 190 Tollway as a regional traffic artery and major entrance to the city of Plano. These standards also recognize the importance of Plano Parkway as a major cross-town route and business center.

.2 Boundaries

The area encompassed by these standards shall include all those properties located between the southern city limits and the nearest residential or agricultural district boundary north of Plano Parkway or a distance of 500 feet north of Plano Parkway, whichever is less. The eastern boundary shall be the centerline of Shiloh Road and the western boundary shall be Preston Road. The provisions of the 190 Tollway/Plano Parkway Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Sec. [11.400.3](#). However, areas within 50 feet of the right-of-way of U.S. 75 shall be exempt from the provisions of this overlay district.

.3 Applicability

The base zoning districts of properties within the area, defined by Sec. [11.400.2](#), shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Sec. [11.400.2](#).

.4 Landscaping Requirements

See Sec. [17.300.4](#).

.5 Sign Regulations

See Sec. [22.600](#).

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- F. Parking areas shall be landscaped in addition to the required landscape edge. Seventeen square feet of landscaping for each parking space shall be provided within the paved boundaries, including one shade tree (3-inch caliper minimum) or an approved ornamental tree per 10 parking spaces. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Director of Planning or designee. Ornamental trees shall be 8 feet to 10 feet in height, if single trunked, or a total of 3-inch caliper and 8 feet to 10 feet in height, if multi-trunked. Up to 50% of the parking lot landscaping may be placed outside of the parking lot to meet the landscaping requirement. Required parking lot trees placed outside the perimeter of the parking must be planted no closer than 5 feet and no greater than 15 feet from the back of the parking lot curb. (ZC2018-018; Ord. No. 2018-11-7)
 - G. Unless designated as a stormwater quality area (see this subsection below), landscape areas shall be protected by a raised 6-inch concrete curb. Pavement shall not be placed closer than 5 feet from the trunk of a tree. In cases where a tree must be within 5 feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. If designated as a stormwater quality area on a site-specific stormwater quality plan, landscape areas do not have to be protected by a continuous six (6) inch raised concrete curb, provided that such areas are alternatively protected from encroachment of vehicles by other types of devices such as slotted (i.e. perforated) curbs, permanently anchored wheel stops, decorative bollards, or some other device that is acceptable to the Directors of Planning and Engineering. (ZC2017-026; Ord. No. 2017-11-3)
 - H. One shade tree (3-inch caliper minimum) or an approved ornamental tree per 1,000 square feet of required open space shall be provided. All trees must be drought tolerant native or well adapted plants as determined by the Director of Planning or designee. No more than 60% of any one species is allowed. (ZC2016-001; Ord. No. 2016-5-4)
 - I. No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.
- .2 Landscaping Requirements for Single-Family, Patio Home, Single-Family Attached, and Two-Family Developments**
- A. One shade tree (3-inch caliper minimum) or an approved ornamental tree shall be provided in residential subdivisions for each lot.
 - B. All required trees must be planted prior to request for final building inspection of the dwelling unit.

17.300 Overlay District Landscaping Requirements

(ZC2019-011; Ord. No. 2019-8-8)

.1 Regulations for Specific Districts

Development and redevelopment in the Preston Road, Dallas North Tollway, 190 Tollway/Plano Parkway, and State Highway 121 Overlay Districts must meet the regulations provided below.

- A. A landscape edge must be provided as follows:
- A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance. (ZC2023-002; Ord. No. 2023-9-13, ZC2023-012; Ord. No. 2023-8-16)
 - The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as follows, except for the Dallas North Tollway Overlay District which must comply with Sec. 17.300.3:
 - A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet of frontage exclusive of driveways. (ZC2023-012; Ord. No. 2023-8-16)

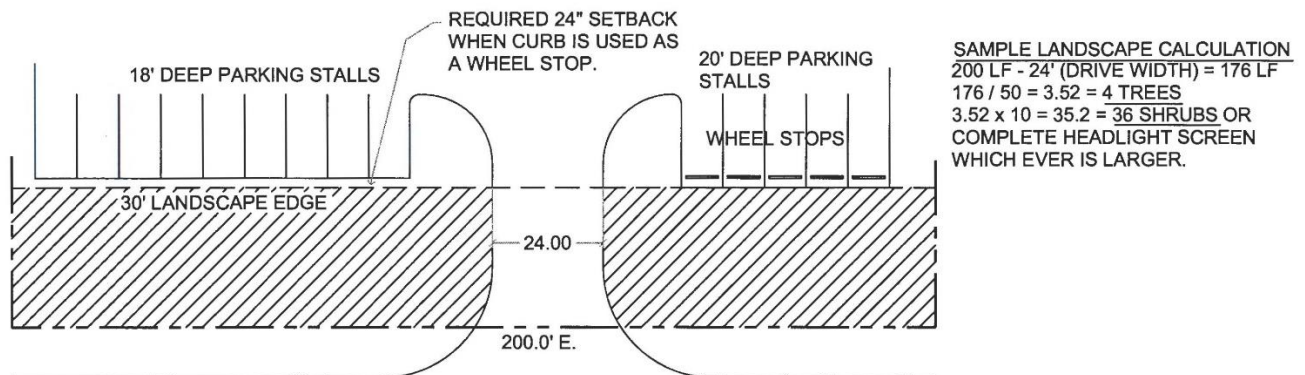


Figure 17-4: 30-Foot Landscape Edge

.2 Preston Road Overlay District

In addition to requirements in Sec. 17.300.1, development and/or redevelopment in the Preston Road Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms

must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)

- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process.
- D. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.3 Dallas North Tollway Overlay District

In addition to requirements in Sec. [17.300.1](#), development and/or redevelopment in the Dallas North Tollway Overlay district must meet the following special landscaping requirements:

- A. The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as specified below, and trees must be placed within the landscape edge as follows:
 - i. For the tollway frontage roads, one 3-inch caliper or greater Live Oak and one 3-inch caliper or greater deciduous shade tree per 50 feet of linear frontage planted in a formal double row, triangular pattern.
 - ii. For east/west thoroughfares (Type D and above), 2 shade trees per 50 feet of linear frontage (exclusive of driveways) planted in formal double row, triangular pattern. 8 ornamental trees 7 feet in planted height must be placed in a dense double row pattern within 30 feet of the primary entrance driveway to a development.
 - iii. For Communications Parkway, Parkwood Boulevard, and north/south segments of Plano Parkway and Chapel Hill Drive, one 3-inch caliper or greater shade tree and one ornamental (7-foot planted height) per 50 feet of linear frontage, exclusive of drive-ways, planted in an informal fashion.
 - iv. For Commercial Employment zoned properties, the types, numbers, and locations of trees must be determined at the time of site plan approval and must be consistent with existing landscape treatments.

- B. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- C. Along Parkwood Boulevard and Communications Parkway south of Spring Creek Parkway, continuous meandering sidewalks shall be interspersed with plant materials and berms.
- D. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- E. A landscape plan must be submitted in conjunction with the site plan review process.
- F. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- G. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.4 190 Tollway/Plano Parkway Overlay District

In addition to requirements in [17.300.1](#), development and/or redevelopment in the 190 North/Plano Parkway Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be

placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)

- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process ([Article 3](#)).
- D. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.5 State Highway 121 Overlay District

In addition to requirements in Sec. [17.300.1](#), development and/or redevelopment in the State Highway 121 Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process ([Article 3](#)).
- D. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15

feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.6 Parkway Overlay District

Development and/or redevelopment in a Parkway Overlay district must provide a minimum 15-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above). This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards. With the exception of width, the landscape edge must comply with [Article 17](#). (ZC2023-002; Ordinance No. 2023-9-13, ZC2023-012; Ord. No. 2023-8-16)

17.400 Landscape Compliance

(ZC2016-001; Ord. No. 2016-5-4)

- .1 All plant material and landscape shall be maintained in a healthy and growing condition and shall comply with the approved landscape plan.
- .2 It is an offense to:
 - A. Fail to maintain plant material in a healthy and growing condition.
 - B. Fail to maintain plant material and landscape in compliance with the approved landscape plan.
 - C. Fail to provide a digitally controlled automatic irrigation system for all landscaping with appropriate shut-off devices, manual over-ride, freeze sensor, and rain sensor designed with zones to water plants based on similar water needs.
 - D. Fail to comply with the tree preservation requirements in Sec. [17.800](#).
- .3 The requirements listed in Sec. [17.400.1](#) through Sec. [17.400.2](#) shall not apply to single-family, patio home, single-family residence attached, and two-family platted lots with the exception of property owned and maintained by a homeowners association.
- .4 Landscaping and irrigation facilities may be installed within the city right-of-way with approval of the Director of Planning or designee.
- .5 Entryway or amenity features within city right-of-way may be developed under the responsibility of a homeowners association or commercial property owners association with approval of the Director of Planning or designee.

17.500 Landscape Design Requirements

(ZC2016-001; Ord. No. 2016-5-4)

Required trees and plants shall be native to this area, or well adapted, and suitable for local soil and climate conditions. A minimum of 50% of the required landscape trees and plants must come from the Planning Department's Approved Plant List. Landscape design shall exhibit the application of water conservation through creative design and shall be reviewed for compliance with the following principles:

- .1 Careful landscape design that applies water conservation methods,
- .2 Soil protection and improvement,
- .3 Careful selection and design of turf areas,
- .4 Use of site appropriate plant material with water conservation in mind, and

and every day or portion thereof that such violation shall continue shall constitute a separate offense.

ii. Civil Remedies

The city may file a civil action to enforce the requirements of this ordinance pursuant to any applicable law. (ZC2004-24; Ordinance No. 2004-8-21)

iii. Emergency Removal of Sign

The city may remove a sign which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated, or structural condition. The notice of violation provisions found in this article shall not apply to emergency removal of a sign. (ZC2004-24; Ordinance No. 2004-8-21)

iv. Remedies Cumulative

All remedies authorized under this article are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this article nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

22.500 Downtown Sign District

This section was deleted in its entirety. Refer to Sec. [10.800](#). (ZC2014-12; Ordinance No. 2014-7-12)

22.600 Requirements for Freestanding Signs Located within an Overlay District

.1 General Provisions

- A.** All freestanding apartment, general business, identification, institution, and multipurpose signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument type except where permitted as a retaining wall sign in Sec. [22.300.2M](#). Except for the Parkway Overlay District, an additional allowance of up to 3 feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. (ZC2013-12; Ordinance No. 2013-8-16 and ZC2009-04; Ordinance No. 2009-6-15)
- B.** Single tenant properties shall be limited to one freestanding sign per street front.
- C.** Multi-tenant commercial developments shall be limited to the following:
 - i. Multipurpose Signs**
One sign per street front per development.
 - ii. General Business Signs**
One sign per street front of the development or one per 225 feet of street frontage or portion thereof.
 - iii. Directory Signs**
(ZC2009-04; Ordinance No. 2009-6-15)
- D.** No single tenant shall be allowed to advertise on more than one sign per street front, excluding a listing on directory signs. (ZC2009-04; Ordinance No. 2009-6-15)

.2 Preston Road and Parkway Overlay Districts

The following standards shall apply to monument signs located within the Preston Road and Parkway Overlay districts. These signage regulations shall not apply to those lots or tracts partially within the Preston Road Overlay district but adjacent to the Santa Fe Railroad right-of-way and/or S.H. 121 right-of-way if the affected signs are located more than 300 feet from the centerline of Preston Road.

Apartment Signs

Maximum Height	8 feet
Maximum Size	35 square feet

General Business/Institution Signs

Maximum Height	8 feet
Maximum Size	90 square feet

Identification Signs

Maximum Height	8 feet
Maximum Size	125 square feet

Multipurpose Signs

Maximum Height	8 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet Directory and/or Reader Board- 100 square feet

.3 Dallas North Tollway Overlay District

The following standards shall apply to monument signs located within the Dallas North Tollway Overlay district, except as noted in Sec. [22.600.5](#). These regulations shall not apply to those lots or tracts located fully or partially within the overlay district but adjacent to the State Highway 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway.

Apartment Signs

Maximum Height	8 feet
Maximum Size	35 square feet

General Business/Institution Signs

Maximum Height	8 feet
Maximum Size	90 square feet

Identification Signs

Maximum Height	8 feet
Maximum Size	125 square feet

Multipurpose Signs

Maximum Height	12 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet Directory and/or Reader Board – 100 square feet

.4 190 Tollway/Plano Parkway and State Highway 121 Overlay Districts

The following standards shall apply to monument signs located within the 190 Tollway/Plano Parkway and State Highway 121 Overlay districts, except as noted in Sec. [22.600.5](#):

Apartment Signs

Maximum Height	10 feet
Maximum Size	35 square feet

General Business/Institution Signs

Maximum Height	12 feet
Maximum Size	90 square feet

Identification Signs

Maximum Height	12 feet
Maximum Size	125 square feet

Multipurpose Signs

Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet Directory and/or Reader Board – 100 square feet

.5 Dallas North Tollway, 190 Tollway/Plano Parkway and State Highway 121 Overlay Districts within 150 Feet of Residential Zoning Districts

For those signs within the Dallas North Tollway, 190 Tollway/Plano Parkway and State Highway 121 Overlay districts within 150 feet of residential zoning districts, the following standards shall apply. These regulations shall not apply to those lots or tracts located fully or partially within the Dallas North Tollway Overlay district but adjacent to the State Highway 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway.

Apartment Signs

Maximum Height	6 feet
Maximum Size	30 square feet

General Business/Institution Signs

Maximum Height	6 feet
Maximum Size	50 square feet

Identification Signs

Maximum Height	6 feet
Maximum Size	70 square feet

Multipurpose Signs

Maximum Height	6 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet Directory and/or Reader Board - 55 square feet

Landscape Edge and Landscape Material Requirements a. A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance. b. The landscape edge shall consist of trees, shrubs, groundcover, berms, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) shall be placed per 50 feet of frontage exclusive of driveways. Figure 17-4: 30-Foot Landscape Edge B. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They shall not exceed 8 feet in individual or combined height. The above shall also conform to the Article 17: Landscaping and Tree Preservation 17.300: Overlay District Landscaping Requirements Plano Zoning Ordinance | November 7, 2018 17-9 required visibility triangles noted in Sec. 13.500.2K and to visibility requirements of the Thoroughfare Standards, Rules & Regulations. C. A digitally controlled automatic irrigation system shall be installed to ensure maintenance of plant materials in a living and growing condition. (ZC 2016-001; Ord. No. 2016-5-4) D. A landscape plan shall be submitted in conjunction with the site plan review process. E. The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards, Rules & Regulations. F. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

Sec. 46-509. - Purpose.

The Corridor Overlay District (CO) is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. The intent is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares which serve as major entrances to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop.

(Code 2014, § 46-509; Ord. No. 629, § 01.17.001, 12-1-2006)

Sec. 46-510. - District boundaries.

The corridor overlay standards apply to the future development and use of all land within 400 feet on either side of the street right-of-way along the following specified thoroughfare segments:

- (1) Texas Highway 21 (Main Street), less that portion beginning from a point 400 feet north of a centerline in Highway 21 along North Madison Street in a northerly direction ending at Marietta Street.
- (2) Texas Highway 75.
- (3) Texas Highway 90 (Madison).
- (4) Interstate Highway 45.

(Code 2014, § 46-510; Ord. No. 629, § 01.17.002, 12-1-2006; Ord. No. 741, 4-14-2014)

Sec. 46-511. - Uses not permitted.

The uses not permitted for the Corridor Overlay District (CO) are as follows:

- (1) Adult entertainment.
- (2) Commercial off-site parking lots (not including parking structures).
- (3) Drive-in theaters.
- (4) Kennels.
- (5) Miniwarehouse or self-storage facilities (including boat and RV storage).
- (6) Manufactured home sales.
- (7) Material salvage (unless enclosed within a building).
- (8) Outdoor storage.
- (9) Transmitting and receiving towers.
- (10) Warehousing and distribution operations.

(Code 2014, § 46-511; Ord. No. 629, § 01.17.003, 12-1-2006)

Sec. 46-512. - Building regulations.

The building regulations for the Corridor Overlay District (CO) are as follows:

- (1) Exterior walls visible from the roadways shall be finished in the following materials: brick, native state stone, cast stone, pre-cast concrete panels, split-faced concrete masonry units, fiber/cement board (e.g., hardiplank), solid wood planking (e.g., tongue-in-groove or ship-lap planking), or stucco.
- (2) Glass exterior walls may be used.
- (3) Mirrored glass is not permitted.
- (4) Alternative materials may be approved by the city manager if the alternative materials meet or exceed the standards of the materials listed above. Appeals of the city manager shall be to the planning and zoning commission.
- (5) All mechanical equipment shall be screened from view.
- (6) Regulations in this section shall not apply to any residential uses.

(Code 2014, § 46-512; Ord. No. 629, § 01.17.004, 12-1-2006)

Sec. 46-513. - Landscape regulations.

The landscaping regulations for the Corridor Overlay District (CO) are as provided in article XX of this chapter.

(Code 2014, § 46-513; Ord. No. 629, § 01.17.005, 12-1-2006)

Sec. 46-514. - Screening and fencing regulations.

The screening and fencing regulations for the Corridor Overlay District (CO) are as follows:

- (1) Garbage dumpsters and loading areas shall be located no closer to the designated roadway than the front wall of the principal structure located closest to the designated roadway.
- (2) See article XXII of this chapter for additional screening and fence regulations.

(Code 2014, § 46-514; Ord. No. 629, § 01.17.006, 12-1-2006)

Sec. 46-515. - Sidewalk regulations.

Typical four-foot concrete sidewalks will be required on all new and redeveloped sites along the designated roadways and secondary roadways within the Corridor Overlay District (CO).

(Code 2014, § 46-515; Ord. No. 629, § 01.17.007, 12-1-2006)

Sec. 46-516. - Utilities.

All utility lines shall be underground except for transmission lines. Overhead utility lines existing as of the date of the adoption of this chapter are exempt from this requirement.

(Code 2014, § 46-516; Ord. No. 629, § 01.17.008, 12-1-2006)

Sec. 46-517. - Off-street parking regulations.

For off-street parking areas, slag is not permitted in the Corridor Overlay District (CO) except for residential applications.

(Code 2014, § 46-517; Ord. No. 743, § 7, 4-14-2014)

Sec. 46-518. - Sign regulations.

The applicable sign regulations for the Corridor Overlay District (CO) are as provided in sections 34-116 and 34-117.

Secs. 46-519—46-540. - Reserved.

22.600 Requirements for Freestanding Signs Located within an Overlay District .1 General Provisions A. All freestanding apartment, general business, identification, institution, and multipurpose signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument type except where permitted as a retaining wall sign in Sec. 22.300.2M. Except for the Parkway Overlay District, an additional allowance of up to 3 feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. (ZC2013-12; Ordinance No. 2013-8-16 and ZC2009-04; Ordinance No. 2009-6-15) B. Single tenant properties shall be limited to one freestanding sign per street front. C. Multi-tenant commercial developments shall be limited to the following: i. Multipurpose Signs One sign per street front per development. ii. General Business Signs One sign per street front of the development or one per 225 feet of street frontage or portion thereof. iii. Directory Signs (ZC2009-04; Ordinance No. 2009-6-15) D. No single tenant shall be allowed to advertise on more than one sign per street front, excluding a listing on directory signs. (ZC2009-0



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/29/25		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Schedule of Uses Chapter 14 Appendix A – Part 3 Alcohol Sales & Part 5, Educational & Institutional Uses & Part 8 Residential		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

3) Alcohol Sales (See Article 4.02 for additional information)													
	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R		
Distribution - General Class B Distributor										X			
Distribution - General Distributor										X			
Distribution - Wholesaler										X			
Manufacturing - Brewer							S	S		X			
Manufacturing - Distiller and Rectifier							S	S		X			
Manufacturing - Winery										X			
Other - Bonded Warehouse										X			
Other - Brewpub							S	S		X			Remove from B3 Change B1 & B2 to SUP
Other - Manufacturer's Agent's Warehousing										X			
Private Club							X	X	X (5)(9)	X			
Private Club - Exemption Certificate							X	X	X (5)(9)	X			
Private Club - Malt and Wine							X	X	X (5)(9)	X			
Retail - Mixed Beverage - On Premise							X	X	X (5)(9)	X			
Retail - Package Store								X		X			
Retail - Retail Dealer's Off Premise								S		X			Remove B3 - Change B2 to SUP
Retail - Retail Dealer's On Premise							X	X	X (5)(9)	X			
Retail - Wine and Malt Beverage Retailer - Off Premise Only							S	S		X			Change B1 & B2 to SUP
Retail - Wine and Malt Beverage Retailer - On and Off Premise								X		X			
Retail - Wine Only Package Store								S		X			Change B2 to SUP
5) Educational and Institutional Uses													
Assisted living facility, nursing home, rest home	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R		
Automated teller machines (ATMs)							S	X					
Bank or financial institution							X	X	S(5)				
Cemetery or mausoleum								X		X			

Child care center or facility									X (5)	X (5)		X		Add Note 5 to allow inhome residence
Church, rectory, or other places of worship, including church operated day-care facilities and preschools	X	X	X	X	X	X	X	X	X	X	S (5)	X		
College, university, or professional schools										X		X		
Community center	S	X	X	X	X	X	X	X	X	X	S (5)	X	X	
Daycare, commercial									X	X		X		
Drug and alcohol rehabilitation center									S (4)	S (4)		S (4)		
Fire station	X	X	X	X	X	X	X	X	X	X		X	X	
Food bank									S	X	S (5)	X		
Government facilities or offices									X	X	X (5)	X		
Halfway house				S	S	S	S	S		S (4)		X (4)		
Hospital	S	S	S	S	S	S	S	S		X		X		
Laboratories (medical, dental, science)												X		
Material recycling center												X		
Museum, library, historic sites, art gallery (public), and other similar	S	S	S	S	S	S	S	S	X	X	X (5)			
Police Station	S	S	S	S	S	s	S	S	X	X	X (5)	X	S	
Post office									X	X		X		
Prison, jail, or other correctional institution												S		
Probation or parole office												X		
Religious camp									X			X		
8) Residential														
	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R			
Accessory building or use	X	X	X	X	X	X	X	X	S (5)					
Apartment or multi-family building					X		X	X						
Bed and breakfast accommodations (residential home)	S						X	X						
Boarding house, rooming house					X									
Cabins			X	X	X						X			

	Child day care (home)	S	S	S	S	S	S	S	S (5)	S (5)			Allow in B1 & B2 with Note 5 for Inhome Residence
Condominium				X		X		X	X				
Dormitories									X				
Four-family dwelling				X	X	X	X			X			
Group day care home				S	S	S	S						
Group home, community home				S	S	S	S						
Guest house or quarters	X	X	X	X	X	X	X	X					
Home occupation, home-based business	2	2	2	2	2	2	2	2					
Independent living facility, retirement community								S	X				
Industrialized housing					X	X	X	X					
Manufactured home					X		X	X					
Manufactured home park							X						
Private street development	X (1	-11	-11	-11	X (1	X (1	-11					X	
Retirement center					X				X				
Shipping containers for residential use							S						
Short-term rental (AirBnb, VRBO, etc.)	S	S	S	S	S	S	S						
Single-family dwelling	X	X	X	X	X	X	X	X	1	1		1	
Two-family dwelling		X	X	X	X	X	X						
Three-family dwelling			X	X	X	X							
Townhouse			X	X	X	X							
Trailer camp or park					X		X		X			X	