



ZONING & DEVELOPMENT APPLICATION

APPLICATION TYPE: Please Check the Appropriate Box Below

- | | | |
|--|--|--|
| <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Special Exception Request |
| <input type="checkbox"/> Site & Landscape Plan | | |

Property Information

Project Name: _____	Existing Zoning: _____
Project Address: _____	Existing Use: _____
Project Description _____	Proposed Zoning: _____
Gross Acreage _____ # of lots _____	Proposed Use: _____

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. Incomplete applications will no be processed.

Applicant & Owner Information

Applicant: _____	Company: _____
Address: _____	City, State, Zip: _____
Telephone No. _____	Fax No. _____
Email: _____	
Applicants Status: (check one) <input type="checkbox"/> Owner <input type="checkbox"/> Representative ** <input type="checkbox"/> Tenant <input type="checkbox"/> Prospective Buyer	

Property Owner: _____	Company: _____
Address: _____	City, State, Zip: _____
Telephone No. _____	Fax No. _____
Email: _____	
Ownership Status: (check one) <input type="checkbox"/> Individual <input type="checkbox"/> Trust <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation	

<p>SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)</p> <p>SIGNATURE: _____ DATE: _____</p> <p>SIGNATURE OF PROPERTY OWNER:</p> <p>SIGNATURE _____ DATE: _____</p> <p>(Letter of authorization required if signature is other than property owner)</p> <p style="background-color: yellow;">**The property owner must sign the application or submit a notarized letter of authorization.</p>	<p style="text-align: center;"><u>For City's Use Only</u></p> <p>Project Number # _____</p> <p>Date submitted: _____</p> <p>Total Fee \$ _____</p> <p>Paid by: <input type="checkbox"/> check # _____</p> <p style="padding-left: 20px;"><input type="checkbox"/> credit card</p> <p style="padding-left: 20px;"><input type="checkbox"/> cash</p> <p>Accepted By: _____</p>
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Dear Applicant,

Thank you for choosing Crowley to start your business or expand existing one. Our goal is to assist you in making this endeavor as smooth as possible. The intent of the zoning packet is to give you the tools you need to better understand the development process, as well as your role and responsibility in that process. Within the packet you will find the application, requirements for submittal, staff contacts and other information needed to help you prepare for your project. Here are some questions to consider before starting your project:

Have you verified the property is zoned to allow for your proposed use?

Is the property platted?

Have you scheduled a DRC meeting with development staff?

Does your proposed use require a specific use permit approved by the Planning & Zoning Commission and the City Council?

If you are going to occupy an existing building will it require an asbestos survey?

Have you inquired about all of the fees that will be due pertaining to this project?

The development staff strives to provide you with efficient and courteous service. Please let us know how we can help you. We welcome your business to the City of Crowley and are delighted to have the opportunity to work with you.

The Community Development Staff

Development Services Staff

STAFF	DEPARTMENT	PHONE	EMAIL
Cheryl McClain	Director of Community Development / Building Official	817-297-2201 x 3090	cmccclain@ci.crowley.tx.us
Judy Freeman	Permits & Inspection	817-297-2201 x 3000	jfreeman@ci.crowley.tx.us
Kevin Davis	Inspector	972-998-6069	
Julie Hepler	Community Development Assistant	817-297-2201 x 3030	jhepler@ci.crowley.tx.us
Luke Thompson	Crowley Fire Department Fire Marshall	817-297-2201 x 5220	lthompson@ci.crowley.tx.us
Jim McDonald	Director of Public Works	817-297-2201 x 3290	jmcdonald@ci.crowley.tx.us

Fees

Preliminary plat	\$500.00
	Plus \$10.00 per acre or portion thereof
Final plat, replats and amended, plus county filing fees	\$400.00
Vacation of plats, plus filing fees	\$150.00

Rezoning:	
Less than ten acres	\$450.00
Ten acres or more	\$1,600.00
Special use application:	
Less than ten acres	\$450.00
Ten acres or more	\$1,600.00
Planned unit development:	
Less than ten acres, plus review fees	\$900.00
Ten acres or more, plus review fees	\$1,800.00
Zoning board of adjustment:	
Variance request, per requested variance item	\$250.00
Appeals request, per request	\$150.00

Other fees and charges for community development.

Subdivision construction inspection	
Total cost of the public improvements	3%
Engineering review--Site plan or plat	
Total cost of any outside sources used by the city will be paid by the developer prior to issuance of any building permits	100%
Site plan review:	
Up to an acre	\$200.00
Each additional acre or portion thereof	\$150.00
Street signs	Full cost due prior to issuance of building permits
Stop signs	Full cost due prior to issuance of building permits
Park land dedication, fees in lieu of land, per unit or lot	\$150.00

*** For all complete fee schedule see the following:**

City of Crowley
 Code of Ordinance
 Appendix A
 Schedule of Rates, Fees and charges

Permitted Use Table

**City Ordinance
Chapter 106 Zoning
Article IV
Supplementary Regulations
Section 106-801.**

Legend

SF-7.2	Single-family
SF-6.0	Single-family
2F	Two-family residential
MF	Multifamily residential
MH	HUD manufactured housing residential
RC	Restricted commercial
GC	General commercial
I	Industrial

ARTICLE IV. SUPPLEMENTARY REGULATIONS

DIVISION 1. GENERALLY

Secs. 106-782—106-800. Reserved.

DIVISION 2. USES

Sec. 106-801. Permitted use table.

The table set forth in this section presents the zoning district classifications and the permitted uses within those classifications. Uses are listed as being permitted (P), permitted by specific use permit (S), and prohibited uses as signified by blank cells. Conditions are provided in the notes at the end of the table, conditions and special regulations for listed uses. Any use not expressly authorized and permitted herein is expressly prohibited.

Legend

Designations

P	Permitted use
S	Specific use permit
	Prohibited use

Districts

AG	Agricultural
SF-20	Single-family
SF-9.6	Single-family
SF-8.4	Single-family

Land Use Table													Special conditions in notes following table	
Land Use Designations	Residential													
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I		
Residential uses														
Agricultural use	P	P												H
Apartment								P						A, D, G
Boardinghouse								P						B
Caretaker, guard or servant residence or garage apartment	S	S	S	S	S	S	S			S	S	P	P	B, P
Convent, rectory, monastery	P													
Dwelling, assisted living facility								P		P	P			
Dwelling, HUD code manufactured home														B
Dwelling, industrialized housing	P	P	P	P	P	P	P	P	P	P	P			
Dwelling, mobile home														
Dwelling, multifamily								P	P					A, G
Dwelling, single-family attached										P	P			
Dwelling, single-family detached	P	P	P	P	P	P	P							
Dwelling, two-family														
Group home for the disabled or disadvantaged	P	P	P	P	P	P	P	P	P	P	P			
Manufactured housing park or subdivision													P	
Public, civic and utility uses														
Animal pound, shelter	P													P G, I
Assembly hall								P						P P P B, G

Land Use Designations		Land Use Table													Special conditions in notes following table
		Residential							Nonresidential						
AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I				
Athletic field and play field, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	B, G, Q
Cemetery, mausoleum, crematorium															B, Q
Community center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	G
Electrical generating station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A, Q
Electrical transmission line for public utility company	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Garage, public															
Gas regulator station or compressor station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A, G, Q
Golf course, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A, G
Governmental administration facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	G
Library															G
Lodge, fraternal, sorority and clubs															G
Museum															
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A, G
Philanthropic and/or charitable use															G
Public maintenance building, storage yard															C
Public safety facility, police and fire	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A, G
Public utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A, G
Telephone exchange, switching or relay	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A

Land Use Table													Special conditions in notes following table			
Land Use Designations	Residential											Nonresidential				
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I				
Educational uses																
School, business college													P	P	A, G	
School, college or university														P	A, G	
School, commercial instruction													P	P	A, G	
School, commercial trade																
School, home	P	P	P	P	P	P	P	P					P	P	A, G	
School, home day	S	S	S	S	S	S	S	S								
School, institution, rehabilitation and training center															B	
School, nursery													P	P	A, G	
School, primary or secondary	S	S	S	S	S	S	S	S	S	S	S	S	P	P	A, G, J, Q	
School, vocational													P	P	B, G	
Amusement and entertainment uses																
Amusement center, indoor														S	S	B, G
Amusement center, outdoor														S	S	
Athletic field and playground, commercial														S	S	B, G
Auditorium														P	P	A, G
Campground and related facilities	S															B, G
Country club														P	P	A, G
Golf course, miniature														S	P	B, G
Golf course, private														P	P	A, G
Gymnasium														P	P	A, G
Private club														S	P	A, E, G, Q
Recreational ranch or farm	S													S	G, H	

Land Use Table														Special conditions in notes following table
Land Use Designations	Residential							Nonresidential						
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I		
Rodeo ground/fair ground	S												P	B, G, H
Skating rink													S	P B, G
Stable, commercial	S													S B, G, H
Stable, private	S													S B, G, H
Swimming pool, water park, commercial		S	S	S	S		S	S	S		S			B, G
Theater, indoor motion pic- ture												P	P	B, G
Medical uses														
Clinic													P	P A, G
Hospital													P	P A, G
Laboratory, medical and/or dental											P		P	P A, G
Medical, dental and optical retail sales											P		P	P A, G
Medical, dental office											P		P	P A, G
Medical equipment sales, rental, and leasing service											P		P	P A, G
Nursing home											P		P	A, G, Q
Optician shop											P		P	G
Veterinary hospital with out- side pens													P	A, G, I, Q
Veterinary hospital without outside pens											S		S	P B, G
Veterinarian office, large an- imal practice													P	A, G, H, I, Q
Automotive and transportation uses														
Auto carwash, self-service													S	P B, Q
Auto carwash, full service													S	S B, G

Land Use Table													Special conditions in notes following table	
Land Use Designations	Residential						Nonresidential							
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I		
Auto paint and body shop													P	A, G, L, Q
Auto parts and accessory sales													P	B, G
Auto rental (car and truck)														
Auto repair garage, major										S			P	B, G, M
Auto repair garage, minor														
Auto sales, new and used													S	B, C, G, K, L
Automobile window tinting													S	B, G, L, R, T
Bus, train, and taxi station or terminal													P	B, G, M
Farm machinery and implement sales and service													P	A, C, G, K, L
Motor freight terminal													P	A, G, Q
Parking lot, commercial (auto)													P	A, G, L, M
Parking lot, commercial (truck)													P	B, G, Q
Railroad freight terminal													P	B, G
Recreational vehicle storage (commercial)													P	A, G
Professional uses													P	A, C, G, M
Bank, savings and loan association, financial institution													P	A, G
Office, business													P	A, G
Office, professional													P	A, G
Commercial, retail and service uses													P	A, G
Ambulance service													P	A, G, Q
Animal grooming										S			P	B, G

Land Use Table														Special conditions in notes following table
Land Use Designations	Residential								Nonresidential			I		
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC			
Antique shop											P	P	P	A, C, G, Q
Apparel alteration and re- pair or tailor shop												P	P	A, G
Appliance repair, household										P	P	P	P	A, G, Q
Art gallery										P	P	P	P	A, G
Arts, crafts, and hobby shop											P	P	P	A, G
Auction house													S	B, C, G
Bakery, retail confectionery											P	P	P	G
Bakery, whole sale candy													P	G
Barbershop, beauty salon, other personal beauty ser- vices										P	P	P	P	A, G
Building material sales												S	P	B, C, G
Cabinet and/or upholstery shop													P	A, G
Catering service													P	B, G
Collectibles shop												P	P	A, G
Contractor, no outside stor- age permitted												S	P	A, B, G, Q
Contractor, outside storage permitted													P	A, C, G, M, Q
Contractor storage or equip- ment yard													P	A, C, G, M
Convenience store, with or without fuel sales													P	A, G
Copy shop											S	P	P	B, G
Cosmetic tattoo establish- ment											S	P	P	A, G, Q
Day care center, adult											P	P	P	G, Q

Land Use Table														Special conditions in notes following table
Land Use Designations	Residential							Nonresidential						
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I		
Day care center, child														
Day care, in the home	P	P	P	P	P		P							A, G, J, Q
Department store														L, J
Exterminating service														P A, G
Factory outlet, retail or wholesale store														S P B, G, Q
Funeral home, mortuary														S P B, G
Furniture, fixture and appli- ance store														P B, G
Gift shop														P P A, C, G
Greenhouse or plant nursery														P P A, G
Grocery store														P P A, C, G
Hardware store														P P A, G
Health club, recreation facil- ity														P P B, C, G
Hotel, motel														P P A, G
Kennel														P P B, G
Landscape service														S P B, C, G, I, Q
Laundry, dry cleaning full service										S				P P A, C, G, Q
Laundry, dry cleaning pickup and receiving station														P P A, G
Laundry, dry cleaning self service														P P B, G
Lithography or print shop														P P A, G
Locksmith shop														P P A, G
Machinery sales or repair														P P A, G
Manufactured or industrial- ized home sales or rental														P A, C, G, M
														P A, C, G, M

Land Use Table													Special conditions in notes following table		
Land Use Designations	Residential							Nonresidential							
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I			
Meat market													P	P	A, G
Music store													P	P	A, G
Office machine sales and service													P	P	A, G
Office supply store													P	P	A, G
Pawnshop													P	P	A, G
Pet shop													P	P	A, G
Pharmacy													P	P	A, G
Photographic equipment sales and service													P	P	A, G
Photographic service													P	P	A, G
Radio, television studio													P	P	A, G, N, O
Recycling collection center													P	S	B, C, G, Q
Rental store													P	P	A, C, G
Rental yard, commercial and heavy equipment														S	B, C, G, M
Restaurant													S	S	B, G
Restaurant, drive-in/drive-through													P	P	B, G
Sexually oriented business														P	Division 8 of this article, ch. 66
Shoe repair													P	P	A, G
Sign shop, painted or silkscreened													P	P	A, G
Studio													P	P	A, G
Stone monument sales														P	A, C, G
Tattoo parlor														S	B, G
Taxidermist shop													S	P	B, G, Q
Taxidermist studio														P	A, G

Land Use Table														Special conditions in notes following table	
Land Use Designations	Residential										Nonresidential				
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I			
Tobacco shop											P	P	P	A, G	
Video/game rental															
Watch and/or jewelry sales and repair														P, B, G	
Manufacturing and industrial uses															
Assembly plant															P, A, C, G
Bottling works															P, A, G
Building materials manufac- turing															P, A, C, G
Electronics manufacturing															
Gas drilling and production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A, G
Laundry, dry cleaning and dyeing plant															P, A, G
Machine shop															
Manufacturing facility (light)															P, A, G
Miniwarehouse															P, A, C, G
Pharmaceutical plant												S			P, A, G, Q
Plastic products manufactur- ing															P, A, G
Radio transmission or receiv- ing facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A, C, G
Storage and warehousing es- tablishment															P, A, C, G, K
Storage yard															
Textile manufacturing															P, A, C, G, K
Warehousing, freight office and/or storage															P, A, G
Welding or machine shop															P, A, C, G, K
Accessory uses															P, A, C, G

Land Use Table

Land Use Designations	Residential										Nonresidential			Special conditions in notes following table
	AG	SF-20	SF-9.6	SF-8.4	SF-7.2	SF-6.0	2F	MF	MH	RC	GC	I		
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	A, P
Carport	P	P	P	P	P	P	P	P	P	P	P	P	P	
Christmas tree sales/snowcone stand (temporary sales)												P	P	F
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	Division 6 of this article
Temporary construction building										P	P	P	P	D
Utility buildings and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water well	S	S	S	S	S	S	S	S	S	S	S	S	S	B

Note. Special conditions for listed uses. The following describe conditions and special regulations for uses listed in the permitted use table. Additional requirements may be added to these herein by the planning and zoning commission or city council as deemed necessary to protect the health, safety, and general welfare of the citizens of the city. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the planning and zoning commission and city council have been met.

- A. A site plan will be required for city staff review and approval.
- B. A site plan, in accordance with division 3 of this article, site plan, will only be required in districts which require a specific use permit.
- C. All storage shall be within completely enclosed buildings or effectively screened with screening not less than six feet nor more than eight feet in height, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screening.
- D. Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
- E. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
- F. Permitted on a temporary basis only, in accordance with division 7, this article, Temporary uses and special events.
- G. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.
- H. Any proposed stable or barn must be set back 150 feet from the property line. Only animals permitted within the corporate limits by the city Code will be permitted on site.

- I. Pens, outdoor kennels, or animal runs must be located 150 feet from any residentially zoned property.
- J. A copy of the state certification of licensing or registration as described in V.T.C.A., Human Resources Code § 42.052 must be provided to the city.
- K. Shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts.
- L. All vehicles being stored for repair shall be screened from all public rights-of-way.
- M. All equipment shall be stored and displayed on a hard all weather surface.
- N. Antenna and towers shall be permitted and regulated in accordance with article VIII of this chapter, antennas.
- O. Public or private radio, television, or telecommunication towers over 35 feet in height require a specific use permit, as provided in division 6 of article II of this chapter, specific use permit.
- P. Accessory dwellings/garage apartments are limited to a maximum of 500 square feet.
- Q. This use shall be prohibited in the 731 and 1187 Bypass Corridor Overlay Zone.
- R. Any additional landscaping as required by the city.
 (Ord. No. 674-A, § 1(2.3), (2.4), 10-5-2000; Ord. No. 01-689A, §§ 2, 3, 7-5-2001; Ord. No. 12-2005-26, §§ 1, 2, 12-1-2005; Ord. No. 05-2006-07, §§ 1, 2, 5-4-2006; Ord. No. 08-2006-15, §§ (1), (2(exh. A)), 8-3-2006; Ord. No. 03-2007-02, §§ (2), (3(exh. B)), 3-1-2007; Ord. No. 06-2007-08, § 4(exh. D), 6-7-2007; Ord. No. 03-2009-29, §§ 2, 3, 3-19-2009)



Application Requirements
And
General Information for a

SPECIFIC USE PERMIT

For all requirements for a Specific Use Permit
See section 106-209 through 106 – 219
Of the City of Crowley's Code of Ordinances

**ALL APPLICANT'S MUST BE PRESENT
FOR BOTH SCHEDULED MEETINGS
OF THE PLANNING & ZONING COMMISSION
AND THE CITY COUNCIL**

DIVISION 6. - SPECIFIC USE PERMITS

Sec. 106-209. - Purpose.

Sec. 106-210. - Permit required.

Sec. 106-211. - Application procedure.

Sec. 106-212. - Site plan information.

Sec. 106-213. - Additional information.

Sec. 106-214. - Council action.

Sec. 106-215. - Conditions of permit approval.

Sec. 106-216. - Additional conditions.

Sec. 106-217. - Time limit.

Sec. 106-218. - Revocation of permit.

Sec. 106-219. - Amendments to specific use permit.

Secs. 106-220—106-246. - Reserved.

Sec. 106-209. - Purpose.

- (a) Certain land uses, because of their nature and location, are not appropriate for categorizing into installations, such as colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other unusual land uses not specifically provided for in this chapter. To provide for the proper handling and location of such specific uses, provision is made for amending this chapter to grant a permit for a specific use in a specific location. This procedure for approval of a specific use permit includes a public hearing. The amending ordinance may provide for certain restrictions and standards for operation.
- (b) The indication that it is possible to grant a specific use permit as noted elsewhere in this chapter does not constitute a grant of privilege for such use, nor is there any obligation to approve a specific use permit unless it is the finding of the planning and zoning commission and city council that such a special use is compatible with adjacent property use and consistent with the character of the neighborhood.

(Ord. No. 674-A, § 1(4.2.A), 10-5-2000)

Sec. 106-210. - Permit required.

No special use shall be erected, used, altered, occupied nor shall any person convert any land, building or structure to such a use unless a specific use permit has been issued by the city council. The granting of a specific use permit shall be done in accordance with the provisions for amendment of this ordinance chapter.

(Ord. No. 674-A, § 1(4.2.B), 10-5-2000)

Sec. 106-211. - Application procedure.

An application for a special permit shall be filed with the administrative official on a form prepared by the city. The application shall be accompanied by the following:

- (1) A completed application form signed by the property owner;
- (2) An application fee as established by the city's latest adopted schedule of fees;
- (3) A certificate stating that all city and school taxes have been paid to date;
- (4) A property description of the area where the specific use permit is proposed to apply;
- (5) A site plan complying with the requirements stated in this section which will become a part of the specific use permit, if approved; and
- (6) Any other material and/or information as may be required by the planning and zoning commission, the city council or the administrative official to fulfill the purpose of this subsection and to ensure that the application is in compliance with the ordinances of the city.

(Ord. No. 674-A, § 1(4.2.C), 10-5-2000)

Sec. 106-212. - Site plan information.

A site plan shall contain, at a minimum, the following information as provided in division 3 of article IV of this chapter, site plan:

- (1) Boundary of the area covered by the site plan;
- (2) A description of all processes and activities involved in the proposed use;
- (3) Existing and proposed buildings and structures, including their height, roofline, gross floor area, location of entrances and exits, areas for storage, and areas where work is performed;
- (4) Existing drainageways and significant natural features, such as large trees, tree clusters, steep slopes, etc.;
- (5) Proposed landscaping and screening buffers;
- (6) Location and dimensions of all curblines, public and private streets, easements, parking and loading areas, pedestrian walkways, lighting facilities and outside trash storage facilities;
- (7) The location, height, and type of wall, fence and/or other type of screening; and
- (8) The location, height and size of all proposed signs.

(Ord. No. 674-A, § 1(4.2.D), 10-5-2000)

Sec. 106-213. - Additional information.

The following additional information may also be required if deemed appropriate by staff, the planning and zoning commission or city council:

- (1) Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
- (2) Description of the present use, assessed value and actual value of the land affected by the proposed facility.
- (3) Description of the proposed use, anticipated assessed value and supporting documentation.
- (4) A description of any longterm plans or master plan for the future use or development of the property.
- (5) A description of the applicant's ability to obtain needed easements to serve the proposed use.
- (6) A description of any special construction requirements that may be necessary for any construction or development on the subject property.
- (7) A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.

(Ord. No. 674-A, § 1(4.2.E), 10-5-2000)

Sec. 106-214. - Council action.

The city council may grant such a waiver only upon finding that the information submitted is sufficient to determine that the proposed building, use, structure, development or activity will have an insubstantial impact on the surrounding area and that providing the information required by the submittal requirements is unreasonably burdensome on the applicant.

(Ord. No. 674-A, § 1(4.2.F), 10-5-2000)

Sec. 106-215. - Conditions of permit approval.

A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

- (1) The proposed use complies with all the requirements of the zoning district in which the property is located.
- (2) The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
- (3) The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
- (4)

Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.

- (5) The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
- (6) The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
- (7) The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
- (8) The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
- (9) Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
- (10) Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely effect neighboring properties.
- (11) There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
- (12) The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
- (13) The proposed use is in accordance with the city comprehensive land use plan.

(Ord. No. 674-A, § 1(4.2.G), 10-5-2000)

Sec. 106-216. - Additional conditions.

In authorizing a specific use permit, the planning and zoning commission may recommend, and the city council may impose, additional reasonable conditions necessary to protect the public interest and the welfare of the community.

(Ord. No. 674-A, § 1(4.2.H), 10-5-2000)

Sec. 106-217. - Time limit.

A specific use permit issued under this division shall become null and void unless construction or use is substantially underway within one year of the granting of the permit, unless an extension of time is approved the city council.

(Ord. No. 674-A, § 1(4.2.I), 10-5-2000)

Sec. 106-218. - Revocation of permit.

A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:

- (1) The permit was obtained or extended by fraud or deception.
- (2) One or more of the conditions imposed by the permit has not been met or has been violated.

(Ord. No. 674-A, § 1(4.2.J), 10-5-2000)

Sec. 106-219. - Amendments to specific use permit.

The procedure for amending a specific use permit shall be the same as for a new application, provided the administrative official may approve minor variations from the original permit which do not increase density, change traffic patterns or result in an increase in external impacts on adjacent properties or neighborhoods.

(Ord. No. 674-A, § 1(4.2.K), 10-5-2000)

Secs. 106-220—106-246. - Reserved.

Site Plan

**City Ordinance
Chapter 106 Zoning
Article IV
Supplementary Regulations
Section 106-828-832**

DIVISION 3. - SITE PLAN

Sec. 106-828. - Requirements generally.

Sec. 106-829. - Required prior to building permit.

Sec. 106-830. - Changes to the site plan.

Sec. 106-831. - Council approval.

Sec. 106-832. - Site plan content.

Secs. 106-833—106-857. - Reserved.

Sec. 106-828. - Requirements generally.

Whenever a site plan is required by this chapter, such site plan must conform to the requirements of this division. Unless otherwise specified in this chapter, all site plans must be approved by the city council, upon recommendation of the planning and zoning commission. The site plan submitted in support of an application shall satisfy the requirements for site plan submittals as set forth by the city staff. Site plans shall be reviewed by the city staff, and comments shall be returned within five working days after the review by the city staff. In no event shall the review process exceed 15 working days after submittal. The submittal date of the site plan shall be the date upon which the site plan is found to be in compliance with the provisions of the site plan application by the city staff.

(Ord. No. 674-A, § 1(4.1.A), 10-5-2000)

Sec. 106-829. - Required prior to building permit.

When required by this chapter, a site plan must be approved prior to the issuance of a building permit by the city.

(Ord. No. 674-A, § 1(4.1.B), 10-5-2000)

Sec. 106-830. - Changes to the site plan.

Changes to the site plan shall be processed in the same manner as the original approved site plan.

- (1) Except as otherwise provided in subsection (3) of this section, any site plan that is amended shall require approval of the city council, upon recommendation of the planning and zoning commission.
- (2) Changes to the site plan which will affect the use of the land may require either an amendment to a planned development or a rezoning of property, whichever applies.
- (3) Changes of details within a site plan which do not alter the basic physical relationship of the property to adjacent properties; do not alter the use permitted; and do not increase the density, floor area, height or reduce the yards provided at the boundary of the site as indicated on the approved site plan, may be authorized by the administrative official or his designee. An aggrieved party may appeal the decision of the administrative official or his designee to the zoning board of adjustment in accordance with the provisions of this chapter.

(Ord. No. 674-A, § 1(4.1.C), 10-5-2000)

Sec. 106-831. - Council approval.

Council approval of a site plan that accompanies a zoning change request shall become part of the amending ordinance.

(Ord. No. 674-A, § 1(4.1.D), 10-5-2000)

Sec. 106-832. - Site plan content.

The site plan shall contain the information listed below, and any or all of the required features may be incorporated on a single drawing if the drawing is clear and capable of evaluation by the city council and the staff personnel required to enforce and interpret this chapter.

- (1) The boundary lines and dimensions of the property, existing subdivision lots, available utilities, easements, roadways, sidewalks, emergency access easements, and public rights-of-way.
- (2) Topography of the property proposed for development in contours of not less than two feet, together with any proposed grade elevations, if different from existing elevations.
- (3) Floodplains, watercourses, marshes, drainage areas, and other significant environmental features including, but not limited to, rock outcroppings and major tree groupings. Topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project petition.
- (4) The location and use of all existing and proposed buildings or structures, including all refuse storage areas, and the minimum distance between buildings. Where building complexes are proposed, the location of each building and the minimum distances between buildings, and between buildings and the property line, street line, and/or alley.
- (5) Total number, location, and arrangement of off-street parking and loading spaces, where required.
- (6) All points of vehicular ingress, egress, and circulation within the property and all special traffic regulation facilities proposed or required to assure the safe function of the circulation plan.
- (7) Setbacks, lot coverage, and when relevant, the relationship of the setbacks provided and the height of any existing or proposed building or structure.
- (8) The location, size, and arrangement of all outdoor signs, exterior auditory speakers, and lighting.
- (9) The type, location, and quantity of all plant material used for landscaping, and the type, location, and height of fences or screening and the plantings around them.
- (10) If multiple types of land uses are proposed, a delineation of the specific areas to be devoted to various land uses.
- (11) Vicinity map, north point, scale, name of development, name of owner, name of planner, total acreage of project, and street address or common description of the property.
- (12) Current land uses and zoning district of the property and current land uses and zoning districts of contiguous properties.
- (13) Buildings on the exterior of the site and within 25 feet of all property lines.
- (14) The location and size of existing and proposed surface and subsurface drainage facilities, including culverts, drains, and detention ponds, showing size and direction of flow.
- (15) The number of square feet of the property after construction which will constitute impervious area or impervious surface and vegetated areas.
- (16) Architectural drawings, such as elevations, concept sketches or renderings depicting building types and other significant proposed improvements including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant's land use and development proposals.
- (17) Legal description of the total site area proposed for rezoning, development or specific use permit.
- (18) Signature, title and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans, and supporting documents reflect a reasonably accurate portrayal of the general nature and character of the applicant's proposals.

(Ord. No. 674-A, § 1(4.1.E), 10-5-2000)

Secs. 106-833—106-857. - Reserved.

Request a Zoning Change

For all Zoning Regulation see the following:

City of Crowley
Code of Ordinance
Chapter 106 Zoning

Request a Zoning Change

The applicant shall file two (2) blue or black line copies, folded to 8 ½” by 11” of the parcel in which is under consideration to the department of Community Development, fifteen days prior to the scheduled Planning & Zoning commission meetings, which are held on the 2nd and 4th Monday nights of each month. Applications must be submitted to the Community Development Department, City of Crowley, and 201 E Main Street, Crowley, Texas 76036.

Information Required:

- North point arrow (oriented to the top or right of the sheet) and date. Dates of revision are also to be added with each modified set of plans.
- Name, Address and phone number of contact person of developer, owner or builder, engineer or surveyor.
- Sheet size shall be 22 inches by 34 inches or 24 inches by 36 inches.
- Location map: one inch equals 1,000 feet
- The maximum scale shall be one inch equals 100 feet, except that nonresidential tracts over 100 acres may be drawn to a maximum scale of one inch equals 200 feet.
- Abstract(s) and survey(s) of subject tract.
- Abstract and survey lines.
- Boundary line, accurate in scale, of the subject tract.
- Zoning of subject lot and adjoining properties.

Zoning Districts

Division 11. Restricted Commercial District

Division 12. General Commercial District

For all Zoning Districts & District Regulation see the following:

City Ordinance
Chapter 106 Zoning
Article III Districts & District
Regulations

Crowley, Texas, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 106 - ZONING >> ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS >> DIVISION 11. - RC RESTRICTED COMMERCIAL DISTRICT >>

DIVISION 11. - RC RESTRICTED COMMERCIAL DISTRICT

Sec. 106-619. - Purpose.

Sec. 106-620. - Permitted uses.

Sec. 106-621. - Density, area, yard, height and lot coverage requirements.

Sec. 106-622. - Development regulations.

Sec. 106-623. - Landscaping regulations.

Sec. 106-624. - Development standards.

Secs. 106-625—106-651. - Reserved.

Sec. 106-619. - Purpose.

The purpose of the RC Restricted Commercial District is to provide for compatible land, building, and structure uses primarily oriented to select retail convenience goods and services which supply the daily needs of residential neighborhoods, including neighborhood shopping centers, select low intensity office uses, and select community facility uses. The RC restricted commercial district is most appropriately located at the intersection of collector streets and arterial streets and as a transition district between moderate and high density residential districts and higher intensity commercial and industrial districts.

(Ord. No. 674-A, § 1(3.10(intro.)), 10-5-2000; Ord. No. 01-689A, § 4, 7-5-2001; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 1(exh. A), 6-7-2007)

Sec. 106-620. - Permitted uses.

Uses permitted in the RC restricted commercial district shall be in accordance with section 106-801, permitted use table.

(Ord. No. 674-A, § 1(3.10.A), 10-5-2000; Ord. No. 01-689A, § 4, 7-5-2001; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 1(exh. A), 6-7-2007)

.....

Sec. 106-621. - Density, area, yard, height and lot coverage requirements.

The requirements regulating the minimum lot size, minimum yard sizes, maximum building height, and maximum percent of lot coverage by buildings, as pertains to the RC district, shall conform with the provisions provided in the area requirements for the following RC zoning district table:

RC Zoning District Area Requirements	
Minimum lot area	7,200 square feet
Minimum lot width	70 feet
Minimum lot depth	80 feet
Minimum front yard	25 feet
Farm to Market 731 and 1187	40 feet
Minimum side yard	
Adjacent to residential district	10 feet
Adjacent to RC, GC or I with certain conditions*	0 feet
If not 0 feet then the setback from the property line shall be for:	
Freestanding buildings	five feet
Between buildings, at least	ten feet
Minimum side yard adjacent to street (corner lot)	25 feet

Sec. 106-624. - Development standards.

All development located in the restricted commercial district shall comply with the following development standards:

- (1) *Minimum standards.*
 - a. Minimum front yard measured from the Farm to Market 731 and/or the 1187 right-of-way line shall be 40 feet.
 - b. All other restricted commercial front setbacks shall be 25 feet.
 - c. Minimum driveway radius shall be not less than 30 feet.
- (2) *Sidewalks.* Sidewalks shall be provided, along both sides of all rights-of-way. Sidewalks shall be placed in a natural, curvilinear, meandering pattern within the 15-foot landscape buffer. The width of these sidewalks shall be a minimum of four feet. (However, TX DOT may require a five-foot sidewalk where access is granted.). All sidewalks must maintain a minimum distance of four feet from behind the right-of-way line. It is the intent for the meandering pattern to consist of natural, subtle curves on fairly level areas, or long, natural, gentle curves on inclines and declines, depending on the grade change. Generally, the meandering pattern shall not exceed six feet either direction off of a straight line. Sidewalks shall match with the existing walkway of the adjoining property.
- (3) *Walkways in rights-of-way and driveway crossings.* A six-foot patterned concrete/pavestone walkway of uniform color and style shall be provided at all street and drive crossings throughout the district. The walkway shall be aligned centered on the adjacent sidewalk.
- (4) *Mechanical equipment screening.* All buildings must be designed such that no mechanical equipment (HVAC, etc.) or satellite dishes shall be visible from the right-of-way. This shall include equipment on the roof, on the ground or otherwise attached to the building or located on the site.
- (5) *Signs.* All signage shall be ground-mounted monument style signage with a maximum height of eight feet including the structure and sign. The maximum square footage of a monument sign shall be 50 square feet exclusive of columns. The structure of the sign shall be constructed of similar masonry material as the primary structure. Entire sign shall not exceed eight feet by 12 feet with message area being a maximum of 50 square feet. Alternative signs appropriate to the development and consistent with architectural intent of the development may be submitted to the planning and zoning commission for recommendation prior to being presented to city council. No neon signs will be permitted.
- (6) *Trash receptacles.* Trash receptacle enclosures shall be four sided with a gate and located outside buffer yards, and to the side or rear of the principal building. They shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure.
- (7) *Architectural fencing.* All architectural fencing which runs roughly parallel to the 731 or 1187 right-of-way shall be constructed of the primary masonry materials of the building, wrought iron or living plant material. It shall not run in a straight line without being offset by a minimum of six feet every 80 feet. Precast fencing shall be prohibited.
- (8) *Architectural lighting.* Outdoor lighting shall comply with the International Dark Sky Association recommendations, including the use of cutoff fixtures, utilizing optical systems and shielding to prevent light from being directed above 90 degrees from horizontal.

(Ord. No. 674-A, § 1(3.10.E), 10-5-2000; Ord. No. 01-689A, § 4, 7-5-2001; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 1(exh. A), 6-7-2007)

Secs. 106-625—106-651. - Reserved.

Sec. 106-624. - Development standards.

All development located in the restricted commercial district shall comply with the following development standards:

- (1) *Minimum standards.*
 - a. Minimum front yard measured from the Farm to Market 731 and/or the 1187 right-of-way line shall be 40 feet.
 - b. All other restricted commercial front setbacks shall be 25 feet.
 - c. Minimum driveway radius shall be not less than 30 feet.
- (2) *Sidewalks.* Sidewalks shall be provided, along both sides of all rights-of-way. Sidewalks shall be placed in a natural, curvilinear, meandering pattern within the 15-foot landscape buffer. The width of these sidewalks shall be a minimum of four feet. (However, TX DOT may require a five-foot sidewalk where access is granted.) All sidewalks must maintain a minimum distance of four feet from behind the right-of-way line. It is the intent for the meandering pattern to consist of natural, subtle curves on fairly level areas, or long, natural, gentle curves on inclines and declines, depending on the grade change. Generally, the meandering pattern shall not exceed six feet either direction off of a straight line. Sidewalks shall match with the existing walkway of the adjoining property.
- (3) *Walkways in rights-of-way and driveway crossings.* A six-foot patterned concrete/pavestone walkway of uniform color and style shall be provided at all street and drive crossings throughout the district. The walkway shall be aligned centered on the adjacent sidewalk.
- (4) *Mechanical equipment screening.* All buildings must be designed such that no mechanical equipment (HVAC, etc.) or satellite dishes shall be visible from the right-of-way. This shall include equipment on the roof, on the ground or otherwise attached to the building or located on the site.
- (5) *Signs.* All signage shall be ground-mounted monument style signage with a maximum height of eight feet including the structure and sign. The maximum square footage of a monument sign shall be 50 square feet exclusive of columns. The structure of the sign shall be constructed of similar masonry material as the primary structure. Entire sign shall not exceed eight feet by 12 feet with message area being a maximum of 50 square feet. Alternative signs appropriate to the development and consistent with architectural intent of the development may be submitted to the planning and zoning commission for recommendation prior to being presented to city council. No neon signs will be permitted.
- (6) *Trash receptacles.* Trash receptacle enclosures shall be four sided with a gate and located outside buffer yards, and to the side or rear of the principal building. They shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure.
- (7) *Architectural fencing.* All architectural fencing which runs roughly parallel to the 731 or 1187 right-of-way shall be constructed of the primary masonry materials of the building, wrought iron or living plant material. It shall not run in a straight line without being offset by a minimum of six feet every 80 feet. Precast fencing shall be prohibited.
- (8) *Architectural lighting.* Outdoor lighting shall comply with the International Dark Sky Association recommendations, including the use of cutoff fixtures, utilizing optical systems and shielding to prevent light from being directed above 90 degrees from horizontal.

(Ord. No. 674-A, § 1(3.10.E), 10-5-2000; Ord. No. 01-689A, § 4, 7-5-2001; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 1(exh. A), 6-7-2007)

Secs. 106-625—106-651. - Reserved.

Secs. 106-625—106-651. Reserved.

DIVISION 12. GC GENERAL COMMERCIAL DISTRICT

Sec. 106-652. Purpose.

The purpose of the GC General Commercial District is to provide for land, building, and structure uses primarily oriented to a variety of indoor and outdoor general business activities of a mixed and diversified nature which supply the needs of the community and to some degree that of the immediate regional area, including regional and community shopping centers. The general character of the GC General Commercial District comprises a broad range of retail and service uses, entertainment uses, community facilities, and general office uses. The GC General Commercial District is most appropriately located at major thoroughfare and highway

intersections, and as a transitional district between industrial districts and more restrictive commercial districts and high-density residential districts. Special exceptions to the restrictions in this district may be reviewed by the planning and zoning commission and recommended to the council.

(Ord. No. 674-A, § 1(3.11(intro.)), 10-5-2000; Ord. No. 01-689A, § 5, 7-5-2001; Ord. No. 04-2002-06, § II, 4-4-2002; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 2(exh. B), 6-7-2007)

Sec. 106-653. Permitted uses.

Uses permitted in the GC General Commercial District shall be in accordance with section 106-801, permitted use table.

(Ord. No. 674-A, § 1(3.11.A), 10-5-2000; Ord. No. 01-689A, § 5, 7-5-2001; Ord. No. 04-2002-06, § II, 4-4-2002; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 2(exh. B), 6-7-2007)

Sec. 106-654. Density, area, yard, height and lot coverage requirements.

The requirements regulating the minimum lot size, minimum yard sizes, maximum building height, and maximum percent of lot coverage by buildings, as pertains to the GC district, shall conform with the provisions provided in the area requirements for the following GC zoning district table:

<i>GC Zoning District Area Requirements</i>	
Minimum lot area	6,000 square feet
Minimum lot width	60 feet
Minimum lot depth	80 feet
Minimum front yard	25 feet
Farm to Market 731 and 1187	40 feet
Minimum side yard	
Adjacent to residential district	10 feet
Adjacent to RC, GC or I with certain conditions*	0 feet
If not 0 feet then the setback from the property line shall be for:	
Freestanding buildings	5 feet

<i>GC Zoning District Area Requirements</i>	
	Between buildings, at least
Minimum side yard adjacent to street (corner lot)	10 feet
Minimum rear yard	10 feet
Maximum building height	25 feet
Minimum masonry requirement	70 feet
	85 percent

*Conditions for zero lot line construction include no door or window openings on zero lot line wall and two-hour firewall with parapet extending a minimum of 30 inches above roof.
 (Ord. No. 674-A, § 1(3.11.B), 10-5-2000; Ord. No. 01-689A, § 5, 7-5-2001; Ord. No. 04-2002-06, § II, 4-4-2002; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 2(exh. B), 6-7-2007).

Sec. 106-655. Development regulations.

Any development regulations set forth in this zoning district shall be applicable as well as the following:

- (1) Any application for zoning changes within this zoning district must submit concurrent with their zoning application, a site plan which meets the requirements of division 3 of article IV of this chapter.
- (2) Under extenuating circumstances of hardship from natural or other disaster, the city council may choose to waive or reduce certain portions of these requirements.
- (3) Site plan requirements. The level of site plan approval for a new structure shall be determined by the permitted use table.

(Ord. No. 674-A, § 1(3.11.C), 10-5-2000; Ord. No. 01-689A, § 5, 7-5-2001; Ord. No. 04-2002-06, § II, 4-4-2002; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 2(exh. B), 6-7-2007)

Sec. 106-656. Landscaping regulations.

In addition to the requirements of article VII of this chapter, landscaping and trees, the following will apply:

- (1) A minimum 15-foot landscape buffer measured from the right-of-way line must be

provided. This buffer shall contain trees of three-inch caliper planted on 30-foot centers. Landscape buffer trees shall be trees identified as recommended trees in article VII of this chapter, landscaping and trees. Additionally, shrubs, berms, or a combination thereof, shall be used between the trees to create a screen for the parking areas. The screen is to be a minimum of three feet in height with maximum spacing of plants at 48 inches. No storage, parking or driveway areas (except for ingress/egress) may be allowed in this landscape buffer.

- (2) Irrigation. All landscaped areas required in this section shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation shall be supplied by an underground sprinkler system or a subterranean drip system. Automatic underground sprinkler systems shall be equipped with a freeze guard set at 38 degrees Fahrenheit. Landscaped islands shall be irrigated by an underground system. Irrigation of all landscaped areas adjacent to any parking and/or driving surfaces shall be accomplished such that a minimum amount of water is applied to parking and/or driving surfaces.

- (3) Landscaping maintenance. The property owner, tenant and agent, if any, shall be jointly and severally responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials which die shall be replaced with plant materials of similar variety and size, as required in subsection (1) of this section, within a six-month period.
- (4) Curbing. Curbing or other protective devices or barriers shall be installed to protect landscape buffer strips and street landscape setbacks from vehicular encroachment. No automobile or other type of vehicle shall be driven on any landscape buffer strip or street landscape setback (except for ingress/egress).
- (5) Parking lots shall contain a minimum of 140 square feet of landscaped island per each 18 contiguous parking spaces required. This landscape island is to include one three-inch caliper tree. All parking visible from Farm to Market 1187 or Farm to Market 731 at the time of development shall be screened from view by shrubs, berms or a combination thereof.
- (6) All shrubs, flowering plants, and trees planted in parking lot islands or adjacent to parking lots shall be set back three feet from any curb that provides for "head-in" automobile parking.
- (7) Landscape material in parking lots shall include shrubs and trees or a combination thereof, which in turn may be planted with a combination of grass, ground cover and/or flowering plants.
- (8) Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard. (Ord. No. 674-A, § 1(3.11.D), 10-5-2000; Ord. No. 01-689A, § 5, 7-5-2001; Ord. No. 04-2002-06, § II, 4-4-2002; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 2(exh. B), 6-7-2007)

Sec. 106-657. Development standards.

All development located in the GC General Commercial District shall comply with the following development standards:

- (1) *Minimum standards.*
- Minimum front yard measured from the Farm to Market 731 and/or the 1187 right-of-way line shall be 40 feet.
 - All other general commercial front setbacks shall be 25 feet.
 - Minimum driveway radius shall be not less than 30 feet.
- (2) *Sidewalks.* Sidewalks shall be provided along both sides of all rights-of-way. Sidewalks shall be placed in a natural, curvilinear, meandering pattern within the 15-foot landscape buffer. The width of these sidewalks shall be a minimum of four feet. (However, TX DOT may require a five-foot sidewalk where access is granted.). All sidewalks must maintain a minimum distance of four feet from behind the right-of-way line. It is the intent for the meandering pattern to consist of natural, subtle curves on fairly

level areas, or long, natural, gentle curves on inclines and declines, depending on the grade change. Generally, the meandering pattern shall not exceed six feet either direction off of a straight line. (Sidewalks shall match with the existing walkway of the adjoining property.)

- (3) *Walkways in rights-of-way and driveway crossings.* A six-foot patterned concrete/pavestone walkway of uniform color and style shall be provided at all street and drive crossings throughout the district. The walkway shall be aligned centered on the adjacent sidewalk.
- (4) *Mechanical equipment screening.* All buildings must be designed such that no mechanical equipment (HVAC, etc.) or satellite dishes shall be visible from right-of-way. This shall include equipment on the roof, on the ground or otherwise attached to the building or located on the site.
- (5) *Signs.* All signage located along 731 and 1187 shall be ground-mounted monument style signage with a maximum height of eight feet including the structure and sign. The maximum square footage of a monument sign shall be 50 square feet exclusive of columns. The structure of the sign shall be constructed of similar masonry material as the primary structure. Entire sign shall not exceed eight by 12 feet with message area being a maximum of 50 square feet. Alternative signs appropriate to the development and consistent with architectural intent of the development may be submitted to the planning and zoning commission for recommendation prior to being presented to city council. No neon signs will be permitted. The minimum spacing of monument signage shall be 250 feet.

- (6) *Trash receptacles.* Trash receptacle enclosures shall be four sided with a gate and located outside buffer yards, and to the side or rear of the principal building. They shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure.
- (7) *Play structures.* Play structures shall not be placed outdoors between the primary building and any adjacent public right-of-way.
- (8) *Architectural fencing.* All architectural fencing which runs roughly parallel to the 731 or 1187 rights-of-way shall be constructed of the primary masonry materials of the building, wrought iron or living plant material. It shall not run in straight line without being offset by a minimum of six feet every 80 feet.
- (9) *Architectural lighting.* Outdoor lighting shall comply with the International Dark Sky Association recommendations, including the use of "cutoff" fixtures, utilizing optical systems and shielding to prevent light from being directed above 90 degrees from horizontal.

(Ord. No. 674-A, § 1(3.11.E), 10-5-2000; Ord. No. 01-689A, § 5, 7-5-2001; Ord. No. 04-2002-06, § II, 4-4-2002; Ord. No. 12-2006-24, § 2(exh. B), 12-7-2006; Ord. No. 06-2007-08, § 2(exh. B), 6-7-2007)

Secs. 106-658—106-687. Reserved.

DIVISION 13. I INDUSTRIAL DISTRICT

Sec. 106-688. Purpose.

The purpose of the I Industrial District is to provide for land, building, and structure uses encompassing a variety of mixed wholesale and ware-