



CITY COUNCIL 1ST READING ACTION

TO: City Council
FROM: Planning and Development Services Department
DATE: May 29, 2026
RE: City Council Action from the May 5, 2026 Meeting

At the May 5, 2026 City Council meeting, City Council recommended approval of the Land Development Code on 1st reading with the following amendments. All amendments have been incorporated into the Development Code included in the Council packet and are indicated with a **yellow box** and a note describing the amendment. All amendments have also been added to the Justification Table in the Council packet.

Amendments:

Edit #	Topic	Amendment
#2-28 <i>(pg. 2:30)</i>	Chapter 2: Waiting Periods for Zoning Applications	<p>Section 2.5.1.2.F: Waiting Periods for Certain Amendments Summary: <i>This amendment specifies the circumstances under which a zoning application will have a 1-year waiting period.</i></p> <div data-bbox="1249 760 1902 1323" style="border: 1px solid black; padding: 10px;"> <p>F. Waiting Periods for Certain Amendments</p> <ol style="list-style-type: none"> 1. A request to change the zoning district designation for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within one year of any of the following: <ol style="list-style-type: none"> a. Passage by A the City Council of a motion to deny vote to deny the same requested change for all or any portion of the parcel; b. Withdrawal of the same requested change by the applicant at any time after the first City Council meeting at which the change is to be considered has been called to order; or c. A modification to the boundary of the same requested change by the applicant after the Planning and Zoning Commission has voted on the matter. </div>

#5-30
(pg. 5:5)

Chapter 5: Purpose
Built Student
Housing

Table 5.1 Land Use Matrix

Summary: This amendment adds an asterisk next to "C", Conditional, to clarify that the use of Purpose Built Student Housing requires a Council-approved CUP. The amendment also adds a new element to the Legend.

Purpose Built Student Housing	--	=	--	--	--	--	--	--	--	--	--	--	--	--	C*	C*	--	--	--	--	--	--	Section 5.1.4.9	
Manufactured Home	--	P	--	--	--	--	--	--	--	--	--	--	--	--	#5-30		--	--	--	--	P	--	Section 5.1.4.10	
Mobile Home Community / Manufactured Home Park / Tiny Home Village	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.11	
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL		NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS					SPECIAL DISTRICTS				DEFINITION USE STANDARDS							
	FD	MH	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-50	BP	HC	LI	HI	MH	CW	
LEGEND																								
P	Permitted Use	L	Limited Use	C	Conditional Use	C*	Conditional Use - Council Approved		--	Uses Not Permitted														

<p>#5-31 (pg. 5:37 and pg. 5:38)</p>	<p>Chapter 5: <i>Restaurant/Bar Use</i></p>	<p>Section 5.1.5.5.B.4.b.3 Restaurant/Bar Summary: <i>This amendment revises the standards applicable to Eating Establishments with on-premise consumption of alcohol in the Central Business Area (CBA).</i></p>	<p>b. Downtown CBA Boundary. Where an eating establishment including the sale of alcohol is located in the downtown CBA boundary the following additional standards apply: #5-15</p> <ol style="list-style-type: none"> 1. Permits for an eating establishment including alcohol sales in the downtown CBA boundary are valid for <u>up to</u> three years from date of issuance. A renewal permit for a current permit holder may be administratively issued under Section 2.8.3.7. 2. The business must have a kitchen and food storage facilities of sufficient size to enable food preparation. The kitchen must be equipped with, and must utilize, a commercial grill, griddle, fryer, oven, or similar heavy food preparation equipment <u>in accordance with the City's Health Code.</u> 3. #5-31 The business must <u>serve meals have meals available to customers during at least two meal periods at least 8 hours each day during the hours that</u> the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each <u>meal period meal service.</u> A meal period means a period of at least four hours.
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#5-24 &
#5-32
(pg.5:38)

Chapter 5:
Data Centers

Section 5.1.7.10 Data Center

Summary of Council Amendment: This amendment adds additional wording to the definition and use standards related to use of a "Data Center".

Section 5.1.7.10 Data Center

#5-24

A. **Defined.** This definition is intended for a Data Center that is the principal and primary use of the lot or building. A facility housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems, that supply information to single or multiple end users off-site, including, but not limited to, cryptocurrency mining and facilities. May also be referred to as a server farm. The use of on-site gas/coal power generation for the data center shall be considered the use of a Major Utility and shall require a Conditional Use Permit. A Data Center shall provide services primarily to off-site users. Facilities providing services on-site are not considered a Data Center if the use occupies less than 10 percent of the development's total gross floor area.

B. **Use Standards.** Where a data center is being proposed, it is subject to the following:

1. When adjacent to a residential use, all structures shall be setback 200 feet from the property line, and 1,000 feet from a property with any of the following:

- a. a residential use;
- b. a zoning category which permits residential use;
- c. hospital or health facility with overnight patients;
- d. hotel;
- e. agricultural use;

This amendment was approved on first reading at the May 5th City Council meeting.

- f. school; and
 - g. day care facility.
2. A Transitional Protective Yard Type C/D per Section 7.2.2.4 shall be installed.
 3. On-site electrical equipment and any associated outdoor storage shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district, following Section 7.2.5.2.C.
 4. On-site generators serving as a backup power source shall be designed, installed, and operated to meet the United States Environmental Protection Agency Tier 4 emission standards and certification requirements.
 5. No data center may use a potable water source for cooling purposes. All cooling systems for data centers must use non-potable water sources, such as reclaimed water, or employ alternative cooling technologies that do not require potable water.
 6. The site shall be designed to minimize noise impact on neighboring residential, hotel, hospitals, and other uses where people sleep overnight, and activity on the property shall not produce sound in excess of 60 decibels in accordance with Section 7.4.2.1 (B). As part of the conditional use permit process, conditions may be placed on the property to regulate noise.
 7. The location and operation of any power generation on the property shall be subject to #5-25 rt of the conditional use permit process.

#5-25

#2-29
(pg. 2:57)

Chapter 2:
Conditional Use
Permit Criteria for
Approval

Section 2.8.3.4 Criteria for Approval

Summary: Adds additional criteria to be considered when reviewing Conditional Use Permits.

Section 2.8.3.4 Criteria for Approval

A. When considering an application for a conditional use permit, the Planning and Zoning Commission or City Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan; **#0-1**
2. The proposed use is consistent with any adopted ~~small~~ area plan or neighborhood character study for the area.
3. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
4. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes Improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
5. The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
6. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
7. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; ~~and~~

8. The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood; **B.**

9. Any other factors which shall substantially affect public safety; and

#2-25

10. Any other factors which shall substantially affect public health.

11. The proposed use may contribute to strain on natural resources, such as water, or similar.

#2-29

12. The proposed use may contribute to strain on public services or utilities, such as electricity, water, and wastewater, or similar.

#4-66
Chapter 4:
Planning Area (PA)
Zoning District
(Pg. 4:91)

Section 4.4.3.8 Planning Area District (Table 4.16)
Summary: This amendment provided a definition for “% Allocation” to table 4.16 to provide clarity on the term.

#4-40

TABLE 4.16 PLANNING AREA DISTRICT ALLOCATION

<u>PREFERRED SCENARIO AREA PLACE TYPE AREA</u>	<u>PLANNING AREA DESCRIPTION</u>	<u>DISTRICT</u>	<u>% ALLOCATION* (BUILDABLE LAND)</u>
<u>Conservation/Cluster and Neighborhood Low-New</u>	The intention of the Conservation/Cluster and Neighborhood Low-New planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas <u>conserve substantial areas of environmentally sensitive and prime agricultural land by directing residential development into compact, clustered patterns within locations deemed suitable for such development.</u>	CD-1 or 2	60% 40% min.
		CD-2.5 or 3 CD-3, CD-4, CD-5	20-40%, 0-60% 10-30% 0-5%
<u>Conservation Cluster</u>	The Conservation/Cluster planning area is intended to protect extensive environmentally sensitive resources and agricultural lands while permitting development to occur in well-defined, clustered configurations in appropriate areas.	CD-1, CD-2	50% min.
		MH, CD-3, CD-4, CD-5, CM, BP, HC, LI	0-50%

*** % ALLOCATION.** Percent allocation refers to the percent of each zoning district(s) that is allowed to be allocated on the property. All floodway and water quality zones must be dedicated as CD-1 and may count towards the required allocation percentages in Table 4.16.

#4-40
Chapter 4:
Regulating Plan
(pg. 4:92)

Section 4.4.3.9 Regulating Plan
Summary: Provide clarification text to connect the reader to the Parkland Dedication Section.

C. Additional Development Standards Parkland Requirements.
See Chapter 3, Article 10, Parks and Open Space.

1. Parkland Requirements. Planning area districts shall:

#4-40

- a. Include parkland constructed to the general neighborhood park standards in Section 3.10.2.1 within 800 ft. of the center of the pedestrian shed.
- b. Include parkland designed as a playground under Section 3.10.2.1 within 1000 ft. of any residential lot.

2. Affordable Housing. Planning area districts shall:

- a. Make a minimum of 10% of the units conform to the requirements for affordable housing under Section 4.3.1.1. These units are eligible to any incentives associated with the provision of affordable housing in this development code.

<p>#2-30 (pg. 2:22 and pg. 2.23)</p>	<p>Chapter 2: Waiting Period for Comprehensive Plan Amendment Applications</p>	<p>Section 2.4.2.3 Waiting Periods for Comprehensive Plan Map Amendments Summary: Added a waiting period for Comprehensive Plan Map Amendments in certain situations.</p> <p>B. Waiting Periods for Certain Amendments #2-30</p> <p>1. <u>A request to change the Comprehensive Plan Map Amendment shall not be considered by the Planning and Zoning Commission or the City Council within one year of any of the following:</u></p> <p>a. <u>Passage by the City Council of a motion to deny the same requested change for all or any portion of the parcel:</u></p> <p>#2-30</p> <p>b. <u>Withdrawal of the same requested change by the applicant at any time after the first City Council meeting at which the change is to be considered has been called to order.</u></p>
<p>#5-15 (pg. 5:24)</p>	<p>Chapter 5: Eating Establishments in the Downtown CBA with an Alcohol CUPs – Distance for cleaning</p>	<p>Section 5.1.5.5.B.3.b.7 Downtown CBA Boundary Summary: City Council revised the distance an eating establishment in the downtown CBA with on-premise consumption of alcohol is responsible for cleaning/maintaining from 100’ to 50’. (Note, the current adopted Development Code states 50’, the Planning and Zoning Commission recommended 100’)</p>

		<p>7. The business shall be responsible for <u>maintaining the sidewalk, gutters, parking lot, all areas the subject property and the abutting right-of-way, excluding the public street or alley pavement,</u></p> <p>#5-15 <u>within 100 50 feet of any entrance and exit, and all areas of the permitted property</u> in a clean and sanitary condition, free from litter and refuse at all times. <u>The maintenance responsibilities shall not overlap another alcohol CUP holder's maintenance area.</u></p> <p>(Ord. No. 2020-60, 9-1-2020)</p> <p>This amendment was approved on first reading at the May 5th City Council meeting.</p>
<p>#5-16 (p. 5:25)</p>	<p>Chapter 5: On-Premise Consumption of Alcohol</p>	<p>Section 5.1.5.5.E.2.c. and Section 5.1.5.5.E.2.c. On Premise Consumption of Alcohol</p> <p>Summary: City Council revised the distance a business with on-premise consumption of alcohol is responsible for cleaning/maintaining from 100' to 50'.</p> <p>c. Cleanliness. The business shall be responsible for maintaining <u>the sidewalk, gutters, parking lot, all areas the subject property and the abutting right-of-way, excluding the public street or alley pavement,</u> within <u>100 50 feet of any entrance and exit, and all areas of the permitted property</u> in a clean and sanitary condition, free from litter and refuse at all times. <u>The maintenance responsibilities shall not overlap another alcohol CUP holder's maintenance area.</u></p> <p>(Ord. No. 2020-60, 9-1-2020)</p> <p>This amendment was approved on first reading at the May 5th City Council meeting.</p> <p>Amended: Jk</p>

<p>#5-41 (pg. 5:24)</p>	<p>Chapter 5: Bar in the CBA Boundary</p>	<p>Section 5.1.5.5.C.2.b Downtown CBA Boundary</p> <p>Summary: <i>This amendment prevents a mobile food unit as solely a “Bar” use within the Downtown CBA Boundary. (Note: A mobile food unit is still allowed in the Downtown CBA Boundary as a restaurant. In addition a mobile food unit may still propose on-premise consumption of alcohol with a Conditional Use Permit but must meet the requirements of an Eating Establishment).</i></p> <p>b. Downtown CBA Boundary. <u>Where a bar is located in the downtown CBA boundary the following additional standards apply:</u></p> <ol style="list-style-type: none"> <u>In the Downtown CBA boundary the total number of bars is limited to 14. If the maximum number of active bars has been met, or may be met if any one or more pending applications are approved, any further applications in the Central Business Area shall be placed on a waiting list and individually referred to the Planning and Zoning Commission for consideration within 45 days, in the same order as submitted, when the number of permits is less than the maximum allowed.</u> <u>A mobile food unit shall not be permitted as a Bar in the Downtown CBA Boundary. A mobile food unit proposing on-premise consumption of alcohol within the Downtown CBA Boundary must be an Eating Establishment in accordance with Section 5.1.5.5.B and following the requirements in the Downtown CBA Boundary outlined in Section 5.1.5.5.B.3.b.</u>
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#5-41

This amendment was approved on first reading at the May 5th City Council meeting.

#2-8
(Pg. 2-9
and 2-10)

Chapter 2: Protests
to Zoning
Application
Requests

Section 2.2.4.2 Review Authority

Summary: This amendment provided more clear language within the section and was not substantive.

Section 2.2.4.2 Review Authority

The city council shall finally decide all types of development applications, appeals, or petitions for relief authorized under this development code Table 2.1.

A. Super-Majority Vote. Unless otherwise specified in Section 2.2.4.2.B.d development applications where a super majority vote is required by this development code shall not become effective except by the favorable vote of six members of the City Council under the following circumstances:

1. When the planning and zoning commission recommends denial of the application.
2. Except as specified in subsection 3, Wwhen a written protest against the application is signed by the owners of 20 percent or more of either:
 - a. The area of the subject property; or
 - b. The land adjoining the subject property; or
 - c. The land within 200 feet of the subject property; or
 - d. The land within 400 feet of the subject property.

#2-8

3. When a written protest for a zoning change, that is not a comprehensive zoning change as defined by the Texas Local Government Code, is signed by the owners of at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

This amendment was approved on first reading at the May 5th City Council meeting.

#2-8

This amendment was approved on first reading at the May 5th City Council meeting.

4. In computing the percentage of land area under Section 2.2.4.2.A above, the area of streets and alleys shall be included in the computation and the land area is not calculated individually for each tract of land subject to a proposed change in zoning regulation or district boundary but in the aggregate for all tracts of land subject to the change. For purposes of this subsection, the following shall apply:
 - a. The written protest of any one owner of land owned by two or more persons shall be presumed to be the protest of all such owners;
 - b. The written protest must be submitted to the city clerk at least five business days before the date of the meeting at which the proposed change is to be considered;
 - c. A person who wishes to withdraw a signature from a written protest must submit a signed, written request for the withdrawal to the city clerk by the deadline for submitting a written protest. A signature may not be otherwise withdrawn; and
 - d. An application may not be modified to change the boundaries of the subject property after a written protest application requiring a super-majority vote of the city council has been submitted.

<p>#5-6 (pg. 5:9)</p>	<p>Chapter 5: Land Use Matrix</p>	<p>Table 5.1 Land Use Matrix. Summary: Revise Land Use Matrix to allow the use of Microbrewery as “Conditional” in Business Park (BP) zoning.</p> <div data-bbox="554 204 1776 578" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">TABLE 5.1 LAND USE MATRIX</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #d9ead3;"> <th rowspan="2">TYPES OF LAND USES</th> <th colspan="5">CONVENTIONAL RESIDENTIAL</th> <th colspan="5">NEIGHBORHOOD DENSITY DISTRICTS</th> <th colspan="5">CHARACTER DISTRICTS</th> <th colspan="5">SPECIAL DISTRICTS</th> <th rowspan="2">DEFINITION USE STANDARDS</th> </tr> <tr style="background-color: #d9ead3;"> <th>FD</th><th>MH</th><th>SF-R</th><th>SF-6</th><th>SF-4.5</th> <th>ND-3</th><th>ND-3.2</th><th>ND-3.5</th><th>ND-4</th><th>N-CM</th> <th>CD-1</th><th>CD-2</th><th>CD-2.5</th><th>CD-3</th><th>CD-4</th><th>CD-5</th><th>CD-5D</th> <th>BP</th><th>HC</th><th>LI</th><th>HI</th><th>MH</th><th>CM</th> </tr> </thead> <tbody> <tr style="background-color: #d9ead3;"> <td>INDUSTRIAL</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Light Industrial</td> <td>--</td><td>==</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>--</td><td>C</td><td>--</td><td>--</td><td>P</td><td>P</td><td>--</td><td>C</td> <td>Section 5.1.7.1</td> </tr> <tr style="background-color: #fff2cc;"> <td>Microbrewery</td> <td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>==</td><td>C</td><td>C</td><td>C</td><td>P</td><td>P</td><td>==</td><td>C</td> <td>Section 5.1.7.1</td> </tr> </tbody> </table> </div>	TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL					NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS	FD	MH	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	BP	HC	LI	HI	MH	CM	INDUSTRIAL																								Light Industrial	--	==	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1	Microbrewery	==	==	==	==	==	==	==	==	==	==	==	==	==	==	C	C	C	P	P	==	C	Section 5.1.7.1
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<p>#5-33 , #5-34 & #5-35 (pg. 5:4)</p>	<p>Chapter 5: Community Gardens, Urban Farms, Plant Nursery</p>	<p>Table 5.1, Land Use Matrix Summary: To expand where the use of Community Gardens, Urban Farms, and Plant Nursery are permitted.</p> <ul style="list-style-type: none"> • Allow Community Garden under all zoning districts • Allow Urban Farms with a Conditional Use Permit “C” under Business Park (BP) and permitted in Heavy Industrial (HI) • Allowing Plant Nursery with a Conditional Use Permit “C” under Neighborhood Density District -4 (ND-4) and limited in Character District -4 (CD-4) 																																																																																																																			

Section 5.1.1.2 Land Use Matrix

#5-1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL					NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS			
	FD	MH	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	BP	HC	LI		HI	MH	CM
AGRICULTURAL USES																								
Barns or a Agricultural b Buildings	P	=	L	--	--	--	--	--	--	--	P	P	--	L	--	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	=	L	--	--	--	--	--	--	--	--	P	--	L	--	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden #5-33	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.2.3
Urban Farm #5-34	P	P	C	C	C	C	C	L	L	C	P	P	L	L	L	C	C	C	P	P	P	P	C	Section 5.1.2.4
Plant Nursery #5-35	L	=	--	--	--	--	--	--	C	P	--	L	--	--	P	P	P	P	P	P	P	--	P	Section 5.1.2.5

#4-65 & 5-36
(pg. 4:80, 4:108, 4:114, 4:120, 5:5)

Chapter 4 & Chapter 5:
Character District – 2.5 & Table 5.1

Section 4.4.3.3. Character District – 2.5
Summary: This zoning district was revised to allow the “Townhouse” & “Cottages Court” Building Type and land uses in CD-2.5.

LOT		
BUILDING TYPE	LOT AREA	LOT WIDTH
House	4,500 sq. ft. min.	40 ft. min.
Cottage Court	1,200 sq. ft. min.	20 ft. min.
Duplex	4,000 sq. ft. min.	40 ft. min.
Townhouse	1,500 sq. ft. min.	20 ft. min. / 120 ft. max.
Civic	4,500 sq. ft. min.	50 ft. min.

#4-65

BUILDING TYPES ALLOWED	
Accessory Dwelling Unit	Section 4.4.5.1
House	Section 4.4.5.2
Cottage Court	Section 4.4.5.3
Duplex	Section 4.4.5.4
Townhouse	Section 4.4.5.6
Civic	Section 4.4.5.14

#4-65

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL					NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS				
	FD	MH	SF-R	SF-G	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	BP	HC	LI		H	MH	CM	
Family Home Care	P	=	P	P	P	P	P	P	P	--	--	P	P	P	P	--	--	--	--	--	--	--	--	Section 5.1.3.5	
Short Term Rental	t	t	t	t	t	t	t	t	t	P	--	t	t	t	P	P	P	--	--	--	--	t	P	Section 6.1.3.6	
See Chapter 34 of the City Code																									
RESIDENTIAL USES																									
Single Family Detached / Tiny Home	P	P	t	t	t	t	t	t	t	--	--	P	t	P	P	--	--	--	--	--	--	--	P	--	Section 5.1.4.2
Cottage Court	--	=	--	--	--	--	--	t	t	--	--	--	t	P	P	--	--	--	--	--	--	--	--	--	Section 5.1.4.3
Two Family	--	=	--	--	--	--	--	t	t	--	--	--	t	P	P	--	--	--	--	--	--	--	--	--	Section 5.1.4.4
Single Family Attached	--	=	--	--	--	t	t	t	t	t	--	--	t	P	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.5

#5-2

#5-36

Section 4.2.1.2 Building Types Allowed by Zoning District







Building types are allowed by zoning district as set forth below.

#4-60

#4-61

#4-65

TABLE 4.18 BUILDING TYPES ALLOWED BY DISTRICT

	FD CO-2 SF-R	SF-6 SF 4.5	ND-3	ND- 3.2	ND- 3.5	ND-4	N-CM	CO- 2.5	CO-3	CO-4
 ACCESSORY DWELLING UNIT	■	■	■	■	■	■	■	■	■	■
 HOUSE	■	■	■	■	■	■	■	■	■	■
 COTTAGE COURT	--	--	--	■	■	--	■	■	--	--
 DUPLEX	--	--	--	■	■	■	■	■	■	■
 ZERO LOT LINE HOUSE	--	--	■	■	■	--	--	■	■	--
 TOWNHOUSE	--	--	--	■	■	■	■	■	■	■

#5-38,
#5-39,
#5-40

(pg. 5:18)

Chapter 5:
Small Multi-Family
(Up to 9 Units),
Section 5.1.4.7
Courtyard Housing
(up to 24 units),
and Section 5.1.4.8
Multi Family (10 or
more units)

Section 5.1.4.6, Small Multifamily, 5.1.4.7. Courtyard Housing, 5.1.4.8 Multifamily
Summary: Revises the Use Standards in the Small Multifamily, Courtyard Housing, and Multifamily uses to increase the number of bedrooms permitted in each unit from three bedrooms to four bedrooms.

Section 5.1.4.8 Multi Family (10 or more units)

- A. **Defined.** Ten or more dwelling units on a single lot.
- B. **Use Standards.** No more than **three four** bedrooms are permitted to be constructed per unit. **#5-40**

Section 5.1.4.6 Small Multi-Family (up to 9 units)

- A. **Defined.** Three to nine dwelling units on a single lot that do not meet the definition of single family attached or cottage court above.
- B. **Use Standards.** Where small multi-family is allowed as a limited use the following standards apply:
 - 1. ~~Occupancy of each unit is restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship; and~~
 - 2. No more than **three four** bedrooms are permitted to be constructed per unit. **#5-38**

		<p>Section 5.1.4.7 Courtyard Housing (up to 24 units)</p> <p>A. Defined. Up to 24 dwelling units arranged around a common courtyard and located on a single lot or up to 24 attached units arranged around a common courtyard.</p> <p>B. Use Standards. Where courtyard housing is allowed as a limited use the following standards apply:</p> <ol style="list-style-type: none"> 1. Occupancy of each unit is restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship; and 2. No more than three four bedrooms are permitted to be constructed per unit. #5-39
<p>#5-37 (pg. 5:21)</p>	<p>Chapter 5: Professional Office</p>	<p>Section 5.1.5.1.B Professional Office Use Category</p> <p>Summary: <i>Revising the use standards for a “Professional Office” use to expand the allowable locations and the building size where it is permitted as a “Limited” use in the Land Use Matrix (It is Limited in the ND-4 and CD-4 zoning districts)</i></p> <p>B. Use Standards. Where an office use is limited it is subject to the following standards:</p> <ol style="list-style-type: none"> 1. Must be located on the first floor or in a one-story building at the intersection of 2 public streets; #5-37 2. The building or unit cannot exceed 4,000 square feet; and 3. Hours of operation can begin no earlier than 6AM and end not later than 11PM, including all deliveries.

<p>#6-5 (pg. 6:11)</p>	<p>Chapter 6: <i>Water Quality and Buffer Zone Mitigation Allowances</i></p>	<p>Section 6.2.3.3 Water Quality and Buffer Zone Mitigation Allowances Summary: <i>This amendment clarifies that the impervious cover on slopes inside the Edwards Aquifer should follow the percentages shown in Table 6.3</i></p> <div data-bbox="552 280 1161 935" style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p>Section 6.2.3.4 Sensitive Feature Protection Zone</p> <p>No development or impervious cover is allowed within a sensitive feature protection zone except for those cases listed in Section 6.2.3.5(C).</p> <p>Section 6.2.3.5 Mitigation and Exceptions</p> <p>A. Mitigation. The following is permissible with adequate mitigation that replaces lost water quality benefits:</p> <ol style="list-style-type: none"> 1. Impervious cover limitations may be exceeded in a buffer zone for land with a gradient of less than 15 percent outside the Edwards Aquifer Recharge Zone and 20 percent all slopes within the Edwards Aquifer Recharge Zone limited to the percentages shown in Table 6.3; and 2. Water quality and/or buffer zones may be reclaimed outside the Edwards Aquifer Recharge Zone. Mitigation shall consist of meeting a Total Suspended Solid (TSS) removal requirement or increase in TSS removal requirement for the site or portion of the site as determined adequate by the Responsible Official. </div>
<p>#7-2 (pg. 7:3)</p>	<p>Chapter 7: <i>Maximum Parking</i></p>	<p>Section 7.1.1.3 Maximum Parking Summary: <i>This amendment lowers the threshold that triggers maximum parking mitigation requirements.</i></p> <p>Section 7.1.1.3 Maximum Parking</p>

~~C. All parking spaces, excluding drive aisles, shall utilize a permeable paving system meeting the performance standards for infiltration rates and storage included in the city's stormwater technical manual.~~

#7-2

A. Intent. The intent of the maximum parking requirement is to discourage the overparking of properties and mitigate the impact of impervious cover added to a site in excess of what is required to satisfy the minimum parking provisions.

B. Applicability. Except for single- and two-unit living or for uses providing 10 or fewer surface parking spaces, when the surface parking provided to serve a use exceeds 150% 130% of the required parking ratios as specified in Section 7.1.2.1, one or more of the following mitigation requirements must be provided.

C. Mitigation Requirements

This amendment was approved on first reading at the May 5th City Council meeting.

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