

**ORDINANCE NO. O-2023-17**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY CHANGING THE ZONING FROM “AG”, AGRICULTURAL DISTRICT TO “C-1”, LIGHT COMMERCIAL DISTRICT, “PMXD-1”, PLANNED MIXED-USE DISTRICT, AND “R-1B”, SINGLE-FAMILY RESIDENTIAL DISTRICT ON TRACT 79L OF ABST A0526 WM KEYS, ONE TRACT CONTAINING APPROXIMATELY 41.58 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF OLD OMEN ROAD AND COUNTY ROAD 2120 (4201 OLD OMEN ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Tyler, Texas, and the City Council of the City of Tyler, Texas, in compliance with the Charter and the State law with reference to the zoning ordinance of the City of Tyler, Texas, and zoning map, have given requisite notices by publication and otherwise and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council is of the opinion that the zoning change should be made as set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:**

**PART 1:** That the following zone change is hereby approved as follows:

**I. APPLICATION Z22-075**

That the following described property, which has heretofore been zoned “AG”, Agricultural District, shall hereafter bear the zoning classification of “C-1”, Light Commercial District, “PMXD-1”, Planned Mixed Use District, and “R-1B”, Single-Family Residential District, to wit:

On Tract 79L of ABST A0526 WM KEYS, one tract containing approximately 41.58 acres of land located at the northwest intersection of Old Omen Road and County Road 2120 (4201 Old Omen Road) and in accordance with the Final Site Narrative in Exhibit “A” and the Prohibited Uses Table in Exhibit “B” attached hereto and incorporated herein.

**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

**PART 4:** That this ordinance shall be effective on and after its date of passage and approval by the City Council.

**PASSED AND APPROVED** this the 22<sup>nd</sup> day of February A.D., 2023.




DONALD P. WARREN, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2023-17**  
**EXHIBIT "A"**  
**FINAL SITE NARRATIVE**

**ORDINANCE NO. O-2023-**  
**PLANNED DEVELOPMENT ZONING NARRATIVE**  
**(02/03/23)**

**Development Name:** East Maple Estates

**Owner:** Northchase Development, LLC  
**Developer:** Ed Thompson with Northchase Development LLC  
**Existing Zoning:** AG  
**Proposed Zoning:** PMXD-1  
**Property:** 2.595 Acres, E. Bodenheimer Survey, A-94  
(3895 North Broadway Ave.)

**I. APPLICABLE REGULATIONS**

This Ordinance amends the Zoning Ordinance of the City of Tyler as applied to the Property. Material changes to this Narrative will require approvals of the Planning & Zoning Commission and City Council.

**II. PURPOSE AND INTENT**

The purpose of this ordinance is to create standards and regulations that allow the planned development of 2.595 acres within the City limits of Tyler. The Property is located on the east side of North Broadway Ave., at the intersection of E NE Loop 323. The master plan for the Property focuses primarily on retail and commercial uses, along with multi-family residential.

The current zoning for the Property is AG. The proposed zoning shall encompass all 2.595 acres to be zoned PMXD-1. This ordinance shall serve to amend the "PMXD-1 Planned Mixed Use District-1" standards and regulations, as stated in Section 10-25 (d) of the UDC, as applicable to the subject Property only. It is the opinion of both the Owner and the Developer that the mixed uses planned for the Property, as stated above, are compatible with the surrounding development.

The Developer's intent is to provide additional commercial and retail lots, including acreage for medium-density multifamily residential development, for development in the North Broadway corridor at Loop 323, which is prime location for a mixed-use center, in accordance with one of the key targets of the Tyler 1<sup>st</sup> Comprehensive Plan.

**III. DEFINITIONS**

Terms used within this ordinance shall be defined as follows:

- a. City, City of Tyler
- b. Property, The 2.595 acres of land being the subject of the PMXD-1 zoning herein, as depicted on Exhibit A – Zoning Map (attached hereto) and as described by metes and bounds on Exhibit B (also attached).
- c. UDC, The Unified Development Code of the City, current edition.

**IV. CONCEPT PLAN**

A generalized Concept Plan is provided as Exhibit C (attached). The Concept Plan depicts the Property and adjoining lands, existing and proposed public street network, and major parcels within the Development.

**V. PERMITTED USES FOR PMXD-1**

Subject to the list of restrictions in the attached table, which are Expressly Prohibited Uses, all uses permitted by Section 10-49 of the UDC [Nonresidential District Use Table] for PMXD-1 Districts are permitted in the PMXD-1 zone.

**VI. DIMENSIONAL STANDARDS FOR PMXD-1**

All development in the PMXD-1 district on the Property shall comply with the following:

a. Minimum lot area	1.0 acre
b. Minimum street frontage per lot: 75 feet	75 feet
c. Minimum building separation (same lot): 15 feet	15 feet
d. Maximum height (feet):	60 feet
e. Maximum height (stories):	5
f. Minimum height:	20 feet
g. Minimum setback – front yard:	15 feet
h. Minimum setback – rear yard:	15 feet
i. Minimum setback – side yard, interior:	15 feet
j. Minimum setback – side yard, corner:	15 feet
k. Minimum landscape buffer along Loop 323	10 feet
l. Maximum lot coverage:	60 percent
m. Maximum density (Multi-family lots):	24 units/acre

**VII. OFF-STREET PARKING**

The minimum number of parking spaces to be provided for all structures in the PMXD-1 shall be in accordance with Section 10-360 of the UDC [Off-Street Parking Requirements], based on type of use and floor areas as may be applicable to each structure.

The required minimum number of parking spaces may be comprised of surface parking, parking garages, or a combination thereof.

**VIII. OPEN SPACE**

Any lot or parcel within the Property shall provide the required landscape area (15 percent, minimum, per Section 10-295 of the UDC).

**IX. BUFFERYARDS**

Bufferyards shall be provided on all lots in accordance with Section 10-321 of the UDC.

**X. SIGNAGE**

Site signage shall be compliant with the UDC.

**XI. SITE PLAN APPROVAL REQUIREMENTS**

The development of any and all lots within the Property shall require Site Plan Approval in accordance with Section 10-650 of the UDC.

**ORDINANCE NO. O-2023-17  
EXHIBIT "B"  
PROHIBITED USES TABLE**

DIVISION A.

ARTICLE III.

Use Regulations

Use Table Overview

RED DOT =  
EXPRESSLY  
PROHIBITED USES

**Sec. 10-49. Nonresidential District Use Table**

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
<b>RESIDENTIAL</b>																
<b>Household Living</b>																
Single-Family Residential Detached	X	X														
Single-Family Residential Attached (Townhouse) (Rowhouse)							X	X	X							
Manufactured Home	S															
Model Home (Temporary)	X															
Modular Housing	X															
R.V. Park	S					S									X	
Security Office Quarters (Manufactured Home)						S					S	S	S			
Multi-Family (Apartment) (Condominium)							X	X	X							
<b>Group Living</b>																
Assisted Living					X	X	X	P	P	P	X					
Skilled Nursing Home/Rehabilitation					X	X	X	P	P	P	X					
Rehab and Recovery Facility (Alcoholic/Narcotic)					S	X	X	X		P	X					
Community Residence (6 or fewer residents)	X	X					S	S	S							
Community Residence (7 or more residents)							S	S	S							
Crisis Center	S				X	X		P	P	P		X				
Halfway House					S	S		S	S	S	S	S				
Homeless Day Resource Facility							S					S	S			
Rescue Mission/Home					S	S	S	S	S							
<b>PUBLIC/CIVIC</b>																
Correctional/Detention Facility							S					S	S			
Cultural Facilities and Libraries		X	X	P	X	X	X	P		P	X	X			X	
Hospital							X	S			X					
Parks and Open Space	X														X	
Amphitheater							X	P		P					X	S
Animal Park	X						X	P							X	S
Concerts, Fairs, Festivals					T	T	T	T	T		T				X	T
Fairgrounds/Exhibition (Permanent)							X					X	X	X		
Golf Course	X	X	X	P	X	X	X		P	P	X	X	X	X	X	X
Public/Private Park	X	X	X	P	X	X	X		P	P	X				X	X
Rose Field (Municipal)	X														X	X
Zoo	S					S						S	S	X	S	
<b>Passenger Terminals</b>																
Airfields, Airports, Landing Strips							S			S		S	S	S	X	
Bus Station/Terminal/Depot							X	X	P		P	X	X	X		
Heliport, Helistop Unlimited							S			S		S	S	X		
Heliport, Limited							S	S	S		S	S	S	X		
<b>Public Assembly</b>																
Community Center					X	X	X	P	P	P	X	X	X	X		
Convention Facilities (Public or Private)					S	X	X	S	S	S		X	X	X		
Stadium (Public or Private)					X	X			S	S		X	X	X		
<b>Public Facilities</b>																
Post Office	X	X	X	P	X	X	X	P	P	P	X	X	X	X	X	
Public Safety (Police/Fire)	X	X	X	P	X	X	X	P	P	P	X	X	X	X		
Major Utilities	X	S	S	S	S	S	S	S	P	P	S	S	S	X	S	

DIVISION A.

ARTICLE III.

Use Regulations

Use Table Overview

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
<b>Minor Utilities</b>	X	X	X	P	X	X	X	P	P	P	X	X	X	X	X	
<b>Religious Assembly</b>																
Church, Temple, Synagogue, Mosque	X	X	X	P	X	X	X	P	P	P	X	X	X	X	X	
Church Activity/Recreational Center	X	X	X	P	X	X	X	P	P	P	X	X	X	X	X	
Revival (Outdoor)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
<b>School</b>																
College, University, or Seminary							X				X					
College Dorm on Campus											X					
College Fraternity/Sorority House											X					
Elementary School		X	X	P	X	X	X		P	P	X					
School Student/Activity Center/Field (Public)	X	X	X	P	X	X	X		P	P	X	X	X			X
Secondary School		X	X	P	X	X	X		P	P	X					
Pre-School/Kindergarten		X	X	P	X	X	X		P	P	X					
<b>COMMERCIAL</b>																
<b>Agriculture</b>																
Stables	X														X	X
<b>Farming</b>																
Cattle Pens	X															S
Dairy Farm	X															S
Farm/Farmland-Crop Production	X											X				S
Feed Lot	X												X	X		
Fish Pond	X					X				P		X	X	X		
Fruit/Nut Orchard	X											X				S
Grain Storage Elevator	X												X			S
Greenhouse, Plant Nursery	X					X	S		P	P		X	X			X
Livestock	X											X				S
Livestock Auction Facility	X															S
Livestock Exhibition	T					T										T
Poultry Production	X															S
Tree Farm	X													X		S
<b>Animal Services</b>																
Kennel (Commercial)						X	X		P	P		X	X			
Pet Grooming (No Overnight Stay)		X			X	X	X		P	P		X				
Pet Shop (No Outdoor Pens)					X	X	X		P	P		X				
Pet Shop (Outdoor Pens)					X				P	P		X				
Veterinary Clinic (No Outdoor Pens)			S	P	X	X	X		P	P						
Veterinary Clinic (Outdoor Pens)						X			P	P						
<b>Banks &amp; Financial Services</b>																
Automatic Teller Machine (ATM)		S	X	P	X	X	X	P	P	P	X	X	X	X		
Bank					X	X	X	P	P	P						
Credit Union/Bureau			X	P	X	X	X	P	P	P	X					
Pawn Brokerage Shop						X				P		X				
Savings & Loan					X	X	X	P	P	P						
Bail Bonds						X	X					X	X			
<b>Construction Sales and Service</b>																
Bldg. Material/Home Supply Store						X	X	P	P	P		X				
Bldg. Material/Home Supply Str.(W/ Outdoor Storage)						X		P	P	P		X				
Cabinet/Woodwork Shop (Repair Only)						X		P	P	P		X	X			

DIVISION A.

ARTICLE III.

Use Regulations

Use Table Overview

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DEBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
	Contractor's Shop/Storage Yard						S	S	S	P			X	X		
Electrical Plumbing, A/C Heat (Wholesale)						S	P	P	P			X	X			
Lumber/Building Materials Sales Yard						X	P		P			X	X			
<b>Eating and Drinking Establishments</b>																
Bakery (Retail)			X	P	X	X	X	P	P	P						
Cafe, Coffee Shop, Tea Room			X	P	X	X	X	P	P	P				X		
Commissary					X	X	X	P	P	P		X	X			
Delicatessen					X	X	X	P	P	P	X			X		
Donut Shop					X	X	X	P	P	P				X		
Food Truck Park, Minor					S	X	X	P	P	P		X	X			
Food Truck Park, Major					S	S	S	S	S	S		S	S			
Ice Cream Parlor (With or W/out Drive-Thru)					X	X	X	P	P	P						
Private Club			X	P	X	X	X	P	P	P	X	X				
Restaurant (With or W/out Drive-Thru)					X	X	X	P	P	P		X		X		
<b>Entertainment</b>																
<i>Indoor</i>																
Club/Social Organization	S				X	X	X	P	P	P		X		X		
Concert, Facility					X	X	X	P	P	P	X	X	X	X		
Country Club (Private)	S				X	X	X	P	P	P		X	X			
Dance Hall, Nightclub, Disco					X	X	X	P	P	P		X	X			
Theater, Playhouse		S			X	X	X	P	P	P		X		X		
Theater-Cinema					X	X	X	P	P	P		X				
<i>Outdoor</i>																
Amphitheater						S	X	S	S	S		S	S	X	S	
Carnivals/Circuses						T	T	T	T	T	T	T	T	T		
Concert Facility						S	X	S	S	S	S	S	S	X	S	
Concert, Outdoor (Temporary)		T														Subject to noise ordinance
Race Track (Horse/Dog)	S											S	S			
Race Track (Motorized)												S	S			
Recreational Field	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Rodeo Grounds	S											S	S	S	S	
Theater, Drive-In						X	X	S	S	S		X	X			
<b>Funeral and Interment Service</b>																
Cemetery, Mausoleum (Per State Law: No new cemeteries allowed within city limits.)	X	X	X	P	X	X	X	P	P	P	X	X	X	X	X	
Columbarium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Monument Sales Lot						X		S	S	P		X	X			
Mortuary/Funeral Home/Crematory						X	X	S	S	P		X				
Gas Station					X	X	X	S	S	P		X	X			
<b>Lodging</b>																
Bed & Breakfast		S	S	P	X	X	X	P	P	P						
Campground	S															
Hotel, Motel, Resort						X	X	P	P	P	S					
<b>Medical, Dental, or Optical</b>																
Dentist's Office (3 maximum)			X	X	P	X	X	X	P	P	P	X				
Dentist's Office (4 or more)						X	X	X	P	P	P	X				
Pharmacy (Apothecary)			X	P	X	X	X	P	P	P	X					

DIVISION A.

ARTICLE III.

Use Regulations

Use Table Overview

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
	Physician's Office (3 maximum)		X	X	P	X	X	X	P	P	P	X				
Physician's Office (4 or more)		X	X	P	X	X	X	P	P	P	X					
Psychologist Office (3 maximum)		X	X	P	X	X	X	P	P	P	X					
Psychologist Office (4 or more)					X	X	X	P	P	P	X					
Optometrist's Office (3 maximum)		X	X	P	X	X	X	P	P	P	X					
Optometrist's Office (4 or more)					X	X	X	P	P	P	X					
Laboratory, Medical			X	P	X	X	X	P	P	P	X					
<b>Office</b>																
Abstract Office		X	X	P	X	X	X	P	P	P		X				
Accounting Office		X	X	P	X	X	X	P	P	P		X				
Advertising/Public Relations Agency		X	X	P	X	X	X	P	P	P		X				
Architect's, Engineer's, Planner's Office		X	X	P	X	X	X	P	P	P		X				
Attorney's Office		X	X	P	X	X	X	P	P	P		X				
Collection Agency			X	P	X	X	X	P	P	P		X				
Data Processing Service		X	X	P	X	X	X	P	P	P	X	X				
Employment Agency			X	P	X	X	X	P	P	P		X				
Geologist/Land Man Office		X	X	P	X	X	X	P	P	P		X				
Insurance Office		X	X	P	X	X	X	P	P	P		X				
Laboratory, Research					X	X	X	P	P	P	X	X				
Answering Service Office		X	X	P	X	X	X	P	P	P	X	X				
Photocopy/Fax Service Facility			X	P	X	X	X	P	P	P	X	X				
Print Shop					X	X	X	P	P	P		X				
Protection Service Office		X	X	P	X	X	X	P	P	P		X				
Stocks & Bonds Brokerage Office		X	X	P	X	X	X	P	P	P		X				
Studio (Broadcasting/ Recording)					X	X	X	P	P	P		X				
Tax Consultant/Financial Office		X	X	P	X	X	X	P	P	P		X				
Utility Company Office					X	X	X	P	P	P		X				
Office Park			X	P	X	X	X	P	P	P		X				
Parking Garage/Lot (Commercial)						X	X	P	P	P	X	X	X			
<b>Personal and Consumer Service</b>																
Art Studio, Instructional or Gallery		X	X	P	X	X	X	P	P	P	X				X	
Barber/Beauty Shop (Commercial)		X	X	P	X	X	X	P	P	P		X				
Barber/Beauty Shop (Maximum 2 Chairs)		X	X	P	X	X	X	P	P	P		X				
Barber/Beauty Shop One-Chair (Residential)	S															
Business, Professional School					X	X	X	P	P	P	X	X	X			
Catering Service		X	X	P	X	X	X	P	P	P		X			X	
Cleaning/Laundry Pick-Up Station					X	X	X	P	P	P		X				
Community Health/Welfare Center					X	X	X	P	P	P						
Day Care At Home (Adults) maximum 6	S															
Day Care At Home (Children) maximum 6	S															
Day Care Center (Adults or Children)				P	X	X	X	P	P	P	X					
Framing Shop		X	X	P	X	X	X	P	P	P		X				
Handicraft, Ceramic, Art Workshop		X	X	P	X	X	X	P	P	P		X				
Home Occupation	X	X														
Laundry/Cleaning (Self-Serv.)					X	X	X	P	P	P		X				
Optical/Eyewear Store		X	X	P	X	X	X	P	P	P	X	X				
Photography Studio	S	X	X	P	X	X	X	P	P	P		X				
Piano Lessons	X	X	X	P	X	X	X	P	P	P	X					
Swimming Lessons	X	X														



DIVISION A.

ARTICLE III.

Use Regulations

Use Table Overview

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DEAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Tailor/Seamstress Shop		X	X	P	X	X	X	P	P	P						
Tanning Salon					X	X	X	P	P	P						
Tattoo Studio						X						X	X			
Travel Agency/Bureau		X	X	P	X	X	X	P	P	P						
<b>Retail Sales and Service</b>																
Antique Mall, Multiple Dealers		S			X	X	X	P	P	P						
Antique Shop (No Outdoor Display)		X			X	X	X	P	P	P						
Antique Shop (With Outdoor Display)						X	T	P	P	P						
Arts and Crafts Supply Store		X	X	P	X	X	X	P	P	P						
Auto Supply (WO Install)					X	X	X	P	P	P		X	X			
Bicycle Shop					X	X	X	P	P	P		X	X	X		
Book Store					X	X	X	P	P	P	X					
Camera, Photography Store					X	X	X	P	P	P		X				
Cleaning Plant (Commercial)						X	X	P	P	P		X				
Clothing/Apparel (Custom Made)		X	X	P	X	X	X	P	P	P		X				
Clothing/Apparel Store					X	X	X	P	P	P		X				
Confectionery Shop (Retail)					X	X	X	P	P	P						
Convenience Store					X	X	X	P	P	P		X		X		
Department Store					X	X	X	P	P	P		X				
Discount Store					X	X	X	P	P	P		X				
Drug Store					X	X	X	P	P	P		X				
Feed/Seed Store						X	X	P	P	P		X	X			
Flea Market (Indoor Only)					X	X	X	P	P	P		X				
Flea Market (With Outdoor Display)						X				P		X				
Florist		X	X	P	X	X	X	P	P	P						
Food, Grocery Store					X	X	X	P	P	P						
Fruit-Vegetable/Produce Market						X	X	P	P	P		X	X			
Fruit-Vegetable Stand					T	X	X	P	P					X		
Furniture/Appliance (Sales & Service)					X	X	X	P	P	P						
Gift Shop		X	X	P	X	X	X	P	P	P		X		X		
Hardware Store					X	X	X	P	P	P		X				
Jewelry (Custom Made)		X	X	P	X	X	X	P	P	P		X				
Jewelry Store					X	X	X	P	P	P		X				
Key/Locksmith Shop					X	X	X	P	P	P		X				
Lawn & Garden Shop (No Outdoor Display)					X	X	X	P	P	P		X				
Lawn & Garden Shop (W/Outdoor Display)						X		P	P	P		X				
Lawn/Garden Equipment Sales & Service Store						X	X	P	P	P		X				
Meat/Seafood Market (No Processing)					X	X	X	P	P	P		X	X			
Medical Appliance Store			X	P	X	X	X	P	P	P	X					
Music Store					X	X	X	P	P	P						
Outdoor Display						X	T	P	P	T	X	X				
Outdoor Storage						X		P	P		X	X				
Outdoor Vending Machine					X	X	X	P	P		X	X				
Second Hand Store					X	X	X	P	P	P						
Sewing Machine Sales & Service					X	X	X	P	P	P		X				
Shoe Repair Shop					X	X	X	P	P	P		X				
Shoe Store					X	X	X	P	P	P						
Shoes, Boots, Purses (Custom Made)		X	X	P	X	X	X	P	P	P		X				
Swimming Pool Sales / Supplies						X	X	P	P	P		X	X			

DIVISION A.

ARTICLE III.

Use Regulations

Use Table Overview

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Taxidermy Shop						X	X	P	P	P		X	X			
Tobacco Store					X	X	X	P	P	P						
Video Store					X	X	X	P	P	P						
<b>Self-Service Storage Facility</b>						X	X	S	S	P		X	X			
<b>Sexually Oriented Business</b>												X	X			
<b>Sports and Recreation (Participant)</b>																
<i>Indoor</i>																
Archery Range						X	X	●	P	P		X	X	X		
Bingo Parlor					S	X	X	●	P	P		X	X			
Bowling Alley					X	X	X	●	P	P		X	X			
Commercial Amusement Center					X	X	X	●	P	P		X	X			
Commercial Recreation Center					X	X	X	●	P	P		X	X			
Firearms Range					X	X	X	●	P	P		X	X	X		
Pool Hall, Game Room					X	X	X	●	P	P		X	X			
Private Recreational Club					X	X	X	●	P	P		X	X			
Skating Rink					X	X	X	●	P	P		X	X			
<i>Outdoor</i>																
Archery Range										S		S	S	X	S	
Commercial Amusement Park					S	X	X			P		X	X	X		
Commercial Recreation Park					S	X	X			P		X	X	X	X	
Day Camp		X				X				P		X	X	X	X	
Firearms Range						S				S		S	S	X	S	
Fish Pond (Commercial)						X				P		X	X		X	
Go-Cart Track						S				S		S	X		S	
Golf Course, Miniature Golf, and Driving Range						S				S		S	S	X	S	
Marina/Boat Dock						S		●	S	S		S	S	X		
Riding Stable/Club		S				S		●						X	S	
Rodeo Grounds						S		●				S	S	X	S	
Skating Rink (Outdoor)						X	X	●	P	P		X	X	X	S	
Skeet/Trap Range						S		●		S		S	S	X	S	
<b>Telecommunications/Broadcasting Towers/Buildings</b>																
					S	S	S	S	S	S	S	S	S			
<b>Vehicle &amp; Equipment Sales, Rental &amp; Service</b>																
Automobile/Light Truck/Motorcycle Dealership						X		●	P	P		X	X			
Auto Detail Shop					X	X		●		P		X	X			
Auto Glass, Muffler, Seat Cover, Headliner Shop						X		●		P		X	X			
Automobile Rental Agency						X		●	P	P		X	X			
Auto/Truck/Equipment Auction Facility						X		●		P		X	X			
Battery Service Shop						X		●		P		X	X			
Car Wash					X	X		●	P	P		X				
Tire Sales & Service Center (With Outdoor Display)						X		●		P		X	X			
Tire Sales & Service Center (w/o Outdoor Display)					X	X	X	●	P	P		X	X			
<b>Motor Vehicle Repair</b>																
Auto and Motorcycle Service Garage						X	X	●	S	P		X	X			
Auto Supply (w/ Install)						X	X	●	P	P		X	X			

DIVISION A.

ARTICLE III.

Use Regulations

Use Table Overview

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Auto/Truck Paint & Body Shop								●		P		X	X			
Transmission Repair Shop						X	X	●		P		X	X			
Vehicle Towing Service						S		●				X	X			
<b>Heavy Equipment/Vehicle Sales/ Rental</b>																
Boat Dealership						X				P		X	X			
Heavy Equipment/ Machinery Rental Yard						X						X	X			
Heavy Machinery Dealership (Sales & Service)						S						X	X			
Manufactured Housing Sales Lot						X						X	X			
R.V. Dealership						X				P		X	X			
Truck Stop (Fuel, Service)						X						X	X			
Truck/Heavy Equipment Rental Facility						X				P		X	X			
Truck/Tractor (Sales, Rental, & Service)						X				P		X	X			
<b>INDUSTRIAL</b>																
<b>Manufacturing, Production &amp; Industrial Service</b>																
<i>Limited</i>																
Electronic/Electrical Equipment Mfg																X
Food Manufacturing/ Processing Plant							X					X	X			
Furniture/Fixtures Manufacturing Plant													X			
Lithographic Shop/ Commercial Printer					X	X				P		X				
Meat/Fish Packing Plant													X			
Milk Distribution Station						X						X	X			
Newspaper Printing Plant						X	X			P		X	X			
Poultry Processing Plant													X			
Printing/Publishing Plant							X					X	X			
Sheet Metal Fabrication Shop												X	X			
Sign Contractor's Shop/Yard						X						X	X			
<i>General</i>																
Acid Manufacturing Plant																X
Auto/Truck Assembly Plant																X
Boat Manufacturing Plant												X	X			
Chemicals/Allied Products Mfg. Plant													X			
Fabricated Metal Production Facility													X			
Fertilizer Plant												X	X			
Grain/Feed Processing Plant		X										X	X			
Foundry/Metals Manufacturing Plant													X			
Home Appliance Manufacturing Plant													X			
Industrial/Commercial Equipment Mfg.													X			
Motor Freight Terminal												X	X			
Pulp-Paper Mill													X			
Railroad Depot						X	X					X	X			
Railroad Freight Terminal												X	X			
Sand, Gravel, Stone, Earth, Mineral Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S			
Sand, Gravel, Stone, Earth, Mineral Sales													X	X		
Textile Mill													X			
Tire Retreading/ Vulcanizing Plant												X	X			
Wood Products Mfg. Plant (10+ Employees)												X	X			

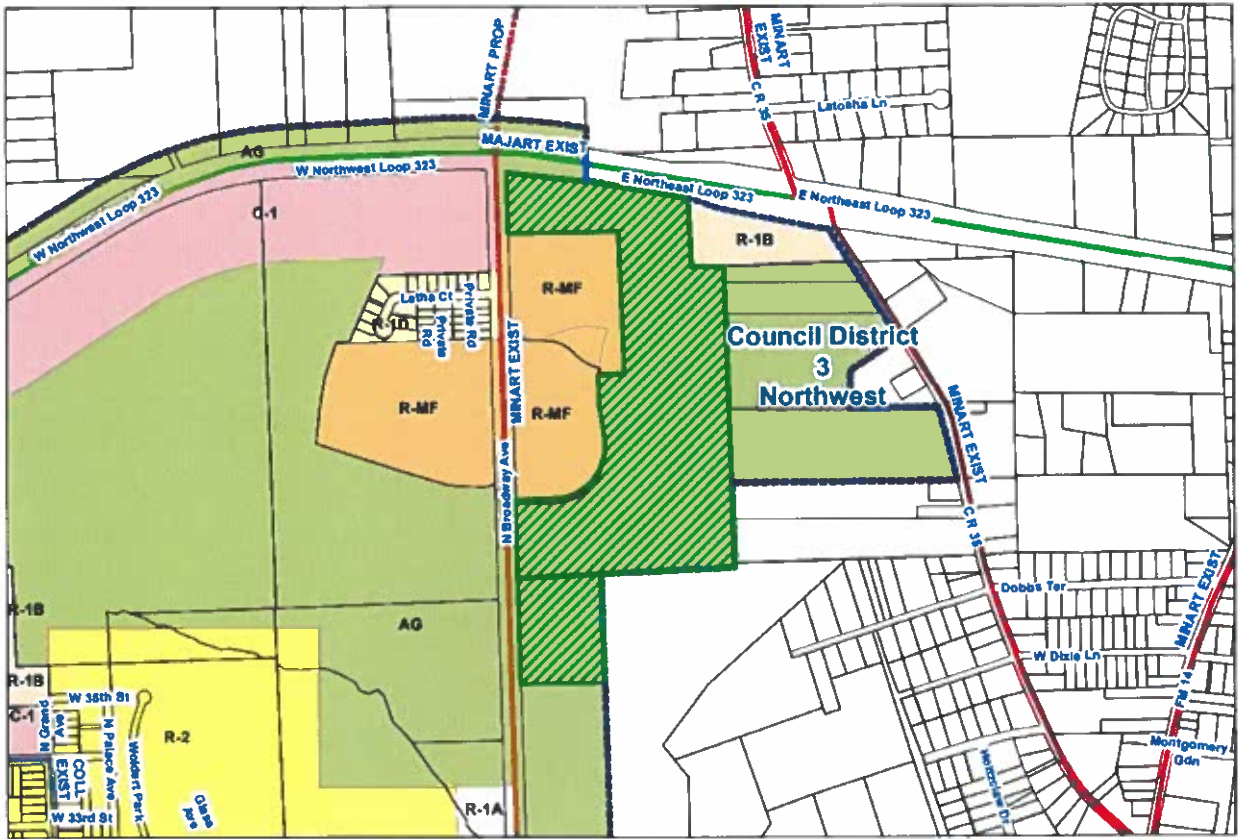
ARTICLE III.

Use Regulations

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	POD	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
<b>Oil/Gas Treatment</b>																
Oil & Gas Exploration (Drilling Activity)	S	S	S	S	S	S	S	●	S	S	S	S	S	X		
Oil & Gas Exploration (Producing Well)	S	S	S	S	S	S	S	●	S	S	S	S	S	X		
Oil & Gas Field Equipment Sales/Rental												X	X			
Oil & Gas Treatment/ Processing Plant													X			
Petroleum Refinery													X			
Petroleum Tank Farm													X			
<b>Research Laboratory</b>																
Laboratory Mfg.												X	X			
<b>Warehousing and Wholesaling</b>																
Frozen Food Locker Plant						X				P		X	X			
Hauling & Storage Facility						X				P		X	X			
Warehouse & Distribution Center						X				P		X	X			
<b>Waste and Disposal</b>																
Junk/Salvage Yard														S		
Sanitary Landfill														S	X	
<b>Recycling Facilities</b>																
Building Materials Salvage Yard														X		
Industrial Recycling Plant														X	X	
Recycling Center/Collection (Cans, Glass, Paper)						X	X	●		P		X	X	X		
Recycling Center (Hazardous Material)														X		

(Ord. 0-2009-19, 3/11/09) (Ord. No. 0-2011-8; 1/26/11) (Ord.0-2011-45, 6/8/11) (Ord. No. 0-2012-38; 4/25/12) (Ord. No. 0-2013-16, 2/17/16); (Ord. No. 0-2014-113; 12/10/14) (Ord. No. 0-2016-8; 1/27/16) (Ord. No. 0-2018-17; 2/14/18) (Ord. No. 0-2019-87; 10/8/19)

# ORDINANCE NO. O-2023-17



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

700 0 700  
Feet

### ZONING CASE

Zoning Case #: Z22-075  
 Current Zoning: AG Proposed Zoning: C-1, PMXD-1, R-1B  
 Applicant: NORTHCHASE DEVELOPMENT LLC



City Limits



Subject Property

