



**Regular Planning and Zoning Commission Meeting**  
City Council Chambers | Aledo Municipal Complex  
200 Old Annetta Road, Aledo, Texas 76008  
Thursday, May 14, 2026, at 6:00 PM

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**AGENDA**

**1. Call to Order**

**2. Invocation**

**3. Pledge of Allegiance**

**4. Public Comment**

This is an opportunity to address the Planning Commission on any matter, whether or not it is posted on the agenda. Individual public comments are normally limited to 3 minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the public to hold their comment on an agenda item if the item is posted as a Public Hearing. The Planning and Zoning Commission cannot, by law, take any action, nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The Planning and Zoning Commission will receive the information and ask City Staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

**5. Action Items**

- a. Approval of April 9, 2026 Regular Meeting Minutes
- b. Election of Chairman

**6. Presentations**

- a. "Planning 101" Presentation  
Grant Fore, Senior Planner, Berkley Group
- b. Newly Appointed City Official Training  
Elizabeth Yelverton, City Attorney
- c. Discussion: Unified Development Code (UDC) updates to align the code with Texas Senate Bill 785.  
Grant Fore, Senior Planner, Berkley Group

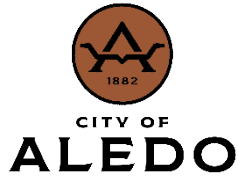
**7. Adjourn**

**Note:** The Aledo Planning and Zoning Commission may vote or take action on any of the listed agenda items and may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. In accordance with the Americans with Disabilities Act, persons who need additional accommodations to attend or participate in the meeting should contact the City Secretary's office at (817) 441-7016 at least 48 hours prior to the meeting to request such assistance.

**CERTIFICATION**

I, Staci L. King, City Secretary, do hereby certify that this NOTICE OF MEETING was posted the City of Aledo City Hall in accordance with the regulations of the Texas Open Meetings Act, in a place convenient and readily accessible to the general public, and was also posted to the [City's website](#), and said notice remained posted for at least two hours after the meeting was convened.



## PLANNING AND ZONING COMMISSION MEETING

Thursday, April 9, 2026, at 6:00 P.M.

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### Minutes

The Planning and Zoning Commission of the City of Aledo, Texas, convened on Thursday, April 9, 2026, at 6:00 p.m., at the City of Aledo, 200 Old Annetta Rd, Aledo, Texas, for the purpose of Regular Planning and Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting having been posted as prescribed by Chapter 551, Texas Government Code, with the following members being present:

**COMMISSIONERS PRESENT:** Matt Poston, Chair  
Holly Robertson, Vice Chair  
Jessica Dobbins  
Sandra Smith, Alternate Commissioner (seated)

**STAFF PRESENT:** Candice Edmondson, City Manager  
Alice Zamora, Permit Technician (serving as recording secretary)

**OTHERS PRESENT:** Grant Fore, The Berkley Group (via videoconference)  
Elizabeth Yelverton, City Attorney  
Kendall McAneny, Legal Intern

#### 1. CALL TO ORDER

Chairman Matt Poston called the meeting to order at 6:01 p.m.

#### 2. INVOCATION

Vice Chair Holley Robertson led the invocation.

#### 3. PLEDGE OF ALLEGIANCE

Chairman Poston led the Pledge of Allegiance to the United States Flag.

#### 4. PUBLIC COMMENTS

No members of the public came forward to address the Commission

#### 5. CONSENT AGENDA

##### a. Consider approval of the minutes of the Planning and Zoning Commission meetings held March 12, 2025.

Motion by Sandra Smith, second by Holley Robertson, to approve the Consent Agenda as presented.  
MOTION CARRIED by unanimous vote.

## 6. ITEMS FOR DISCUSSION

- a. **Hold a public hearing to consider and recommend amendment to the City of Aledo Unified Development Code (UDC), to establish the Manufactured Home (MH) zoning district as a new zoning district, including applicable use regulations, design standards, development standards and corresponding references to the new district throughout the Unified Development Code (UDC).**

Chairman Poston opened the public hearing at 6:11 p.m. No one came forward to speak in favor of or opposition to the amendment. Public hearing closed at 6:11 p.m.

Grant Fore with The Berkley Group presented the staff report. Grant explained that the amendment was being proposed in response to Texas Senate Bill 785, which becomes effective September 1, 2026. The legislation requires that HUD-code manufactured homes be permitted by right in at least one residential zoning district. Grant further explained that the proposed MH district would provide a regulatory framework consistent with state law while preserving local control over placement and development standards.

It was noted that the proposed amendment only creates the zoning district and does not apply zoning to any specific property at this time. Future application of the district would require separate public hearings and approval.

MOTION by Jessica Dobbins, second by Holley Robertson to recommend approval of the amendment to the Unified Development Code to establish the Manufactured Home (MH) zoning district, including associated design and development standards. MOTION CARRIED by unanimous vote.

- b. **Consider a Preliminary Plat of 36.153 acres of property located in the L.R. Fawks Survey, Abstract 483; establishing the Shaw Ranch subdivision, 103 residential lots, 3 open space lots, generally located northeast of Rolling Hills Drive and Scenic Drive.**

Grant Fore with The Berkley Group presented the staff report. Grant stated the proposed subdivision includes 103 single-family residential lots and three open space lots. Lot sizes range from approximately 7,000 to 16,000 square feet. The property is currently zoned R-1, and the proposed plat complies with applicable zoning and development standards.

Grant further explained that the applicant proposes public water and wastewater extensions, internal street improvements including Shaw Drive, Burgess Way, Hall Avenue, and Green Court, and approximately nine acres of open space to be maintained by a homeowner's association.

Staff recommended approval of the preliminary plat subject to one remaining condition related to resolution of access to an adjacent tract of land to ensure compliance with the Unified Development code regarding adequate access and prevention of landlocking.

Commission discussion followed regarding access to adjacent properties, including clarification of existing and proposed access arrangements and coordination with the applicant to resolve outstanding concerns.

MOTION by Holley Robertson, second by Sandra Smith to recommend approval of the preliminary plat subject to the condition that all outstanding staff comments be resolved, including compliance with applicable access requirements under the Unified Development Code. MOTION CARRIED by unanimous vote.

**7. Adjournment**

The meeting was adjourned at 6:25 p.m.

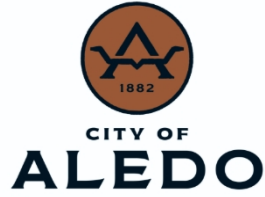
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Holly Robertson, Vice-Chair

Attest:

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Staci L King, City Secretary



**Date:** May 14, 2026  
**To:** Planning and Zoning Commission  
**From:** Grant Fore, Senior Planner, Berkley Group  
**Subject:** "Planning 101" Presentation  
Grant Fore, Senior Planner, Berkley Group

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**Summary:**

As part of the on-going training series and with the addition of new Commissioners, staff will be providing an introductory "Planning 101" training to the Commission.

**Recommendation:**

Presentation Only

**Fiscal Impact:**

**Attachments:**

1. 5.14.26 P&Z Intro Training



# Planning 101 Training Series

## Introduction

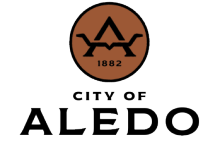
Aledo Planning and Zoning Commission Meeting

May 14<sup>th</sup>, 2026

Presented by Grant Fore, AICP

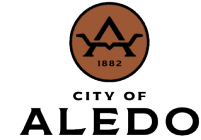
Senior Planner with Berkley Group

# Presentation Purpose



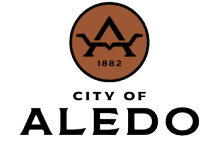
- P&Z Commission/City Council Process
- Development Process
- Zoning
- Platting
- Variances

# Development Process

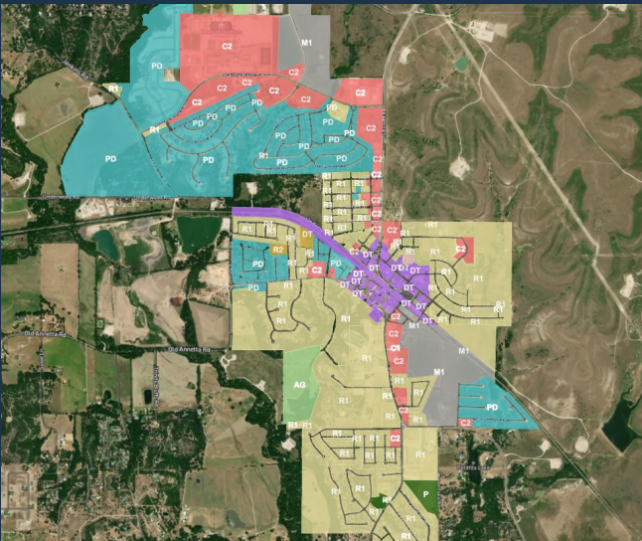


Pre-application	Application	Staff Review	Pre-Construction Meeting	Development
<ul style="list-style-type: none"><li>Meet with City Staff; receive feedback on proposal and process</li></ul>	<ul style="list-style-type: none"><li>Applicant submits application(s), all applicable documents and pays fee</li></ul>	<ul style="list-style-type: none"><li>Staff reviews the following in the below order:<ol style="list-style-type: none"><li>1) Plat</li><li>2) Site Plan</li><li>3) Construction Permit</li></ol></li></ul>	<ul style="list-style-type: none"><li>Project contractors/staff meet with City Staff to cover all requirements before beginning construction</li></ul>	<ul style="list-style-type: none"><li>Construction on-going</li><li>City inspections</li></ul>

# Zoning



- Zoning is the regulation of land use of property
- Governed by Texas Local Government Code Section 211



# Use Chart

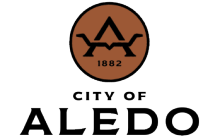


**Table 2.1 – Allowed Uses**

*P = Permitted by right P\* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

<b>Land Use</b>	<b>AG</b>	<b>ER</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>MU</b>	<b>DT</b>	<b>M-1</b>	<b>M-2</b>	<b>PARKS</b>
<b>COMMERCIAL USES</b>													
Retail sales or service with no drive-through facility. Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations, which are categorized under Other Uses.						S	P	P	P	P	P	P	
Finance, insurance, and real estate establishments, including banks, credit unions, real estate, and property management services, with no drive-through facility						S	P	P	P	P	P	P	
Offices for business, professional, and technical uses, including accountants, architects, lawyers, doctors, etc.						P	P	P	P	P	P	P	
Foodservice uses such as full-service restaurants, cafeterias, and snack bars with no drive-through facilities, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation						S	P	P	P	P	P	P	
<b>ARTS, ENTERTAINMENT, AND RECREATION USES</b>													
Art galleries						P	P	P	P	P	P	P	
Art, antiques, furniture, or electronics studio (retail, repair, or fabrication; excludes auto electronics sales or service)							P	P	P	P	P	P	
Theater, cinema, dance, or music establishment							P	P	P	P	P	P	
Museums and other special-purpose recreational institutions							P	P	P	P	P	P	P
Fitness, recreational sports, gym, or athletic club						S	P	P	P	P	P	P	
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>EDUCATIONAL PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES</b>													

# P&Z Role: Zoning



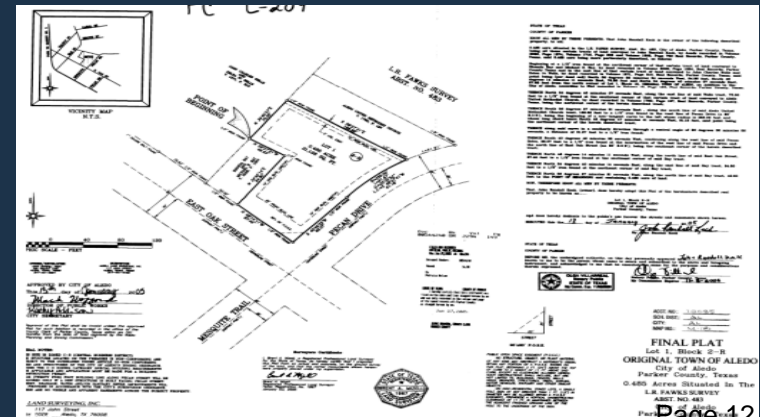
*Hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations and districts as authorized under state law.*

Zone Change	Specific Use Permit (SUP)	Planned Development	Amendments
<ul style="list-style-type: none"><li>Request to amend the standard land use regulation of a property</li></ul>	<ul style="list-style-type: none"><li>Request to permit a specific use in a zoning district, subject to additional conditions</li></ul>	<ul style="list-style-type: none"><li>Request for alternative regulations specific to a property</li></ul>	<ul style="list-style-type: none"><li>Changes to regulations</li></ul>

# Platting



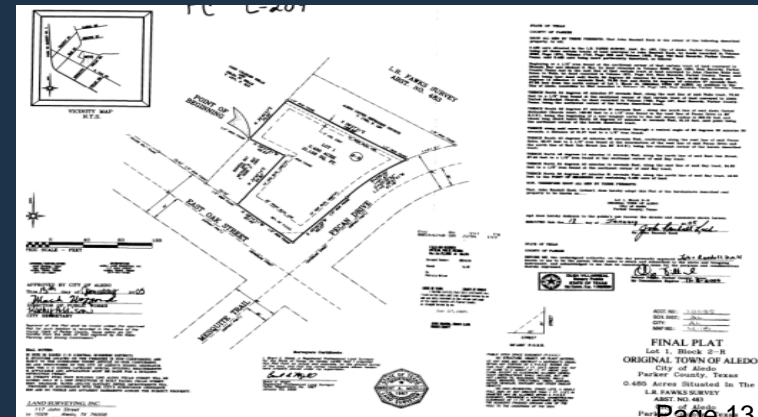
- Platting is the creation of a geographical layout to aid in recordation/land registration
- Governed by Texas Local Government Code Section 212
- Regulated by House Bill 3167 "Shot Clock"; 30-day timeframe for action on a plat or it is approved by operation of law



# Types of Plats



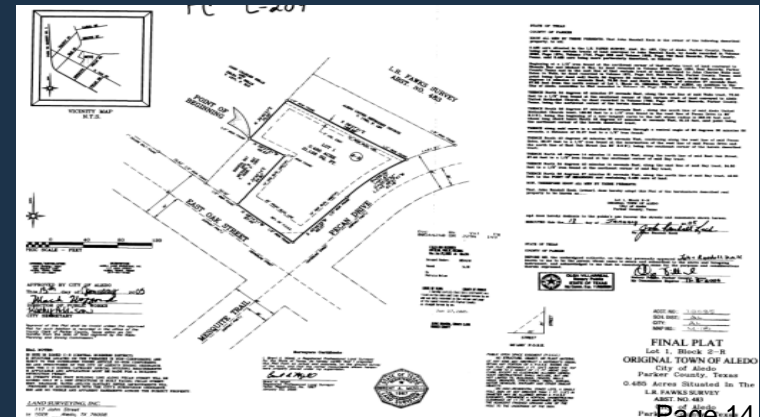
- Preliminary: not recorded, indicates any phasing, necessary if public improvements are required/modified for development
- Final: Legal document that is recorded with County, establishes lot(s)/subdivision, establishes right-of-way for public infrastructure
- Amending: Correct an error, adjust a lot boundary, etc.
- Replat: add a lot line, vacate a plat to original configuration, add or remove a restriction, etc.
- Minor: (4) four or fewer lots, adequate public facilities



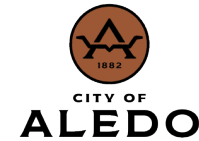
# P&Z Role in Platting



- Ministerial: If plat meets all regulations, it must be approved.
- Denial: If plat does not meet subdivision regulations, reasons for denial must be stated that cite applicable codes that are not being met.
- Regulated by House Bill 3167 "Shot Clock"; 30-day timeframe for action on a plat or it is approved by operation of law



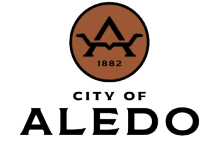
# Variations



- Governed by Local Government Code Section 212
- Board of Adjustment (BOA) is authorized to approve variations to zoning ordinance; BOA is a governing body
- Applicant must prove undue hardship
- Examples: setback requirements, lot coverage, height

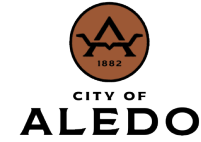
Density	
(a) Dwelling Units/Acre (maximum)	4.0
Lot Dimensions	
(b) Lot Area (minimum) sq. ft.	7,000
(c) Lot Width (minimum) feet	50
(d) Lot Depth (minimum) feet	100
Setbacks	
(e) Street, Front (minimum) feet	
Primary or Secondary Street	20
Local or Private Street	20
(f) Street, Side (minimum) feet	
All roadways	10
Alleys / private easements	10
(g) Rear (minimum) feet	10
Alley / private easements	10
(h) Side, Interior (minimum) feet	5
Height (maximum) feet	
(i) To the highest level of the eave of the roof or top of the parapet	35
Lot Coverage (maximum) Percentage	
(j) Total of all buildings on the lot	60%
Off-Street Parking and Loading	
(k) Number of off-street parking spaces, per dwelling unit	See Article 3
Notes	

# Resources



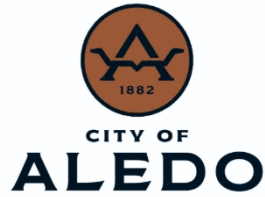
## APA Texas Planning Commissioners Corner

# Contact Information



Any questions or suggested training topics? Feel free to contact me:

[grant.fore@bgllc.net](mailto:grant.fore@bgllc.net)



**Date:** May 14, 2026  
**To:** Planning and Zoning Commission  
**From:** Candice Edmondson, City Manager  
**Subject:** Newly Appointed City Official Training  
Elizabeth Yelverton, City Attorney

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**Summary:**

City Attorney Elizabeth Yelverton will lead the Planning & Zoning Commission through a training for newly appointed city officials.

**Attachments:**

None



**Date:** May 14, 2026  
**To:** Planning and Zoning Commission  
**From:** Grant Fore, Senior Planner, Berkley Group  
**Subject:** Discussion: Unified Development Code (UDC) updates to align the code with Texas Senate Bill 785.  
Grant Fore, Senior Planner, Berkley Group

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**Summary:**

This is a **discussion only item** to advise the Commission with a recap of the ongoing updates to the City's Unified Development Code (UDC) to align the code with Texas Senate Bill 785.

**Summary of Legislation:**

Texas Senate Bill 785, proposed and adopted during the 2025-2026 legislative session, goes into effect on September 1st, 2026. This law pertains to regulation of U.S. Department of Housing and Urban Development (HUD)-code manufactured homes at the City level and requires:

- **No discretionary permitting:** Cities cannot require a Specific Use Permit (SUP) or similar use permit for a new HUD-code manufactured home if they do not require one for other residential housing in the same zoning category.
- **By-right zoning required:** Cities must allow new HUD-code manufactured homes by right in at least one residential zoning classification or equivalent district.
- **Preservation of local authority:** This law preserves the authority of Cities to determine the location and the size of the by-right, permissible area for new manufactured homes.
- **Limited exceptions:** This law includes narrow exemptions to private deed restrictions established before January 2nd, 2025 and historic landmarks and local historic districts.

**Staff's Proposed Two-Step Process:**

To comply with the newly enacted law under Senate Bill 785, Staff's proposed implementation approach for complying with SB 785 is essentially a two-step process.

**Step 1:** Create a new residential zoning district - Manufactured Homes (MH) District, allowing HUD-code manufactured homes on individual lots and/or in manufactured home communities. Staff has done a comprehensive review of the City's Unified Development Code (UDC), and recommended the following amendments to effectively create the new district and associated regulations:

**Article 2, Districts:** Creation of the Manufactured Home (MH) District allowing HUD-code manufactured homes on individual lots and/or in manufactured home communities with development

standards:

**Table 2.1 Allowed Uses:** Add MH column with Manufactured Homes listed as a permitted (P) by-right use in the MH district. Uses that are currently allowed in most residential districts (parks, civic spaces, schools, etc.) are also allowed in the MH district for consistency purposes.

**Action taken on Step 1 to date:**

**4/9/26: Planning and Zoning Commission unanimously recommended approval of this UDC update.**

**5/7/26: City Council unanimously approved this UDC update.**

Step 1 is completed. A redlined exhibit of the now approved UDC updates is included in your packet.

**Step 2:** Staff anticipates returning at a later date with recommendations regarding appropriate locations to zone for the MH district for the Commission to consider/hold a public hearing.

**Recommendation:**

Discussion Item Only

**Fiscal Impact:**

**Attachments:**

1. Exhibit A MH UDC Update

## Article 2 – Districts

Establishment of Districts. The districts are established as districts within this Ordinance. The designation and location of the specific Districts shall be established and governed in the City of Aledo Zoning Map (Exhibit \_\_).

Purpose and Intent of Districts. The overarching purpose of the district is to set expectations for future development and maintain the goals and aspirations of the residents in the neighborhood. In designating districts, this Ordinance extends its purpose to identify and preserve certain character and authenticity within such districts.

### Residential

Residential districts are intended to:

1. Provide appropriate locations for residential development that are consistent with the City of Aledo Future Land Use Plan, as amended over time;
2. Ensure adequate light, air, and privacy for all dwelling units;
3. Appropriately address multi-modal transportation access and ensure adequate availability of public services and utilities;
4. Allow for a variety of housing types that meet the diverse needs of residents; and
5. Protect residential development from the encroachment of uses that are incompatible with residential uses.

In all residential zoning districts, complementary uses such as parks, open space, public schools, religious assemblies, minor public or private utilities, accessory buildings, and certain temporary uses are also allowed.

### Commercial/Mixed Use

Commercial and mixed-use districts are intended to:

1. Accommodate a range and different scales of non-residential uses, including office, retail, commercial, and service uses needed by Aledo;
2. Encourage site planning, land use planning, and architectural design that create interesting and attractive environments;
3. Maintain and enhance the City's economic base and provide a range of shopping, entertainment, housing, lodging, and employment opportunities for the residents and visitors of Aledo;
4. Minimize potential negative impacts of commercial and mixed-use development on adjacent residential neighborhoods; and
5. Help ensure that the appearance and operational impacts of commercial and mixed-use developments do not adversely affect the character of the areas in which they are located.

### Industrial

Industrial districts are intended to:

1. Accommodate a range of industrial uses, including storage, logistics, assembly, and manufacturing uses in Aledo;

2. Encourage site planning, land use planning, and architectural design that create attractive but functional and safe environments;
3. Maintain and enhance the City's economic base and provide employment and manufacturing opportunities for Aledo residents;
4. Minimize potential negative impacts of industrial uses on other adjacent uses; and
5. Help ensure that the appearance and operational impacts of industrial developments do not adversely affect the character of the areas in which they are located.

### Special

Special zoning districts are intended to:

1. Provide a flexible zoning tool in the form of special development standards intended to implement unique development projects that can better respond to changing market demand;
2. Encourage site planning, land use planning, and architectural design that creates interesting, pedestrian-friendly, and walkable environments;
3. Maintain and enhance the City's economic base and provide shopping, entertainment, and employment opportunities close to where people live;
4. Provide a range of housing types within the context of a walkable development to maximize long-term viability; and
5. Preserve and protect public assets and natural environment in and around the City of Aledo.

## Manufactured Home (MH)

<b>Intent:</b>	
<p>1. Provide appropriate locations for manufactured home developments that are consistent with the City of Aledo Future Land Use Plan, as amended over time;</p> <p>2. Allow for manufactured homes on individual lots and/or in manufactured home communities, that meet the current and future housing needs of residents</p>	
<b>Purpose:</b> Residential properties with a Manufactured Home use.	
<b>Density</b>	
(a) Dwelling Units/Acre (maximum)	10
<b>Lot Dimensions</b>	
(b) Lot Area (minimum) sq. Ft.	-
(c) Lot Width (minimum) feet	-
(d) Lot Depth (minimum) feet	-
<b>Setbacks</b>	
(e) Street, Front (minimum) feet	
Primary or Secondary Street	25
Local or Private Street	25
(f) Street, Side (minimum) feet	
All roadways	10
Alley / private easements	5
(g) Rear (minimum) feet	
Alley / private easements	10
(h) Side, Interior (minimum) feet	10
<b>Height (maximum) feet</b>	
(i) To the highest level of the eave of roof or top of parapet	35
<b>Lot Coverage (maximum) Percentage</b>	
(j) Total of all buildings on the lot	35%
<b>Off-Street Parking and Loading</b>	
(k) Number of off-street parking spaces, per dwelling unit	See Article 3
<b>Notes</b>	
<p>1. Pursuant to Article 1 General Provisions, Section 7 Non-Conformities, G: A non-conforming HUD-Code manufactured home by exchanged or replaced by another HUD-Code manufactured home, provided the manufactured home is owner occupied.</p> <p>2. The MH district is exempt from residential design standards outlined in Article 3, Development Standards.</p>	

**Table 2.1 – Allowed Uses**

*P = Permitted by right P\* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

<b>Land Use</b>	<b>AG</b>	<b>ER</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>MU</b>	<b>DT</b>	<b>M-1</b>	<b>M-2</b>	<b>MH</b>	<b>PARKS</b>
<b>COMMERCIAL USES</b>														
Retail sales or service with no drive-through facility (Note: Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations, which are categorized under Other Uses; retail alcohol sales are subject to regulations outlined in Note 1 at the bottom of the Table)						S	P	P	P	P	P	P		
Finance, insurance, and real estate establishments, including banks, credit unions, real estate, and property management services, with no drive-through facility						S	P	P	P	P	P	P		
Offices for business, professional, and technical uses, including accountants, architects, lawyers, doctors, etc.						P	P	P	P	P	P	P		
Foodservice uses such as full-service restaurants, cafeterias, and snack bars with no drive-through facilities, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation (Note: Refer to Note 1 at the bottom of the Table regarding alcohol sales)						S	P	P	P	P	P	P		
<b>ARTS, ENTERTAINMENT, AND RECREATION USES</b>														
Art galleries						P	P	P	P	P	P	P		
Art, antiques, furniture, or electronics studio (retail, repair, or fabrication; excludes auto electronics sales or service)							P	P	P	P	P	P		

**Table 2.1 – Allowed Uses**

<i>P = Permitted by right P* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required</i>														
<b>Land Use</b>	<b>AG</b>	<b>ER</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>MU</b>	<b>DT</b>	<b>M-1</b>	<b>M-2</b>	<b>MH</b>	<b>PARKS</b>
Theater, cinema, dance, or music establishment							P	P	P	P	P	P		
Museums and other special-purpose recreational institutions							P	P	P	P	P	P		P
Fitness, recreational sports, gym, or athletic club						S	P	P	P	P	P	P		
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>EDUCATIONAL PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES</b>														
Business associations and professional membership organizations						S	P	P	P	P	P	P		
Schools, libraries, and community halls	P	P	P	P	P	P	P	P	P	P	P	P	P	
Civic uses (City Hall, courthouse, and other public offices and functions)						S	P	P	P	P	P	P		
Social and fraternal organizations						S	P	P	P	P	P	P		
Social services and philanthropic organizations						S	P	P	P	P	P	P		
Religious institutions	P	S	S	S	S	S	P	P	P	P	P	P	S	
<b>INDUSTRIAL USES</b>														
Brewery, Distillery and Winery							P*	P	P*	P*	P	P		
Commercial Food, Textile, and Product Manufacturing							P*	P	P*	P*	P	P		
Heavy Manufacturing (that may produce hazardous waste)													S	
Miscellaneous Light Manufacturing and Warehousing							P*	P*	P*	P*	P	P		
Telecommunications and Broadcasting (Radio, TV, Cable, Wireless Communications, Telephone, Etc.)	S					S	S	S	S	S	P	P		

**Table 2.1 – Allowed Uses**

*P = Permitted by right P\* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

<b>Land Use</b>	<b>AG</b>	<b>ER</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>MU</b>	<b>DT</b>	<b>M-1</b>	<b>M-2</b>	<b>MH</b>	<b>PARKS</b>
Wholesale Trade and Warehouse	A						P*	P	P*	P*	P	P		
Self-Storage Facility (Existing), as of 9/4/2025 may exist in their present form and are not considered to be non-conforming.							P*	P	P*	P*	P	P		
<i>Self-Storage Facility (New), after 9/4/2025</i>								P	P*		P	P		
<b>RESIDENTIAL USES</b>														
Home occupations	A	A	A	A	A				A	A			A	
Live/work units	P	P	P	P*	P*				P*	P*				
Residential apartments and/or condominiums (ground floor)				S	P				P*	P*				
Upper-floor residential uses				S	P				P	P				
Multi-Plex (up to four units)				P	P				P	P				
Single-family residential attached dwelling unit (Townhomes)				P	P				P	P				
Single-family residential detached dwelling unit	P	P	P	P					P	P				
Accessory Dwelling Unit	P*	P*	P*	P*						P*				
<i>Manufactured Home</i>													P	
<b>OTHER USES</b>														
Auto Service Establishment, including Gas Stations							P*	P	P*		P	P		
Car Wash Establishment, Primary and Accessory Use (Existing), as of 9/4/2025 may exist in their present form and are not considered to be non-conforming							P*	P	P*		P	P		

**Table 2.1 – Allowed Uses**

*P = Permitted by right P\* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

<b>Land Use</b>	<b>AG</b>	<b>ER</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>MU</b>	<b>DT</b>	<b>M-1</b>	<b>M-2</b>	<b>MH</b>	<b>PARKS</b>
Car Wash Establishment, Primary and Accessory Use (New), after 9/4/2025								P	P		P	P		
Model homes for sales and promotion**	P	P	P	P	P					P			P	
Bars, Taverns														
Full-service hotels							P	P	P	P				
Bed and breakfast establishments				P	P	P			P	P				
Outdoor storage	P*						P	P				P		
Outdoor display (within 10 feet of front facade of building only; merchandise must be brought indoors after closing)						P	P	P	P	P				
Parking, surface	A			A	A	A	A	A	A*	A*	A	A		A
Parking, structured				A	A	A	A	A	A	A	A	A		A
Sales from kiosks, food trucks, etc.	P*					P*	P*	P*	P*	P*	P*	P*		P*
Any permitted use with a drive through facility							P*	P*						
Farmer's market	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinic, Pet lodging (no outdoor kennels)	P					P	P	P	P	P	P	P		
Veterinary Clinic, Pet lodging with outdoor kennels	P*							S			S	S		
Urban Agriculture, Community Gardens, or other innovative agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Vehicle Park or Resort	P*													

Notes:

- 1. Per propositions adopted by election held on 05/10/2014, the sale of alcohol is limited to the following: The sale of mixed beverages in restaurants with a Food and Beverage Permit (the TABC requires a certain percentage of food to be sold for this permit/license); and the sale of wine and beer for off-premise consumption*