Joe Goldsmith, Broker

Tel: 214 / 499-8569

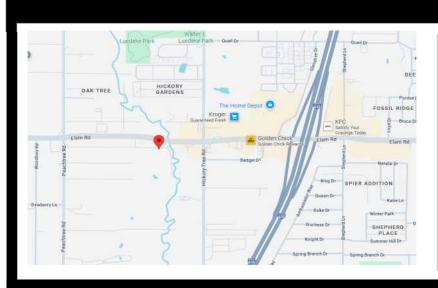
Email: gdj405@gmail.com

Elam & Hickory Tree Land

3601 Elam Rd. Balch Springs, TX 75180 Acres Zoning Flood 15.17 C & LR Some



\$3,000,000/\$4.53psf



C Zoning allows
Warehouse.
LR Zoning allows
Outside Storage. City
is open to rezoning to
Multifamily or
Retail/Multifamily. City
said no to tax credit



Commercial Account #65052530310010000

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building Footprint History

Location (Current 2026)

Address: 3701 HICKORY TREE RD

Market Area: 0

Mapsco: 59A-S (DALLAS)

DCAD Property Map

View Photo

2025 Appraisal Notice

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2026)

ELAM SQUARE LLC 830 PENINSULA BND SHADY SHORES, TEXAS 762085146

Multi-Owner (Current 2026)

110101 0111101 (00	
Owner Name	Ownership %
ELAM SQUARE LLC	100%

Legal Desc (Current 2026)

- 1: G W GLOVER ABST 525 PG 303
- 2: TR 1 ACS 9.1747 CALC
- **3:** S-2
- 4: INT202200019614 DD01202022 CO-DC
- **5:** 0525303100100 3CB05253031

Deed Transfer Date: 1/24/2022

Value

2025 Certified Values								
Improvement: Land: Market Value:	+ <u>\$367,000</u>							
Revaluation Year:	2025							
Previous Revaluation Year:	2024							

Improvements (Current 2026)

No Improvements.

Land (2025 Certified Values)

# State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	LOCAL RETAIL DISTRICT ONE	0	0	9.1750 ACRE	STANDARD	\$40,000.00	0%	\$367,000	N

* All Exemption information reflects 2025 Certified Values. *

Exemptions (2025 Certified Values) No Exemptions

Estimated Taxes (2025 Certified Values)

	City	School	County	College	Hospital	Special District		
Taxing Jurisdiction	BALCH SPRINGS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED		
Tax Rate per \$100	\$0.794629	\$0.993835	\$0.2155	\$0.106575	\$0.212	N/A		
Taxable Value	\$264,240	\$264,240	\$264,240	\$264,240	\$264,240	\$0		
Estimated Taxes	\$2,099.73	\$2,626.11	\$569.44	\$281.61	\$560.19	N/A		
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A		
Total Estimated Taxes:								

Commercial Account #65052530310110000

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building Footprint History

Location (Current 2026)

Address: 3601 ELAM RD Market Area: 0

Mapsco: 59A-S (DALLAS)

DCAD Property Map

View Photo

2025 Appraisal Notice

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2026)

ELAM SQUARE LLC 830 PENINSULA BND SHADY SHORES, TEXAS 762085146

Multi-Owner (Current 2026)

110101 0111101 (00	
Owner Name	Ownership %
ELAM SQUARE LLC	100%

Legal Desc (Current 2026)

1: G W GLOVER ABST 525 PG 303

2: TR 11 ACS 5.911 CALC

4: INT202200016314 DD01202022 CO-DC

5: 0525303101100 3CB05253031

Deed Transfer Date: 1/24/2022

Value

2025 Certified Values								
Improvement:	\$0							
Land:								
Market Value:	=\$236,440							
Revaluation Year:	2025							
Previous Revaluation Year:	2024							

Improvements (Current 2026)

No Improvements.

Land (2025 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	PLANNED DEVELOPMENT	0	0	5.9110 ACRE	STANDARD	\$40,000.00	0%	\$236,440	N

* All Exemption information reflects 2025 Certified Values. *

Exemptions (2025 Certified Values) No Exemptions

Estimated Taxes (2025 Certified Values)

	City	School	County	College	Hospital	Special District		
Taxing Jurisdiction	BALCH SPRINGS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED		
Tax Rate per \$100	\$0.794629	\$0.993835	\$0.2155	\$0.106575	\$0.212	N/A		
Taxable Value	\$170,236	\$170,236	\$170,236	\$170,236	\$170,236	\$0		
Estimated Taxes	\$1,352.74	\$1,691.86	\$366.86	\$181.43	\$360.90	N/A		
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A		
Total Estimated Taxes:								

Commercial Account #65052530310110200

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building Footprint History

Location (Current 2026)

Address: 3701 HICKORY TREE RD

Market Area: 0

Mapsco: 59A-T (DALLAS)

DCAD Property Map

View Photo

2025 Appraisal Notice

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2026)

ELAM SQUARE LLC 830 PENINSULA BND SHADY SHORES, TEXAS 762085146

Multi-Owner (Current 2026)

110101 0111101 (01	
Owner Name	Ownership %
ELAM SQUARE LLC	100%

Legal Desc (Current 2026)

1: G W GLOVER ABST 525 PG 303

2: TR 11.2 ACS 0.0863 CALC

4: INT202200019614 DD01202022 CO-DC

5: 0525303101102 3CB05253031

Deed Transfer Date: 1/24/2022

Value

2025 Certified Values						
Improvement: Land: Market Value:						
Revaluation Year:	2023					
Previous Revaluation Year:	2022					

Improvements (Current 2026)

No Improvements.

Land (2025 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	PLANNED DEVELOPMENT	0	0	0.0860 ACRE	STANDARD	\$15,000.00	0%	\$1,290	N

* All Exemption information reflects 2025 Certified Values. *

Exemptions (2025 Certified Values) No Exemptions

Estimated Taxes (2025 Certified Values)

	City	School	County	College	Hospital	Special District		
Taxing Jurisdiction	BALCH SPRINGS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED		
Tax Rate per \$100	\$0.794629	\$0.993835	\$0.2155	\$0.106575	\$0.212	N/A		
Taxable Value	\$1,290	\$1,290	\$1,290	\$1,290	\$1,290	\$0		
Estimated Taxes	\$10.25	\$12.82	\$2.78	\$1.37	\$2.73	N/A		
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A		
Total Estimated Taxes:								



2.12. LR, Local Retail District

A. Purpose Statement

This district is intended to provide for locations for various types of local retail trade and businesses primarily serving the surrounding neighborhoods.

B. Permitted Uses and Use Regulations

See the **Use Chart** and all applicable regulations.

C. <u>Dimensional Regulations</u>

See Section 2.18.B. <u>Dimensional Standards for Nonresidential District</u> and all applicable regulations in <u>Section 4</u>.

D. <u>Development Standards</u>

- 1. See the following sections for development regulations.
 - a. See 4.01 Landscape Requirements
 - b. See 4.02 Screening Standards
 - c. See 4.03 Parking Standards
 - d. See 4.04 Lighting Standards
 - e. See 4.05 Supplementary Regulations
 - f. See 4.06 Design Standards



2.13. C, Commercial District

A. Purpose Statement

This district is intended to provide for locations for low intensity commercial, storage, and warehousing uses.

B. Permitted Uses and Use Regulations

See the **Use Chart** and all applicable regulations.

C. <u>Dimensional Regulations</u>

See Section 2.18.B. <u>Dimensional Standards for Nonresidential District</u> and all applicable regulations in <u>Section 4</u>.

D. <u>Development Standards</u>

- 1. See the following sections for development regulations.
 - a. See 4.01 Landscape Requirements
 - b. See 4.02 Screening Standards
 - c. See 4.03 Parking Standards
 - d. See 4.04 Lighting Standards
 - e. See 4.05 Supplementary Regulations
 - f. See 4.06 Design Standards



- b. Shall be subject to the following conditions:
 - Outside Display areas shall not be placed or located more than thirty feet (30') from the main building and shall not exceed fifty (50) percent of the linear frontage of the building.
 - ii. Outside Display areas shall be permitted year round.
 - iii. <u>Outside Display</u> areas shall not occupy any of the parking spaces that are required by this <u>Zoning Ordinance</u> for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 45 days per display and a maximum of two (2) displays per calendar year.
 - iv. Outside Display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - v. Outside Display areas shall not extend into public Right-of-Way or onto adjacent property.
 - vi. Outside Display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - vii. <u>Outside Display</u> is permitted only as an <u>Accessory Use</u> and is not a permitted <u>Principal</u> Use.

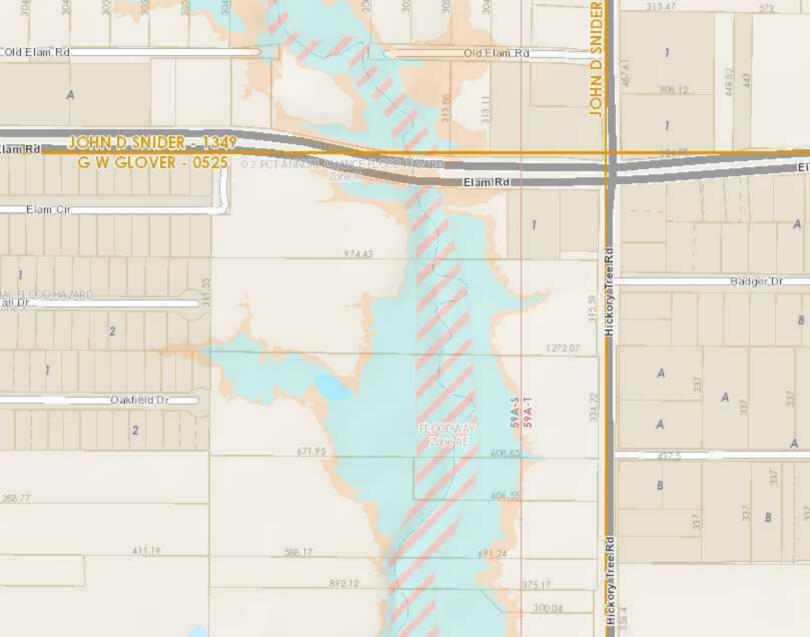
20. Outside Storage Standards

- a. Shall be subject to the following conditions:
 - i. Outside Storage shall not be located in the front yard.
 - Outside Storage screening shall be required only for those areas surrounding Outside Storage.
 - iii. A six foot (6') screening fence or wall shall be provided and maintained either surrounding the <u>Outside Storage</u> or at the property line or street adjacent to the area to be screened by one or a combination of the following methods:
 - (a) Solid masonry consisting of rock, stone, or other material that is visually and qualitatively equivalent;
 - (b) Wrought iron in conjunction with solid landscape screening;
 - (c) Wood or wood vinyl in conjunction with solid landscape screening; and,
 - (d) An equivalent alternative screening method approved by the Building Official.
 - iv. <u>Outside Storage</u> of materials, commodities, or equipment shall be screened with a minimum six feet (6') screening fence or wall, and shall not be visible from the street or from adjacent property.
 - v. No Outside Storage may exceed the height of the screening wall or fence.

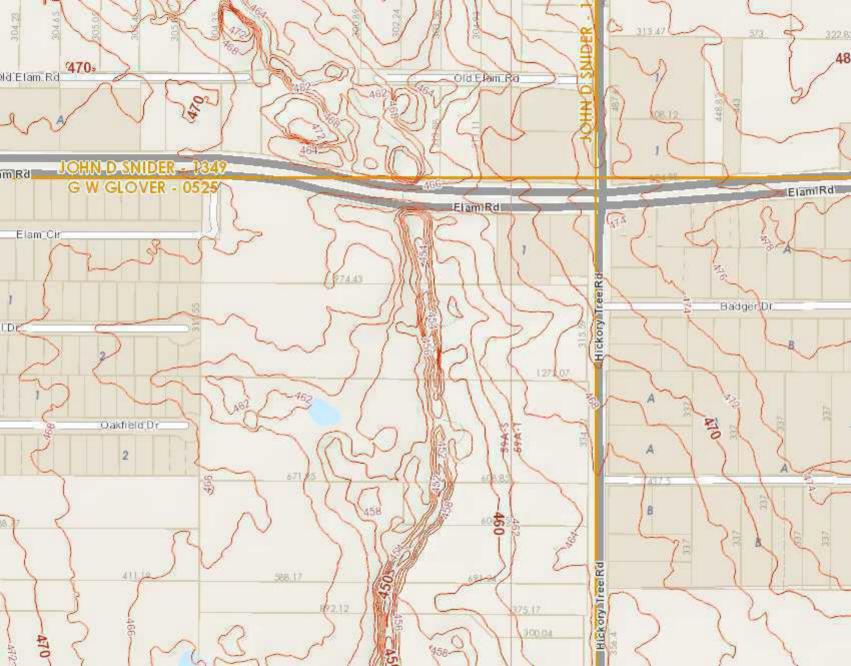
21. Pallet Businesses and Yards Standards

- a. Shall be subject to the following conditions:
 - i. Height Regulations
 - (a) No pile/stack of pallets shall be piled/stacked to a height that is higher than twenty (20) feet.
 - (b) All piles/stacks of pallet, that are located immediately adjacent to a required front, side or rear yard shall not be piled/stacked to a height that is higher than eight (8) feet.

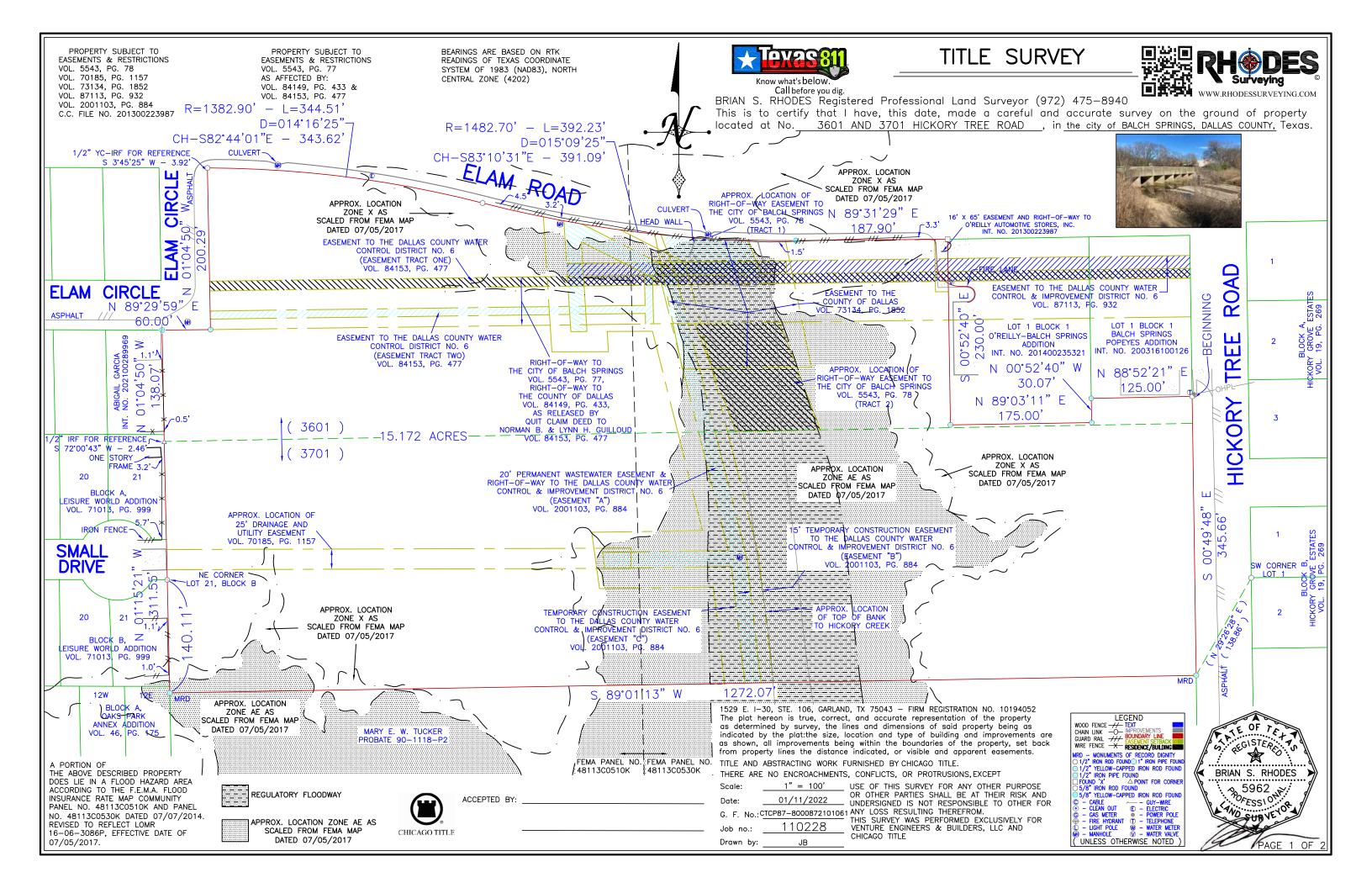


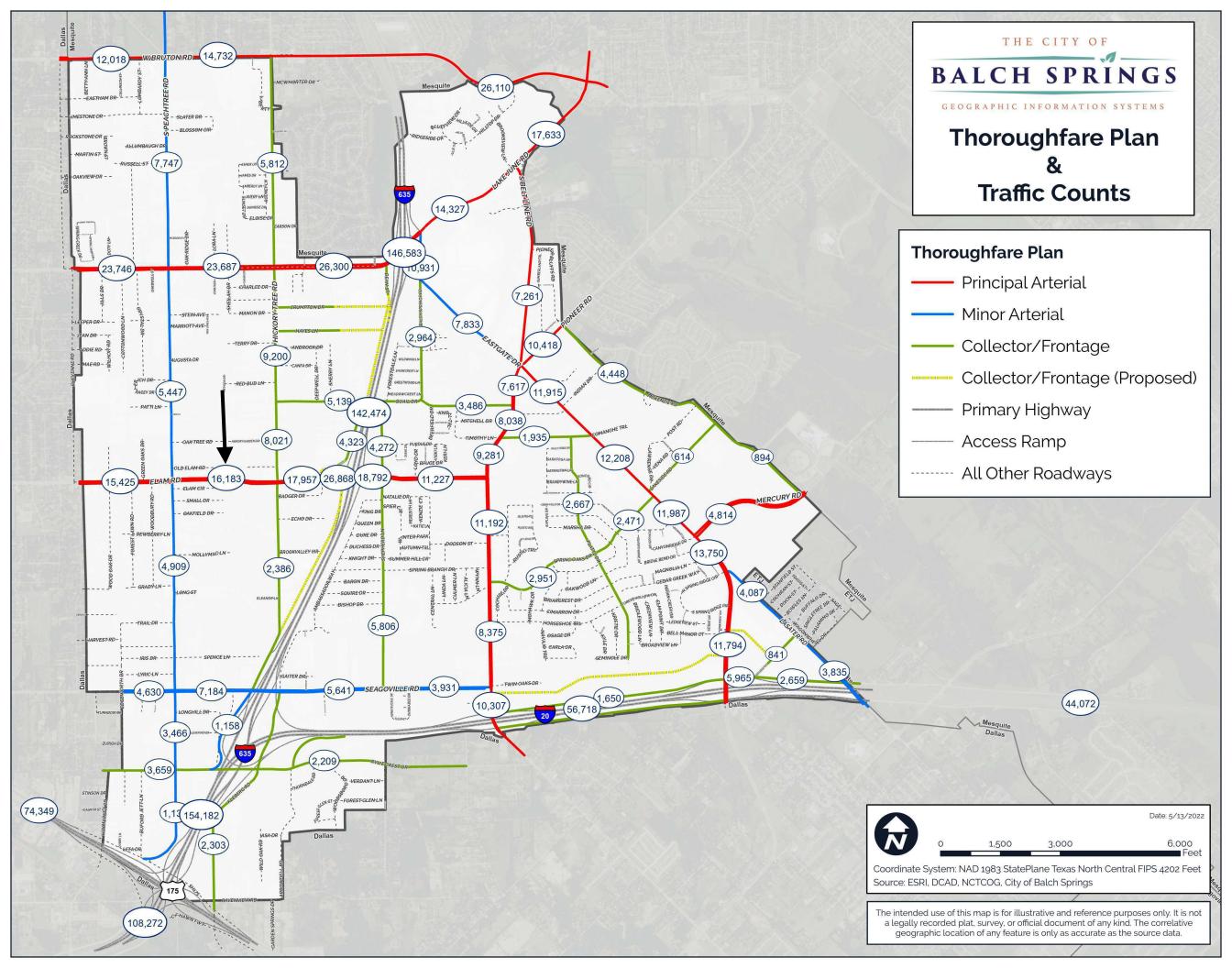












Le	gend for Use Chart						ct									
Р	Permitted in district indicated	#	1	ict	ict	District	ıg Distri	istrict	District							
	Prohibited in district indicated	g District	g Distric	ng Distr	ng Distr	uplex) I	Dwellin	relling D	Dwelling D							District
s	Permitted in district upon approval of a Specific Use Permit (SUP)	Dwellin	Dwellin	y Dwelli	y Dwelli	elling (D	tached)	mily Dw	mily Dw		trict	rict		ict	pment	opment
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Single-Family Dwelling	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family	District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sing	SF-8, Sing	SF-10, Sir	SF-40, Sir	2F, Two-	TH, Towr	MF-16, M	MF-24, M	O, Office District	LR, Local	C, Comm	l, Industr	M, Mixed	H, Highw	PD, Planr
Re	sidential Uses															
Ass	isted Living/Nursing Home							Р	P	Р						22
<u>Dw</u>	elling, Single-Family (Detached)	Р	P	Р	Р											22
Dw	elling, Single-Family (Attached – Duplex)					Р								Р		22
<u>Dw</u>	elling, Single-Family (Attached – Townhouse)						Р							Р	S	22
Dw	elling, Multi-Family							Р	P					Р	S	22
Gu	est House/Servants' Quarters	P-10	P-10	P-10	P-10											22
Ind	ustrialized Housing	S-15	S-15	S-15	S-15									S-15	S-15	22
Mo	bile Home Parks, Trailer Parks, Trailer Courts, Trailer Subdivisions					S-17		S-17	S-17							22
Ret	irement Housing					Р	Р	Р	Р					Р	S	22
Stu	dio Residence													Р	S	22
No	nresidential Uses															
Adı	ult Day-Care Services									Р	Р	S				22
Agı	icultural Use				P-1											22
Air	port or Airport Facility												S			22
Alt	ernative Financial Establishment											S-2	S-2		S-2	22
Am	bulance Service											Р	Р			22
Am	usement Center										S	S	S			22
Am	usement, Commercial (Indoors)										S	S		S	S	22
Am	usement, Commercial (Outdoors)										S-3	S-3	S-3			22
Ant	ique Shop										Р	Р		Р	Р	22

Legend for Use Chart						ict									
P Permitted in district indicated	+	+	ct	ict	District	g Distr	istrict	istrict							
Prohibited in district indicated	Dwelling District	ng Distric	ing Distri	ing Distri	Duplex) D) Dwellin	welling Di	welling Di							: District
S Permitted in district upon approval of a Specific Use Permit (SUP)	Dwellii	Dwellii	/ Dwell	/ Dwell	elling (I	tached	mily D	mily D		rict	rict		ict	pment	pment
Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	-6, Single-Family	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family Dwelling District	O, Office District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
S-# Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sin	SF-8, Sin	SF-10, Si	SF-40, Si	2F, Two-	TH, Tow	MF-16, I	MF-24, I	o, Office	LR, Local	C, Comm	l, Indust	M, Mixe	H, Highw	PD, Plan
Art Gallery or Museum										Р	P		Р	Р	22
Automobile Body Shop											S	S	S	S	22
Automobile or Other Motorized Vehicle Sales and Service											S-4	S-4		S-4	22
Automobile Parts Store (New Only)										Р	Р	Р	Р	Р	22
Automobile Parts Store (Used)											S-26	S-26			
Automobile Service Garage (Major)											S	S		S	22
Automobile Service Garage (Minor)										S	S	S		S	22
Bakery (Retail Sales Only)										Р	Р	Р	Р	Р	22
Bank or Financial Institution									Р	Р	Р		Р	Р	22
Banquet Hall										S-5	S-5		S-5	S-5	22
Bar										S-6	S-6				22
Bed and Breakfast Inn										S	S		S	S	22
Beverage (Package) Store										S-7	S-7	S-7	S-7	S-7	22
Book Store										Р	Р		Р	Р	22
Bowling Alley										S	Р		S	S	22
Car Wash, Full Service											S		S	S	22
Car Wash, Self Service											S		S	S	22
Carpentry Shop											Р	Р			22
Catering Service										S	S		S	S	22
Cement Storage										S	S	S	S	S	22
Ceramic and Pottery Manufacturer											S	Р		S	22
Child Care Home (≤6 Children)	Р	Р	Р	Р	Р	Р	Р	Р							22



Legend for Use Chart						ict									
P Permitted in district indicated	ct	ct	rict	rict	District	ng Distr	District	District							
Prohibited in district indicated	Dwelling District	ıg Distri	ing Dist	ing Dist) ouplex) Dwellii	velling [Dwelling District							District
S Permitted in district upon approval of a Specific Use Permit (SUP)	Dwellir	Dwellir	y Dwelli	y Dwelli	elling (I	tached)	ımily Dv	ımily Dv		trict	rict		ict	pment	opment
Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Single-Family	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family	District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sin	SF-8, Sin	SF-10, Si	SF-40, Si	2F, Two-	ТН, Томі	MF-16, N	MF-24, N	O, Office District	LR, Local	C, Comm	I, Industı	M, Mixe	H, Highw	PD, Plan
Child-Care Home (≥7 Children)	S	S	S	S	S	S	S	S							22
Child-Care Facility (Children's Home)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Child Care Facility (Daycare)						S	S	S	S	S	S	S	S	S	22
Commercial Motor Vehicle Parking											S-8	S-8			22
Commercial Parking Lot or Garage											S-8	S-8			22
Contractor's Shop or Storage Yard											Р	Р			22
Convenience Store										S	S	S			22
Convenience Store with Drive-Through										S	S	S			22
Country Club	S	S	S	S	S	S	S	S			S	S	S	S	22
Dance, Music, or Drama Studio										Р	Р	Р	Р	Р	22
Donation or Recycling Collection Point									Р	Р	Р	Р	Р	Р	22
Educational Services Office									Р	Р	Р		Р	Р	22
Electrical Power Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Electronic Cigarette Establishment										S	S	S			22
Flea Market										S	S				22
Florist										Р	Р		Р	Р	22
Exterminating Company											Р	Р			22
Farmer's Market										S	Р		S	S	22
Feed Store										Р	Р	Р	Р	Р	22
Funeral Home or Mortuary									S	S	S	S	S	S	22
Equipment Repair Shop										S	Р	Р	S	S	22
Furniture Repair and Upholstering Shop											Р	Р			22



Legend for Use Chart						ict									
P Permitted in district indicated		:	ict	ict	District	g Distr	istrict	istrict							
Prohibited in district indicated	ng Distric	ng Distric	ing Distri	ing Distri) (xəldn) Dwellin	velling D	Dwelling District							District
S Permitted in district upon approval of a Specific Use Permit (SUP)	Dwellir	Dwellir	/ Dwelli	/ Dwelli	elling (C	tached)	mily Dv	mily Dv		rict	rict		ict	pment	pment
Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Single-Family Dwelling District	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family	O, Office District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sin	SF-8, Sin	SF-10, Si	SF-40, Si	2F, Two-	ТН, Том	MF-16, I	MF-24, I	O, Office	LR, Local	C, Comm	I, Indust	M, Mixe	H, Highw	PD, Plan
Gasoline or Diesel Passenger Vehicle Filling or Service Station									S-9	P-9	P-9		S-9	P-9	22
Gasoline or Diesel Truck Filling or Service Station										S	S	S			22
Gasoline or Diesel Truck Filling or Service Station with Overnight Parking												S			22
<u>Golf Course</u>							S	S	S	S	S	S	S	S	22
Grocery Store										Р	Р		Р	Р	22
Group Homes (≤4 Persons)	Р	Р	Р	P	Р	Р	Р	Р							22
Group Homes (>5 Persons)	S	S	S	S	S	S	S	S							22
Gym or Health/Fitness Center									S	Р	P	Р	Р	Р	22
Halfway House									S	S	S	S			22
Heliport or Helistop									S-11		S-11	S-11	S-11	S-11	22
Home-Based Business	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12					Р		22
Hospital, Acute Care									S	S	S	S	S	S	22
Hospital, Chronic Care									S	S	S	S	S	S	22
<u>Hotel</u>										S-13	S-13	S-13		P-13	22
Hotel, Resident Extended Stay										S-14	S-14		S-14	S-14	22
Institution for the Care of Alcoholic, Psychiatric or Narcotic Patients											Р	Р	S	S	22
Jewelry Manufacturing or Assembly											P	Р			22
<u>Kennel</u>										S	S	S	S	S	22
Laundry, Commercial											Р	Р		S	22
Laundry, Dry Cleaning Drop-Off/Pick-Up										Р	Р		Р	Р	22
Laundry, Self-Service										Р	Р		Р		22
Leather Product and Saddle Manufacturing											Р	Р	S	Р	22



Legend for Use Chart						ict									
P Permitted in district indicated	t	ct	ict	ict	District	ng Distr	District	District							
Prohibited in district indicated	Dwelling District	ıg Distri	ing Distr	ing Distr)uplex) Dwellir	velling [Dwelling District							District
S Permitted in district upon approval of a Specific Use Permit (SUP)	Dwellir	Dwellir	y Dwelli	y Dwelli	elling (I	tached]	ımily Dv	ımily Dv		trict	rict		rict	pment	opment
Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Single-Family	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family	District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sin	SF-8, Sin	SF-10, Si	SF-40, Si	2F, Two-	ТН, Томг	MF-16, N	MF-24, N	O, Office District	LR, Local	C, Comm	I, Industr	М, Міхе	H, Highw	PD, Planı
Library									Р	Р	Р		Р	Р	22
(Light) Assembly and Manufacturing Processes											S	S			22
Liquor (Adult/Alcoholic Beverage) Store											S-16	S-16			22
Manufacturing or Industrial Operations											S	Р			22
Meat Market										S	Р	P	S		22
Medical Clinic									Р	Р	Р		Р	Р	22
Motel											S-13			S-13	22
Motor Freight Company												S-18			22
Movie Theatre										S	S		S	S	22
Movie Theatre, Drive In											S		S	S	22
Nursery, Retail Sales Only										Р	P		Р	Р	22
Newspaper Printing											Р	Р			22
Office, Professional, Medical, or Business									Р	Р	Р		Р	Р	22
Outside Display											P-19	P-19	S-19		22
Outside Storage										P-20	P-20	P-20	P-20	P-20	22
Pallet Businesses and Yards												S-21			22
Park, Playground, or Community Center, Public	Р	P	Р	P	Р	P	Р	Р	Р	Р	P	P	P	Р	22
Pawn Shop										S	P	Р	S	S	22
Personal Service Shop										Р	Р		Р	Р	22
Pet Store										Р	P		S	P	22
Photographer's or Artist's Studio/Film Processing										Р			Р	Р	22
Plastic Products Manufacturing											S	P			22



Legend for Use Chart						ict									
P Permitted in district indicated	+:	#:	ict	ict	District	g Distr	istrict	istrict							
Prohibited in district indicated	ng Distric	ng Distric	ing Distri	ing Distri	Juplex) [) Dwellin	velling D	Dwelling District							District
S Permitted in district upon approval of a Specific Use Permit (SUP)	Dwellir	Dwellir	/ Dwell	/ Dwell	elling (I	tached	mily Dv			rict	rict		ict	pment	pment
Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Single-Family Dwelling District	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family	O, Office District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
S-# Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sin	SF-8, Sin	SF-10, Si	SF-40, Si	2F, Two-	TH, Tow	MF-16, I	MF-24, P	o, Office	LR, Local	C, Comm	I, Indust	M, Mixe	H, Highw	PD, Plan
Play Field or Stadium, Public	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	22
Plumbing/Electrical/Air Conditioning Store (Retail Sales Only)										Р	Р		Р	Р	22
Police or Fire Station	Р	P	P	P	P	Р	Р	Р	P	Р	P	P	Р	Р	22
Printing/Duplication Shop or Mailing Center										S	Р	Р	Р	S	22
Private Club										S	S	S			22
Public Use or Building	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	22
Radio or TV Station									Р		P	Р	Р	Р	22
Railway right-of-way and Tracks and Passenger Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Recycling Center												S-23		S-23	22
Recycling Facility												S-23		S-23	22
Religious Use	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	22
Research or Scientific Laboratory									S		Р	Р	S	S	22
Restaurant or Cafeteria, with Drive-Up Window or Curb Service										Р	Р	Р	Р	Р	22
Restaurant or Cafeteria, without Drive-Up Window or Curb Service									S	Р	Р	Р	Р	Р	22
Retail Stores and Shops										Р	Р		Р	Р	22
RV Parks	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
School, Career									P-24	P-24	P-24	P-24	P-24	P-24	22
School, College or University (Private)									S-24	S-24	S-24	S-24	S-24	S-24	22
School, College or University (Public)									P-24	P-24	P-24	P-24	P-24	P-24	22
School, K-12 (Private)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	22
School, K-12 (Public)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	22
Seamstress or Tailor Shop										Р	Р		Р	Р	22

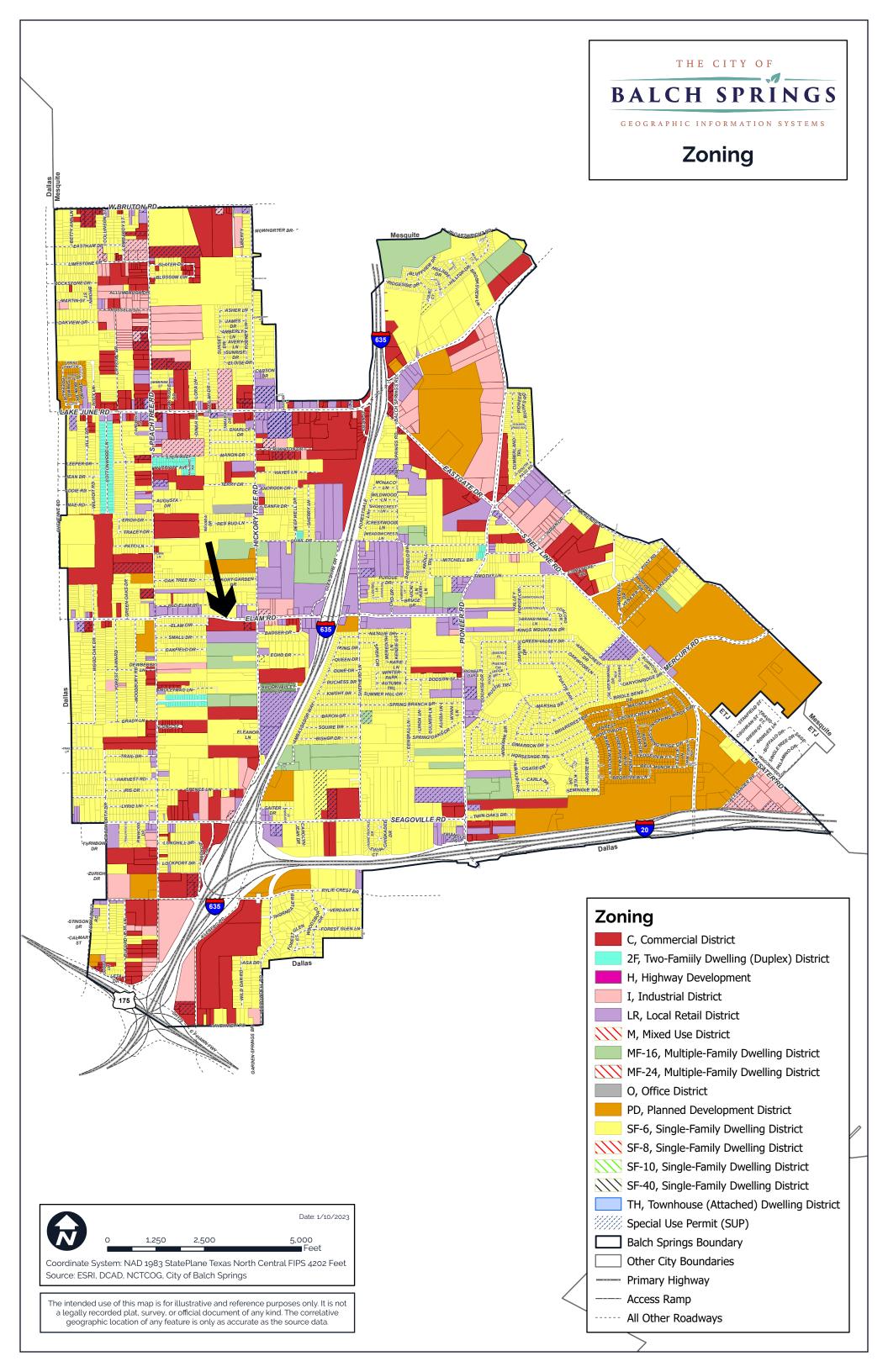


Legend for Use Chart						ict									
P Permitted in district indicated	ಚ	ct	rict	rict	District	ng Distr	District	District							
Prohibited in district indicated	Dwelling District	ıg Distri	ing Distı	ing Disti	(xəldno) Dwellii	velling [Dwelling District							District
S Permitted in district upon approval of a Specific Use Permit (SUP)	Dwellir	Dwellir	y Dwelli	y Dwelli	elling (C	tached)	ımily Dv	ımily Dv		trict	rict		ict	pment	opment
P-# Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Single-Family	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family	District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sin	SF-8, Sin	SF-10, Si	SF-40, Si	2F, Two-	ТН, Томі	MF-16, N	MF-24, N	O, Office District	LR, Local	C, Comm	I, Industi	М, Міхе	H, Highw	PD, Planı
Sexually Oriented Business												S			22
Shoe Repair Shop										Р	Р	Р	Р	Р	22
Self-Storage (Mini Warehouse Facilities)											S	S	S	S	22
Self-Storage, Security and Mini-Warehouse											S	S	S	S	22
Sundry Store										P-25	P-25	P-25	P-25	P-25	22
Tattoo Studio											S	S			22
Taxi Garage or Dispatch											P	Р			22
Telephone Exchange (No Offices or Storage Facilities)	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	22
Temporary Building for New Construction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Temporary Storage Unit/Container	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26						22
Textile Manufacturing, with dust and odor control											S	Р			22
<u>Thrift Store</u>										S	S	S			22
<u>Tobacco Store</u>										S-27	S-27	S-27			22
Truck Dealership											S	S	S	S	22
Truck Stop												S-18			22
Truck Terminal											S	S			22
Used Car Lot											S	S			22
Vehicle Storage Facility												S			22
<u>Veterinarian Clinic</u>											S	S			22
<u>Water Storage</u>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Warehouse											P	Р			22



Leg	end for Use Chart						ict									
Р	Permitted in district indicated	#	#	ict	ict	District	g Distr	istrict	District							
	Prohibited in district indicated	ng District	ng District	ing Distr	Dwelling District	Dwelling (Duplex) I) Dwellin	velling D	Dwelling D							District
s	Permitted in district upon approval of a Specific Use Permit (SUP)	Dwelling	Dwelling	y Dwell	y Dwell	elling (I	tached	mily Dv			rict	rict		ict	pment	Development
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.	Single-Family	Single-Family	SF-10, Single-Family Dwelling District	SF-40, Single-Family	Two-Family Dw	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family	Office District	LR, Local Retail District	Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.	SF-6, Sing	SF-8, Sing	SF-10, Sii	SF-40, Sii	2F, Two-l	ТН, Тоwr	MF-16, N	MF-24, N	O, Office	LR, Local	C, Comm	l, Industr	М, Міхес	H, Highw	PD, Planned
Wei	ght Loss Center									Р	Р	Р		Р	Р	22
Who	olesale Center											Р	Р	S	S	22
Win	d Energy System	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	22
Wire	eless Communication System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
Woo	dworking and Planing Mill											Р	Р			22





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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in

writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.
With the parties' consent, a broker acting as an

intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Texas Real Estate Broxers and Salespensors are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate scensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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