

CITY OF ROWLETT, TEXAS

ORDINANCE NO. 2-17-98A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROWLETT AS HERETOFORE AMENDED SO AS TO PROVIDE FOR A CHANGE FROM "C-2" TO "PD PLANNED DEVELOPMENT DISTRICT FOR MIXED COMMERCIAL AND INDUSTRIAL USES" ON LOTS 3 THROUGH 15, BLOCK 1 OUT OF THE THOMAS PAYNE SURVEY MORE SPECIFICALLY DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Scott Golden for and on behalf of the various property owners located in the Grisham Business Park and more specifically described in **Exhibit A** attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rowlett should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rowlett, Texas, as heretofore amended, be and the same is hereby amended by providing for a change from "C-2" to "PD Planned Development District for Mixed Commercial and Industrial Uses" on Lots 3 through 15, Block 1 out of the Thomas Payne Survey, Abstract No. 1165, City of Rowlett, Dallas County, located at Big A Road and Rowlett Road, also known as the Grisham Business Park, and as more particularly described in **Exhibit A** attached hereto.

Section 2. That the property described in **Exhibit A** shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rowlett as heretofore amended, subject to the conditions, regulations, and restrictions as contained in **Exhibit B** attached hereto and incorporated herein for all purposes.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

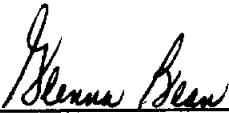
Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rowlett, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 6. That all ordinances of the City of Rowlett in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

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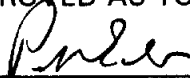
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, this 17th day of February, 1998.

ATTEST:

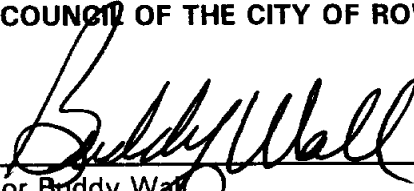


City Secretary
City of Rowlett, Texas

APPROVED AS TO FORM:



City Attorney
City of Rowlett, Texas



Mayor Buddy Wall
City of Rowlett, Texas

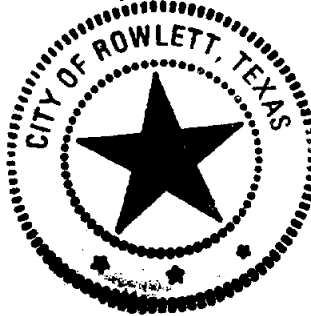


EXHIBIT "A"

OWNERS CERTIFICATE

STATE OF TEXAS *
COUNTY OF DALLAS *

WHEREAS, Paul Grisham is the Owner of a tract of land situated in the City of Rowlett, Dallas County, Texas and being a part of the THOMAS PAYNE SURVEY, ABSTRACT NO. 1165 and being more particularly described as follows:

COMMENCING at the intersection of the North line of State Highway No. 66 (120' R.O.W.) and the East line of Rowlett Road (75' R.O.W.); thence N 0° 35' W, along the East line of Rowlett Road, 486.81 feet to an iron stake for the POINT OF BEGINNING;

THENCE N 0° 35' W, along the East line of Rowlett Road, 30.80 feet to the beginning of a curve to the right, an iron stake for corner;

THENCE Northeasterly, along the East line of Rowlett Road and the South line of Big A Road (60' R.O.W.), and along the curve to the right, said curve having a central angle of 91° 24' and a radius of 165.17 feet, for an arc distance of 263.48 feet to the end of said curve, an iron stake for corner;

THENCE S 89° 11' E, along the South line of Big A Road, 430.67 feet to an iron stake for corner;

THENCE N 89° 58' E, along the South line of Big A Road, 421.74 feet to an iron stake for corner;

THENCE S 1° 49' E, 200.10 feet to an iron stake for corner;

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THENCE N 89° 11' W, 596.53 feet to the Point of Beginning and containing 4.531 acres of land, more or less.

EXHIBIT "B"

Concept and Development Plan

Grisham Business Park Rowlett, Texas

In order to preserve the character of Grisham Business Park and its peculiar suitability for the particular uses specified, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Grisham Business Park Planned Development District the following Concept and Development Plan is adopted. The property was previously zoned "I-2" but due the changing character of the neighborhood a Planned Development incorporating many of the uses allowed in the City of Rowlett's current equivalent of I-2, the M-2 classification, with certain limitations imposed to reflect the residential character of the property to the north and the commercial character of the property to the south.

The lot area, lot width and lot depth shall be as set out on the plat recorded in Volume 81094, Page 2095 of the Map Records of Dallas County, Texas, a copy of which is attached as Exhibit A hereto and made a part hereof. No lot may be replatted to a smaller size without amending this Concept and Development Plan. A lot or lots may be replatted into larger lots without the amendment of this Concept and Development Plan if it is done in accordance with the procedures established by the City of Rowlett for replatting.

The Planned Development shall conform to the M-2 Area regulations for the City of Rowlett. Prior to the issuance of a building permit for any portion of the Planned Development District approval of a Detail Site Plan from the Planning and Zoning Commission shall be required. Screening requirements and permitted uses shall be as set out in the enabling ordinance. The uses as set out in **Section A** of the **Grisham Business Park Development Standards** shall be permitted. The uses as set out in **Section B** of the **Grisham Business Park Development Standards** shall be prohibited.

Development Standards

Grisham Business Park Planned Development

Section A: USES PERMITTED

Property and buildings located on Lots 3 thru 15, Block 1 within the Grisham Business Park, City of Rowlett, Dallas County, Texas shall be used only for the following purposes:

- 1. PRIMARY RESIDENTIAL USES**
 - 1.1. Retirement home and/or nursing home

- 2. EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES**
 - 2.1. Athletic stadium or field
 - 2.2. Church
 - 2.3. Community center (public or private)
 - 2.4. College, university or private boarding school
 - 2.5. Hospital (medical)
 - 2.6. Library (public)
 - 2.7. Medical facilities
 - 2.8. Museum or art gallery (private)
 - 2.9. Public park or playground
 - 2.10. Recreation center (public)
 - 2.11. Recreation, religious or philanthropic institutions not listed
 - 2.12. School (public or parochial)

- 3. TRANSPORTATION, UTILITY AND COMMUNICATION USES**
 - 3.1. All local utilities (with a special use permit)
 - 3.2. Amateur radio antenna, CB antenna, or satellite dish antenna
 - 3.3. Antenna (commercial, radio, television, relay, cellular or microwave over 40 feet) (with a special use permit)
 - 3.4. Electrical transmission station (with special use permit)
 - 3.5. Satellite, mini-dish
 - 3.6. Sewage treatment plant (public) (with special use permit)
 - 3.7. Telephone exchange
 - 3.8. Transportation and utility easement, alley, or right-of-way
 - 3.9. Utility installation other than listed (with special use permit)

- 4. ACCESSORY AND INCIDENTAL USES**
 - 4.1. Accessory building
 - 4.2. Accessory building, not part of main building

- 4.3. Incidental accessory uses
- 4.4. Off street parking lot
- 4.5. Open or outside storage of products or materials (subject to screening requirements set out elsewhere within)
- 4.6. Parking lot serving permitted uses
- 4.7. Quarters for caretaker/guard as part of a permanent structure
- 4.8. Temporary construction office for construction or remodeling projects within the Planned Development (subject to temporary permit and removal at completion of project)
- 4.9. Temporary produce stand (with special use permit)
- 4.10. Produce stand (with special use permit)

5. RETAIL USES

- 5.1. Accessory uses (non-residential)
- 5.2. Bakery
- 5.3. Barber shop
- 5.4. Beauty shop
- 5.5. Building materials and hardware (with no outside display of merchandise)
- 5.6. Department store (less than 14,000 square feet)
- 5.7. Feed store (with no outside display of merchandise)
- 5.8. Key shop
- 5.9. Neighborhood service uses, (less than 14,000 sq. ft.)
- 5.10. Nursery (plant sales)
- 5.11. Pet shop (no outside runs)
- 5.12. Restaurant (no drive-in)
- 5.13. Restaurant (with drive-in)
- 5.14. Sporting goods store

6. SPECIAL USES

- 6.1. Bait sales
- 6.2. Banking, automated teller only
- 6.3. Cabinet and upholstery shop
- 6.4. Clothing or apparel store
- 6.5. Service clubs, lodges, sororities and fraternities
- 6.6. Commercial amusement (indoor) (excluding bingo parlors)
- 6.7. Commercial amusement (outdoor)
- 6.8. Day nursery or child care center (with special use permit)
- 6.9. Funeral parlor or mortuary
- 6.10. Furniture store
- 6.11. Greenhouses and nurseries (commercial)
- 6.12. Kindergarten (private)
- 6.13. Leather goods shop
- 6.14. Print shop
- 6.15. Private above ground water storage tank (with special use permit)

- 6.16. Private club with alcohol beverage sales (with special use permit)
- 6.17. Public garage (no above ground gasoline storage)
- 6.18. Recreation center
- 6.19. Roller skating rink (with special use permit)
- 6.20. Tire dealer (less than 14,000 square feet) (tires sales limited to Light Load Vehicles)
- 6.21. Tool rental shop (no outside display or storage)

7. OFFICE AND PROFESSIONAL USES

- 7.1. Dental clinic or laboratory
- 7.2. Medical clinic or laboratory
- 7.3. Office center
- 7.4. Professional office
- 7.5. Radio broadcast without tower

8. AUTOMOBILE AND RELATED USES

- 8.1. Automobile upholstery
- 8.2. *Automobile repair* (with special use permit) (no engine overhaul)
- 8.3. *Automobile service office or garage* (with special use permit) (no engine overhaul)
- 8.4. Automobile leasing and renting
- 8.5. Automobile parts and sales
- 8.6. Boat sales
- 8.7. Dry boat storage (with special use permit)
- 8.8. Gas station
- 8.9. Outside display/storage for new boat sales and service
- 8.10. Outside storage for trailer
- 8.11. Vehicle or car wash

9. COMMERCIAL, MANUFACTURING AND INDUSTRIAL USES

- 9.1. Accessory uses incidental to main use
- 9.2. Administration or corporate headquarters
- 9.3. Assembly of electronic instruments and devices (enclosed building)
- 9.4. Assembly of heavy electronics and devices (enclosed building)
- 9.5. Assembly of radios and phonographs (enclosed building)
- 9.6. Bottling works (with special use permit)
- 9.7. Book bindery
- 9.8. Building materials and lumber yard sales (with special use permit)
- 9.9. Candy manufacturing (enclosed building)
- 9.10. Commercial school
- 9.11. Contractors shop and storage yard (subject to screening requirements set out elsewhere within)

- 9.12. Cosmetic manufacturing (enclosed building)
- 9.13. Dairy products (enclosed building)
- 9.14. Drapery manufacturing and sales
- 9.15. Drug and pharmaceutical manufacturing (enclosed building)
- 9.16. Dry cleaning or commercial laundry (less than 14,000 square feet)
- 9.17. Electric and neon signs and commercial advertising structures (enclosed building)
- 9.18. Food products manufacturing (enclosed building)
- 9.19. Furniture manufacturing (enclosed building)
- 9.20. General commercial
- 9.21. Glass products from previously manufactured glass
- 9.22. **General Industrial and Manufacturing (enclosed building) (with special use permit) (with specific approval of use by Planning and Zoning Commission as set out in Section C herein)**
- 9.23. Instrument and meter manufacturing (enclosed building)
- 9.24. Jewelry and watch manufacturing
- 9.25. Leather goods fabrication (with special use permit)
- 9.26. Light fabrication and assembly (enclosed building)
- 9.27. Light manufacturing and assembly (enclosed building)
- 9.28. Light sheet metal products (enclosed building)
- 9.29. Mini-warehouse/self storage (with special use permit)
- 9.30. Musical instruments, toys, novelties, rubber and metal stamps manufacturing (with special use permit)
- 9.31. Neighborhood commercial
- 9.32. Newspaper printing
- 9.33. Office buildings
- 9.34. Optical goods manufacturing
- 9.35. Paper products manufacturing
- 9.36. Perfume manufacturing (enclosed building)
- 9.37. Plastic products manufacturing, (but no raw materials processing)
- 9.38. Public utility service yard
- 9.39. Research and scientific laboratory (with special use permit)
- 9.40. Restaurants incidental to main use
- 9.41. Sporting goods manufacturing
- 9.42. Veterinarian office (no outside pens) (with special use permit)
- 9.43. Wholesale distribution center
- 9.44. Wholesale or warehouse enterprises
- 9.45. **Products manufactured from previously prepared materials and totally enclosed within a building for uses not previously mentioned above.**
- 9.46. Machine shop
- 9.47. Federal Aviation Agency approved repair facility

9.48. Federal Aviation Agency approved Parts Manufacturing Facility and/or Production Approval Holder for manufacturing of replacement aircraft parts

9.49. Any use permitted in a Commercial/Retail District: C-H, C-1, and C-2 and not prohibited in **Section B**.

Section B: Uses Prohibited

10.

- 10.1. Boarding house
- 10.2. Family home
- 10.3. Garage apartment
- 10.4. Mobile home park
- 10.5. Modular home
- 10.6. Multifamily dwelling
- 10.7. Single family dwelling (attached)
- 10.8. Single family dwelling (detached)
- 10.9. Two family dwelling
- 10.10. Zero lot line dwelling
- 10.11. Airports
- 10.12. Animal pound (municipal)
- 10.13. Growing of farm products
- 10.14. Hospital (psychiatric)
- 10.15. Heliports and helistops
- 10.16. Landing fields
- 10.17. Municipal golf course
- 10.18. Rehabilitation center to provide services for federal offenders to become law abiding citizens
- 10.19. Bus terminal
- 10.20. Sanitary landfill
- 10.21. Detached private garage
- 10.22. Temporary batch plant
- 10.23. Department store (greater than 14,000 square feet)
- 10.24. Kiosk
- 10.25. Shopping center (greater than 14,000 square feet)
- 10.26. Amusement arcade
- 10.27. Bingo parlor
- 10.28. Cemetery
- 10.29. Commercial stable
- 10.30. Flea market
- 10.31. Golf course and country club
- 10.32. Miniature golf, driving range, and putting course
- 10.33. Hotel or motel
- 10.34. Night club
- 10.35. Private stable

- 10.36. Recycling center
- 10.37. Recycling plant
- 10.38. Sexually oriented uses
- 10.39. Theater, indoor
- 10.40. Theater, outdoor
- 10.41. Automobile assembly, painting, rebuilding
- 10.42. Automobile reconditioning, body/fender repair
- 10.43. Automobile sales, new and used
- 10.44. Freight or truck terminal yard
- 10.45. Gasoline or petroleum drilling or storage
- 10.46. Housing prefabrication
- 10.47. Heavy machinery sales and service
- 10.48. Motor raceway
- 10.49. Outside display/storage for farm equipment and machinery
- 10.50. Outside display/storage for trailer for rental and sales
- 10.51. Tourist home (bed and breakfast)
- 10.52. Trailer rental
- 10.53. Truck repair and overhaul
- 10.54. Agricultural cultivation
- 10.55. Agricultural grazing
- 10.56. Batching plant (concrete or asphalt)
- 10.57. Battery manufacturing
- 10.58. Carting, express hauling or storage yard
- 10.59. Carnival or amusement park, permanent
- 10.60. Cement, lime or gypsum manufacturing
- 10.61. Dog kennels and veterinarian office (outside pens)
- 10.62. Feed lot
- 10.63. Foundry casting, non-ferrous
- 10.64. Frozen food locker
- 10.65. Natural gas production and distribution
- 10.66. Oil field equipment storage yard
- 10.67. Petroleum production and refining
- 10.68. Rock quarries, sand, gravel or earth excavation
- 10.69. Shoe manufacturing
- 10.70. Tire retreading
- 10.71. Wholesale or bulk storage of gasoline, propane or butane, or other liquid or gas petroleum products
- 10.72. Wrecking or salvage yard

Section C: Other Items

11. SCREENING REQUIREMENTS:

- 11.1. Upon the issuance with respect to any lot in this Planned Development of either a Building Permit or a Certificate of Occupancy

by the City of Rowlett subsequent to the date of adoption of this ordinance such lot shall become at such time subject to the screening requirement as set out herein:

Outside storage shall require screening the stored items from a southerly view. Screening shall be of not less than eight feet in height and shall be of the following material: wood cedar with metal posts.

12. AREA REGULATIONS:

12.1. The property shall follow the area regulations as permitted within the M-2 General Manufacturing zoning classification, as specified in the Rowlett Zoning Ordinance.

13. SITE PLAN APPROVAL REQUIRED:

13.1. Prior to the issuance of a building permit for any portion of the Planned Development District approval of a Detail Site Plan from the Planning and Zoning Commission shall be required.

14. DEFINITIONS: All uses shall be as defined in the Rowlett Zoning Code in effect as of the date of adoption of the enabling ordinance for this Planned Development, except those uses in bold italics. Uses in bold italics shall be as defined in this section. In the event such use is not defined in the Rowlett Zoning Code, the usage shall be defined in accordance with the ordinary usage of the words.

14.1. *Automobile Repair* -Minor repair or reconditioning of engines, general repair or reconditioning of air-conditioning systems and transmissions for motor vehicles; wrecker services; vehicle steam cleaning; undercoating; rust-proofing; repair or replacement of parts, tires, tubes, and batteries, diagnostic services, minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning system; and other similar minor services for motor vehicles except heavy load vehicles, and other similar services and uses. (see Ordinance No. 12-17-91A). This term shall not include engine overhauling or paint or bodywork.

14.2. *Automobile Service Office or Garage* - A establishment providing automobile repair services to all motor vehicles except heavy load vehicles. This term shall not include engine overhauling or paint or bodywork.

14.3. *General Industrial and Manufacturing* - Industrial and Manufacturing uses wholly within an enclosed building that are not prohibited herein nor permitted otherwise herein. These uses shall

require approval by the Planning and Zoning Commission of the City of Rowlett to become a permitted use within this Planned Development. Approval or denial of the use shall be in the sole discretion of the Planning and Zoning Commission; but thereafter shall be deemed an approved use. After approval of the use by the Planning and Zoning Commission it shall be deemed an approved use within this Planned Development. Any use added by means of this provision shall require a special use permit. Upon approval of a use under this provision subsequent applicants shall not be required to get new approval for the use, but shall be required to obtain a special use permit.

14.4. *Products manufactured from previously prepared materials*
- Products manufactured from previously prepared materials and totally enclosed within a building for uses not previously mentioned above.

15. The ten (10) acre requirement for a Planned Development has been waived for this rezoning case.

CITY OF ROWLETT, TEXAS

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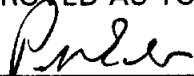
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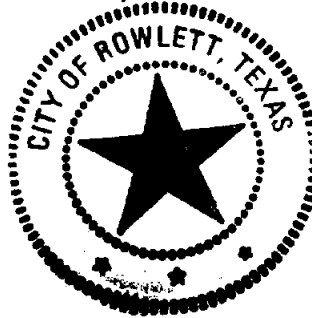


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The Planned Development shall conform to the M-2 Area regulations for the City of Rowlett. Prior to the issuance of a building permit for any portion of the Planned Development District approval of a Detail Site Plan from the Planning and Zoning Commission shall be required. Screening requirements and permitted uses shall be as set out in the enabling ordinance. The uses as set out in **Section A** of the **Grisham Business Park Development Standards** shall be permitted. The uses as set out in **Section B** of the **Grisham Business Park Development Standards** shall be prohibited.

EXHIBIT H GRISHAM BUSINESS PARK DEVELOPMENT PLAN

ROWLETT ROAD

ROAD

N 0° 35' W - 30.00'

STATE

HIGHWAY

NO.

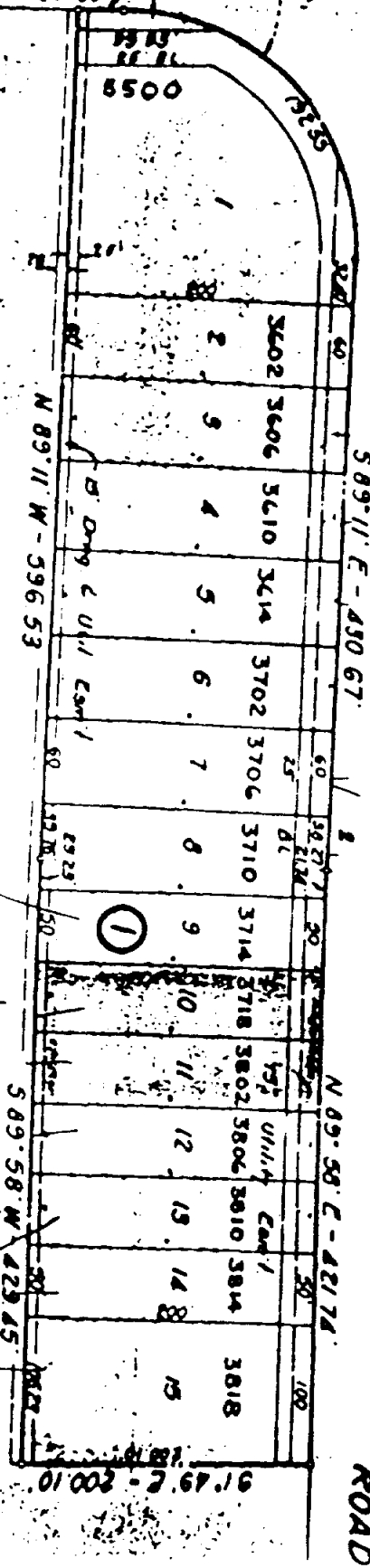
NORTH ↑

GRISHAM BUSINESS PARK ROWLETT, TEXAS

RON GANNON

KARXCO, INC.

STANND TRIMBERGER



BIG 2

S 89° 11' E - 430.67'

A

N 89° 58' E - 421.74'

ROAD

S 1° 49' E - 200.10'

Development Standards

Grisham Business Park Planned Development

Section A: USES PERMITTED

Property and buildings located on Lots 3 thru 15, Block 1 within the Grisham Business Park, City of Rowlett, Dallas County, Texas shall be used only for the following purposes:

- 1. PRIMARY RESIDENTIAL USES**
 - 1.1. Retirement home and/or nursing home

- 2. EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES**
 - 2.1. Athletic stadium or field
 - 2.2. Church
 - 2.3. Community center (public or private)
 - 2.4. College, university or private boarding school
 - 2.5. Hospital (medical)
 - 2.6. Library (public)
 - 2.7. Medical facilities
 - 2.8. Museum or art gallery (private)
 - 2.9. Public park or playground
 - 2.10. Recreation center (public)
 - 2.11. Recreation, religious or philanthropic institutions not listed
 - 2.12. School (public or parochial)

- 3. TRANSPORTATION, UTILITY AND COMMUNICATION USES**
 - 3.1. All local utilities (with a special use permit)
 - 3.2. Amateur radio antenna, CB antenna, or satellite dish antenna
 - 3.3. Antenna (commercial, radio, television, relay, cellular or microwave over 40 feet) (with a special use permit)
 - 3.4. Electrical transmission station (with special use permit)
 - 3.5. Satellite, mini-dish
 - 3.6. Sewage treatment plant (public) (with special use permit)
 - 3.7. Telephone exchange
 - 3.8. Transportation and utility easement, alley, or right-of-way
 - 3.9. Utility installation other than listed (with special use permit)

- 4. ACCESSORY AND INCIDENTAL USES**
 - 4.1. Accessory building
 - 4.2. Accessory building, not part of main building

- 4.3. Incidental accessory uses
- 4.4. Off street parking lot
- 4.5. Open or outside storage of products or materials (subject to screening requirements set out elsewhere within)
- 4.6. Parking lot serving permitted uses
- 4.7. Quarters for caretaker/guard as part of a permanent structure
- 4.8. Temporary construction office for construction or remodeling projects within the Planned Development (subject to temporary permit and removal at completion of project)
- 4.9. Temporary produce stand (with special use permit)
- 4.10. Produce stand (with special use permit)

5. RETAIL USES

- 5.1. Accessory uses (non-residential)
- 5.2. Bakery
- 5.3. Barber shop
- 5.4. Beauty shop
- 5.5. Building materials and hardware (with no outside display of merchandise)
- 5.6. Department store (less than 14,000 square feet)
- 5.7. Feed store (with no outside display of merchandise)
- 5.8. Key shop
- 5.9. Neighborhood service uses, (less than 14,000 sq. ft.)
- 5.10. Nursery (plant sales)
- 5.11. Pet shop (no outside runs)
- 5.12. Restaurant (no drive-in)
- 5.13. Restaurant (with drive-in)
- 5.14. Sporting goods store

6. SPECIAL USES

- 6.1. Bait sales
- 6.2. Banking, automated teller only
- 6.3. Cabinet and upholstery shop
- 6.4. Clothing or apparel store
- 6.5. Service clubs, lodges, sororities and fraternities
- 6.6. Commercial amusement (indoor) (excluding bingo parlors)
- 6.7. Commercial amusement (outdoor)
- 6.8. Day nursery or child care center (with special use permit)
- 6.9. Funeral parlor or mortuary
- 6.10. Furniture store
- 6.11. Greenhouses and nurseries (commercial)
- 6.12. Kindergarten (private)
- 6.13. Leather goods shop
- 6.14. Print shop
- 6.15. Private above ground water storage tank (with special use permit)

- 6.16. Private club with alcohol beverage sales (with special use permit)
- 6.17. Public garage (no above ground gasoline storage)
- 6.18. Recreation center
- 6.19. Roller skating rink (with special use permit)
- 6.20. Tire dealer (less than 14,000 square feet) (tires sales limited to Light Load Vehicles)
- 6.21. Tool rental shop (no outside display or storage)

7. OFFICE AND PROFESSIONAL USES

- 7.1. Dental clinic or laboratory
- 7.2. Medical clinic or laboratory
- 7.3. Office center
- 7.4. Professional office
- 7.5. Radio broadcast without tower

8. AUTOMOBILE AND RELATED USES

- 8.1. Automobile upholstery
- 8.2. *Automobile repair* (with special use permit) (no engine overhaul)
- 8.3. *Automobile service office or garage* (with special use permit) (no engine overhaul)
- 8.4. Automobile leasing and renting
- 8.5. Automobile parts and sales
- 8.6. Boat sales
- 8.7. Dry boat storage (with special use permit)
- 8.8. Gas station
- 8.9. Outside display/storage for new boat sales and service
- 8.10. Outside storage for trailer
- 8.11. Vehicle or car wash

9. COMMERCIAL, MANUFACTURING AND INDUSTRIAL USES

- 9.1. Accessory uses incidental to main use
- 9.2. Administration or corporate headquarters
- 9.3. Assembly of electronic instruments and devices (enclosed building)
- 9.4. Assembly of heavy electronics and devices (enclosed building)
- 9.5. Assembly of radios and phonographs (enclosed building)
- 9.6. Bottling works (with special use permit)
- 9.7. Book bindery
- 9.8. Building materials and lumber yard sales (with special use permit)
- 9.9. Candy manufacturing (enclosed building)
- 9.10. Commercial school
- 9.11. Contractors shop and storage yard (subject to screening requirements set out elsewhere within)

- 9.12. Cosmetic manufacturing (enclosed building)
- 9.13. Dairy products (enclosed building)
- 9.14. Drapery manufacturing and sales
- 9.15. Drug and pharmaceutical manufacturing (enclosed building)
- 9.16. Dry cleaning or commercial laundry (less than 14,000 square feet)
- 9.17. Electric and neon signs and commercial advertising structures (enclosed building)
- 9.18. Food products manufacturing (enclosed building)
- 9.19. Furniture manufacturing (enclosed building)
- 9.20. General commercial
- 9.21. Glass products from previously manufactured glass
- 9.22. **General Industrial and Manufacturing (enclosed building) (with special use permit) (with specific approval of use by Planning and Zoning Commission as set out in Section C herein)**
- 9.23. Instrument and meter manufacturing (enclosed building)
- 9.24. Jewelry and watch manufacturing
- 9.25. Leather goods fabrication (with special use permit)
- 9.26. Light fabrication and assembly (enclosed building)
- 9.27. Light manufacturing and assembly (enclosed building)
- 9.28. Light sheet metal products (enclosed building)
- 9.29. Mini-warehouse/self storage (with special use permit)
- 9.30. Musical instruments, toys, novelties, rubber and metal stamps manufacturing (with special use permit)
- 9.31. Neighborhood commercial
- 9.32. Newspaper printing
- 9.33. Office buildings
- 9.34. Optical goods manufacturing
- 9.35. Paper products manufacturing
- 9.36. Perfume manufacturing (enclosed building)
- 9.37. Plastic products manufacturing, (but no raw materials processing)
- 9.38. Public utility service yard
- 9.39. Research and scientific laboratory (with special use permit)
- 9.40. Restaurants incidental to main use
- 9.41. Sporting goods manufacturing
- 9.42. Veterinarian office (no outside pens) (with special use permit)
- 9.43. Wholesale distribution center
- 9.44. Wholesale or warehouse enterprises
- 9.45. **Products manufactured from previously prepared materials and totally enclosed within a building for uses not previously mentioned above.**
- 9.46. Machine shop
- 9.47. Federal Aviation Agency approved repair facility

9.48. Federal Aviation Agency approved Parts Manufacturing Facility and/or Production Approval Holder for manufacturing of replacement aircraft parts

9.49. Any use permitted in a Commercial/Retail District: C-H, C-1, and C-2 and not prohibited in **Section B**.

Section B: Uses Prohibited

10.

- 10.1. Boarding house
- 10.2. Family home
- 10.3. Garage apartment
- 10.4. Mobile home park
- 10.5. Modular home
- 10.6. Multifamily dwelling
- 10.7. Single family dwelling (attached)
- 10.8. Single family dwelling (detached)
- 10.9. Two family dwelling
- 10.10. Zero lot line dwelling
- 10.11. Airports
- 10.12. Animal pound (municipal)
- 10.13. Growing of farm products
- 10.14. Hospital (psychiatric)
- 10.15. Heliports and helistops
- 10.16. Landing fields
- 10.17. Municipal golf course
- 10.18. Rehabilitation center to provide services for federal offenders to become law abiding citizens
- 10.19. Bus terminal
- 10.20. Sanitary landfill
- 10.21. Detached private garage
- 10.22. Temporary batch plant
- 10.23. Department store (greater than 14,000 square feet)
- 10.24. Kiosk
- 10.25. Shopping center (greater than 14,000 square feet)
- 10.26. Amusement arcade
- 10.27. Bingo parlor
- 10.28. Cemetery
- 10.29. Commercial stable
- 10.30. Flea market
- 10.31. Golf course and country club
- 10.32. Miniature golf, driving range, and putting course
- 10.33. Hotel or motel
- 10.34. Night club
- 10.35. Private stable

- 10.36. Recycling center
- 10.37. Recycling plant
- 10.38. Sexually oriented uses
- 10.39. Theater, indoor
- 10.40. Theater, outdoor
- 10.41. Automobile assembly, painting, rebuilding
- 10.42. Automobile reconditioning, body/fender repair
- 10.43. Automobile sales, new and used
- 10.44. Freight or truck terminal yard
- 10.45. Gasoline or petroleum drilling or storage
- 10.46. Housing prefabrication
- 10.47. Heavy machinery sales and service
- 10.48. Motor raceway
- 10.49. Outside display/storage for farm equipment and machinery
- 10.50. Outside display/storage for trailer for rental and sales
- 10.51. Tourist home (bed and breakfast)
- 10.52. Trailer rental
- 10.53. Truck repair and overhaul
- 10.54. Agricultural cultivation
- 10.55. Agricultural grazing
- 10.56. Batching plant (concrete or asphalt)
- 10.57. Battery manufacturing
- 10.58. Carting, express hauling or storage yard
- 10.59. Carnival or amusement park, permanent
- 10.60. Cement, lime or gypsum manufacturing
- 10.61. Dog kennels and veterinarian office (outside pens)
- 10.62. Feed lot
- 10.63. Foundry casting, non-ferrous
- 10.64. Frozen food locker
- 10.65. Natural gas production and distribution
- 10.66. Oil field equipment storage yard
- 10.67. Petroleum production and refining
- 10.68. Rock quarries, sand, gravel or earth excavation
- 10.69. Shoe manufacturing
- 10.70. Tire retreading
- 10.71. Wholesale or bulk storage of gasoline, propane or butane, or other liquid or gas petroleum products
- 10.72. Wrecking or salvage yard

Section C: Other Items

11. SCREENING REQUIREMENTS:

- 11.1. Upon the issuance with respect to any lot in this Planned Development of either a Building Permit or a Certificate of Occupancy

by the City of Rowlett subsequent to the date of adoption of this ordinance such lot shall become at such time subject to the screening requirement as set out herein:

Outside storage shall require screening the stored items from a southerly view. Screening shall be of not less than eight feet in height and shall be of the following material: wood cedar with metal posts.

12. AREA REGULATIONS:

12.1. The property shall follow the area regulations as permitted within the M-2 General Manufacturing zoning classification, as specified in the Rowlett Zoning Ordinance.

13. SITE PLAN APPROVAL REQUIRED:

13.1. Prior to the issuance of a building permit for any portion of the Planned Development District approval of a Detail Site Plan from the Planning and Zoning Commission shall be required.

14. DEFINITIONS: All uses shall be as defined in the Rowlett Zoning Code in effect as of the date of adoption of the enabling ordinance for this Planned Development, except those uses in bold italics. Uses in bold italics shall be as defined in this section. In the event such use is not defined in the Rowlett Zoning Code, the usage shall be defined in accordance with the ordinary usage of the words.

14.1. ***Automobile Repair*** -Minor repair or reconditioning of engines, general repair or reconditioning of air-conditioning systems and transmissions for motor vehicles; wrecker services; vehicle steam cleaning; undercoating; rust-proofing; repair or replacement of parts, tires, tubes, and batteries, diagnostic services, minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning system; and other similar minor services for motor vehicles except heavy load vehicles, and other similar services and uses. (see Ordinance No. 12-17-91A). This term shall not include engine overhauling or paint or bodywork.

14.2. ***Automobile Service Office or Garage*** - A establishment providing automobile repair services to all motor vehicles except heavy load vehicles. This term shall not include engine overhauling or paint or bodywork.

14.3. ***General Industrial and Manufacturing*** - Industrial and Manufacturing uses wholly within an enclosed building that are not prohibited herein nor permitted otherwise herein. These uses shall

require approval by the Planning and Zoning Commission of the City of Rowlett to become a permitted use within this Planned Development. Approval or denial of the use shall be in the sole discretion of the Planning and Zoning Commission; but thereafter shall be deemed an approved use. After approval of the use by the Planning and Zoning Commission it shall be deemed an approved use within this Planned Development. Any use added by means of this provision shall require a special use permit. Upon approval of a use under this provision subsequent applicants shall not be required to get new approval for the use, but shall be required to obtain a special use permit.

14.4. *Products manufactured from previously prepared materials*
- Products manufactured from previously prepared materials and totally enclosed within a building for uses not previously mentioned above.

15. The ten (10) acre requirement for a Planned Development has been waived for this rezoning case.