



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

WEDNESDAY, OCTOBER 8, 2025 AT 6:00 PM

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

AGENDA

Livestream: <https://youtube.com/live/zBm2lQehvRM?feature=share>

1. Call to Order/ Roll Call/ Welcome

Swearing in of the members of the Planning and Zoning Commission and review of responsibilities by the City Secretary.

2. Public Comments/Announcements

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from September 2, 2025.

4. Discussion Items

4.a. Discussion and updates from the Chapter 40 Workgroup.

4.b. Discuss and consider receiving regular updates from code enforcement.

4.c. Discuss legal updates from the City Attorney and any impact on current City ordinances.

5. Action Items

5.a. Discuss, consider, and take appropriate action regarding dilapidated/abandoned signs within the City Limits.

5.b. Discuss, consider and take action regarding proposed amendments to the General Business District 1 & 2.

6. Executive Session (Closed to the Public)

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

7. Future Agenda Items

Next meeting November 4th
GB 1&2 uses
Chapter 40 updates
Code enforcement update

8. Adjournment

9. Workshop Discussion

9.a. The Planning and Zoning Commission will hold a workshop at the conclusion of the regular meeting.

- No action will be taken at this workshop.

CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on both the indoor bulletin board and outdoor notice board of Granite Shoals City Hall on or before the 2nd of October 2025. Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Dawn Wright, City Secretary



This Notice and Meeting Agenda, and the Agenda Packet, are posted online
at www.graniteshoals.org



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING
COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 2, 2025 AT 6:00 PM**

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

MINUTES

1. Call to Order/ Roll Call/ Welcome

Introduction of Planning and Zoning members

The meeting was called to order at 6:00 PM. Introductions were made.

Moved by Libby Edwards; seconded by Anita Hisey to excuse the absence of Pete Borths and Forest Henson.

Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell, Mike Zagger, Charles "Tony" Eldeen

Voting Against: None

Swearing in of the members of the Planning and Zoning Commission and review of responsibilities by the City Secretary.

Commissioners were sworn in by the city secretary, Dawn Wright.

2. Public Comments/Announcements

None

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from August 5, 2025.

Moved by Libby Edwards; seconded by Anita Hisey to approve the meeting minutes from August 5, 2025.

Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell, Mike Zagger, Charles "Tony" Eldeen

Voting Against: None

4. Discussion Items

4.a. Discussion and updates from the Chapter 40 Workgroup.

Survey to Contractors:

- Nearly 100 contractors/builders, who have pulled permits in the past year, received a 14-question survey.
 - Purpose: Identify “pinch points” in process, outdated definitions, and suggestions for improvements.
- Survey focuses on real-time, actionable feedback (e.g., lot size, setbacks, online portal usability).
- Contractors invited to follow-up roundtable for further feedback.
- Becky Sims will send a copy of the survey to commissioners.
- Survey purposely not made public to focus responses.

Citizen Participation:

- Plan to send a survey to citizens, especially those who applied for or received permits.
- Intention to keep focus on Planning and Zoning matters (avoid spillover into street-related issues).

Relationship to Comprehensive Plan:

- Immediate changes will be minor; comprehensive plan could influence larger, strategic changes.
- Ongoing process to align zoning ordinance (“framework”) with the city’s 10-year comprehensive vision.
- The current plan is from 2010 and overdue for update.

5. Public Hearings

- 5.a. Hold a public hearing regarding the proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use

Public Hearing opened at 6:18 pm.
There were no public comments.
Public Hearing closed at 6:20 pm.

6. Action Items

- 6.a. Discuss, consider, and take appropriate action to nominate and appoint a Vice Chair to the Planning and Zoning Commission.

Moved by Anita Hisey; seconded by Mike Zagger to to nominate Libby Edwards as the Planning and Zoning Vice Chair.
Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell,
Mike Zagger, Tony Eldeen
Voting Against: None

6.b. Discuss, consider, and take appropriate action regarding a recommendation to the City Council pertaining to proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use

- The amendment is focused solely on fireworks—notification requirement for STRs. Enforcement will include fines and misdemeanors for non-compliance.
- The City has implemented a new software platform (portal) capable of identifying STRs through internet scouring and boundary “geofencing.”
- Question about “overflow homes” (private friends/family, not public rentals): Needs clarification and perhaps definition in ordinance.
- Public notices will be issued in local media, particularly before holidays (e.g., July 4th, New Year’s).
- Compliance/Enforcement: New tech will help ensure notification even for recently-added or unregistered STRs.

Moved by Anita Hisey; seconded by Libby Edwards to make a favorable recommendation to the City Council the proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40; Sec. 40-26: Vacation Home Rental UUse..

Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell,
Mike Zagger, Tony Eldeen

Voting Against: None

6.c. Discuss, consider and take action regarding proposed amendments to the General Business District 1 & 2.

Becky Sims prepared and distributed side-by-side comparison documents of use lists, suggested updated terminology and definitions borrowed from other municipalities and best practices.

- Focus on new, modern business types (e.g., co-working spaces, mixed-use live/work units).
- Differentiated uses by scale, impact, and location appropriateness (neighborhood vs. corridor-oriented).
- Identified categories for revenue potential (retail sales tax, hospitality/heads in beds, automotive, construction/home services).
- Provided maps and visual aids for the commission to review outside the meeting.

Historical Context:

- Many properties are “grandfathered” due to prior uses before current zoning; this limits flexibility for enforcement and modernizations.
- Discussion regarding how to eventually bring about improvements among legacy nonconforming uses.
- State law and local adoption specify grandfathered uses and loss of status upon change or abandonment.

Commissioner Comments/Inquiries:

- Incentive programs for existing businesses to upgrade or comply with new standards were suggested.
- Improving code enforcement via signage, screening, and visual appeal for current businesses.
- Concerns about land availability, lack of sewer on 1431, fragmented parcels, and large tracts held by families.
- Next steps to clarify definitions, and create a “living document” for tracking changes and suggestions.

No action taken.

7. Executive Session (Closed to the Public)

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

No executive session

8. Future Agenda Items

- Need recognized for new member orientation and collaborative Q&A, given the number of newly-appointed commissioners.
- The commission will organize a workshop, likely directly after the next P&Z meeting (starting at 7:00 PM) with staff in attendance for informal discussion.
- The October meeting was rescheduled for Wednesday, October 8, 2025 at 6:00 PM to avoid conflict with Granite Shoals’ National Night Out event at Quarry Park.

9. Adjournment

With no further discussion or items, the meeting was adjourned at 7:18pm by Shannon Wilson.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of September 2, 2025.

Shannon Wilson -
Chair

§ 40-24. Signs.

- (a) Jurisdiction. The provisions of this section shall apply within the city limits, and within the extraterritorial jurisdiction (ETJ) of the city. All signs erected within the extraterritorial jurisdiction of the City of Granite Shoals shall be erected in accordance with the standards imposed for property inside the city limits. A sign shall not include numbers indicating the address of a residential structure or signs erected by a governmental entity in compliance with applicable law.
- (b) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in the subsection, except where the context clearly indicates a different meaning:

Allowable means permissible to do.

Banner means a sign intended to be hung without frames. Flags of governmental jurisdiction and flags carrying the emblem of a business or institution are not to be considered banners for the purpose of this section.

Billboard means a commercial sign that is designed for changeable copy, within fixed sign face, that will be used to display any good, service, brand, slogan, message, product, or company not located on the same site (or property) as the billboard.

Construction sign means a sign temporarily placed on a construction site identifying the project, and/or owner, developer, contractor, or architect, and may include other information regarding the project. A construction sign shall be limited to no more than eight square feet.

Damaged sign means a sign, which is unsafe, unsecured, disfigured, or broken.

Detached sign means an on-premises sign that is not a wall sign.

District means zoning district of the City of Granite Shoals, Texas wherein the regulations of this section are uniform.

Electronic sign means any sign for which the text, letters, numbers, pictures, or symbols forming the informational portion of the sign consists of flashing, intermittent, or moving lights, including any LED screen or any other type of video display. This definition does not include:

- (1) Signs that have internal or indirect illumination that is kept stationary or constant in intensity or color at all times when such sign is in use;
- (2) Any government sign located on government property; or
- (3) Any government sign located within the right-of-way that functions as a traffic-control device and that is described and identified in the Texas Manual on Uniform Traffic-Control Devices.

Externally illuminated sign means a sign illuminated in any manner by an artificial light source which is detached from the sign.

Ground clearance means the distance between the bottom of the sign and the average established ground level below [the] sign.

Internally illuminated sign means a sign illuminated in any manner by an artificial light source as an integral part of the sign. This includes but is not limited to neon type signs.

Nonconforming sign means a sign that does not conform to the regulations of this section, but which was placed or constructed in accordance with city ordinances existing at the time of its placement or construction.

On-premises sign means a sign located on the property where the goods or services it advertises are sold or provided.

Permit means a written authority or warrant.

Portable sign means a sign which may be carried, wheeled, or moved about.

Real estate sign means a sign which is used to offer property for sale or lease.

Sign means any letters, figures, symbols, trademarks, or devices designed, intended or used to advertise or inform including the frame or mounting structure.

Sign height means the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and the average established ground level beneath the sign, unless curb elevation is higher than the ground level, in which case the height shall be measured from curb level.

Tacked sign means a sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or other objects, and the advertising matter appearing thereon is not applicable to the use of the premise upon which or adjacent to the area at which such sign is located.

Temporary sign means a sign which is to be used for only a limited time.

Unattached sign means a portable sign which is easily carried, wheeled, or moved about without having to detach the sign from a secure anchoring device. Such signs are considered to be unattached if they can reasonably be expected to be blown about in high winds that may cause injuries to pedestrians or become traffic hazards.

Wall sign means a sign mounted permanently to the structure.

(c) Signs permitted by district.

(1) The following signs shall be permitted in all residential districts:

- a. Churches may display a permanent sign without a sign permit. Such sign shall be limited to 36 square feet and shall be no higher or wider than eight feet. Any such sign located closer than 25 feet to any street right-of-way shall have a minimum clearance of nine feet from the finished grade with a maximum height not to exceed 20 feet. There shall be no projections over public property, rights-of-way or easements.
- b. During construction of a building, one unilluminated sign shall be allowed without a sign permit. Such sign shall be removed immediately upon completion of the building, or upon expiration of the building permit.
- c. A person having a legal home based business may display a commercial sign such

as a name plate on the face of the building or porch. It shall be attached directly to and parallel to the face of the building or porch. It shall not exceed one square foot in area and shall not be internally illuminated, but may be externally illuminated. A permit is required. No other commercial sign shall be mounted or displayed on any residential unit.

- d. Temporary signs pursuant to subsection (d) of this section.
- (2) The following signs are permitted in a mobile home park district:
- a. An on-premises sign advertising the mobile home park. The sign shall be a permanent sign of not more than 36 square feet in total area and no higher or wider than eight feet. A permit is required.
 - b. All permanent signs located closer than 25 feet to any street or highway right-of-way shall have a minimum ground clearance of nine feet and a maximum height of 20 feet. Signs and supporting structures will be of sound construction and of a permanent nature, advertising products and services sold only at that location. There shall be no projections over public property, rights-of-way or easements.
- (3) The following signs are permitted in all nonresidential districts:
- a. Each business may have one wall sign. This sign may not extend above the roof line of the building, nor may it extend horizontally beyond the wall to which it is attached.
 - b. Each business may have one detached sign located on the business premises. The total area of this sign shall not exceed 115 square feet, shall be no wider than eight feet, and shall have a maximum height of 33 feet from the normal grade elevation measured at the street on which the business is located to the highest part of the sign or the structure on which the sign is placed. There shall be no projection over public property, rights-of-way or easement.
 - 1. The one allowed detached sign on a property with frontage on FM 1431 may be an electronic sign if the electronic sign satisfies the following requirements:
 - (a) The sign must be elevated at least ten (10) feet from ground level; and
 - (b) The display may not contain any moving elements, except that the display may change from one static image to another at a change rate of no less than four (4) seconds per image.
 - c. In addition to the detached sign permitted in subsection (b), a business may add one additional sign for the purpose of displaying the price of goods or services offered for sale at the business, which may include the price of various grades of fuel offered for sale at the business. An additional pricing sign under this paragraph must satisfy the following requirements:
 - 1. The additional sign may not exceed 75 square feet;

2. The additional sign must be located on the same structure as the detached sign described by subsection (b); and
 3. The additional sign must be located immediately below the detached sign described by subsection (b).
 - d. All permanent signs located closer than 25 feet to any street or highway right-of-way shall have a minimum ground clearance of nine feet and a maximum height of 33 feet. There shall be no projection over public property, rights-of-way or easements. No signs shall project over property lines. All signs and supporting structures will be of sound construction and of a permanent nature, advertising products and services sold only at that location.
 - e. During construction of a building, one unilluminated construction sign shall be allowed. Such signs shall be removed immediately upon completion of the building, or upon expiration of the building permit.
- (d) Temporary signs permitted by district.
Temporary signs shall be permitted subject to the following:
- (1) Any sign, poster or advertisement put up under a permit granted pursuant to this section shall:
 - a. Not remain for a period of more than 45 consecutive days.
 - b. Not to exceed 36 square feet in area.
 - c. If a permit is required, display the permit number issued for said sign(s) in the lower left hand corner of said sign.
 - d. Be constructed so as to have its own support structure.
 - e. Be fabricated of materials designed to withstand the elements for the permitted time period.
 - f. [Reserved.]
 - g. Not be located:
 1. Anywhere within the city's right-of-way.
 2. So as to block the view of traffic or interfere with vehicular or pedestrian traffic.
 3. So as to create an immediate physical danger.
 4. On any utility pole or street sign.
 - (2) Allowable temporary signs. The following temporary signs shall be authorized upon application and issuance of a permit by the city:
 - a. Temporary signs advertising the opening or relocation of a business.

- b. Temporary signs advertising special events.
 - c. Banners and other temporary signs attached and parallel to a wall of the structure.
 - d. Banners above public streets or highways in such locations as may be approved by the code compliance officer.
 - e. Garage sale signs, or similar signs, advertising a temporary event.
- (3) Except as otherwise permitted herein, no sign shall be constructed, placed or installed unless a permit for such sign is issued by the city.
- a. A person seeking a permit shall file an application with the city upon such forms as the city shall from time-to-time establish.
 - b. Any sign, poster, or advertisement of any nature which does not comply with this section, shall be removed by the city as directed by the city manager.
- (4) All temporary signs must be removed within forty-eight (48) hours after the expiration of the permit.
- (e) Damaged signs. Damaged signs must be repaired or removed within 30 working days following the date of notice to repair given by the code compliance officer, to the party responsible for such sign. Such 30-day period shall be extended provided that a bona fide work order bearing a delivery date for repairs is submitted to the code compliance officer within a 30-day period. The 30-day period shall be extended until seven days after the day shown on the work order.
- (f) Temporary sign during sale or lease of real property.
- (1) Signs advertising real property for sale or lease may be placed on the real property which is for sale or lease without a sign permit. The face of such temporary signs shall not exceed five square feet on each side including sign riders such as “price reduced,” “waterfront,” “sale pending,” etc. A second sign not to exceed five square feet is permitted on the shoreline.
 - a. Residential. A banner or sign not to exceed 36 square feet advertising property for sale is permitted on a boat dock if located in a residential zone.
 - b. Commercial. A banner or sign not to exceed 36 square feet advertising property for sale is permitted if located in a commercial zone.
 - (2) Each sign must be constructed so as to have its own support structure and must be made of materials calculated to withstand the weather.
 - (3) Signs may be in place for as long as the property is offered for sale. Signs must be removed within forty-eight (48) hours after the property is leased or sold.
 - (4) This type sign does not require a permit.
- (g) Nonconforming signs. Any sign not in compliance with the provisions of this section shall be considered to be nonconforming.

- (1) Nonconforming temporary signs. All such signs must be removed within 90 days after the effective date of the ordinance from which this section is derived.
- (2) Maintenance and replacement of nonconforming permanent signs.
 - a. Ordinary maintenance of all signs, except nonconforming signs, is allowed without the necessity of obtaining a permit. Ordinary maintenance shall mean the refurbishment of signs as they exist with no substantial alteration. Replacement or reconstruction of any part of any sign is not ordinary maintenance.
 - b. Nonconforming signs which have been damaged, blown down or otherwise destroyed or dismantled for any purpose other than maintenance operations, may be replaced only if the cost of repairing the sign does not exceed 60 percent of the market value cost of erecting a new sign of the same type at the same location. Evidence of the cost of repair market value and cost of erection of a new sign shall be submitted to the code compliance officer at the time of application for the repair permit but such evidence shall not be conclusive of the code compliance officer's decision in issuing or not issuing a repair permit. The property owner may appeal the code compliance officer's decision to the city manager.
- (h) Prohibited signs. All other signs not expressly permitted are prohibited, including but not limited to the following:
 - (1) Billboards.
 - (2) Tacked signs.
 - (3) Electronic signs, except as specifically permitted by this section.
 - (4) Off-premises signs (excluding signs in subsection (d)(2) of this section).
 - (5) Signs exceeding 20 feet in sign height.
 - (6) Multiple signs may not be arrayed together so as to violate the size restriction stated herein.
 - (7) Signs in the city right-of-way.
 - (8) Signs that emit a noise.
- (i) Temporary signs during election. A property owner may display one or more temporary signs on private property without a permit if the sign satisfies the following requirements:
 - (1) Is not more than eight feet high;
 - (2) Has an effective area less than thirty-six square feet;
 - (3) For any property located in a nonresidential zoning district (GB-1 GB-2, or I), is located on the property for a period of no more than ninety (90) days prior and nor more than forty-eight (48) hours after an election involving candidates for a federal, state, or local office that represents the area in which the property is located or that involves a measure on the ballot of an election within the area;

- (4) Is not illuminated;
- (5) Does not have any moving elements; and
- (6) Meets all other city ordinance requirements that do not conflict with this subsection.
(Ordinance 409-B adopted 6/—/07; Ordinance 409-C, sec. II.G, adopted 8/13/08; Ordinance 640, sec. 2, adopted 3/25/14; Ordinance 644, sec. 2, adopted 6/10/14; Ordinance 655, sec. II, adopted 12/2/14; Ordinance 731 adopted 4/24/18)

Current General Commercial Uses	Definition	Compatible Zoning Districts	Recommended Zoning Districts
Alcoholic beverage stores that comply with chapter	Retail business that predominately sells prepackaged alcoholic beverages, including liquors, wine, or beer, usually intended to be consumed off premise.	Commercial (C)	GB-2
Automobile Parts & Accessory Sales	Sells equipment and parts used for repairing, servicing, or customizing vehicles.	Commercial (C) or Light Industrial (LI)	GB-1 & GB-2
Automobile Sales and Services	Establishment that sells or rents passenger vehicles, such as cars, trucks, vans, motorcycles, or boats. This use would also include maintenance, sale of vehicle parts and accessories.	Commercial (C) or Light Industrial (LI)	GB-2 and Industrial
Bakeries	Produces and sells baked good; such as bread, cookies, cakes, doughnuts, bagels, pastries and pies.	Commercial (C) or Neighborhood Commercial (NC)	GB-1 & GB-2
Banks (Financial Services)	Financial institution that accepts deposits from the public and creates a demand deposit, makes loans and other various lending activities.	Commercial (C)	GB-1 & GB-2
Business Or Commercial Schools (Trade Schools)	Offers comprehensive education in various disciplines related to the world of business and management.	Commercial (C) or Mixed Use (MU)	GB-1 & GB-2
Church, Rectory, Temple, and other similar places.	A religious institution that is organized and operated exclusively for religious, educational, scientific, or other charitable purposes, which may include conducting religious ceremonies and providing a residence for the parish priest	Residential (R), Commercial (C), Mixed-Use or Institutional (I)	Residential & GB-1 or GB-2
Cleaning and Laundry Plant	Facility used for cleaning fabrics, textiles, clothing, and laundry by immersion and/or agitation in solvents or other processes. A plant is a central facility that provides cleaning services to various business types.	Light Industrial (LI)	Industrial
Day Nursery (Childcare)	A facility where young children are taken care of, especially while their parents are working.	Commercial (C), Residential (R), or Institutional (I)	GB-1 & GB-2
Drive-in Restaurants, Bowling Alley, & other similar places (Entertainment & Recreation)	Eating establishment where food and/or drinks are served to customers in motor vehicles. Amusement establishments (skating rink, movie theater)	Commercial (C) or Entertainment (E)	GB-1 & GB-2
Drug Store -Pharmacy	Retail store where medicines and miscellaneous articles are sold.	Commercial (C)	GB-1 & GB-2
Farm Equipment Sales and Service	Establishments selling, renting, or repairing agricultural machinery, equipment and supplies.	Agricultural (AG) or Light Industrial (LI)	GB-2 and Industrial
Florist Store	Retail store that sells flowers, indoor plants and florals arrangements.	Commercial (C) or Neighborhood Commercial (NC)	GB-1 & GB-2
Fueling Station (Gas Station)	Facility that sells fuel and engine lubricants for motor vehicles. Use could be defined as a stand-alone gas station or offer expanded services such as oil changes, tire repair or other minor car repairs.	Commercial (C) or Industrial (I)	GB-2 and Industrial
Funeral Home	A business establishment that provides services related to the care, preparation, and burial or cremation of deceased individuals.	Residential (R), Commercial (C), Mixed-Use or Institutional (I)	GB-2 or Industrial (I)
Furniture Store	Retail store that sells furniture and related accessories	Commercial (C)	GB-2
Greenhouse and Retail Nurseries	Facility used for propagation, production, and sale of agricultural or ornamental plants. Serves the market by selling plants directly to customers.	Agricultural (AG) or Commercial (C)	GB-2 with screening

Grocery/Convenience Store	Retail store that sales a general line of food products, small shops, easy to grab products; typically attached to gas stations.	Commercial (C) or Neighborhood Commercial (NC)	GB-2
Hardware Store	Retail establishment that sells a variety of tools and home improvement items.	Commercial (C)	GB-1 & GB-2
Hardware Stores/Sale of Building Material	Retail store that sells household hardware for home improvement projects, home building materials, hand and power tools, electrical/plumbing supplies, paint, lawn and garden products and construction and maintenance materials.	Commercial (C) or Light Industrial (LI)	GB-2 and Industrial
Hospitals	A licensed medical facility that provides comprehensive health care services, including diagnosis, treatment, and care for individuals who are ill or injured	Residential (R), Commercial (C), Mixed-Use or Institutional (I)	GB-2 or Industrial (I)
Hotels, Motels, Bed & Breakfast (Hospitality)	Lodging establishments	Commercial (C) or Mixed Use (MU)	GB-2 Bed & Breakfast -GB-2/Mixed Use)
Machine or Welding Shop	Facility that specializes in joining, repairing, or cutting metal materials using skilled welders.	Industrial (I)	Industrial
Medical Outpatient Clinics (Medical and Health Services)	Healthcare facility where patients receive diagnosis and treatment without being admitted to a hospital.	Commercial (C) or Institutional (I)	GB-1 & GB-2
Nursing Homes (Assisted Living)	A private institution providing residential accommodations with healthcare, especially for elderly people.	Residential (R) or Institutional (I)	GB-1, Mixed-Use and Residential
Office Buildings	Used for administrative, clerical or educational activities.	Commercial (C) or Mixed Use (MU)	GB-1, GB-2 & Mixed Use
Personal Service-Neighborhood Shops	Provides needs of individual customers related to care, cleaning or repair, examples might be barbershop, hairdressers, beauty salon, tanning, shoe repair and laundromat. Small businesses located in local communities, often providing specialized products or services.	Neighborhood Commercial (NC)	GB-1, GB-2 & Mixed Use
Printing and Copying Services	Printing, publishing or graphic arts services	Commercial (C) or Light Industrial (LI)	GB-2 and Industrial
School, Private (primary or secondary)	An educational institution that is independently funded and operated	Public (P), Commercial (C), Agricultural (A) or Residential (R)	GB-1, GB-2, Residential and Mixed Use
School, Public Schools	A public school is an educational institution that is funded and operated by government agencies, typically at the local, state, or federal level. Tuition-free for students residing within the designated school district or jurisdiction. Open to all students, regardless of background, income, or academic ability. Required to follow state-mandated curriculum standards, assessments, and regulations. Staffed by certified educators and subject to oversight by public education authorities.	Public (P), Commercial (C), or Residential (R)	GB-1, GB-2 & Residential
Public Utilities	Entity that provides goods or services to the public.	Utility (U) or Industrial (I)	GB-2 and Industrial
Recreational Vehicle Sales	Establishment that sells and or rents new and or used recreational vehicles, travel trailers, boats, watercrafts and similar types of vehicles.	Commercial (C) or Light Industrial (LI)	GB-2 and Industrial

Repair Facility 1	A facility that combines retail sales such as auto parts, supplies and accessories and provides limited repair services that do not involve major mechanical overhauls such as: •Minor repairs or part replacements (e.g., tires, batteries, hoses, spark plugs, filters) •Routine services like oil changes, tune-ups, brake work, and inspections •No major engine or body work •All work must be done indoors	Light Industrial (LI) or Industrial (I)	GB-2 and Industrial
Repair Facility 2	A facility that provides all services in Repair 1 including major repairs such as: •Engine and transmission work •Air conditioning system reconditioning •Collision Services (body, frame, or fender straightening or repair) •Customizing and painting •Wrecker Services These types of uses may require stricter zoning regulations due to noise, environmental impact, vehicle storage and outdoor work areas.	Industrial (I)	GB-2 & Industrial
Resort Marinas	Facility that offers safe place to dock, coverage from the elements and possible recreational amenities such as swimming pools, fitness centers, and lounges	Waterfront Commercial (WC) or Recreational (REC)	
Restaurants and other food service facilities that comply with this chapter (Food and Beverage)	Business that prepares, sells, or serves food products to the public. Examples might be cafes, food trucks, bakeries, or other establishments where food is the primary focus.	Commercial (C)	GB-1 and GB_2
RV, Boat, and Trailer Storage	Facility used for parking and storage of trailers, motor vehicles and recreational vehicles. Texas Administrative Code, Title 34, Part 1, Rule §3.294 (Real Property Rental and Lease)	Industrial (I), Agricultural (AG), or Special Use (SU)	Industrial
Self-Service Laundry (Laundromat)	Facility where customers can wash and dry their clothes themselves without professional help.	Commercial (C)	GB-1 & GB-2
Shopping Centers	A group of retail stores and related commercial establishments that are planned, developed, and managed as a single property. These centers are designed to provide convenient access to a variety of goods and services for consumers in one location.	Retail, Office, Residential (mixed use),Light Industrial	GB-2, Residential and Mixed Use
Tool and Equipment Rental	Industry providing machinery, equipment and tools for a limited time to users, mainly general contractors, or individual consumers for personal use.	Commercial (C) and Industrial (I)	GB-2 and Industrial
Veterinarians	A licensed medical professional who is trained to diagnose, treat, and prevent diseases and injuries in animals.	Commercial (C), Professional Office, Mixed Use or Industrial	GB-1, GB-2 & Industrial

Commercial	Health and Wellness
Greenhouse and Retail Nurseries	Medical
Hardware Store	Dental
Professional Offices (lawyers, accountants, consultants)	Optician/Optometrlist
Financial Services	Senior Care/Assisted Living
Trade Schools	
Child Care Centers	
Auto Dealerships	
Resort Marinas	
Cleaning and Laundry Plant	
Farm Equipment Sales and Service	
Gas Station	
Hardware Stores/Sale of Building Material	
Machine or Welding Shop	
Repair Facility 1	
Repair Facility 2	
RV, Boat, and Trailer Storage	
Tool and Equipment Rental	
Hospitals	
Veterinarian	

Business Type
Alcoholic beverage stores that comply with chapter
Automobile Parts & Accessory Sales
Automobile Sales and Services
Bakeries
Childcare
Church, Rectory, Temple, and other similar places.
Cleaning and Laundry Plant
Entertainment & Recreation
Farm Equipment Sales and Service
Financial Services
Florist Store
Food and Beverage
Funeral Home
Furniture Store
Gas Station
Greenhouse and Retail Nurseries
Grocery/Convenience Store
Hardware Store
Hardware Stores/Sale of Building Material
Hospitals
Hospitality
Laundromat
Machine or Welding Shop
Medical and Health Services
Nursing Homes/Assisted Living
Personal Service-Neighborhood Shops
Professional Office Buildings
Pharmacy
Printing and Copying Services
Public Utilities
Recreational Vehicle Sales
Repair Facility 1
Repair Facility 2
Resort Marinas
School, Private (primary or secondary)
School, Public
Shopping Centers
RV, Boat, and Trailer Storage
Tool and Equipment Rental
Trade Schools
Veterinarians

General Business -1	General Business-2	Industrial
	X	
	X	
	X	X
X	X	
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