

The proposed text amendments to Table 5.2-A: Table of Allowed Uses of the DDC are as follows:

### 5.2-A: Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
<b>AGRICULTURAL AND ANIMAL USES</b>																	
General Agriculture	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5A
<u>Commercial Animal Service (Indoor)</u>	<u>P+</u>	<u>S+</u>	<u>S+</u>					<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>		5.3.5B
<u>Commercial Animal Service (Outdoor)</u>	<u>P+</u>	<u>S+</u>	<u>S+</u>							<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>		5.3.5B
Commercial Stable	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5CB
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<del>Kennel</del>	<del>P+</del>	<del>S+</del>	<del>S+</del>								<del>P+</del>	<del>P+</del>	<del>S+</del>	<del>P+</del>	<del>P+</del>		<del>5.3.5C</del>
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Clinic	P	S	S					P+	P+	P+	P+	P+	P	P			5.3.5D
<b>RECREATION AND ENTERTAINMENT</b>																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
<b>FOOD AND BEVERAGE SERVICES</b>																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+	S+		5.3.5G
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H
Restaurant								P+	P	P	P	P	P	P			5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+	P+			5.3.5J
Personal Service, General								P	P	P	P	P	P	P			

The proposed text amendment to Subsection 5.3.5. Commercial Use-Specific Standards is as shown below.

### 5.3.5: Commercial Use-Specific Standards

#### B. Commercial Animal Service (Indoor and Outdoor)

##### 1. Generally:

When located inside of or within one thousand feet of a Residential Zoning District:

- Outdoor play/exercise areas shall not be located within 150 feet of any adjacent property unless such adjacent property is owned by the operator of the business.
- The outdoor play/exercise areas for all commercial animal service uses shall not be used after 9:00 p.m.
- No provision of this subsection is intended to prevent the provision and use of outdoor areas for animal relief.

##### 2. Commercial Animal Service (Indoor)

###### a) Generally

For all zoning districts in which the use is allowed by right or subject to approval of a SUP, except for the MN, MD, and MR zoning districts, if an outdoor play/exercise area is proposed then the equivalent of no more than

50% of the proposed business square footage (based on Floor Area) shall be allocated for outdoor play/exercise areas.

b) MN, MD, MR Zoning Districts:

- i. In the MN, MD, and MR zoning districts, the equivalent of no more than 25% of the proposed business square footage (based on Floor Area) shall be allocated for outdoor play/exercise areas.
- ii. Use is allowed by right in the MN and MD zoning districts if the entire business is indoors. If an outdoor play/exercise component is proposed in these zoning districts, a SUP shall be required, and subject to the limitations in i) above.

**3. Enclosed Building Requirement:**

Any area intended for animal boarding must be interior to a building. Any boarding area shall be fully enclosed. All boarding areas shall be climate controlled in a manner meeting at least the minimum standards applicable to animal quarantining and impoundment facilities in accordance with Texas Health and Safety Code Chapter 826.051.

**BC. Commercial Stable**

Operations shall be conducted in a manner that does not create any of the hazards listed in the Texas Agriculture Code (TAC) Subchapter 251.0055(a)(1) and shall be in accordance with the Texas A&M AgriLife Extension Service manual provided for in TAC Subchapter 251.007

**C. Kennel**

**1. Enclosed Building Requirement**

~~The parts of a building where animals are boarded shall be fully enclosed, with solid core doors and no operable windows, and shall be sufficiently insulated so no unreasonable noise or odor can be detected off premises.~~

~~2. Kennels with Outdoor Facilities, including outdoor runs, shall not be located within 150 feet of any adjacent property unless such adjacent property is owned by the operator of the outdoor kennel~~

**D. Veterinary Clinic**

1. In the MD zoning district, veterinary clinics are limited to no more than 5,000 square feet per lot.

2. No livestock veterinary care shall be proposed on-site in MN, MD, or MR zoning districts

3. If livestock veterinary care proposed on-site in SC, HC, LI, or PF zoning districts, a SUP shall be required.

The proposed text amendments to Table 7.9-I: Minimum Required Off-Street Parking of the DDC are as follows:

**7.9-I: Minimum Required Off-Street Parking**

Table 7.9-I: Table of Allowed Uses	
DU = dwelling unit   sq ft = square feet   GFA = gross floor area	
Use Type	Minimum Parking Requirement
Agricultural and Animal Uses	
General Agriculture	None
<u>Commercial Animal Service (Indoor and Outdoor)</u>	<u>1 space per 500 sq ft GFA</u>
Commercial Stable	1 space per 10 animals boarding capacity

Community Garden	None
<del>Kennel</del>	<del>1 space per 1,000 sq ft GFA</del>
Urban Farm	None
Veterinary Clinic	1 space per 500 sq ft GFA

The proposed text amendment to Subsection 9.2: Definitions is as follows:

**9.2 Definitions: Commercial Animal Service (Indoor)**

An establishment or business related to the grooming, training, boarding, adoption, or daycare service of domestic animals (usually dogs or cats), which is primarily located indoors, excluding veterinary clinics or the sale of animals.

**9.2 Definitions: Commercial Animal Service (Outdoor)**

An establishment or business related to the grooming, training, boarding, adoption, or daycare service of domestic animals (usually dogs or cats), which is primarily located outdoors, excluding veterinary clinics or the sale of animals.

**9.2 Definitions: Commercial Stable**

A facility or area where ~~horses, mules, or other domestic animals~~ livestock (as defined by Chapter 6 of the Code of Ordinances) are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.

**9.2 Definitions: ~~Kennel~~**

~~Any establishment where domestic animals (usually dogs and cats) are boarded (overnight), bred or raised for sale, or trained, exclusive of veterinary care.~~

**9.2 Definitions: Personal Service, General**

An establishment that provides repair, care, maintenance or customizing of wearing apparel or other personal articles or human grooming services and includes such uses as beauty/barber shops, dry cleaning, shoe repair, alterations, spas, and tanning salons, photography studios, house cleaning services, weight reduction centers, or florist, ~~or pet grooming shops~~. This use does not include commercial laundry and dry-cleaning facilities.