

Exhibit “A”

The Following Uses are Not Allowed:

Residential uses:

- Hospice.
- Manufactured Homes (R.V. Park)

Non-residential uses:

- Answering and message services.
- Appliance repair.
- Armed services recruiting center.
- Auto leasing.
- Auto supply store for new and factory rebuilt parts.
- Auto tire repair/sales (indoor).
- Bingo facility.
- Book binding.
- Caterer.
- Cemetery and/or mausoleum.
- Check cashing service.
- Clinic (emergency care).
- Department store.
- Electrical substation.
- Farms, general (livestock/ranch) (see [chapter 6](#) and [section 144-5.9](#)).
- Frozen food storage for individual or family use.
- Heating and air-conditioning sales/services.
- Hospital, rehabilitation.
- Laundromat and laundry pickup stations.
- Lawnmower sales and/or repair.
- Laundry/washateria (self serve).
- Locksmith.
- Nursing/convalescent home/sanitarium.
- Park and/or playground (public).
- Pawn shop.
- Public recreation/services building for public park/playground areas.
- Quick lube/oil change/minor inspection.
- Recreation buildings (public).
- Restaurant with drive-through service.
- Shopping center with drive-through service (50,000 square foot building or less).

- Security monitoring company.
- Security systems installation company.
- Tattoo or body piercing studio.
- Tool Rental.
- Vacuum cleaner sales and repair.
- Veterinary hospital (no outside animal runs or kennels).
- Video rental/sales.

Exhibit “B”

The Following Uses are Allowed:

* Denotes a use that is allowed in the current R-2 SUP zoning.

** Denotes an added use from MU-B zoning.

Residential uses:

- Accessory building/structure.
- Accessory dwelling (one accessory dwelling per lot).
- Bed and breakfast inn (see [section 144-5.6](#)).
- Community home (see definition). *
- Duplex/two-family dwelling/duplex condominiums.
- Family home adult care.
- Family home child care.
- Home occupation (see [section 144-5.5](#)).
- Multifamily (apartments/condominiums).
- One-family dwelling, detached.
- Residential use in buildings with the following non-residential uses.
- Single-family industrialized housing (see [section 144-5.8](#))
- Townhouse (attached).
- Zero lot line/patio homes.

Non-residential uses:

- Accounting, auditing, bookkeeping, and tax preparations.
- Adult day care (no overnight stay).
- Adult day care (with overnight stay).
- Amusement devices/arcade (four or more devices).
- Animal grooming shop.
- Antique Shop.
- Art dealer/gallery.
- Artist or artisan's studio.
- Assisted living facility/retirement home. *
- Bakery (retail).
- Bank, savings and loan, or credit union.
- Bar/tavern.
- Barns and farm equipment storage (related to agricultural uses).
- Battery charging station.
- Bicycle sales and/or repair.

- Billiard / Pool Facility **
- Book store.
- Cafeteria/cafe/delicatessen.
- Campers' supplies.
- Child day care/children's nursery (business).
- Church/place of religious assembly.
- Cleaning, pressing and dyeing (non-explosive fluids used).
- Clinic (dental).
- Clinic (medical). *
- Club, private. **
- Coffee shop.
- Communication equipment-Installation and/or repair.
- Community building (associated with residential uses).
- Computer and electronic sales.
- Computer repair.
- Confectionery store (retail).
- Consignment shop.
- Contractor's temporary on-site construction office (only with permit from building official; see [section 144-5.10](#)).
- Convenience store without fuel sales.
- Credit agency.
- Curio Shops.
- Custom work shops. *
- Drapery shop/blind shop.
- Drug sales/pharmacy.
- Electrical repair shop.
- Farms, General (crops) (see chapter 6 and section 144-5.9) *
- Florist.
- Food or grocery store without fuel sales (100,000 square feet or less).
- Garden shops and greenhouses. *
- Golf course.
- Governmental building or use with no outside storage.
- Greenhouse (commercial).
- Handicraft shop.
- Hardware store.
- Health club (physical fitness; indoors only).
- Kiosk (providing a retail service).
- Laundry/dry cleaning (drop off/pick up).

- Martial arts school.
- Museum
- Needlework Shop.
- Nursing/convalescent home/sanitarium. *
- Offices, brokerage services.
- Offices, business or professional.
- Offices, computer programming and data processing.
- Offices, consulting.
- Offices, engineering, architecture, surveying or similar.
- Offices, health services.
- Offices, insurance agency.
- Offices, legal services, including court reporting.
- Offices, medical offices.
- Offices, real estate.
- Offices, security/commodity brokers, dealers, exchanges and financial services.
- Park and/or playground (private).
- Parking lots (for passenger car only) (not as incidental to the main use).
- Parking structure/public garage.
- Personal services.
- Pet shop/supplies (10,000 square feet or less).
- Photographic printing/duplicating/copy shop or printing shop.
- Photographic studio (no sale of cameras or supplies).
- Photographic supply.
- Plant nursery (no retail sales on site). *
- Plant nursery (retail sales/outdoor storage).
- Recreation buildings (private).
- Recycling Kiosk.
- Refreshment/beverage stand.
- Restaurant/prepared food sales.
- Retail store
- Retirement home/home for the aged.
- School, K-12 (public or private).
- School, vocational (business/commercial trade). *
- Shoe repair shops.
- Shopping center.
- Specialty shops in support of project guests and tourists.
- Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).
- Tailor shop.

- Theater (non-motion picture; live drama).
- Travel agency.
- University or college (public or private).
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.
- Woodworking shop (ornamental).
- Any comparable business or use not included in or excluded from any other district described herein.

PROPOSED DEVELOPMENT STANDARDS (MU-A SUP)

THAT the Type 1 Special Use Permit be subject to the following requirements and allowances:

1. Uses listed in Exhibit "A" shall be not be allowed on the Property.
2. Texas House Bill 24:
 - a. Compliant with Texas House Bill 24, effective on 9/1/25. Additional commercial uses within the project shall be located only on the first floor of residential buildings and shall not exceed 35% of the total development area subject to this zoning.
3. Maximum Building Heights & Setbacks:
 - a. Height. Maximum building height shall be forty-five (45) feet. Building massing above forty-five (45) feet shall be setback a minimum of three (3) feet from the primary façade plane below. Building height above this setback shall not exceed sixty (60) feet in total height. Parapet walls above sixty (60) feet shall be exempt from the maximum building height.
4. Development of the site shall be in compliance with the above-listed development standards. Any significant alterations to the approved development standards will require an amendment to the SUP with a recommendation from the Planning Commission and consideration by the City Council.