

## ZONING ORDINANCE DISTRICT DESCRIPTIONS\*

### Section 11 [260.1]. C-156 – F.M. 156 Corridor Overlay District

A. Description of District. The F.M. 156 Corridor (C-156) Overlay District includes all property within three hundred feet (300') of the existing centerline of F.M. 156 as shown on illustration 1 and described in B. Sub-Districts of the F.M. 156 Corridor Overlay District (see [Illustration 1 {located at the end of 11 [260.3]}]), as well as the possible future centerline (if F.M. 156 is re-aligned in the north portion of the City). The C-156 District excludes all single-family subdivisions platted prior to the effective date of this Section [ordinance adopted September 6, 2005]. Some lots or tracts may be fully or partially located in the C-156 District. It is the intent of the F.M. 156 Corridor Overlay District to transition from those lots or tracts located fully in the C-156 District to those lots or tracts not located in the C-156 District by extending building materials and landscape standards to those lots or tracts that are partially located in the C-156 District and having frontage on and access to F.M. 156. Transitioning concepts will be developed on a project-by-project basis through the site plan and/or preliminary plat review process (and/or through the Planned Development zoning review and approval process, if applicable). (Ordinance 0601-06, sec. 1, adopted 6/5/06)

B. Sub-Districts of the F.M. 156 Corridor Overlay District. The F.M. 156 Corridor Overlay District is divided into six sub-districts. The sub-districts and their boundaries are:

1. Residential Gateway – The boundary of the Residential Gateway sub-district extends from the City's southern limits (Bonds Ranch Road) to a point approximately eight hundred feet (800') south of Berry Drive. Residential Gateway sub-district excludes area east of FM 156 extending from Blue Mound Road (C.R. 4033) north to Brentwood Lane. (See Illustration 1 {located at the end of 11 [260.3]}).
2. Local Retail Transition – The boundary of the Local Retail Transition sub-district extends from Brentwood Lane east of FM 156 and continues north, east of Schoolhouse Road to a point approximately eight hundred feet (800') south of Westport Parkway (C.R. 4020) and from a point eight hundred feet (800') south of Berry Drive west of FM 156 continuing north along FM 156 to a point approximately eight hundred and thirty feet (830') north of Avondale-Haslet Road (C.R. 4029) and seven hundred feet (700') west of F.M. 156 at the western boundary of the Old Town District. (See Illustration 1 {located at the end of 11 [260.3]}).

(Ordinance 0201-07 adopted 2/6/07)

3. Old Town – The boundary of the Old Town sub-district extends from the northern boundary of the Local Retail Transition to the south, the east right-of-way of the B.N.S.F.R.R. to the west, three hundred feet (300') south of the centerline of future S.H. 170 west of F.M. 156 and six hundred feet (600') south of the centerline of future S.H. 170 east of F.M. 156 to the north, and a tributary of Henrietta Creek to the east. (See Illustration 1 {located at the end of 11 [260.3]}).

4. S.H. 170 Gateway – The boundary of the S.H. 170 Gateway sub-district extends from the northern edge of the Old Town Overlay District to a point approximately six hundred feet (600') north of the future S.H. 170 intersection with F.M. 156 (see Illustration 1 {located at the end of 11 [260.3]}).

5. Airport Transition – The boundary of the Airport Transition sub-district extends from a point approximately six hundred feet (600') north of the future S.H. 170 intersection with the existing and proposed alignments of F.M. 156 to the City's northern limits at Alliance Airport (see Illustration 1 {located at the end of 11 [260.3]}).

6. Professional Office Transition – The boundary of the Professional Office Transition sub-district extends from Blue Mound Road north to Brentwood Lane and shall include only the east side of F.M. 156 from the centerline (see Illustration 1 {located at the end of 11 [260.3]}).

Each sub-district shall comply with the general requirements listed in Section 11 [260.1] C and the special sub-district requirements listed in Section 11 [260.1] D. In case of conflict where F.M. 156 Corridor Overlay District requirements conflict with base zoning requirements or with the requirements of another overlay district, the more stringent requirements shall apply. Unless specifically modified herein, the base zoning of a property (including development standards) shall not be affected by the F.M. 156 Corridor Overlay District.

(Ordinance 0601-06, sec. 1, adopted 6/5/06)

C. General Requirements of the F.M. 156 Corridor Overlay District (all sub-districts).

1. Permitted Uses - Land uses permitted in the F.M. 156 Corridor Overlay District are the same as those allowed in each applicable base zoning district, except for land uses that are specifically added or excluded within each sub-district in Section 11[260.1]D below.

D. Special Requirements of Each Sub-District in the F.M. 156 Corridor Overlay District

1. Permitted Uses

a. Residential Gateway

(1) Allowed Uses (in addition to those allowed in the base zoning district): None.

(2) Prohibited Uses: None

b. Local Retail Transition

(1) Allowed Uses (in addition to those allowed in the base zoning district): Local Retail uses at the intersection of F.M. 156 and Avondale-Haslet Road, except no “big box” developments.

(2) Prohibited Uses:

“Big box” developments

Multi-family uses

c. Old Town

(1) Allowed Uses (in addition to those allowed in the base zoning district): Small scale Local Retail uses, compatible in scale and consistent with uses allowed in the Old Town Overlay District.

(2) Prohibited Uses:

“Big box” developments

Multi-family uses (except small-scale, as may be allowed in the Old Town Overlay District).

d. S.H. 170 Gateway

(1) Allowed Uses (in addition to those allowed in the base zoning district): “Big box” developments. Local Retail, Commercial, General Business, and Economic Development uses.

(2) Prohibited Uses: Multi-family uses

e. Airport Transition

(1) Allowed Uses (in addition to those allowed in the base zoning district): Local Retail, Commercial, General Business, and Economic Development uses.

(2) Prohibited Uses: Multi-family uses

f. Professional Office Transition

(1) Allowed Uses (in addition to those allowed in the base zoning district): None

(2) Prohibited Uses: All non-residential retail and commercial and industrial uses, except community service and office uses.

(3) Building Design:

- (a) Residential appearance limited to a maximum of 3000 square feet.
- (b) Minimum roof pitch of 6:12.
- (c) Maximum of two entrances per side.

2. Building Height

- a. Residential Gateway - one story in non-residential base zoning districts
- b. Local Retail Transition - one story in non-residential base zoning districts
- c. Old Town - one story in non-residential base zoning districts, except two stories where allowed in the Old Town Overlay District.
- d. S.H. 170 Gateway - two stories
- e. Airport Transition - per Airport Board
- f. Professional Office Transition – One story in non-residential base zoning districts

(Ordinance 0903-05, sec. 1 (ex. "A"), adopted 9/6/05)