

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission
April 26, 2021 at 6:00 P.M.
City Hall Council Chambers, 2600 Roosevelt Dr., Dalworthington Gardens, Texas

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

1. Call to Order
2. Approval of Minutes
 - i. April 27, 2020 meeting minutes
 - ii. December 7, 2020 meeting minutes
3. Consider an amendment to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding regulations for accessory structures.
 - i. Public hearing
 - ii. Discussion and possible action
4. Adjourn

CERTIFICATION

This is to certify that a copy of the **April 26, 2021** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofdwtg.net, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Lola Hazel, City Administrator/Secretary

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
April 27, 2020

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chairperson
Maurice Clark
Lou Celone
Johanna Storm
Tim Butler
Paul Sweitzer, Alternate (present but not voting)
Brian Colin, Alternate (present but not voting)

Staff and Council Present:

Laurie Bianco, Mayor
Cathy Stein, Council Member
Lola Hazel, City Administrator

2. Approval of minutes:

- a. **August 26, 2019 minutes**
- b. **October 28, 2019 minutes**
- c. **January 27, 2020 minutes**
- d. **February 24, 2020 minutes**

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Johanna Storm to approve items 2a through 2d.

Motion carried by the following vote:

Ayes: Members Clark, Celone, Storm, and Butler

Nays: None

3. Consider approval of an application from Cynthia Fulton for a final plat of Lots 2B3 and 2B3A, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, recorded in instrument No. D208149895, deed records, Tarrant County, Texas, and commonly known as 2912 Texas Drive.

- i. Public hearing**
- ii. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:08 p.m.

Background information on this item: Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Ms. Fulton contacted the city about building on the lot south of 2912 Texas Drive, but could not provide documentation on whether the lot had been platted. The applicant has provided a site plan that shows existing structures and their dimensions, and also a final plat.

The city engineer provided comments on April 9, 2020. As noted by the engineer, there are a number of issues that the applicant must still address.

Local Government Code, Chapter 212, states that plats that satisfy all applicable regulations must be approved. The proposed plat does not satisfy the requirements of city ordinances for the reasons stated in the engineer's

comments. However, with the exception of showing utility lines, the comments provided are clerical in nature. In these cases, it is appropriate to make a conditional approval of the plat. Therefore, staff recommends conditional approval of the plat such that all engineering comments are addressed by the May 21, 2020 Council Meeting.

Cynthia Fulton, 2702 Park Place Court: Spoke in favor of the application.

With no one else desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:20 p.m.

A motion was made by Commissioner Lou Celone and seconded by Commissioner Johanna Storm to recommend conditional approval of an application from Cynthia Fulton for a final plat of Lots 2B3 and 2B3A, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, recorded in instrument No. D208149895, deed records, Tarrant County, Texas, and commonly known as 2912 Texas Drive.

Motion carried by the following vote:

Ayes: Members Clark, Celone, Storm, and Butler

Nays: None

At this time, Chairperson Todd Batiste stepped down from the dais to allow Vice Chairperson Maurice Clark run the meeting as the next item directly affected Chairperson Todd Batiste.

- 4. Consider approval of an application from Eric Strickland for a final plat of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in instrument no. D217254340, plat records, Tarrant County, Texas, commonly known as 3201 Sieber Drive.**

- i. Public Hearing**

- ii. Discussion and possible action**

Vice Chairperson Maurice Clark opened the public hearing at 6:35 p.m.

Background information on this item: Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Mr. Strickland is looking to divide his property to sell the eastern portion of the lot, and division of the lot requires a replat. The applicant has provided a site plan that shows existing structures and their dimensions, and also a final plat.

The city engineer provided comments on April 20, 2020 of which were forwarded to the surveyor for correction. Staff asked for clarification regarding connection and access as noted in the engineer's comments. The city engineer then provided clarifying statements in a letter dated April 23, 2020.

As noted by the engineer, there are a number of issues that the applicant must still address including issues related to access to the property. The applicant has submitted documentation regarding access by way of an easement shown on the northeastern portion of the plat. However, the applicant has not provided documentation supporting the fact the property has access to said easement. Also, the applicant would be responsible for construction of said accessway in accordance with Section 10.02.234 of the City's Subdivision Ordinance which states, "All private accessways that provide the primary vehicular access to two or more residential lots to be developed as single-family residences shall have: a minimum pavement width of twenty (20) feet; a minimum pavement thickness of five inches (5") of reinforced Portland cement concrete or six inches (6") hot mix asphaltic concrete over a compacted base; and, a minimum wheel load of five thousand (5000) pounds. (2005 Code, sec. 16.1.58)." In the absence of showing access and providing construction of same, along with the other corrections outlined by the engineer, this plat does not meet the city's ordinances.

Local Government Code, Chapter 212, states that plats that satisfy all applicable regulations must be approved. The proposed plat does not satisfy the requirements of city ordinances for the reasons stated in the engineer's comments; therefore, staff recommends the denial of the proposed plat.

Bill Varenkamp, 3121 Sieber Drive: Spoke in favor of replat.

Larry Carlton, 3216 Sunset Lane: Voiced opposition to replat because of private road issue. Made comments regarding having very little help with maintaining the private road. Said everyone who has access should contribute to the maintenance.

Todd Batiste, 2808 Broadacres Lane: Spoke in favor of replat. Shared comments regarding several residents along the private road being interested in maintenance of the road. Spoke to Texas Property Code regarding granting an access easement.

With no one else desiring to speak, Vice Chairperson Maurice Clark closed the public hearing at 6:46 p.m.

A motion was made by Commissioner Lou Celone and seconded by Commissioner Johanna Storn to recommend denial of an application from Eric Strickland for a final plat of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in instrument no. D217254340, plat records, Tarrant County, Texas, commonly known as 3201 Sieber Drive.

Motion carried by the following vote:

Ayes: Members Clark, Celone, Storm, and Butler

Nays: None

5. Adjourn

The meeting was adjourned at 7:05 p.m.

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
December 7, 2020

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chairperson
Maurice Clark
Johanna Storm
Paul Sweitzer
Brian Colin
Brad Catlett, Alternate (present but not voting)

Staff and Council Present:

Cathy Stein, Council Member
Lola Hazel, City Administrator

2. Consider approval of an application from Cynthia Fulton for a replat of Lots 5B2-1 and 5B2-2, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2915 Roosevelt Drive.

- i. Public hearing**
- ii. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:05 p.m.

Background information on this item: Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Mrs. Fulton has submitted a replat application to divide property located at 2915 Roosevelt Drive. The city engineer has reviewed the plat, and has provided a letter stating all comments have been satisfied and recommends approval of the plat.

The city has notified all property owners within 200' and included information on how to provide public comments at both the planning and zoning meeting and city council meeting,

Local Government Code, Chapter 212, states that plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat.

With no one else desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:07 p.m.

A motion was made by Commissioner Brian Colin and seconded by Commissioner Paul Sweitzer to recommend approval of an application from Cynthia Fulton for a replat of Lots 5B2-1 and 5B2-2, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2915 Roosevelt Drive.

Motion carried by the following vote:

Ayes: Members Clark, Storm, Sweitzer, and Colin

Nays: None

3. Consider approval of an application from City of Dalworthington Gardens for a final plat of Lots 8R1, 8R2, & 8R3, Block 1, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as filed in Volume 388-A, Page 105, Plat Records of Tarrant County, Texas, and commonly known as 2600 Roosevelt Drive.

- i. Public Hearing**
- ii. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:14 p.m.

Background information on this item: Section 10.02.004 of the City’s Code of Ordinances states, “No building permit shall [be] issue[d] for the construction of improvements on any property not plat. The city is platting its own property because of the new City Hall building going up. Because there are three lots that are apart of Block 1, the city is required to plat all simultaneously. These other two lots belong to residents and they have been involved throughout the process to ensure the land division is acceptable to them. The city engineer has reviewed the plat, and has provided a letter stating all comments have been satisfied and recommends approval of the plat.

The city has notified all property owners within 200’ and included information on how to provide public comments at both the planning and zoning meeting and city council meeting.

Local Government Code, Chapter 212, states that plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat.

With no one else desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:17 p.m.

A motion was made by Commissioner Paul Sweitzer and seconded by Commissioner Johanna Storm to recommend approval of an application from City of Dalworthington Gardens for a final plat of Lots 8R1, 8R2, & 8R3, Block 1, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as filed in Volume 388-A, Page 105, Plat Records of Tarrant County, Texas, and commonly known as 2600 Roosevelt Drive.

Motion carried by the following vote:

Ayes: Members Clark, Storm, Sweitzer, and Colin

Nays: None

4. Consider approval of Ordinance No. 2020-12 to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, to create regulations for credit access businesses.

- i. Public Hearing**
- ii. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:20 p.m.

Background information on this item: Council gave direction to the city attorney to prepare an ordinance to regulate payday lenders. The city attorney’s office has prepared an ordinance to create regulations for “credit access businesses” as that is how such businesses are defined by state statute. The proposed ordinance creates a definition for ‘credit access business’. The ordinance also changes the list of uses in the B-1 business district to exclude ‘credit access business’ from allowed banking uses. Lastly, the ordinance adds ‘credit access business’ as a special exception in the light industrial district only, with conditions. Thus, ‘credit access businesses’ would only be allowed by special exception in the light industrial district if they can meet the conditions for said special exception.

With no one desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:24 p.m.

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Brian Colin to recommend approval of Ordinance No. 2020-12 to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, to create regulations for credit access businesses.

Motion carried by the following vote:

Ayes: Members Clark, Storm, Sweitzer, and Colin

Nays: None

5. Adjourn

The meeting was adjourned at 6:38 p.m.

AGENDA INFORMATION SHEET

TO: Planning & Zoning Commission

FROM: Lola Hazel, City Administrator

AGENDA DATE: April 26, 2021

Agenda Caption: Consider an amendment to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding regulations for accessory structures.

Background: City Council has asked the Planning and Zoning Commission (P&Z) to review the accessory structure ordinance “to review the reasonability and workability of the height requirement on accessory structures.” This ordinance review is necessary because of a question about carport height allowance for structures not attached to the primary structure, but P&Z could choose to be broader and change rules for accessory structures as a whole.

Discussion points could be as follows, but the board is allowed to deviate from these suggestions as well.

1. Change maximum allowed height for all accessory structures.
2. Leave accessory dwellings at a maximum height of 15 feet, but structures where there is no one residing inside could either:
 - Match the maximum allowed height of primary structure (may be taller than primary structure),
 - Match the actual height of the primary structure (May not be as tall as the maximum allowed height of 35 feet), OR
 - Match the height of garage roof line (garage may be shorter than peak of home).
3. The accessory structure could be allowed to match the height of primary structure if a certain distance from the main structure (remember distance requirement from adjacent properties)
4. Could also just address carports individually and allow them to:
 - Match the maximum allowed height of primary structure,
 - Match actual height of structure, OR
 - Match the height of garage roof line.

Note:

- See 14.02.124(f) for 15 foot requirement.
- See 14.02.171 for max height of primary residential structures.

Commission Options:

Recommend approval of any changes to the ordinance.

Recommend no change to the ordinance.

Attachments:

Accessory Structure Ordinance Sections

Sec. 14.02.092 Defined terms

Accessory dwelling. An accessory structure intended for habitation that contains at least one bathroom and a kitchen. Accessory dwellings shall not be permitted without a principal structure in existence.

Accessory storage structure. An accessory storage structure is an accessory structure that is less than 300 square feet, has no electricity, plumbing and no permanent foundation. An accessory storage structure may not be used for habitation.

Accessory structure. A subordinate use or building incident to and located on the lot occupied by the main use or structure. When a substantial part of the wall of an accessory structure is a part of the wall of the principal structure in a substantial manner, as by a roof, such accessory structure shall be deemed a part of the principal structure. Accessory structures are subject to applicable zoning district regulations.

Principal structure. The primary or predominant building on a lot. The principal structure must meet the minimum requirements for structures in the zoning district in which the structure is located. (Ordinance 2020-02, sec. 1, adopted 2/20/20)

Yard. Any open space, other than a court, on a lot unoccupied and unobstructed from the ground upward unless specifically otherwise permitted in this article.

Yard, front. A yard extending along the whole length of the front lot line between the side lot lines and being the minimum horizontal distance between the street right-of-way line and main building or any projections thereof other than steps and unenclosed porches.

Yard, rear. A yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the principal building or any projections thereof other than steps, unenclosed balconies, or unenclosed porches.

Yard, side. A yard extending along the side lot line from the front yard to the rear yard, being the minimum horizontal distance between any building or projections thereof and the side lot line.

Sec. 14.02.124 Principal and accessory buildings and uses

- (a) No accessory structure or accessory storage structure may be used for dwelling purposes unless all or part of the structure also meets the requirements for an accessory dwelling.
- (b) An accessory dwelling may be used for storage.
- (c) Accessory dwellings shall comply with the following requirements:
 - (1) Accessory dwellings are permitted only in residential zoning districts.
 - (2) Accessory dwellings shall conform with the character of the principle structure as well as the city's design standards.

- (3) Accessory dwellings shall comply with the same setback requirements as required for the principal structure.
- (4) Accessory dwellings shall not be located in front of the principal structure unless there is more than 100 feet between the principal structure and the front lot line.
- (5) Accessory dwellings shall be constructed on a permanent foundation.
- (6) Accessory dwellings shall be constructed a minimum of 10 feet from the principal structure, and 10 feet from any other structure.
- (7) Accessory dwellings shall not exceed the larger of 700 square feet of livable space or 25% of the total livable floor area of the principal structure.
- (8) Replatting is not required prior to construction of an accessory dwelling.
- (9) Cargo containers, in any form, shall not be used as accessory dwellings.
- (10) Accessory dwellings must have a kitchen and at least one bathroom.
- (11) A maximum of one accessory dwelling is permitted per principal dwelling.

(d) The combined area of the principal structure, any accessory structure, and any other impervious surface shall not exceed the impervious coverage requirement as outlined in [section 14.02.171](#).

(e) Utilities for an accessory structure shall be underground.

(f) All accessory structures situated between ten (10) feet of the property line of adjacent residential property and the required yard for a principal dwelling shall not exceed 15 feet in height. All accessory structures situated within the required yard for a principal structure shall not exceed the maximum allowed height of the principal structure.

(g) Neither a HUD-code manufactured home nor a mobile home may be used as an accessory structure.

(h) In addition to those uses listed as accessory uses in the district regulations, the following are also accessory uses to appropriate principal uses:

- (1) Storage of goods used or produced by manufacturing activities on the premises occupied by such activities, when such storage is permitted by the district regulations.
- (2) The production, processing, cleaning, servicing, altering, testing, repairing or storing of merchandise normally incidental to a retail service or business, when conducted by the person engaged in the principal use, when such activity is permitted by the district regulations.
- (3) Off-street motor vehicle parking areas and loading facilities for the exclusive use of the owners, customers, clients and employees of the principal use.
- (4) Swimming pools and tennis courts as part of single-family residences, when used by residents and their guests only.

(5) In multifamily residential developments: club rooms, clothes washing and drying facilities, swimming pools, sauna baths and other indoor and outdoor recreation facilities common to such developments, when such uses exist for the use and benefit of residents and their guests but not for the general public.

- (i) All permits required by the city for an accessory structure shall be obtained prior to construction.
- (j) All accessory structures shall be subordinate to and support the principal structure.
- (k) Accessory structures may include a private garage and similar uses; provided, that they may not be used for commercial purposes, and may be used for hobbies only in so far as such activities are not offensive by reason of odor, noise or manner of operation.
- (l) An accessory structure shall not occupy any portion of a required front or required side yard.
- (m) An accessory structure may occupy any portion of a required rear yard in a residential district other than the “MF” district, except as provided in [section 14.02.123\(d\)\(4\)](#) hereof. In the “MF” district, an accessory structure shall not occupy more than 50% of the minimum rear yard of a one-story principal structure, nor more than 40% of the minimum rear yard of a multi-story principal structure.
- (n) Accessory structures shall be maintained and kept in good repair and sound structural condition.
- (o) Except as otherwise provided herein, an accessory structure that is less than or equal to 300 square feet in size and has no electricity or plumbing shall not be required to obtain a building permit, but shall meet all requirements of this article. An accessory structure that is greater than 300 square feet in size, or any size accessory structure that is in any way attached to the primary structure, shall be required to have a building permit, be inspected by the city, and meet the requirements of this article.
- (p) Limitations on storage.
 - (1) Residential zoning districts:
 - (A) Cargo containers, cargo storage, and/or tractor trailer storage shall not be permitted in residential zoning districts.
 - (B) This does not include residential trailers.
 - (2) Commercial zoning districts:
 - (A) Cargo containers and/or cargo storage shall be permitted in commercial zoning districts provided any one business does not exceed three (3) cargo containers or cargo storage containers combined. Cargo containers and cargo storage containers shall be screened from public view.
 - (B) Non-registered travel and/or tractor trailers shall not be permitted in commercial zoning districts.
 - (3) Notwithstanding the above, temporary storage pods may be placed on any lot in residential zoning districts (but not blocking any portion of the right-of-way or sidewalk) for the purposes of loading or

unloading furnishings or other goods for not more than sixty (60) days. In commercial districts, temporary storage pods are required to be removed once a certificate of occupancy has been issued.

(Ordinance 2020-02, sec. 2, adopted 2/20/20)

Sec. 14.02.171 General provisions

(a) **Table of standards.** The standards contained in the following table shall govern the height, area, yard and parking requirements of residential and permitted nonresidential uses in the residential districts.

TABLE 14.02.171

	Districts				
	SF		MF		GH
Regulations	Residential	Nonresidential	Residential	Nonresidential	
HEIGHT (max. in ft.)	35 (n-1)	45 (n-1)	35 (n-1)	45 (n-1)	35
AREA (n-2)					
Lot area (min. per dwelling unit in sq. ft.)		None		None	6000
Single-family	21780		21780		
Multifamily			7200		
Living area (min. per dwelling unit in sq. ft.)					
	1250		800		2000
LOT					
Width (min. in ft.)	80	None	60	None	50
Coverage, building (max. % of lot area)	25	25	40	40	50
Coverage, impervious surface (max. % of lot area)	40	40	40	40	70
YARDS (n-3) (min. in ft.)					
Front	50	50	25	25	15
Side - interior lot	25	25	5	–	5

Side - corner lot	35	35	15	15	15
Rear (n-4)	25	25	10	10	15
Rear - double frontage	35	35	20	20	–
PARKING (min. spaces per dwelling unit)	2	n-5	2.25	n-5	Garage-2 Guests-2
SPACE - Landscaped open space (min. % of lot area)	–	20	–	20	

Notes to table 14.02.171:

1. In addition to the minimum yard requirements contained herein, each side and rear yard shall be increased an additional foot for each foot (or fraction thereof) the structure exceeds 35 feet in height; provided, that in no event shall the height of a building exceed by ten (10) feet the maximum height prescribed for such structure and district in table 14.02.171.
2. Lot area shall be exclusive of the means of vehicular access thereto, whether by public or private street or other access easement or way. Lots of 14,500 square feet or more but less than 21,780 square feet created by plat or deed and recorded in the office of the county clerk of Tarrant County before April 13, 1981, the effective date of this amendment, shall not be deemed nonconforming as to lot area.
3. Any single-family residential lot which on February 18, 1991, was classified “SF-2,” shall not be deemed nonconforming as to front and side yards if the lot has a front yard of not less than 35 feet and side yards of not less than 15 feet each (25 feet, if a corner lot). Lots platted and zoned for residential use which are “panhandle” lots, as herein defined, shall comply with the provisions of this table or [section 14.02.171\(d\)](#), whichever is more restrictive.
4. Any single-family residence constructed on a lot which was created by plat or replat recorded in the office of the county clerk of Tarrant County before March 1, 2002, shall not be deemed nonconforming as to minimum rear yard if such yard is not less than 15 feet.
5. Nonresidential parking is regulated by [division 9](#) of this article.

(2005 Code, sec. 17.5.01)

(b) Parking.

- (1) On any lot used for single-family residential purposes, there shall be provided two (2) covered vehicle parking spaces of not less than 180 square feet each, per dwelling unit.
- (2) On any lot used for multifamily residential purposes, there shall be provided 2.25 covered vehicle parking spaces per dwelling unit, complying with the standards prescribed in [division 9](#) of this article.
- (3) On any lot used for nonresidential purposes, parking and loading areas shall be provided complying with the standards of division 9 of this article.

(4) All nonresidential parking and loading areas shall be screened from adjacent residential property. Parking or loading in a required yard is prohibited.

(c) Special standards. Panhandle lots shall conform to the following minimum requirements:

(1) In calculating the lot area for the purpose of determining compliance with this section, including maximum building coverage and maximum impervious surface coverage, the area of the panhandle shall not be deemed a part of the lot.

(2) All minimum yards shall be thirty (30) feet.

(3) Maximum building coverage shall be 20%.

(4) Maximum impervious surface shall be 30%.

(5) No building, either primary or accessory, shall be located in either the panhandle or any required yard.

(Ordinance 2020-02, sec. 3, adopted 2/20/20)

Sec. 14.02.172 “SF” residential district

(a) Permitted uses. A building or premises in this district shall be used only for the following purposes:

(1) One-family detached dwellings, other than mobile homes.

(2) Parks, playgrounds, community centers, fire stations or other public safety buildings operated by or under the control of the city or other governmental authority.

(3) Electric transmission towers and lines, gas transmission lines and metering stations, other local utility distribution lines, sewage pump stations, and water reservoirs, pump stations, wells and transmission lines.

(4) Churches and rectories; and, public or parochial schools (without student housing).

(5) Accessory buildings, as elsewhere herein regulated.

(6) Customarily incidental uses.

(7) Mobile food units are permitted under the following conditions:

(A) The property owner has requested the services of the mobile food unit.

(B) The mobile food unit may only provide goods and services to the property owner or the property owner's guests at the property owner's expense. No sales will be made to the general public.

(C) Mobile food units may not obstruct traffic movement, or impair visibility or safety to the site.

(D) Mobile food units must have a valid health permit and comply with chapter 228 of the Texas Administrative Code related to mobile food unit operations.