



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JULY 17, 2018 – 7:00 P.M.  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Directors Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the July 10, 2018, regular meeting.

**Consent Agenda** (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve minutes from the July 3, 2018, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

**Regular Agenda**

4. Discuss proposed amendments to the *Allen Land Development Code*.

**Executive Session (As Needed)**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, July 13, 2018, at 5:00 pm.

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Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

### **Director's Report from 7/10/2018 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 164 for a Medical Clinic use, for American Family Care, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to amend Planned Development No. 129 and amend the Concept Plan, Screening Plan, and Building Elevations, for DFW II, was approved.

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**July 3, 2018**

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**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Gene Autrey  
Dan Metevier  
John Ogrizovich

**Commissioners Absent:**

Michael Orr, 2<sup>nd</sup> Vice-Chair

**City Staff Present:**

Brian Bristow, Assistant Director of Parks and Recreation  
Madhuri Mohan, AICP, LEED Green Associate, Senior Planner

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**Director's Report**

1. The Senior Planner discussed the action taken on the Planning & Zoning Commission items by City Council at the June 26, 2018, regular meeting.

**Consent Agenda** (*Routine P&Z business: Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve minutes from the June 19, 2018, regular meeting.
3. Final Plat – Consider a request for a Final Plat for The Enclave, being 24.964± acres located in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road. (PL-052118-0044) [The Enclave]

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**

**Executive Session** (*As Needed*)

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:01 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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Ben Trahan, Chairman

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Hayley Angel, AICP Candidate

**PLANNING & ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** July 17, 2018

**SUBJECT:** Capital Improvement Program (CIP) Status Report

**STAFF RESOURCE:** Chris Flanigan, PE  
Director of Engineering

**PREVIOUS COMMISSION/COUNCIL ACTION:** None.

**LEGAL NOTICES:** None.

**ANTICIPATED COUNCIL DATE:** None.

**BACKGROUND**

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

**STAFF RECOMMENDATION**

N/A

**MOTION**

N/A

**ATTACHMENTS**

CIP Progress Report through June, 2018  
CIP Map through July, 2018

# ENGINEERING CIP REPORT - THROUGH JUNE 2018

PROJECT		STATUS / COMMENTS		CONST. DATES		
ROADS	CITY	1	2018 Street and Alley Rehabilitation Project (Various Locations)	ST1804	Advertises for bids July 12, 2018.	TBD
		2	Allen Drive / US75 Interchange Improvements	ST1170	Working with TxDOT to achieve schematic design approval by early 2019.	TBD
		3	Alma Drive Improvements, PH 2 (Hedgcoxe-Rainforest)	ST1503	Construction anticipated to begin August 13, 2018.	Begin August 2018
		4	Belmont Rehabilitation - US75 to S. Bonham	ST1804	Construction began week of July 9, 2018.	Complete August 2018
		5	Bethany Intersection Improvements (Watters and Watters Creek)	ST1171	Construction began May 21st.	Complete November 2018
		6	Median Improvement Project (Select Medians)	ST1705	Project is on schedule. Lighting bases and conduit 80% complete as well as Allen Heights landscaping.	Complete Spring 2019
		7	Ridgeview Drive (Watters - Chelsea) PH 2	ST1701	Construction began October 2, 2017. On schedule.	Complete August 2018
		8	Right Turn Lane Improvements (Various Locations)	ST1504	Construction began June 4th.	Complete January 2019
		9	Signal Improvements	ST1173	New controllers and communication radios are being installed for all 63 signals.	Ongoing
OTHERS	OTHERS	10	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to 6-lanes. Managed by Collin County. Resolution of support passed by City on 5/24/16. Project delayed due to NTMWD/TxDOT conflicts.	2020
		11	Ridgeview / US 75 Overpass	TXDOT	TxDOT hired HDR to design the overpass reconstruction. Preliminary Engineering and Environmental Process underway. TxDOT is coordinating with the FHWA.	2022
		12	Stacy Road, Ph 2 (Greenville - FM 1378)	TXDOT ST0704	Coserv relocating a section of gas line by middle of July	Complete Fall 2018
OTHER	OTHER	13	Central Fire Remodel & Expansion	PR1707	PGAL working on design drawings. Goal is to bid in October and award in November 2018.	Complete Spring 2020
		14	Hillside Water & Sanitary Sewer Rehabilitation, PH 1	WA1605	Construction began November 27, 2017, and is approximately 50% complete.	Complete January 2019
		15	Rowlett Creek Sewer Extension	NTWMD	Project is in design phase and is expected to impact Suncreek Park and the margins of the Courses at Watters Creek.	TBD

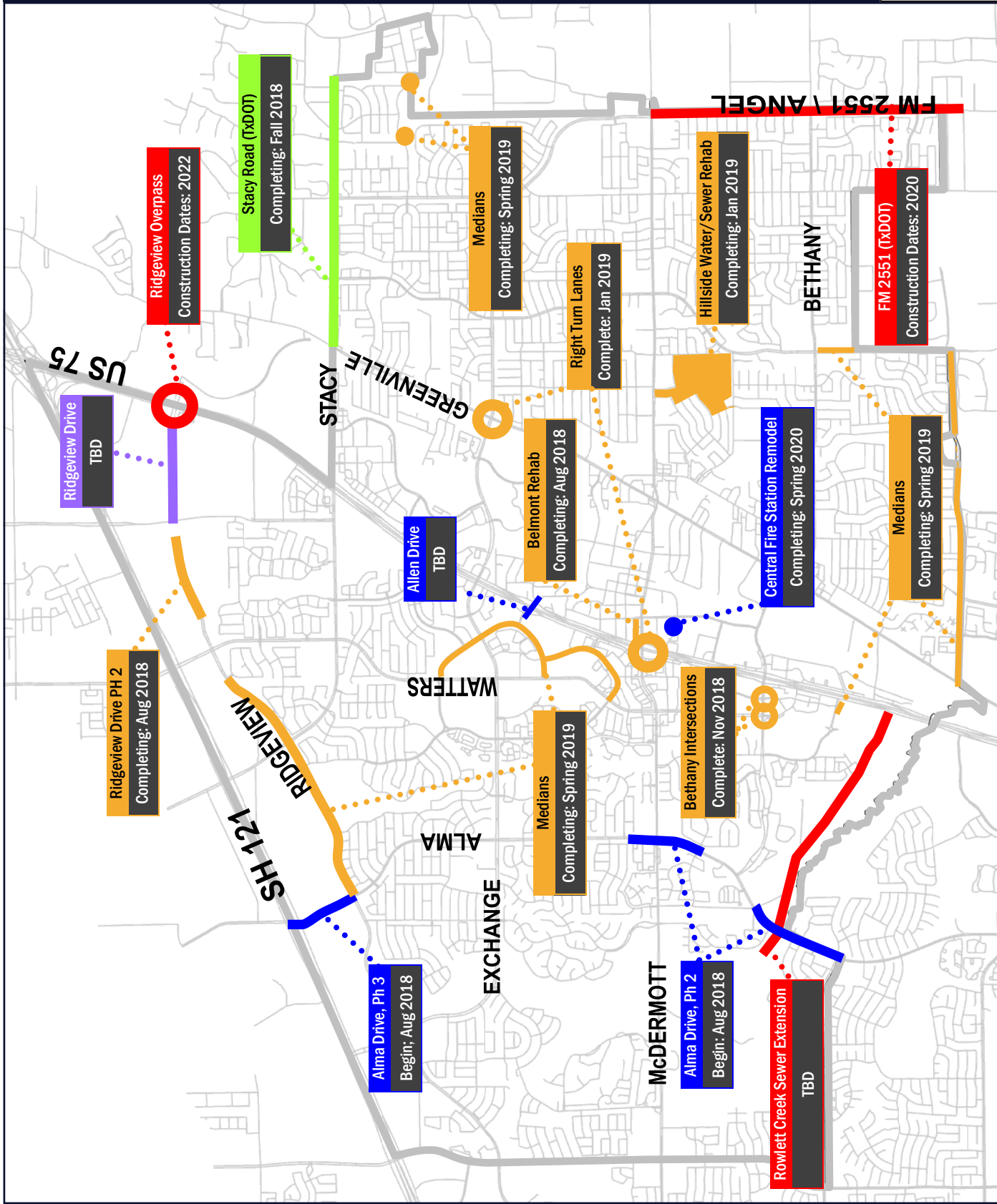
# ENGINEERING CIP MONTHLY REPORT

## JULY 2018

CONSTRUCTION	DESIGN	CONSTRUCTION (By Others)	DESIGN (By Others)	FUTURE
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ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN





**PLANNING & ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** July 17, 2018

**SUBJECT:** Discuss proposed amendments to the Allen Land Development Code.

**STAFF RESOURCE:** Lee Battle, AICP  
Assistant Director of Community Development

**PREVIOUS COMMISSION/COUNCIL ACTION:** None.

**LEGAL NOTICES:** None.

**ANTICIPATED COUNCIL DATE:** None.

**BACKGROUND**

The Allen Land Development Code (ALDC) is periodically amended to improve the effectiveness and efficiency of the Code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws. Proposed amendments include the following:

- Sec. 6.03.2. – Private clubs—Operational regulations. (*Allowing outdoor patios*)
- Sec. 6.06.14. – Massage establishments. (*Establishing supplemental use regulations for massage establishments*)
- Sec. 7.03.2. – Exterior facade materials. (*Minor revision / clean up*)
- Sec. 7.05.6. – Irrigation plan requirements. (*Minor revisions / clean up*)
- Sec. 7.09.5. – General regulations governing signs. (*Minor revision / clean up*)
- Sec. 7.03.3. – Screening mechanical equipment and refuse enclosures. (*Clarification of dumpster enclosure requirements*)
- Sec. 8.11. – Street Lights. (*Minor revisions / clean up*)
- Appendix A – Definitions. (*Adding Massage establishment*)

This discussion item is intended to provide an opportunity for the Commission to review and discuss the proposed amendments prior to making a recommendation. The Allen Land Development Code amendments will return to the Commission at the August 7, 2018 Regular Meeting as an action item on the Regular Agenda.

**STAFF RECOMMENDATION**

N/A

**MOTION**

No motion to be made.

**ATTACHMENTS**

Proposed Amendments to the Allen Land Development Code

**Proposed Amendments to the Allen Land Development Code**

Amending Sec. 4.20. “Permitted principal and accessory uses” by adding “Massage Establishment”:

RESIDENTIAL USES												TYPE OF USE	NON-RESIDENTIAL DISTRICTS												
R1	R1.5	R-2	R-3	R-4	R-5	R-6	R-7	2F	TH	MF12	MF18		MH	AO	GO	O	LR	SC	LC	GB	CC	IT	LI	HI	CF
													Massage Establishment				X	X	X	X	X				

...

Amending Sec. 6.03.2 “Private clubs - Operational regulations” to read as follows:

1. A private club may not provide ~~inside~~ service ~~only~~ with ~~no a~~ drive-in, curb service, or drive-through service, ~~or outdoor service~~, of any kind.
2. A private club shall provide inside service only. However, service shall be permitted in an attached patio or garden provided that such areas are accessed only from the main dining area of the restaurant.
- ~~2. Serving bars in private clubs shall not be visible from the closest street right of way.~~
- ~~3. Any club or lounge room shall be designed such that patrons can only enter from an area within the primary use; i.e., lobby, waiting area, dining room, etc. Emergency exits direct to the outside are permitted.~~
- ~~4. There shall be no exterior signs or window signs advertising the sale of alcoholic beverages, provided this does not prohibit using established trademark.~~
53. The operator shall maintain a valid state license for the sale of alcoholic beverages.

...

Amending Sec. 6.06 “Supplemental Use Regulations” to add 6.06.14. – Massage Establishments to read as follows:

a. Definitions

Massage means and includes any process consisting of kneading, rubbing or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical or mechanical instruments or apparatus. The term includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. Massage may include the use of oil, lubricant, salt glows, heat lamps, hot and cold packs, or tub, shower, jacuzzi, sauna, steam or cabinet baths.

Regulatory authority shall mean the health officer, or designated representative, police chief, or designated representative, or any other city official designated by the city manager.

## b. General

- i. Any massage establishment shall operate in compliance with Chapter 455 of the Texas Occupations Code and the Administrative Rules of the Texas Department of Licensing and Regulation 16 Texas Administrative Code, Chapter 117 (Massage Therapy Program Administrative Rules).
- ii. It shall be unlawful for any person to act as a massage therapist, massage school, massage therapy instructor, or massage establishment unless the person holds an appropriate license issued by the State.
- iii. A massage establishment must display the State license in a prominent location in the establishment where it is available for inspection by the public.

## c. Standards of Operation

It shall be unlawful for any license holder, owner, operator, or manager of a massage establishment to do or commit any of the following prohibited acts, fail to comply with the following standards, or knowingly permit any employee to do so. It shall further be unlawful for any employee or customer of a massage establishment to do or commit any of the following prohibited acts or fail to comply with the following standards, where herein imposed upon them.

- i. A massage establishment shall employ or contract with only licensed massage therapists to perform massage therapy or other massage services. Documentation of the employment or contract relationship shall be maintained by the massage establishment and made available during an inspection or investigation.
- ii. A massage therapist shall be clothed from the shoulders to the knees at all times while administering massage therapy, other massage services, or in the presence of any customer.
- iii. A massage establishment shall conduct all services in accordance with Chapter 455 of the Texas Occupations Code.
- iv. A massage establishment shall only operate between the hours of 7:00 a.m. and 10:00 p.m. (hours of operation).
- v. A massage establishment shall not include any place or room that serves to function as living or sleeping quarters.
- vi. A detailed list of the various massage procedures, treatment, and services performed in the massage establishment and the respective charge or cost for each shall be in writing and displayed in a prominent location in the massage establishment and made easily accessible and available for inspection by the public.
- vii. A massage establishment shall not provide any bathing or shower services as a part of massage therapy or other massage services. This includes the use of bathhouses, table showers, cabinet baths, the use of tubs or showers, or any similar services. This section does not prohibit the use of showers by customers in separate dressing rooms or locker rooms.

d. Sanitation

It shall be the duty of every person conducting or operating a massage establishment to keep the same at all times in a clean and sanitary condition. Each massage establishment shall be maintained in accordance with applicable state sanitary and health codes and regulations governing massage establishments, including Section 117.83 of the Administrative Rules of the Texas Department of Licensing and Regulation.

e. Records of treatment

Licensees must provide an initial consultation to each client prior to the first massage session and obtain the signature of the client on a consultation document, as required by State law. The establishment shall properly maintain and secure for each client the initial consultation documents, all session notes, and related billing records in accordance with State law.

f. Facility requirements.

A massage establishment shall comply with each of the following minimum requirements:

- i. All massage establishments operating under the authority of this article shall not have the doors to the entrances or exits of the massage establishment locked or obstructed in any way to prevent free ingress and egress of people.
- ii. A recognizable and legible sign shall be posted at the main entrance identifying the establishment as a massage establishment. Such sign shall be in compliance with the sign regulations of the city and shall at all times have the identifying name of the massage establishment printed on the sign face.
- iii. It shall be unlawful for any massage establishment or employee or owner of such establishment to permit its employees to administer a massage in any room or area that is not a treatment room designated on the approved floorplan. It shall be unlawful for any treatment room of any massage establishment to be partitioned off into smaller rooms or to be partitioned off into enclosed or partially enclosed cubicles without submittal and approval of a revised floorplan.
- iv. All walls, ceilings, floors, pools, showers, steam rooms, and all other physical facilities for the establishment must be in good repair and maintained in a clean and sanitary condition.

g. Inspections

- i. The regulatory authority shall be authorized to inspect any massage establishment at any time to determine or ensure compliance with the provisions of this article.

- ii. Massage establishments may be inspected periodically and as a result of a complaint. These inspections will be performed to determine compliance with the requirements of this article and applicable laws and ordinances.
- iii. Whenever necessary to inspect or enforce any of the provisions of this article, the regulatory authority may enter the building or premises at all reasonable times during the hours of operation to conduct any duty authorized by this article. A person who operates a massage establishment, or any agent or employee of the operator, commits an offense if the person refuses to permit a lawful inspection of the premises by a representative of the city at any time it is occupied or open for business. If entry is refused, or, if the owner or other person having charge or control of the building or premises cannot be located, the regulatory authority may exercise any and all enforcement powers granted by law to secure entry.
- iv. Proof of compliance with all applicable provisions of the ordinances of the city shall be provided by each massage establishment.

h. Exemptions.

The provisions of this chapter shall not apply to the following:

- i. A person licensed in this state as an acupuncturist, athletic trainer, chiropractor, cosmetologist, midwife, nurse, occupational therapist, perfusionist, physical therapist, physician, physician assistant, podiatrist, respiratory care practitioner, or surgical assistant or as a member of a similar profession subject to state licensing while the person is practicing within the scope of the license.
- ii. A place of business where a licensed massage therapist practices as a solo practitioner in a manner consistent with Chapter 455 of the Texas Occupations Code, including home occupations operating in compliance with the Allen Land Development Code.
- iii. An instructor otherwise approved by the state to teach in an area of study included in the required course of instruction for issuance of a massage therapist license.

i. Applicability to existing businesses.

The provisions of this article shall be applicable to all persons in businesses described in this article whether the described activities were established before or after the effective date of this section.

j. Enforcement.

- i. Designated officials of the regulatory authority shall be responsible for enforcing the provisions of this article.
- ii. The city may exercise any and all enforcement powers granted by law in enforcing the provisions of this article.

- iii. Failure to comply with the terms of this article after receipt of written notice of violation from the City setting out the violation and time to rectify such may result in revocation of the certificate of occupancy issued under this article.

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Amending Sec. 7.03.2 “Exterior facade materials” to read as follows:

- 1. All main building exterior wall construction materials that are exposed shall be constructed of 100 percent masonry, including but not limited to stone, brick, tiles, concrete masonry units, cast concrete, concrete stucco, etc. Glazing and framed glazing are considered acceptable alternatives. Synthetic stucco (such as ~~exterior finish and insulation system (EFIS)~~ exterior insulation and finish system (EIFS)) may be utilized as an architectural accent material, not to exceed ten percent of the exterior surface of any building facade.

...

Adding Sec. 7.05.6 “Irrigation plan requirements” to read as follows:

- 1. No person shall install an irrigation system in the city without first having obtained a permit authorizing such installation from the office of the city's department of building and code compliance. In addition to the permit fee established by the city and such other information as may be required by the chief building official, an application for installation of an irrigation system must be accompanied by a full set of plans setting forth the design and operation parameters of the irrigation system to be installed, which plans must comply with this section 7.05.6.
- 2. The city shall provide the applicant with an irrigation system plan review checklist, shall evaluate the appropriateness of the irrigation system plan, and shall approve the plans or approve the plans subject to ~~stipulations~~conditions. Irrigation plans must comply with all State of Texas design and installation requirements including, but not limited to, applicable provisions of ~~V.T.C.A. 30 Texas~~, Administrative Code ~~tit. 30,~~ Ch. 344. In addition, the installation and operation of all irrigation systems must comply with the requirements of the city's water conservation ordinance, as amended, as described in the Code of Ordinances section 14-14.1.
- 3. In addition to the provisions of ~~V.T.C.A. 30 Texas~~ Administrative Code ~~tit. 30,~~ Ceh. 344, as amended, all new irrigation systems shall meet the following requirements:
  - a. The irrigation plan shall be sealed by a licensed irrigator or Texas registered landscape architect.
  - b. The system must include an automatic controller and sensors that prevent the operation of irrigation during rainfall or in freezing weather.
  - c. All non-turf landscape areas shall be designed with drip irrigation and/or pressure compensating tubing (no above-ground spray).

- d. All landscaped areas (including areas of turf-grass), regardless of size, located between the sidewalk and curb/pavement edge for any development shall be designed with drip irrigation and/or pressure compensating tubing (no above-ground spray).
  - e. All drip irrigation and/or pressure compensating tubing shall be designed and installed according to manufacturer's specifications. For subsurface installation, application rate shall not exceed 0.21 inches per hour.
  - f. Turfgrass areas utilizing irrigation rotors are to be designed and installed using low-angle nozzles.
  - g. Irrigation heads shall be installed to provide maximum distribution uniformity. The system shall be designed and installed to provide a distribution uniformity of 63 percent  $DU_{LQ}$  or better.
  - h. The irrigation design shall prevent overspray on impervious surfaces and excessive runoff.
  - i. Irrigation systems that vary from the standards of this Code and are designed to minimize water usage may be reviewed and approved by the city, provided, however, the design and installation requirements must at all times comply with V.T.C.A. 30 Texas Administrative Code ~~tit. 30, Ceh.~~ 344, as amended.
4. New irrigation systems, ~~excluding single-family lots, for non-single family developments~~ shall be designed with drip irrigation and/or pressure compensating tubing (no above-ground spray) in the following areas:
- a. Landscaped areas (including turfgrass) that are less than ten feet in width and adjacent to impervious surfaces.
  - b. landscape islands with an area of 200 square feet or less
5. All new irrigation systems for single-family homes shall have separate zones for a drip system (drip irrigation and/or pressure compensating tubing) around the foundation.
6. For all irrigation systems, excluding single-family lots, Aa certified landscape irrigation auditor shall conduct the following required irrigation audits and inspections:
- a. *Installation audit and inspection:* Immediately following installation, an irrigation system audit and inspection shall be required for all new irrigation systems. For new developments, documentation of the audit and inspection shall be submitted to the city prior to issuing a certificate of occupancy. The audit and inspection must include an evaluation of the system distribution uniformity and actual zone precipitation rate. The audit shall be performed according to the latest edition of the Recommended Audit Guidelines, published by the Irrigation Association, 6540 Arlington Boulevard, Falls Church, Virginia 22042-6638. Distribution uniformity shall be measured on the largest turfgrass area zone of the irrigation system. Forms for submission and documentation of audit and inspection information shall be made available by the city.
  - b. *Recurring inspections:* An irrigation system audit and inspection shall be required for ~~all~~ irrigation systems, new and existing, ~~in non-single family developments~~ and shall be submitted to the city once every three years and shall be conducted in the same manner as

set forth in subparagraph a., above, regarding the installation audit and inspection. The city shall establish a timeline and procedures for all developments to submit irrigation system audit and inspection documentation to the city for review. Forms for submission and documentation of inspection information shall be made available by the city.

7. When existing irrigation systems are expanded by more than 25 percent (25 percent of the land area covered by the system); or more than 25 percent (25 percent of the land area covered by the system) of the irrigation system is replaced, the portion being expanded or replaced shall meet the requirements of this Code.

...

Amending Sec. 7.09.5 “General regulations governing signs” to read as follows:

3. All permanent signs located in the central business district shall comply with the requirements of Table 7.234 for maximum height, maximum allowable area, maximum number of signs, and minimum spacing and setback requirements

...

Amending Sec. 7.03.3 “Screening mechanical equipment and refuse enclosures” to add (3) “Refuse and Recycling Collection Enclosures” to read as follows:

3. Refuse and Recycling Collection Enclosures

- a. Approval process. The location of refuse and recycling collection areas shall be approved on a site plan, submitted in accordance with Section 6.05. Any modifications to refuse and recycling collection areas, or additions of refuse and recycling containers or compactors, shall require approval of an amended site plan and/or building permit. No business may receive a Certificate of Occupancy until the construction of the required enclosure is complete.
- b. Location. Refuse and recycling collection areas shall not be located in front of the main building, and shall be screened from public view.
- c. Access. Sufficient vehicle access, clearance, and visibility shall be provided as follows:
  - i. A minimum unobstructed approach must be provided in front of each serviced container in accordance with the City of Allen Commercial Trash and Recycling Guidelines.
  - ii. All collection areas and approaches must be on flat level surfaces, and designed to accommodate the weight of all equipment and vehicles to service the container.



iii. A vehicle maneuvering diagram may be required to demonstrate sufficient vehicle access.

d. Enclosure design. Refuse and recycling enclosures shall be designed as follows:

- i. All refuse and recycling containers shall be screened with an eight (8) foot masonry wall enclosure. Screening enclosures shall visually and aesthetically compliment the primary building materials.
- ii. Refuse and recycling collection enclosures shall contain permanent walls on three (3) sides. Pedestrian entries with solid doors may be incorporated into these walls.
- iii. The service opening should not directly face any public right-of-way or any residentially zoned property. The service opening shall incorporate a solid metal gate to visually screen the dumpster or compactor.
- iv. Refuse and recycling collection enclosure doors cannot open into or obstruct the fire lane, access easement, or utility easement.
- v. All drains located inside an enclosure must be connected to the sanitary sewer system through a grease trap. Water connections in or adjacent to the enclosure will only be allowed if the enclosure is plumbed to the sanitary sewer through a grease trap. Trash enclosures with drains must be designed to prevent any rainfall that falls outside the enclosure from entering the sanitary sewer system.
- vi. Enclosures must be designed to accommodate the storage and servicing of all applicable refuse and recycling containers in compliance with the City of Allen Commercial Trash and Recycling Guidelines.

...

Amending Sec. 8.11 “Street Lights”, (2) “Residential street lights” to read as follows:

## 2. Residential street lights

...

- f. Developer cost:
  - i. All residential street lighting shall be installed at the sole expense of the developer. Developers shall also ~~eserow an amount with~~ pay a fee to the City of Allen Engineering Department, which is estimated to be equal to the first two years (24 months) power consumption cost. The fee amount ~~to be eserowed~~ shall be determined by the following formula:

$$~~FEA~~ = 24 \times M \times F$$

Where:

~~FEA~~ = ~~Eserow-Fee~~ amount.

M = Monthly charge per fixture (as determined by the director of engineering).

F = Number of light fixtures

...

Amending Appendix A “Definitions” to amend “Personal service business” and to add “Massage establishment” to read as follows:

*Personal service business* means an establishment providing individual services related to personal needs directly to customers at the site of the business, or that receives goods from or returns goods to the customer that have been treated or processed at that location or another location. Specific use types include, but are not limited to: barbershop, beauty shop, tanning salons, permanent cosmetics, and nail salons ~~and unlicensed / non-medical massage therapy~~.

...

*Massage establishment* means a place of business that advertises or offers massage therapy or other massage services, whether with or without the use of mechanical, therapeutic or bathing devices, and is licensed by the state of Texas in accordance with Chapter 455 of the Texas Occupations Code, and Title 25 of the Texas Administrator, as amended. This term does not include beauty parlors or barber shops duly licensed by the state; or treatment by a duly licensed medical doctor, chiropractor, or physical therapist.

...