

**CITY OF TEXAS CITY, TEXAS**

**ENGINEERING & PLANNING DEPARTMENT • OFFICE: (409) 643-5936 • FAX: (409) 949-3001**



Date:

Mayor:  
Matthew T. Doyle

Commissioners:  
Bruce Clawson  
Dee Ann Haney  
Dorthea Jones  
Phillip Roberts  
Jami Clark  
Thelma Bowie

Ord.  
16-24  
6-1-2016

Re: Substandard Buildings in the Industrial Business District area:

Dear Homeowner,

Listed below you will find the City Ordinances that explains the term of IBD. If you're receiving this letter, we have declared to tag the structures as an Substandard Building.

§ 160.046 DISTRICT IBD, INDUSTRIAL BUSINESS DISTRICT.

(A) Purpose. IBD is located adjacent and north of the heavy industrial complex south of FM 1765. It is intended to promote high quality light industrial development that provides services dependent and complimentary to the adjacent heavy industrial complex. It is recognized that certain special standards relative to land use, setbacks, signage and the like are appropriate for the area.

(B) Principal uses. Equipment storage and rental, outdoor storage and lay down yards, fabrication shops, warehousing, material and supply sales, office and parking.

(C) Accessory uses. Impervious cover not to exceed 50% which will be landscaped in accordance with § 160.088 of this chapter.  
(1998 Code, App. A, § 40-44) (Ord. 06-24, passed 6-7-2006)

(1) Except in districts C, C-1 and MH, a minimum of 50% of the required landscaping area shall be located in the front one-half of the lot. Required landscaping shall not include driveways, paved walks or right-of-way or easements for streets or alleys.

§ 160.089 NON-CONFORMING USES.

(A) Any use of land or structures which do not conform to the use regulations prescribed in this chapter or amendments hereto shall be deemed a non-conforming use.

(B) Any building or structure on a lot which does not conform the lot area, lot dimensions, front yard, side yard, rear yard or coverage, or any building or structure which does not conform to the height, parking, loading, building spacing or any other regulations or any requirements of this chapter shall be deemed a non-conforming building or structure.

(C) Any use or failure to meet requirements that existed lawfully at the time of enactment of this chapter may be continued subject to reasonable regulations by the Board of Adjustments, except as described in the following.

(1) A non-conforming use or failure to meet requirements shall not be continued when there is a change of use.

(2) A non-conforming use or failure to meet requirements shall not be continued when 50% of the floor area of the use or structure is remodeled or rebuilt.

(3) A non-conforming use or failure to meet requirements shall not be continued when the non-conforming use is abandoned.

(4) Any non-conforming use or failure to meet requirements shall be brought into compliance when the property is rezoned to another district.

(1998 Code, App. A, § 40-65) (Ord. 94-05, passed 4-20-1994)

**"QPS - Quality Public Service"**