NOTICE OF PLANNING AND ZONING COMMISSION REGULAR MEETING CITY OF TOMBALL, TEXAS



Monday, January 08, 2024 6:00 PM

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, January 08, 2024 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; [At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law GC, 551.042.]
- C. Reports and Announcements
- D. Approval of Minutes
 - <u>D.1</u> Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 11, 2023.
- E. New Business Non-Action Items
 - E.1 Minor Plat of <u>The Dirt Yard:</u> Being a commercial subdivision of 2.64 acres and being the same called 2.639 acres tract of land as record in Harris County Clerk's File No. 2023-45241, CN Pillot Survey, Abstract no. 632, Harris County, Texas., 2710 State Highway 249, Tomball, Texas.
 - <u>E.2</u> Minor Plat of <u>Flex at Commercial Park:</u> A subdivision of 3.3524 acres, being a replat of TR6 Tomball Industrial Park, recorded under Map Records of County Clerk Film Code 437033, Harris County, Texas.

- E.3 Minor Plat of Interchange 249 Business Park, Partial Replat No. 4: A subdivision of 5.4232 acres, (236,233 Sq. Ft.), being a replat of Lot 101, Block 2, Interchange 249 Business Park Partial Replat No. 2, Film code No. 703892, H.C.M.R., situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.
- E.4 Minor Plat of <u>Real Life Ministries:</u> A subdivision of 17.5404 acres, (764,061.78 Sq. Ft.), of land being out of Lots 172, 175 and 175 of Tomball Townsite as recorded under Volume 2, Page 65, of the Harris County Map Records and Devasco International as recorded under Film Code Number 615009 of the Harris County Map Records in the J. Pruitt Survey, Abstract No. 629, Harris County, Texas.
- E.5 Minor Plat of Costco FCCU Addition: Being a replat of Lot 1, Block 1 in Kenneth Lee Subdivision and Reserve "A" of Maple Group. Being 26.996 acres, (1,175,944 Sq. Ft.), out of the C.M. Pillot Survey, Abstract No. 632 in the City of Tomball, Harris County, Texas.

F. New Business

- E.1 Consideration to Approve Ordinance Amendment OAM23-03: Request by the City of Tomball to amend Chapter 50 Article III (District Regulations) adding Section 50-75.1 Neighborhood Retail District (NR) zoning classification and subsequent district standards. Modifying Section 50-82 (Use regulations (charts)). Modifying Section 50-112 (Off Street Parking and Loading Requirements) adding parking regulations within the Neighborhood Retail District. Modifying Section 50-113 (Landscape Requirements) specifying parking lot screening requirements. Modifying Section 50-115 (Screening, Buffering and Fencing Requirements) replacing subsection (b)(1) (Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks) with new land use buffering standards.
- G. Adjournment

Agenda Planning and Zoning Commission Regular Meeting January 08, 2024 Page 3 of 3

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th day of January 2024 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Planning & Zoning Commission Meeting Agenda Item

Signed:

Staff Member

Data Sheet Meeting Date: January 8, 2023 **Topic:** Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 11, 2023. **Background: Origination:** Community Development **Recommendation:** Approval Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator **FUNDING** (IF APPLICABLE) Are funds specifically designated in the current budget for the full amount required for this purpose? Yes: No: If yes, specify Account Number: # If no, funds will be transferred from account: # To Account: #

Date

_Approved by: _____City Manager

Date

MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING CITY OF TOMBALL, TEXAS

MONDAY, DECEMBER 11, 2023



6:00 P.M.

A. The meeting was Called to Order by Chairwoman Tague at 6:04 p.m. Other Members present were:

Commissioner Scott Moore Commissioner Susan Harris Commissioner Richard Anderson

Commissioner Tana Ross – Excused Absence

Others present:

Jessica Rogers – Assistant City Manager Jared Smith – City Planner Kim Chandler – Community Development Coordinator Tommy Ramsey – City Attorney



- B. No Public Comments were received.
- C. Reports and Announcements:

Jessica Rogers, Assistant City Manager Announced the following:

• Jared Smith is the City of Tomball Employee of the Year.

Jared Smith, City Planner announced the following:

• City Council Approved on 1st reading, 2nd reading was postponed until Annexation process takes place for **Zoning Case Z23-16**: Request by HH 11701 Properties LLC., represented by Austin Haynes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 12.11 acres of land legally described as being a portion of the Elizabeth Smith Survey, Abstract No. 70 and the C.N. Pilot Survey, Abstract 632 from Agricultural (AG) to Light Industrial (LI). The property is located at 11701 Holderrieth Road, within Harris County, Texas.

- No action was taken by City Council for <u>Zoning Case Z23-17</u>: Request by Daniel Rodano, represented by Sendero Ventures LLC., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.06 acres of land legally described as being a portion of the John Smith Survey, Abstract No. 730 from Single Family Estate Residential 20 (SF-20-E) to Commercial (C). The property is generally located within the 1100 block (north side) of E. Hufsmith Road, within the City of Tomball, Harris County, Texas.
- City Council Denied Zoning Case Z23-18: Request by Brian Mai to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.172 acres of land legally described as Lot 9, Block 1 of Main Street Tomball from Single Family Residential 6 (SF-6) to Commercial (C). The property is located within the 100 block (east side) of Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 13, 2023.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

E. New Business Non-Action Items:

E.1 Minor Plat of <u>Graham Road Estates Replat No. 1</u>, <u>Amending Plat No. 1</u>: A subdivision of 3.7491 Acres, (163,311 Sq. Ft.), being a replat Graham Road Estates Replat No. 1, Film code No. 703881, H.C.M.R. situated in the John M. Hooper Survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

E.2 Minor Plat of Minor Plat of Fincas Falkane: A subdivision of 2.672 acres of land being a replat of outlots 88 and 89 Tomball Outlots, five acres Tomball Townsite according to the Plat or Map as recorded in Volume 2, Page 65 of the map records of Harris County, Texas, Ralph Hubbard Survey, Abstract No. 383, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

F. New Business:

F.1 Conduct a Public Hearing and Consideration to Approve Ordinance Amendment OAM23-03: Request by the City of Tomball to amend Chapter 50 – Article III (District Regulations) adding Section 50-75.1 – Neighborhood Retail District (NR) zoning classification and subsequent district standards. Modifying Section 50-82 (Use regulations (charts)). Modifying Section 50-112 (Off Street Parking and Loading Requirements) adding parking regulations within the Neighborhood Retail District.

Modifying Section 50-113 (*Landscape Requirements*) specifying parking lot screening requirements. Modifying Section 50-115 (*Screening, Buffering and Fencing Requirements*) replacing subsection (b)(1) (*Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks*) with new land use buffering standards.

Jared Smith, City Planner, presented the case with staff recommendation of approval.

The Public Hearing was opened by Chair Tague at 6:56 p.m.

Matthew Lawrence (16023 Rudgewick Lane, Spring, Texas 77379), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 7:01 p.m.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to Table **Ordinance Amendment OAM23-03** until further discussion at the Regular Planning and Zoning Commission scheduled for January 8, 2024.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Chair Tague Aye
Commissioner Moore Aye
Commissioner Harris Aye
Commissioner Anderson Aye

Motion Carried (Unanimously).

F.2 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z23-19**: Request by William G. Hightower to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 0.24 acres of land legally described as being Lot 1, Block 1 of Elim from Single Family Residential – 6 (SF-6) to Old Town & Mixed Use (OT & MU). The property is located within the 300 block (north side) of Mechanic Street, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the case with staff recommendation of approval.

Bill Hightower, Owner, (1018 Oak Branch Lane, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:07 p.m.

Hearing no comments, the Public Hearing was closed at 7:08 p.m.

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Zoning Case Z23-19**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Chair TagueAyeCommissioner MooreAyeCommissioner HarrisAyeCommissioner AndersonAye

Motion Carried (Unanimously).

G.	Adjournment

Motion was made by Commissioner Anderson second by Commissioner Harris, to adjourn.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

Commission Chair Commission Secretary

The meeting adjourned at 7:12 p.m.

PASSED AND APPROVED this		day of 2024.	
		_	
Kim Chandler	Barbara Tague		
Community Development Coordinator/	Commission Chair		

Planning & Zoning Commission Agenda Item Data Sheet

Data Sheet		Meeting Date: January 8	, 2024
Topic:			
Minor Plat of <u>The Dirt Yard:</u> Being 2.639 acres tract of land as record in Abstract no. 632, Harris County, Texa	Harris County Cle	erk's File No. 2023-45241, CN	
Background:			
Origination:			
Recommendation:			
Staff approved			
Party(ies) responsible for placing th	is item on agenda:	Jared Smith (City Planner)	
FUNDING (IF APPLICABLE)			
Are funds specifically designated in the co	urrent budget for the	full amount required for this purpose	??
Yes: No:	If yes, sp	ecify Account Number: #	
If no, funds will be transferred from ac	ecount: #	To Account: #	
Signed:	Approv	ed by:City Manager	
Staff Member	Date	City Manager	Date

CITY OF TOMBALL

Plat Name: The Dirt Yard	Plat Type: Minor
Construction Drawings for Public Facilities	s required? Yes No N/A X
Plat within City Limits X	Within Extraterritorial Jurisdiction
Planning and Zoning Commission Meeting	Date: January 8, 2024
The above Plat has been reviewed for come City of Tomball, Texas. Based on this presented to the Planning & Zoning Come Process:	review, the following comments are

Community Development approves this plat with no conditions:

I DIRT YARD OUTPOST 4 LLC, ACTING BY AND THROUGH MICHAEL JOHNSTON BEING AN OFFICER OF DIRT YARD OUTPOST 4 LLC, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNER OF THE 2.6397 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE DIRT YARD DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, DIRT YARD OUTPOST 4 LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL JOHNSTON, ITS

THEREUNTO AUTHORIZED, HEREUNTO AFFIXED THIS

______DAY 0F ________, 2024

DIRT YARD OUTPOST 4 LLC

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE WE, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED_______, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL , THIS _____ DAY OF 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF __THE DIRT YARD______IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON

AND AUTHORIZED THE RECORDING OF THIS PLAT

DAY OF ______ 2024.

BY: _____ CRAIG MEYERS,

COMMUNITY DEVELOPMENT DIRECTOR

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON:

AND FILM CODE No. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT HARRIS COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH

COUNTY CLERK OF HARRIS COUNTY TEXAS

BY: _____DEPUT

THEISS HUMBLE SITE HOLDERRIETH BOUDREAUX

THE DIRT YARD

CONTAINING
BEING A SUBDIVISION OF 2.6397 ACRES
AND BEING THE SAME CALLED 2.639 ACRES TRACT OF LAND AS RECORDED IN
HARRIS COUNTY CLERK'S FILE No. 2023-45251
CN PILLOT SURVEY, ABSTRACT NO 632, HARRIS COUNTY, TEXAS.
2710 STATE HIGHWAY 249 TOMBALL TEXAS

OWNER / DEVELOPER, DIRT YARD OUTPOST 4 LLC

JANUARY 2024

5373 W. ALABAMA ST #455 HOUSTON TX 77056

SURVEYOR: SURVTECH CORP
P.O. BOX 1080 CONROE TX 77305

AREAS WITHIN ZONE X

LPK TOMBALL LLC CALLED 1.2248 ACRES CF# 2019-552567

LOT 1 BLOCK 1

2.6397 ACRES 114986.46 Sq. Feet

AREAS WITHIN FLOODZONE A/E

STANTE HICHMIAN AS 7 20 AU OA II MAS 7 35

SECORDS RECORDS

S 85°16'31" W 173.26'

S/8" IRC (LINE AS ESTABLISHED VIA BOUNDARY LINE DESCRIPTION)

GOPALAKRISHNAN
CALLED 0.2372 ACRES
CF# 2017-408857

NOTES.

1. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE

PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.

2. ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN ZONE "X-500 & A/E" AND IS IN THE FLOOD PLAIN.

3. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN_ SHOWN.

4. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

5. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.

6. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

7. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND ANY GAS METER.

8. THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT CITY PLANNING LETTER PREPARED BY ALAMO TITLE COMPANY GF#0ATHCS23002589

9. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). AN DISTANCES ARE IN SURFACE.

10. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999942131.

THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS WHICH ARE UNDEFINED AN'D/OR LACK ADEQUATE INFORMATION TO BE LOCATED ON THE PLAT:

SUBJECT EASEMENT AND/OR RIGHT TO HUMBLE OIL & REFINING COMPANY, RECORDED IN VOLUME 934, PAGE 199 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; ASSIGNED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT, RECORDED IN VOLUME 1221, PAGE 22 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING RATIFIED IN RATIFICATION, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R358887.

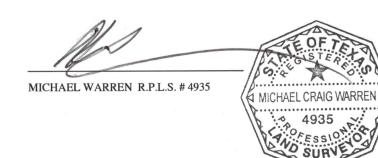
EASEMENT AND/OR RIGHT OF WAY SET TO MAGNOLIA PIPE LINE COMPANY RECORDED IN VOLUME 923, PAGE 739 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

EASEMENT AND/OR RIGHT OF WAY TO HUMBLE OIL & REFINING COMPANY, RECORDED IN VOLUME 933, PAGE 231 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; ASSIGNED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT, RECORDED IN VOLUME 1221, PAGE 22 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING RATIFIED IN RATIFICATION, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R358887.

SUBJECT TO EASEMENT AND/OR RIGHT OF WAY TO HUMBLE PIPE LINE COMPANY RECORDED IN VOLUME 1055, PAGE 560 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING RELEASED IN INSTRUMENT RECORDED AT HARRIS COUNTY CLERK'S FILE NO. 20060183464.

SUBJECT TO BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED EXECUTED BY AND BETWEEN DEVIN PETTIETAND 249 DIRT YARD, LLC RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20170016870

I, MICHAEL C. WARREN AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



PLAT PREPARED BY:



"A Land Surveying Comp
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
936-539-5444 \ FAX 936-539-5442
email: SURVTECH@SURVCORP.COM

"SURVIECH"

3) BL= BUILDING LINE
4) UE= UTILITY EASEMENT
5) CF# = HARRIS COUNTY
CLERK'S FILE NUMBER OF
THE OFFICIAL PUBLIC
RECORDS OF REAL
PROPERTY, HARRIS
COUNTY TEXAS
6) AE= ACCESS EASEMENT

7) CM= CONTROL MONUMEN

LINE & SYMBOL LEGEND

2) IRS= IRON ROD SET, CAPPED

Planning & Zoning Commission Agenda Item Data Sheet

Data Sneet	Meeting Date: January 8, 2024
Topic:	
	division of 3.3524 acres, being a replat of TR6 Tomball County Clerk Film Code 437033, Harris County, Texas.
Background:	
Origination:	
Recommendation:	
Staff approved	
Party(ies) responsible for placing this item on	agenda: Jared Smith (City Planner)
FUNDING (IF APPLICABLE)	
Are funds specifically designated in the current budge	et for the full amount required for this purpose?
Yes: No:	If yes, specify Account Number: #
If no, funds will be transferred from account: #	To Account: #
Signed:	_Approved by:
Staff Member Date	City Manager Date

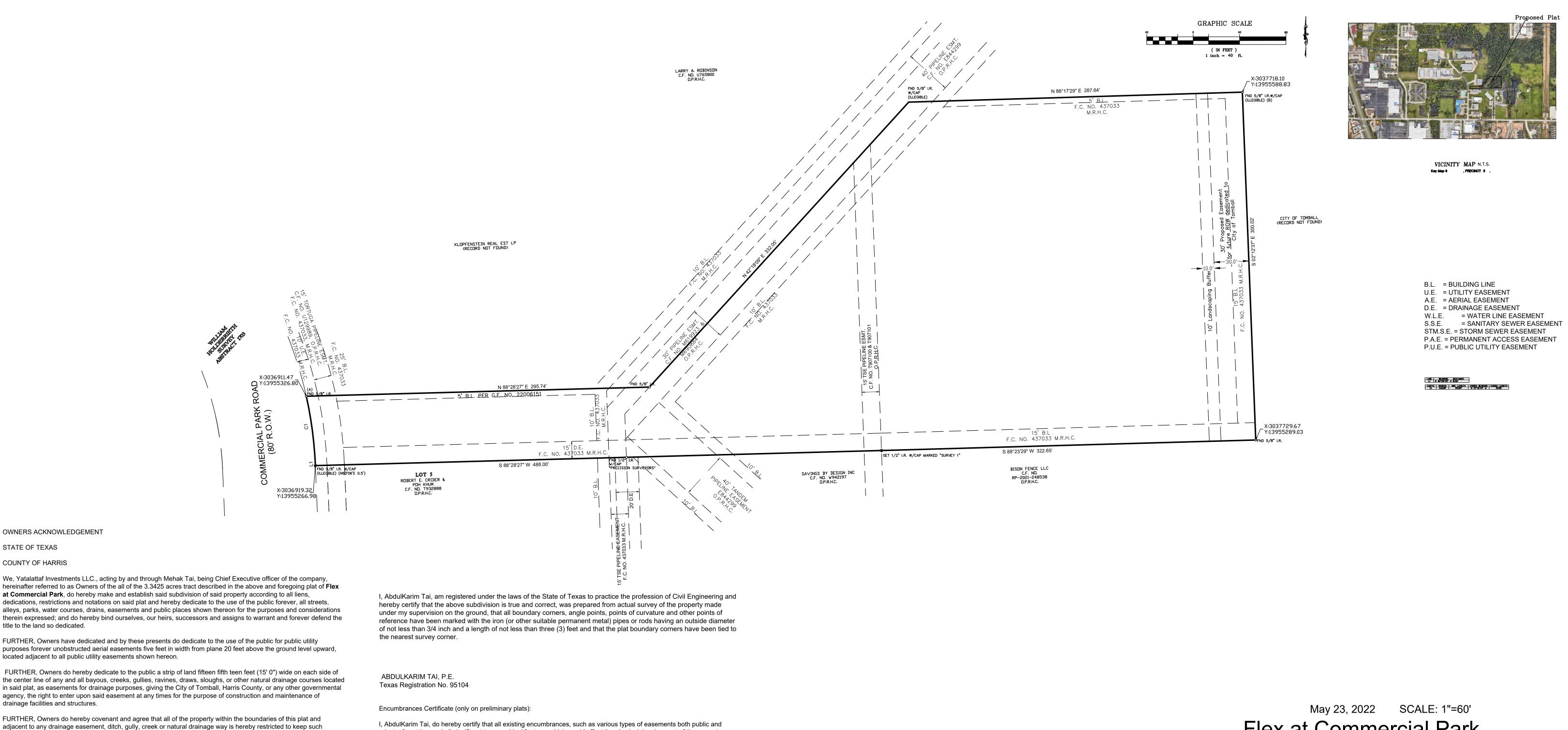
CITY OF TOMBALL

Plat Name: Flex at Commercial Park	Plat Type: Minor
Construction Drawings for Public Facilities requ	uired? Yes No N/A X
Plat within City Limits X Wit	thin Extraterritorial Jurisdiction
Planning and Zoning Commission Meeting Date	e: <u>January 8, 2024</u>

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

Community Development approves this plat with no conditions:

- 1. Remove "Preliminary Plat (Revised)" from the pedigree within the title of this subdivision plat.
- 2. Confirm boundary locations of properties which fall outside the boundaries of this subdivision plat to the east.
- 3. There is reference to "10", which is accompanied by linework which appears to be in reference to an easement. Previous review identified this as being a "10' Landscape Buffer" which should not be illustrated on the plat. Please remove references to this altogether, unless there is an existing easement that must be illustrated.



NOTES:

Public Easements:

Flood Information:

No. 48201C 023L dated 06-18-2007 for Harris County, Texas.

Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the

purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of

plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within

This property is in Zone "X" based on the National Flood Insurance Program's Flood Insurance rate map Panel

Note #1: All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

Note #3: No building or structure shall be constructed across any pipelines, building lines, and/or easements.

Note #2: All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been

Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet

Note #5: A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas

its respective systems without the necessity of any time of procuring the permission of the property owner. Any

public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any

an easement arising out of the removal or relocation of any obstruction in the public easement.

off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.

Note #4: This plat does not attempt to amend or remove any valid covenants or restrictions.

main extension from the City of Tomball right-of-way or City of Tomball utility

easement up to and around the gas meter.

building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this

Flex at Commercial Park

A Subdivision of 3.3524 acres

Being a replat of TR6 Tomball Industrial Park, recorded under Map Records of County Clerk Film Code 437033, Harris County, Texas.

> Reason for Re-plat To provide easement for future Right of Way to be dedicated to City of Tomball

OWNER:

Yatalattaf Investments LLC Ph:(832) 659-8431, mehak@iklconstruction.com

ENGINEERS:

Habitat Engineering & Design LLC
Ph:(281) 650-1937, Fax:(281) 371-6677, admin@HabitatEngineeringDesign.com

I, AbdulKarim Tai, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner of subdivider) owns or has a legal interest in.

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas has approved this plat and subdivision of Flex at Commercial Park in conformance with the laws of the State of Texas and the ordinances of the City as shown hereon and authorized the recording of this plat this ____ day of ____, 20

Barbara Tague (Chair)

Susan Harris (Vice Chair)

, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ _____, 20___, at ____o'clock __.M., and duly recorded on _____, 20__, at ____o'clock __.M., and at Film Code No. _ the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

County Clerk

of Harris County, Texas

NOTARY PUBLIC in and for The State of Texas

drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and

easement except by means of an approved drainage structure.

this _____ day of ____ , 20__

Haani Tai, Scretary

Mehak Tai, Chief Executive Officer

maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this

BEFORE ME, the undersigned authority, on this day personally appeared, Mehak Tai, Chief Executive Officer, and Haani Tai, Secretary both known to me to be the persons whose names are subscribed to the foregoing instrument and

capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ____, 20__.

acknowledgement to me that they executed the same for the purposes and considerations therein expressed and in the

IN TESTIMONY WHEREOF, the Yatalattaf Investments LLC has caused these presents to be signed by Mehak Tai, its Chief Executive Officer, thereunto authorized, attested by its secretary Haani Tai, and its common seal hereunto affixed

My commission expires:

STATE OF TEXAS

COUNTY OF HARRIS

Planning & Zoning Commission Agenda Item Data Sheet

Staff Member

Meeting Date: December 11, 2023 **Topic:** Minor Plat of Interchange 249 Business Park, Partial Replat No. 4: A subdivision of 5.4232 acres, (236,233 Sq. Ft.), being a replat of Lot 101, Block 2, Interchange 249 Business Park Partial Replat No. 2, Film code No. 703892, H.C.M.R., situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas. **Background: Origination: Recommendation:** Staff approved Party(ies) responsible for placing this item on agenda: Jared Smith (City Planner) **FUNDING** (IF APPLICABLE) Are funds specifically designated in the current budget for the full amount required for this purpose? Yes: ____ No: ____ If yes, specify Account Number: # If no, funds will be transferred from account: # To Account: # Approved by:

Date City Manager Signed: Date

Date

CITY OF TOMBALL

Plat Name: Interchange 249 Business Park Partial Replat No.4	Plat Type: Minor
Construction Drawings for Public Facilities required? Yes	s No N/A X
Plat within City Limits X Within Extrate	erritorial Jurisdiction
Planning and Zoning Commission Meeting Date: <u>Janua</u>	ary 8, 2024
The above Plat has been reviewed for compliance with ex City of Tomball, Texas. Based on this review, the for presented to the Planning & Zoning Commission for cons Process:	ollowing comments are

Community Development approves this plat with no conditions:

COUNTY OF HARRIS

We, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, Owner, hereinafter referred to as Owners of the 5.4232 acre tract described in the above and foregoing map of INTERCHANGE 249 BUSINESS PARK REPLAT NO 4 make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements, the aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0" perimeter gound easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easemnt that are designated with aerial easements (u.e. and a.e.) as indicated and depicted hereon whereby the aerial easements totals twenty—one feet, six inches (21'6") in width.

FUTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. the aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back—to—back ground easements, or eight feet (8'0") for fourteen feet (14'0") back—to—back ground easements, or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easement, from a plane sixteen (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easemnts that are designated with aerial easements (u.e. and a.e.) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage

IN TESTIMONY WHEREOF, LIT Interchange 249 Business Park, LLC, a Delaware limited liability company, has caused these presents to be signed by Charles F. Meyer, Jr., an Authorized Representative of Interchange 249 Business Park, GP, LLC, a Texas limited liability company, the general partner of Interchange 249 Business Park, LP, a Texas limited partnership, the operating member of LIT Interchange 249 Business Park, LLC,

thereunto authorized, this the _____ day of _____, 20___

LIT Interchange 249 Business Park, LLC, a Delaware limited liability company

By: Interchange 249 Business Park, LP, a Texas limited partnership, its operating member

By: Interchange 249 Business Park, GP, LLC, a Texas limited liability company,

Charles F. Meyer, Jr. Authorized Representative

STATE OF TEXAS COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Charles F. Meyer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

Notary Public in and for the

My Commission Expires:

I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three fee (3'); and that the plat boundary corners have been tied to the nearest survey corner.



Robert Kness Registered Professional Land Surveyor Texas Registration No. 6486

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of INTERCHANGE 249 BUSINESS PARK PARTIAL REPLAT NO 4 in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this the _____ day of _____, 20___,

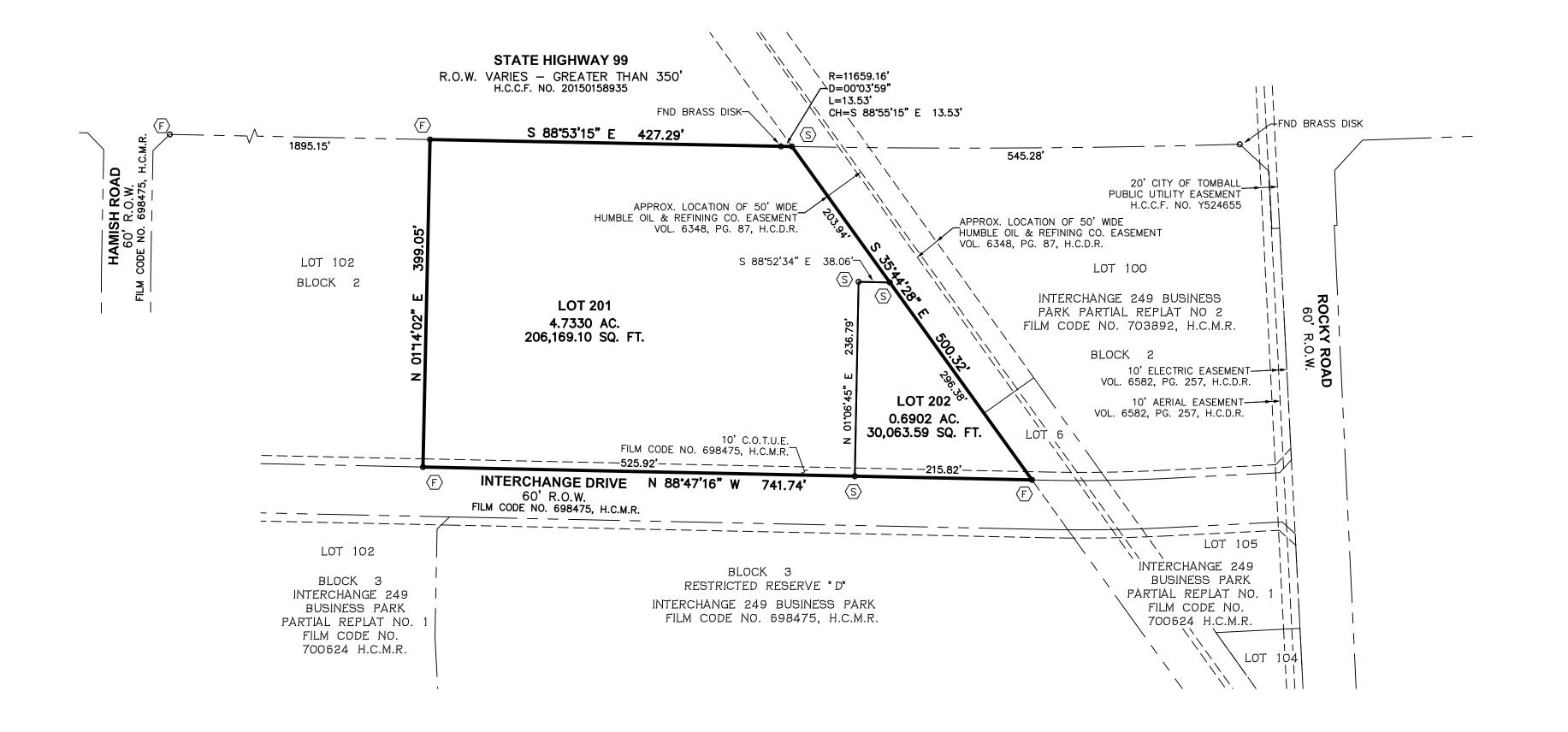
By: _____ Craig Myers Community Development Director

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for

registration in my office on _______, 20____, at _____ o'clock____.M., and duly recorded on ______, 20___, at _____ o'clock___.M., and at Film Code Number _____ of the Map Records of Harris

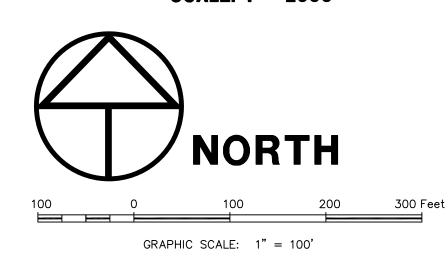
County for said county. Witness my hand and seal of office, at Houston, the day and date last above written.

> Teneshia Hudspeth County Clerk Of Harris County, Texas



INTERCHANGE BOUDREAUX PROJECT SITE CITY OF TOMBALL, HARRIS COUNTY, TEXAS

VICINITY MAP SCALE: 1" = 2000'



GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTÉRFERE WITH TH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NOS. 48201C0220L REVISED/DATED JUNE 18, 2007, AND 48201C0240M REVISED/DATED OCTOBER 16, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 3. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 33). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999936999.
- 4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 5. ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 6. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- 7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 8. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- 9. THE ACREAGE AND SQUARE FOOTAGE PRECISION IS SHOWN HEREON AS REQUIRED UNDER TOMBALL CODE OF ORDINANCES, CHAPTER 40, SECTION 40-29 (3) BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES DESCRIBED AND DO NOT INCLUDE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- 10. SUBJECT TO EASEMENT GRANTED TO RELIANT ENERGY, INCORPORATED AS RECORDED UNDER H.C.C.F. NO. U741309. (BLANKET, NOT PLOTTABLE)
- 11. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP— 2022—89246.
- 12. SUBJECT TO A BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-186764

INTERCHANGE 249 BUSINESS PARK PARTIAL REPLAT NO 4

A SUBDIVISION OF 5.4232 AC. / 236,232.70 SQ. FT. BEING A REPLAT OF LOT 101, BLOCK 2, INTERCHANGE 249 BUSINESS PARK PARTIAL REPLAT NO 2, FILM CODE NO. 703892, H.C.M.R. SITUATED IN THE

AUGUSTE SENECHAL SURVEY, ABSTRACT NO. 722, CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS

JANUARY 2024

ABBREVIATIONS

IP - IRON PIPE

IR - IRON ROD

R.O.W. - RIGHT-OF-WAY

U.E. - UTILITY EASEMENT

NO. - NUMBER

PG. – PAGE

AC - ACRES

VOL. - VOLUME

ESMT. - EASEMENT

SQ. FT. - SQUARE FEET

H.C.C.F. - HARRIS COUNTY CLERK FILE

H.C.D.R. - HARRIS COUNTY DEED RECORDS

C.O.T.U.E. — CITY OF TOMBALL UTILITY EASEMENT

(S) - SET 5/8" IRON ROD MARKED "WINDROSE"

 $\langle F \rangle$ - FND 5/8" IRON ROD MARKED "WINDROSE"

H.C.M.R. - HARRIS COUNTY MAP RECORDS

FND - FOUND

REASON FOR REPLAT: TO CREATE TWO (2) LOTS

Owner

LIT Interchange 249 Business Park, LLC, a Delaware limited liability company 1902 Washington Avenue, Suite A Houston, Texas 77007 713.212.1562

Surveyor



LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800 713.458.2281 I WINDROSESERVICES.COM 5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Planning & Zoning Commission Agenda Item Data Sheet

Data Sneet	Meeting Date: January 8, 2024
Topic:	
Minor Plat of Real Life Ministries: A subdivision of out of Lots 172, 175 and 175 of Tomball Townsite as County Map Records and Devasco International as re Harris County Map Records in the J. Pruitt Survey, Abs	recorded under Volume 2, Page 65, of the Harris corded under Film Code Number 615009 of the
Background:	
Origination:	
Recommendation:	
Staff approved	
Party(ies) responsible for placing this item on agend	a: Jared Smith (City Planner)
FUNDING (IF APPLICABLE)	
Are funds specifically designated in the current budget for the	ne full amount required for this purpose?
Yes: No: If yes,	specify Account Number: #
If no, funds will be transferred from account: #	To Account: #
Signed:Appr	oved by: City Manager Date
Staff Member Date	City Manager Date

CITY OF TOMBALL

Plat Name: Real Life Ministries	Plat Type: Minor
Construction Drawings for Public Facilities	required? Yes No No X
Plat within City Limits X	Within Extraterritorial Jurisdiction
Planning and Zoning Commission Meeting	Date: January 8, 2024
The above Plat has been reviewed for com City of Tomball, Texas. Based on this presented to the Planning & Zoning Comn Process:	review, the following comments are

Community Development approves this plat with no conditions:

STATE OF TEXAS

WE, REAL LIFE MINISTRIES, HEREIN AFTER REFERRED TO AS OWNERS OF OUTLOT 189 AND PORTION OF OUTLOT 193, THE 7.338 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING REVISED MAP OF TOMBALL TOWNSITE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF "REAL LIFE MINISTRIES" SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DEDICATE TO THE USE OF THE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, STREETS DESIGNATED AS PRIVATE PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THERE ON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH FROM A PLANE 20' ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HERON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE, HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES. GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

STATE OF TEXAS

COUNTY OF HARRIS

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS _____ DAY OF ________, 2024.

Executive Pastor: Tommy Roberson

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Roberson, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ _____, 2024.

Notary Public in and for the State of Texas

My commission expires_

THIS IS TO CERTIFY THAT THE TOMBALL PLANNING AND ZONING COMMISION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF "FOUR PB", IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL A SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT ON THIS ______ DAY OF ______,2024.

CRAIG MEYERS, DIRECTOR OF COMMUNITY DEVELOPEMEN

I, TENESHIA HUDSPETH, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED

ON, ______, 2024, AT _____ O'CLOCK ___.M., AND DULY RECORDED

_____,2024, AT _____ O'CLOCK ___.M., AND IN FILM CODE _____ OF THE MAPS RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST

TENESHIA HUDSPETH COUNTY CLERK

MARK L. SHERLEY

FOR REGISTRATION IN MY OFFICE

OF HARRIS COUNTY, TEXAS

I, MARK L. SHERLEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERBY CERTIFIY THAT THE ABOVE SUBDIVISION IS TRU AND CORRECT; WAS PREPARED FOR AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE MEEN MARKED WITH IRON (OR SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AND OUTSIDE DIAMETER OF NOT LESS THAT FIVE-EIGHTS INCH (5/8") AND A LENGTH OF NOT LESS THATN THREE FEET (3') AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN SET AND TIED TO STATE PLANE COORDINATE SYSTEM.

GENERAL NOTES:

AERIAL EASEMENT BUILDING LINE

HARRIS COUNTY CLERKS FILE H.C.C.F. H.C.M.R. HARRIS COUNTY MAP RECORDS HARRIS COUNTY DEED RECORDS

H.C.D.R. O.P.R.R.P.H.C. OFFICIAL PUBLIC RECRODS REAL PROPERTY HARRIS COUNTY

RIGHT OF WAY R.O.W. UTILITY EASEMENT U.E. VOL. PG. VOLUME PAGE

WEST 1541'± W. HURD SURVEY, ABSTRACT No. 378

JOSEPH HOUSE SURVEY,

ABSTRACT No. 34

N:13956422.47

571 571

N:13955908.67

E:3038510.5

FOUND 3/4" I.R. (BENT)

We, Solomon Foundation, a Colorado nonprofit corporation, owner and holder of a liens against the property described in the plat known as Lot 1, Block 1 of Real

Life Ministries, said liens being evidenced by instrument of record in Clerk's File No.

Records of Harris County, Texas, do hereby in all things subordinate our interest in

restrictions shown in this section to said plat and we hereby confirm that we are

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS

RP-2024-181078 and Clerk's File No. RP-2024-372606 of the Real Property

the present owner of said liens and have not assigned the same nor any part

STATE OF TEXAS

COUNTY OF HARRIS

Tom Vick: The Solomon Foundation

said property to the purposes and effects of said plat and the dedications and

E:3038487.83

JESSE PRUITT SURVEY, ABSTRACT No. 629

N 87°29'33" E 778.98'

STATE OF TEXAS

COUNTY OF HARRIS

and considerations therein expressed

Print name: _____

My commission expires_____

Notary Public in and for the State of Texas

W. HURD SURVEY,

ABSTRACT No. 371

N:13956590.57 E:3039259.83

FOUND 5/8" I.R. -

BLOCK

17.5404 Acres

764061.78 Sq. Feet

BLOCK 1

BEFORE ME, the undersigned authority, on this day personally appeared Tom

Vick, known to me to be the person whose names are subscribed to the foregoing

instrument and acknowledged to me that they executed the same for the purpose

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____day of

FNR LLC

F.C.# 644043

н́.С.М.R.

FOUND 5/8" |
W.CAP"LANDPOIN

FOUND 1" P.I.P. OUTLOT 171

(F.C. No. 615009 H.C.M.R.) 21.5' AERIAL ESMT. RELEASED

S 87°27'37" W 1530.77

·------

W/10'x16'A.E. & 16'x20' ESMT. (H.C.C.F.No. 20080594881)

L21.5' AERIAL ESMT.

(F.C.No.615009 H.C.M.R.) CENTERPOINT RELEASED

PROPERTY ADDRESS:

1626 S. CHERRY STREET

TOMBALL, TX. 77375

LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO AGG ROAD N:13956369.51

P.O.B.

N:13956343.69

E:3040023.97

UNRESTRICTED

RESERVE "B"

AMENDED PLAT OF

CHERRY MEADOWS

F.C.# 423122

E:3040039.82

H.C.M.R.

E:3039997.88

FOUND 1" I.P.

10'x10' GAS METER ESMT.— (H.C.C.F.No. 20080426646)

CALLED 0.3360 ACRE SCOTT A. McNAIR & LISA RENEE McNAIR H.C.C.F.No. P400002

4: THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

1: ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE

5: A TEN-FOOT-WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER. 6. THE GAS WELLS SHOWN HEREON HAVE BEEN GRAPHICALLY SCALED FROM THE CITY OF

WELL #00564 IN DECEMBER 9, 1986) 7. CITY PLANNING LETTER ISSUED ABSTRACT SERVICES OF HOUSTON, G.F. NO. 7910-19-4086.

OF TEXAS OIL AND GAS DIVISION PLUGGING REPORT. (WELL #00557IN DECEMBER 11, 1986;

EASEMENT OVER LOT 1, BLOCK 1 OF DEVASCO INTERNATIONAL PLAT AS RECORDED UNDER F.C. No. 615009 HARRIS COUNTY MAP RECORDS AND LOT 183, BLOCK 1 OF FNR LLC AS RECORDED UNDER F.C. No. 644043 OF THE HARRIS COUNTY MAP RECORDS).

2: EASEMENT TO SHELL OIL Co., INC., PER VOL. 1297, PAGE 316 OF THE HARRIS COUNTY

PARTIAL RELEASE PER HARRIS COUNTY CLERK'S FILE No. Z428664 (RELEASE OF PIPELINE

FILE No. R358887 ARE ALL BLANKET IN NATURE AND NOT PLOTABLE; ALLL SUBJECT TO

3. PIPELINE EASEMENT TO SHELL OIL COMPANY PER HARRIS COUNTY CLERK'S FILE No. D442230, IS BLANKET IN NATURE AND NOT PLOTABLE. REAL LIFE

A SUBDIVISION OF LAND CONTAINING 17.5404 ACRES (764,061.78 SQUARE FEET) OF LAND BEING OUT OF LOTS 172, 175 AND 176 OF TOMBALL TOWNSITE AS RECORDED UNDER VOLUME 2, PG. 65 OF THE HARRIS COUNTY MAP RECORDS AND DEVASCO INTERNATIONAL

ABSTRACT No. 629, HARRIS COUNTY, TEXAS CONTAINING

RECORDS IN THE J. PRUITT SURVEY,

JANUARY, 2024

SURVEYOR: FOUR POINTS ENGINEERING & SURVEYING FIRM #10194048 83 EAST GREYWING CIRCLE THE WOODLANDS, TEXAS 77382

TOMBALL, TX 77375 PHONE (281) 961-0714 fpsurveying@gmail.com

Vicinity Map Not to Scale Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall always have the right, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths, or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damage to property within an easement arising out of the removal or relocation of any obstruction in According to FEMA Firm Panel No. 48201C0230L (Effective Date July 18, 2007), this property is in Zone "X" and is within / not in the 0.2% Annual Chance Flood Plain or According to FEMA Firm Panel No. (Effective Date), this property is in Zone ""and within

THEISS

2: ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN. 3: NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING

MEDICAL COMPLEX

SCALE : 1" = 100"

Public Easements:

the public easement.

Flood Information:

the 1% Annual Chance Flood Plain.

SUBDIVISION HAVE BEEN SHOWN.

THEISS

OF LOW-PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH-PRESSURE GAS

OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE

TOMBALL OIL AND GAS MAP TO THEIR APPROXIMATE LOCATION. THESE GAS WELLS SHOWN HEREON HAVE BEEN ABANDONED AND PLUGGED ACCORDING TO THE RAILROAD COMMISSION

8. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999952072412. PIPELINE NOTES: 1: RIGHT OF WAY DEEDS GRANTED TO HUMBLE OIL AND REFINING Co. AND HUMBLE PIPELINE Co., PER VOL. 1003, PG. 101, VOL. 1045, PG. 701, VOLUME 1089, PG. 61 AND VOL. 1221. PG. 22 OF HARRIS COUNTY DEED RECORDS RATIFICATION UNDER HARRIS COUNTY CLERK'S

DEED RECORDS, IS BLANKET IN NATURE AND NOT PLOTABLE.

MINISTRIES

AS RECORDED UNDER FILM CODE NUMBER 615009 OF THE HARRIS COUNTY MAP

1 LOT, 1 BLOCK

SCALE: 1" = 100"

OWNER: REAL LIFE MINISTRIES 1635 CHERRY STREET

SHEET 1 DF 1

TEXAS REGISTRATION No. 5326

Planning & Zoning Commission Agenda Item Data Sheet

Data Sheet	Meet	ing Date: January 8, 202	:4
Topic:			
Minor Plat of Costco – FCCU Addition: and Reserve "A" of Maple Group. Being 20 Abstract No. 632 in the City of Tomball, Ha	5.996 acres, (1,175,944 Sq.		
Background:			
Origination:			
Recommendation:			
Staff approved			
Party(ies) responsible for placing this item	m on agenda: Jared Smith	(City Planner)	
FUNDING (IF APPLICABLE)			
Are funds specifically designated in the current	budget for the full amount red	quired for this purpose?	
Yes: No:	If yes, specify Accoun	nt Number: #	
If no, funds will be transferred from accoun	t: <u>#</u> T	o Account: #	
Signed: Staff Member Da	Approved by:		
Staff Member Da	ite	City Manager	Date

CITY OF TOMBALL

Plat Name: Costco – FCCU Addition	Plat Type: Minor
Construction Drawings for Public Facilities required? Yes No	N/A X
Plat within City Limits X Within Extraterritorial J	urisdiction
Planning and Zoning Commission Meeting Date: <u>January 8, 2024</u>	4
The above Plat has been reviewed for compliance with existing Ord City of Tomball, Texas. Based on this review, the following presented to the Planning & Zoning Commission for consideration Process:	comments are
Community Development approves this plat with the following cond • Provide title opinions confirming ownership of the properties:	

- Provide title opinions confirming ownership of the properties subject to this replat.
 Said title opinions for each owners properties must provide metes & bounds descriptions of the properties exactly and precisely as they appear on the plat.
- If the "20' Private Alley Way & Utility Easement" is to be released prior to the final approval and recordation of this subdivision plat appropriate documentation (i.e., recorded legal instrument(s)) must be furnished to the Community Development Office confirming said release. Otherwise, this easement must be illustrated and referenced to "Vacated By ______" should be removed. If this easement is to remain on the subdivision plat, provide sufficient dimensional data tying the easement location to property boundaries.
- Remove duplication of "City of" in the title block of this plat.

ABBREVIATION LEGEND DEFINITION

Controlling Monument

Capped iron rod found Iron rod w/ red plasticcap stamped "W.A.I. 5714" set "X" cut in concrete found County Clerk's Instrument No. Harris County Clerk's File Harris County Map Records

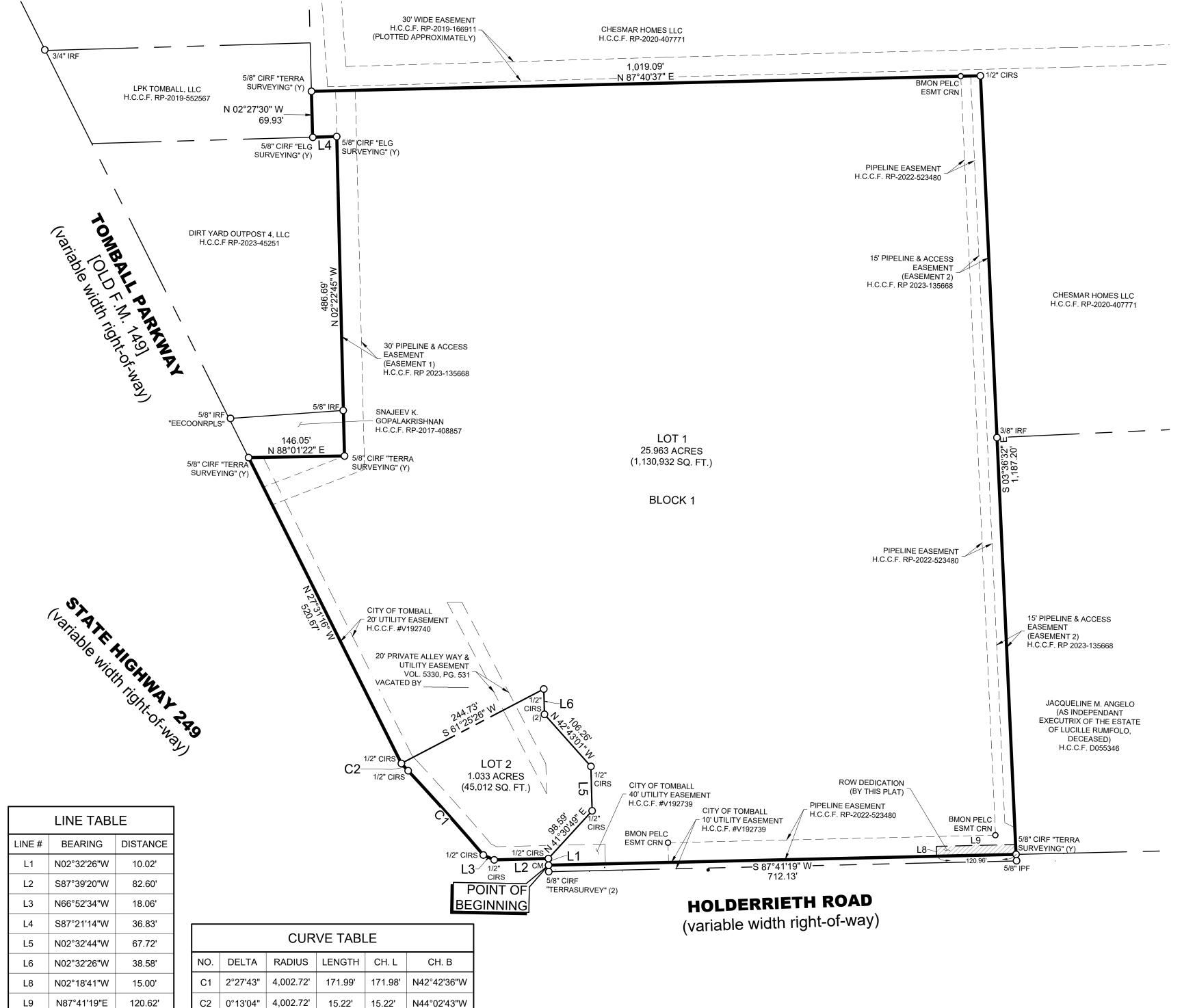
Mag-nail with metal disk stamped "W.A.I. 5714" set

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48201C0230L, dated June 18, 2007, and LOMR No. 16-06-4203P, dated September 18, 2017, this property is within Flood Zone AE.

Zone AE - Special Flood Hazard Area, base flood elevation determined.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on



Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000130.

This plat was prepared to meet the City of Tomball and Harris County requirements.

Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its restrictive systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal of relocation if any obstruction in the public easement.

This plat does not attempt to amend or remove any valid covenants or restrictions.

Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Instructure.

All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

According to the Tandem Energy Corporation field representative this tract and the adjacent tracts have unidentified and abandoned pipelines that run through them, therefore there may be unmarked and abandoned pipelines that are

No building or structure shall be constructed across and pipelines, building lines, and/or easements. Building setback lines will be require adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low

pressure gas lines, and 30 feet off centerline of high pressure gas lines.

A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or the City of Tomball utility easement up to and around the gas meter.

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF HARRIS

WHEREAS, We Costco Wholesale Corporation and First Community Land Ventures, LLC, are the sole owners of a tract of land situated in the C.M. PILLOT SURVEY, ABSTRACT NO. 632, City of City of Tomball, Harris County, Texas, being a portion of Reserve "A", Maple Group, an addition to the City of Tomball, Harris County, Texas, according to the plat thereof recorded in Film Code No. 683989, Harris County Map Records (H.C.M.R.) and a portion of the same tract of land as described in deed to Costco Wholesale Corporation, recorded in Harris County Clerk File (H.C.C.F.) No. RP-2023-141098, Deed Records, Harris County, Texas, and being a portion of Commercial Lot 1, Kenneth Lee Subdivision, an addition to the City of Tomball, Harris County, Texas, according to the plat thereof recorded in Film Code No. 517126 H.C.M.R., and a portion of the same tract of land as described in deed to First Community Land Ventures, LLC, recorded in H.C.C.F. No. ______, and being more particularly described as

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "TERRASURVEY" found for corner, said iron rod being situated in the North right-of-way line of Holderrieth Road (variable width right-of-way);

THENCE along said North right-of-way line, the following:

North 02 deg 32 min 26 sec West, a distance of 10.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 87 deg 39 min 20 sec West, a distance of 82.60 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated on the Southeast corner of a corner clip at the intersection of said North right-of-way line of Holderrieth Road and the Northeasterly right-of-way line of Tomball Parkway (variable width right-of-way);

THENCE along said Northeasterly right-of-way, the following:

North 66 deg 52 min 34 sec West, a distance of 18.06 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and being the beginning of a non-tangent curve to the right having a radius of 4,002.72 feet, a central angle of 2 deg 27 min 43 sec, a chord bearing of North 42 deg 42 min 36 sec West, and a chord length of 171.98 feet;

Along said non-tangent curve to the right, an arc distance of 171.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and being the beginning of a curve to the right having a radius of 4002.72 feet, a central angle of 00 deg 13 min 04 sec, a chord bearing of North 44 deg 02 min 43 sec West, and a chord length of 15.22 feet;

Along said curve to the right, an arc distance of 15.22 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 27 deg 31 min 16 sec West, a distance of 520.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 88 deg 01 min 22 sec East, departing the Northeasterly right-of-way line of Tomball Parkway, a distance of 146.05 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for

THENCE North 02 deg 22 min 45 sec West, a distance of 486.69 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 87 deg 21 min 14 sec West, a distance of 36.83 feet to a point for corner from which a 5/8-inch iron rod with plastic cap stamped "ELGSURVEY" found bears South 84 deg 51 min 07 sec East, a distance of 0.33 feet;

THENCE North 02 deg 27 min 30 sec West, a distance of 69.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner:

THENCE North 87 deg 40 min 37 sec East, a distance of 1018.09 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 03 deg 36 min 32 sec East, a distance of 1,187.20 feet to a 5/8-inch iron rod with plastic cap stamped "TERRASURVEY" found for corner, said iron rod being situated in the North right-of-way line of said Holderrieth Road;

THENCE South 87 deg 41 min 19 sec West, along said North right-of-way line, a distance of 712.13 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 26.996 acres or 1,175,944 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 14th day of January, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Tomball, Harris County, Texas.

"PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 (214) 490-7090

CERTIFICATE FOR COUNTY CLERK

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ____ ____, 2024, at ____ o'clock (a.m. / p.m), and in Film Code No. of the map records of Harris County for said County. Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

Witness my hand this _____

Teneshia Hudspeth, County Clerk of Harris County, Texas

SURVEYOR:

Fax: (972) 490-7099

I.lueker@winkelmann.com

Leonard J. Lueker

CERTIFICATE FOR THE PLANNING AND ZONING COMMISSION

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of COSTCO -**FCCU ADDITION** in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this _____ day of _____, 2023.

Craig Meyers, Director of Community Development

Dallas, Texas 75230 Phone: (972) 490-7090

OWNER (LOT 1): Winkelmann & Associates, Inc. Costco Wholesale Corporation 6750 Hillcrest Plaza Drive, Suite 215 999 Lake Drive Issaquah, WA 98027

OWNER (LOT 2): First Community Land Ventures, LLC 15260 FM 529 Rd. Houston, Texas 77095

LOTS 1 & 2, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1 IN KENNETH LEE SUBDIVISION AND RESERVE "A" OF MAPLE GROUP, BEING 26.996 ACRES (1.175.944 SQ. FT.) OUT OF THE C.M. PILLOT SURVEY, ABSTRACT NO. 632 IN THE CITY OF CITY OF TOMBALL, HARRIS COUNTY, TEXAS PREPARED: January, 2024

VICINITY MAP NOT TO SCALE

OWNER'S DEDICATION

STATE OF TEXAS **COUNTY OF HARRIS**

KNOW ALL MEN BY THESE PRESENTS:

, being officers of Costco Wholesale Corporation and First Community Land Ventures, LLC, owners in this section after referred to as owners of the 26.996 acre tract described in the above and foregoing plat of COSTCO - FCCU ADDITION, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Tomball, Texas.

Witness my hand this

Costco Wholesale Corporation (Owner, Lot 1)

STATE OF WASHINGTON **COUNTY OF KING**

My Commission expires:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally _, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the ____ day of ____

Notary Public in and for ____

Witness my hand this _____

First Community Land Ventures, LLC (Owner, Lot 2)

STATE OF TEXAS COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the ____ day of ___

Notary Public in and for _ County, Texas

My Commission expires:

SHEET

COSTCO - FCCU ADDITION

REVISED: Wednesday, January 3, 2024 9:50:48 AM

Planning and Zoning Commission Agenda Item Data Sheet

Meeting Date: January 8, 2024

Topic:

Consideration to Approve Ordinance Amendment OAM23-03: Request by the City of Tomball to amend Chapter 50 – Article III (District Regulations) adding Section 50-75.1 – Neighborhood Retail District (NR) zoning classification and subsequent district standards. Modifying Section 50-82 (Use regulations (charts)). Modifying Section 50-112 (Off Street Parking and Loading Requirements) adding parking regulations within the Neighborhood Retail District. Modifying Section 50-113 (Landscape Requirements) specifying parking lot screening requirements. Modifying Section 50-115 (Screening, Buffering and Fencing Requirements) replacing subsection (b)(1) (Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks) with new land use buffering standards.

Background:

Over the course of the past several months, the City of Tomball has been approached by property owners and perspective developers requesting rezoning of properties to allow nonresidential commercial uses, often near existing and/or planned residential land uses or at the intersections of major thoroughfares. In many instances, these requests are in alignment with the goals and objectives of the Comprehensive Plan and Future Land Use Plan. However, the current nonresidential zoning districts of General Retail (GR), Commercial (C), & Light Industrial (LI) often allow a range of uses that may be considered incompatible with nearby residential land uses or undesirable at certain intersections of high traffic major thoroughfare. In these instances, the Planning & Zoning Commission and/or City Council have approved downgrading rezoning requests to Office (O) zoning. Although this has been a suitable alternative in certain areas, often the Office (O) zoning district is considered overly stringent to accommodate many developments and planned land uses. In efforts to better accommodate these requests for nonresidential zoning near existing and/or planned residential land uses or intersections of major thoroughfares the City of Tomball is recommending the creation of a new zoning district hereby referred to as "Neighborhood Retail (NR)" zoning. The intent of this Neighborhood Retail district is to accommodate a limited range of retail trade, services and office activities that are needed to serve a neighborhood area. The land uses promoted by this district are intended to be a middle ground between the existing Office (O) and General Retail (GR) zoning districts. This zoning district is to be utilized as a transition district between residential uses and more intense non-residential uses. The overall goal of this ordinance amendment is to create a zoning designation that will promote pedestrian oriented neighborhood level commercial developments, while increasing landscaping, buffering & screening standards to better protect nearby residential land uses when located next to nonresidential zoning districts.

Origination: City of Tomball

Recommendation:

Staff recommends approval of **Ordinance Amendment OAM23-03**.

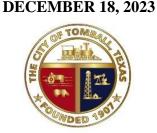
Party(ies) responsible for placing this item on agenda: Jared Smith (City Planner)

FUNDING (IF APPLICABLE)

Item	⊏ 1
испп	1.1

Are funds s	specifically designated in th	e current bud	lget for the full amou	ant required for this purpose	?
Yes:	No:		If yes, specify A	ccount Number: #	
If no, fund	ls will be transferred from	account: #	<u> </u>	To Account: #	
Signed:			Approved by:		
	Staff Member	Date		City Manager	Date

NOTICE OF PUBLIC HEARING CITY OF TOMBALL PLANNING & ZONING COMMISSION (P&Z) DECEMBER 11, 2023 & CITY COUNCIL



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on Monday, December 11, 2023 at 6:00 P.M. and by the City Council of the City of Tomball on Monday, December 18, 2023 at 6:00 P.M. at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z23-19: Request by William G. Hightower to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 0.24 acres of land legally described as being Lot 1, Block 1 of Elim from Single Family Residential – 6 (SF-6) to Old Town & Mixed Use (OT & MU). The property is located within the 300 block (north side) of Mechanic Street, within the City of Tomball, Harris County, Texas.

Ordinance Amendment OAM23-03: Request by the City of Tomball to amend Chapter 50 – Article III (District Regulations) adding Section 50-75.1 – Neighborhood Retail District (NR) zoning classification and subsequent district standards. Modifying Section 50-82 (Use regulations (charts)). Modifying Section 50-112 (Off Street Parking and Loading Requirements) adding parking regulations within the Neighborhood Retail District. Modifying Section 50-113 (Landscape Requirements) specifying parking lot screening requirements. Modifying Section 50-115 (Screening, Buffering and Fencing Requirements) replacing subsection (b)(1) (Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks) with new land use buffering standards.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 8th day of December 2023 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith	
Jared Smith	
City Planner	

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.

Community Development Department



Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: December 11, 2023

City Council Public Hearing Date: December 18, 2023

Case: OAM23-03

Applicant(s): City of Tomball

Section(s): ADD: Section 50-75.1 (*Neighborhood Retail – NR District*)

MODIFY: Section 50-82 (Use Regulations Chart)

MODIFY: Section 50-112 (Off Street Parking)

MODIFY: Section 50-113 (*Landscaping*)

MODIFY: Section 50-115 (Screening, Buffering & Fencing)

Subject: Add "Neighborhood Retail – NR" Zoning District and subsequent

development & land use standards. Including specific standards governing parking, landscaping, and land use buffering/screening.

BACKGROUND

Over the course of the past several months, the City of Tomball has been approached by property owners and perspective developers requesting rezoning of properties to allow nonresidential commercial uses, often near existing and/or planned residential land uses or at the intersections of major thoroughfares. In many instances, these requests are in alignment with the goals and objectives of the Comprehensive Plan and Future Land Use Plan. However, the current nonresidential zoning districts of General Retail (GR), Commercial (C), & Light Industrial (LI) often allow a range of uses that may be considered incompatible with nearby residential land uses or undesirable at certain intersections of high traffic major thoroughfare. In these instances, the Planning & Zoning Commission and/or City Council have approved downgrading rezoning requests to Office (O) zoning. Although this has been a suitable alternative in certain areas, often the Office (O) zoning district is considered overly stringent to accommodate many developments and planned land uses. In efforts to better accommodate these requests for nonresidential zoning near existing and/or planned residential land uses or intersections of major thoroughfares the City of Tomball is recommending the creation of a new zoning district hereby referred to as "Neighborhood Retail (NR)" zoning. The intent of this Neighborhood Retail district is to accommodate a limited range of retail trade, services and office activities that are needed to serve a neighborhood area. The land uses promoted by this district are intended to be a middle ground between the existing Office (O) and General Retail (GR) zoning districts. This zoning district is to be utilized as a transition district between residential uses and more intense non-residential uses. The overall goal of this ordinance amendment is to create a zoning designation that will promote pedestrian oriented neighborhood level commercial developments, while increasing landscaping, buffering & screening standards to better protect nearby residential land uses when located next to nonresidential zoning districts.

NOTICE OF PUBLIC HEARING:

A public hearing notice was published in the Potpourii on November 29, 2023.

PROPOSED ORDINANCE AMENDMENT(s):

Code of Ordinance Section(s):

Chapter 50 - Article III. – District Regulations

ADD: Sec 50-75.1 – Neighborhood Retail District (NR)

- (a) General purpose and description The Neighborhood Retail District is intended to accommodate a limited range of retail trade, services and office activities that are needed to serve a neighborhood area. The district is to be utilized as a transition district between residential uses and more intense non-residential uses. The district is to incorporate elevated landscaping and buffering standards to facilitate seamless integration alongside residential districts. Development within the district should be similar in scale as residential uses and adjacent properties. Architectural principles should be incorporated within site development to actively engage streetscapes and create pedestrian oriented environments. Uses within this district should not include uses that create excessive traffic, noise, trash, or late-night business operations. This district is ideally suited for intersections of major thoroughfares or at the intersection of a major thoroughfare and primary entrances to residential subdivisions and/or multi-family developments.
- (b) Permitted uses. Those uses listed for the Neighborhood Retail (NR) District in the use charts (section 50-82) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) Height regulations. Maximum height:
 - 1) Forty feet (40'); also see setback requirements related to height (d)(2)(b.2) of this section.
 - 2) One story for accessory buildings
- (d) Area regulations
 - 1) Size of lots
 - a. Minimum lot area: 6,000 square feet.
 - b. Minimum lot width: 60 feet.
 - c. Minimum lot depth: 100 feet.
 - 2) Size of yards and setbacks
 - a. Minimum front yard: 15 feet. Where a lot faces a designated arterial street, the front yard shall be a minimum of 25 feet.
 - b. Minimum side yard.
 - 1. Interior: 5 feet
 - 2. Interior: If adjacent to a single-family, duplex, patio home or single-family attached district, then side and rear setbacks (within which parking is permitted) shall be according to the height of the primary structure as follows:
 - a. Setbacks shall be measured at a ratio of five feet in horizontal setback distance for every three feet of building height.
 - 3. Side yard adjacent to a street: 15 feet.
 - 4. Side yard adjacent to a designated arterial: 25 feet
 - c. Minimum rear yard: 15 feet. If adjacent to a single-family, duplex (two-family), patio home or single-family attached district, then minimum rear yard (within which parking is permitted) shall be 60 feet, unless separated by an alley in which case the minimum shall be 20 feet. When adjacent to an arterial, minimum rear yard shall be 25 feet.
 - d. Zero lot line exception: notwithstanding the requirements of this section, except where an interior side yard or rear yard is adjacent to property zoned for or restricted by a duly recorded subdivision plat to, or primarily use for, single-family residential purposes, there shall be no required interior side or rear yard if the wall adjoining such interior side or rear lot line, as applicable, is constructed with materials giving it a four-hour firewall rating. Yards adjacent to street or alley right-of-way are excluded from this provision.
 - e. Minimum underground setback: any underground building structure shall be setback from any lot line by a minimum of 15 feet.

Item F.1

- f. Minimum pavement setback: all paving, except driveways and sidewalks, shall be setback from any public street right-of-way by a minimum of 15 feet.
- 3) Maximum lot coverage. Maximum lot coverage is 50 percent of the net site area (after right-of-way dedication) for the gross ground floor area of all building structures, including main and accessory buildings.
- 4) Maximum floor area. Maximum floor area ratio (FAR) is 1:1
- 5) Outdoor sales: Outdoor sales are prohibited.
- 6) Outdoor storage: Outdoor storage is prohibited.
- 7) *Hours of Operation:* Except for uses permitted within a residential zoning district, no use shall operate before 6:00 a.m. nor after 11:00 p.m. on any day of the week.
- 8) Façade Orientation Standards
 - a. Facades of primary building(s) immediately adjacent to street right-of-way(s) shall be front and/or side facades only. Rear facades of buildings shall be prohibited from facing street right-of-way(s).
- 9) Parking Standards Refer to Section 50-112 (c)(1.1) Parking regulations for the NR District

<u>Chapter 50 - Article IV. – DEVELOPMENT STANDARDS - Section 50-112 – Off Street</u> Parking and Loading Requirements

MODIFY: (c) Nonresidential and MF Districts; off-street parking provisions.

ADD: (1.1) Parking regulations for the NR District

- a. Parking areas must be located to the side or rear of primary buildings. No parking shall be located between the front and/or side facades of primary buildings and street right-of-way(s) unless otherwise specified by the following:
 - a. One-way Vehicle drive-through lanes for overall circulation as well as drive-through and pickup/drop off services shall be exempt from this standard.
 - b. A maximum of one, one-way aisle of parallel and/or angled parking stalls shall be permitted between street rights-of-way(s) and facades of primary buildings.
- b. All parking and vehicle maneuvering areas shall be screened from streets by a solid row of hedges. As prescribed by Section 50-113 (f)(3)(f)
 - a. EXCEPTION: Vehicle visibility triangles shall be clear of hedges utilized for screening as prescribed by Section 38-34 Obstructions prohibited in visibility triangle.
- c. No parking area may be located closer than 10 feet from property lines for properties zoned for Single-Family Residential uses.

<u>Chapter 50 - Article IV. – DEVELOPMENT STANDARDS - Section 50-113 – Landscape</u> requirements

MODIFY: (f)(3) Requirements for landscaping in and around parking lots

ADD: (f) Parking lots, driving lanes, loading areas, or other similar areas of vehicular access shall be screened from residentially zoned property, whether adjacent or across a street, by a continuous hedge, planter, berm, fence, wall, or combination of these, with a minimum height of 36 inches. This requirement shall not be required along state highways.

1. Shrubs utilized for screening parking areas shall be a minimum 3-gallon planting size spaced 36-inches on center.

<u>Chapter 50 - Article IV. – DEVELOPMENT STANDARDS - Section 50-115 – Screening, buffering and fencing requirements</u>

MODIFY: (b) screening of non-residential, multifamily areas and manufactured (mobile) home parks. The following provisions shall apply to screening of nonresidential, multi-family areas and manufactured (mobile) home parks:

DELETE:

(1) An opaque screening wall of not less than six feet, nor more than eight feet, in height shall be erected on the property line separating zoning districts in the following cases:

- a. When a multifamily use, nonresidential use, or manufactured (mobile) home park sides or backs upon a single family, two family or residential PD District;
- When any nonresidential use is on a tract, lot or parcel that is less than 15acres and the nonresidential use sides or backs upon a multiple-family district; and
- e. When a commercial or industrial use is established on a building site located adjacent to any residential area, a ten foot side landscaped open-space buffer shall be installed and maintained by the owner, developer, or operator of the commercial or industrial property between it and the adjacent residential area. The provisions of this section shall not apply where the residential area is separated by a public street, drainage ditch, or canal with a minimum easement of 30 feet. With written approval of the planning and zoning commission, and otherwise full compliance with landscaping standards, a required buffer may include a stormwater detention area. In no event, however, shall the following uses be allowed in buffers: playfields, stables, swimming pools, tennis courts, or similar active recreation uses.

ADD:

- (1) Land use buffering shall be provided along property lines separating zoning districts as prescribed below:
 - a. When non-residential, multi-family residential, or manufactured (mobile) home park zoning shares a common boundary with single-family residential, two-family residential, residential planned developments or agricultural zoning districts.
 - b. Required land use buffers must consist of a minimum 10-foot-wide vegetative buffer yard and 7-foot opaque wooden fence plus at least 25 points based on the following criteria:
 - i. Points:
 - 1. Opaque masonry wall with 6-foot minimum height in lieu of providing opaque wooden fence = 10 points
 - 2. Each additional 5 feet of buffer yard = 5 points (maximum of 10 points)
 - 3. ONE (1) tree with a mature height of at least 20-feet and height of at least 8-feet and caliper size of 4-inches (measured 12-inches above ground level) at the time of planting per 25 lineal feet of buffer yard = 15 points
 - 4. THREE (3) smaller trees with a height of at least 8-feet and caliper size of 2-inches (measured 12-inches above ground level) at the time of planting per 25 lineal feet of buffer yard = 15 points
 - c. Trees planted to accommodate required land use buffering shall be in addition to the required trees prescribed within Section 50-113 (Landscaping Requirements).
 - d. Preservation of existing trees: Each tree preserved to accommodate the required land use buffer shall count as one tree toward the overall land use buffering requirement regardless of size. Trees planned to be preserved must be on the City of Tomball approved planting list.
 - e. For purposes of interpreting this section, mixed use zoning shall be considered nonresidential.
 - f. Buffer yards are required between adjacent uses as indicated. For purposes of this section adjacent includes properties separated by an alley but does not include properties separated by a street.
 - g. Parking lots, driving lanes, loading areas, or other similar areas of vehicular access shall be screened from residentially zoned property, whether adjacent or across a street, by a continuous hedge, planter, berm, fence, wall, or

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- combination of these, with a minimum height of 36 inches. This requirement shall not be required along state highways.
- h. Open space in buffer yards shall be planted in grass or other vegetative ground cover.
- i. Alternative buffering may be permitted by the Director of Community Development or their designee during the site plan review process so long as the buffering and aesthetic intent of these requirements are met.

ADD:

(5) Mechanical equipment, including roof-mounted equipment, must be screened from the view from streets, parking lots, parks, and residential districts with materials consistent with the principal structure, opaque fencing, masonry walls, and/or landscaping. Wall mounted electrical panels are exempt from this standard.

<u>Chapter 50 - Article III. – District Regulations - Section 50-82 – Use Regulations (charts)</u> <u>MODIFY:</u>

	Resid	ential Zon	ing Dist	ricts					Nonresi	dential Z	oning Dis	tricts					Parking ratio
Types of Land Uses	AG	SF-20-E		SF-6		D	MF	мнр	0		NR	GR		С	LI	от&ми	(Also see section 50-
Agriculture																	
Bulk grain and/or feed storage	Р													С	С		1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	Р	Р	Р	Р		Р	Р	Р	Р		P	Р		Р	Р	Р	None
Feed and grain store/farm supply store ‡	С											С		Р	Р	С	1 space per 500 square feet
Flour and other grain mills															Р		1 space per 1,000 square feet
Livestock, wholesale/auction	С												1				None
Livestock sales/auction	С												j				None
Stable, commercial	С														С		1 space per 1,000 square feet
Stables (private, principal or accessory use) ‡	Р			С													None
Residential																	
Accessory building/structure (business or industry) ±									Р		P	Р		Р	Р	Р	None
Accessory building/structure (residential) ‡	Р	Р	Р	Р		Р	Р									Р	None
Accessory dwelling	Р	P	Р	С		С	С									Р	None
Garage/accessory dwelling ‡	Р	Р	Р	С		С	С									Р	None
Caretaker's, guard's residence ‡	Р	С					P		Р		P	Р		Р	P	Р	1 space per caretaker/guard
Dwelling, four-family (quadraplex) (defined under Multiple-family dwelling) ‡							Р									Р	2 spaces per dwelling
Dwelling, HUD code- manufactured home ‡								Р								С	2 spaces per dwelling
Dwelling, industrialized home ‡	Р	Р	Р	Р		Р	Р	Р								С	2 spaces per dwelling
Dwelling, multiple-family ‡							Р									Р	2 spaces per dwelling

Dwelling, single-family						Р	Р								Р	2 spaces per
attached ‡ Dwelling—Single-family		P					_					-				dwelling 2 spaces per
detached ‡	Р	Р	Р	Р		Р	Р								Р	dwelling
Dwelling, two-family, duplex or duplex townhome ‡						Р	Р								P	2 spaces per dwelling
Dwelling, zero-lot line/patio						Р	Р								Р	2 spaces per
home ‡ Home occupation ‡	P	P	P	P		Р	Р				P	-	P	Р	P	dwelling None
Residential use ‡	P	P	Р	Р	 	P	P	 P	С	С	С		 С		 P	2 spaces per
Private street subdivision	P	P	P	P		P	P			-	С		C		P	dwelling None
Office																
Clinic, emergency care											Р		Р	Р	С	1 space per 150 square feet
Clinic, medical and/or dental									Р	Р	Р		P	Р	P	1 space per 300
-												-				square feet 1 space per 300
Credit agency									Р	Р	Р		Р	Р	Р	square feet
Bank, savings and loan, or credit union (no motor bank									Р	Р	P		Р	Р	P	1 space per 300
services)											ľ					square feet
Bank, savings and loan, or credit union (with motor bank									С	P	P		Р	Р	P	1 space per 300
services)																square feet
Office, professional and general business ‡									Р	Р	Р		Р	Р	P	1 space per 300 square feet
Office, parole-probation											Р		Р	Р	С	1 space per 300
Office showroom/warehouse									С		С		P	P	P	square feet 1 space per 300
1									C		C	-		۲	P	square feet
Security monitoring company (no outside storage)									Р	Р	Р		Р	Р	P	1 space per 300 square feet
Telemarketing agency									С		С		С	Р	С	1 space per 250 square feet
Telephone	С								D		ь		P	Р	С	1 space per 500
exchange/switching station ‡ Temporary real estate field											_	-		F	_	square feet
office	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р		Р	Р	Р	4 spaces
Model home (including sales	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р		С	С	Р	2 spaces per model
office) Personal and Business																
Ambulance service											С		P	Р	С	1 space per 500
Automobile driving school									_	_	_	1	D		P	square feet 1 space per
(including defensive driving)									С	Р	Р		Ρ	Р	Р	classroom seat
Barber/beauty shop (no related school/college)									С	P	Р		Р	Р	P	1 space per 200 square feet
Bed and breakfast inn ‡	Р	С	С	С		С	С		С	С	Р		P		P	2 spaces plus one
		_	-	_		_	_			•		+				per guest room 1 space per 100
Check cashing service											С	į	С			square feet
Dance hall/dancing facility ‡											С		С		P	1 space per 100 square feet
Dance/drama/music schools	С	С	С	С		С	С	С	С	P	Р		P	Р	Р	1 space per 100
(performing arts, martial arts) Fortunetelling and similar	-	-	_			-	_		_			<u> </u>				square feet 1 space per 300
activities ‡					 		 	 						С	 	square feet
Funeral home ‡											С		Р	Р	С	See section 50-112
Greenhouse (non-retail/hobby)	Р	Р	Р	Р		Р	Р	Р							Р	None
Health club (indoor)									C	P	Р		P	Р	P	One space per 300
												-				One space per 300
Health club (outdoor)										С	Р		Р	Р	Р	square feet
Hotel ‡											Р		Р		С	See section 50-112
Laundromat/washateria/self-											Р		P	Р	Р	1 space per 200
service ‡ Laundry/dry cleaning										P	P		P	P	P	square feet 1 space per 200
(retail only, drop off/pick up) ‡									С	Р	Р		Р	Р	Р	square feet
Loan services (payday/auto title)											С		С			1 space per 100 square feet
Mailing service (private)											Р		P	P	P	1 space per 200
													'	'		square feet
Motel ‡	1												С		С	See section 50-112
Pharmacy (retail only)									С	P	Р		Р	Р	Р	1 space per 200 square feet
Reception venue	С	С							С	С	Р		P	Р	Р	1 space: 4 seats
Recreational vehicle park								С								
recreational verticle park								~								
Rehabilitation care facility	С	С	С	С		С	С	С	С	С	Р		Р	P	С	Greater of 1 per three beds or 1.5
(halfway house) ‡		1	ľ				•			_	ľ			ľ		spaces per dwelling
			1													Greater of 1 per
Rehabilitation care institution (business) ‡	С	С	С	С		С	С		С	С	Р		Р	Р	P	three beds or 1.5
(business) ‡	С	С	С	С		С	С		С	С	Р		Р	Р	P	spaces per dwelling
(business) ‡ Seamstress, dressmaker or	С	С	С	С		С	С		С	C P	P P		P P	P P	P P	spaces per dwelling 1 per 200 square
(business) ‡ Seamstress, dressmaker or tailor (retail only)	С	С	С	С		С	С				P P		P P	<u>'</u>	P P	spaces per dwelling
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business	С	С	С	С		С	С				P P		P	P P C	P P	spaces per dwelling 1 per 200 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only)	С	С	С	С		С	С				P P		P P	<u>'</u>	P	spaces per dwelling 1 per 200 square
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business	С	С	С	С		С	С				P P		P C	<u>'</u>	P P	spaces per dwelling 1 per 200 square feet 1 space per 200
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail	С	С	С	С		С	С						P C P	<u>'</u>	P P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop		С	С	С		С	С						P C P	<u>'</u>	P P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡		С	С	С		С	С			P			P C P	<u>'</u>	P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop		С	С	С		С	С			P			P C C P	<u>'</u>	P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet 1 space per 500 square feet 1 space per 500
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop (with outside storage)		С	С	С		С	С			P	P		P C P P P	<u>'</u>	P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet 1 space per 200
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop (with outside storage) Apparel shop		C	С	С		С	С		С	P	P C P		P P	<u>'</u>	P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet 1 space per 500 square feet 1 space per 500 square feet 1 space per 200 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop (with outside storage)		С	С	С		С	С		С	P P	P C P		P P P	<u>'</u>	P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 600 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop (with outside storage) Apparel shop		С	С	С		С	С		С	P	P C P		P P	<u>'</u>	P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop (with outside storage) Apparel shop Art galleny/museum/dealer ‡ Artist or photography studio Bakery, retail (eating		С	С	С		С	С		C C C	P P P	P C P		P P P	P P P	P P P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 600 square feet 1 space per 600 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop (with outside storage) Apparel shop Art gallery/museum/dealer ‡ Artist or photography studio Bakery, retail (eating establishment, no drive-		С	C	С		С	C		С	P P	P C P		P P P	P P P	P P P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet
(business) ‡ Seamstress, dressmaker or tailor (retail only) Sexually oriented business Tattoo or body piercing studio ‡ Wedding chapel Retail Antique shop (no outside sales or storage) ‡ Antique shop (with outside storage) Apparel shop Art galleny/museum/dealer ‡ Artist or photography studio Bakery, retail (eating		C	C	С		С	C		C C C	P P P	P C P		P P P	P P P	P P P	spaces per dwelling 1 per 200 square feet 1 space per 200 square feet 1 per four seats 1 space per 500 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 500 square feet

Bakery, retail (with drive- through)														
								c	3	Р	P	Р	Р	1 space per 200
	-+										P	D	D	square feet 1 space per 500
Bakery (wholesale) ‡	\rightarrow										<u>'</u>	Г	-	square feet 1 space per 200
Bird and pet shops (retail only)	_							C	•	Р	Р	Р	Р	square feet
Book/stationery shop (retail only) ‡								F	•	Р	Р	P	P	1 space per 200 square feet
Brewpub							c	c		Р	Р	Р	P	1 space per 1,000 square feet for the
Building material sales/lumber	-													brewing of beer, ale. 1 space per 1,000
yard ‡	_									С	Р	Р	Р	square feet
Carpenter shop										С	Р	Р	Р	1 space per 500 square feet
Catering service										Р	Р	Р	P	1 space per 500 square feet
Coffee roasting											С	Р		1 space per 1,000
Consignment shop										С	P	D	D	square feet 1 space per 300
Convenience store (with or	\rightarrow										<u>'</u>	r		square feet
without gasoline sales) ‡	_						С			Р	Р	Р	С	See section 50-112
Copy shop ‡							С	F	•	Р	Р	Р	Р	1 space per 200 square feet
Drinking establishment							С	c		Р	Р	Р	Р	
Drug store (retail only)										Р	Р	Р	P	1 space per 200
														square feet Greater: 1 per 100
Eating establishment (with drive-in service) ‡								C	•	С	Р	Р	P	square feet; 1 per 3 seats based on max
Eating establishment (with no	\neg						С	-	,	Р	P	P	P	Scals based off flax
drive-through service) ‡ Eating establishment (with								_		, D	D .	, D	_	
drive-through service) ‡								C		Р	<u>'</u>	Р	Р	4 200
Electronic goods (retail only)								F	•	Р	Р	Р	Р	1 space per 200 square feet
Florist shop (retail only) ‡							С	F	•	Р	Р	Р	P	1 space per 200 square feet
Food or grocery store									,	Р	P	Р	Р	1 space per 500
Furniture and appliance store		 		 	 					·	 ·	·		square feet 1 space per 500
(retail only) ‡								C	3	Р	Р	Р	P	square feet
Furniture store (new and									3	Р	Р	Р	Р	1 space per 200
used) ‡ General retail stores				1					,	P	P	D	P	square feet 1 space per 200
(no outside storage)	-											۲		square feet
Gift or card shop (retail only)							С	F	•	Р	Р	Р	P	1 space per 200 square feet
Hardware store								F	•	Р	Р	Р	Р	1 space per 400 square feet
Hobby and crafts store							С	-	•	Р	Р	Р	Р	1 space per 200
(retail only)														square feet 1 space per 400
Home improvement center										Р	Р	Р	Р	square feet plus one per 1,000 square
														feet of warehouse
Jewelry store								F	•	Р	Р	Р	Р	1 space per 200 square feet
Market, open air											С	С	С	1 space per 200 square feet
Meat and fish market (retail										Р	Р	Р		1 space per 200
only)														square feet Whichever is
														greater: 1 per 100 square feet of
Mobile food court				-						С	С	С	С	seating area or 2
				1						1				per mobile food vendor
Motion picture studios,										С	P	P	P	1 space per 300
Motion picture studios, commercial films Motion picture theater									3	C	P	P	P	1 space per 300 square feet
Motion picture studios, commercial films								C	3			P P		1 space per 300
Motion picture studios, commercial films Motion picture theater								C	:			P P		1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales
Motion picture studios, commercial films Motion picture theater (indoors)								C	:	Р	P	P P		1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡								C	:	P P	P P	P P P	P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop								C	2	Р	P P	P P P	P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical								C		P P	P P	P P P P	P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet 1 space per 200 1 space per 200
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only)										P P C	P P	P P P P	P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such								F		P P C	P P P	P P P P P	P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefort, includes sign								F		P P C	P P P	P P P P P	P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 300
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only, no outside storage)								F		P P C P	P P P P	P P P P P	P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage) Stone monuments and								F		P P C P	P P P P	P P P P P	P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only, no outside storage) Stone monuments and retail sales only								F		P P C P P	P P P P P	P P P P P P	P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 500 square feet 1 space per 500 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and								F		P P C P P	P P P P	P P P P P P	P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 500 square feet 1 space per 500 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only, no outside storage) Stone monuments and retail sales only								F		P P C P P	P P P P P	P P P P P P	P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 500 square feet 1 space per 500 square feet 1 space per 500 square feet 1 space per 300 square feet 1 space per 500 square feet 1 space per 500 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only, no outside storage) Stone monuments and retail sales only Trophy engraving								F		P P C P P	P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P C C	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise								F		P P C P C P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 201 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 200
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Sipn shop (small scale, such as a storefront; includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise	COS							F		P P C P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 500 square feet 1 space per 500 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefort, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Service								F		P P C P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P C C	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefort, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ C								F		P P C P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P C C	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 500 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefrort, includes sign and banner making for retail sales only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ C All-terrain vehicle (go-carts) dealer/sales (woutdoor sales,								F		P P C P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P C C P	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 200 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ C All-terrain vehicle (go-carts)								F		P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 201 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 500 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ Ail-terrain vehicle (go-carts) dealer/sales (Wioutdoor sales, storage, and display) All-terrain vehicle (go-carts) dealer/sales (Wino outdoor								F		P P C P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 900 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 500 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefort, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ C All-lerrain vehicle (go-carts) dealer/sales (Woutdoor sales, storage, and display) All-terrain vehicle (go-carts) dealer/sales (Wion outdoor sales, storage, and display) Auto accessories (retail sales								F		P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 201 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 300 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefont; includes sign and banner making for retail sale only; no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ C Ail-terrain vehicle (go-carts) dealer/sales (Woutdoor sales, storage, and display) Alto accessories (retail sales only)								F		P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P C C P P P C C	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 500 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ Airport or landing field ‡ Airport or landing field \$ Airport and service (go-carts) dealer/sales (woutdoor sales, storage, and display) Alt-terrain vehicle (go-carts) dealer/sales (wino outdoor sales, storage, and display) Auto accessories (retail sales only) Auto body repair/painting								F		P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P C C P P P C C	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 201 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 200 square feet 1 space per 300 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic Airport or landing field ‡ All-terrain vehicle (go-carts) dealer/sales (who outdoor sales, storage, and display) All to accessories (retail sales only) Auto bod yrepair/spainting Auto dealer (new, auto servicial soles only) Auto dealer (new, auto servicial soles only)								F		P P P P P P C C	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P C C P P P C C	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 300 square feet
Motion picture studios, commercial films Motion picture theater (indoors) Nursery ‡ Garden shop ‡ Painting and refinishing shop Piano and musical instruments (retail only) Shoe repair shop (retail only) Shoe repair shop (retail only) Sign shop (small scale, such as a storefort, includes sign and banner making for retail sale only, no outside storage) Stone monuments and gravestones, engraving and retail sales only, no outside storage) Trophy engraving Upholstery shop (nonauto) Used merchandise Video rental/sales Transportation and Auto Servic All-terrain vehicle (go-carts) dealer/sales (woutdoor sales, storage, and display) Alto accessories (retail sales only) Auto bod vepair/painting Auto bod vepair/painting								F		P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P C C P P P C C	1 space per 300 square feet See section 50-112 1 space per 1,000 square feet of sales area 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 space per 300 square feet 1 space per 200 square feet 1 square square feet 1 square

Auto dealer (new, auto servicing and used auto sales																			Item F.1
as accessory uses only, w/no outdoor sales, storage, and												Р			Р	Р		С	See section 50-112
display) Auto dealer, primarily used																			
auto sales w/outdoor sales, storage, and display‡												С			Р	Р			See section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales,												С			Р	Р		С	See section 50-112
storage, and display Auto glass repair/tinting												Р			Р	Р		Р	1 space per 200 square feet
Auto interior shop/upholstery												С			Р	Р		Р	1 space per 200 square feet
Auto muffler shop												С			Р	Р		Р	1 space per 200
Auto paint shop												С			Р	Р		Р	One per 200 square
Auto parts sale (new or rebuilt; no outside storage, no outside									 		 	P			Р	Р		Р	1 space per 200 square feet
display, no repair) Auto parts sale (new or rebuilt; with outside storage or												С			Р	Р			1 space per 200
display)									-			Р			D			0	square feet 1 space per 200
Auto rental									-			-			-	-		С	square feet 1 space per 200
Auto repair (major) ‡												С			Р	Р		С	square feet 1 space per 200
Auto repair (minor) ‡												Р			Р	Р		Р	square feet 1 space per 1,000
Auto storage or auto auction ‡									<u> </u>						С	Р			square feet
Auto tire sales (indoor)												Р			Р	Р		Р	1 space per 200 square feet 1 space per 200
Auto wrecker service															Р	Р		С	square feet
Automobile assembly							ļ									Р		С	1 space per 1,000 square feet
Automobile parts manufacturing															С	Р			1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡												Р			Р	Р		P	3 space per washing capacity of module
Automobile wash (self-service) ‡												С			Р	P		Р	3 space per washing capacity of module
Bike sales and/or repair												Р			С	Р		Р	1 space per 500 square feet
Bus or truck storage															Р	Р			1 space per 1,000 square feet
Gasoline station												Р			Р	Р			See section 50-112
Motor freight transportation,															Р	Р		С	See section 50-112
storage, and terminal Motorcycle sales/dealer w/outdoor sales, storage, and												Р			Р	Р			See section 50-112
display ‡ Motorcycle sales/dealer w/no outdoor sales, storage, and												P			Р	P		С	See section 50-112
display Parking lot or garage for											_								
passenger cars and trucks of less than one-ton capacity ‡ Personal watercraft sales	C		С	С			С	С		С	С	Р			Р	Р		С	None
(new/repair) w/outdoor sales, storage, and display Personal watercraft sales								 	 ļl		 	Р			Р	Р			See section 50-112
(new/repair) w/no outdoor sales, storage, and display												Р			Р	Р		С	See section 50-112
Railroad team tracks, unloading docks, and spurs															Р	Р		С	None
Railroad yards, round house or shop															С	Р		С	1 space per 1,000 square feet
Taxi/limousine service												С			Р	Р			1 space per 1.5 automobiles in
Tire sales (indoors, no outside															Р	Р		D	service 1 space per 1,000 square feet
storage) ‡ Tire sales (outdoors, with															С	Р			1 space per 1,000
outside storage) ‡ Transfer station (refuse/pick-	С														С	c			square feet 1 space per 500
up) ‡ Transit terminal ‡	_														P	P		С	square feet See section 50-112
Truck and bus leasing ‡															Р	Р			1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡															Р	Р			1 space per 1,000 square feet
Truck stop ‡															С	Р		С	1 space per 1,000 square feet
Truck terminal ‡															Р	Р			See section 50-112
Amusement and Recreation Amusement, commercial (indoor) ‡											С	С		С	Р	Р		С	1 space per 100 square feet
(110001) ‡																			10 spaces plus 1
Amusement, commercial (outdoor) ‡												С			Р	Р		С	per 500 square feet over 5,000 square feet of building and
Amusement, commercial,																			recreation area
temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for									С						С	Р			Determined by P and Z
up to 10 days) ‡ Amusement devices/arcade								_											1 space per game
(4 or more devices, indoors only) ‡											С	С			Р	Р		С	table plus one per amusement device
Billiard/pool facility (4 or more tables)		L						L			С	С	LĪ		Р	Р		C	1 space per 200 square feet
Bingo facility											С	С			Р	Р		Р	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)											С	Р			Р	Р		С	4 spaces per lane
	[1	1	T	1						Р			Р	_	1	_	1 space per three
Dinner theatre			1			1			l l			P I			IP .	P		P	seats or bench

Drive-in theater		I														С	0	.	c	. 1	s Item F.1
	_					-										D				S	pe
Golf driving range	С					-								С					C		ee section 50-112
	С	С		С		 С	(2			С			С		С	C		C		spaces per hole
Golf course (publicly owned) ‡		Р	Р	Р		P	F	2	F	2	Р			P		P	F		F		spaces per hole space per three
Playfield or stadium (private) Recreational vehicle	С													С		Р	F	-	P	s	eats
park/campground ‡	С															С	F	,	C		.5 per RV pad
Skating rink														Р		P	F	,	F	, s	space per 200 quare feet, plus 1
																					er 3 seats based n max capacity
Swimming pool, private																					space for each 00 square feet of
Own ming poor, private	Р	P	Р	P		P	F	>	F	•	P	F	P	Р		P	F	·	F	g	ross water surface
(use by membership) ‡									_			_					-		_		nd deck area
Swimming pool, commercial ‡											С		С	Р		Р	F	,	F	s	space per 100 quare feet of gross
																					rater surface and eck area
Tennis court (private/not lighted)	Р	Р	Р	Р		Р	F	-	F	•	Р	F	P	Р		Р	F	,	F	2	spaces per court
	С	С	С	С		С	(0	(0		(С	С		С	c	;	c	2	spaces per court
Institutional/Governmental Adult day care (business)										C	Household		12.								
Antenna (commercial)											See section	n 50-116	iiity								
Antenna (noncommercial) Armed services recruiting											See section	n 50-116	D	Р		Р	-	,	-	, 1	space per 300
center					1		ł		1			ľ					ľ		ľ		quare feet
Assisted living facility (continuing care retirement							ı	P			С		С	Р		P			F	d	.5 spaces per welling unit plus
community) ‡																					ny additional space or accessory uses
Auction house														С		Р	F		C		space per 100 quare feet
Broadcast station (with tower)											See sectio	n 50-116									quare reet
Broadcast towers											See sectio	n 50-116									
(commercial) Cellular communications											See sectio										
tower/PCS Cemetery and/or mausoleum	C	С	С	С		С	,	С			С		С	C		С	C		C	. 1	space per 5,000
‡ Child day care center				0				c			С	_		P	-	P			F	S	quare feet of land space per three
(business) ‡ Church/temple/place of		_	P	p							_	_		_	-		-	_		C	hildren space per four
worship ‡	Р	Р	P	Р		Р		Р		Р	Р		Р	Р	-	Р	F	1		s	eats in sanctuary 0 spaces plus
Civic center (municipal) ‡	Р	P	Р	Р		Р	F	P		Р	Р	ŀ	Р	Р		P	F		F	1	,300 square feet bove 2,000
Civic club											Р		P	Р		Р	F	,	F		ee section 50-112
Community center (public)	С	С	С	С		С	(С	(С	Р		Р	Р		Р	F	,	F	<u>s</u>	ee section 50-112
Community home ‡	Р	Р	Р	Р		Р	F	Р		Р									F	s	space per 300 quare feet
Community or social buildings	С	С	С	С		С	(С		С	Р		Р	Р		Р	F	•	F	s	space per 300 quare feet
Country club (private) ‡	С	С	С	С		С	c	c			С		С	С		С	c		F	p	0 spaces plus one er 300 square feet
Earth satellite dish (private,											Consession	- 50 116								a	bove 2,000
less than 3 feet in diameter)		I	I			-					See sectio	1130-110			-			.		. 1	space per 1,000
Electric power plant																С			C	Ś	quare feet
Electric storage system															-		(spaces per facility space per 1,000
Electrical substation ‡	С	С	С	С		С	((С	С		С	С	1	С	(' s	quare feet
Exhibition hall ‡														С			Р	Р		С	1 space per 100 square feet
Fair ground or rodeo ‡	С																С	С		С	1 space per 1,000 square feet of land area
Family home (child care in	Р	Р	Р	Р		Р		Р		Р	Р		P	Р			Р			Р	1 space per 10 children plus 1
place of residence) ‡		+	-																	-	space per teacher 10 spaces plus 1
Fraternal organization ‡											С		С	Р			Р	Р		P	per 300 square feet above 2,000
Fraternity or sorority house ‡						С		С			С		С	С			С			С	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	С	С	С	С		С		С		С	Р		P	Р			Р	Р		Р	1 space per 300
(county, state or rederal) ‡ Heliport ‡											С			С			С	С		С	square feet 3 spaces
Helistop		1	ļ			 tt					C		С	C			- С	c		C	3 spaces
Hospital ‡		1									С			P			P	P		P	1 space per bed
Household care facility ‡	Р	Р	Р	Р		Р		Р		Р										Р	1 space per 6
Household care institution			1											P			P	P		+	1 space per 6
Institution for alcoholic,		+																		+	1 space per 200
narcotic, or psychiatric patients ‡														С			С	P		С	square feet
Institution of religious, educational or philanthropic	С	С	С	С		С		С		С	С		С	Р			Р	Р		Р	1 space per 200 square feet
nature Municipal facility or use ‡	Р	Р	Р	P		Р		Р		Р	Р		P	Р			P	P		Р	1 space per 300
Museum	С	С	С	С		С		С		С	С		С	Р			P	Р		Р	See section 50-112
Park and/or playground	Р	Р	P	Р		Р		Р		Р	P		P	Р			P	Р		P	
(private) ‡ Park and/or playground		P	P	P		P		P		P	P		P	P			Р	P		P	+
(public, municipal) ‡	r	r	<u> </u>			r		r-		٢	ļ						г.	<u></u>		r	

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Item	⊢.	7

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Penal or correctional institutions	С																P	•	Р		С	square feet
Post office (governmental)	Р	Р	Р	Р			Р		Р		Р	Р		Р	Р		P	•	Р		P	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)															Р		Р	,	Р		С	1 space per 4 seats
Radio, television and communications towers												See secti	on 50-116									
Rectory/parsonage	Р	P	Р	Р			Р		Р		Р	Р		Р	Р		Р		Р		Р	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡				•							Se	ee Assiste	d living fac	ility								
Riding academy	Р	С	С	С			С		С		С	С		С	С		С	;	Р		С	1 space per five stalls
Sanitary landfill (private)																			С			1 space per ten
School, business (e.g., barber/beauty/cosmetology)														С	Р		Р		Р		Р	1 space per three students, based on design
School, college or university	С	С	С	С			С		С		С	С		С	Р		Р		P		Р	10 per classroom
School, commercial trade									-		-	С		С	P		P		P		P	plus 2 per office 1 space per student
(vocational) ‡ School, public or	P		P	P			D		P		n	P		D							 - P	
denominational ‡ School, other than public or	Ρ	P	P	P			P		۲		P	<u> </u>		•	_		P		P		P	See section 50-112
denominational ‡												С		С	P		P		Р		P	1 space per three
Sheltered care facility ‡									С						С		С		С		С	beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡												See ch. 34	of this Cod	e								1
Skilled nursing facility ‡									Р			С		С	С		Р				С	See section 50-112
Studio for radio and/or television (no towers) ‡												Р		Р	Р		F		P		P	1 space per 200 square feet
Commercial and Wholesale	Trade																					
Animal kennel (outdoor pens)	Р																C		Р			1 space per 500 square feet
Appliance repair															Р		F	•	Р		Р	1 space per 500 square feet
Book binding																	F	•	P		Р	1 space per 500 square feet
Carpet and rug cleaning plant															С		F	•	Р		С	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)	С																		С			1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡															С		F	,	Р		С	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or														Р	Р		F	o	Р		Р	1 space per 1,000 square feet
towers/antennae) Construction contractor with storage yard Contractor's office/sales, no	С																F	>	Р			1 space per 1,000 square feet of land
outside storage including vehicles Contractor's temporary on-site															Р		F	•	Р		P	1 space per 1,000 square feet of land
construction office (only with permit from building official.)	Р	Р	Р	P			Р		Р		Р	Р		P	Р		F	•	Р		Р	None 1 space per 1,000
Distribution center ‡																	'	•	Р		С	square feet
Electric repair, (domestic equipment and autos)			_									С		С	Р		F	•	Р		Р	1 space per 1,000 square feet
Electronic assembly Electro-plating/electro-typing																	F	• •	P P		С	1 space per 1,000 square feet 1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)															Р		F		Р		Р	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening Fur/hide tanning and finishing															С			Р	P C		С	1 space per 500 square feet 1 space per 1,000
Heating and air conditioning				+	+			-	+			+			С				P		С	square feet 1 space per 1,000
sales/services			1	1	-										-			С	P		1	square feet 1 space per 1,000
Iron works (ornamental) Lawnmower repair and/or					1			-									-	Р	, -		С	square feet 1 space per 500
sales					1			-							С			P P	D			square feet
Loading or storage tracks					1			-	1			-		D	P			P P	P		С	None 1 space per 500
Locksmith			1	1										_					-		С	square feet 1 space per 1,000
Machine shop Maintenance and repair				1				-										P	P	1	С	square feet 1 space per 500
service for buildings/janitorial Manufactured home display or				1	-						-	-			С			Р	P	-	С	square feet 1 space per 1,000
sales (new or used) ‡																		С	Р		С	square feet
Mattress, making and renovating				1														Р	Р	1	С	1 space per 1,000 square feet
Milk depot, wholesale																		Р	Р		1	1 space per 1,000 square feet
Mini-warehouse/self storage ‡															С			Р	Р		С	See section 50-112
Mortuary															С		+	P	Р		С	See section 50-112 1 space per 1,000
Moving and storage company News printing																		P P	P		С	square feet 1 space per 1,000 square feet
Outdoor sales as a primary use ‡															С			Р	Р			1 space per 5,000 square feet of land area
Pawn shop ‡																		Р	Р		С	1 space per 200 square feet
Pet and animal grooming shop	,													С	Р			P	Р		P	1 space per 200
(no outside kennels) ‡			1		-											-					1	square feet

Plumbing shop											С		Р	Р	С	Item F.1
Printing equipment, supplies											С		P	P	С	1 space per 500
and repairs														P		square feet 1 space per 200
Propane sales filling (retail) Publishing and printing											С		Р	Р	_	square feet 1 space per 500
company					 			 	 	 	С	 	P 	P	 r	square feet
Quick lube/oil change/minor inspection											Р		Р	Р		1 space per 200 square feet
Salvage storage yard ‡														С		5 per acre
Scientific and industrial																1 space per 300
research laboratories (hazardous) ‡													С	Р		square feet
Scientific and industrial research laboratories									Р		С		Р	Р		1 space per 300
(nonhazardous) ‡																square feet
Scrap metal storage yard														С		5 space per acre
Security systems installation company										С	С		Р	Р	C	1 space per 300 square feet
Sheet metal shop													Р	Р		1 space per 1,000 square feet
Storage of cement, sands and	С												С	Р		1 space per 5,000 square feet of
gravel																storage area 1 space per 5,000
Storage of used lumber and building materials													С	Р		square feet of
Taxicab storage and repair													P	Р		storage area 1 space per 500
Taxidermist	С										С		P	P		square feet 1 space per 500
Tool and machinery rental											Р		p	p	p	square feet 1 space per 200
(indoor storage only) ‡ Tool and machinery rental														ľ	F	square feet 1 space per 200
(with outdoor storage) ‡											С		Р	Р		square feet
Vacuum cleaner sales and repair ‡											Р		Р	Р		1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	Р									С	Р		Р	Р		1 space per 500 square feet
Veterinarian clinic	С												С	Р		1 space per 500
(outdoor kennels or pens) ‡ Warehouse (defined under																square feet 1 space per 1,000
storage or wholesale warehouse) ‡											С		Р	Р	С	square feet
Welding shop											С		Р	Р		1 space per 1,000 square feet
Wholesale trade, nondurable											С		Р	Р	C	1 space per 1,000
goods Woodworking shops											С		P	Р	C	square feet 1 space per 1,000
Wrecking materials yard ‡														С		square feet 1 space per 1,000
Light and Heavy Manufactur	ing/Indu	ıstrial														square feet
Acid manufacture														С		1 space per 1,000 square feet
Adhesives and sealants																1 space per 1,000
													С	С		square feet
manufacture Aircraft parts manufacture														P		1 space per 1,000
																square feet
Airplane repair and manufacturing														Р		1 space per 1,000 square feet
Animal processing and													С	С		1 space per 1,000
Slaughter Any manufacture or industrial																square feet 1 space per 1,000
process not listed and not prohibited by law													С	С		square feet
Artificial flower manufacture											С		Р	Р		1 space per 1,000 square feet
Asphalt paving and roofing material manufacture														С		1 space per 1,000 square feet
Awning manufacture, cloth,													P	P		1 space per 1,000
metal and wood Bag manufacturing			-										P	D		square feet 1 space per 1,000
													<u>'</u>	c		square feet 1 space per 1,000
Battery manufacture Bleaching/chorine			-													square feet 2 space per 1,000
powder manufacture														С		square feet
Boiler manufacture and repair														Р		1 space per 1,000 square feet
Bottling works													Р	Р	5	1 space per 1,000 square feet
Broom manufacture													Р	Р		1 space per 1,000 square feet
Candy and other confectionar	у										С		Р	Р		1 space per 1,000
products manufacture Canning and preserving							-				_					square feet 1 space per 1,000
factory													С	Р	5	square feet
Canvas and related products manufacture													Р	Р		1 space per 1,000 square feet
Casein manufacture														С		1 space per 1,000 square feet
Celluloid and similar cellulose manufacture														С		1 space per 1,000 square feet
Cement manufacture														С		1 space per 1,000 square feet
Ceramic products											С		Р	Р		1 space per 500
manufacture Chalk manufacture			†	·	 	ł		 	 ·	 		 		c		square feet 1 space per 1,000
Chemicals (agricultural)														С		square feet 1 space per 1,000
manufacture Chemicals (industrial)			-													square feet 1 space per 1,000
manufacture							-						_	С		square feet 1 space per 500
Clothing manufacture							-						Р	Р		square feet 1 space per 1,000
Coffin manufacture													С	Р		square feet

Loid storage plants/locker Concrete or asphalt mixing/batching plant (permanent) ‡ Concrete or asphalt mixing/batching plant (permanent) ‡ Concrete or asphalt mixing/batching plant (temporary) ‡ Crematory Crematory Culvert manufacture P P P 1 space square for concrete or asphalt mixing/batching plant (temporary) ‡ C square for concrete or asphalt mixing/batching plant (temporary) ‡ C square for concrete or asphalt mixing/batching plant (temporary) ‡ C square for concrete or asphalt mixing/batching plant (temporary) ‡	per 1,000
mixing/batching plant (permanent) ± C square from temporary ± C square	per 5,000 per 5,000 per 1,000 per 1,000 per 1,000
C	per 5,000 eet of land over 1,000 eet over 1,000
Square in Square in Square in Crematory C 1 space Square in C	per 1,000 eet per 1,000
Culvert manufacture Cullery, handtools and general Cullery handtools and general Cullery.	et per 1,000
Cullery, handtools and general Square fr	
	per 1,000 eet
Dairy products manufacture C P 1 space square fr	per 1,000 eet
	per 1,000
Due manufacture C 1 space	per 1,000
	per 1,000
Flectric lamn manufacture	1,000
Square Square	per 1,000
Square to	et per 1,000
Square	et per 1,000
Cityloring yiant F Square f	
Circupe manuacure Square for	
equipment manufacture C P I space square fr	
square fr	per 1,000 eet
manufacture C C C I space	per 500
Square	et per 1,000
ren manuacture Square fi	
soquare fi	et
Pootweal manuacture Square fr	et
square fi	per 1,000 eet
square fi	
rixtures maintracture Square fr	per 1,000 eet
Furniture manufacture C P 1 space square fr	per 1,000 et
Gases (industrial) C 1 space manufacture	per 1,000 eet
	per 1,000
Hair products factory (other than human) C 1 square f	per 1,000
Heavy machinery sales C P 1 space	per 1,000
and storage ‡ Square file creamfice manufacture PP Storage TP Square file creamfice manufacture	1,000
square in	eet per 1,000
or storage Studie II	et per 1,000
manufacturing ‡ Square f	
Leatine products framinacture square fr	et
Square fi	per 1,000 eet
nactimery manufacture square for	
Marble working and finishing C P 1 space square fi	per 1,000 eet
Meat packing plant C 1 space square fe	er 1,000 et
	er 1,000
Metal products, stamping and C P 1 space	er 1,000
manufacture Square fe Mirror resilvering C P 1 space	er 200
Office equipment manufacture PP PP 1 space	er 1,000
Oil compounding and harveling	er 1,000
Oileloth manufacture C 1 spacer	er 1,000
Orthopedic, prosthetic,	et er 1,000
surgical appliances and supplies manufacture	et et
Point properfictures	per 1,000
and/or mixing	
	per 1,000
Paper products and paper box	er 1,000
	er 1,000
Petroleum and petroleum Squarer 1 space 1 space 2	er 1,000
products refining square fe	
‡	
casting and shaping ' square fe	et per 1,000
square fe	et
and processing square fe	
Printing ink manufacture P 1 space square fe	et 1,000 et

Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant													1 sp squa	n F.1
Rock quarries, sand, gravel and earth excavations or extractions	С										С		1 space per aci	re
Rug and carpet manufacture										С	Р		1 space per 1,0 square feet	00
Sand, gravel, or stone storage (including sales) ‡	С									С	Р		1 space per 1.5 employees, plu per acre	
Shellac and varnish											С		1 space per 1,0 square feet)00
manufacture Sign manufacturing										С	D		1 space per 1,0	000
(no outside storage)										C	P		square feet	
Sign manufacturing (with outside storage)			 		 ļ					С	Р		1 space per 1,0 square feet	
Snuff manufacture											С		1 space per 1,0 square feet	100
Soap, detergents, cleaning preparations manufacture											С		1 space per 1,0 square feet	00
Starch manufacture											С		1 space per 1,0 square feet	000
Steel works, blast furnaces and rolling mills											С		1 space per 1,0 square feet	000
Stone cutting or crushing											С		1 space per 5,0 square feet of la area	
Stone, clay, glass and concrete Products (other than handicrafts) manufacture											С		1 space per 1,0 square feet)00
Textile products manufacture										С	Р		1 space per 1,0 square feet	000
Tire retreading and recapping										С	Р		1 space per 1,0 square feet	00
Truck manufacture											Р		One per 1,000 square feet	
Waste paper products											Р		1 space per 1,0 square feet)00
manufacture Water distillation									-	D	Ь		1 space per 1,0	000
						-				,	C		square feet 1 space per 1,0	000
White lead manufacture						-			-	-	Ь		square feet 1 space per 1,0	000
Wood container manufacture Wood distillation (manufacture										С	۲		square feet	
of tar, charcoal, turpentine and similar											С		1 space per 1,0 square feet	
Wood preserving manufacture and treatment											С		1 space per 1,0 square feet	
Wood products manufacture										С	Р		1 space per 1,0 square feet	00

RECOMMENDATIONCity staff recommends approval of OAM23-03