



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, JANUARY 9, 2020 - 7:00 PM**

## **AGENDA**

**NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:**

- 1. Call to order**
- 2. Communication from the public/committee liaisons**  
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)
- 3. Consent Agenda**  
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.
  - A. Minutes of the regular meeting held December 12, 2019
  - B. Minutes of the annual retreat held December 16, 2019
- 4. Discussion Items**
  - A. Discussion regarding amendments to the Zoning Ordinance Section 7. P. 6. Permitted Uses, specifically the annual review of the North American Industry Classification System (NAICS) codes per Zoning Ordinance Section 7. P. 5. and the Permitted Use Table and to receive staff recommendations for changes regarding NAICS Use #447 Gasoline Stations, #511 Publishing Industries, and #713940 Fitness and Recreational Sports Centers
- 5. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**
  - A. Thursday, January 23, 2020 - regular meeting  
Thursday, February 13, 2020 - regular meeting  
Thursday, February 27, 2020 - regular meeting

## 6. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks
- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council
- E. From Staff - December DRC Report, commercial and residential project updates, City Council action and ordinance updates

## 7. Adjournment



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**Aubrey Harbin, LEED AP**  
**Director of Community Development/City Planning**

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This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

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**I, MELINDA WELSH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO  
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE  
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE  
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,  
TEXAS GOVERNMENT CODE, ON**

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DATE

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AT TIME

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MELINDA WELSH, TRMC  
CITY SECRETARY

*All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.*



## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: January 9, 2020

Subject: Minutes of the regular meeting held December 12, 2019

Action: Choose an Option

### **SUMMARY / ORIGINATING CAUSE**

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

### **RECOMMENDATIONS**

### **ATTACHMENTS**

1. 12-12-19 P and Z Minutes



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, DECEMBER 12, 2019 - 7:00 PM**

## **MINUTES**

**MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS**

**1. Call to order**

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 12, 2019, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS,

VICE-CHAIRMAN RICHARD SASSON  
COMMISSIONER RICHARD CLARK  
COMMISSIONER MARCUS PERRY  
COMMISSIONER ERIC GUENTHER  
COMMISSIONER LISA LUNDQUIST  
CITY ATTORNEY MARY KAY FISCHER  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
DEVELOPMENT COORDINATOR BECKY BENNETT

Absent: Matranga

**2. Public Hearing**

- A. Adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map" incorporating zone changes and corrections since the last adopted map dated January 8, 2015

Harbin explained that staff periodically updates the zoning map to incorporate approved zone changes. She said the map had been reviewed by the Ordinance Subcommittee.

- B. Proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay

District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439

Harbin explained House Bill 2439, that was passed by the Texas legislature, went into effect September 2019. She said the bill prohibits cities from regulating building materials. The proposed ordinance change is to bring the zoning ordinance into compliance with state law. Harbin said staff did leave the city's preferred materials in the ordinance.

- C. Proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist

Harbin explained the proposed ordinance change is to add some exceptions for sidewalk installation in residential areas. She said new subdivisions would still be required to install sidewalks during development. Harbin stated this proposed

change is to add exceptions for situations such as flooded homes rebuilding and infill lots that do not have sidewalks in the neighborhood. She said the intent is to not put the onus on one owner to install sidewalks where no others exist.

### **3. Communication from the public/committee liaisons**

*(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)*

None

### **4. Consent Agenda**

*These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.*

- A. Minutes from the regular meeting held November 14, 2019

**\*\*Commissioner Lisa Lundquist moved to approve Minutes from the regular meeting held November 14, 2019. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

### **5. Action Items**

- A. Consideration and possible action regarding the preliminary plat of Sterling Creek Section 4 being 10.0623 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and part of Lots 1-3, 13-16 and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in

Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabreau Survey, Abstract Number 69, Friendswood, Galveston county, Texas; and a partial replat of Reserves B and a portion of Reserve A of Sterling Creek Section

3-B as recorded in Clerk's File Number 2019028674 of the Plat Records of Galveston County, Texas

Harbin said the plat would contain about ten acres consisting of twenty-four lots and one reserve. She said the property owner would be constructing a second access point outside the plat boundary which would be dedicated via separate instrument. She said the access easement is on the next city council agenda for consideration because it will eventually will become a permanent public road for Sterling Creek Section 4. Harbin stated the temporary road will meet fire truck requirements, in the meantime.

Adam thanked staff for helping get the project to this point. He said this section is just a continuation of the Sterling Creek development and would be 90-foot lots.

Clark asked what the status of Friendswood Lakes Boulevard was. Harbin said the access easement would extend to the right-of-way of Friendswood Lakes Blvd. and there would need to be some coordination between the developer and Galveston County. Harbin stated the road is 95% designed. Clark asked if the neighborhood would begin construction before the road. Harbin answered yes.

Sasson commented the motion should be subject to staff comments.

Lundquist amended the motion to approve subject to staff comments.  
Guenther seconded.

Sasson said there did not appear to be a pool or any park areas. He asked what kind of amenities were in the other sections. Hill said the sections contain detention ponds and you can walk around. Hill stated that in the price point for Sterling Creek, people put in their own pools.

**\*\*Commissioner Lisa Lundquist moved to approve Consideration and possible action regarding the preliminary plat of Sterling Creek Section 4 being 10.0623 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and part of Lots 1-3, 13-16 and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabreau Survey, Abstract Number 69, Friendswood, Galveston county, Texas; and a partial replat of Reserves B and a portion of Reserve A of Sterling Creek Section 3-B as recorded in Clerk's File Number 2019028674 of the Plat Records of Galveston County, Texas. Seconded by Commissioner Eric Guenther. The motion was approved unanimously.**

- B. Consideration and possible action regarding a recommendation to City Council for the adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map" incorporating zone changes and corrections since the last adopted map dated January 8, 2015

No discussion.

- C. Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439

\*\*Commissioner Marcus Perry moved to approve Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439. Seconded by Commissioner Eric Guenther. The motion was approved unanimously.

Guenther asked if the city can still regulate building colors. Harbin said the earth tone requirements are allowed to remain.

Sasson said this item had already been through the ordinance subcommittee followed by a meeting with the commission and he did not have any further discussion. The other commissioners agreed.

- D. Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist

Lundquist said she thought the change would be a good thing.

\*\*Commissioner Lisa Lundquist moved to approve Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist . Seconded by Commissioner Richard Clark. The motion was approved unanimously.

## **6. Discussion Items**

- A. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance Section 11. Powers and Duties to amend the authority of the Zoning Board of Adjustment to be consistent with state law, particularly Chapter 211 of the Local Government Code

Harbin said the zoning board of adjustment met and were in agreement to amend their authority to mimic state law. Harbin said the board did not want to change the number of members, though. Harbin explained the current ordinance was a lot more detailed than state law. She said the city's zoning ordinance describes special exceptions plus things such as temporary special exceptions and it ends up tying the board's hands. Harbin stated that by taking the details out of the ordinance and aligning more with state law, that would give the board the flexibility they may need.

**7. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**

- A. Monday, December 16, 2019 - annual retreat at Library; 6pm  
Thursday, December 26, 2019 - No Meeting  
Thursday, January 9, 2020 - regular meeting  
Thursday, January 23, 2020 - regular meeting

Harbin reminded the commission of the upcoming retreat at the library. She said plans for next year would be discussed plus what had been accomplished this year.

**8. Communications**

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Lundquist said Keep Friendswood Beautiful held the annual Fall Haul. She said KFB would also be holding a tree giveaway. Lundquist reminded everyone that Santa in the Park was happening this weekend.

- B. From Planning Subcommittee – update on tasks

Harbin stated the planning subcommittee was on hold with the comprehensive plan until after the city council retreat. Lundquist encouraged a sustainability plan be included in the comprehensive plan.

- C. From Ordinance Subcommittee – update on tasks

Sasson asked if the Permitted Use Table review would be in January. Bennett said the subcommittee could meet to discuss the PUT review or they could communicate via email because there were not many changes for this year.

- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council

Hanks said the commission and council would still have a joint meeting to discuss the comprehensive plan but council wanted to meet first. She explained that with several new members this year, they needed a chance to hash through their roles before meeting with another board.

- E. From Staff - November DRC Report, commercial and residential project updates, City Council action and ordinance updates

Harbin stated the DRC report was pretty slim around the holidays. She stated second reading of the Sterling Creek Garden Home District zone change had been approved at council's last meeting.

**9. Adjournment**

This meeting was adjourned at 07:26 PM



## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: January 9, 2020

Subject: Minutes of the annual retreat held December 16, 2019

Action: Choose an Option

### **SUMMARY / ORIGINATING CAUSE**

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

### **RECOMMENDATIONS**

### **ATTACHMENTS**

1. 12-16-19 P and Z Minutes



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
MONDAY, DECEMBER 16, 2019 - 6:00 PM**

## **MINUTES**

**MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION HELD AT 416 S FRIENDSWOOD DR, FRIENDSWOOD, TEXAS**

**1. Call to order**

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON MONDAY, DECEMBER 16, 2019, AT 06:08 PM 416 S FRIENDSWOOD DR, FRIENDSWOOD, TEXAS,

CHAIRMAN JOE MATRANGA  
VICE-CHAIRMAN RICHARD SASSON  
COMMISSIONER RICHARD CLARK  
COMMISSIONER BRETT BANFIELD  
COMMISSIONER ERIC GUENTHER  
COMMISSIONER LISA LUNDQUIST  
COMMISSIONER MARCUS PERRY  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
DEVELOPMENT COORDINATOR BECKY BENNETT

Guenther arrived at 7:25pm.

**2. Communication from the public/committee liaisons**

(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)

None.

**3. Action Items**

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

- A. Consideration and possible action regarding establishing and prioritizing goals for the Planning and Zoning Commission

Chairman Matranga presented a slideshow Excerpts From: A Planning Commissioner's Guide to Good Behavior, originally presented at the 2019 APA Conference.

Harbin went over the 2019 actions of the commission, such as the number of plats and site plans approved.

Staff presented 2020 items for later discussion, including the planning subcommittee and ordinance subcommittee To-Do Lists.

#### **4. Adjournment**

This meeting was adjourned at 08:11 AM.

|        | 2017 NAICS<br>Industry Descriptions                | SFR<br>and<br>SFR-E | MFR-<br>GHD | MFR-L | MFR-<br>M | MFR-H | MHR | CSC | NC | LNC | OPD | DD | A-1 | L1 | I | BP |
|--------|----------------------------------------------------|---------------------|-------------|-------|-----------|-------|-----|-----|----|-----|-----|----|-----|----|---|----|
|        | Sexually oriented businesses (Ch. 62)              |                     |             |       |           |       |     |     |    |     |     |    |     |    | S |    |
| 11     | <i>Agriculture, Forestry, Fishing and Hunting</i>  |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 111    | Crop production                                    |                     |             |       |           |       |     | O   | O  |     | O   | O  | P   |    |   |    |
| 1114   | Greenhouse, nursery and floriculture<br>production |                     |             |       |           |       |     |     |    |     | O   | O  | P   | S  | S | O  |
| 112    | Animal production                                  |                     |             |       |           |       |     | O   | O  |     | O   | O  | P   |    |   |    |
| 113    | Forestry and logging                               |                     |             |       |           |       |     |     |    |     | O   | O  | P   | S  | P |    |
| 1133   | Logging                                            |                     |             |       |           |       |     |     |    |     | O   | O  | S   |    | S |    |
| 114    | Fishing, hunting and trapping                      |                     |             |       |           |       |     |     |    |     | O   | O  | P   |    |   |    |
| 115    | Support activities for agriculture and forestry    |                     |             |       |           |       |     | O   | O  |     | O   | O  | P   |    | O |    |
| 21     | <i>Mining</i>                                      |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 211    | Oil and gas extraction                             |                     |             |       |           |       |     |     |    |     | O   | O  | S   | S  | S |    |
| 212    | Mining, except oil and gas                         |                     |             |       |           |       |     |     |    |     | O   | O  | S   | S  | S |    |
| 213    | Support activities for mining                      |                     |             |       |           |       |     |     |    |     | O   | O  | S   | S  | S |    |
| 22     | <i>Utilities</i>                                   |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 221    | Utilities                                          |                     |             |       |           |       |     |     |    |     | O   | O  |     | S  | P | O  |
| 23     | <i>Construction</i>                                |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 236    | Construction of buildings                          |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | P  | P | P  |
| 237    | Heavy and civil engineering construction           |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | P  | P | S  |
| 238    | Specialty trade contractors                        |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | P  | P | P  |
| 31—33  | <i>Manufacturing</i>                               |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 311    | Food manufacturing                                 |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | S | S  |
| 311811 | Retail bakeries                                    |                     |             |       |           |       |     | P   | P  |     |     | P  |     |    |   |    |
| 312    | Beverage and tobacco product<br>manufacturing      |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | S | S  |
| 313    | Textile mills                                      |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | S | S  |
| 314    | Textile product mills                              |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | S | S  |
| 315    | Apparel manufacturing                              |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | S | S  |

|        |                                                             |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
|--------|-------------------------------------------------------------|---------------------|-------------|-------|-----------|-------|-----|-----|----|-----|-----|----|-----|----|---|----|
| 316    | Leather and allied product manufacturing                    |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | P | S  |
|        | 2017 NAICS                                                  | SFR<br>and<br>SFR-E | MFR-<br>GHD | MFR-L | MFR-<br>M | MFR-H | MHR | CSC | NC | LNC | OPD | DD | A-1 | L1 | I | BP |
| 3161   | Leather and hide tanning and finishing                      |                     |             |       |           |       |     | O   |    |     | O   | O  |     | O  | S | O  |
| 321    | Wood product manufacturing                                  |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | P | S  |
| 322    | Paper manufacturing                                         |                     |             |       |           |       |     | O   |    |     | O   | O  |     | O  | S | O  |
| 323    | Printing and related support activities                     |                     |             |       |           |       |     | S   |    |     | O   | S  |     | P  | P | P  |
| 323113 | Commercial screen printing                                  |                     |             |       |           |       |     | P   | S  |     | O   | P  |     | P  | P | P  |
| 324    | Petroleum and coal products manufacturing                   |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | S | S  |
| 325    | Chemical manufacturing                                      |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | S | S  |
| 325412 | Pharmaceutical preparation manufacturing                    |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | P  |
| 326    | Plastics and rubber products manufacturing                  |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | P | S  |
| 3262   | Rubber product manufacturing                                |                     |             |       |           |       |     | O   |    |     | O   | O  |     | O  | P | O  |
| 327    | Nonmetallic mineral product manufacturing                   |                     |             |       |           |       |     | O   |    |     | O   | O  |     | O  | P | O  |
| 331    | Primary metal manufacturing                                 |                     |             |       |           |       |     | O   |    |     | O   | O  |     | O  | S | O  |
| 332    | Fabricated metal product manufacturing                      |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | P | S  |
| 333    | Machinery manufacturing                                     |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | P | S  |
| 334    | Computer and electronic product manufacturing               |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | P  |
| 335    | Electrical equipment, appliance and component manufacturing |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | P  |
| 33591  | Battery manufacturing                                       |                     |             |       |           |       |     | O   |    |     | O   | O  |     | O  | S | O  |
| 336    | Transportation equipment manufacturing                      |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | P | S  |
| 337    | Furniture and related products manufacturing                |                     |             |       |           |       |     | O   |    |     | O   | O  |     | S  | P | S  |
| 339    | Miscellaneous manufacturing                                 |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | S  |
| 3391   | Medical equipment and supplies manufacturing                |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | P  |
| 42     | Wholesale Trade                                             |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 423    | Merchant wholesalers, durable goods                         |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | P  |

|        |                                                             |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
|--------|-------------------------------------------------------------|---------------------|-------------|-------|-----------|-------|-----|-----|----|-----|-----|----|-----|----|---|----|
| 424    | Merchant wholesalers, nondurable goods                      |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | P  |
|        | 2017 NAICS                                                  | SFR<br>and<br>SFR-E | MFR-<br>GHD | MFR-L | MFR-<br>M | MFR-H | MHR | CSC | NC | LNC | OPD | DD | A-1 | L1 | I | BP |
| 425    | Wholesale electronic markets and agents and brokers         |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | P  |
| 44—45  | Retail Trade                                                |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 4411   | Automobile dealers                                          |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | O  |
| 4412   | Other motor vehicle dealers                                 |                     |             |       |           |       |     | O   |    |     | O   | O  |     | P  | P | O  |
| 4413   | Automotive parts, accessories and tire stores               |                     |             |       |           |       |     | P   | S  |     | O   | O  |     | P  | P | P  |
| 442    | Furniture and home furnishing stores                        |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | S  | S | P  |
| 443    | Electronics and appliance stores                            |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | S  | S | P  |
| 444    | Building material and garden equipment and supplies dealers |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  | P | P  |
| 444190 | Other building material dealers                             |                     |             |       |           |       |     | S   | S  |     | O   | O  |     | S  | S | S  |
| 445    | Food and beverage stores                                    |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | S  |   | S  |
| 446    | Health and personal care stores                             |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  |   | P  |
| 447    | Gasoline stations                                           |                     |             |       |           |       |     | P   | P  |     | O   | S  |     | P  | P |    |
| 447190 | Other gasoline stations                                     |                     |             |       |           |       |     |     |    |     | O   | O  |     | S  | S |    |
| 448    | Clothing and clothing accessory stores                      |                     |             |       |           |       |     | P   | P  |     | O   | P  |     |    |   | P  |
| 451    | Sporting goods, hobby, book and music stores                |                     |             |       |           |       |     | P   | P  |     | O   | P  |     |    |   | P  |
| 452    | General merchandise stores                                  |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  | P | P  |
| 453    | Miscellaneous store retailers                               |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  | P | P  |
| 4533   | Used merchandise stores                                     |                     |             |       |           |       |     | P   | P  |     |     | P  |     | P  | P | P  |
| 45393  | Manufactured (mobile) home dealers                          |                     |             |       |           |       |     |     |    |     | O   | O  |     |    | S |    |
| 45399  | All other miscellaneous store retailers                     |                     |             |       |           |       |     | P   | P  |     |     | P  |     | P  | P | P  |
| 454    | Nonstore retailers                                          |                     |             |       |           |       |     | S   | S  |     | O   | S  |     | S  | S | S  |
| 48—49  | Transportation and Warehousing                              |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 481    | Air transportation                                          |                     |             |       |           |       |     |     |    |     | O   | O  |     | O  | O | O  |
| 482    | Rail transportation                                         |                     |             |       |           |       |     |     |    |     | O   | O  |     | S  | P | S  |

**Commented [BB1]:** Remove Specific Use Permit and do not allow Gasoline Stations in the Downtown District.

|        |                                                                                         |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
|--------|-----------------------------------------------------------------------------------------|---------------------|-------------|-------|-----------|-------|-----|-----|----|-----|-----|----|-----|----|---|----|
| 483    | Water transportation                                                                    |                     |             |       |           |       |     |     |    |     | O   | O  |     | O  | S | O  |
|        | 2017 NAICS                                                                              | SFR<br>and<br>SFR-E | MFR-<br>GHD | MFR-L | MFR-<br>M | MFR-H | MHR | CSC | NC | LNC | OPD | DD | A-1 | L1 | I | BP |
| 484    | Truck transportation                                                                    |                     |             |       |           |       |     |     |    |     | O   | O  |     | P  | P | S  |
| 485    | Transit and ground passenger transportation                                             |                     |             |       |           |       |     | S   | S  |     | O   | S  |     | S  | S | S  |
| 486    | Pipeline transportation                                                                 | S                   | S           | S     | S         | S     | S   | S   | S  |     | S   | S  | S   | S  | S | S  |
| 487    | Scenic and sightseeing transportation                                                   |                     |             |       |           |       |     | S   |    |     | O   | P  |     |    |   | P  |
| 488    | Support activities for transportation                                                   |                     |             |       |           |       |     | S   | S  |     | O   | O  |     | S  | P | P  |
| 48841  | Motor vehicle towing                                                                    |                     |             |       |           |       |     |     |    |     | O   | O  |     | S  | P | O  |
| 491    | Postal service                                                                          |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  | P | P  |
| 492    | Couriers and messengers                                                                 |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  | P | P  |
| 493    | Warehousing and storage                                                                 |                     |             |       |           |       |     |     |    |     | O   | S  |     | P  | P | P  |
| 51     | Information                                                                             |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 511    | Publishing industries                                                                   |                     |             |       |           |       |     | P   |    |     | O   | PS |     | P  | P | P  |
| 512    | Motion picture and sound recording industries                                           |                     |             |       |           |       |     | S   |    |     | O   | S  |     | S  | S | S  |
| 515    | Broadcasting (except internet)                                                          |                     |             |       |           |       |     | S   | S  |     | O   | O  |     | P  | P | P  |
| 517    | Telecommunications                                                                      |                     |             |       |           |       |     | S   | S  |     | O   | S  |     | P  | P | P  |
| 517911 | Telecommunication resellers                                                             |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  | P | P  |
| 518    | Data processing, hosting and related services                                           |                     |             |       |           |       |     | S   | S  |     | O   | S  |     | S  | P | P  |
| 519    | Other information services                                                              |                     |             |       |           |       |     | S   | S  |     | O   | S  |     | S  | P | P  |
| 52     | Finance and Insurance                                                                   |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 521    | Monetary authorities—Central bank                                                       |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 522    | Credit intermediation and related activities                                            |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 522298 | All other nondepository credit intermediation(i.e., pawn shops)                         |                     |             |       |           |       |     | S   |    |     | O   | S  |     | S  | P | P  |
| 523    | Securities, commodity contracts, and other financial investments and related activities |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 524    | Insurance carriers and related activities                                               |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 525    | Funds, trusts, and other financial vehicles                                             |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |

**Commented [BB2]:** Publishing is classified in the Information Sector; whereas Printing remains under Manufacturing. The classification of book and newspaper publishing is intended to portray their roles in a modern economy, in which they do not resemble manufacturing activities.

|        |                                                                      |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
|--------|----------------------------------------------------------------------|---------------------|-------------|-------|-----------|-------|-----|-----|----|-----|-----|----|-----|----|---|----|
| 53     | Real Estate and Rental and Leasing                                   |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
|        | 2017 NAICS                                                           | SFR<br>and<br>SFR-E | MFR-<br>GHD | MFR-L | MFR-<br>M | MFR-H | MHR | CSC | NC | LNC | OPD | DD | A-1 | L1 | I | BP |
| 531    | Real estate                                                          |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  | P | P  |
| 53113  | Lessors of miniwarehouses and self-storage units                     |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | O  | P | P  |
| 532    | Rental and leasing services                                          |                     |             |       |           |       |     | P   | S  |     | O   | S  |     | P  | P | P  |
| 53212  | Truck, utility trailer and RV rental                                 |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | O  | P | P  |
| 533    | Lessors of nonfinancial intangible assets (except copyrighted works) |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  | P | P  |
| 54     | Professional, Scientific and Technical Services                      |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 541    | Professional, scientific and technical services                      |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 54138  | Testing laboratories                                                 |                     |             |       |           |       |     | S   |    |     | O   | S  |     | S  | P | P  |
| 55     | Management of Companies and Enterprises                              |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 551    | Management of companies and enterprises                              |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 56     | Administration/Support Waste Management/Remediation Services         |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 561    | Administrative and support services                                  |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  |   | P  |
| 561730 | Landscaping services                                                 |                     |             |       |           |       |     | S   |    |     | O   | O  |     | S  | P | S  |
| 56179  | Other services to buildings and dwellings                            |                     |             |       |           |       |     | S   |    |     | O   | O  |     | S  | P | P  |
| 562    | Waste management and remediation services                            |                     |             |       |           |       |     |     |    |     | O   | O  |     | S  | P | S  |
| 61     | Educational Services                                                 |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 6111   | Elementary and secondary schools                                     | S                   | S           | S     | S         | S     | S   | S   | S  |     | O   | S  | S   | S  | S | S  |
| 6112   | Junior colleges                                                      |                     |             |       |           |       |     | S   |    |     | O   | S  | S   | S  | S | S  |
| 6113   | Colleges, universities and professional schools                      |                     |             |       |           |       |     | S   |    |     | O   | S  | S   | S  | S | S  |
| 6114   | Business schools and computer and management training                |                     |             |       |           |       |     | S   |    |     | O   | S  | S   | S  | S | S  |
| 6115   | Technical and trade schools                                          |                     |             |       |           |       |     | S   |    |     | O   | S  | S   | S  | S | S  |
| 6116   | Other school and instruction                                         |                     |             |       |           |       |     | P   | P  |     | P   | P  | S   | P  | P |    |

|        |                                                                                                     |               |         |       |       |       |     |     |    |     |     |     |     |    |   |    |
|--------|-----------------------------------------------------------------------------------------------------|---------------|---------|-------|-------|-------|-----|-----|----|-----|-----|-----|-----|----|---|----|
| 62     | Health Care and Social Assistance                                                                   |               |         |       |       |       |     |     |    |     |     |     |     |    |   |    |
|        | 2017 NAICS                                                                                          | SFR and SFR-E | MFR-GHD | MFR-L | MFR-M | MFR-H | MHR | CSC | NC | LNC | OPD | DD  | A-1 | L1 | I | BP |
| 621    | Ambulatory health care services                                                                     |               |         |       |       |       |     | P   | P  |     | P   | P   |     |    |   | P  |
| 622    | Hospitals                                                                                           |               |         |       |       |       |     | P   |    |     | O   | S   |     | P  |   | P  |
| 6231   | Nursing care facilities—Skilled nursing facilities                                                  |               |         |       |       |       |     | S   | S  |     | O   | S   |     |    |   |    |
| 6232   | Residential, intellectual and development disability, mental health, and substance abuse facilities | S1            | S1      |       |       |       |     |     |    |     |     |     |     |    |   |    |
| 623311 | Continuing care retirement communities (with on-site nursing)                                       | S1            | S1      |       |       |       |     | S   | S  |     | O   | S   |     |    |   |    |
| 623312 | Assisted living facilities for the elderly (without on-site nursing)                                | S1            | S1      |       |       |       |     | S   | S  |     | O   | S   |     |    |   |    |
| 624    | Social assistance                                                                                   |               |         |       |       |       |     | S   |    |     | O   | S   |     |    |   | S  |
| 6244   | Child day care services (childcare centers)                                                         |               |         |       |       |       |     | P   | P  |     | O   | P   |     |    |   |    |
| 6244   | Child day care services (registered and/or licensed childcare home)                                 | P             | P       |       |       |       |     |     |    |     |     |     |     |    |   |    |
| 71     | Arts, Entertainment and Recreation                                                                  |               |         |       |       |       |     |     |    |     |     |     |     |    |   |    |
| 7111   | Performing arts                                                                                     |               |         |       |       |       |     | P   |    |     | O   | P   |     |    |   | P  |
| 7112   | Spectator sports                                                                                    |               |         |       |       |       |     | S   |    |     | O   | O   |     |    |   | P  |
| 7113   | Promoters of performing arts, sports and similar events                                             |               |         |       |       |       |     | P   |    |     | O   | P   |     |    |   | P  |
| 712    | Museums, historical sites and similar institutions                                                  | S             | S       | S     | S     | S     | S   | P   | S  |     | O   | P   | S   | S  | S | S  |
| 7131   | Amusement parks and arcades                                                                         |               |         |       |       |       |     |     |    |     |     | S   |     | S  | P |    |
| 7132   | Gambling industries                                                                                 |               |         |       |       |       |     |     |    |     |     |     |     |    |   |    |
| 7139   | Other amusement and recreation industries                                                           |               |         |       |       |       |     |     |    |     |     | S   |     | S  | P |    |
| 713940 | Fitness and recreational sports centers                                                             |               |         |       |       |       |     | P   | S  |     |     | S-P |     | P  | P |    |
| 72     | Accommodation and Food Services                                                                     |               |         |       |       |       |     |     |    |     |     |     |     |    |   |    |

**Commented [BB3]:** Aerobic dance or exercise centers  
Ice or roller skating rinks  
Gymnasiums  
Swimming or wave pools  
Physical fitness centers  
Handball, racquetball, or tennis club facilities

|       |                                                                                                             |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
|-------|-------------------------------------------------------------------------------------------------------------|---------------------|-------------|-------|-----------|-------|-----|-----|----|-----|-----|----|-----|----|---|----|
| 7211  | Traveler accommodation                                                                                      |                     |             |       |           |       |     | S   |    |     | O   | S  |     | S  | S | S  |
|       | 2017 NAICS                                                                                                  | SFR<br>and<br>SFR-E | MFR-<br>GHD | MFR-L | MFR-<br>M | MFR-H | MHR | CSC | NC | LNC | OPD | DD | A-1 | L1 | I | BP |
| 7212  | RV (recreational vehicle) parks and recreational camps                                                      |                     |             |       |           |       |     |     |    |     | O   |    |     | S  | S |    |
| 7213  | Roominghouses and boardinghouses                                                                            |                     |             |       |           |       |     | S   |    |     | O   | S  |     | S  | S | S  |
| 7223  | Special food services                                                                                       |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  |   | P  |
| 7224  | Drinking places (more than 75% sales of alcoholic beverages)                                                |                     |             |       |           |       |     | S   |    |     |     | S  |     | S  |   | S  |
| 7225  | Restaurants and other eating places                                                                         |                     |             |       |           |       |     | P   | P  |     | O   | P  |     | P  |   | P  |
| 81    | Other Services (Except Public Administration)                                                               |                     |             |       |           |       |     |     |    |     |     |    |     |    |   |    |
| 8111  | Automotive repair and maintenance                                                                           |                     |             |       |           |       |     | P   | S  |     | O   | S  |     | S  | P |    |
| 81112 | Automotive body, paint, interior and glass repair                                                           |                     |             |       |           |       |     | S   | S  |     | O   | S  |     | S  | P |    |
| 8112  | Electronic and precision equipment repair and maintenance                                                   |                     |             |       |           |       |     | S   |    |     | O   | O  |     | S  | P | P  |
| 8113  | Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance) |                     |             |       |           |       |     | S   |    |     | O   | O  |     | S  | P | P  |
| 8114  | Personal and household goods repair and maintenance                                                         |                     |             |       |           |       |     | S   |    |     | O   | O  |     | S  | P | P  |
| 8121  | Personal care services                                                                                      |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 8122  | Death care services                                                                                         |                     |             |       |           |       |     | S   | S  |     | O   | S  |     | S  |   | S  |
| 8123  | Dry cleaning and laundry services                                                                           |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 8129  | Other personal services                                                                                     |                     |             |       |           |       |     | P   | P  |     | P   | P  |     | P  |   | P  |
| 8131  | Religious organizations                                                                                     | S                   | S           | S     | S         | S     | S   | S   | S  |     | O   | S  | S   |    |   |    |
| 8132  | Grantmaking and giving services                                                                             |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | O  |   | O  |
| 8133  | Social advocacy organizations                                                                               |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | O  | P | O  |
| 8134  | Civic and social organizations                                                                              |                     |             |       |           |       |     | O   | O  |     | O   | O  |     | O  | P | O  |

|       |                                                                               |               |         |       |       |       |     |     |    |     |     |       |     |    |   |    |
|-------|-------------------------------------------------------------------------------|---------------|---------|-------|-------|-------|-----|-----|----|-----|-----|-------|-----|----|---|----|
| 8139  | Business, professional, labor, political, and similar organizations           |               |         |       |       |       |     | O   | O  |     | O   | O     |     | O  |   | O  |
|       | 2017 NAICS                                                                    | SFR and SFR-E | MFR-GHD | MFR-L | MFR-M | MFR-H | MHR | CSC | NC | LNC | OPD | DD    | A-1 | L1 | I | BP |
| 814   | Private households                                                            | P             | P       | P     | P     | P     | P   |     |    |     |     | P (a) | P   |    |   |    |
| 92    | Public Administration                                                         |               |         |       |       |       |     |     |    |     |     |       |     |    |   |    |
| 921   | Executive, legislative, and other general government support                  |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |
| 922   | Justice, public order and safety activities                                   |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |
| 92214 | Correctional institutions                                                     |               |         |       |       |       |     |     |    |     |     |       |     |    | S |    |
| 923   | Administration of human resource programs                                     |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |
| 924   | Administration of environment quality programs                                |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |
| 925   | Administration of housing programs, urban planning, and community development |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |
| 926   | Administration of economic programs                                           |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |
| 927   | Space research and technology                                                 |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |
| 928   | National security and international affairs                                   |               |         |       |       |       |     | P   |    |     | O   | P     |     | P  |   | P  |

*Cross-References.* Establishments primarily engaged in--

- Retailing specialized health and personal care merchandise via electronic home shopping, mail-order, or direct sale--are classified in Subsector 454, Nonstore Retailers;
- Retailing food supplement products--are classified in U.S. Industry 446191, Food (Health) Supplement Stores;
- Retailing prescription or nonprescription drugs and medicines--are classified in Industry 446110, Pharmacies and Drug Stores;
- Retailing eyeglasses and contact lenses--are classified in Industry 446130, Optical Goods Stores;
- Retailing perfumes, cosmetics, and beauty supplies--are classified in Industry 446120, Cosmetics, Beauty Supplies, and Perfume Stores;
- Retailing orthopedic shoes--are classified in Industry 448210, Shoe Stores; and
- Retailing orthopedic and prosthetic appliances that are made on the premises--are classified in U.S. Industry 339113, Surgical Appliance and Supplies Manufacturing.

**447 Gasoline Stations**

Industries in the Gasoline Stations subsector retail automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) and automotive oils or retail these products in combination with convenience store items. These establishments have specialized equipment for storing and dispensing automotive fuels.

**4471 Gasoline Stations****44711 Gasoline Stations with Convenience Stores**

See industry description for 447110.

**447110 Gasoline Stations with Convenience Stores**

This industry comprises establishments engaged in retailing automotive fuels (e.g., diesel fuel, gasohol, gasoline) in combination with convenience store or food mart items. These establishments can either be in a convenience store (i.e., food mart) setting or a gasoline station setting. These establishments may also provide automotive repair services.

*Cross-References.* Establishments primarily engaged in--

- Retailing automotive fuels without a convenience store--are classified in Industry 447190, Other Gasoline Stations; and
- Retailing a limited line of goods, known as convenience stores or food marts (except those with fuel pumps)--are classified in Industry 445120, Convenience Stores.

**44719 Other Gasoline Stations**

See industry description for 447190.

**447190 Other Gasoline Stations**

This industry comprises establishments known as gasoline stations (except those with convenience stores) primarily engaged in (1) retailing automotive fuels (e.g., diesel fuel, gasohol, gasoline, alternative fuels) or (2) retailing these fuels in combination with activities, such as providing repair services; selling automotive oils, replacement parts, and accessories; and/or providing food services.

*Illustrative Examples:*

Gasoline stations without convenience stores  
Truck stops

Marine service stations

T—Canadian, Mexican, and United States industries are comparable.

[census.gov/naics](http://census.gov/naics)

*Cross-References.* Establishments primarily engaged in--

- Repairing motor vehicles without retailing automotive fuels--are classified in Industry Group 8111, Automotive Repair and Maintenance; and
- Retailing automotive fuels in combination with a convenience store or food mart--are classified in Industry 447110, Gasoline Stations with Convenience Stores.

**448 Clothing and Clothing Accessories Stores**

Industries in the Clothing and Clothing Accessories Stores subsector retail new clothing and clothing accessories from fixed point-of-sale locations. Establishments in this subsector have similar display equipment and staff that is knowledgeable regarding fashion trends and the proper match of styles, colors, and combinations of clothing and accessories to the characteristics and tastes of the customer.

**4481 Clothing Stores**

This industry group comprises establishments primarily engaged in retailing new clothing.

**44811 Men's Clothing Stores**

See industry description for 448110.

**448110 Men's Clothing Stores**

This industry comprises establishments primarily engaged in retailing a general line of new men's and boys' clothing. These establishments may provide basic alterations, such as hemming, taking in or letting out seams, or lengthening or shortening sleeves.

*Cross-References.* Establishments primarily engaged in--

- Retailing men's and boys' clothing via electronic home shopping, mail-order, or direct sale--are classified in Subsector 454, Nonstore Retailers;
- Retailing custom men's clothing made on the premises--are classified in Industry Group 3152, Cut and Sew Apparel Manufacturing;
- Retailing new men's and boys' accessories--are classified in Industry 448150, Clothing Accessories Stores;
- Retailing specialized new apparel, such as raincoats, leather coats, fur apparel, and swimwear--are classified in Industry 448190, Other Clothing Stores;
- Retailing new clothing for all genders and age groups--are classified in Industry 448140, Family Clothing Stores;
- Retailing secondhand clothes--are classified in Industry 453310, Used Merchandise Stores; and
- Providing clothing alterations and repair--are classified in Industry 811490, Other Personal and Household Goods Repair and Maintenance.

**44812 Women's Clothing Stores**

See industry description for 448120.

**448120 Women's Clothing Stores**

This industry comprises establishments primarily engaged in retailing a general line of new women's, misses', and juniors' clothing, including maternity wear. These establishments may provide basic alterations, such as hemming, taking in or letting out seams, or lengthening or shortening sleeves.

*Cross-References.* Establishments primarily engaged in--

- Retailing women's clothing via electronic home shopping, mail-order, or direct sale--are classified in Subsector 454, Nonstore Retailers;

T—Canadian, Mexican, and United States industries are comparable.

example, can be printed locally or by the final consumer. Similarly, packaged software is available mainly on-line. The NAICS Information sector is designed to make such economic changes transparent as they occur, or to facilitate designing surveys that will monitor the new phenomena and provide data to analyze the changes.

Many of the industries in the NAICS Information sector are engaged in producing products protected by copyright law, or in distributing them (other than distribution by traditional wholesale and retail methods). Examples are traditional publishing industries, software and directory and mailing list publishing industries, and film and sound industries. Broadcasting and telecommunications industries and information providers and processors are also included in the Information sector, because their technologies are so closely linked to other industries in the Information sector.

### **511 Publishing Industries (except Internet)<sup>T</sup>**

Industries in the Publishing Industries (except Internet) subsector group establishments engaged in the publishing of newspapers, magazines, other periodicals, and books, as well as directory and mailing list and software publishing. In general, these establishments, which are known as publishers, issue copies of works for which they usually possess copyright. Works may be in one or more formats including traditional print form, CD-ROM, or proprietary electronic networks. Publishers may publish works originally created by others for which they have obtained the rights and/or works that they have created in-house. Software publishing is included here because the activity, creation of a copyrighted product and bringing it to market, is equivalent to the creation process for other types of intellectual products.

In NAICS, publishing--the reporting, writing, editing, and other processes that are required to create an edition of a newspaper--is treated as a major economic activity in its own right, rather than as a subsidiary activity to a manufacturing activity, printing. Thus, publishing is classified in the Information sector; whereas, printing remains in the Manufacturing sector. In part, the NAICS classification reflects the fact that publishing increasingly takes place in establishments that are physically separate from the associated printing establishments. More crucially, the NAICS classification of book and newspaper publishing is intended to portray their roles in a modern economy, in which they do not resemble manufacturing activities.

Music publishers are not included in the Publishing Industries (except Internet) subsector, but are included in the Motion Picture and Sound Recording Industries subsector. Reproduction of prepackaged software is treated in NAICS as a manufacturing activity; on-line distribution of software products is in the Information sector; and custom design of software to client specifications is included in the Professional, Scientific, and Technical Services sector. These distinctions arise because of the different ways that software is created, reproduced, and distributed.

The Publishing Industries (except Internet) subsector includes establishments that publish software exclusively on the Internet but excludes establishments that publish other content exclusively on the Internet. Establishments publishing content other than software exclusively on the Internet are included in Subsector 519, Other Information Services. The Publishing Industries (except Internet) subsector also excludes products, such as manifold business forms and appointment books. Information is not the essential component of these items. Establishments producing these items are included in Subsector 323, Printing and Related Support Activities.

### **5111 Newspaper, Periodical, Book, and Directory Publishers<sup>T</sup>**

This industry group comprises establishments primarily engaged in publishing newspapers, magazines, other periodicals, books, directories and mailing lists, and other works, such as calendars, greeting cards, and maps. These works are characterized by the intellectual creativity required in their development and are usually protected by copyright. Publishers distribute or arrange for the distribution of these works.

Publishing establishments may create the works in-house, or contract for, purchase, or compile works that were originally created by others. These works may be published in one or more formats, such as print and/or electronic form, including proprietary electronic networks. Establishments in this industry may print, reproduce, or offer direct access to the works themselves or may arrange with others to carry out such functions.

Establishments that both print and publish may fill excess capacity with commercial or job printing. However, the publishing activity is still considered to be the primary activity of these establishments.

#### **51111 Newspaper Publishers<sup>T</sup>**

See industry description for 511110.

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.

**511110 Newspaper Publishers**

This industry comprises establishments known as newspaper publishers. Establishments in this industry carry out operations necessary for producing and distributing newspapers, including gathering news; writing news columns, feature stories, and editorials; and selling and preparing advertisements. These establishments may publish newspapers in print or electronic form.

*Cross-References.*

- Establishments publishing newspapers exclusively on the Internet are classified in Industry 519130, Internet Publishing and Broadcasting and Web Search Portals;
- Establishments primarily engaged in printing newspapers without publishing are classified in Industry 32311, Printing;
- Establishments, such as trade associations, schools and universities, and social welfare organizations, that publish newsletters for distribution to their membership, but that are not commonly known as newspaper publishers, are classified according to their primary activity designation;
- Establishments primarily engaged in supplying the news media with information, such as news, reports, and pictures, are classified in Industry 519110, News Syndicates; and
- Establishments of independent representatives primarily engaged in selling advertising space are classified in Industry 541840, Media Representatives.

**51112 Periodical Publishers<sup>T</sup>**

See industry description for 511120.

**511120 Periodical Publishers**

This industry comprises establishments known either as magazine publishers or periodical publishers. These establishments carry out the operations necessary for producing and distributing magazines and other periodicals, such as gathering, writing, and editing articles, and selling and preparing advertisements. These establishments may publish magazines and other periodicals in print or electronic form.

*Illustrative Examples:*

Comic book publishers (except exclusive Internet publishing)  
Radio and television guide publishers (except exclusive Internet publishing)  
Magazine publishers (except exclusive Internet publishing)

Scholarly journal publishers (except exclusive Internet publishing)  
Newsletter publishers (except exclusive Internet publishing)  
Trade journal publishers (except exclusive Internet publishing)

*Cross-References.*

- Establishments publishing periodicals exclusively on the Internet are classified in Industry 519130, Internet Publishing and Broadcasting and Web Search Portals;
- Establishments primarily engaged in printing periodicals without publishing are classified in Industry 32311, Printing;
- Establishments, such as trade associations, schools and universities, and social welfare organizations, that publish magazines and periodicals for distribution to their membership, but that are not commonly known as periodical publishers, are classified according to their primary activity designation;
- Establishments primarily engaged in publishing directories and mailing lists are classified in Industry 511140, Directory and Mailing List Publishers; and
- Establishments of independent representatives primarily engaged in selling advertising space are classified in Industry 541840, Media Representatives.

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.

**51113 Book Publishers<sup>T</sup>**

See industry description for 511130.

**511130 Book Publishers**

This industry comprises establishments known as book publishers. Establishments in this industry carry out design, editing, and marketing activities necessary for producing and distributing books. These establishments may publish books in print, electronic, or audio form.

*Illustrative Examples:*

Atlas publishers (except exclusive Internet publishing)  
 Religious book publishers (except exclusive Internet publishing)  
 Book publishers (except exclusive Internet publishing)  
 School textbook publishers (except exclusive Internet publishing)

Encyclopedia publishers (except exclusive Internet publishing)  
 Technical manual publishers (except exclusive Internet publishing)  
 Map publishers (except exclusive Internet publishing)  
 Travel guide book publishers (except exclusive Internet publishing)

*Cross-References.*

- Establishments publishing books on the Internet exclusively are classified in Industry 519130, Internet Publishing and Broadcasting and Web Search Portals;
- Establishments primarily engaged in printing books without publishing are classified in U.S. Industry 323117, Books Printing;
- Establishments known as music publishers are classified in Industry 512230, Music Publishers;
- Establishments, such as trade associations, schools and universities, and social welfare organizations, that publish books for distribution to their membership, that are not commonly known as book publishers, are classified according to their primary activity designation; and
- Book clubs primarily engaged in direct sales activities without publishing are classified in Industry 454390, Other Direct Selling Establishments.

**51114 Directory and Mailing List Publishers<sup>T</sup>**

See industry description for 511140.

**511140 Directory and Mailing List Publishers**

This industry comprises establishments primarily engaged in publishing directories, mailing lists, and collections or compilations of fact. The products are typically protected in their selection, arrangement and/or presentation. Examples are lists of mailing addresses, telephone directories, directories of businesses, collections or compilations of proprietary drugs or legal case results, compilations of public records, etc. These establishments may publish directories and mailing lists in print or electronic form.

*Illustrative Examples:*

Business directory publishers (except exclusive Internet publishing)  
 Mailing list publishers (except exclusive Internet publishing)

Directory publishers (except exclusive Internet publishing)  
 Telephone directory publishers (except exclusive Internet publishing)

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.

*Cross-References.* Establishments primarily engaged in--

- Operating Web search portals or developing and publishing, exclusively on the Internet, collections or compilations of creative works or facts--are classified in Industry 519130, Internet Publishing and Broadcasting and Web Search Portals;
- Compiling mailing lists in conjunction with providing direct mail advertising services--are classified in Industry 541860, Direct Mail Advertising;
- Printing without publishing directories and mailing lists--are classified in Industry 32311, Printing;
- Publishing computer software--are classified in Industry 511210, Software Publishers;
- Creating and publishing encyclopedias and similar collections of creative works in print and/or electronic media--are classified in Industry 511130, Book Publishers; and
- Creating and publishing collections of creative works that are periodically updated--are classified in Industry 511120, Periodical Publishers.

**51119 Other Publishers<sup>T</sup>**

This industry comprises establishments known as publishers (except newspaper, magazine, book, directory, mailing list, and music publishers). These establishments may publish works in print or electronic form.

*Illustrative Examples:*

Art print publishers (except exclusive Internet publishing)  
Greeting card publishers (except exclusive Internet publishing)

Calendar publishers (except exclusive Internet publishing)

*Cross-References.*

- Establishments publishing exclusively on the Internet are classified in Industry 51913, Internet Publishing and Broadcasting and Web Search Portals;
- Establishments known as newspaper publishers are classified in Industry 51111, Newspaper Publishers;
- Establishments known as magazine and other periodical publishers are classified in Industry 51112, Periodical Publishers;
- Establishments known as book publishers are classified in Industry 51113, Book Publishers;
- Establishments primarily engaged in publishing directories and mailing lists are classified in Industry 51114, Directory and Mailing List Publishers;
- Establishments known as music publishers are classified in Industry 51223, Music Publishers; and
- Establishments primarily engaged in manufacturing appointment books and/or manifold business forms are classified in Industry 32311, Printing.

**511191 Greeting Card Publishers**

This U.S. industry comprises establishments primarily engaged in publishing greeting cards.

*Cross-References.* Establishments primarily engaged in--

- Publishing greeting cards exclusively on the Internet--are classified in Industry 519130, Internet Publishing and Broadcasting and Web Search Portals; and
- Printing greeting cards without publishing--are classified in Industry 32311, Printing.

**511199 All Other Publishers**

This U.S. industry comprises establishments generally known as publishers (except newspaper, magazine, book, directory, database, music, and greeting card publishers). These establishments may publish works in print or electronic form.

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.

*Illustrative Examples:*

Art print publishers (except exclusive Internet publishing)

Calendar publishers (except exclusive Internet publishing)

*Cross-References.*

- Establishments publishing exclusively on the Internet are classified in Industry 519130, Internet Publishing and Broadcasting and Web Search Portals;
- Establishments known as newspaper publishers are classified in Industry 511110, Newspaper Publishers;
- Establishments known as magazine or other periodical publishers are classified in Industry 511120, Periodical Publishers;
- Establishments known as book publishers are classified in Industry 511130, Book Publishers;
- Establishments primarily engaged in publishing directories and mailing lists are classified in Industry 511140, Directory and Mailing List Publishers;
- Establishments primarily engaged in greeting card publishing are classified in U.S. Industry 511191, Greeting Card Publishers;
- Establishments known as music publishers are classified in Industry 512230, Music Publishers; and
- Establishments primarily engaged in manufacturing appointment books and/or manifold business forms are classified in U.S. Industry 323111, Commercial Printing (except Screen and Books).

**5112 Software Publishers<sup>T</sup>****51121 Software Publishers<sup>T</sup>**

See industry description for 511210.

**511210 Software Publishers**

This industry comprises establishments primarily engaged in computer software publishing or publishing and reproduction. Establishments in this industry carry out operations necessary for producing and distributing computer software, such as designing, providing documentation, assisting in installation, and providing support services to software purchasers. These establishments may design, develop, and publish, or publish only. These establishments may publish and distribute software remotely through subscriptions and downloads.

*Cross-References.* Establishments primarily engaged in--

- Reselling packaged software--are classified in Sector 42, Wholesale Trade, or Sector 44-45, Retail Trade;
- Providing access for clients to software published by others from a central host site--are classified in Industry 518210, Data Processing, Hosting, and Related Services;
- Designing software to meet the needs of specific users--are classified in U.S. Industry 541511, Custom Computer Programming Services; and
- Mass duplication of software--are classified in U.S. Industry 334614, Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing.

**512 Motion Picture and Sound Recording Industries<sup>T</sup>**

Industries in the Motion Picture and Sound Recording Industries subsector group establishments involved in the production and distribution of motion pictures and sound recordings. While producers and distributors of motion pictures and sound recordings issue works for sale as traditional publishers do, the processes are sufficiently different to warrant placing establishments engaged in these activities in a separate subsector. Production is typically a complex process that involves several distinct types of establishments that are engaged in activities, such as contracting with performers, creating the film or sound content, and providing technical postproduction services. Film distribution is often to exhibitors, such as theaters and broadcasters, rather than through the wholesale and retail distribution chain. When the product is in a mass-produced form, NAICS treats production and distribution as

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.

**713 Amusement, Gambling, and Recreation Industries<sup>T</sup>**

Industries in the Amusement, Gambling, and Recreation Industries subsector (1) operate facilities where patrons can primarily engage in sports, recreation, amusement, or gambling activities and/or (2) provide other amusement and recreation services, such as supplying and servicing amusement devices in places of business operated by others; operating sports teams, clubs, or leagues engaged in playing games for recreational purposes; and guiding tours without using transportation equipment.

This subsector does not cover all establishments providing recreational services. Other sectors of NAICS also provide recreational services. Providers of recreational services are often engaged in processes classified in other sectors of NAICS. For example, operators of resorts and hunting and fishing camps provide both accommodation and recreational facilities and services. These establishments are classified in Subsector 721, Accommodation, partly to reflect the significant costs associated with the provision of accommodation services and partly to ensure consistency with international standards. Likewise, establishments using transportation equipment to provide recreational and entertainment services, such as those operating sightseeing buses, dinner cruises, or helicopter rides, are classified in Sector 48-49, Transportation and Warehousing.

The industry groups in this subsector highlight particular types of activities: amusement parks and arcades, gambling industries, and other amusement and recreation industries. The groups, however, are not all-inclusive of the activity. The Gambling Industries industry group does not provide for full coverage of gambling activities. For example, casino hotels are classified in Subsector 721, Accommodation; and horse and dog racing tracks are classified in Industry Group 7112, Spectator Sports.

**7131 Amusement Parks and Arcades<sup>T</sup>**

This industry group comprises establishments primarily engaged in operating amusement parks and amusement arcades and parlors.

**71311 Amusement and Theme Parks<sup>T</sup>**

See industry description for 713110.

**713110 Amusement and Theme Parks**

This industry comprises establishments, known as amusement or theme parks, primarily engaged in operating a variety of attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds. These establishments may lease space to others on a concession basis.

*Cross-References.* Establishments primarily engaged in--

- Operating mechanical or water rides on a concession basis in amusement parks, fairs, and carnivals or operating a single attraction, such as a waterslide--are classified in Industry 713990, All Other Amusement and Recreation Industries;
- Operating refreshment stands on a concession basis--are classified in Industry 72251, Restaurants and Other Eating Places;
- Supplying and servicing coin-operated amusement (except gambling) devices in places of business operated by others--are classified in Industry 713990, All Other Amusement and Recreation Industries;
- Supplying and servicing coin-operated gambling devices (e.g., slot machines or video gambling terminals) in places of business operated by others--are classified in Industry 713290, Other Gambling Industries; and
- Organizing, promoting, and/or managing events, such as carnivals and fairs, with or without facilities--are classified in Industry Group 7113, Promoters of Performing Arts, Sports, and Similar Events.

**71312 Amusement Arcades<sup>T</sup>**

See industry description for 713120.

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.

**713120 Amusement Arcades**

This industry comprises establishments primarily engaged in operating amusement (except gambling, billiard, or pool) arcades and parlors.

*Cross-References.* Establishments primarily engaged in--

- Supplying and servicing coin-operated amusement (except gambling) devices in places of business operated by others or in operating billiard or pool parlors--are classified in Industry 713990, All Other Amusement and Recreation Industries;
- Operating bingo, off-track betting, or slot machine parlors or in supplying and servicing coin-operated gambling devices (e.g., slot machines or video gambling terminals) in places of business operated by others--are classified in Industry 713290, Other Gambling Industries;
- Operating casinos (except casino hotels)--are classified in Industry 713210, Casinos (except Casino Hotels); and
- Operating casino hotels--are classified in Industry 721120, Casino Hotels.

**7132 Gambling Industries<sup>T</sup>**

This industry group comprises establishments (except casino hotels) primarily engaged in operating gambling facilities, such as casinos, bingo halls, and video gaming terminals, or in the provision of gambling services, such as lotteries and off-track betting. Casino hotels are classified in Industry 72112, Casino Hotels.

**71321 Casinos (except Casino Hotels)<sup>T</sup>**  
See industry description for 713210.

**713210 Casinos (except Casino Hotels)**

This industry comprises establishments primarily engaged in operating gambling facilities that offer table wagering games along with other gambling activities, such as slot machines and sports betting. These establishments often provide food and beverage services. Included in this industry are floating casinos (i.e., gambling cruises, riverboat casinos).

*Cross-References.* Establishments primarily engaged in--

- Operating bingo, off-track betting, or slot machine parlors or in supplying and servicing coin-operated gambling devices, such as slot machines and video gaming terminals, in places of business operated by others--are classified in Industry 713290, Other Gambling Industries; and
- Operating casino hotels--are classified in Industry 721120, Casino Hotels.

**71329 Other Gambling Industries<sup>T</sup>**  
See industry description for 713290.

**713290 Other Gambling Industries**

This industry comprises establishments primarily engaged in operating gambling facilities (except casinos or casino hotels) or providing gambling services.

*Illustrative Examples:*

Bingo, off-track betting, or slot machine parlors  
Coin-operated gambling device concession operators  
(i.e., supplying and servicing in others' facilities)

Bookmakers  
Lottery ticket sales agents (except retail stores)  
Card rooms (e.g., poker rooms)

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.

*Cross-References.* Establishments primarily engaged in--

- Operating casinos--are classified in Industry 713210, Casinos (except Casino Hotels);
- Operating casino hotels--are classified in Industry 721120, Casino Hotels;
- Operating facilities with coin-operated amusement (except gambling) devices--are classified in Industry 713120, Amusement Arcades;
- Supplying and servicing coin-operated amusement (except gambling) devices in places of business operated by others--are classified in Industry 713990, All Other Amusement and Recreation Industries; and
- Operating racetracks or presenting live racing or sporting events--are classified in Industry 71121, Spectator Sports.

### **7139 Other Amusement and Recreation Industries<sup>T</sup>**

This industry group comprises establishments primarily engaged in operating golf courses and country clubs; skiing facilities; marinas; fitness and recreational sports centers; bowling centers; and providing other amusement and recreation services.

#### **71391 Golf Courses and Country Clubs<sup>T</sup>**

See industry description for 713910.

#### **713910 Golf Courses and Country Clubs**

This industry comprises (1) establishments primarily engaged in operating golf courses (except miniature) and (2) establishments primarily engaged in operating golf courses, along with dining facilities and other recreational facilities that are known as country clubs. These establishments often provide food and beverage services, equipment rental services, and golf instruction services.

*Cross-References.* Establishments primarily engaged in--

- Operating driving ranges and miniature golf courses--are classified in Industry 713990, All Other Amusement and Recreation Industries; and
- Operating resorts where golf facilities are combined with accommodations--are classified in Industry Group 7211, Traveler Accommodation.

#### **71392 Skiing Facilities<sup>T</sup>**

See industry description for 713920.

#### **713920 Skiing Facilities**

This industry comprises establishments engaged in (1) operating downhill, cross country, or related skiing areas and/or (2) operating equipment, such as ski lifts and tows. These establishments often provide food and beverage services, equipment rental services, and ski instruction services. Four season resorts without accommodations are included in this industry.

*Cross-References.*

Establishments primarily engaged in operating resorts where skiing facilities are combined with accommodations are classified in Industry Group 7211, Traveler Accommodation.

#### **71393 Marinas<sup>T</sup>**

See industry description for 713930.

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T—Canadian, Mexican, and United States industries are comparable.

**713930 Marinas**

This industry comprises establishments, commonly known as marinas, engaged in operating docking and/or storage facilities for pleasure craft owners, with or without one or more related activities, such as retailing fuel and marine supplies; and repairing, maintaining, or renting pleasure boats.

*Cross-References.* Establishments primarily engaged in--

- Building ships--are classified in U.S. Industry 336611, Ship Building and Repairing;
- Building boats--are classified in U.S. Industry 336612, Boat Building;
- Renting pleasure boats--are classified in U.S. Industry 532284, Recreational Goods Rental;
- Repairing pleasure boats--are classified in Industry 811490, Other Personal and Household Goods Repair and Maintenance;
- Retailing marine supplies--are classified in U.S. Industry 441222, Boat Dealers; and
- Retailing fuel for boats--are classified in Industry 447190, Other Gasoline Stations.

**71394 Fitness and Recreational Sports Centers<sup>T</sup>**

See industry description for 713940.

**713940 Fitness and Recreational Sports Centers**

This industry comprises establishments primarily engaged in operating fitness and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, or racquet sports.

*Illustrative Examples:*

Aerobic dance or exercise centers  
Ice or roller skating rinks  
Gymnasiums

Physical fitness centers  
Handball, racquetball, or tennis club facilities  
Swimming or wave pools

*Cross-References.*

- Establishments primarily engaged in providing non-medical services to assist clients in attaining or maintaining a desired weight are classified in U.S. Industry 812191, Diet and Weight Reducing Centers;
- Establishments primarily engaged in providing personal fitness training services are classified in Industry 812990, All Other Personal Services;
- Establishments primarily engaged in operating health resorts and spas where recreational facilities are combined with accommodations are classified in Industry 721110, Hotels (except Casino Hotels) and Motels; and
- Recreational sports clubs (i.e., sports teams) not operating sports facilities are classified in Industry 713990, All Other Amusement and Recreation Industries.

**71395 Bowling Centers<sup>T</sup>**

See industry description for 713950.

**713950 Bowling Centers**

This industry comprises establishments engaged in operating bowling centers. These establishments often provide food and beverage services.

**71399 All Other Amusement and Recreation Industries<sup>T</sup>**

See industry description for 713990.

<sup>T</sup>—Canadian, Mexican, and United States industries are comparable.



## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: January 9, 2020

Subject: From Staff - December DRC Report, commercial and residential project updates, City Council action and ordinance updates

Action: Significant

### **SUMMARY / ORIGINATING CAUSE**

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

### **RECOMMENDATIONS**

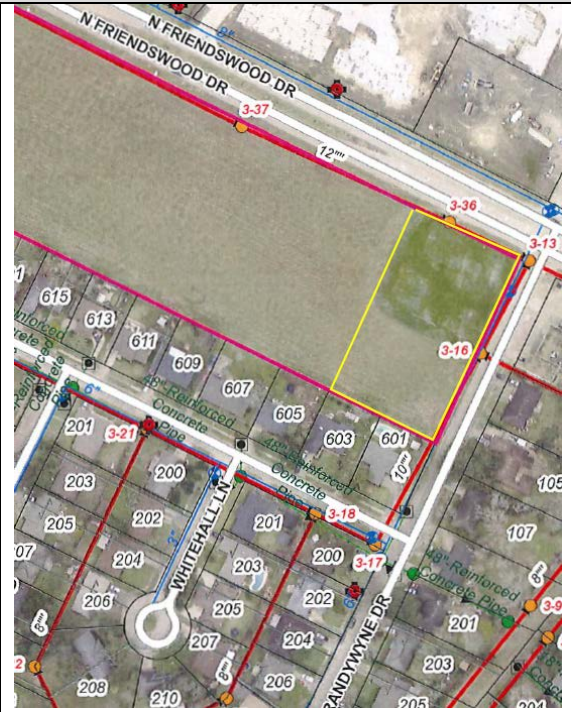
### **ATTACHMENTS**

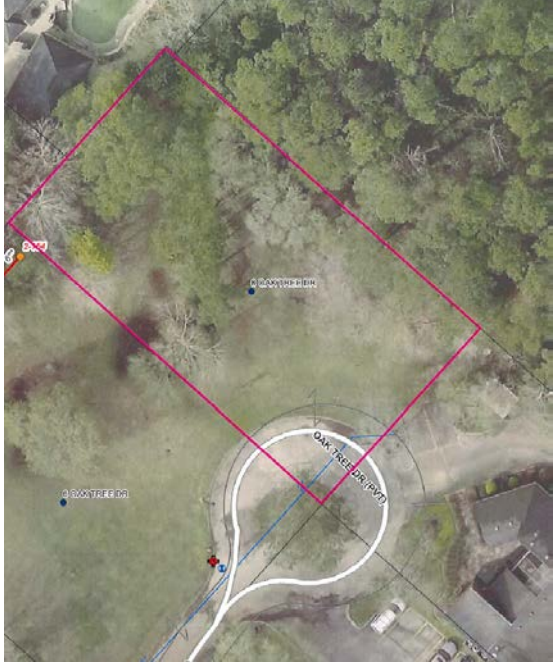
1. December 2019 DRC Report

# Memo

To: Planning & Zoning Commission  
 From: Aubrey Harbin, Director of Community Development/Planner  
 Date: January 6, 2019  
 Re: DRC Report

The following DRC Meeting was held in **December 2019**.

| Project                                                                         | Current Zoning | Zone Change Required? Y/N | Issues discussed                                                                                                                                                                                                                                                                                                                                                                                                      | Location                                                                             |
|---------------------------------------------------------------------------------|----------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>N. Friendswood Drive/Brandywyne</b><br><br>Gas Station and Convenience Store | CSC            | No                        | Replat required; site plan approval required by P&Z; property subject to Community Overlay District (COD) requirements; water and sewer services are available; 5ft sidewalk required along FM 518/N. Friendswood Drive and 4ft sidewalk required along Brandywyne; may be eligible to purchase regional detention – make request to GCCDD; no high-hazard flood zones; grease trap required; alcohol permit required |  |

|                                                                 |     |    |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |
|-----------------------------------------------------------------|-----|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>8 Oak Tree</b><br><br>New office building –<br>1200-1400sqft | OPD | No | Site plan approval required by P&Z; Advised owner to verify private deed restrictions; property is platted and Oak Tree is a private street; subject to the Office Park District zoning regulations; water and sewer services are available; eligible to purchase regional detention; if submitted after January 1, 2020, building plans will be required to comply with 2018 International Codes and 2017 NEC. |  |
|-----------------------------------------------------------------|-----|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|