

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
March 2, 2015
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. Please note that the City Council cannot comment or take any action on this item.

II. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a plat for the Farmersville ISD stadium

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from December 15, 2014 P&Z Meeting

IV. WORKSHOP

- A. Discuss amending the Comprehensive Zoning Ordinance to allow pawn shops in the Highway Commercial zoning districts
- B. Discuss amending the Comprehensive Zoning Ordinance to allow manufacturing with a store front in the Central Area District

V. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on February 27, 2015, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 27th day of February, 2015.



Bryce Thompson, Chairman



Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: March 2, 2015
SUBJECT: PUBLIC HEARING - Consider, discuss and act upon a plat for the Farmersville ISD stadium

- A copy of the plat is attached for review along with notes from the City's Engineer, drawing of stadium improvements, Final Plat Routing Sheet and Final Plat Review Checklist.

ACTION:

- a) Open the Public Hearing and call the time.
- b) Ask for those FOR the plat to come forward.
- c) Ask for those OPPOSING the plat to come forward.
- d) Close the Public Hearing and call the time.
- e) P&Z to discuss and act upon the matter with recommendations to the City Council.

Edie Sims

From: James [James@dbiconsultants.com]
Sent: Thursday, February 26, 2015 1:48 PM
To: Ronny Klingbeil
Cc: Ben White; eddy@dbiconsultants.com; Edie Sims
Subject: [SPAM] Farmersville ISD Statium Plat
Attachments: Farmersville MPE101.pdf; "AVG certification".txt

Ronny,

I met with the City Manager yesterday about the plat.

1. An easement will be required for the city provided electrical service. See attached drawing. The easement shall be 20' in width and shall include the service from Wilcoxson Road to 20' beyond the transformer (east of the transformer).
2. Show the building lines. 35' on the east, south and west sides. The BL shall match the 10' easement at the concession stand. The north side shall be 10'.
3. The fire marshal is reviewing and may require fire lanes. We should know the results today.

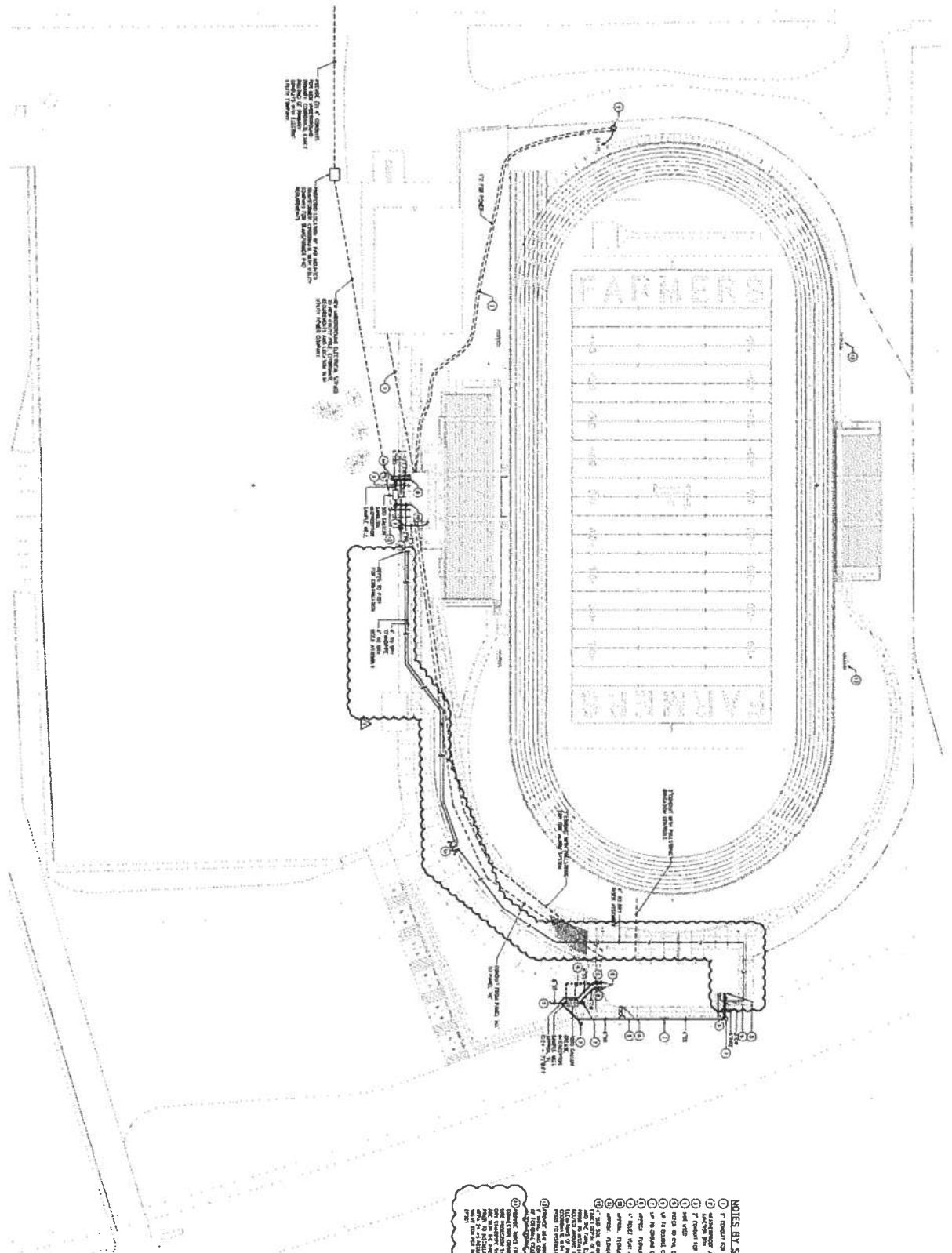
Thank you!

Call me if you need any clarification.

James M. Shankles, Jr., P.E.

Daniel & Brown, Inc.

118 McKinney Street
P.O. Box 606
Farmersville, Texas 75442
[972-784-7777](tel:972-784-7777)
[972-782-7721](tel:972-782-7721) (fax)
[903-815-8111](tel:903-815-8111) (mobile)
james@dbiconsultants.com



- [illegible]



THE SLIP, APPARENTLY ON THE
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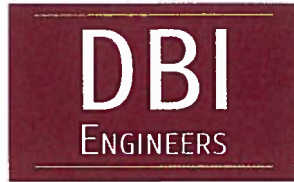


WRA Architects, Inc.
12377 Magna Drive
Suite 1000
Irvine, Texas 77311
214.734.8227 voice
214.734.9911 fax
www.wraarchitects.com

Farmersville ISD Stadium Improvements

501A HWY 78 North, Farmersville, Texas 75442

[illegible]



23 February 2015

Mr. Ben White, P.E.
City of Farmersville
205 S Main St.
Farmersville, Texas 75442

RE: Farmersville ISD Stadium Addition

Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville and appears to be complete and ready for approval.

Please contact me if you should have any questions or need additional information.

Sincerely,

James M. Shankles, Jr. P.E.



Final Plat Routing Sheet

File Name Description: FARMERSVILLE ISD STADIUM

Initials/Date Completed	Description of Activity	Responsible Party
ⓔ	Receipt of plat documentation. Verify complete.	City Secretary
ⓔ	Verify original tax certificate indicates no delinquent taxes	City Secretary
ⓔ	Verify no delinquent assessments, fees, or debts to the City	City Secretary
ⓔ	Receipt of retainer and fees	City Secretary
DH	Assign asset account to project. Use street name, proposed name of subdivision, and year/month.	Finance Manager
ⓔ	File original office copy of plat documentation street name<space>name of subdivision	City Secretary
ⓔ	File electronic version of final plat documentation	City Secretary
ⓔ	Create routing documentation set using copies, attach checklist	City Secretary
2-25-15 KM	Fire Chief review	Fire Chief
2-25-15 MS	Police Chief review	Police Chief
2/25/15 JMS	Engineering review using checklist	City Engineer
2/25/15 JMS	Request electronic and paper documentation (as required) 15 copies of final plat, final version 1 mylar of final plat, final version 3 sets AS-BUILT drawings 1 CD of final plat, as-builts Letter of satisfactory completion (public improvements) 2-year maintenance bond	City Engineer
2/25/15 JMS	Receive electronic and paper documentation updates (as required)	City Engineer
2/25/15 JMS	Engineer review of updates with spell check	City Engineer
2/25/15 JMS	Engineer's approval letter with stamp	City Engineer
Technically Complete: 6 Working Days Prior to P&Z Board Meeting		
	Public Works Director recommendation letter	Public Works Director

	City Manager review	City Manager
②	Add item to P&Z agenda with public hearing	City Secretary
	P&Z approval	P&Z Board
③	Add item to City Council agenda with public hearing	City Secretary
	City Council approval	City Council
	City Manager signature	City Manager
	P&Z Chairman signature	P&Z Chairman
	Owner signature (Notarized)	Owner
	Mayor signature	Mayor
	Surveyor signature (Notarized)	Surveyor
	City Engineer signature	City Engineer
	City Secretary signature	City Secretary
	File plat with county, 1 mylar	City Secretary
	Engineer marks documentation set approved	City Engineer
	Distribute owner copy, 1 paper copy	City Secretary
	File City copy, 1 paper copy	City Secretary
	File final electronic version of plat documentation including routing sheet. Including scanned copy of filed plat (PDF format).	City Secretary
	Place file on City Secretary's desk awaiting address assignment(s)	City Secretary
	Submit 911 addressing to appropriate entities (NCTCOG, Collin County GIS, Hunt County GIS, etc.)	City Secretary
	Scan file contents into archive under developmental services folder.	City Secretary
	File paper version in file cabinet under plats.	City Secretary



Final Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	FARMERSVILLE STADIUM ADDITION
Owner	FARMERSVILLE ISD
Reviewed By	JAMES SHANKLES, SA P.E.
Date	25 FEBRUARY 2015

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
✓	Six copies of plat. Dimensions should be 24" X 36".
✓	Original certified tax certificate
	Utility service provider letters
✓	Proof of land ownership document
✓	Electronic version of plat on CD (.PDF and .DWG)
N/A	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
N/A	On-Site Sanitary Sewer Facility (OSSF) certification document
N/A	Development schedule
N/A	Development agreement
N/A	Copy of covenants, conditions, restrictions, and agreements
N/A	Geotechnical report
N/A	Traffic study
N/A	Application letter for proposed street names
General	
2-25-15	Date of preparation. Revision letter suggested.
N/A	The plat substantially conforms to the approved Preliminary Plat.
✓	The plat shall state the name, address, and telephone number of the owner and be signed and notarized.

✓	The plat shall state the name, address, and telephone number of the surveyor and/or engineer.
✓	Indicate the total acreage and legal description of the subdivision.
✓	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
✓	Indicate the distance to the nearest road intersection.
✓	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded.
✓	Provide North arrow and scale (both graphical and written).
	Indicate the school district(s) where the subdivision is located.
N/A	Indicate the proposed phases of development.
N/A	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities.
✓	Building setbacks
✓	Lot and block numbering are provided and match the legal description of the property.
N/A	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets.
N/A	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner.
N/A	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
N/A	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
✓	The location, width and names of all streets, alleys, and easements.
✓	The proposed arrangement and square footage (acreage) of lots.
✓	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of the county.
✓	Scale, date and north arrow oriented at the top or left side of the sheet.
✓	Zoning of the subject property and all adjacent properties
	Conforms with Collin or Hunt County plat standards
✓	Physical features of or on the land that should not be shown on the plat: topography, buildings, structures, water bodies, tree cover, etc.
Statements	
✓	As required for final plats in the subdivision regulations.
✓	Provide a place for the County Clerk of Collin County to stamp the date and location where the plat will be filed in the lower right hand corner of the plat drawing.
✓	Property owner's certificate in accordance with City Subdivision Ordinance 2.5.B.4.a
✓	Surveyor's certificate in accordance with City Subdivision Ordinance 2.5.B.4.b
✓	Approval block in accordance with City Subdivision Ordinance 2.5.B.4.c

✓	Special notice in accordance with City Subdivision Ordinance 2.5.B.4.d
N/A	VAM easement notice in accordance with City Subdivision Ordinance 2.5.B.5
N/A	Access easement notice in accordance with City Subdivision Ordinance 2.5.B.6
N/A	Provide a statement that all On Site Septic Systems comply with the requirements of any applicable State, County, and/or City requirements for on-site sewage facilities, and the signature of the designated representative.
N/A	For a private road include the phrase: "...as recorded in Vol. ____ Page ____ (instrument number) of the Official Public Records of ____ County."
Road And Right-Of-Way Information	
N/A	Provide the name, location, length and right-of-way widths of all proposed road and existing roads
N/A	Provide written confirmation by 911 for proposed road name(s)
N/A	Show the location, size and proposed use of all proposed access easements, or shared access driveways.
Drainage	
N/A	Show any required drainage easements.
Floodplain	
✓	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
N/A	Show the limits of the floodplain within a dedicated drainage easement.
N/A	Include the following statement: "All development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to Collin County's "Flood Damage Prevention Order." A floodplain development permit shall be obtained from the City or County Engineer's Office prior to the construction of any structure(s) within the floodplain."
N/A	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates.
N/A	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding.
Utilities	
✓	Identify water supply provider, the source of the water intended to serve the subdivision, and indicate the CCN number
N/A	If groundwater is the water source, provide required certification by registered engineer
N/A	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
N/A	Provide recording information on all existing utility easements.
✓	Show any required utility easements.
✓	Verify that City utilities, services, and streets (electric, water, sewer, street) are provided to each lot. Additionally, use service provider letters to verify other utilities that may be required such as gas, telephone, and cable.

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(http://www.twitter.com)

SEARCH...

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TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: March 2, 2015
SUBJECT: Consider, discuss and act upon minutes from December 15, 2014 Regular P&Z Meeting

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning_commission_meetings.php#revize_document_center_rz1088

ACTION: Approve or disapprove minutes as presented.

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
December 15, 2014

The Farmersville Planning and Zoning Commission met in regular session on December 15, 2014 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson, Todd Rolen, Craig Overstreet, Charles Casada and Chad Dillard. Commission members absent were Patti Ford and Mark Vincent. Staff members present were City Manager Ben White, David Ritter filling in for City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison John Klostermann was present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Bryce Thompson called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

Item II – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM OCTOBER 20, 2014 AND NOVEMBER 17, 2014 REGULAR P&Z MEETINGS

Craig Overstreet motioned to approve both minutes as written with Chad Dillard seconding the motion. Motion carried unanimously.

Item II – B) CONSIDER, DISCUSS AND ACT UPON A PLAT IN THE GRAYWOODS ADDITION ON SOUTH MAIN

City Manager Ben White informed the Commission the plat has completed the proper procedures and has been approved by himself and the City Engineer. The plat is fairly simple; two lots are being subdivided into three. This area was not originally platted which is the reason the plat is being presented before the Commission. The plat will be held until all buyers have taken proper possession. All frontage requirements have been met.

With the layout of the plat, Craig Overstreet questioned if Lot 3 could have a house in the back portion of the lot, with Mr. White expressing it is possible. Lot 3 was evaluated for all circumstances, including a flag lot. Due to the frontage width, the lot does not meet a flag lot definition which is not allowed within the City of Farmersville. If a home is built at the back of Lot 3, all fire codes would have to be met.

A 15' right-of-way has been dedicated which meets the Comprehensive Plan. Todd Rolen motioned to approve the plat as presented with Chad Dillard seconding the motion. Motion carried unanimously.

Item II – C) CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE REGARDING DRIVEWAY APPROACHES, DRIVEWAYS AND PARKING HAZARDS

City Manager Ben White presented the information as discussed at previous meetings in ordinance format. All concerns have been addressed. The only other change of recent discussion regarded circle drives being independent from others. Craig Overstreet questioned the distance between curbs with Mr. White identifying the distance as 20 feet per Section 71-168(6), page 5 of 13. A single resident will have a driveway of 20 feet while a multi-family driveway will be 24 feet. A penalty was added to allow the enforcement of this ordinance.

Todd Rolen expressed concerns of restricting how many vehicles can be parked in the street per residence. Mr. Rolen was directed to page 6 where large vehicles were addressed. Mr. Rolen also expressed concern of a corner lot where a fire hydrant is located and residential parking limits access to the fire hydrant. Mr. White stated restricting parking to one side of the street may have to be addressed at a later time. Streets must also be wide enough to allow for parking in the streets. Mr. White stated he will address these concerns with the Council and receive direction.

Craig Overstreet motioned to approve the ordinance and recommended approval consideration from the Council with Charles Casada seconding the motion. Motion carried unanimously.

Item III) ADJOURNMENT

With no further business, Craig Overstreet motioned to adjourn with Todd Rolen seconding the motion. Commission adjourned at 6:53pm.

ATTEST:

Chairman Bryce Thompson

Patti Ford, Secretary



TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: March 2, 2015
SUBJECT: WORKSHOP – Discuss amending the Comprehensive Zoning Ordinance to allow pawn shops in the Highway Commercial zoning district

- A letter of request is attached regarding pawn shops being allowed in Highway Commercial zones
- A zoning chart regarding pawn shops is attached for review.

ACTION: Discuss and offer direction to amend the Comprehensive Zoning Ordinance

Edie Sims

From: JT Howland [jt.howland@yahoo.com]
Sent: Monday, January 12, 2015 9:55 PM
To: Edie Sims
Cc: Blackland45@yahoo.com
Subject: Letter of Request - Zoning Variance
Attachments: 676 W Audie Murphy.jpg; Reference point - across from VFW.jpg

Categories: Blue Category

Letter of Request

Request for zoning variance – 676 W. Audie Murphy Pkwy, Farmersville, TX 75442

The above address is currently zoned “highway commercial”. Current City Ordinances and Zoning do not allow for a pawn shop at this location. However, a pawn shop is allowed in the City of Farmersville in areas zoned as commercial.

Blackland Pawn is requesting a zoning variance for this location due to the high visibility. With recent and ongoing improvements to the highway, this location will give us an excellent opportunity to offer job opportunities in the area as well as to increase commercial business. As Farmersville continues to grow and public services are of the highest quality, we would like to add to the growth potential.

While historically pawn shops have often had poor reputations primarily by the portrayal of pawn shops in the movies, the reality is much different. Most pawnbrokers are well educated, and active in their communities. Pawn shops are highly regulated by many state and federal laws. Identification is required by each customer, and every transaction is reported to city and local law enforcement.

There is also a big economic benefit to the community. We can put thousands of dollars into the hands of local residents on a daily basis.

Your assistance in placing this variance request on the agenda for the January 22, 2015 Planning and Zoning Commission meeting, and again on the agenda of the City Council meeting on January 27, 2015 is appreciated.

If you have any questions or need further information, please do not hesitate to contact Rachael Harrison at 903-274-5563 or Jamie Howland at 214-693-0274.

Thank you,

Jamie Howland

RETAIL AND RELATED SERVICE USES *cont.*

Type of Use Continued	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
Garden Shop and Plant Sales											●	●	●	●	●	●	●
Handcraft and Art Objects Sales										●	●	●	●	●	●	●	●
Hardware Store or Hobby Shop										●	●	●	●	●	●	●	●
Key Shop										●	●	●	●	●	●	●	●
Laboratory, Medical or Dental									S	●	●	●	●	●	●	●	●
Medical Appliances, Fitting, Sales or Rental									S	●	●	●	●	●	●	●	●
Mortuary									S	●	●	●	●	●	●	●	●
Offices, General Business or Professional									●	●	●	●	●	●	●	●	●
Office Showroom/Warehouse or Sales Facilities												●	●	S	●	●	●
Optical Shop or Laboratory									S		●	●	●	●	●	●	●
Pawn Shop												●			●	●	●
Pet Shop, Small Animals, Birds, and Fish											●	●	●	●	●	●	●
Private Club											●	●	●	●	●	●	●
Repair of Appliances, T.V., Radio and Similar Equipment											●	●	●	●	●	●	●
Restaurant or Cafeteria (Not Drive-In Type)									S	S	●	●	●	●	●	●	●
Restaurant or Eating Establishment (Drive-In Service)											●	●	●	●	●	●	●
Retail Shop, Apparel, Gift Accessory and Similarities											●	●	●	●	●	●	●
Sexually Oriented Establishment															S		
Studio Decorator and Display of Art Objects									●		●	●	●	●	●	●	●



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: March 2, 2015

SUBJECT: Discuss amending the Comprehensive Zoning Ordinance to allow manufacturing with a store front in the Central Area District

- A zoning chart regarding Commercial and Industrial Uses is attached for review.

ACTION: Discuss and offer direction to amend the Comprehensive Zoning Ordinance

LEGEND FOR INTERPRETING SCHEDULE OF USE [Number () occurring after type of use refers to **SECTION 5-B**, 1-161 Definitions and Explanatory Notes (General Definitions are in **SECTION 5-C**, 1-79)]



Designates use permitted in district indicated.



Designates use prohibited in district indicated.



Designates use may be approved as Specific Use Permit, **SECTION 8**

SECTION 4-M. COMMERCIAL TYPE USES

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
Bakery Wholesale (18)												●		S	●	●	●
Building Material Sale (23)												●	●	S	●	●	●
Cabinet and Upholstery Shop												●	●		●	●	●
Cleaning, Drying or Laundry Plant												●		S	●	●	●
Clothing or Similar Light Assembly Process (76)												●		S	●	●	●
Contractors Storage or Equipment Yard (38)												●			●	●	
Heavy Machinery Sales, Storage or Repair (64)												●	S		●	●	●
Lithographic or Print Shop												●	S	●	●	●	●
Maintenance and Repair Service for Buildings												●	S	S	●	●	●
Milk Depot, Dairy or Ice Cream Plant												●		S	●	●	●
Manufactured House or Industrialized Homes Sales and Display (79)																	●
Open Storage of Furniture, Appliances or Machinery, Etc. (94)															●	●	●
Paint Shop (97)												●	S		●	●	●
Petroleum Products, Storage and Wholesale												●			●	●	●

SECTION 4-M. COMMERCIAL TYPE USES cont.

Type of Use Continued	A	SF-1	SF-2	SF-3	2F	MF1	MF2	P	O	NS	GR	C	HC	CA	I1	I2	PD
Plumbing Shop												●	S	●	●	●	●
Propane Storage and Distribution (107)												●			●	●	●
Storage Warehouse (134)												●	S		●	●	●
Trailer or Recreational Vehicle Sales or Display (151)												●	S		●	●	●
Welding or Machine Shop												●	S		●	●	●
Wholesale Office Storage or Sales Facilities (160)												●	S	S	●	●	●

LEGEND FOR INTERPRETING SCHEDULE OF USE [Number () occurring after type of use refers to **SECTION 5-B**, 1-161 Definitions and Explanatory Notes (General Definitions are in **SECTION 5-C**, 1-79)]

- ☐ • Designates use permitted in district indicated.
- ☐ Designates use prohibited in district indicated.
- ☐ S Designates use may be approved as Specific Use Permit, **SECTION 8**

SECTION 4-N. INDUSTRIAL USES

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
Asphalt Paving Batching Plant	Temporary Plant by Resolution of City Council																
Concrete Batching Plant	Temporary Plant by Resolution of City Council																
Concrete Products Manufacture																	S
Light Manufacturing (77)															•	•	•
Manufacturing, Industrial or Storage Process Not Prohibited by Law Except Those Specifically Prohibited as Specific Uses, SECTION 5-B, 9, & SECTION 8.																S	•
Sand and Gravel Storage (124)															•	•	•
Sand, Gravel, Stone or Petroleum Extraction (125)															S	S	