



P.O. Drawer 400 2665 San Angelo
Ingleside, TX 78362
Phone: 361-776-2517 Fax: 361-776-1027

APPLICATION FOR ZONING CHANGE

Receipt #: _____

Date Filed: 09-10-2013

#399

INSTRUCTIONS:

- (1) Please type or print clearly in black ink.
- (2) File with Building Department at City Hall, Ingleside, Texas
- (3) Request must be accompanied by required filing fee.

APPLICANT/OWNER INFORMATION

Applicant's Name (please print): Flint Hills Resources Corpus Christi, LLC
 Address: 2825 Sunside Rd
 City/State/Zip Code: Corpus Christi, Texas 78409
 Phone No.: 361-241-4811
 Applicant Status: (check one)

INDIVIDUAL () TRUST () PARTNERSHIP () CORPORATION ()
 Limited Liability Company (✓)

ZONING REQUEST INFORMATION

Legal Description of Property to be Rezoned: See Attached Exhibits A+B

Lot: _____ Block: _____

Subdivision: _____

Address of Property: _____

Lot Size: _____ Feet x _____ Feet Acres: 66368

Frontage Street: Adjacent to FM1069 and FM2725

Present Zoning Classification: R1

Requested Zoning Classification: I and C2 - See Attached Exhibit C

* Zoning Change to be effective only upon completion of purchase of property from Corpus Development, LLC.

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Date of Publication: Sept. 12, 2013

Planning & Zoning Public Hearing: Sept. 30, 2013

Time: 6:00p.m.

City Council Public Hearing: Oct. 8, 2013

Time: 6:30p.m.

Signature of Applicant: [Signature] Date: 9-10-2013

Signature of Owner: [Signature] Date: 9-10-13

STAFF CHECKLIST

Accepted By: [Signature]

Date Accepted: 9/10/13

Filing Fee: 75.00

Date Paid: 9/10/13

OFFICE USE ONLY

APPROVED: _____ DATE: _____ REVIEWED BY: _____

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

663.68 ACRE TRACT

CORPUS DEVELOPMENT L.P. - PHASE I

Being 663.68 acres of land, consisting of portions of a 1225.97 acre tract recorded in Clerk File No. 529808, Deed Records of San Patricio County, Texas and portions of a 102.18 acre tract, the Louis Von Zacharias Survey A-272; the R.S. Williamson Survey, A-283; the T.T. Williamson Survey, A-295; and the John Robinson Survey, A-226, all located in San Patricio County, Texas, and this 663.68 acres of land consisting of two tracts and each being more particularly described by metes and bounds as follows:

557.26 Acre Tract West of Pipeline Corridor

Beginning at a found 5/8-inch iron rod for a point on the north boundary of this tract, said point being the southeast corner of the City of Ingleside Live Oak Park;

Thence with the north boundary of this tract as follows:

N 88-29-56 E, 626.59 feet;
 S 01-30-04 E, 283.82 feet;
 S 08-29-56 W, 255.00 feet;
 S 02-30-04 E, 233.75 feet;
 S 19-30-04 E, 233.75 feet;
 S 42-30-04 E, 63.75 feet, to the beginning of a curve to the left in a southwesterly direction, having a central angle of 49-08-42, a radius of 743.06 feet, a long chord bearing of S 28-34-06 W, 617.99 feet, a length of 637.35 feet;

Thence continuing with the north boundary of this tract as follows:

S 55-14-26 E, 170.00 feet;
 S 38-14-26 E, 552.50 feet;
 S 47-45-34 W, 127.50 feet;
 S 59-14-26 E, 1275.00 feet;
 S 70-14-26 E, 42.50 feet;
 N 19-45-34 E, 85.00 feet;
 N 89-45-34 E, 1023.26 feet, to the northeast corner of this tract, said corner being on the west boundary of a 50 foot wide Sun Pipeline easement recorded in Volume 153, Page 253, Deed Records of San Patricio County, Texas;

Thence S 20-39-45 E with the east boundary of the tract and the west boundary of said 50 foot wide Sun Pipeline easement, 1992.07 feet, to the southeast corner of this tract, said corner being on the north right-of-way line of F.M. 1069 and the south boundary of said 102.18 acre tract;

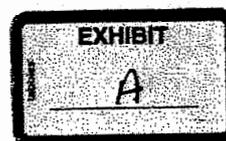
Thence S 88-22-10 W with the south boundary of this tract and said 102.18 acre tract, the same being the north right-of-way line of F.M. 1069, 3330.54 feet, to a found 5/8-inch iron rod for a corner of this tract and the southwest corner of said 102.18 acre tract;

Thence N 21-13-05 E with the west boundary of said 102.18 acre tract, 336.27 feet, to a found 5/8-inch iron rod for a corner of this tract and the northeast corner of a 0.9576 acre tract recorded in Clerk File No. 384053, Deed Records of San Patricio County, Texas;

Thence S 88-19-44 W with a south boundary of this tract, the same being the north boundary of said 0.9576 acre tract, 239.35 feet, to a found 5/8-inch iron rod for a corner of this tract, the same being the northwest corner of said 0.9576 acre tract;

Thence S 01-36-32 E with the west boundary of said 0.9576 acre tract, 227.96 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence S 82-29-45 W with the south boundary of this tract, the same being the north right-of-way line of F.M. 1069, 317.76 feet, to a found 5/8-inch iron rod for a corner of this tract;



RP

Thence S 85-30-12 W with the south boundary of this tract and the north right-of-way line of F.M. 1069, 801.06 feet, to a found 5/8 iron rod for a corner of this tract;

Thence S 88-24-11 W with the south boundary of this tract and the north right-of-way line of F.M. 1069, 1045.46 feet, to a corner of this tract; said corner being the southeast corner of a 5 acre drill site;

Thence N 01-40-38 W, 466.69 feet, to a corner of this tract and the northeast corner of said drill site;

Thence S 88-19-01 W, 466.69 feet, to a corner of this tract and the northwest corner of said drill site;

Thence S 01-40-38 E, 466.69 feet, to a corner of this tract being on the north right-of-way line of F.M. 1069 and also being the southwest corner of said drill site;

Thence S 88-14-46 W with the south boundary of this tract and the north right-of-way line of F.M. 1069, 133.77 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence S 01-38-03 E, 10.00 feet, to a found 5/8-inch iron rod for a corner of this tract, said corner being on the north right-of-way line of F.M. 1069;

Thence S 88-21-57 W with the south boundary of this tract, the same being the north right-of-way line of F.M. 1069, 521.81 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence with the southwest boundary of this tract as follows:

N 20-20-33 W, 376.05 feet, to a found 5/8-inch iron rod;

N 69-22-07 E, 129.75 feet, to a found 5/8-inch iron rod;

N 40-13-24 W, 53.00 feet, to a found 5/8-inch iron rod;

S 68-40-02 W, 147.00 feet, to a found 5/8-inch iron rod;

N 40-38-00 W, 173.00 feet, to a found 5/8-inch iron rod;

N 61-31-01 E, 143.70 feet, to a found 5/8-inch iron rod;

N 40-13-24 W, 576.19 feet, to a found 5/8-inch iron rod;

N 51-58-44 E, 50.18 feet, to a found 5/8-inch iron rod;

N 41-49-24 W, 158.82 feet, to a found 5/8-inch iron rod;

N 02-34-06 E, 165.11 feet, to a found 5/8-inch iron rod;

N 34-17-34 W, 67.00 feet, to a found 5/8-inch iron rod;

S 50-52-01 W, 166.58 feet, to a found 5/8-inch iron rod;

N 40-55-28 W, 451.93 feet, to a found 5/8-inch iron rod;

S 49-33-23 W, 594.09 feet, to a found 5/8-inch iron rod and the beginning of a curve to the right;

Thence with said curve to the right having a central angle of 22-24-39, a radius of 1095.92 feet, a long chord bearing of N 65-37-41 E, 425.00 feet, a length of 428.66 feet;

N 57-04-06 E, 254.07 feet, to a found concrete monument;

N 32-46-07 W, 229.23 feet, to a found 5/8-inch iron rod;

Thence with the west boundary of this tract, N 57-30-18 E, 1748.73 feet, to a found 5/8-inch iron rod;

Thence N 48-28-30 W, 482.35 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence N 61-13-15 E, 880.86 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence N 01-17-35 W, 1134.25 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence S 89-19-20 E, 74.68 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence S 01-34-19 E, 57.56 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence N 88-29-56 E, 2596.04 feet, to the point of beginning and containing 557.26 acres of land, more or less.

106.42 Acre Tract East of Pipeline Corridor

Beginning at a found 5/8-inch iron rod for a point on the west right-of-way of F.M. 2725 said point being the northeast corner of said 102.18 acre tract;

Thence S 21-04-34 W and continuing with the east boundary of this tract and starting with the east boundary of said 102.18 acre tract, 739.05 feet, to a found 5/8-inch iron rod at the beginning of a curve to the right;

Thence with said curve to the right having a central angle of 67-17-36, a radius of 522.78 feet, a long chord bearing of S 55-00-43 W, 578.99 feet, a length of 614.00 feet, to a found 5/8-inch iron rod for a southeast corner of this tract and said 102.18 acre tract, said corner being on the north right-of-way line of F.M. 1069;

Thence S 88-22-10 W with the south boundary of this tract and said 102.18 acre tract, the same being the north right-of-way line of F.M. 1069, 656.50 feet, to the southwest corner of this tract, said corner being on the east boundary of a 40 foot wide Tennessee Pipeline easement recorded in Volume 165, Page 352, Deed Records of San Patricio County, Texas;

Thence N 20-39-45 W with the west boundary of this tract, the same being the east boundary of said easement, 1560.90 feet, to the westmost northwest corner of this tract;

Thence with the north boundary of this tract as follows:

N 77-45-34 E, 513.21 feet;

N 23-45-34 E, 1487.50 feet;

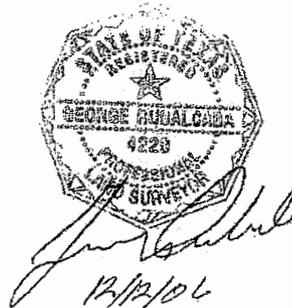
N 09-14-26 W, 318.75 feet;

S 89-14-26 E, 637.50 feet;

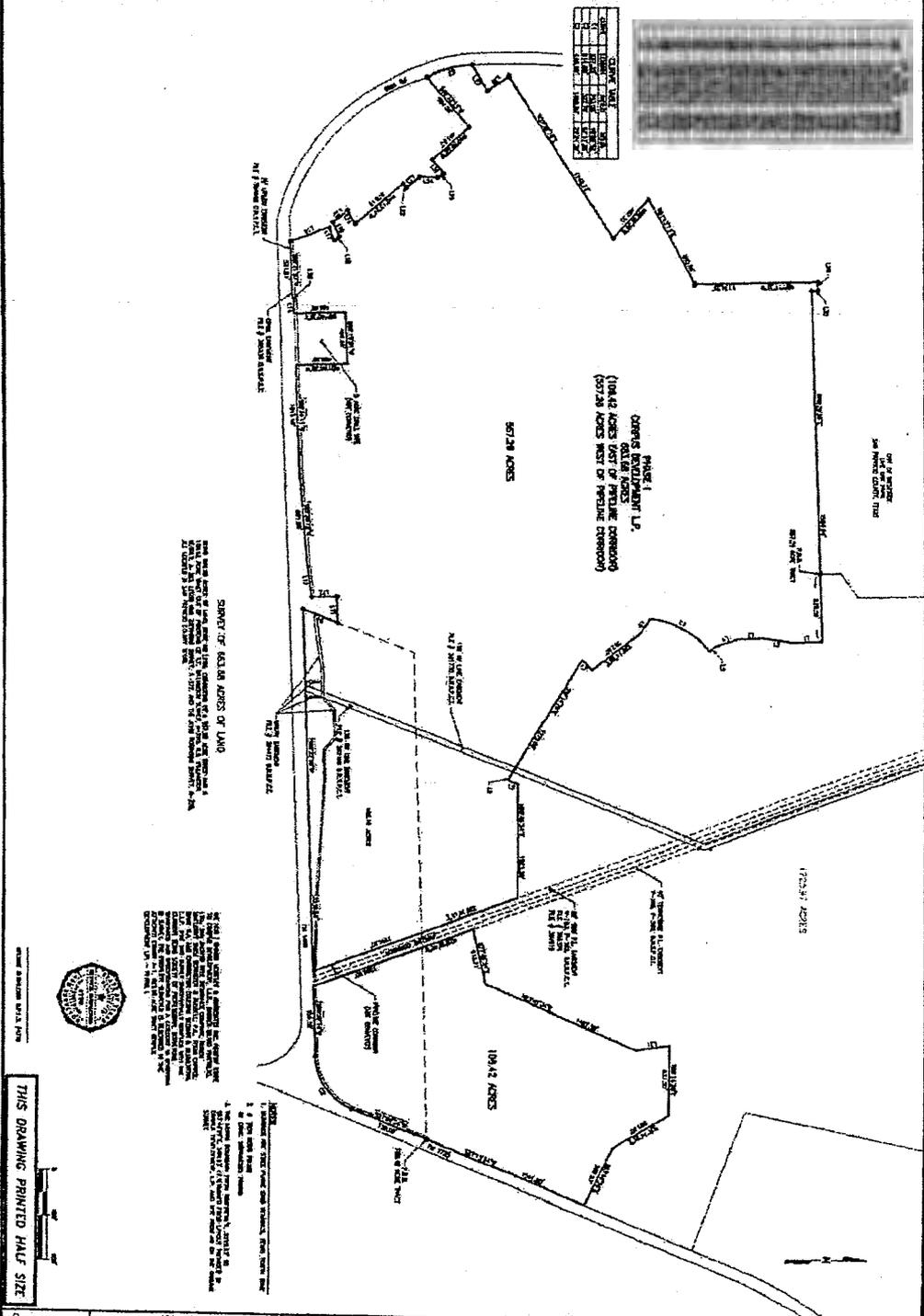
S 31-14-26 E, 595.00 feet;

S 63-44-26 E, 568.93 feet, to the northeast corner of this tract, said corner being on the west right-of-way line of F.M. 2725;

Thence S 21-15-34 W with the east boundary of this tract, the same being the west right-of-way line of F.M. 2725, 1541.05 feet, to the point of beginning and containing 106.42 acres of land, more or less.



- Notes: 1. Bearings are State Plane Grid Bearings, Texas South Zone.
2. This metes and bounds description was done without an on-the-ground survey of the north boundary of this tract.



NO.	DATE	DESCRIPTION
1	12/14/08	PRELIMINARY



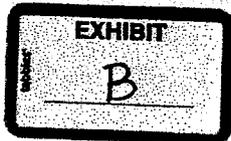
OWNER OF 572.8 ACRES OF LAND

OWNER OF 104.2 ACRES OF LAND



THIS DRAWING PRINTED HALF SIZE

13/042 1 1/4" x 1 1/4"	LEON HERRON CORPUS DEVELOPMENT L.P. PHASE I - 663.68 ACRES TARRANT COUNTY TEXAS EXHIBIT A-1	HR SHINER MOSELEY AND ASSOCIATES, INC. 540 W. Chisholm, Suite 1400 Corpus Christi, Texas 78412	PRELIMINARY THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, PERMITS, OR OTHER REGULATORY PURPOSES. SUPERVISOR: GEORGE BUSH/CASAL DRAWING NO.: 13042 DATE: 12/14/08	R: 0/0/08 12/28/08 D: 0/0/08 12/28/08 C: 0/0/08 12/28/08 G: 0/0/08 12/28/08 H: 0/0/08 12/28/08 A: 0/0/08 12/28/08
	REVISIONS NO. DATE DESCRIPTION 1 12/28/08 ISSUED FOR REVIEW 2 12/28/08 PREPARED LAYOUT 3 1/1/09 REVISED LAYOUTS 4 1/1/09 REVISED NOTE 3 5 1/1/09 REVISED NOTES, ADDED STATUSES			



BOL

Corpus Development Property, Ingleside, Texas



Area is not a part of zoning change request.

*Corpus Development, LLC
4626 Columbia Pike
Thompson Station, Tenn. 37179*

September 5, 2013

Mr. Jim Gray
Ingleside City Manager
2671 San Angelo Street
Ingleside, TX 78362

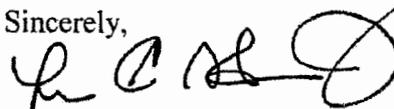
**SUBJECT: Zoning Designation for 663.68 Adjacent to
State Roads 1069 and 2527**

Dear Mr. Gray:

Please accept this letter as designation for Flint Hills Resources Corpus Christi, LLC to act on behalf of Corpus Development, LLC for the specific purpose of requesting zoning changes to industrial and general commercial.

Should you have any questions or require additional documentation, please contact me at (615) 426-4472.

Sincerely,



Leon C. Heron, Jr.

NOTICE OF PUBLIC HEARINGS
CITY OF INGLESIDE
REQUEST FOR ZONING CHANGE

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on September 30, 2013 and the City Council will hold a public hearing at 6:30 p.m. on October 8, 2013. Both public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Flint Hills Resources Corpus Christi, LLC, to rezone 663.68 acres of land, currently known as Live Oak Preserve, consisting of portions of a 1225.97 acre tract and portions of a 102.18 acre tract, being the Louis Von Zacharias Survey A-272; the R.S. Williamson Survey, A-283; the T.T. Williamson Survey, A-295; and the John Robinson Survey, A-226. Flint Hills Resources Corpus Christi, LLC is requesting to be allowed to change the zoning from its present classification of a PUD-Planned Unit Development to I-Industrial District, and C2- General Commercial District.

Information regarding the proposed change is on file at city hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-2517.

Carey Dietrich
Interim Building Official

Published one time in the Coastal Bend Herald on September 12, 2013.

NOTICES MAILED TO PROPERTY OWNERS-09/19/2013

NOTICE OF AN REZONE

Flint Hills Resources Corpus Christi

663.68 acres of land, currently known as Live Oak Preserve

UECKER, JERALD
PO BOX 92
INGLESIDE, TX 78362

FOSS, BENJAMIN S III
PO BOX 41463
AUSTIN, TX 78704

MASS INVESTMENTS A PARTNERSHIP
PO BOX 104
ROCKPORT, TX 78381

UNIVERSITY OF HOUSTON SYSTEM
4800 CALHOUN RD
HOUSTON, TX 77204

DAGGER ISLAND PARTNERS LTD
PO BOX 6322
CORPUS CHRISTI, TX 78466

LASHWA, JOHN
2322 SHARON
INGLESIDE, TX 78362

STUDER, FRED BRYANT
2319 PARK WOOD DR
PORTLAND, TX 78374

AMBROSE RALPH & JACQUELYN
PO BOX 793
INGLESIDE, TX 78362

DENDY, CLAUDE & MARGARET
PO BOX 694
INGLESIDE, TX 78362

BLISSIT, WILBUR & AUDREY
PO BOX 154
INGLESIDE, TX 78362

SAWBERGER WAYNE % HEATHER
VERRETTE
2338 DENDY LANE
INGLESIDE, TX 78362

BECK, DAVID MADISON
PO BOX 913
ARANSAS PASS, TX 78335

TUCKER, BENJAMIN LEE
PO BOX 93
INGLESIDE, TX 78362

MIRCOVICH, CHRIS LEE
PO BOX 553
INGLESIDE, TX 78362

MCDONALD, NORMAN GLENN &
JUDITH
PO BOX 25
INGLESIDE, TX 78362

UPTON, HERMAN
1380 6TH ST
INGLESIDE, TX 78362

LEWIS, JON
2331 UPTON LN
INGLESIDE, TX 78362

UPTON, H D SR & HAZEL
2331 UPTON LN
INGLESIDE, TX 78362

UPTON, HERMAN D ZARA HASKIN
2331 UPTON LN
INGLESIDE, TX 78362

WOODY, ELIZABETH & JOHNNY
PO BOX 154
INGLESIDE, TX 78362

ROSS, MARGUERITE
614 ST PIUS
CORPUS CHRISTI, TX 78412

DUNN, KATHERINE
1213 CLARION
CORPUS CHRISTI, TX 78412

MIRCOVICH, WILLIAM
RR 1 BOX 130
INGLESIDE, TX 78362

CONE, GEORGE & CONNIE
PO BOX 566
INGLESIDE, TX 78362

STEWART, FRANCES
PO BOX 1241
INGLESIDE, TX 78362

MAY, JACK R JR
1417 MAIN ST
INGLESIDE, TX 78362

SMITH, ASHLEY R
F/B/O EDWARD WOODY
1414 OCEAN DR
INGLESIDE, TX 78362

KEMP, CLAYTON & LESLIE
3075 AVE A
INGLESIDE, TX 78362

STATE OF TEXAS
1700 CONGRESS
AUSTIN, TX 78701

MAY, JACK E JR
9211 BARSFORD LANE
TOMBALL, TX 77375

DAVIDSON, PETER & KAREN
111 LOST CREEK DR
PORTLAND, TX 78374

I industrial district

Sec. 78-266. Permitted uses.

The I industrial district provides for industrial operations of all types, except that certain potentially hazardous industries are permitted only after public hearing and review to ensure protection of the public interest and surrounding property and persons. A building or premises shall be used only for the following purposes:

- (1) Any use permitted in the L-1 light industrial district.
- (2) Dwellings or mobile homes for resident watchmen and caretakers employed on the premises.
- (3) Reserved.
- (4) The following listed uses (and any similar industrial uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the amount normally resulting from the uses listed in this subsection) including the manufacture, compounding, processing, packaging, or treatment of the following products or similar products, but excluding any use described under section 78-267
 - a. Chemicals, petroleum, coal, and allied products, as follows:
 - Adhesives.
 - Alcohol, industrial.
 - Bleaching products.
 - Bluing.
 - Calimine.
 - Candle.
 - Cleaning and polishing preparations (nonsoap), dressings, and blackings.
 - Dye-stuff.
 - Essential oils.
 - Fertilizer (nonorganic).
 - Fuel briquettes.
 - Glue and size (vegetable).
 - Ink manufacture from primary raw materials, including colors and pigments.
 - Soap and soap products.
 - b. Clay, stone and glass products, as follows:
 - Abrasive and wheels, stones, paper, cloth, and related products.
 - Brick, fire brick and clay products.
 - Concrete central mixing and proportioning plant.
 - Glass and glass products.
 - Graphite and graphite products.
 - Monument and architectural stone.

Pottery and porcelain products (coal fired).

Refractories (other than coal fired).

Sand-lime products.

Stone products.

Wallboard and plaster, building, insulation, and composition flooring.

c. Foods and beverages, as follows:

Casein.

Cider and vinegar.

Distilleries (alcoholic), breweries, and alcoholic spirits (nonindustrial) limited to brew pubs which manufacture beer on premises for retail sale and consumption on premises only.

Flour, feed and grain milling storage limited to end user manufacturer and retail/wholesale sales.

Molasses.

Oils, shortenings, and fats (edible) and storage.

Pickles, vegetable relish, and sauces.

Rice cleaning and polishing.

Sauerkraut.

Sugar refining.

d. Metal and metal products, as follows:

Boiler manufacture, other than welded.

Brass and bronze foundries.

Forge plant, pneumatic, drop and forging hammering.

Plating (hot dip), except chrome plating.

Locomotive and railroad car building and repair.

Motor testing (internal combustion motors).

Ore dumps and elevators.

Structural iron and steel fabrication.

Wire rope and cable.

e. Textile, fibers and bedding, as follows:

Bleachery.

Cotton wadding and linter.

Hair and felt products, washing, curing, dyeing.

Jute, hemp, and sisal products.

Linoleum and other hard surface floor covering, except wood.

Nylon.

Oilcloth, oil treated products and artificial leather.

Rayon.

Shoddy.

Wool pulling or scouring.

f. Wood and paper products, as follows:

Excelsior.

Paper and paperboard (from paper machines only).

Sawmill, including cooperage stock mill.

Wallboard.

g. Unclassified industries, as follows:

Rubber, natural or synthetic, gutta-percha, chicle, and balata process.

Rubber tire and tube.

Shell grinding.

h. Unclassified uses, as follows:

Airports and landing fields.

Bag cleaning.

Boat manufacture.

Coal pocket.

Oil, vegetable and animal (nonedible) and storage.

Paint, lacquer, shellac, and varnish, including colors and pigments, thinners, and removers.

Railroad switching and classification yard, roundhouse, repair and overhaul shops.

Roofing materials, building paper, and felt, including asphalt and composition.

Salt tanning materials and allied products.

Shipyards, and accessory buildings and uses which may include temporary dwellings for the crews of ships which are in the yard for repairs which render the ship uninhabitable, provided that the members of said crews shall live in the buildings only while repair work is in progress and for the period of time repair work renders the ship uninhabitable by said crews.

Tar products, except distillation.

(5) Accessory buildings and uses customarily incidental to those in this section.

L-1 light industrial district

Sec. 78-251. Permitted uses.

A building or premises in the L-1 light industrial district shall be used only for the following purposes:

- (1) Any use permitted in the C-2 general commercial district.
- (2) Amusement or baseball parks.
- (3) Assaying, other than gold or silver.
- (4) Automobile laundry and steam cleaning.
- (5) Bakery, wholesale.
- (6) Blacksmithing, horseshoeing, or wagon shops.
- (7) Body and fender work for automobiles and house trailers.
- (8) Bottling works, soft drinks.
- (9) Candy, canning, or preserving factories.
- (10) Carnivals.
- (11) Carpet and rug cleaning.
- (12) Carpenter shop.
- (13) Cereal mills.
- (14) Cleaning, drying, pressing works, laundry, washateria.
- (15) Cold storage plants.
- (16) Contractors or storage yards.
- (17) Creameries.
- (18) Veterinary hospitals and kennels.
- (19) Furniture repair.
- (20) Ice plants or storage houses.
- (21) Machine shop, provided power not to exceed 50 horsepower is employed in the operation of any one machine in an enclosed building.
- (22) Manufacture of products for aluminum, brass, bronze, copper, steel, tin, or other metals and from bone, leather, paper, rubber, shell, wire, or wood of any kind other than those provided under industrial zoning, providing power not to exceed 50 horsepower is employed in the operation of any one machine in an enclosed building.
- (23) Manufacture of artificial flowers, ornaments, awnings, tents and bags, blacking, cleaning or polishing preparations, boats (small), 28 feet or less in length; brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade, food products, syrups, fruit juices, extracts, drugs or medicine except products classified under industrial zoning, furniture, gas, or electric fixtures, ice cream, mattresses or their renovation, peanut and pecan products, potato chips, radio and television sets, signs, including electric, provided power not in excess of 50 horsepower is employed in the operation of any one machine enclosed in a building.
- (24) Meat processing, no slaughtering.
- (25) Milk bottling or central distribution stations.
- (26) Monument or marble works, finishing and carving only.
- (27) Paint shop, spray painting or paint mixing, in an enclosed building.
- (28) Pattern shop.
- (29) Plumbing shops.
- (30) Stables, public or riding.
- (31) Storage in warehouse for commodities and materials, provided that they comply with fire ordinances.
- (32) Terminals, freight, rail, or water; tracks, trains, spurs, loading or storage, excluding freight yards; terminal, motor freight, on approval of the building inspector after a recommendation by the city engineer and provided that such motor freight terminals shall meet the following requirements, but excluding freight yards:
 - a. A traffic flow plan approved by the city engineer, based on an accurate plot plan drawn to scale. The applicant shall prepare and submit the plot to the city engineer.
 - b. Loading, parking, and maneuvering space shall be entirely on private property.
- (33) Welding shops, custom work, not including structural welding.

- (34) Wholesale produce market.
- (35) Any similar uses which are not noxious or offensive because of odors, smoke, dust, noise, fumes, or vibrations.
- (36) Accessory building and uses customarily incidental to those listed in this section.
- (37) Reserved.
- (38) Manufactured homes and manufactured home parks, travel trailer parks, recreational vehicle parks, and HUD-Code manufactured home subdivisions in those areas designated on the nonconventional housing area map, formerly known as mobile home area map, provided such uses and structures comply with the provisions of division 13 of this article, and such other provisions of this Code as are applicable to such uses and structures. A change to the nonconventional housing area map or with respect to the areas where any of the structures or uses are allowed within any zoning district may be affected only pursuant to the same procedures as are required for the effectuation of other changes of zoning of property and pursuant to a process whereby a nonconventional housing permit is granted as part of such change of zoning process, which nonconventional housing permit shall designate the particular uses to which the property may be put, impose such conditions as are required under division 13 of this article, and such other conditions as may be appropriate.
- (39) Excepted from the above express listing of allowable uses is any use expressly listed in the Industrial District Use Regulations of this chapter.

(Code 1979, ch. 12, § 2; Ord. No. 326, § VI-1, 9-11-79; Ord. No. 578, § 2, 8-24-93; Ord. No. 597, § 1, 3-22-94; Ord. No. 623, § 1, 2-28-95; Ord. No. 693, § 1, 3-25-97)

C-2 general commercial district

Sec. 78-236. Permitted uses.

A building or premises in the C-2 general commercial district shall be used only for the following purposes:

- (1) Any use permitted in the P professional office district and the C-1 local commercial district.
- (2) Stores and shops where goods are sold and services are rendered primarily at retail.
- (3) Hotels, motels, and lodging houses.
- (4) Automobile, mobile home or farm implement display and sales, tire and seat cover shops, and car washes.
- (5) Off-street parking lots for the parking of automobiles.
- (6) Public buildings, theaters (except drive-in theaters), assembly halls, and restaurants, including drive-ins.
- (7) Gasoline service stations.
- (8) Banks or saving and loans.
- (9) Printing, engraving and newspaper plants.
- (10) Shoe and small electrical appliance repair shops or similar trades.
- (11) Tinsmithing, carpentry, painting or plumbing shops.
- (12) Wholesale merchandising, provided it is incidental and subordinate to primary retail business.
- (13) Bowling alleys, miniature golf courses, driving ranges, or other similar places of entertainment or amusement, provided such use is located no less than 100 feet from any R or M district.
- (14) Automotive repair shops.
- (15) Storage, provided it is limited to a supply of those articles which are to be used, displayed or sold on the premises.
- (16) Storage facilities for vehicles and personal property.
- (17) Accessory building and uses customarily incidental to any of the uses listed in this section.
- (18) Manufactured homes and manufactured home parks, travel trailer parks, recreational vehicle parks, and HUD-Code manufactured home subdivisions in those areas designated on the nonconventional housing area map, formerly known as mobile home area map, provided such uses and structures comply with the provisions of division 13 of this article, and such other provisions of this Code as are applicable to such uses and structures. A change to the nonconventional housing area map or with respect to the areas where any of such structures

or uses are allowed within any zoning district may be affected only pursuant to the same procedures as are required for the effectuation of other changes of zoning of property and pursuant to a process whereby a nonconventional housing permit is granted as part of the change of zoning process, which nonconventional housing permit shall designate the particular uses to which the property may be put, impose such conditions as are required under division 13 of this article, and such other conditions as may be appropriate.

- (19) Taxicab service businesses.

(Code 1979, ch. 12, § 2; Ord. No. 326, § VI, 9-11-79; Ord. No. 578, § 2, 8-24-93; Ord. No. 597, § 1, 3-22-94; Ord. No. 599, § 1, 5-10-94; Ord. No. 693, § 1, 3-25-97; Ord. No. 828, § 1, 4-9-02)

C-1 local commercial district

Sec. 78-221. Permitted uses.

A building or premises in the C-1 local commercial district shall be used only for the following purposes:

- (1) Any use permitted in the P professional office district.
- (2) Personal service uses including barbershops, beauty parlors, photographic or artist studios, dry cleaning receiving stations, and other personal service uses of similar character.
- (3) Retail store and other local business uses supplying the everyday shopping needs of the immediate neighborhood and subject to the following conditions:
 - a. It is conducted wholly within an enclosed building occupying no more than 2,500 square feet of floor area.
 - b. Required yards are not used for display, sale or storage of merchandise, or for the storage of vehicles, equipment, containers or waste material.
- (4) Gasoline service stations, provided that the activities permitted do not include major automobile repairs, the storage or dismantling of old or wrecked motor vehicles, the sale of used automobile parts, except used tires, or the sale of new or used motor vehicles.
- (5) Laundries, self-service.
- (6) Studio for an artist, photographer, sculptor or musician including the teaching of art, music, dancing or other artistic instruction.
- (7) Reserved.
- (8) Accessory buildings and uses customarily incidental to any of the uses listed in this section, provided that such be not objectionable because of odor, excessive light, smoke, dust, noise, vibration, or similar nuisance.
- (9) Manufactured homes and manufactured home parks, travel trailer parks, recreational vehicle parks, and HUD-Code manufactured home subdivisions in those areas designated on the nonconventional housing area map, formerly known as mobile home area map, provided such uses and structures comply with the provisions of division 13 of this article, and such other provisions of this Code as are applicable to such uses and structures. A change to the nonconventional housing area map or with respect to the areas where any of the structures or uses are allowed within any zoning district may be affected only pursuant to the same procedures as are required for the effectuation of other changes of zoning of property and pursuant to a process whereby a nonconventional housing permit is granted as part of such change of zoning process, which nonconventional housing permit shall designate the particular uses to which the property may be put, impose such conditions as are required under division 13 of this article, and such other conditions as may be appropriate.

(Code 1979, ch. 12, § 2; Ord. No. 326, § XIII-1, 9-11-79; Ord. No. 578, § 2, 8-24-93; Ord. No. 597, § 1, 3-22-94; Ord. No. 693, § 1, 3-25-97)

P professional office district

Sec. 78-206. Permitted uses.

A building or premises in the P professional office district shall be used only for the following purposes:

- (1) Professional offices and office buildings.

- (2) Clinics or hospitals including a pharmacist's shop for dispensing of drugs and medical supplies primarily to patients or occupants of the building; provided, however, that there is no outside entrance to such shop.
- (3) Adult day care facilities, day care centers and registered adult personal care facilities.
- (4) Accessory building and uses, customarily incidental to the uses listed in this section and located on the same lot therewith.
- (5) Reserved.
- (6) Manufactured homes and manufactured home parks, travel trailer parks, recreational vehicle parks, and HUD-Code manufactured home subdivisions in those areas designated on the nonconventional housing area map, formerly known as mobile home area map, provided such uses and structures comply with the provisions of division 13 of this article, and such other provisions of this Code as are applicable to such uses and structures. A change to the nonconventional housing area map or with respect to the areas where any of such structures or uses are allowed within any zoning district may be affected only pursuant to the same procedures as are required for the effectuation of other changes of zoning of property and pursuant to a process whereby a nonconventional housing permit is granted as part of the change of zoning process, which nonconventional housing permit shall designate the particular uses to which the property may be put, impose such conditions as are required under division 13 of this article, and such other conditions as may be appropriate.

(Code 1979, ch. 12, § 2; Ord. No. 326, § XII-1, 9-11-79; Ord. No. 572, § 3, 7-13-93; Ord. No. 578, § 2, 8-24-93; Ord. No. 597, § 1, 3-22-94; Ord. No. 693, § 1, 3-25-97)