

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JULY 22, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

**One or more members of the Planning Commission may attend the meeting by
videoconference.**

**A quorum of the members of the Planning Commission will be physically present
at the meeting location.**

1. Call Meeting to Order

2. Attendance

3. Conflict of Interest

4. Approval of Minutes

4.A **June 17, 2025 – Regular Meeting - Amended**

4.B **July 8, 2025 – Regular Meeting**

5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business and Associated Public Hearings

6.A **CHANGE OF ZONING**

1. **25P-024 (1001-1021, 1101-1117, 1202-1210, 1301-1310, 1401-1426 Harbor View Drive; 1417, 1422, 1501-1521 Harbor View Circle, 1001 Marine)**

Request for a Change of Zoning in order to designate the Harbor View neighborhood as a Restricted Residential, Single-Family (R-0) zoning district.

Properties are legally described as ABST 628, M B Menard Survey, Lot 1 Harbor

View & ADJ SE Triangle, Lots 2-9 Harbor View, & UND 1/13 INT Tract 628-150; Lots 14-18, 52-58, 50-63 Harbor View, Lot 59 Harbor View UND INT; Lots 64-67 Harbor View SEC 2 & UND 1/4 INT Tract 628-151; Lots 68-69, 70 Harbor View SEC 2; Lots 71, 73-75 Harbor View SEC 3 & UND 1/5 INT Tract, Lot 72 Harbor View SEC 3 & UND 1/5 Submerged TR & 0.7941 ACS out of GYB BLK 3; Lots 76-79, 80-83, and Lot 90 Harbor View SEC 3, in the City and County of Galveston, Texas
Applicant: Development Services Department

7. Discussion Items

7.A 2025 Planning Commission Planning and Design Awards (Staff)

8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 07/17/2025 at 2:35 PM

Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 17, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present: Rejone Edwards, Stan Humphrey, Mary Jan Lantz, John Lightfoot, Tom Singleton, Rusty Walla

Members Absent: Anthony Rios, Ex-Officio CM Beau Rawlins

Staff Present: Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Tate Burchfield, Office of the City Attorney Intern; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

Rejone Edwards declared a Conflict of Interest on case 25P-023.

APPROVAL OF MINUTES

The June 3, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

24P-043 (Adjacent to 2504-2528 Broadway / Avenue J and 2529 Sealy / Avenue I) Request for an Abandonment of approximately 4,726 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey; Lots 1 – 4 and Lots 8 – 14, Block 205, in the City and County Galveston, Texas.

Applicant: Betty Massey

Adjacent Property Owner: Broadway Monument LLC

Easement Holder: City of Galveston

Staff presented the staff report and noted that 10 public hearing notices were sent, and one returned in favor.

*** Donna Fairweather, Sr. Assistant City Attorney, arrives at 3:39 p.m.

Chairperson Walla opened the public hearing on the case. The applicant, Betty Massey, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Humphrey made a motion for deferral of the request to the July 8, 2025, meeting to allow the issues to be worked out between the applicant and neighboring property owner.

The motion failed due to a lack of second.

Chairperson Walla made a second motion to recommend approval of the request with Staff's Recommendations.

Commissioner Singleton seconded.

Chairperson Walla tabled the motion.

Chairperson Walla re-opened the public hearing on the case. The applicant, Betty Massey, gave a presentation to the commission and withdrew the 10 ft. side of the alley adjacent to the neighboring property. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to amend his motion to recommend approval of the request with Staff's Recommendations, omitting the 10 ft. portion of the alley adjacent to the neighboring property.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards, Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

23P-054 (21204 Gulf Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway. An exemption request has been made to build a portion of the structure and deck within and over the Dune Conservation Area. Property is legally described as Abstract 121, Page 19 12, Lot 40, Sea Isle, Section 22, a subdivision in the City and County of Galveston, Texas.

Applicant: Annie S. Basu

Property Owner: Annie S. Basu

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. A representative for the applicant, Juanita Garcia, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lightfoot made a motion to approve the request with Staff's Recommendations.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lightfoot
Opposed:	Edwards, Lantz, Singleton, Walla
Absent:	Rios, Councilmember Beau Rawlins
Non-voting participant:	None

The motion failed due to a lack of four affirmative votes.

LICENSE TO USE

25P-019 (Adjacent to 2102 Mechanic / Avenue C) Request for a License to Use in order to retain construction fencing. Adjacent property is legally described as M.B. Menard Survey, Lot 8 And East 28-6 Feet of Lot 9, Block 621, in the City and County of Galveston, Texas.

Applicant: Jonathan Aronin

Adjacent Property Owner: Goldman Investments – The Cotton Exchange, LLC.

Easement Holder: City of Galveston

Staff presented the staff report and noted that 22 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to approve the request with Staff's Recommendations.

Commissioner Singleton seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards, Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

25P-023 (Adjacent to 2402 Market / Avenue D) Request for a License to Use to place construction fencing and equipment in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

Applicant: Katherine S. Hughes

Adjacent Property Owners: CNMC Property Holdings

Easement Holder: City of Galveston

Staff presented the staff report and noted that 59 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion for deferral of this request to the July 8, 2025, meeting in order for the applicant to provide additional information.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards , Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
<u>Conflict of Interest:</u>	<u>Edwards</u>
Non-voting participant:	None

The motion passed.

DISCUSSION ITEMS

Staff opened the "2025 Planning Commission Planning and Design Awards (Staff)" item. The Beacon of Hope Isle Market was omitted from the list due to a conflict of interest with Commissioner Tom Singleton.

Staff opened the “Discussion of Dune Hardening (Walla)” item.

***Commissioner Humphrey steps away at 4:54 p.m. and returns at 4:56 p.m.

***Commissioner Edwards steps away at 5:04 p.m. and returns at 5:06 p.m.

The commission requested to add a discussion item to the July 8, 2025, agenda to discuss the dune conservation area.

THE MEETING ADJOURNED AT 5:12 PM





City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – July 8, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

Members Present:	Rejone Edwards, Stan Humphrey, Mary Jan Lantz, John Lightfoot, Tom Singleton, Rusty Walla
Members Absent:	Anthony Rios, Ex-Officio CM Beau Rawlins
Staff Present:	Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

Rejone Edwards declared a Conflict of Interest on case 25P-023.

APPROVAL OF MINUTES

The June 17, 2025, regular meeting and workshop minutes were accepted as presented.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

LICENSE TO USE

25P-023 (Adjacent to 2402 Market / Avenue D) Request for a License to Use to place construction fencing and equipment in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

Applicant: Katherine S. Hughes

Adjacent Property Owners: CNMC Property Holdings

Easement Holder: City of Galveston

***** Rejone Edwards steps away from the dais at 3:32pm**

Staff presented the staff report and noted that 59 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Katherine S. Hughes, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to approve the request with Staff's Recommendations.

Commissioner Lightfoot seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Conflict of interest:	Edwards
Non-voting participant:	None

The motion passed.

***** Rejone Edwards returns to the dais at 3:42pm**

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

25BF-035 (25611 Snowy Egret Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a deck addition and a new staircase. Property is legally described as Pointe West Section 1 (2005), Abstract 121, Block 1, Lot 35, Acres 0.186, a subdivision in the City and County of Galveston, Texas.

Applicant: Reid Linde

Property Owner: YA-HEE RANCH LP – Arielle Lawson

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lightfoot made a motion to approve the request with Staff's Recommendations.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards, Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

TEXT AMENDMENT

25ZA-004 Request for a text amendment to the Galveston Land Development Regulations, Article 2: Uses and Supplemental Standards to modify the Limited Standards for the "Passenger Motor Vehicle Sales or Rental" land use and Article 9: Landscaping to exempt the "Passenger Motor Vehicle Sales or Rental" land use from interior landscaping requirements.

Applicant: Development Services Department

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Singleton made a motion to recommend approval of the request.

Chairperson Walla seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards, Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

DISCUSSION ITEMS

Staff opened the “Dune Conservation Area” item.

THE MEETING ADJOURNED AT 4:21 PM



25P-024

STAFF REPORT

ADDRESSES:

1001-1021, 1101-1117, 1202-1210, 1301-1310, 1401-1426 Harbor View Drive; 1417, 1422, 1501-1521 Harbor View Circle, 1001 Marine

LEGAL DESCRIPTION:

ABST 628, M B Menard Survey, Lot 1 Harbor View & ADJ SE Triangle, Lots 2-9 Harbor View, & UND 1/13 INT Tract 628-150; Lots 14-18, 52-58, 50-63 Harbor View, Lot 59 Harbor View UND INT; Lots 64-67 Harbor View SEC 2 & UND 1/4 INT Tract 628-151; Lots 68-69, 70 Harbor View SEC 2; Lots 71, 73-75 Harbor View SEC 3 & UND 1/5 INT Tract, Lot 72 Harbor View SEC 3 & UND 1/5 Submerged TR & 0.7941 ACS out of GYB BLK 3; Lots 76-79, 80-83, and Lot 90 Harbor View SEC 3, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Development Services Department

PROPERTY OWNER:

Various

ZONING DISTRICT:

Residential, Single-Family (R-1) and
Residential, Single Family, Historic (R-1-H)

REQUEST:

Request for a Change of Zoning in order to designate the area as a Restricted Residential, Single-Family (R-0) zoning district.

STAFF RECOMMENDATION:

Approval

EXHIBITS:

- A – Zoning Map
- B – Land Use Comparison

STAFF:

Pete Milburn, Sr. Project Manager
409-797-3672
Pmilburn@galvestontx.gov

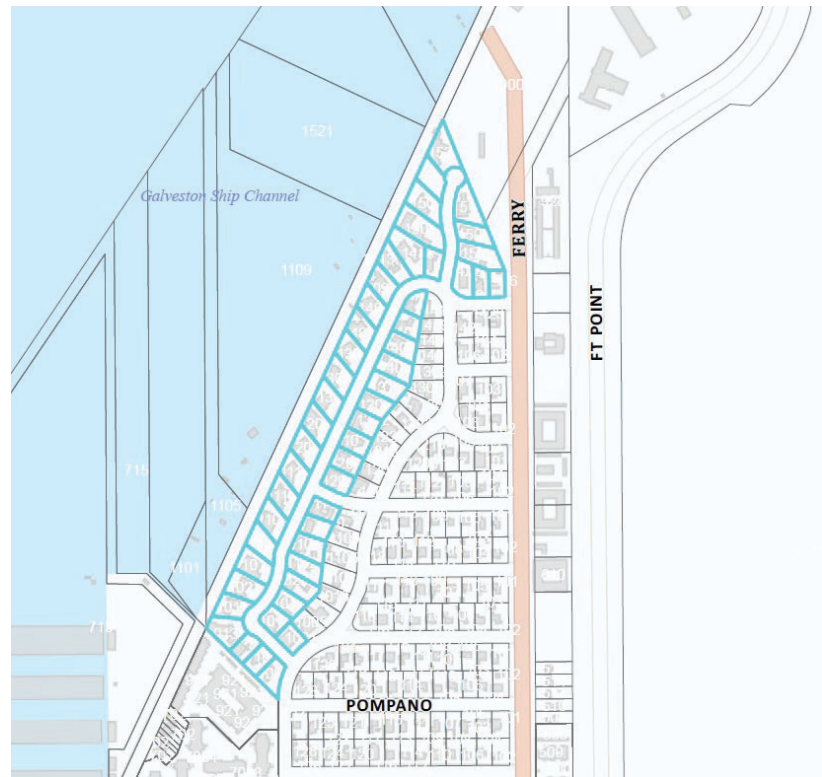
Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
355				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

No Objections



Executive Summary

The request is to designate the properties shown on the above map as a Restricted Residential, Single-Family (R-0) zoning district. The area is mainly zoned Residential, Single-Family (R-1) except for two (2) parcels that are zoned Residential, Single-Family, Historic (R-1-H), see Exhibit A. The primary distinction between the R-0 and R-1 zoning districts is the ability of property owners to legally use their homes as a short term rental dwelling. Short term rentals are not allowed in the R-0 zoning district.

Interpretation of Use Classification

As changes of zoning are of a permanent nature, regardless of the present proposed land use for the properties, which will remain single-family residential, the Planning Commission and City Council must consider all potential future land uses that will become permitted uses should the request for a change of zoning be approved. Please see Exhibit 'B' for a comparison list of the permitted uses in the Residential, Single Family (R-1) and Restricted Residential, Single-Family (R-0) zoning districts.

Compatibility with Surrounding Land Use and Zoning

No proposed change to present land use, the neighborhood will remain single-family in character. Therefore, this request does not affect compatibility with surrounding uses and zoning.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family (R-1) Residential, Single-Family Historic (R-1-H)	Residential
North	Residential, Single-Family (R-1)	Ferry Landing
South	Residential, Multi-Family (MF)	Apartments/Condos
East	Residential, Single-Family (R-1)	Residential
West	Water (R-1)	Galveston Ship Channel

Criteria to Establish R-0 Zoning District

Per the City of Galveston's Land Development Regulations, the following criteria must be met to establish a Restricted Residential, Single-Family (R-0) zoning district:

Criteria	Proposed District
75 percent of the dwellings in the proposed zoning area must be single-family owner occupied structures.	Per available records, at least 80 percent of the dwellings are owner occupied.
75 percent of the property owners shall initiate a petition to rezone to R-0.	Petition initiated by 80 percent of property owners.
Commercial uses and short term rentals prohibited.	No commercial uses currently in operation. Existing short term rental uses will not be affected by this request.
The petition shall identify the streets, street blocks, and boundary subject to the rezoning.	The petition enumerates all addresses of properties subject to rezoning within the area boundary.
The neighborhood must be similar in design and character.	The neighborhood is very similar in design and character. Lot layouts, setbacks, street layout, and type of construction is consistent throughout the neighborhood.
Dangerous and dilapidated structures as defined in the Municipal Code must not be present within the proposed boundary of the R-0 district.	No dangerous and dilapidate structures currently exist in the area.

Criteria for Approval

According to Division 13.601 (C) of the Land Development Regulations, the Planning Commission may recommend approval, and City Council may grant the approval of a rezoning request if it is demonstrated that:

1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives and policies of the City's 2011 Comprehensive Plan and other adopted neighborhood plan, special area plan, redevelopment plan, or other plan applicable to the area;
2. The proposed zoning is consistent with the future land use map of the 2011 Comprehensive Plan (a future land use map amendment may be processed concurrently with the rezoning);
3. The proposed change is consistent with the implementation of existing or pending plans for providing streets, water and wastewater, other utilities and the delivery of public services to the area in which the parcel proposed for rezoning is located;
4. The range of uses and the character of development that is allowed by the proposed zone will be compatible with the properties in the immediate vicinity of the parcel proposed for rezoning, and the parcel proposed for rezoning has sufficient dimensions to accommodate reasonable development that complies with the requirements of these Land Development Regulations, including parking and buffering requirements; and
5. The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development.

Conformance

Staff finds this request to be consistent with the criteria to establish a Restricted Residential, Single-Family (R-0) zoning district, and the change of zoning approval criteria as prescribed in Section 13.601 (C) of the Land Development Regulations. The neighborhood will remain single-family in orientation, hence not creating any adverse effect or incompatibility issues within the area and existing surrounding uses.

Staff Recommendation

Staff recommends approval of the proposed change of zoning in order to designate the area as a Restricted Residential, Single-Family (R-0) zoning district.

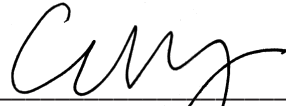
City Council

City Council has the final decision authority and will hear this request at the August 28, 2025 meeting.

Respectfully Submitted,

Pete Milburn
Pete Milburn, Sr. Project Manager

7-17-25
Date



Catherine Gorman, AICP
Assistant Director/HPO

07/17/2025
Date

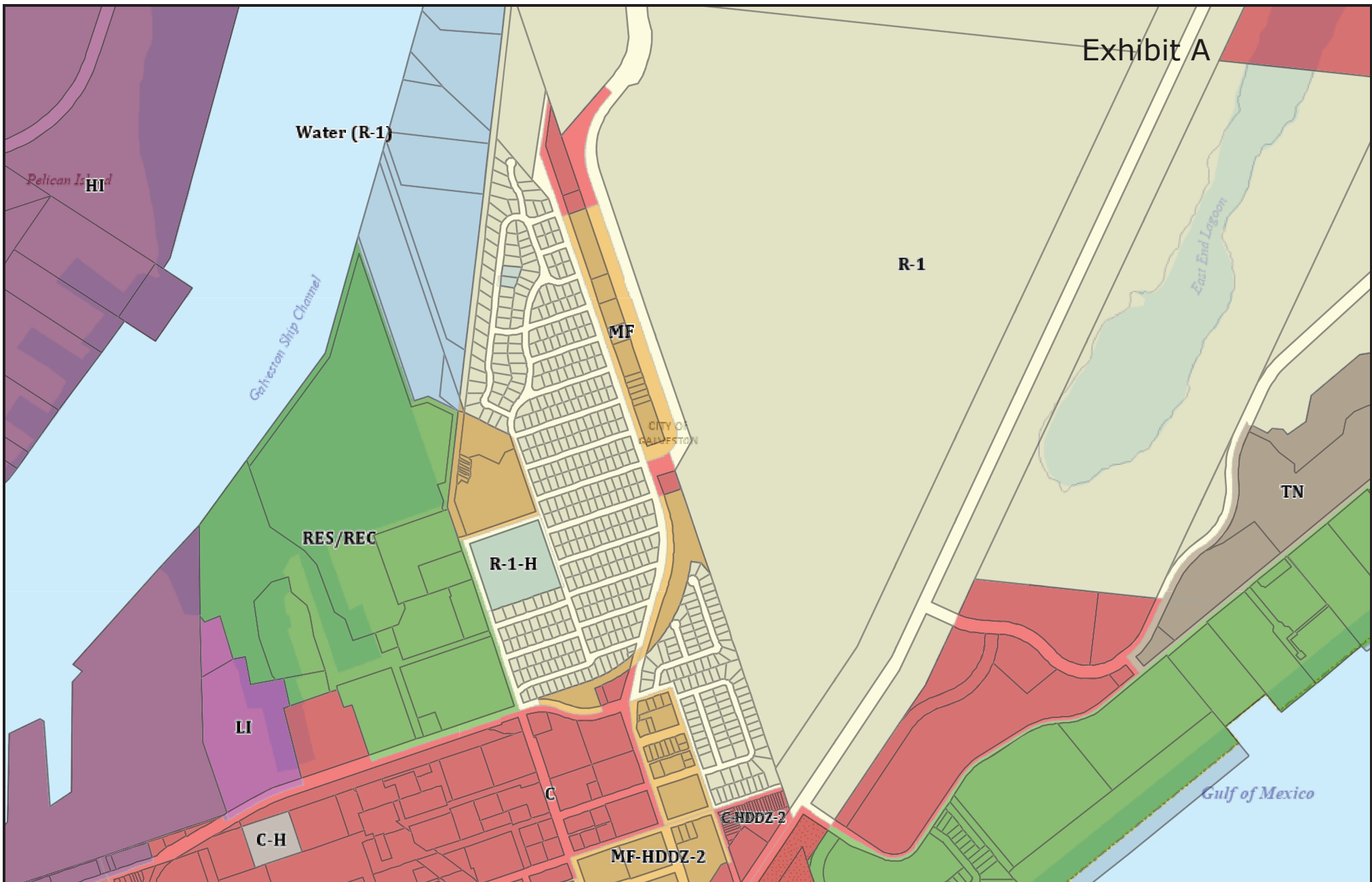


Exhibit A

City of Galveston - Zoning Web Map



Printed on: 07/17/2025
By: gis
City of Galveston -
Zoning Web Map

Coordinate System: NAD 1983
StatePlane Texas South Central
FIPS 4204 Feet
Units: Foot US



1:12,000
0 0.22 mi
Approximate Scale

Source Credits: City of Galveston, USGS, et al. -
Basemap; Galveston Central Appraisal District
(GCAD) - Street Centerlines, Municipal Boundaries,
Lot Lines, & Parcels; GCAD & Pictometry - Building
Footprints & 2024 Aerial; City of Galveston - Zoning
Districts, Historic Districts, & Landmarks

Legend

Parcel	Central Business (CB)	Residential, Single-Family (R-1)	Urban Neighborhood (UN)
Lot Line	Industrial, Heavy (HI)	Residential, Duplex - Eightplex (R-2)	Water (R-1)
Galveston Landmark	Industrial, Light (LI)	Residential, Single-Family, Historic District (R-3)	
Local Historic District	Multifamily (MF)	Resort/Recreation (RES/REC)	
Commercial (C)	Residential, Single-Family Detached (R-0)	Traditional Neighborhood (TN)	

Exhibit B

Agricultural Land Use	R-0	R-1
Agricultural Support	-	-
Agriculture/Urban Farming	-	L
Commercial Stable	-	-
Residential Stable	-	-
Veterinarian, Large Animal	-	-
Residential Land Uses	R-0	R-1
Accessory Dwelling Unit	L	L
Bed and Breakfast	-	-
Boarding House, Dormitory, Fraternity or Sorority	-	-
Child Care Facility, Residential (Day Care)	-	-
Community Garden	-	L
Cottage Food Production	P	P
Home Based Business	-	-
Home Based Occupation	L	P
Hospital House Establishment	-	-
Live-Work Unit	-	-
Condominium	-	-
Duplex	-	-
Multi-Family Residential	-	-
Residential Land Uses	R-0	R-1
Personal Care Homes (DADS)	P	P
Short Term Rental Residential Dwelling	-	P
Single-Family Detached	P	P

Exhibit B

Townhouse	-	-
Commercial Land Uses	R-0	R-1
Adult Day Care	-	-
Adult Use (SOB)	-	-
Alcoholic Beverage Sales, Liquor Store or Package	-	-
Arena / Stadium	-	-
Auto Service/Fueling or Charging Station	-	-
Bar	-	-
Boat Repair Facility	-	-
Boat Sales or Rental	-	-
Child Care Facility, Day Care (Commercial)	-	-
Cleaning / laundry pick-up station	-	-
Cleaning / laundry-mat self service	-	-
College / University / Vo-Tech	-	-
Commercial Land Uses	R-0	R-1
Commercial Amusement, Indoor	-	-
Commercial Amusement, Outdoor	-	-
Commercial Lodging (Hotel)	-	-
Commercial Warehousing and Logistics	-	-
Correctional or Rehabilitation Facility	-	-
Credit Access Business	-	-
Family Care Facility	-	-

Exhibit B

Flea Market	-	-
Golf Carts, Sales and Service	-	-
Gun Shop	-	-
Heavy Vehicle, Manufactured Home, Watercraft or Aircraft Sales or Rental	-	-
Homeless Shelter	-	-
Hospital	-	-
Kennel	-	-
Library	-	-
Medical Office / Clinic / Lab	-	-
Fine Arts Instruction	L	L
Nursery or Greenhouse, Retail	-	-
Nursing / Convalescent Home	-	-
Office	-	-
Outdoor Storage	-	-
Commercial Land Uses	R-0	R-1
Parking Lot, Commercial Surface Parking Area	-	-
Parking Structure or Lot Incidental to Main Use	-	-
Parking Structure – Mixed Use	-	-
Passenger Motor Vehicle Sales or Rental	-	-
Pawn Shop	-	-
Personal Fitness	-	-
Pet Grooming Services	-	-
Place of Private Assembly	-	-

Exhibit B

Place of Public Assembly	-	-
Private Club	-	-
Professional Services, Instruction/Counseling	-	-
Public Safety Facility	-	-
Recreation Indoor	-	L
Recreation Outdoor	-	L
Recycling Center	-	-
Restaurant, Drive-In / Through	-	-
Restaurant, No Drive-In / Through	-	-
Retail - Big Box	-	-
Retail - Commercial	-	-
RV Park	-	-
School: Private	-	-
Self Storage	-	-
Commercial Land Uses	R-0	R-1
Short Term Rental Residential Dwelling	-	P
Small Scale Food And Beverage Production	-	-
Substance Abuse Facility	-	-
Vehicle Wash	-	-
Vending Kiosk/ATM	-	-
Veterinarian, Small Animal	-	-
Wholesale	-	-
Industrial Land Use	R-0	R-1
Automotive Wrecking and Salvage Yard; Junkyard; Recycling Business	-	-
Excavation	L	L

Exhibit B

Heavy Industry	-	-
Light Industry	-	-
Mining / Extraction	-	-
Research and Testing Laboratory	-	-
Parking and/or Multimodal Transportation Facility	-	-
Power Generation	-	-
Public Utility Facility, Neighborhood	-	-
Industrial Land Use	R-0	R-1
Towing Service Facility	-	-
Uses involving Radioactive Material, not including uses related to diagnosis and treatment of illness; and, construction applications; and, academia and scientific research	-	-
Public/Private Land Uses	R-0	R-1
Airport	-	-
Cemetery	-	-
Heliport	-	-
Helistop	-	-
Marina	-	-
Public Utility Plant	-	-
Rail Yard	-	-
Port and Harbor Facilities	-	-
Wireless Telecommunication Facility	-	-