City of La Porte
Planning and Zoning Commission Agenda

Notice is hereby given of a **Special Called Meeting** of the La Porte Planning and Zoning Commission to be held on **Monday, December 4, 2014 at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.
2. Roll call of members.
3. Consider approval of meeting minutes: November 17, 2014.
4. Consider ratification of the High Frequency Truck Use Map as previously submitted.
5. Administrative reports.
6. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
7. Adjourn.

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the Thursday, December 4, 2014, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2014.

_____ Title: _____

Planning and Zoning Commission
Minutes of November 17, 2014

Commissioners Present: Richard Warren, Mark Follis, Helen LaCour, Nick Barrera, Trey Kendrick, and Hal Lawler

Commissioners Absent: Lou Ann Martin, Les Bird, and Wyatt Smith

City Staff Present: City Planner Eric Ensey, GIS Manager Brian Sterling, and Assistant City Attorney Clark Askins

1. **Call to order.**

   Chairman Hal Lawler called the meeting to order at 6:04 p.m.

2. **Roll Call of Members.**

   Commissioners Kendrick, Warren, LaCour, Barrera, Follis and Lawler were present for roll call.

3. **Consider approval of meeting minutes: October 30, 2014.**

   Motion by Commissioner Kendrick to approve the October 30, 2014, meeting minutes.

   Second by Commissioner LaCour. Motion carried.

   Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Follis and Lawler
   Nays: None

4. **Consider approval of Major Development Site Plan #14-83000002 request by La Porte Independent School District to allow construction of a new elementary school building at the site of the existing Lomax Elementary School located at 10615 N. L Street.**

   City Planner Eric Ensey presented the staff report. On October 30, 2014, the Commission tabled action on a Major Development Site Plan for the new Lomax Elementary School pending additional information from the applicant. The additional information that was requested has been provided and is shown below:

   1. The site plan has been stamped by the applicant's engineer.
   2. The Fire Marshal reviewed the site plan and requested an additional fire hydrant near the southeast corner of the building. The applicant revised the site plan to add the requested hydrant. As a result, the site is serviced by three hydrants, which provides sufficient coverage in the event of a fire.
   3. The fire access lane around the perimeter of the site was previously identified as a "permeable" surface driveway. Although the Fire Marshal approved the use of a permeable surface driveway, the applicant chose to revise the surface material of the

fire access lane. The site plan has been modified to indicate the fire access lane will be a concrete surface.

4. The parking table was included on the site plan. The required parking for this development is 59 spaces while the applicant is providing 127 spaces.
5. The City Engineer has reviewed the drainage and detention calculations provided by the applicant. These items have been submitted as a separate document and although not on the site plan document, it is part of the record for the application. Because the site drains into Harris County drainage facilities, the applicant will be required to provide a letter from the County prior to issuance of a building permit.

Motion by Commissioner Follis to approve Major Development Site Plan #14-83000002 requested by La Porte Independent School District for construction of a new Lomax Elementary School building located at 10615 N. L Street, contingent upon a list of 12 deficiencies presented to staff by Commissioner Follis being addressed prior to staff signing off on the plan.

Second by Commissioner Barrera. Motion carried.

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Follis and Lawler
Nays: None

With no objection presented from the Board, the Chairman suspended the rules to allow Agenda Item 8 to be heard and considered in advance of Agenda Item 5.

5. **Open public hearing to receive input on an application for Zone Change #14-92000004 by Spencer Shell LLC, owner of a 1.6611 acre tract of land, described as Tracts 1-5, Spencer Highway Estates 2, of the Deed Records of Harris County, William M. Jones Survey, Abstract 482, La Porte, Harris County, Texas, from Low Density Residential District (R-1) to General Commercial (GC).**

Chairman Lawler opened the public hearing.

a. Staff Presentation

City Planner Eric Ensey presented the staff report on Zone Change request #14-92000004 to rezone a 1.6611 acre tract at the southeast corner of Spencer Hwy. and Canada Rd. from R-1, Low Density Residential to GC, General Commercial for development of an ALDI store and fast food restaurant pad.

Notices of public hearing were mailed to eleven property owners located within 200' of the subject site. One response was received in opposition to the rezone request.

b. Applicant Presentation

Site Developer David Ley, of Ley Wilson Development, 4544 Post Oak Place Dr., Ste. 375, Houston, TX 77027 addressed the Commission. Mr. Ley stated the existing Shell Station will be demolished prior to developing the ALDI store. The separate pad site being proposed will likely be developed as a bank, instead of a restaurant.

Project Engineer Neil Atkinson, of Atkinson Engineers, 19575 Weed Road, Spring, TX, addressed the Commission. Mr. Atkinson stated the detention and drainage plans for the project have received favorable comments based on preliminary meetings with Harris County Public Improvements Department and Harris County Flood Control District. With regard to traffic, Harris County Public Improvements Department would like to see the median associated with the southern driveway shortened.

c. Public Comments (for, against, or questions)

Shakeel Ali, 3333 Luella Blvd., addressed the Commission in support of the rezone request.

Chairman Lawler read from a letter received from Fred Anthony and Robin French, 3203 Canada Rd., in opposition to the rezone request.

d. Question and Answer

There were no questions.

6. Close public hearing.

Chairman Lawler closed the public hearing at 7:22 p.m.

7. Consider recommendation to City Council on Zone Change request #14-92000004.

Motion by Commissioner Warren to recommend to City Council, approval of Zone Change request #14-92000004 to rezone a 1.6611 acre tract of land at the southeast corner of Spencer Hwy. and Canada Rd. from R-1, Low Density Residential to GC, General Commercial.

Second by Commissioner Kendrick. Motion carried.

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Follis and Lawler
Nays: None

8. Consider ratification of the High Frequency Truck Use Map as previously submitted.

City Planner Eric Ensey presented the staff report. As part of Council's recent approval of the Chapter 106 (Zoning) update, modifications were made to Section 106-746 concerning the location of heavy truck uses. The provisions of this section allow for land use decisions for truck uses based on a High Frequency Truck Use Map. The draft High Frequency Truck Use map was discussed during Chapter 106(Zoning) subcommittee updates and was presented to the Commission at the September 25, 2014, public hearing. The map identifies roadways where heavy truck uses generated from NAICS uses 484110, 484121, 484220, 484230 and 493 can be located.

Motion by Commissioner Warren to table a decision on the High Frequency Truck Use Map, pending additional documentation being presented to the Commission regarding the map.

Second by Commissioner Follis. Motion carried.

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Follis and Lawler
Nays: None

9. **Administrative reports.**

   Mr. Ensey reported the Chapter 106 (Zoning) updates approved by City Council will become effective November 24, 2014.

10. **Commission Comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.**

    Commissioners expressed condolences for the families of long term city employee Reagan McPhail on his passing and for the DuPont employees who lost their lives in a recent work accident.

    Commissioners also wished all a Happy Thanksgiving.

11. **Adjourn**

    Motion by Commissioner Warren to adjourn.

    Second by Commissioner Kendrick. Motion carried.

    Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Follis and Lawler
    Nays: None

    Chairman Lawler adjourned the meeting at 7:30 p.m.

Respectfully submitted,

_____
Peggy Lee
Secretary, Planning and Zoning Commission

Passed and Approved on _____ _____, 2014.

_____
Hal Lawler
Chairman, Planning and Zoning Commission

City of La Porte, Texas
Planning and Zoning Commission

December 4, 2014

AGENDA ITEM 4

Consider ratification of the High Frequency Truck Use Map previously presented.

Eric J. Ensey, City Planner

Planning and Development Department

City of La Porte, Texas

Planning and Development Department
Staff Report

ISSUE

Should the Planning and Zoning Commission further ratify the High Frequency Truck Use Map (HFTUM) as previously presented and conceptually approved?

RECOMMENDATION

Staff recommends further ratification of the High Frequency Truck Use Map in accordance with previous discussions. This map will also be used as a component in future revisions to the Truck Route Ordinance subsequently considered by City Council.

DISCUSSION

At the November 17th Planning and Zoning Commission meeting, staff presented this item for further consideration. The request was to ratify the attached High Frequency Truck Use Map that was previously presented and conceptually approved by the Planning and Zoning Commission at the September 25, 2014 Planning and Zoning Commission public hearing discussing modifications to Chapter 106 (Zoning). Informal presentations also occurred throughout the eighteen month Chapter 106 review process in which no objection was posed after those discussions. The subject map is an administrative map attachment to Chapter 106 which was approved by the City Council on November 10, 2014. The map implements trucking location regulations in Chapter 106 as a function of land use, instead of by truck routes referenced in Chapter 70. The approved language references the HFTUM map which is held in the administrative offices of the Planning and Development Department and posted on the city website.

The intended approval sequence, after approval of the 106 Chapter was to subsequently approve the revisions to the Truck Route Ordinance (Chapter 70) that were recommended. However Chapter 70 is a separate chapter that is directly approvable through City Council. Formal ratification by the Planning and Zoning Commission reaffirms the land use/trucking elements implementation in Chapter 106 until such time as the Truck Route Ordinance (Chapter 70) can be amended by City Council in the near future. While not necessary to maintain effectiveness of the map, is an extra step that staff believes could help the city further withstand any challenge that may or may not be sought by the development community in the interim. It was therefore additionally scheduled for consideration at the November 17th meeting. The Commission discussed

the item and requested some additional information from staff. The following is a summary of that information provided:

1. High Frequency Truck Use Map. The attached Exhibit A is the version of the High Frequency Truck Use Map developed and recommended by the 106 Subcommittee. The High Frequency Truck Use Map is intended to be a land use tool that identifies where certain Heavy Truck Uses may locate. Those Heavy Truck Uses, generated from NAICS uses 484110, 484121, 484220, 484230, and 493, are only permitted on properties directly adjacent to those rights-of-way designated as High Frequency Truck Roads, provided those uses comply with the underlying zoning. The attached Exhibit D is an excerpt of the NAICS manual of those uses for reference purposes. Those NAICS uses identified are those that would generate more significant truck traffic.

   This is the map that was previously discussed by the Commission at the September 25th meeting and public hearing for the modifications to Chapter 106 (Zoning). At that review, the Commission did not express any concerns with the map as drafted. There were no changes made to the document since the September 25th discussion.

   Staff also included the attached Exhibit B, which overlays the High Frequency Truck Use Map over LI-Light Industrial and HI-Heavy Industrial zone districts. PUD districts have also been included as these heavy truck uses may be permitted through a Special Conditional Use Permit, which requires consideration by the Planning and Zoning Commission and City Council. This map is intended to provide demonstration as to where those uses could be located. Heavy truck uses would only be allowed immediately adjacent to a High Frequency Road and only in the applicable zone district (LI or HI, or in some cases PUD).
2. Official Truck Route Map. The attached Exhibit C is the city's Official Truck Route Map. The High Frequency Truck Use Map is a different and separate map from the Official Truck Route Map. The Official Truck Route Map is associated with Chapter 70 of the city's Code of Ordinances and is intended to provide routes with which trucks can travel through and out of the city. Prior to the adoption of the modifications to Chapter 106 (Zoning), the Official Truck Route Map was the document referred to when making determinations on the permitted locations of Truck Terminal Uses. The Official Truck Route Map included 23rd Street, which previously would allow for the location of Heavy Truck Uses.
3. Removal of 23rd Street. The Subcommittee is recommending, through the ratification of the High Frequency Truck Use Map, the removal of 23rd Street from consideration as a location where Heavy Truck Uses may locate. The attached Exhibit D is an attempt to demonstrate those properties where those NAICS uses could locate if 23rd Street were part of the High Frequency Truck Use Map. In total, there are 90 acres that could be developed as Heavy Truck Uses.

The Subcommittee is recommending that 23rd Street no longer be allowed for Heavy Truck Uses and has removed it from the High Frequency Truck Use Map.

4. Addition of F St. and 14th St. The Subcommittee is recommending including both F Street and 14th Street east of 16th Street as part of the High Frequency Truck Use Map. Exhibit E identifies the properties that could develop as Heavy Truck Uses. In total, there are 30 acres that could be developed here that would allow for those uses. The Subcommittee is recommending the inclusion of these properties in the High Frequency Truck Use Map. The owner of those properties, Oakland Land Development, has requested that F Street and 14th Street be included in the map to accommodate the development of the area.
5. Sector 23 Development. The attached Exhibit F is a layout of the future development of the Sector 23 development by Oakland Land Development. Sector 23 is located around F Street and 16th Street. The character of development proposed with this project includes 18 office/warehouse buildings of approximately 6,500 square feet in area. At this time there are no zoning permits received by the city, so it is not clear what uses will be occupying these buildings. Inclusion of F Street and 14th Street in the High Frequency Truck Use Map would provide the developer some flexibility in tenants. It is important to note that although Heavy Truck Uses would be permitted to locate adjacent to F Street and 14th Street, the actual tenants that occupy the different buildings may not actually be Heavy Truck Uses.

ATTACHMENTS

Exhibit A: High Frequency Truck Use Map
Exhibit B: High Frequency Truck Use Map with Industrial Zoning Overlay
Exhibit C: Official Truck Route Map
Exhibit D: NAICS uses 484110, 484121, 484220, 484230 and 493
Exhibit E: Removal of 23rd Street Exhibit
Exhibit F: Addition of F Street and 14th Street Exhibit
Exhibit G: Sector 23 Master Plan

EXHIBIT A

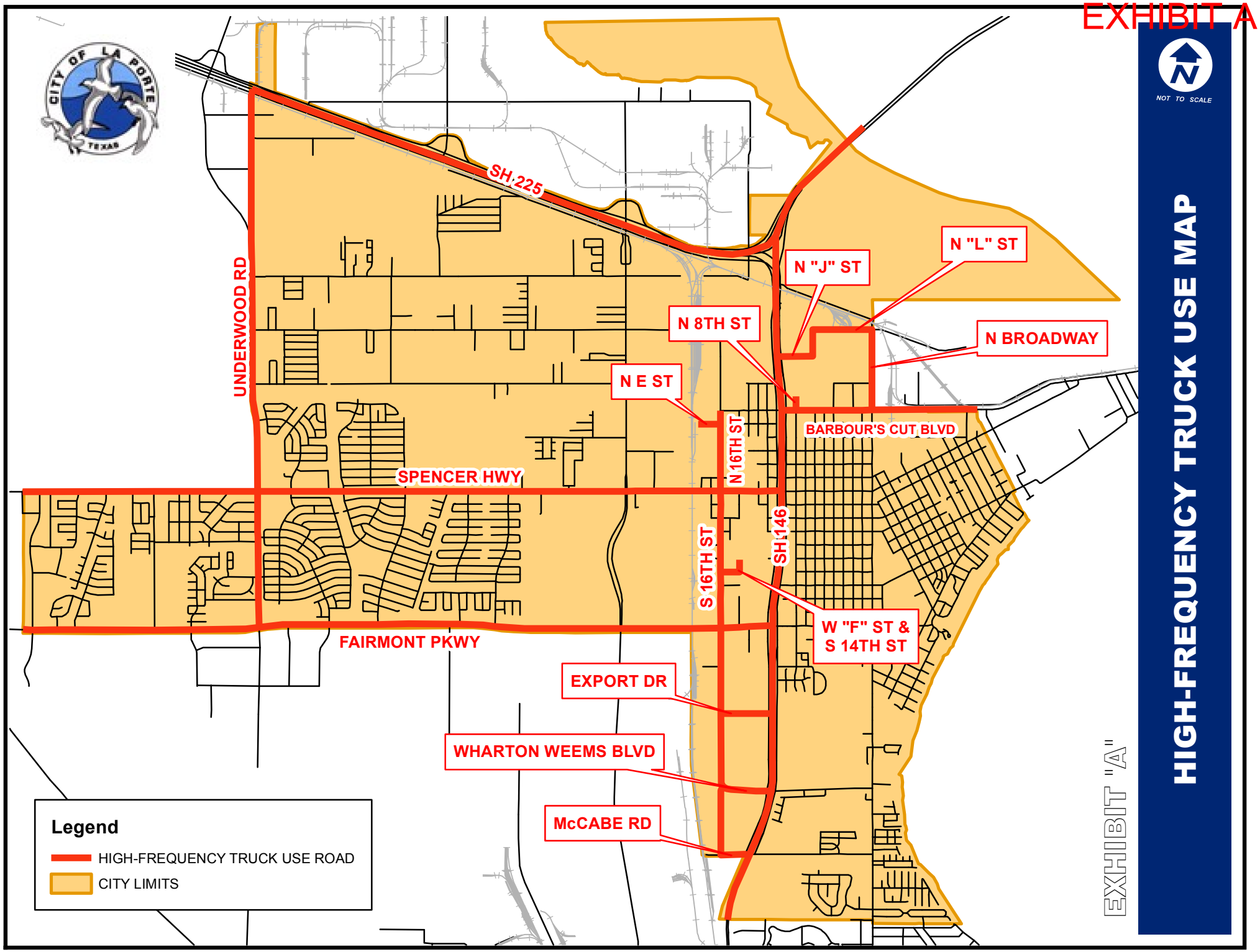

CITY OF LA PORTE
TEXAS
NOT TO SCALE
HIGH-FREQUENCY TRUCK USE MAP
SH 225
UNDERWOOD RD
N "L" ST
N "J" ST
N 8TH ST
N BROADWAY
N E ST
BARBOUR'S CUT BLVD
N 16TH ST
SPENCER HWY
S 16TH ST
SH 146
W "F" ST &
S 14TH ST
FAIRMONT PKWY
EXPORT DR
WHARTON WEEMS BLVD
McCABE RD
Legend
HIGH-FREQUENCY TRUCK USE ROAD
CITY LIMITS
EXHIBIT "A"

EXHIBIT B

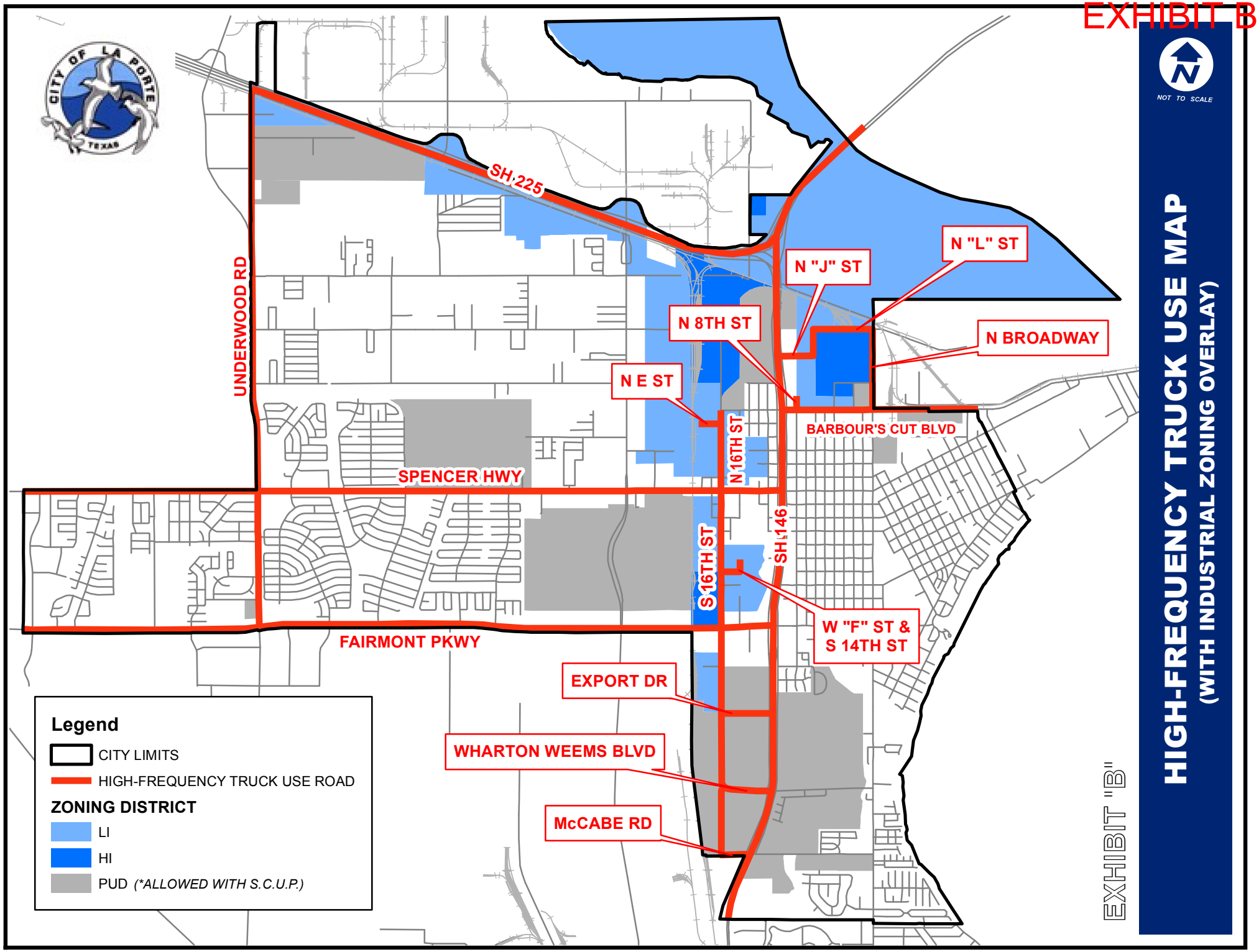
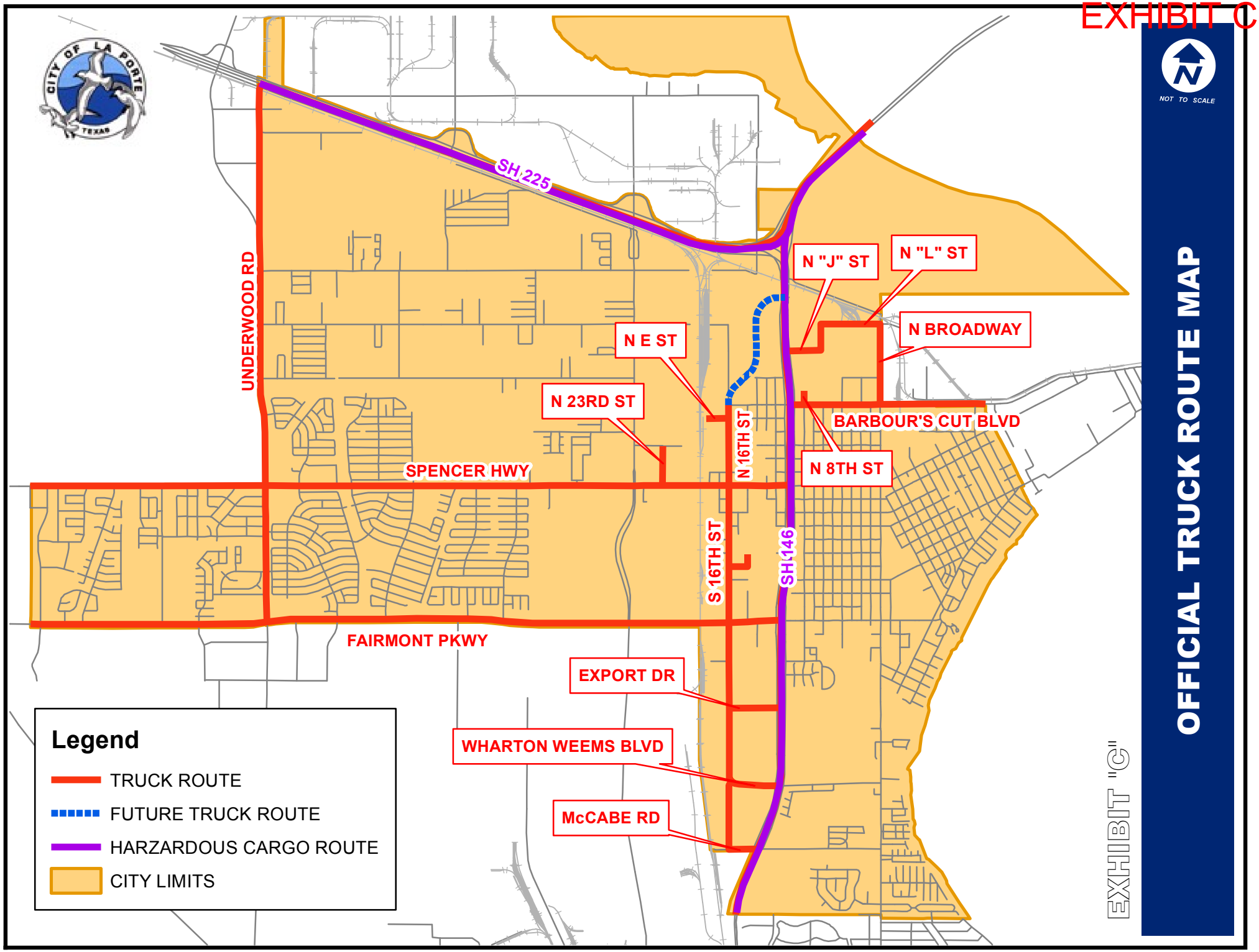

HIGH-FREQUENCY TRUCK USE MAP
(WITH INDUSTRIAL ZONING OVERLAY)
NOT TO SCALE
EXHIBIT "B"
SH 225
UNDERWOOD RD
N "L" ST
N "J" ST
N 8TH ST
N BROADWAY
N E ST
BARBOUR'S CUT BLVD
N 16TH ST
SPENCER HWY
S 16TH ST
SH 146
W "F" ST &
S 14TH ST
FAIRMONT PKWY
EXPORT DR
WHARTON WEEMS BLVD
McCABE RD
Legend
CITY LIMITS
HIGH-FREQUENCY TRUCK USE ROAD
ZONING DISTRICT
LI
HI
PUD (*ALLOWED WITH S.C.U.P.)

EXHIBIT C


OFFICIAL TRUCK ROUTE MAP
NOT TO SCALE
EXHIBIT "C"
SH 225
UNDERWOOD RD
N "J" ST
N "L" ST
N BROADWAY
N E ST
N 23RD ST
N 16TH ST
BARBOUR'S CUT BLVD
N 8TH ST
SPENCER HWY
S 16TH ST
SH 146
FAIRMONT PKWY
EXPORT DR
WHARTON WEEMS BLVD
McCABE RD
Legend
TRUCK ROUTE
FUTURE TRUCK ROUTE
HARZARDOUS CARGO ROUTE
CITY LIMITS

establishments generally limit their services to either local or long-distance hauling.

4841 General Freight Trucking[T]

This industry group comprises establishments primarily engaged in providing general freight trucking. General freight establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer. The establishments of this industry group provide a combination of the following network activities: local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery.

48411 General Freight Trucking, Local[T]

See industry description for 484110 below.

484110 General Freight Trucking, Local

This industry comprises establishments primarily engaged in providing local general freight trucking. General freight establishments handle a wide variety of commodities, generally palletized and transported in a container or van trailer. Local general freight trucking establishments usually provide trucking within a metropolitan area which may cross state lines. Generally the trips are same-day return.

Cross-References. Establishments primarily engaged in—

- Operating independent trucking terminals—are classified in Industry 488490, Other Support Activities for Road Transportation; and
- Providing general freight long-distance trucking including all North American international travel—are classified in Industry 48412, General Freight Trucking, Long-Distance.

48412 General Freight Trucking, Long-Distance[T]

This industry comprises establishments primarily engaged in providing long-distance general freight trucking. General freight establishments handle a wide variety of commodities, generally palletized and transported in a container or van trailer. Long-distance general freight trucking

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

establishments usually provide trucking between metropolitan areas which may cross North American country borders. Included in this industry are establishments operating as truckload (TL) or less than truckload (LTL) carriers.

Cross-References. Establishments primarily engaged in—

- Providing courier services—are classified in Industry 49211, Couriers and Express Delivery Services;
- Providing warehousing services of general freight—are classified in Industry 49311, General Warehousing and Storage;
- Providing specialized freight trucking—are classified in Industry Group 4842, Specialized Freight Trucking;
- Operating independent trucking terminals—are classified in Industry 48849, Other Support Activities for Road Transportation; and
- Providing local general freight trucking services—are classified in Industry 48411, General Freight Trucking, Local.

484121 General Freight Trucking, Long-Distance, Truckload

This U.S. industry comprises establishments primarily engaged in providing long-distance general freight truckload (TL) trucking. These long-distance general freight truckload carrier establishments provide full truck movement of freight from origin to destination. The shipment of freight on a truck is characterized as a full single load not combined with other shipments.

Cross-References. Establishments primarily engaged in—

- Providing general freight long-distance, less than truckload trucking—are classified in U.S. Industry 484122, General Freight Trucking, Long-Distance, Less Than Truckload;
- Providing specialized freight trucking—are classified in Industry Group 4842, Specialized Freight Trucking;
- Operating independent trucking terminals—are classified in Industry 488490, Other Support Activities for Road Transportation; and
- Providing local general freight trucking services—are classified in Industry 484110, General Freight Trucking, Local.

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

EXHIBIT D

484122 General Freight Trucking, Long-Distance, Less Than Truckload

This U.S. industry comprises establishments primarily engaged in providing long-distance, general freight, less than truckload (LTL) trucking. LTL carriage is characterized as multiple shipments combined onto a single truck for multiple deliveries within a network. These establishments are generally characterized by the following network activities: local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery.

Cross-References. Establishments primarily engaged in—

- Providing courier services—are classified in Industry 492110, Couriers and Express Delivery Services;
- Providing warehousing services of general freight—are classified in Industry 493110, General Warehousing and Storage;
- Providing specialized freight trucking—are classified in Industry Group 4842, Specialized Freight Trucking;
- Operating independent trucking terminals—are classified in Industry 488490, Other Support Activities for Road Transportation;
- Providing general freight long-distance truckload trucking—are classified in U.S. Industry 484121, General Freight Trucking, Long-Distance, Truckload; and
- Providing local general freight trucking services—are classified in Industry 484110, General Freight Trucking, Local.

4842 Specialized Freight Trucking[T]

This industry group comprises establishments primarily engaged in providing local or long-distance specialized freight trucking. The establishments of this industry are primarily engaged in the transportation of freight which, because of size, weight, shape, or other inherent characteristics, requires specialized equipment, such as flatbeds, tankers, or refrigerated trailers. This industry includes the transportation of used household, institutional, and commercial furniture and equipment.

48421 Used Household and Office Goods Moving[T]

See industry description for 484210 below.

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

EXHIBIT D

484210 Used Household and Office Goods Moving

This industry comprises establishments primarily engaged in providing local or long-distance trucking of used household, used institutional, or used commercial furniture and equipment. Incidental packing and storage activities are often provided by these establishments.

48422 Specialized Freight (except Used Goods) Trucking, Local[T]

See industry description for 484220 below.

484220 Specialized Freight (except Used Goods) Trucking, Local

This industry comprises establishments primarily engaged in providing local, specialized trucking. Local trucking establishments provide trucking within a metropolitan area that may cross state lines. Generally the trips are same-day return.

Illustrative Examples:

Local agricultural products trucking
Local dump trucking (e.g., gravel, sand, top-soil)
Local livestock trucking
Local bulk liquids trucking
Local boat hauling

Cross-References. Establishments primarily engaged in—

- Providing long-distance specialized freight (except used goods) trucking including all North American international travel—are classified in Industry 484230, Specialized Freight (except Used Goods) Trucking, Long-Distance;
- Providing local general freight trucking—are classified in Industry 484110, General Freight Trucking, Local;
- Providing trucking of used household and office goods—are classified in Industry 484210, Used Household and Office Goods Moving; and
- Providing waste collection—are classified in Industry Group 5621, Waste Collection.

48423 Specialized Freight (except Used Goods) Trucking, Long-Distance[T]

See industry description for 484230 below.

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

484230 Specialized Freight (except Used Goods) Trucking, Long-Distance

This industry comprises establishments primarily engaged in providing long-distance specialized trucking. These establishments provide trucking between metropolitan areas that may cross North American country borders.

Illustrative Examples:

Long-distance automobile carrier trucking
Long-distance refrigerated product trucking
Long-distance trucking of waste
Long-distance hazardous material trucking
Long-distance bulk liquid trucking

Cross-References. Establishments primarily engaged in—

- Providing local specialized freight trucking (except used goods)—are classified in Industry 484220, Specialized Freight (except Used Goods) Trucking, Local;
- Providing long-distance general freight trucking including all North American international travel—are classified in Industry 48412, General Freight Trucking, Long-Distance;
- Providing trucking of used household and office goods—are classified in Industry 484210, Used Household and Office Goods Moving; and
- Collecting and/or hauling hazardous waste, nonhazardous waste, and/or recyclable materials within a local area—are classified in Industry 56211, Waste Collection.

485 Transit and Ground Passenger Transportation[T]

Industries in the Transit and Ground Passenger Transportation subsector include a variety of passenger transportation activities, such as urban transit systems; chartered bus, school bus, and interurban bus transportation; and taxis. These activities are distinguished based primarily on such production process factors as vehicle types, routes, and schedules.

In this subsector, the principal splits identify scheduled transportation as separate from nonscheduled transportation. The scheduled transportation industry groups are Urban Transit Systems, Interurban and Rural Bus Transportation, and School and Employee Bus Transportation. The nonscheduled industry groups are the Charter Bus Industry and Taxi

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

EXHIBIT D

and Limousine Service. The Other Transit and Ground Passenger Transportation industry group includes both scheduled and nonscheduled transportation.

Scenic and sightseeing ground transportation services are not included in this subsector but are included in Subsector 487, Scenic and Sightseeing Transportation. Sightseeing does not usually involve place-to-place transportation; the passenger's trip starts and ends at the same location.

4851 Urban Transit Systems[T]

48511 Urban Transit Systems[T]

This industry comprises establishments primarily engaged in operating local and suburban passenger transit systems over regular routes and on regular schedules within a metropolitan area and its adjacent nonurban areas. Such transportation systems involve the use of one or more modes of transport including light rail, commuter rail, subways, and streetcars, as well as buses and other motor vehicles.

Cross-References. Establishments primarily engaged in—

- Providing scenic and sightseeing transportation—are classified in Industry 48711, Scenic and Sightseeing Transportation, Land;
- Providing support services to transit and ground transportation—are classified in Industry Group 4884, Support Activities for Road Transportation; and
- Providing interurban and rural bus transportation—are classified in Industry 48521, Interurban and Rural Bus Transportation.

485111 Mixed Mode Transit Systems

This U.S. industry comprises establishments primarily engaged in operating local and suburban ground passenger transit systems using more than one mode of transport over regular routes and on regular schedules within a metropolitan area and its adjacent nonurban areas.

Cross-References. Establishments primarily engaged in—

- Operating local and suburban passenger transit systems using only one mode of transportation—are classified according to the mode of transport; and

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

492110 Couriers and Express Delivery Services

This industry comprises establishments primarily engaged in providing air, surface, or combined mode courier and express delivery services of parcels, but not operating under a universal service obligation. These parcels can include goods and documents, but the express delivery services are not part of the normal mail service. These services are generally between metropolitan areas, urban centers, or international, but the establishments of this industry form a network that includes local pick-up and delivery to serve their customers' needs.

Illustrative Examples:

Air courier services, except establishments operating under a universal service obligation
Express delivery services, except establishments operating under a universal service obligation
Courier services (i.e., intercity network), except establishments operating under a universal service obligation

Cross-References. Establishments primarily engaged in—

- Providing parcel and express delivery services in addition to mail services under a universal service obligation—are classified in Industry 491110, Postal Service;
- Providing messenger and delivery services within a metropolitan area or within an urban center—are classified in Industry 492210, Local Messengers and Local Delivery; and
- Providing the truck transportation of palletized general freight—are classified in Industry Group 4841, General Freight Trucking.

4922 Local Messengers and Local Delivery[T]

49221 Local Messengers and Local Delivery[T]

See industry description for 492210 below.

492210 Local Messengers and Local Delivery

This industry comprises establishments primarily engaged in providing local messenger and delivery services of small items within a single metropolitan area or within an urban center. These establishments generally

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

EXHIBIT D

provide point-to-point pickup and delivery and do not operate as part of an intercity courier network.

Illustrative Examples:

Alcoholic beverages delivery services
Letters, documents, or small parcels local delivery services
Restaurant meals delivery services (i.e., independent service from restaurant)
Grocery delivery services (i.e., independent service from grocery store)

Cross-References. Establishments primarily engaged in—

- Providing local letter and parcel delivery services as part of an intercity courier network—are classified in Industry 492110, Couriers and Express Delivery Services;
- Operating the National Postal Service or providing postal services on a contract basis (except the bulk transportation of mail)—are classified in Industry 491110, Postal Service; and
- Providing the bulk transportation of mail on a contract basis to and from Postal Service establishments—are classified in Industry Group 4841, General Freight Trucking.

493 Warehousing and Storage[T]

Industries in the Warehousing and Storage subsector are primarily engaged in operating warehousing and storage facilities for general merchandise, refrigerated goods, and other warehouse products. These establishments provide facilities to store goods. They do not sell the goods they handle. These establishments take responsibility for storing the goods and keeping them secure. They may also provide a range of services, often referred to as logistics services, related to the distribution of goods. Logistics services can include labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. However, establishments in this industry group always provide warehousing or storage services in addition to any logistic services. Furthermore, the warehousing or storage of goods must be more than incidental to the performance of services, such as price marking.

Bonded warehousing and storage services and warehouses located in free trade zones are included in the industries of this subsector.

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

4931 Warehousing and Storage[T]

49311 General Warehousing and Storage[T]

See industry description for 493110 below.

493110 General Warehousing and Storage

This industry comprises establishments primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products.

Cross-References. Establishments primarily engaged in—

- Renting or leasing space for self storage—are classified in Industry 531130, Lessors of Miniwarehouses and Self-Storage Units; and
- Selling in combination with handling and/or distributing goods to other wholesale or retail establishments—are classified in Sector 42, Wholesale Trade.

49312 Refrigerated Warehousing and Storage[T]

See industry description for 493120 below.

493120 Refrigerated Warehousing and Storage

This industry comprises establishments primarily engaged in operating refrigerated warehousing and storage facilities. Establishments primarily engaged in the storage of furs for the trade are included in this industry. The services provided by these establishments include blast freezing, tempering, and modified atmosphere storage services.

Cross-References.

Establishments primarily engaged in storing furs (except for the trade) and garments are classified in Industry 812320, Drycleaning and Laundry Services (except Coin-Operated).

49313 Farm Product Warehousing and Storage[T]

See industry description for 493130 below.

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

EXHIBIT D

493130 Farm Product Warehousing and Storage

This industry comprises establishments primarily engaged in operating bulk farm product warehousing and storage facilities (except refrigerated). Grain elevators primarily engaged in storage are included in this industry.

Cross-References. Establishments primarily engaged in—

- Operating refrigerated warehousing and storage facilities—are classified in Industry 493120, Refrigerated Warehousing and Storage; and
- Storing grains and field beans (i.e., grain elevators) as an incidental activity to sales—are classified in Industry 424510, Grain and Field Bean Merchant Wholesalers.

49319 Other Warehousing and Storage[T]

See industry description for 493190 below.

493190 Other Warehousing and Storage

This industry comprises establishments primarily engaged in operating warehousing and storage facilities (except general merchandise, refrigerated, and farm product warehousing and storage).

Illustrative Examples:

Bulk petroleum storage
Lumber storage terminals
Document storage and warehousing
Whiskey warehousing

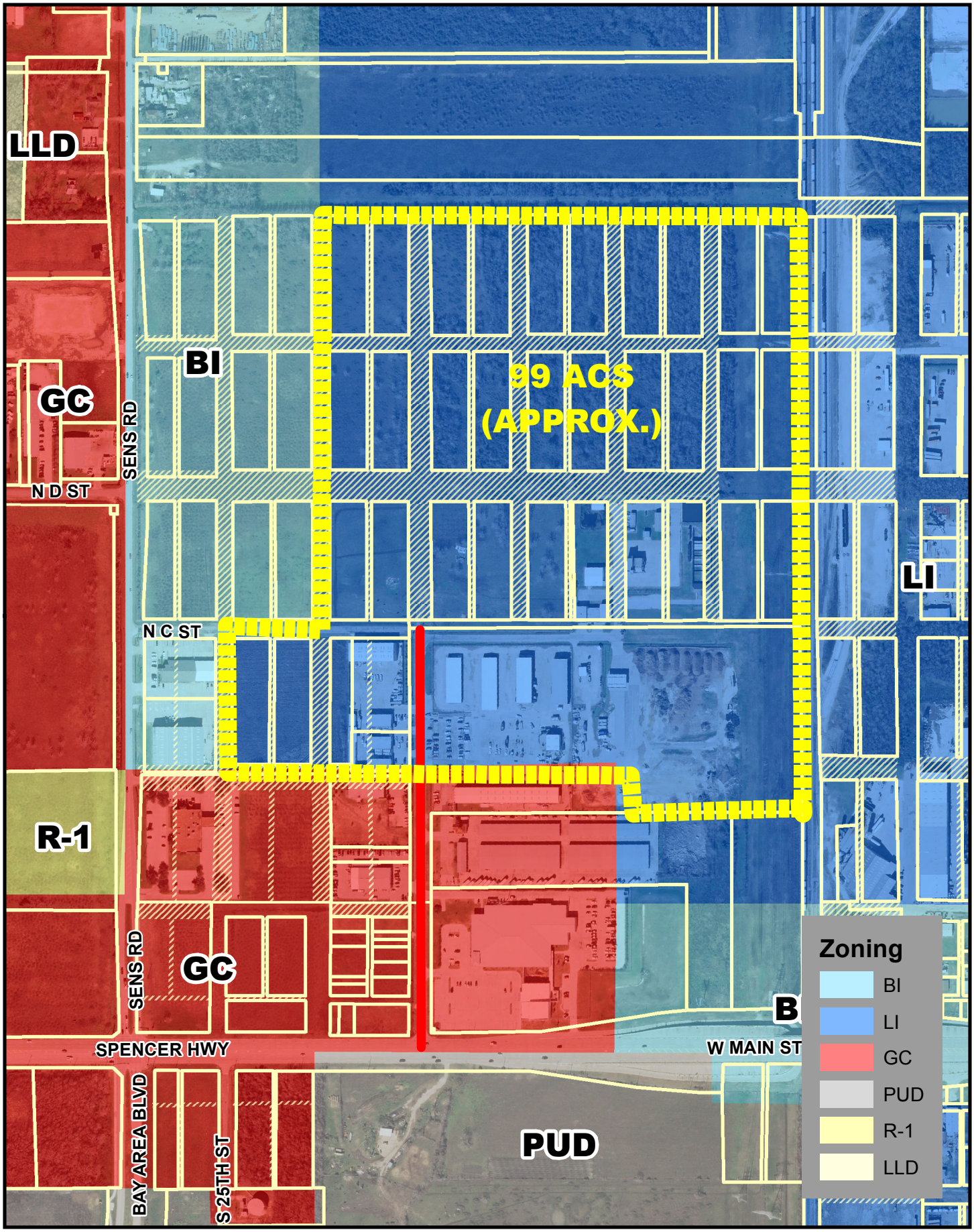
Cross-References. Establishments primarily engaged in—

- Renting or leasing space for self storage—are classified in Industry 531130, Lessors of Miniwarehouses and Self-Storage Units;
- Storing hazardous materials for treatment and disposal—are classified in U.S. Industry 562211, Hazardous Waste Treatment and Disposal;
- Operating general warehousing and storage facilities—are classified in Industry 493110, General Warehousing and Storage;
- Wholesaling of petroleum bulk—are classified in Industry 424710, Petroleum Bulk Stations and Terminals;
- Operating refrigerated warehousing and storage facilities—are classified in Industry 493120, Refrigerated Warehousing and Storage; and
- Operating farm product warehousing and storage facilities—are classified in Industry 493130, Farm Product Warehousing and Storage.

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

EXHIBIT "E"

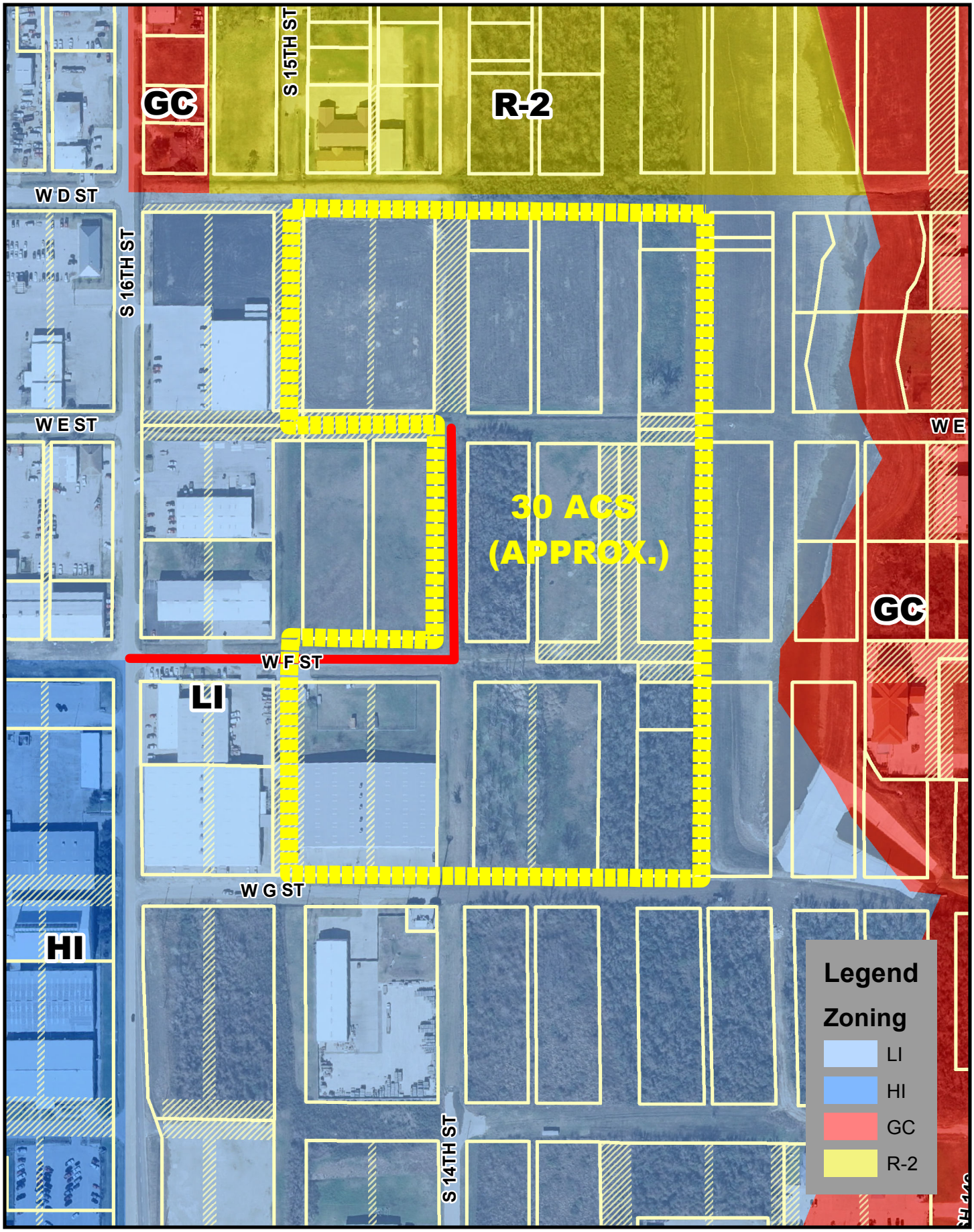
(REMOVAL OF 23RD ST.)



1 inch = 500 feet

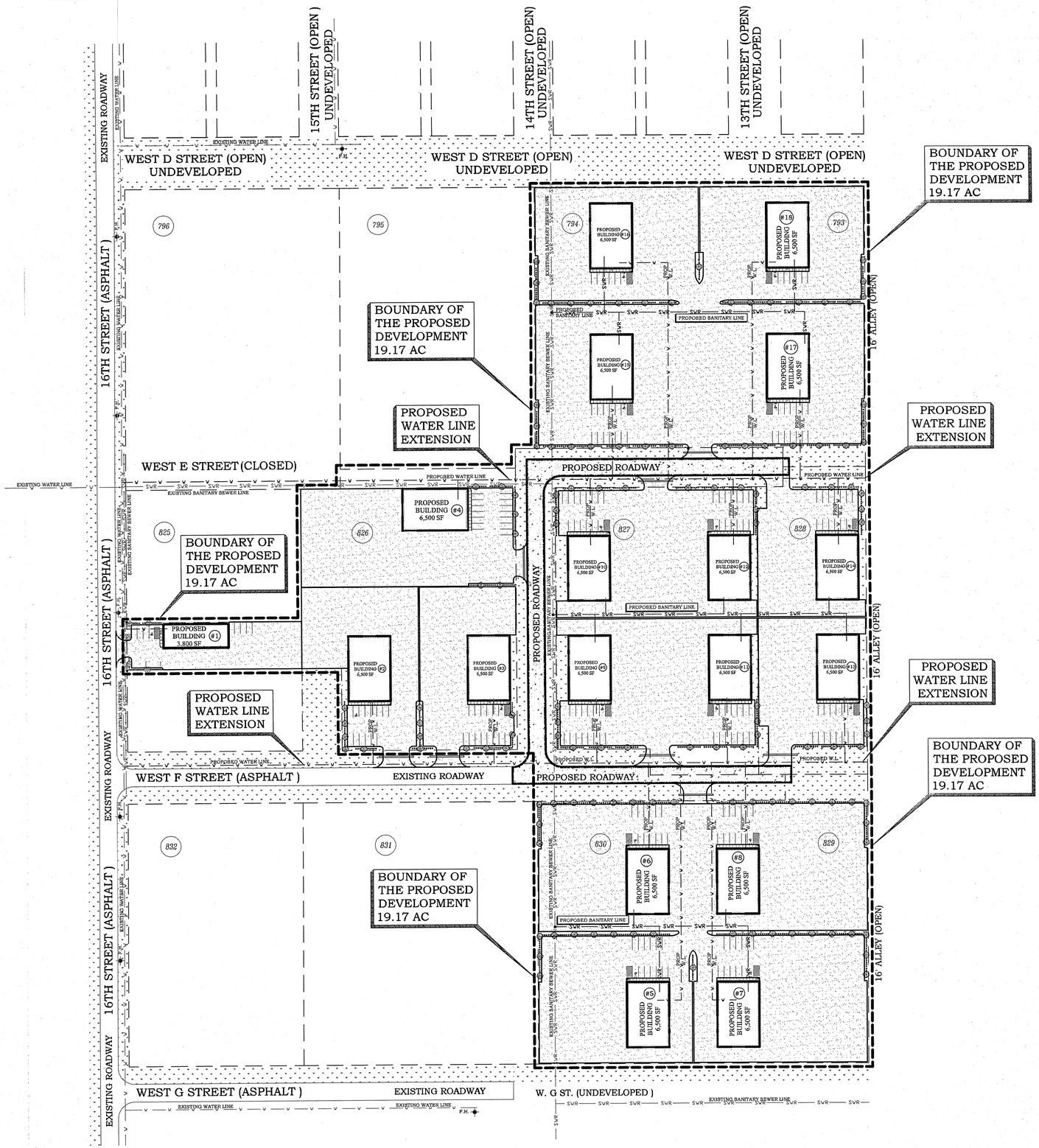
EXHIBIT "F"

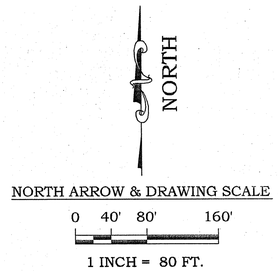
(ADDITION OF "F" ST. & 14TH ST.)



1 inch = 300 feet

EXHIBIT G





REV.	DESCRIPTION	DATE:
-	-	

ACW
CONSTRUCTION, LLC
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STATE OF TEXAS
PHILLIP EUGENE JOHNSON
58605
LICENSED PROFESSIONAL ENGINEER
11/04/14

Oakland Land & Development

PROPOSED SITE PLAN

JOB NO.	14-0022
DRWN BY:	RC
CKD BY:	PEJ
FILE:	C1.0.dwg
SCALE:	
DATE:	Tue, Nov 11 2014
DWG:	C1.0

Tue, Nov 11 2014 - 1:01pm L:\Proposals\2014 Proposals\Oakland Land and Development\Section 23\Drawings\ C1.0.dwg