

**NOTICE OF PUBLIC HEARINGS and REGULAR TELEPHONE/VIDEO
CONFERENCE MEETING**

June 2, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE TO THE PUBLIC IS HEREBY GIVEN in accordance with the order of the Office of the Governor issued March 16, 2020, the Montgomery Planning and Zoning Commission will conduct its Public Hearings and Regular Meeting scheduled for **6:00 p.m. on Tuesday, June 2, 2020**, at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Commission. Emails may also be submitted to dmccorquodale@ci.montgomery.tx.us until 3:00 p.m. on June 2, 2020.

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on at: **Join Zoom Meeting** <https://us02web.zoom.us/j/88226459400>, **Meeting ID: 882 2645 9400**. They may also join by calling (346) 248-7799 and entering the Meeting ID: 882 2645 9400.

The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website on the next following day.

Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by email to dmccorquodale@ci.montgomery.tx.us by 3:00 p.m. on June 2, 2020.

CALL TO ORDER

VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on any item but may place the issue on a future agenda.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding regular meeting minutes of May 5, 2020.
2. Consideration and possible action on a proposed carport structure located at 415 Houston Street, a City-designated Historic Landmark, as submitted by owner Tani Traver.
3. Consideration and possible action on a proposed property fence for Hodge Podge Lodge located at 300 Prairie Street in the Historic Preservation District, as submitted by owner Jeffrey Angelo.

4. Consideration and possible action on a Preliminary Report for The Hills of Town Creek Section Four rezoning request from B—Commercial to R1—Single-Family Residential

PUBLIC HEARING

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

5. Presentation of the Preliminary Report for The Hills of Town Creek Section Four rezoning request from B—Commercial to R1—Single-Family Residential; and
6. Rezoning request for The Hills of Town Creek Section Four, an 8-acre parcel of land located at the intersection of Emma's Way and Scenic Hills Court, currently zoned B – Commercial to be rezoned R1 – Single-Family Residential, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Adjourn Public Hearing

Reconvene into Regular Session

7. Discussion and possible action on public comments received from the Public Hearing on the Preliminary Report of the rezoning request for Hills of Town Creek Section Four.

PUBLIC HEARING

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

8. Presentation of the Preliminary Report for The Hills of Town Creek Section Four rezoning request from B—Commercial to R1—Single-Family Residential; and
9. Rezoning request for The Hills of Town Creek Section Four, an 8-acre parcel of land located at the intersection of Emma's Way and Scenic Hills Court, currently zoned B – Commercial to be rezoned R1 – Single-Family Residential, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Adjourn Public Hearing

Reconvene into Regular Session

10. Discussion and possible action regarding preparation of a Final Report of the rezoning request for Hills of Town Creek Section Four.

COMMISSION INQUIRY:

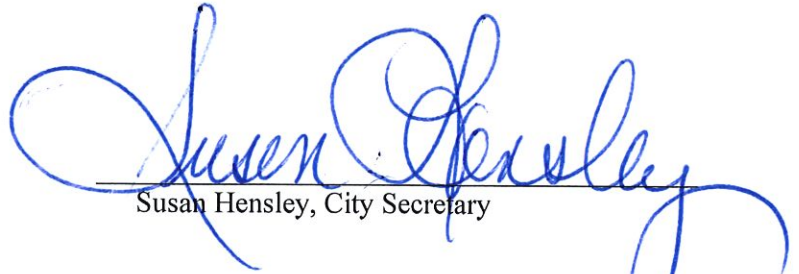
Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

EXECUTIVE SESSION:

The Planning and Zoning Commission reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. *(There are no items at this time.)*

ADJOURNMENT




Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 29th day of May 2020 at **4:05** o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

MINUTES OF REGULAR MEETING

May 5, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:00 p.m.

Present: William Simpson, Britnee Ghutzman, Nelson Cox, Jeffrey Waddell, Carol Langley

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

1. Consideration and possible action regarding approval of minutes for a Regular Meeting held on April 7, 2020.

Jeffrey Waddell moved to approve the minutes as presented. William Simpson seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action regarding calling a Public Hearing for June 2, 2020 for a rezoning request for Hills of Town Creek Section Four, as submitted by Chris Cheatham / Hills of Town Creek, LLC.

Staff introduced the item and explained the request is related to a 30-lot addition to the 100-lot Hills of Town Creek residential subdivision. The property is currently zoned B – Commercial and is requested to be R1 – Single-Family Residential.

Bill Simpson moved to call a Public Hearing on June 2, 2020 for a rezoning request for Hills of Town Creek Section Four. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action regarding an opinion to City Council on variance request for minimum lot area and lot dimensions for Hills of Town Creek Section Four, as submitted by Chris Cheatham / Hills of Town Creek, LLC.**

Staff introduced the item and stated this project was to be similar in design to the existing subdivision. Jonathan White, civil engineer for the developer, spoke to several aspects of the project including the shape of the property and the desirability of lots that would overlook the detention pond. Staff explained the Subdivision Ordinance requires P&Z to provide an opinion on the variance request to City Council.

Jeffrey Waddell moved to recommend to City Council approval of the variances based on the existing subdivision design having been granted these variances. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

4. **Consideration and possible action regarding a variance request for the requirement to provide compensating open space in lieu of minimum lot sizes of 9,000 square feet for Hills of Town Creek Section Four, as submitted by Chris Cheatham / Hills of Town Creek, LLC.**

Staff introduced the item and explained the Subdivision Ordinance requires compensating open space at a 1:1 square foot ratio where lots are less than 9,000 sqft. The city engineer pointed out the necessary open space for Section Four would be roughly one acre. The developer proposes having no compensating open space. Jonathan White, the civil engineer for the developer, spoke to the item and stated the unique shape of the property did not allow for compensating open space, but the homes would have access via sidewalks to the open space provided in Sections Two & Three. Discussion was had on how the developer could better use access to the adjacent detention pond as an open space amenity.

Carol Langley moved to recommend approval of the compensating open space variance contingent on including access to the detention pond and with an overlook area. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action regarding the preliminary plat for Hills of Town Creek Section Four, as submitted by Chris Cheatham / Hills of Town Creek, LLC.

Staff introduced the item and recommended that if the variances discussed earlier in the meeting were not granted by City Council, the developer should be required to resubmit the preliminary plat to P&Z.

Bill Simpson moved to conditionally approve the preliminary plat contingent on the variances for minimum lot size & lot dimensions, and compensating open space requirements being granted by City Council, the city engineer's comments being addressed, and requiring the preliminary plat to be resubmitted to P&Z if variances are not granted. Jeff Waddell seconded the motion, the motion carried unanimously. (5-0)

6. Consideration and possible action regarding proposed compensating open space in lieu of minimum lot sizes of 9,000 square feet for Town Creek Crossing Sections One & Two, as submitted by Lefevre Development, Inc.

Staff introduced the item and pointed out the proposed subdivision has a 2.8-acre deficit for lots less than 9,000 square feet and is proposing 67-acres in open space. The developer plans on the open space being a mix of parks, trails, and natural space. The commission discussed the details of lot sizes, planned amenities, and the planned MUD district's role in the project with the city engineer and the developer's engineer.

Carol Langley moved to recommend approval of the compensating open space in lieu of minimum lot sizes. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

7. Consideration and possible action regarding the preliminary plat for Town Creek Crossing, as submitted by Lefevre Development, Inc.

Staff introduced the item and reviewed the variances that will require approval by City Council, which include minimum lot dimensions & lot area, and right-of-way width for streets. Staff explained the 2004 Subdivision Ordinance that governs the Planned Development Agreement does not require an opinion of P&Z for variances to the Subdivision Ordinance, which is why those items are not on the agenda.


Carol Langley moved to conditionally approve the preliminary plat contingent on the variances and compensating open space being approved by City Council, the city engineer's comments being addressed, and require the preliminary plat to be resubmitted to P&Z if the variances are not granted. William Simpson seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

None.

Adjournment

Bill Simpson moved to adjourn the meeting at 7:45 p.m. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

Prepared by:  Date approved: _____
Dave McCorquodale

Chairman Nelson Cox

Attest: _____
Susan Hensley, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 2, 2020	Budgeted Amount: N/A
Department: Planning & Development	
Prepared By: Dave McCorquodale	Exhibits: Site plan, site photo

Subject

Consideration and possible action on a proposed carport structure located at 415 Houston Street, a City-designated Historic Landmark, as submitted by owner Tani Traver.

Description

You will recall this item from the March 3rd meeting. The owner would like to have a dialogue with the Commission about what an acceptable solution for the carport structure would involve.


The property is a corner lot at Houston & Stewart Street. Access to the carport will be from Houston Street adjacent to the existing driveway. While not inside the Historic Preservation District, the property is a City-designated Historic Landmark. Exterior improvements made to Historic Landmarks follow the same P&Z approval process as the Historic Preservation District.

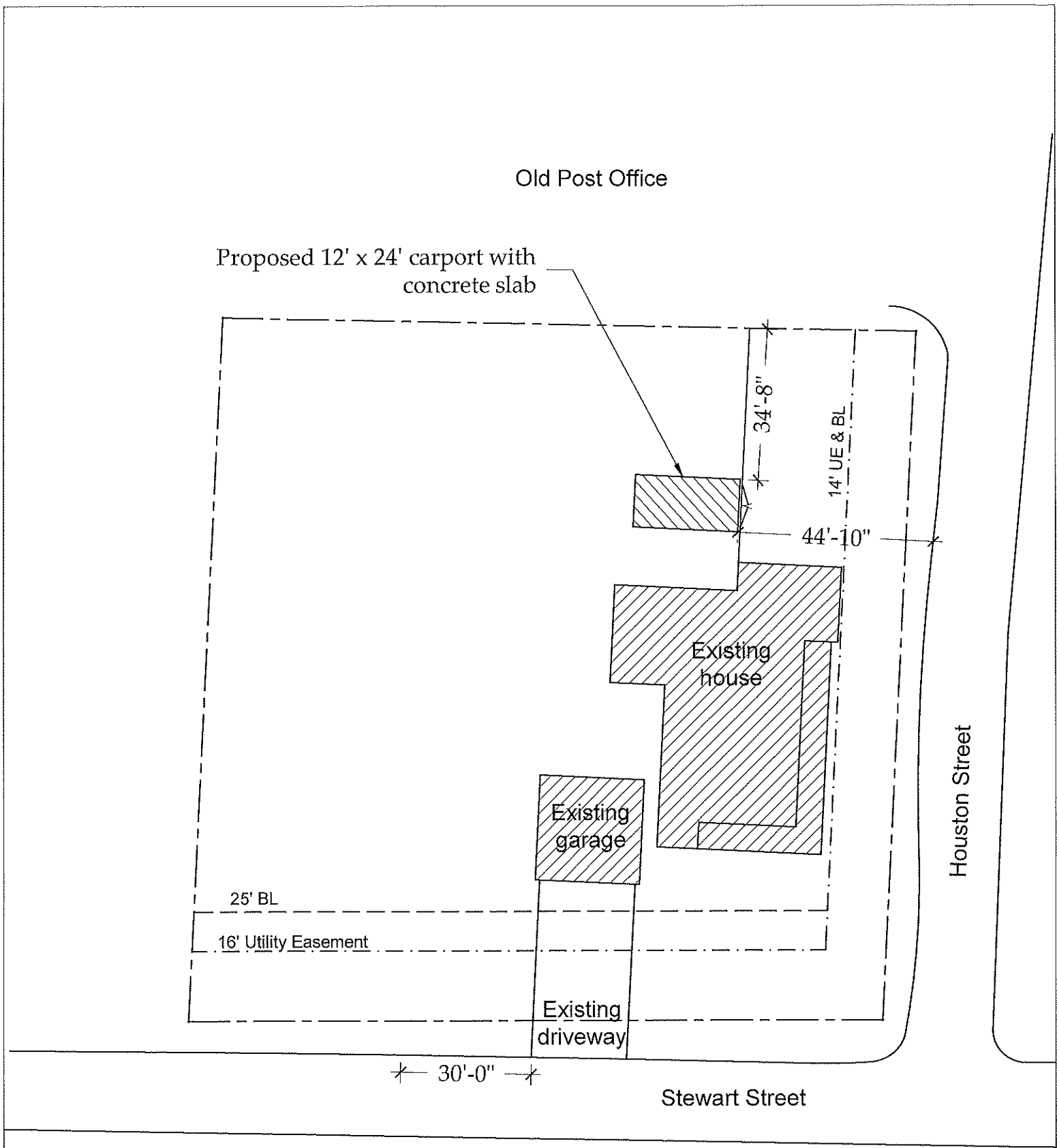
- The proposed structure is 12' wide by 24' deep
- The roof will be black and trim will be white to match the house

Recommendation

Consider the proposed structure and work with the owner to reach a solution.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/29/2020
City Administrator	Richard Tramm	Date: 05/29/2020



Proposed Carport Plan

Traver Residence
 415 Houston Street
 Montgomery, TX 77316
 Scale: 1' = 30'



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 2, 2020	Budgeted Amount: N/A
Department: Planning & Development	
Prepared By: Dave McCorquodale	Exhibits: Survey of property showing improvements; improvement details

Subject

Consideration and possible action on a proposed property fence and parking lot resurfacing for Hodge Podge Lodge located at 300 Prairie Street in the Historical Preservation District, as submitted by owner Jeffrey Angelo.

Description



Hodge Podge Lodge is installing a privacy fence on their north and south property lines that will be approximately 8-feet tall. Additionally, they are resurfacing an existing grass parking lot using a grass-pave system that allows stormwater to absorb into the ground and provides a more natural look than traditional paving.

As exterior modifications in the Historic Preservation District, approval must be granted by the P&Z Commission.

Recommendation

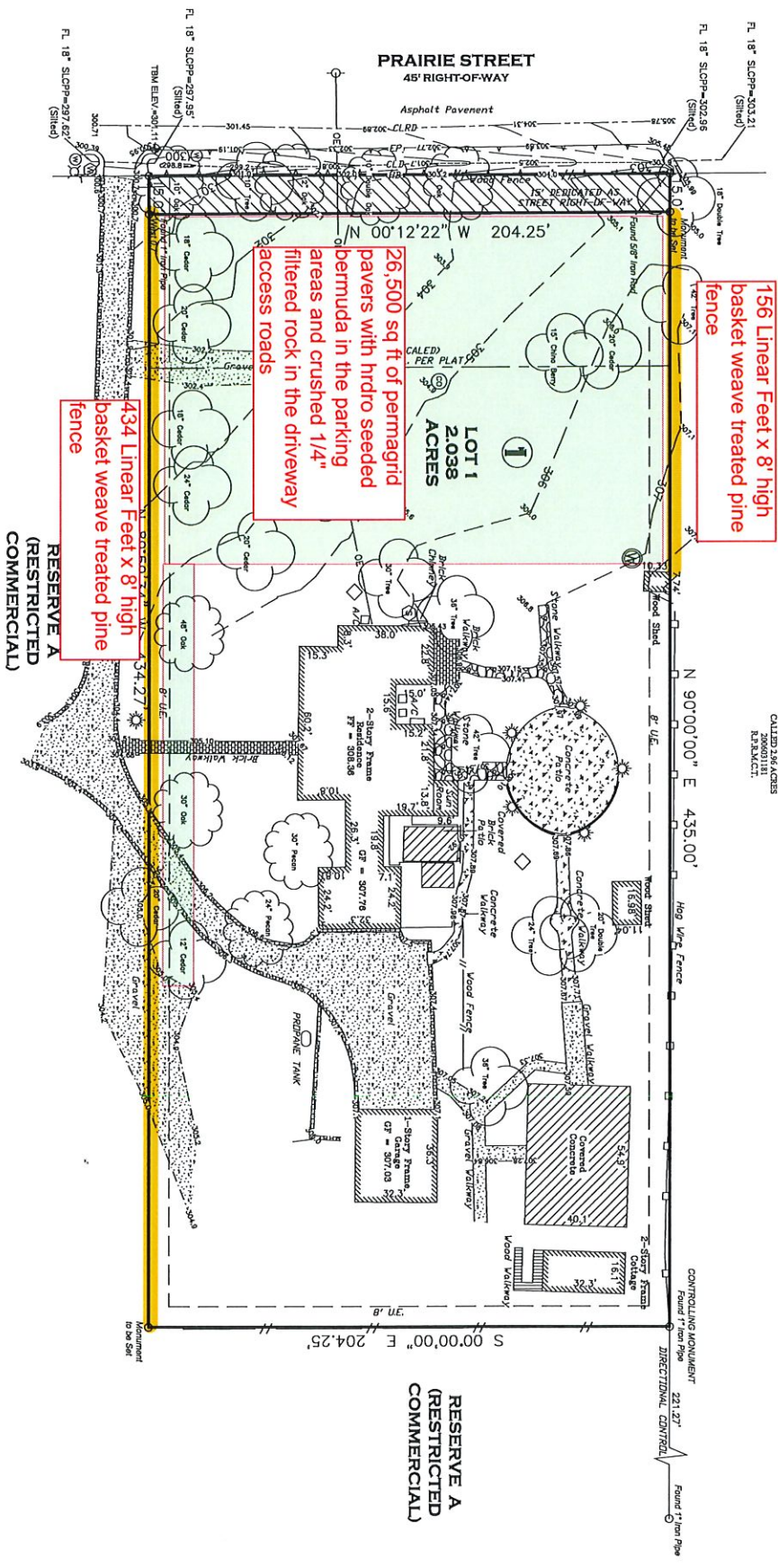
Consider the fence and parking lot resurfacing and approve or deny as you see fit.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/29/2020
City Administrator	Richard Tramm 	Date: 05/29/2020

- Notes:
1. Basis of Bearings North line of Lot 1 per the record plat formed without the benefit of a title report and may be subject to easements and/or restrictions not shown.
 2. Record plat is a map of the building lines as shown per the record plat.
 3. TBM is a Mag Nail set in asphalt. Elevation = 400.11. Station = 100+00.00. Date = 03/28/2001. Adjusted.
- E.A. - EDGE OF PAVEMENT
 C.L.D. - CENTERLINE OF DITCH
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT

- ⊕ CLEANOUT
- ⊕ WATER WELL
- ⊕ SEPTIC LID
- ⊕ REGULATION VALVE
- ⊕ TEMPORARY BENCHMARK
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ SIGN
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT



This property lies with in Unincorporated Zone 'X' as SCALED from 7504 from Number 483302000 and 483302000. THIS MEANS THAT THE SUBJECT PROPERTY DOES NOT SCALE WITHIN THE 100 FEET TIEED PLAIN. This determination is made strictly according to the flood correlation. Furthermore, this company takes no responsibility for such.

Lot One (1), in Block One (1), of MELROSE PLACE, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet K, Sheet 88 of the Map Records of Montgomery County, Texas.

Date: April 18, 2017 Job No. 17-0118 Address: 207 Franklin Street City: Still Meigs County, TX 77868 State: TX 77868 Sheet: 8 7424 P.M. 1460 South A. Morgan, Texas 77354 Office: 281-556-1935 Email: ccsurveying@bellsouth.net Website: www.ccsurveying.com	Scale: 1" = 40' (24 x 36) Drawn by: JAC Checked by: Bob Langley		Surveyed by: STEVEN L. CREWS Date: APRIL 18, 2017
---	--	--	--



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 2, 2020	Budgeted Amount: N/A
Department: Planning & Development	
Prepared By: Dave McCorquodale	Exhibits: Preliminary Report draft

Subject

Consideration and possible action on a Preliminary Report for Hills of Town Creek Section Four rezoning request from B—Commercial to R1—Single-Family Residential.

Description

The Preliminary Report contains basic information about the property and its surroundings, and a recommendation of the P&Z rezoning action (i.e. recommend approving or denying the rezoning request).



The Public Hearing to follow this item allows for public input on the Preliminary Report as well as the rezoning request in general.

The Final Report will be modeled from this report and any public comments taken into consideration.

Recommendation

Formulate a Preliminary Report on the rezoning request for Hills of Town Creek Section Four.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/29/2020
City Administrator	Richard Tramm 	Date: 05/29/2020

PLANNING & ZONING COMMISSION PRELIMINARY REPORT

on a rezoning request for
Hills of Town Creek Section Four

General Property Information:

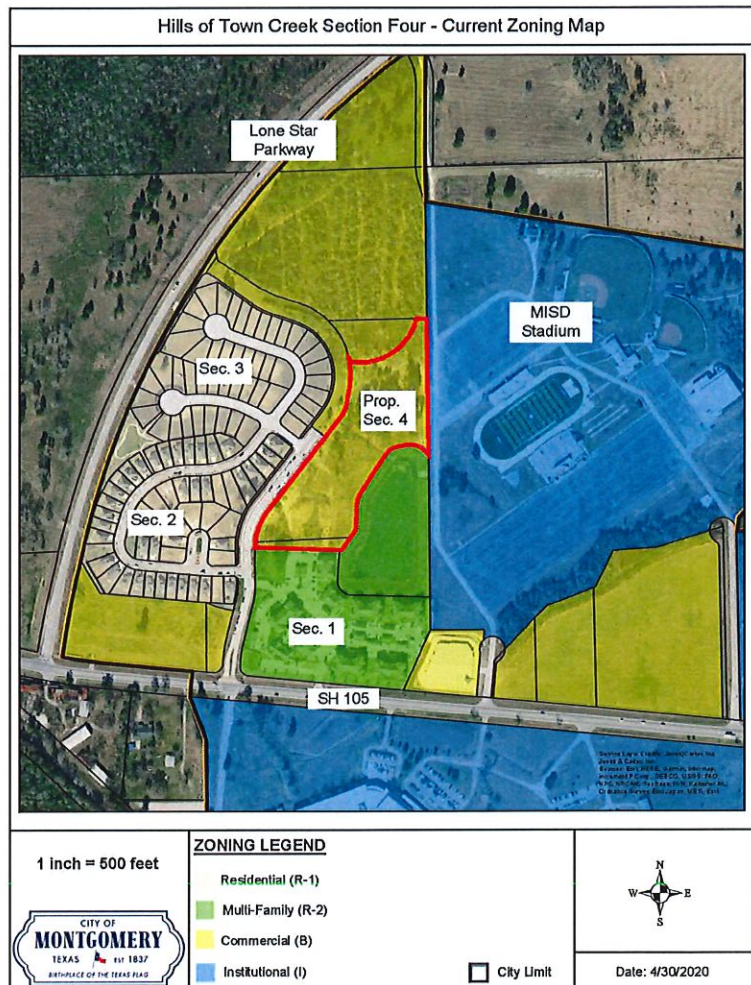
- 8-acre tract
- Currently B – Commercial
- Surrounding zoning:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Institutional

Proposed Use:

- Single-Family Residential
- 30-lot addition to existing subdivision

Requested rezoning:

- R1 - Single-Family Residential



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 2, 2020	Budgeted Amount: N/A
Department: Planning & Development	
Prepared By: Dave McCorquodale	Exhibits: 200-foot notification map, Preliminary Report draft

Subject

Public Hearing on a Preliminary Report and rezoning request for Hills of Town Creek Section Four rezoning request from B—Commercial to R1—Single-Family Residential.

Description

This is the first of two opportunities for the public to provide comments on the Preliminary Report and rezoning request.

Recommendation

Listen to and consider any public comments received.










Approved By

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 05/29/2020
City Administrator	Richard Tramm <i>RT</i>	Date: 05/29/2020



VICINITY MAP
1 INCH = 5 MILES

LEGEND

-  200-ft Notification Boundary
 -  Tract Boundary
 -  MCAD Parcels
- Zoning Classification**
-  Commercial (B)
 -  Industrial (D)
 -  Institutional (I)
 -  Multi-Family R2
 -  Planned Development (PD)
 -  Residential (R1)

**HILLS OF TOWN
CREEK SEC. 4**

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS

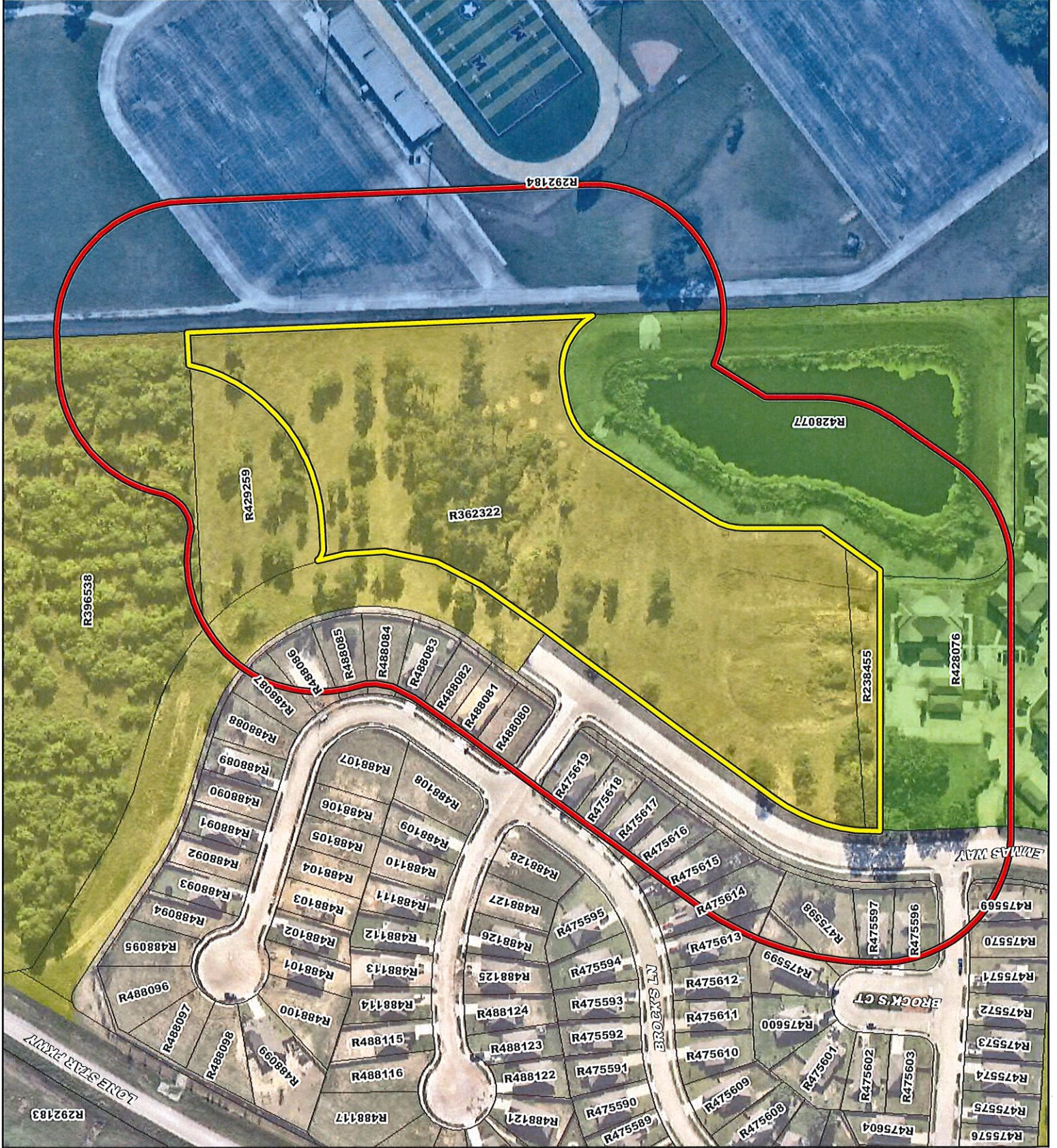
0 200
1 INCH = 200 FEET
IMAGERY PROVIDED BY NEARMAP



Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



JONES CARTER
Texas Board of Professional Engineers, Registration No. F-489



PLANNING & ZONING COMMISSION PRELIMINARY REPORT

on a rezoning request for
Hills of Town Creek Section Four

General Property Information:

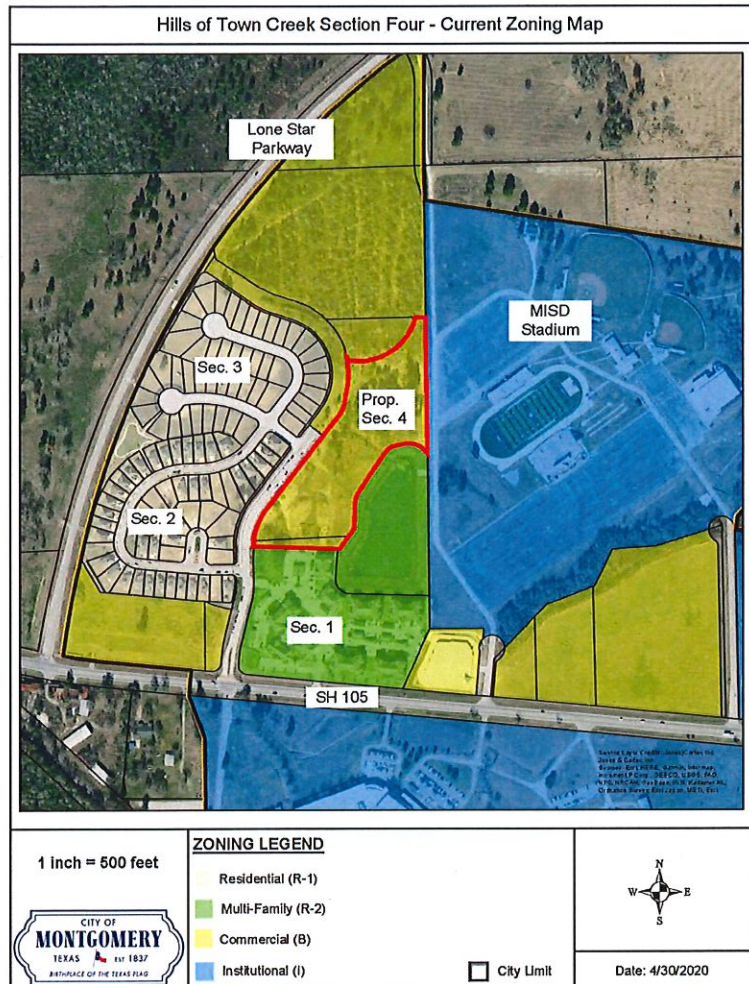
- 8-acre tract
- Currently B – Commercial
- Surrounding zoning:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Institutional

Proposed Use:

- Single-Family Residential
- 30-lot addition to existing subdivision

Requested rezoning:

- R1 - Single-Family Residential



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 2, 2020	Budgeted Amount: N/A
Department: Planning & Development	
Prepared By: Dave McCorquodale	Exhibits: Preliminary Report draft

Subject

Discussion and possible action on comments received from the Public Hearing on a Preliminary Report and rezoning request for Hills of Town Creek Section Four rezoning request from B—Commercial to R1—Single-Family Residential.

Description

This is the opportunity to consider comments from the Public Hearing and amend the Preliminary Report as you deem appropriate.

Recommendation

Amend the Preliminary Report as you see fit, or take no action and proceed into the second Public Hearing.

Approved By

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 05/29/2020
City Administrator	Richard Tramm <i>RT</i>	Date: 05/29/2020

PLANNING & ZONING COMMISSION PRELIMINARY REPORT

on a rezoning request for
Hills of Town Creek Section Four

General Property Information:

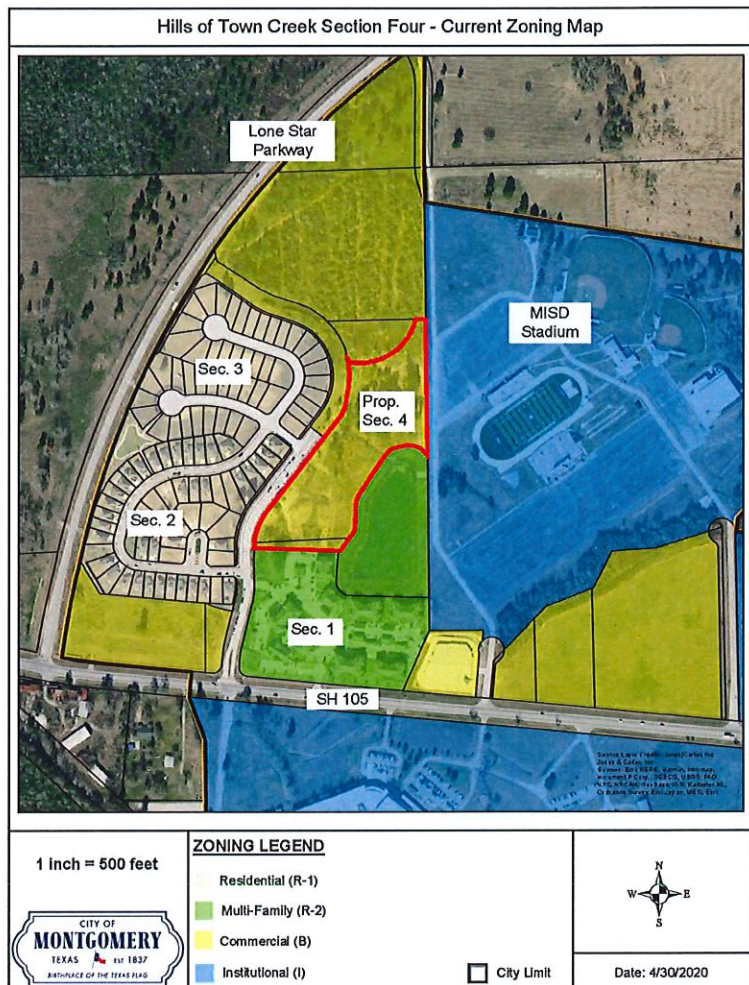
- 8-acre tract
- Currently B – Commercial
- Surrounding zoning:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Institutional

Proposed Use:

- Single-Family Residential
- 30-lot addition to existing subdivision

Requested rezoning:

- R1 - Single-Family Residential



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 2, 2020	Budgeted Amount: N/A
Department: Planning & Development	
Prepared By: Dave McCorquodale	Exhibits: 200-foot notification map, Preliminary Report draft

Subject

Public Hearing on a Preliminary Report and rezoning request for Hills of Town Creek Section Four rezoning request from B—Commercial to R1—Single-Family Residential.



Description

This is the second of two opportunities for the public to provide comments on the Preliminary Report and rezoning request.

Recommendation

Listen to and consider any public comments received.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/29/2020
City Administrator	Richard Tramm 	Date: 05/29/2020

PLANNING & ZONING COMMISSION PRELIMINARY REPORT

on a rezoning request for
Hills of Town Creek Section Four

General Property Information:

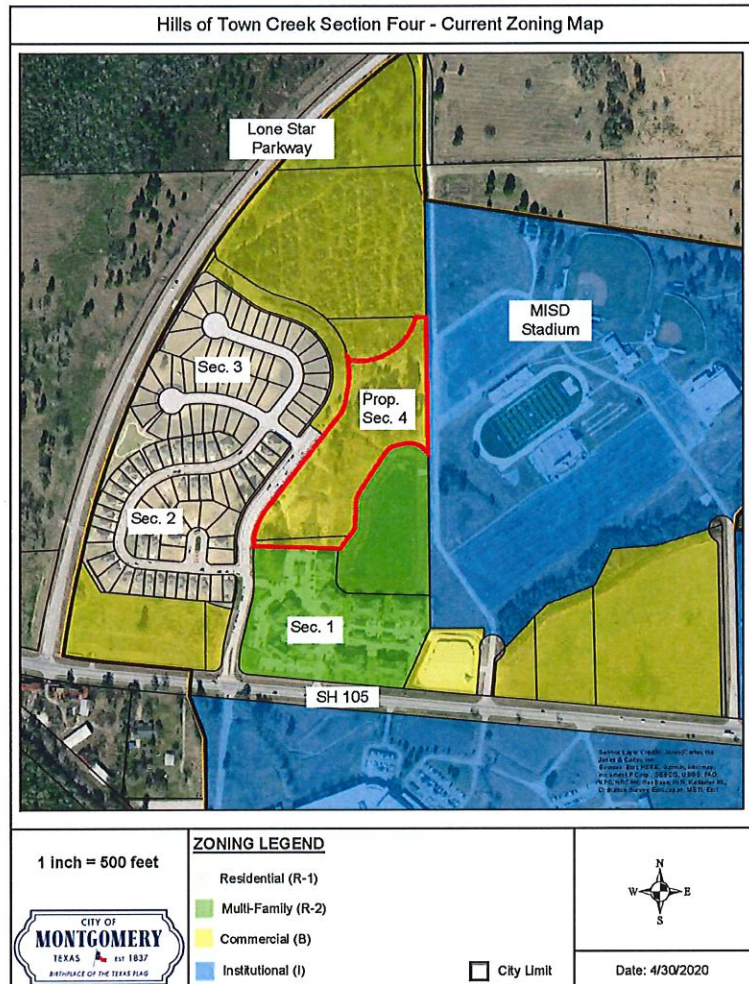
- 8-acre tract
- Currently B – Commercial
- Surrounding zoning:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Institutional

Proposed Use:

- Single-Family Residential
- 30-lot addition to existing subdivision

Requested rezoning:

- R1 - Single-Family Residential



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 2, 2020	Budgeted Amount: N/A
Department: Planning & Development	
Prepared By: Dave McCorquodale	Exhibits: Final Report draft

Subject

Discussion and possible action regarding preparation of a Final Report on the rezoning request for Hills of Town Creek Section Four.

Description

This is the opportunity to develop a Final Report on the rezoning request. The report should include the findings and recommendation of the P&Z Commission.

Recommendation

Approve a Final Report on the rezoning request for Hills of Town Creek Section Four.

Approved By

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 05/29/2020
City Administrator	Richard Tramm <i>RT</i>	Date: 05/29/2020

PLANNING & ZONING COMMISSION FINAL REPORT OF FINDINGS AND RECOMMENDATION

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: RICHARD TRAMM, CITY ADMINISTRATOR
DAVE MCCORQUODALE, DIRECTOR OF PLANNING & DEVELOPMENT

SUBJECT: FINAL REPORT CONCERNING A PROPOSED RECLASSIFICATION OF HILLS OF TOWN CREEK SECTION FOUR, AN 8.14-ACRE TRACT OF LAND AT THE INTERSECTION OF EMMA'S WAY AND SCENIC HILLS COURT IN MONTGOMERY, TEXAS FROM B-COMMERCIAL TO R1-SINGLE FAMILY RESIDENTIAL, AS REQUESTED CHEATHAM MANAGEMENT, LLC.

Mayor and Members of City Council,

Pursuant to Sections 98-30 and 98-53 of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on June 2, 2020 to consider a request from Cheatham Management to reclassify the property as R1 – Single-Family Residential. A map of the property with the current zoning overlay is attached here as Exhibit "A."

After a second duly-noticed public hearing with an opportunity for public comments concerning the requested rezoning classification, the Commission at its June 2nd meeting thereby found:

- The property is currently zoned B-Commercial.
- The rezoning request for the entire parcel to be R1-Single-Family Residential is consistent with other developments in the vicinity.
- The commission found it is not contrary to the interest of the community to reclassify the land use zoning designation of the said tract to entirely B-Commercial.

- By a vote of _____ the members present (Britnee Ghutzman, Bill Simpson, Nelson Cox, Jeffrey Waddell, and Carol Langley) and following the public hearings, the Planning and Zoning Commission hereby presents this Final Report pursuant to Section 98-30 of the Code, recommending to **[approve or deny]** reclassification the land use zoning designation of the said property on the Official Zoning Map of Montgomery Texas to R1-Single-Family Residential, thereby subject to all the requirements of Chapter 98 of the Zoning Code, City of Montgomery Code of Ordinances for that designation.

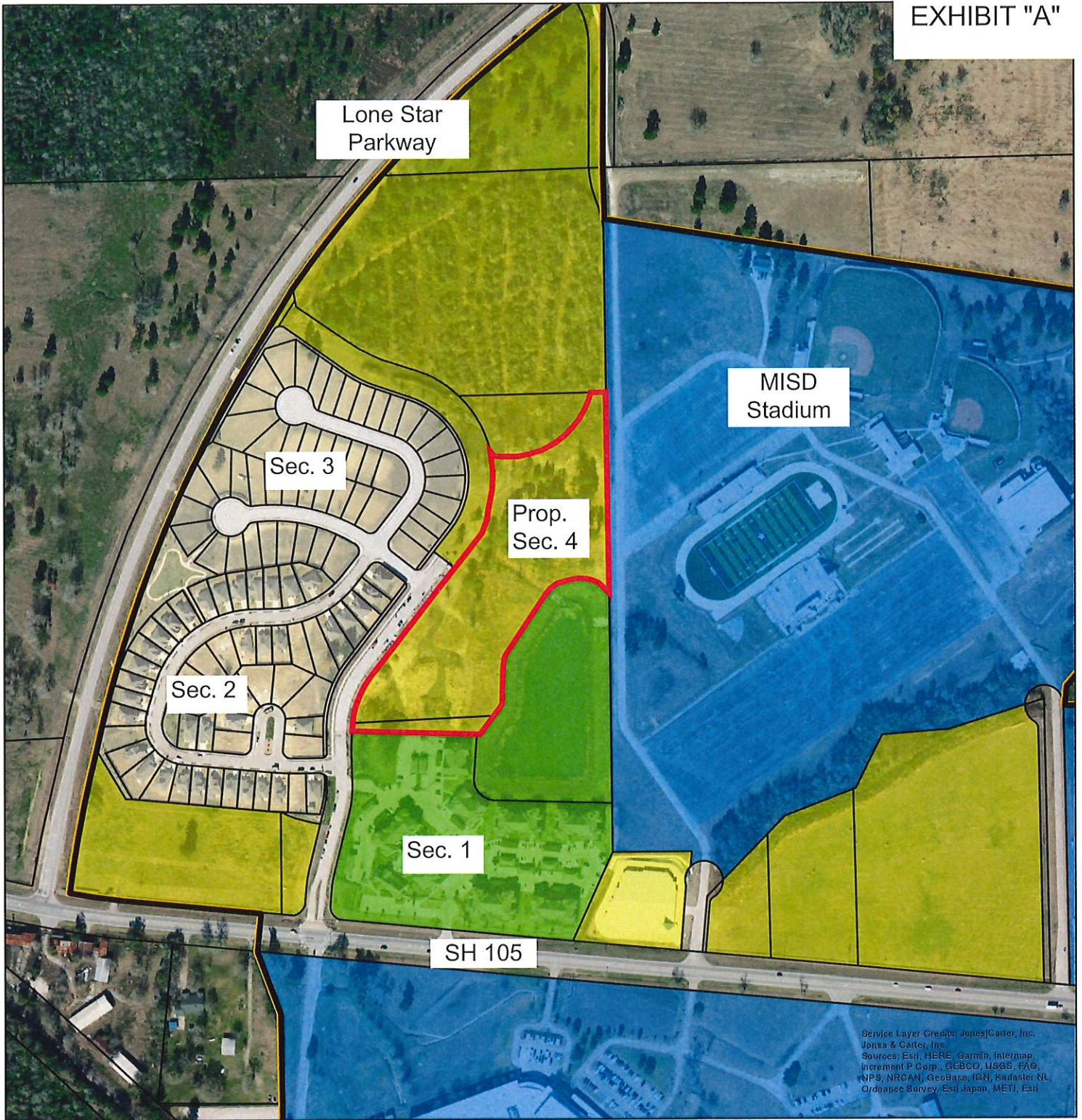
I, Nelson Cox, Chairman of the Montgomery Planning and Zoning Commission, on this _____ day of June 2020, certify the above Final Report to be true and correct to the best of my knowledge.

Signed: _____
NELSON COX, Chair

Attest: _____
SUSAN HENSLEY, City Secretary

Hills of Town Creek Section Four - Current Zoning Map

EXHIBIT "A"



Service Layer Credits: Jones/Carter, Inc.
 Jones & Carter, Inc.
 Sources: Esri, HERE, Garmin, Intermap,
 increment P Corp., GEBCO, USGS, FAO,
 NPS, NRCAN, GeoBasis, IGN, Kadaster NL,
 Ordnance Survey, Esri Japan, METI, Esri

1 inch = 500 feet

ZONING LEGEND

- Residential (R-1)
- Multi-Family (R-2)
- Commercial (B)
- Institutional (I)



City Limit

Date: 4/30/2020