Site Design and Development Report
Bamboo Estates Apartments
Progreso, Texas

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
Building Homes. Strengthening Communities.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Progreso, Texas
Civil Engineering Feasibility Study
Bamboo Estates Development
February 2019
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A. Executive Summary

This feasibility study is for the proposed Bamboo Estates Apartments, a multi-family rental facility for households qualifying under the 9% Tax Credit Program. The proposed site will have 79 housing units in a single family configuration within 16.72 acres. The site for this facility will be located approximately 500 ft North of US281 and FM 1015. The land use in the project area is residential and commercial use.

Due diligence includes predevelopment meeting with the two major entities regulating development within the City Limits of Progreso. City of Progreso has jurisdiction over building, traffic and site development activities. City staff present at the meeting were City Engineering, and Planning & Zoning. Activities related to water and waste water requires coordination with Military Water Supply Corp. A predevelopment meeting was coordinated to review utility availability and fee requirements with the customer development staff assigned to the site specific region. Additionally, considerable field time and topographic investigation was dedicated to the site to confirm offsite feasibility. USGS soils databases were consulted to evaluate the physical engineering properties of the soils. Gas and Power where also coordinated with the utility assigned personnel.

The Development site topographically has been leveled and has onsite access to water, sewer, electric, telephone, cable and electric services. Therefore, although City requirements require a 25 yr. detention design, and has a direct access to drainage facilities on the north and east sides of the property.
B. Site Summary Items

I. Property Identification Number(s)
   Hidalgo County PID: 219965

II. Mileage rates for all taxing jurisdictions

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAD</td>
<td>APPRAISAL DISTRICT</td>
<td>0</td>
</tr>
<tr>
<td>CFO</td>
<td>CITY OF PROGRESO</td>
<td>0.8129</td>
</tr>
<tr>
<td>DR1</td>
<td>DRAINAGE DISTRICT #1</td>
<td>0.0951</td>
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<tr>
<td>FD1</td>
<td>EMS DIST #01</td>
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<tr>
<td>GHD</td>
<td>HIDALGO COUNTY</td>
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</tr>
<tr>
<td>JCC</td>
<td>SOUTH TEXAS COLLEGE</td>
<td>0.178</td>
</tr>
<tr>
<td>RC2</td>
<td>ROAD DIST 02</td>
<td>0</td>
</tr>
<tr>
<td>SPR</td>
<td>PROGRESO ISD</td>
<td>1.39</td>
</tr>
<tr>
<td>SST</td>
<td>SOUTH TEXAS SCHOOL</td>
<td>0.0492</td>
</tr>
</tbody>
</table>

III. Zoning requirements
The site is already Zoned B2, consultation with City of Progresso has determined that Zoning is pyramidal therefore a B2 zoning is acceptable for Apartment District Multifamily residential use according to City.

IV. Subdivision requirements
The development will have to be subdivided as per City of Progresso Requirments

V. Development ordinances
Development Ordinances aside from utilities and attached zoning are predominantly governed by International Building Code.

Utilities
Water and Sewer Utilities will be provided by Military Water Supply Corp. and will require review of the project design. Water and wastewater infrastructure must conform to Texas Commission on Environmental Quality regulations under the Texas Administrative Code Chapters 290 and 217 for water and waste water respectively. Upon review, Military Water Supply Corp. will assess the project to conformance to chapters 290 and 217 as they are the licensed utility registered under the state and responsible for conforming to such chapters.
VI. Fire department requirements
An overview of Chapter 50 yielded design considerations that will be emphasized.
   a. Fire Department Connections shall be located facing hydrant
      i. Currently, water connections take place behind the building. The Mechanical
         and Plumbing Engineer will have to design accordingly and coordinate with
         the Architect on the placement of F.D.Cs
   b. Fire Lines shall be internally looped
      i. This requirement has already been incorporated on the Civil Site Plan as part of
         this study.

VII. Site ingress and egress requirements
The site currently already as an existing Access Easement FM1015, a drive way permit will have
   to be filed with TXDOT and deceleration lanes are provided as offsite paving on the site plan.

VIII. Building codes and local design requirements
The City of Progreso has adopted the 2006 International Building Code. While this may be
   acceptable to the City, HUD has published [Docket No. FR-4943-N-02], as a review of the 2003
   International Building Code. Notably, the publication addresses the accessibility requirements
   required by HUD but are not addressed by the International Building Code.
IX. Mitigation Measures

Site occurs in Flood Zone B: All structures will be raised above Base Flood elevation as determined by Hidalgo County Drainage District #1 Permitting Process.

X. Atypical items that will materially impact costs

None

C. Overview of Process, Timing, and Costs

I. Overview of Entitlement and Site Development Permitting Process and Associated timing

Generally, the site development process is linear in fashion with Zoning, Subdivision Platting, and Building Permit taking place one after the other. Since a re-zoning action will not apply to this development.

II. Building permitting process and timing

<table>
<thead>
<tr>
<th>Time Table</th>
<th>Month 1</th>
<th>Month 2</th>
<th>Month 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Permit</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

The Subdivision approval process should conclude within one month provided staff receives the deliverables prior to the application deadline. Once submitted, the City will go through two hearings, Planning and Zoning Board, and then City Commission approval.

III. Cost itemization of all anticipated fees (anticipated impact, site development permit, building permit, and other required fees)

Progreso, Texas
Civil Engineering Feasibility Study
Bamboo Estates Development
February 2019
Appendix:
February 24, 2020

Mr. Sunny K. Philip
Bamboo Estates, LP
P.O. Box 329
La Feria, Texas 78559

RE: Feasibility Report Publishing Statment Statement

Dear Mr. Philip,

“all persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.”

Best Regards,

Juan M. Gamez, P.E.
Alpha Infrastructure Engineering

--

Juan M. Gamez P.E.
Alpha Infrastructure Engineering PLLC
7840 N. FM 88
Weslaco, TX 78596

956-363-0768
Fax: 1-888-747-3965
1. Mitigation Note:
Site occurs in Flood Zone B. All structures will be
raised above Base Flood elevation as determined by

Statement:
"All persons who have a property interest in this report hereby acknowledge
that the Department may publish the full report on the Department's website,
release the report in response to a request for public information and make
other use of the report as authorized by law."

Legend:
- Street
- Public Utility
- Detention Basin
- Future Development
- Fire Lane
- Storm Sewer
- Water Line
- Existing Structures
- Proposed Structures
- Property Line
- Property Line
- Property Line

Setbacks:
FRONT 25 ft
SIDE 5 ft
BACK 25 ft

Statements:
1. All plan material conforms to all
applicable zoning, site development, and
building code ordinances

ALPHA INFRASTRUCTURE
Engineering PLLC
1800 W FM 56
Mission, TX 78572
Phone: 956-747-0060
Fax: 956-747-0061
Website: alphasiteplan.com
## Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction costs, two different methods may be used:

- The unit price (Column B) and the number of units (Column C) data for the activity.
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Costs, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
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</thead>
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<tr>
<td>Detention</td>
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<td>$32,000.00</td>
<td>$53,000.00</td>
<td>$251,292.00</td>
<td>$115,055.00</td>
<td>$235,013.00</td>
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<tr>
<td>Foul Grading</td>
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<tr>
<td>Rock Grading</td>
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<tr>
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<tr>
<td>On-site Utilities</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>1,176,025</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer: [Juan M. Gamez, P.E.]

Printed Name: [Juan M. Gamez]

Seal: [109884]

Date of Submission: [2/17/2020]
## Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used.

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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</thead>
<tbody>
<tr>
<td>Water Main and Fire Hydrants</td>
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<td>$95,400</td>
<td>$81,270.00</td>
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<td>$58,065.00</td>
<td></td>
</tr>
<tr>
<td>Sewer Lateral</td>
<td>$58,065.00</td>
<td>$95,400</td>
<td>$81,270.00</td>
<td></td>
<td>$95,400</td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
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<td>$95,400</td>
<td>$81,270.00</td>
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<td>$81,270</td>
<td></td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>234,735</td>
<td></td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

Juan M. Gamex, P.E.

Printed Name: 2/1/2020

Date 2/17/2020

Signature of Registered Engineer responsible for Budget Justification Seal
February 24, 2020

Mr. Sunny K. Philip
Bamboo Estates, LP
P.O. Box 329
La Feria, Texas 78559

RE: Bamboo Estates Offsite Improvements Deficiency

Dear Mr. Philip,

Please find attached Offsite Cost breakdown as requested for Offsite Water, Offsite Sewer, and Offsite Paving.

Water and Sewer are basic needs to serve the development as required by Texas Administrative Code Chapters 217 and 290 which is enforced by Military Water Supply Corporation as the Jurisdictional Water and Sewer CCN holder. A

Offsite Paving is required by TXDOT to ensure adequate lane storage for safe ingress and egress following the attached guidance extracted from the TXDOT Design Manual.

Best Regards,

[Signature]

Juan M. Gamez, P.E.

Alpha Infrastructure Engineering

--

Juan M. Gamez P.E.
Alpha Infrastructure Engineering PLLC
7840 N. FM 88
Weslaco, TX78596

956-363-0768
Fax: 1-888-747-3965
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>8&quot; C900 CL200 PVC Pipe</td>
<td>220</td>
<td>LF</td>
<td>$30.00</td>
<td>$6,600.00</td>
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<tr>
<td>2</td>
<td>8&quot; x 8&quot; Tapping Saddle &amp; Valve</td>
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<td>EA</td>
<td>$7,000.00</td>
<td>$7,000.00</td>
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<tr>
<td>3</td>
<td>AWWA Fire Hydrants w/ Valve Assembly</td>
<td>3</td>
<td>EA</td>
<td>$5,200.00</td>
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<td>4</td>
<td>8&quot; Gate Valve</td>
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<td></td>
<td>$3,000.00</td>
<td>$3,000.00</td>
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<tr>
<td>5</td>
<td>8&quot; Plug w/ Flushvalve</td>
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<td>EA</td>
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<tr>
<td>6</td>
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<tr>
<td>7</td>
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<td>LS</td>
<td>$3,615.00</td>
<td>$3,615.00</td>
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**Total Construction Cost Estimate**

$58,665.00
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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<tbody>
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<td>1</td>
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<td>LF</td>
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<td>2</td>
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<td>LF</td>
<td>$250.00</td>
<td>$45,000.00</td>
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<td>3</td>
<td>Manhole 8'-10' Cut</td>
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<td>EA</td>
<td>$5,200.00</td>
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<td>4</td>
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<td>1</td>
<td>LS</td>
<td>$17,980.00</td>
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Total Construction Cost Estimate: $95,400.00
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<th>Item No.</th>
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<th>Unit</th>
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<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Deceleration Lane on FM 1015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>18&quot; of Compacted Caliche Base</td>
<td>1,600</td>
<td>SY</td>
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<td>$28,800.00</td>
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<td>2</td>
<td>2&quot; SY HMAC Pavement</td>
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<td>SY</td>
<td>$16.00</td>
<td>$22,500.00</td>
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<tr>
<td>3</td>
<td>Curb &amp; Gutters</td>
<td>600</td>
<td>LF</td>
<td>$12.00</td>
<td>$7,200.00</td>
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<tr>
<td>4</td>
<td>Lime Stabilized Subgrade</td>
<td>1,795</td>
<td>SY</td>
<td>$6.00</td>
<td>$10,770.00</td>
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<td>5</td>
<td>Signage</td>
<td>1</td>
<td>LS</td>
<td>$12,000.00</td>
<td>$12,000.00</td>
</tr>
</tbody>
</table>

Total Construction Cost Estimate $81,270.00
January 15, 2020

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble

Re: Bamboo Estates Apartments – TDHCA#20004
Progreso, Texas

Dear Ms. Gamble:

The proposed Bamboo Estates Apartments development site is located within the first block on the east side of Spur FM 1015, between US Military Highway 281 on the south side, and Gonzalez Road on the north side of the City of Progreso.

The property is zoned as Class “B-2” Business District. Apartment Buildings and residential units are permitted uses within Class “B-2” Business District. Bamboo Estates, LP has the option to secure building permits from the City of Progreso for the construction of Bamboo Estates Apartments without any further rezoning.

If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

Alfredo Espinosa
City Administrator

Cc: Bamboo Estates, LP
P.O. Box 359
La Feria, Texas 78559
Attention: Brad Shields

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PROGRESO, TEXAS, AS FOLLOWS, TO-WIT:

That the Zoning Ordinance of the City of Progreso, Texas, shall hereafter be as follows:

ARTICLE I - PURPOSES

Section A. The Zoning Regulations and Districts as herein established are made in accordance with a comprehensive plan for the purpose of promoting the Health, Safety, Morals, and General Welfare of it’s citizens of the City of Progreso. They are designed to lessen the congestion in the streets: to secure safety from fire, panic, and other dangers: equate provisions of transportation, water, sewerage, schools, parks and other public requirements. They are made with reasonable consideration for the character of the districts, value of buildings and encouraging the appropriate use of the land throughout the City of Progreso.

ARTICLE II - GENERAL

Section A. The Zoning Regulations and Districts as set forth in this ordinance are hereby approved and established and no building structure or premises shall be hereafter used, and no building or structure shall be hereafter erected, altered or enlarged which is intended or designed to be used in whole or in part except in conformity with the rules and regulations herein prescribed for the district in which such building, structure or premises is located as shown by the City of Progreso’s Zoning Map.

Section B. The City of Progreso is hereby divided into six (6) districts, termed respectively:

(1) Class “N” District,
(2) Class “R” Residential District,
(3) Class “A” Apartment District,
(4) Class “B-1” Business District,
(5) Class “B-2” Business District,
(6) Class “I” Industrial District.
all of which are fully designated upon the City of Progreso’s Zoning Map hereinafter set forth in this ordinance designated upon the City of Progreso’s Zoning Map hereinafter set forth in this ordinance and hereby declared to be a part hereof for all purposes, and all notations, references, legends and information show upon said City of Progreso’s Zoning Map are declared to be a part hereof to the same extent as if said matters and information were set forth in words and figures herein.

ARTICLE III - CLASS “N” DISTRICT

Section A. Class “N” District shall include newly annexed territory until such time as it is zoned by the City Planning and Zoning Commission and City Council. Until such zoning, newly annexed territory shall be subject to all the rules, regulations and restriction herein provided with respect to its’s class.

ARTICLE IV - CLASS “A” APARTMENT DISTRICT

Section A. Area facing both sides along Business FM 1015, between U.S. Military Highway 281 on the South side of the City and La Frontera Road/ Gonzalez Road on the North side of the City, and within the first block or the first 150 feet from the property line.

Section B, Use Regulations: In a Class “A” Apartment District no building, structure, or premises shall be used and no building or structure shall be erected, altered or enlarged which is intended or designated to be used in whole or in part for any other than one or more of the following specified uses: (1) Any use permitted in Class “A” Apartment District.

Section C, Height Regulation: No building shall exceed 75 feet in height unless it is set back from all property lines one foot horizontally for each two feet of height beginning above such 75 feet.

Section D. Area Regulation:
(1) Front Yard: There shall be a front yard having a minimum depth of not less than 30 feet. Provided, that if a building line has been established by ordinance or by two or more buildings on one side of the street in same block this line shall establish the depth of the front yard. (b) Where lots have double frontage, running through from on street to another, the required front yard shall be provided on both sides.
(2) Side Yard: There shall be a side yard on both sides of the lot, it shall not be less than 7 feet wide on the east and south side and not less than 3 feet wide on the north and west side.
(3) Rear Yard: There Shall be a rear yard having a depth of not less than 20 feet.
(4) Area of the Lot: The minimum area of the lot shall be 7,000 sq. ft., however, a lot having an area less than 7,000 sq. ft., that was on record prior to effective date of ordinance may be used for any uses permitted in this article.
(E) Width of the Lot: The minimum width of the lot shall be 50 feet.
(F) Parking regulation: Two (2) parking space shall be provided on the lot for each apartment dwellings.
(G) Constructions Materials: All buildings shall have a concrete slab (flooring), completely
surrounded using block or brick walls and built according to ADA regulations.

ARTICLE V - CLASS “B-1” BUSINESS DISTRICT
Section A. Area facing both sides along Business FM 1015, between U.S. Military Highway 281 and La Frontera Road/ Gonzalez Road on the North side of the City, and within the first block or the first 150 feet from the property line.

Section B. Use Regulation: In a class “B-1” Business District no building, structure, or premises shall be used, and no building or structure shall be erected, altered or enlarged which is intended or designated to be used in whole or in part for any other than one or more of the following specified used, provided that the permitted use shall not become noxious or offensive by reason of emission of odors, filth, soot, dust, gas fumes or is unsightly or cause the property to become unsightly, to-wit:

(1) Any use permitted in a class “B-1” District;
(2) Antique shop; aquarium; bakery, retail only; bank, office wholesales offices and / or sample room; bird and pet shop; cafeteria café with or without drive-in or curb service; cleaning and pressing shop having an area less than 6,000 sq ft; commercial bill board or advertising sign; curtain cleaning shop having an area not more than 6,000 sq ft; electric substation; extermination company-retail; film developing and printing; hotel ice delivery station; liquor and beer; moving pictures theater; nursery or green house; parking lot; private club; restaurant with or without drive-in facilities; retail stores; shop for custom work or making articles to be sold at retail on the premises; shoe repair shop; studio, art, dance, music, drama, health, massage and receding; tailor; taxi stand telephone exchange; mortuary;
(3) Any other retail use, provided such use is not noxious of offensive by reason of emission of odors, filth, soot, dust, noise, gas fumes, or is unsightly or cause the property to become unsightly
(4) Accessory buildings and uses customarily incident to the above uses; no accessory use shall be construed to permit the keeping of articles, goods, or merchandise in the open or exposed to public view; when necessary to store or keep such articles, materials, or merchandise in the open, the lot shall be ceder fenced, approved by the City of Progreso, not less than 6’ height or otherwise screened from view by shrubs or a hedge not less than 6’ height.

Section 3. Height Regulations.
No building shall exceed 75 feet in height unless set back from all street lines feet for each two feet of its height beginning above such 75 feet.

Section 4. Area Regulation:
(A) Front Yard: Where all the frontage on one side of the street for a block is located in the business “B-1” District, no front yard shall be required. When frontage on one side of the street for a block is located partly in business “A” District and partly in a more restricted district, the front yard shall conform to the more restricted use district regulations.
(B) Side Yard: No side yard shall be required for commercial use. For residential use there should be a side yard on each side of the lot of not less in width than 7 feet on south and east side and 3’ on the north and west side.
© Rear yard: No rear yard shall be required for commercial use. For residential or apartment
use, there shall be rear yard equal to 20% of the lot depth.

(D) Area of the lot: For residential apartment use the minimum area of the lot shall be 7,000 sq. ft. For business uses or renting rooms over stores without cooking or apartment facilities, there are no are restrictions.

(E) Lot Width: The minimum width of the lot for residential or apartment use shall be 50 feet.

(F) Parking Regulations: C) Parking Regulations: Four (4) parking spaces for each 100 sq. feet of the area space of the building shall be provided for off parking. And all businesses shall provide off-street facilities for the loading and unloading of merchandise and goods within building or adjacent to a public alley to facilitate movement of traffic on the street.

(G) Construction Materials: All buildings shall have a concrete slab (flooring), completely surrounded using block or brick walls and built according to ADA regulations.

ARTICLE VI - CLASS “B-2” BUSINESS DISTRICT

Section 1. Area facing both sides along (new) Spur FM 1015, between US Military Highway 281 and Gonzalez Road on the North side of the City, and within the first block or the first 150 feet from the property line.

Section 2. Use Regulations: In a class “B-2” Business District no building, structure, or premises shall be used and no building or structure shall be erected, altered or enlarged which is intended or designated to be used in whole or in part for any other than one or more of the following specified uses:

(A) Any use permitted in a Class “B-2” Business District;

(B) Auto and truck sales, service, repair, washing, upholstering; bakery wholesale; book printing; bottling works; syrup mfg.; bowling alley; candy mfg.; canvas awning mfg.; car barn; carting; hauling or storage; commercial amusement; commercial college; cleaning and dry cleaning, having an area of floor space over 5,000 sq. ft. Dance hall; driving range; dyeing plant having area of floor space over 6,000 sq. ft.; electrical repair, electric plating; farm implements, sales and service; florist-wholesale; gasoline service station, car washing, laundry; tourist courts; mattress renovating, if dust-proof rooms and equipment are installed; miniature golf course; mirror silverying; motion picture studio, motorcycle repair; newspaper printing and engraving; public storage; schools all types; second hand furniture; seed company; skating rink; stone monuments, retail only; street car barns; used car lot, no wrecking and keeping wrecked or discarded cars or bodies; lumber yard;

(C) Gasoline filling station; battery shop; tire repair and recapping public garage; provided however, that in no event shall a permit for a gasoline filling station, public garage, battery shop or tire repair shop be granted within 100 feet of the property line of any college, school b, church, hospital, public park or public play ground, said distance to be measured in a straight line from the nearest point of each property line segregated and used for the stipulated purposes, except that this prohibition shall not obtain within class “A” Industrial District or Class “B” Industrial District.

(D) Any retail or wholesale use, provided such use is not noxious or offensive by reason of emission of odors, soot, dust, flames or vibration but excluding such uses as enumerated in business “I” Industrial.
(E) Accessory buildings customary uses incident to the above uses, no accessory use shall be construed to permit the keeping of articles, good or materials in the open exposed to the public view excepting transportation or farm equipment. When necessary and permitted by the Building Inspector of the City of Progreso to store or keep such materials in open, the lot area shall be screened from public view with a cedar fence or solid wall six (6) feet in height.

(F) Awning mfg.; artificial flower mfg.; baggage transfer and storage warehouse; cabinet maker; carpenter shop; carpet cleaning, if dust proof rooms are provided; cement, brick, tile warehouse and storage, including contractors storage yard; cold storage plant, but no processing meats; creamery, wholesale; drug mfg.; dry goods mfg., wholesale, and storage; electrical sign mfg.; elevator typing; envelope mfg.; feed store, wholesale, including hay, grain, feed and seed; food product mfg., processing, packing and sales; frozen food lockers; fruit and vegetable packing sheds; furniture repair and upholstering; furniture auction; inter urban railway shops and yards; limb (artificial) mfg.; loose leaf book mfg.; lumber yard; machine and welding shop; market (public) milk depot- wholesale; millinery mfg.; motorcycle repair; motor freight terminal; moving company with storage motorcycle repair; motor freight terminal; moving company with storage facilities; office equipment and supply mfg. Optical goods mfg.; paint shop; paper product; pater sack mfg.; pharmaceutical mfg.; penal or correcting institution; railroad terminal and yard; sand and gravel storage yards; sheet metal shop; shoe store-wholesale; small animal hospital; storage warehouse; taxi storage and repair; trailer camps; used car lot; vulcanizing shop; transfer and storage mfg.; water distilling; wood work; cabinet making;

Section II. Height Regulation:

(A) No building shall exceed 75 ft. in height unless set back from all street lines one foot for each 2 ft. of is height beginning above 75 feet

Section III. Area Regulations:

(A) Front Yard: Where all the frontage on one side of the street for a block is located in the class “B” Business District no front yard shall be required, but if part of same area is in a more restricted use district, then the more restricted district regulations shall apply.

(B) Side Yard: No side yard shall be required on commercial use. For residential or apartment use shall be a side yard on the east and south side 7 ft. wide and on the north and west side 3 ft. wide.

© Rear Yard: No rear yard shall be required for commercial use, but for residential or apartment use, there shall be a rear yard equal to 20 %of the lot depth.

(D) Lot Area: For exclusively residential or apartment use the minimum lot area shall be 7,000 sq. ft. for hotel use or renting rooms over stores with or without cooking privileges or business use there are no area restriction.

(E) Width of the lot: The minimum width of the lot for residential or apartment use shall be 50 ft., for commercial building use there is no lot width restriction.

(F) Parking Regulations: C) Parking Regulations: Four (4) parking spaces for each 100 sq. feet. of the area space of the building shall be provided for off parking. And all businesses shall provide off-street facilities for the loading and unloading of merchandise and goods within building or adjacent to a public alley to facilitate movement of traffic on the street.

(G) Constructions Materials: All buildings shall have a concrete slap (flooring), completely
surrounded using block or brick walls and built according to ADA regulations.

ARTICLE VII - CLASS "I" INDUSTRIAL DISTRICT

Section 1. Area facing both sides along U.S. Military Highway 281 within the City of Progreso’s city limits, the first five hundred feet northbound on FM 88, the Westside, and within the first block or the first 150 feet from the property line.

Section 2. Use Regulation: In a Class “I” Industrial District no building, structure or premises shall be used and no building or structure shall be erected, altered or enlarged which is intended or designated to be used in whole or in part for any other than one or more of the following specified uses;

(A) Any use permitted in a Class “I” Industrial District;

(B) Adding machine mfg.; airplane repair mfg.; Automobile assembly, automobile laundry; bag manufacture; bank equipment mfg.; blacksmith; boiler mfg.; and repair of boilers not exceeding 15 HP; boot and shoe mfg.; broom mfg.; canning and preserving factory; carbon battery mfg.; carpet cleaning celluloid mfg.; central station-light and power; chair mfg.; chick hatchery; coal yard; coffin mfg.; concrete mixing and article mfg.; concrete pipe mfg.; cooperage company; cotton ginning and compressing; cotton seed products mfg.; disinfectant mfg.; dye manufacture; electric power plant; enameling and painting; paving products plant; building block mfg.; fixture mfg.; flour milling; grain storage and elevator; furniture mfg.; fur warehouse; hosiery mill; horses hoeing; insecticide mfg.; iron foundry; knit goods mfg.; leather goods mfg.; livery stable; machine shop; mattress factory; metal products, stamping and mfg.; milk processing plant.; paper box mfg.; poultry feed mfg.; poultry slaughtering; planning mill; printing ink mfg.; public stable; railroad yards; round house; shop; rice mill; rock crushing; rug cleaning, dust proof rooms and equipment storage battery mfg.; storage of live poultry, poultry dressing; textile mfg. veterinary hospital; gasoline and oil storage and bulk stations, wholesale; welding shop; wood product mfg.; woodwork shop; abattoirs, slaughter houses and meat packing plants processing meat for human consumption, including incidental and necessary operations;

© Parking Regulations: Four (4) parking spaces for each 100 sq. feet. of the area space of the building shall be provided for off parking. And all businesses shall provide off-street facilities for the loading and unloading of merchandise and goods within building or adjacent to a public alley to facilitate movement of traffic on the street.

(D) Constructions Materials: All buildings shall have a concrete slab (flooring), completely surrounded using block or brick walls and built according to ADA regulations.

That the adoption of this Ordinance Establishing Zoning Regulations and Dividing the City of Progreso into districts supersedes any and all other prior ordinances for the same purpose.

If any word, phrase, sentence, paragraph or section is declared invalid or illegal, the remaining sections shall remain in full force and in effect.