

ZONING ORDINANCE

14A Attachment 2

SPECIAL USE PERMITS

CITY OF KATY ZONING ORDINANCE

Ordinance 645 adopted 8/25/83 - Special use permit, Heritage Park West Phase I, 108 lots on 20.266 acres, for patio homes (zero lot line development).

Ordinance 657 adopted 1/12/84 - Special use permit, 44-unit apartment project, 3.5 acres, for “R-3” (Newman).

Ordinance 673 adopted 6/14/84 - Special use permit, 2.6154 acres, for “R-1” (Harris).

Ordinance 676 adopted 7/12/84 - Special use permit for temporary commercial amusement enterprise (driving range - Newman).

Ordinance 680 adopted 8/23/84 - Special use permit, Falcon Terrace, 38-lot quadruplex subdivision, 11.21 acres, for “R-2”.

Ordinance 689 adopted 12/13/84 - Special use permit, LaFayette/Miller, 0.8264 acre, for R-1 in C-1.

Ordinance 726 adopted 8/22/85 - Special use permit for nursing home or any use allowed in Section 15.2-8, 3.27 acres (Scott).

Ordinance 738 adopted 10/24/85 - Amends boundaries for special use permit granted by Ordinance 726 (Scott).

Ordinance 774 adopted 5/8/86 - Special use permit for R-1 in C-1 at 1530 Avenue C (Hoyt).

Ordinance 785 adopted 7/10/86 - Special use permit for R-1 in C-1 at 5845 Barley Lane (McJunkin).

Ordinance 846 adopted 8/13/87 - Special use permit for R-1 in C-1 at 5108 East Fifth Street (Kitowski).

Ordinance 856 adopted 10/22/87 - Special use permit for R-1 in C-1 at 5610 Fifth Street (Hendy).

Ordinance 863 adopted 12/10/87 - Special use permit for R-1 in C-1 at 1211 Avenue A (Cavender).

Ordinance 869 adopted 1/14/88 - Special use permit for R-1 in C-1 at 1306 Avenue A (Brackman).

Ordinance 875 adopted 2/11/88 - Special use permit for R-1 in C-1 at 1007 Avenue D (Green).

KATY CODE

Ordinance 876 adopted 2/11/88 - Special use permit for R-1 in C-1 at 1926 Avenue D (Lock). Repealed by Ordinance 2533 adopted 5/14/12.

Ordinance 882 adopted 4/28/88 - Special use permit for R-1 in C-2 at 5345 Highway Boulevard (Williams and Poorman).

Ordinance 885 adopted 5/12/88 - Special use permit for R-1 in C-1 at 1303 Avenue C (Cardiff).

Ordinance 889 adopted 5/26/88 - Special use permit for institution of a religious nature in C-1 at 5810 First Street (Epps).

Ordinance 895 adopted 9/8/88 - Special use permit for R-1 in C-1 at 5718 Fifth Street (Pitts Estate/Saenz).

Ordinance 896 adopted 9/8/88 - Special use permit for R-1 in C-1 at 5811 Second Street (Coastal Banc).

Ordinance 945 adopted 3/22/90 - Special use permit for R-1 in C-1 at 5722 Third Street (Block 13, Lots 1 and 2, Katy Townsite).

Ordinance 980 adopted 5/9/91 - Special use permit for R-1 use in C-2 District identified as Tract 21 and the east 5 feet of Tract 22 in Abstract 155, Fort Bend County, Texas.

Ordinance 982 adopted 5/23/91 - Special use permit for purpose of allowing the establishment of a machine shop employing and including fifteen (15) employees in a C-1 District on Lot 9, Shadow Glenn Addition to the City of Katy, Harris County, Texas, also known as 1115 Glenwood.

Ordinance 1010 adopted 7/30/92 - Special use permit for R-1 use in C-1 District at 1103 Avenue D.

Ordinance 1030 adopted 3/25/93 - Special use permit for religious institution in C-2 District at the northwest corner of Pin Oak Road and Crossover Road.

Ordinance 1031 adopted 4/8/93 - Special use permit for religious institution in C-2 District at 5719 Roberts Street.

Ordinance 1053 adopted 1/27/94 - Special use permit for museum at 1.264 acre tract of land at the northeast corner of First Street and East Avenue.

Ordinance 1067 adopted 5/26/94 - Special use permit for R-1 use in C-1 District at the intersection of Third Street and Avenue A.

Ordinance 1070 adopted 6/9/94 - Special use permit for a religious institution in a C-2 District at 6101 Highway Boulevard.

Ordinance 1072 adopted 9/22/94 - Special use permit for a religious institution in a C-2 District at 600 Pin Oak Road.

ZONING ORDINANCE

Ordinance 1098 adopted 4/27/95 - Special use permit for single-family use in a C-2 District for six (6) months at 5720 Roberts Road.

Ordinance 1108 adopted 7/13/95 - Special use permit for a religious institution in a C-2 District at 6025 Highway Boulevard.

Ordinance 1110 adopted 8/10/95 - Special use permit for a commercial radio tower in the Winchester Business Park.

Ordinance 1116 adopted 9/14/95 - Special use permit for a single-family use in a C-1 District.

Ordinance 1158 adopted 1/27/97 - Special use permit for a private housing project within a C-1 District.

Ordinance 1178 adopted 8/25/97 - Special use permit for a combination of residential and business uses in a C-2 District at 1113 Avenue B.

Ordinance 1179 adopted 8/25/97 - Special use permit for a single-family residence for housing a night watchman in an M District at Midway Food Market.

Ordinance 2009 adopted 4/13/98 - Special use permit for an R-1 use of the premises as allowed in Section 15.2-5 [15.2-1] of the Zoning Ordinance. The permit requested would allow the use of the herein described property for purposes of development and construction of 82 single-family residences in a subdivision known as Whispering Lakes Subdivision.

Ordinance 2022 adopted 7/27/98 - Special use permit for on-site manager's single-family residential unit combining single-family residential and commercial in a C-1 zone being the north 141.47 feet of Lots 18 through 24, all of Lot 21, Motheral Addition, Katy Harris County, Texas, 1317 Katyland Drive operated as Katy Mini-Storage.

Ordinance 2044 adopted 1/11/99 - Special use permit for mixed use combining single-family residential and commercial in a C-1 zone being Lot 4B, Motheral II Addition, City of Katy, 5222 East Fifth Street.

Ordinance 2086 adopted 9/27/99 - Special use permit for single-family residential use in a C-1 zone, being Lot 13, City of Katy, Crawford Outlots.

Ordinance 2167 adopted 9/24/01 - Special use permit for construction of a religious institution upon 6.2724 acres of land in the McCutcheon Outlots, Tracts 9A and 9C, Katy, Harris County Texas, located at the northwest corner of Easet Avenue and Thirteenth Street, said tract being within a C-1 district.

Ordinance 2168 adopted 9/24/01 - Special use permit for golf driving range in a C-2 zone being located at the northwest corner of Danover Road and Stockdick Road, containing 9.6637 acres of land in Abstract 393, Tract 14, in Fort Bend County, Texas.

KATY CODE

Ordinance 2187 adopted 8/26/02 - Special use permit for on-site manager's single-family residential and commercial in a C-1 zone being the north 141.47 feet of Lots 18 through 24, all of Lot 21, Motheral Addition, Katy, Harris County, Texas, 5310 E. Fifth Street.

Ordinance 2200 adopted 11/11/02 - Special use permit for single-family residence in a C-1 zone being the north 55 feet of Lot 17, Block 2, Katy Townsite and the west 35 feet of the north 55 feet of Lot 18, Katy Townsite, Fort Bend County, Texas, known as 814 Avenue C.

Ordinance 2207 adopted 1/27/03 - Special use permit for construction of a sixteen thousand square foot two-story building for use as an institution of philanthropic nature, northwest corner of the north 435.03 feet of Lots 47 and 48 in the Motheral Second Addition, 5011 East Fifth Street, said tract being within a C-1 District.

Ordinance 2219 adopted 5/12/03 - Special use permit applies to Lot 13, Block 2, and the south 12.5 feet of Lot 14, North Thomas Addition to Katy, Harris County, Texas, known 1324 Avenue D, Katy, Texas, said tract being within a C-1 District.

Ordinance 2221 adopted 6/9/03 - Special use permit applies only to the second floor of the building constructed on 0.2647 acres of land out of Lot 7, H&TC R.R. Company Survey Section 44, Block 2, A-1348, Harris County, Texas aka 1701 East Avenue, Katy, Texas, said tract being within a C-1 District.

Ordinance 2251 adopted 6/14/04 - Special use permit applies only to a certain tract of land in Fort Bend County described as 5.2493 acres on Katy Flewellen Road for construction of a skilled nursing home.

Ordinance 2268 adopted 1/10/05 - Such grant is made for the specific purpose of allowing use of retail space within the Midway Shopping Center in particular 3520 square feet of retail space at 5811 Highway Boulevard for religious purposes, to wit: a prayer room, as described in the application on file in the office of the City Secretary. The grant is made specifically subject to and conditioned on the requirements that the space comply with all ordinances of the City of Katy; that such permit shall expire two years from date hereof unless a new application is filed for continued use beyond such two-year period. The use permit hereby granted shall terminate on the occurrence of either of the following; Jim Leggett no longer participates in the operation of the prayer room; the space is no longer used as a prayer room; any existing business or proposed new business located or to be located in the Midway Shopping Center is denied a liquor license as a result of the presence of the prayer room. The special use permit does not include the use of the premises as a church.

Ordinance 2279 adopted 3/28/05 - Such grant is made for the specific purpose of allowing use of office space within the building at 5423 Fifth Street, in particular 3872 square feet, for religious purposes, to wit: A Gospel Assembly Church. Such permit shall expire one year from date hereof unless a new application is filed for continued use beyond such one-year period. The use permit hereby granted should terminate on the occurrence of the following: Gospel Assembly Church no longer occupies the space as a church or expiration of one year, whichever comes first.

Ordinance 2297 adopted 1/9/06 - Such grant is made for the specific purpose of allowing use within the existing building, formerly a single-family residence, at 5371 East Fifth Street, Katy,

ZONING ORDINANCE

Texas, for religious purposes, as described in the application on file in the office of the city secretary. The grant is made specifically subject to and conditioned on the requirements that the building comply with all ordinances of the city.

Ordinance 2305 adopted 4/24/06 - Such grant is made for the specific purpose of allowing the use of that certain property known as 5515 Morton Road, Katy, Texas, for religious purposes, as described in the application on file in the office of the city secretary. The grant is made specifically subject to and conditioned on the requirements that the property comply with all ordinances of the city and that such permit shall expire one year from date hereof unless a new application is filed for continued use beyond such one-year period. The use permit hereby granted shall terminate on the occurrence of the following: title to the property is transferred to one other than applicants, the property or applicant is placed into bankruptcy whether voluntary or involuntary, the property is not occupied by Evangelical Church of Apostles and Prophets Ephesians 2:20 Rivers of Living Waters or the building and its use is not maintained in compliance with all city ordinances and codes.

Ordinance 2319 adopted 11/13/06 - Such grant is made for the specific purpose of allowing construction of a building for use as a veterinary hospital with all required parking in a C-1 District, as described in the application on file in the office of the City Secretary, to be located on the property. The grant of this special use permit is conditioned on the requirement that no kennels or other facilities for use with or by animals be constructed or used outside the building. It is further conditioned on the requirement that only small animals will be treated or in any way housed in the building. Violation of either of these conditions shall be the basis for the City of Katy to revoke this special use permit. The permit hereby granted shall terminate unless construction has been commenced within twelve (12) months from date of this Ordinance.

Ordinance 2329 adopted 4/9/07 - A special use permit allowing the use of that certain tract of land described as 1.55 acres of land out of Katy Outlot 19 and a portion of the east one-half (E/2) of Katy Outlot 20, as shown on the map of the Townsite of Katy, in Vol. 2, Page 38, Map Records of Harris County, Texas, for purposes of use of subdividing the property into four (4) single-family residential lots on which there shall be constructed on each lot one single-family residence and appurtenant structures, as allowed in the City of Katy Zoning Ordinance. The permit allows the use of the hereinabove described property for single-family residential noncommercial use. This special use permit is granted for the benefit of applicant, Lela Kathryn Busch, her heirs and assigns subject to the following terms and conditions: A four (4) lot plat of the 1.55 acre tract of land must be adopted and approved by the City Council of the City of Katy, Texas; a brick and steel perimeter fence as depicted in the application for this permit must be constructed on the property; one single-family residential unit and appurtenant structures on each lot must be constructed in accordance with the ordinances of the City of Katy; single-family residential structures may include living space for caregivers or use by the owner's immediate family but never rented as apartment space or other living space to third parties; and a written agreement must be made with the City of Katy prior to any construction allowing the City access to the property over the private drive and through the private entrance gate for emergency purposes. Such rentals to third parties will be considered a violation of this special use permit.

Ordinance 2333 adopted 4/23/07 - The special use permit granted by Ordinance 2305 is hereby extended indefinitely or until such time as it is no longer used by Iglesia Evangelica Apostoles y Profetas when it shall terminate. Ordinance 2305 granting the indefinite extension is hereby

KATY CODE

amended to reflect the removal of the renewal requirement and the expiration of the Special Use at such time as the property is no longer used by or in the name of Iglesia Evangelica Apostoles y Profetas and maintained as a church.

Ordinance 2335 adopted 5/14/07 - Such grant is made for the specific purpose of allowing construction of a skilled nursing home with all required parking in a C-1 District, as described in the application on file in the office of the City Secretary, to be located on the property. This special use permit shall not become effective until the subdivision plat of the Ormiston and Gotcher Subdivision has been placed of record in Waller and Harris Counties. This special use permit is granted to the applicant with the knowledge that the property will be transferred to Karen and Danny Gotcher for construction of the nursing home herein contemplated. The development plan for the construction has been approved as part of the complete application package that was submitted. Construction must be in compliance with such development plan as well as the ordinances and codes of the City of Katy. It is a further condition of this permit that the private access road to Avenue D shall be designated as a fire lane. The permit hereby granted shall terminate unless construction has been commenced within twelve (12) months from date of this ordinance.

Ordinance 2336 adopted 5/14/07 - Such grant is made for the specific purpose of allowing use within the existing building for religious purposes, as described in the application on file in the office of the City Secretary. The grant is made specifically subject to and conditioned on the requirements that the building comply with all ordinances of the City of Katy. The building must be brought into compliance within one (1) year from the date of the adoption of this ordinance. Such permit shall expire three (3) years from the date the certificate of occupancy is issued by the City of Katy unless a new application is filed for continued use beyond such three-year period. The use permit hereby granted shall terminate on the occurrence of the following: any lienholder forecloses the lienholder's lien; title to the property is transferred to one other than applicants; the property or applicant is placed into bankruptcy, whether voluntary or involuntary; the property is used for any purpose other than a church; the property is no longer occupied and used by My Rock Ministries; the building is not maintained in compliance with all City ordinances and codes governing public gathering places.

Ordinance 2341 adopted 6/25/07 - Such grant is made for the specific purpose of allowing Iglesia Nueva Creacion to use the existing building for religious purposes, as described in the application on file in the office of the City Secretary. The grant is made specifically subject to and conditioned on the requirements that the building comply with all ordinances of the City of Katy. The building must be brought into compliance within one (1) year from the date of the adoption of this ordinance. Such permit shall expire three (3) years from the date the certificate of occupancy is issued by the City of Katy unless a new application is filed for continued use beyond such three-year period. The use permit hereby granted shall terminate on the occurrence of the following: any lienholder forecloses the lienholder's lien; title to the property is transferred to one other than applicants; the property or applicant is placed into bankruptcy, whether voluntary or involuntary; the property is used for any purpose other than a church by Iglesia Nueva Creacion; the property is no longer occupied and used by Iglesia Nueva Creacion; the building is not maintained in compliance with all City ordinances and codes governing public gathering places.

Ordinance 2352 adopted 10/8/07 - Renews, extends and expands the special use permit granted by Ordinance 2297 to include the construction of a sanctuary on the property covered by the special

ZONING ORDINANCE

use permit, to wit: the northwesternmost one acre of a 6.263 acre tract in the H.T. & B. Railroad Company Survey Section 11, Abstract 471, Harris County, Texas also known as 5371 Fifth Street, Katy, Texas. The renewal, extension and expansion is for the construction of a new sanctuary which must comply with all the ordinances of the City of Katy including the building codes and parking requirements. The construction shall comply substantially with the drawings and plans on file in the office of the City Secretary. The renewal, extension and expansion of Ordinance 2297 shall be for an indefinite time period for so long as the property is used for purposes of a religious nature and no other use of the property is allowed.

Ordinance 2353 adopted 10/8/07, amended by Ordinance 2356 adopted 10/22/07 - A request was made by Larry Conner, pastor of Northwest Believers Church, on behalf of himself and building owner, E. H. Longhi, for a special use permit for use of space within the building at 5423 Fifth Street for religious purposes as allowed in Section 15.2-5 of the Zoning Ordinance, a copy of the request being on file in the office of the City Secretary and incorporated herein by reference. The permit allows the use of the herein described property for religious purposes. All requirements for the granting of a special use permit have been met and a special use permit should be and the same is hereby granted, such use hereby established to be in compliance with all applicable provisions of the Zoning Ordinance and other ordinances of the City of Katy. Such grant is made for the specific purpose of allowing use of office space within the building at 5423 Fifth Street, in particular 2070 square feet, for religious purposes, to wit: a Northwest Believers Church, as described in the application on file in the office of the City Secretary. The grant is made specifically subject to and conditioned on the requirements that the space comply with all ordinances of the City of Katy including parking and building code requirements and that such permit shall expire one year from date hereof unless a new application is filed for continued use beyond such one-year period. The use permit hereby granted shall terminate on the occurrence of the following: Northwest Believers Church no longer occupies the space as a church or the expiration of one year, whichever occurs first.

Ordinance 2356 adopted 10/22/07 - Amends Ordinance 2353, Northwest Believers Church.

Ordinance 2380 adopted 6/9/08 - Amends Ordinance 2329 by amending that portion requiring the construction of a brick and steel perimeter fence (four single-family lots, Lela Kathryn Busch).

Ordinance 2393 adopted 9/8/08 - The special permit heretofore granted Pastor Larry Conner and building owner, E. H. Longhi allowing the use of that certain 2070 square feet of office space within the building known as 5423 East Fifth Street, Katy, Texas to be used as a place of religious nature is hereby extended for a period of one year until October 8, 2009 or until such time as it is no longer used for by Northwest Believers Church as a place of religious nature when it shall terminate. Except for the extension Ordinance 2353 as amended by Ordinance 2356 granting the special use shall remain in full force and effect as written.

Ordinance 2423 adopted 2/23/09 - The special use permit hereby granted applies only to 9.272 acres in the J.J. Crawford Survey Abstract 113, City of Katy as described in deed recorded in Volume 726, Page 011, Official Public Records of Waller County, Texas, also known as 1100 Shetland, Katy, Texas, said tract being within a C-1 District. All ordinances in conflict with this permit are hereby amended to reflect this special use permit. This special use permit is granted for the benefit of Applicant, David W. Berry and Jane C. Berry, their heirs and assigns, subject to the following terms and conditions: (1) this permit remains valid only for so long as the property is

KATY CODE

used for one single-family residence; (2) prior to the issuance of an occupancy permit Applicant shall install one fire hydrant at Applicants' expense at a location designated by the City Engineer; (3) prior to issuance of a construction permit or subsequent occupancy permit Applicants shall submit a stormwater drainage plan approved by the City Engineer designed so as not to impede drainage from property to the West of the 9.272 acres, such plan to incorporate any changes, if any, on said tract recommended by the City Engineer and Applicants shall construct such drainage plan as submitted; and (4) construction of the single-family residence shall commence within one year (1) after the date of adoption of this Ordinance.

Ordinance 2433 adopted 6/8/09 - The special use permit hereby granted applies only to Lots 4, 5, & 6, Block 13, Katy Townsite known as 5506 Fourth Street Katy, Harris County, Texas, said tract being within a C-1 District, and all ordinances in conflict with this permit are hereby amended to reflect this special use permit. This special use permit is granted for the benefit of Applicant, Kathy Howard, on the condition that the matters stated herein have been met and that the property remains in compliance with the conditions at all times. The property must be brought into compliance with all City of Katy codes and ordinances required for clinics and similar commercial uses. The special use permit shall remain in full force and effect for a period of two years. This special use permit is granted on the further condition that the facility not serve more than four (4) patients at a time. The permit shall terminate at the end of the two-year period or at such time as the facility is no longer operated by Kathy Howard. The special use permit is nontransferable. The property and facility must be kept in compliance with the conditions set out herein as well as all applicable codes and ordinances of the City of Katy. A new permit must be applied for and granted for continued use as a sleep diagnostic facility beyond the two-year term.

Ordinance 2452 adopted 9/28/09 - The special permit heretofore granted Pastor Larry Conner and building owner, E. H. Longhi allowing the use of that certain 2070 square feet of office space within the building known as 5423 East Fifth Street, Katy, Texas to be used as a place of religious nature is hereby extended for a period of one year until October 8, 2009 or until such time as it is no longer used for by Northwest Believers Church as a place of religious nature when it shall terminate. Except for the extension Ordinance 2353 as amended by Ordinance 2356 granting the special use shall remain in full force and effect as written.

Ordinance 2473 adopted 5/24/10 - Such grant is made for the specific purpose of allowing use within the existing building, 1500 square feet at 1326 Pin Oak Road, Katy, Fort Bend County, Texas within the Pin Crossing Shopping Center in Katy, Fort Bend County, Texas, for religious purposes, as described in the application on file the office of the City Secretary. The grant is made specifically subject to and conditioned on the requirements that the building comply with all ordinances of the City of Katy. The use permit hereby granted shall terminate on the occurrence of the following: any lienholder forecloses the lienholder's lien; any person or organization other than Creekside Community Church uses or occupies the property (the special use permit hereby granted is nontransferable); the property or applicant is placed into bankruptcy, whether voluntary or involuntary, the property is used for any purpose other than a church; Creekside Community Church is no longer an IRC Section 401(c)(3) organization; or Creekside Community Church files any objection to any new application or application for renewal of a permit from the State of Texas for the sale of alcoholic beverages on any portion of Pin Oak Crossing Shopping Center on which such license now exists or for which a license may be sought in the future; or the building is not maintained in compliance with all City ordinances and codes governing public gathering places.

ZONING ORDINANCE

Ordinance 2484 adopted 10/25/10 - Such grant is made for the specific purpose of allowing use of retail space within the Midway Shopping Center in particular 3520 square feet of retail space at 5811 Highway Boulevard for religious purposes, to wit: a prayer room, as described in the application as described in the application. The grant is made specifically subject to and conditioned on the requirements that the space comply with all ordinances of the City of Katy; that such permit shall expire three (3) years from date hereof unless a new application is filed for continued use beyond such three-year period. The use permit hereby granted shall terminate on the occurrence of either of the following; Jim Leggett or Tim Barker no longer participates in the operation of the prayer room; the space is no longer used as a prayer room; any existing business or proposed new business located or to be located in the Midway Shopping Center is denied a liquor license as a result of the presence of the prayer room. The special use permit does not include the use of the premises as a church.

Ordinance 2485 adopted 10/25/10 - Such grant is made for the specific purpose of allowing use of 121 F.M. 1463 Katy, Texas, further described as 2000 square feet of commercial office space, located on 0.9291 acres, Tract 2, A-155, on the East side of F.M. 1463 across from Katy High School and north of Tiger Square Retail Center for religious purposes, to wit: Cornerstone Baptist, as described in the application. The grant is made specifically subject to and conditioned on the requirements that the space comply with all ordinances of the City of Katy; that such permit shall expire one (1) year from date hereof unless a new application is filed for continued use beyond such one-year period. The use permit hereby granted shall terminate on the occurrence of either of the following: Pastor Alan R. Hatfield no longer participates in the operation of the Cornerstone Baptist Church; the space is no longer used as a church; any existing business or proposed new business located or to be located in the Tiger Square Retail Center is denied a liquor license as a result of the presence of the church.

Ordinance 2507 adopted 8/8/11 - Allows a private school use in a C-1 District located at 906 Avenue A, the northern half of Lots 7-12, Block 5, Katy Townsite, for the benefit of The Curious Mind School. Such special use must comply with all of the requirements and stipulations set forth in the letter from the City of Katy dated August 2, 2011, sent in response to the application for special use permit submitted by The Curious Mind School, said letter being attached as part of "Exhibit A" to this Ordinance. Said special use must comply with all City of Katy Ordinances.

Ordinance 2508 adopted 8/8/11 - Amends Ordinance 2329 (four single-family lots, Lela Kathryn Busch). Such special use as amended by this ordinance must comply with all of the requirements and stipulations set forth in the application for amended special use permit submitted by Lela Kathryn dated July 20, 2011. Said special use must comply with all City of Katy Ordinances.

Ordinance 2512 adopted 9/26/11 - Extends special use permit for a use of a religious nature, Northwest Believers Church, within 2070 square feet of office space known as 5423 East Fifth Street, Katy, Texas being within a C-1 District, as set out in Ordinance 2353 as amended by Ordinance 2356 and as amended by Ordinance 2452; extended for a two-year period until October 8, 2013.

Ordinance 2518 adopted 11/14/11 - Extends special use permit for use of a religious nature, Cornerstone Baptist Church, 880 square feet of commercial office space known as 121 F.M. 1463, Katy, Texas, being within a C-2 District, as approved by Ordinance 2485; extended for a

KATY CODE

one-year period. Such permit shall expire one year from date hereof unless a new application is filed for continued use beyond such one-year period. The use permit hereby granted shall terminate on the occurrence of either of the following; Pastor Alan R. Hatfield no longer participates in the operation of the Cornerstone Baptist Church; the space is no longer used as a church; any existing business or proposed new business located or to be located in the Tiger Square Retail Center is denied a liquor license as a result of the presence of the church.

Ordinance 2521 adopted 12/12/11 - Amends Ordinance 2352 by granting a special use permit that allows an institution of a religious nature (The Redeemed Christian Church of God The Kings Palace) in a C-1 Commercial District and C-2 General Business District on 6.263 acres of land in the H.T. & B. Railroad Survey Section 11, Abstract, 471, Harris County, Texas, also known as 5371 E. Fifth Street. The same is hereby amended to allow the 6.263 acre tract to be used as a place of a religious nature. Said special use must comply substantially with the drawings submitted with the application for the special use permit. Said special use must comply with all City of Katy ordinances including building codes and parking requirements.

Ordinance 2522 adopted 12/12/11 - Special use permit for the specific purpose of allowing for the construction of a single-family dwelling to be used as a residence for an on-site manager on the property located on the east side of FM 1463 across from Hoyt Lane, west of future WoodCreek Reserve Section 9, E.P. Everett survey, A-385 in Fort Bend County in Katy, Texas, said location being within a C-2 District. The residence and other facilities and buildings on which this special use permit is based upon shall be constructed in substantial compliance with the documents submitted with the application for the special use permit.

Ordinance 2523 adopted 12/12/11 - Special use permit for construction of a memory care center (Sundance-Memory Care) for use as a convalescent home upon 2.5 acres of land in the E. P. Everett Survey, A-385, and James Conner Survey, A-157, in Fort Bend County on the west side of Woodcreek Bend Lane, north of Katy-Flewellen Road and west of Woodcreek Junior High School in the Woodcreek Reserve Planned Development District.

Ordinance 2544 adopted 9/10/12 - Special use permit for an institution of a religious nature (Powerhouse Church) in a "C-1" Commercial District at 1818 Katy-Hockley Cut-Off Road. The special use permit hereby granted by adoption of Ordinance 2544 shall be effective after adoption of the ordinance and is valid for three hundred sixty-five (365) days from the date a certificate of occupancy for the special use permit is received by the owner or occupant.

Ordinance 2555 adopted 1/14/13 - Extends special use permit as approved by Ordinance 2341 for allowing use of 5723 Roberts Street, Katy, Texas for religious purposes, to-wit: Iglesia de Dios as described in the application attached to Ordinance 2555 as Exhibit "A." The grant is made specifically subject to and conditioned on the requirements that the space comply with all ordinances of the City of Katy; that such permit shall expire three hundred sixty-five (365) days from the date a certificate of occupancy is issued unless a new application is filed for continued use beyond such three hundred sixty-five (365) day period. The special use permit hereby granted may also be terminated on the occurrence of the space no longer being used as a church by Iglesia de Dios.

Ordinance 2556 adopted 1/14/13 - Extends special use permit as approved by Ordinance 2485 and extended by Ordinance 2518 allowing use of 121 FM 1463 Katy, Texas, further described as 1880

ZONING ORDINANCE

square feet of commercial office space, located on 0.9291 acres, tract 2, A-155, on the east side of FM 1463 across from Katy High School and south of Tiger Square Retail Center for religious purposes, to-wit: Cornerstone Baptist Church, as described in the application attached to Ordinance 2556 as Exhibit "A." The grant is made specifically subject to and conditioned on the requirements that the space comply with all ordinances of the City of Katy; that such permit shall expire three hundred sixty-five (365) days from the date a certificate of occupancy is issued unless a new application is filed for continued use beyond such three hundred sixty-five (365) day period. The special use permit hereby granted may also be terminated on the occurrence of either of the following: Pastor Alan R. Hatfield no longer participates in the operation of the Cornerstone Baptist Church; the space is no longer used as a church; any existing business or proposed new business located or to be located in the Tiger Square Retail Center is denied a liquor license as a result of the presence of the church.

Ordinance 2568 adopted 3/25/13 - Special use permit for property located at 541 Pin Oak Road (Journey Church) to be used as a place of a religious nature. The special use permit hereby granted by adoption of Ordinance 2568 shall be effective after adoption and is valid for three hundred sixty-five days (365) from the date a certificate of occupancy for the special use permit is received by the owner or occupant. The special use permit hereby granted by adoption of Ordinance 2568 is conditioned on the owners and/or persons in control of said use shall not contest or protest an application for or the renewal of an alcoholic beverage permit within 1,000 feet of the property line of 541 Pin Oak Road.

Ordinance 2580 adopted 7/8/13 - Special use permit for the specific purpose of allowing 5129 East 5th Street, Katy, Texas be used as a place for senior and assisted living for Veranda House as described in the application attached to Ordinance 2580 as Exhibit "A." The grant is made specifically subject to and conditioned on the requirements that the property comply with all ordinances of the City of Katy; that such permit shall expire 1825 days from the date a certificate of occupancy is issued unless a new application is filed for continued use beyond such 1825 day period. The special use permit hereby granted shall be terminated on the occurrence of the property no longer being used as a senior and assisted living facility by Veranda House or upon the sale, transfer, attempted sale or transfer of the special use permit by Veranda House.

Ordinance 2584 adopted 8/26/13 - Special use permit for the property located at 1420 Katy-Flewellen Road (Grace Anglican Community) to be used as a place of a religious nature. The special use permit hereby granted by adoption of Ordinance 2584 shall be effective after adoption of the ordinance and is valid for seven hundred and thirty (730) days from the date a certificate of occupancy for the special use permit is received by the owner or occupant. The property must comply with all other applicable City of Katy ordinances prior to the issuance of a certificate of occupancy. (Ordinance 2584, sec. III, adopted 8/26/13)

Ordinance 2590 adopted 10/14/13 - Special use permit for the property located at 5819 10th Street (Higher Dimension Church) to be used as a place of a religious nature. The special use permit hereby granted by adoption of Ordinance 2590 shall be effective after adoption of the ordinance and is valid for three hundred sixty-five (365) days from the date a certificate of occupancy for the special use permit is received by the owner or occupant.

Ordinance 2591 adopted 10/14/13 – Extends special use permit granted by Ordinance 2353 which was further amended/extended by Ordinances 2356, 2393, 2452, and 2353 for property located at

KATY CODE

5423 East Fifth Street, Katy, Texas (Northwest Believers Church) to be used as a place of a religious nature. The special use permit hereby granted by adoption of Ordinance 2591 shall be effective after adoption of the ordinance and is valid for seven hundred thirty (720) days from the date a certificate of occupancy for the Special Use Permit is received by the owner or occupant.

Ordinance 2597 adopted 11/11/13 - Special use permit for that allows an institution of a religious nature (Powerhouse Church) in a C-1 Commercial District at 1818 Katy-Hockley Cut-Off Road. The special use permit hereby granted by adoption of Ordinance 2597 shall be effective after adoption of the ordinance and is valid for seven hundred thirty (730) days from the date a certificate of occupancy for the special use permit is received by the owner or occupant.

Ordinance 2598 adopted 11/11/13 - Special use permit to allow a portion of the property located at 906 Avenue A to be used as a private school. The special use permit hereby granted by adoption of Ordinance 2598 shall be effective after adoption of the ordinance and is valid for seven hundred and thirty (730) days from the date a certificate of occupancy for the special use permit is received by the owner or occupant.

Ordinance 2606 adopted 1/13/14 - Extends the special use permit extended by Ordinance 2556 for 121 FM 1463 Katy, Texas, further described as 1880 square feet of commercial office space, located on 0.9291 acres, tract 2, A-155, on the east side of FM 1463 across from Katy High School and south of Tiger Square Retail Center for religious purposes, to-wit: Cornerstone Baptist Church, as described in the application attached to Ordinance 2606 as Exhibit "A." The grant is made specifically subject to and conditioned on the requirements that the space comply with all ordinances of the City of Katy; that such permit shall expire three hundred sixty-five (365) days from the date a certificate of occupancy is issued unless a new application is filed for continued use beyond such three hundred sixty-five (365) day period. The special use permit hereby granted may also be terminated on the occurrence of either of the following: Pastor Alan R. Hatfield no longer participates in the operation of the Cornerstone Baptist Church; the space is no longer used as a church; and any existing business or proposed new business located or to be located in the Tiger Square Retail Center is denied a liquor license as a result of the presence of the church. The church waives its right to protest the service or sale of alcoholic beverages within 300 feet of its property line as determined by sec. 109.33 of the Texas Alcohol Beverage Code.

Ordinance 2653 adopted 8/25/14 - Special use permit that allows a charter school use in a C-1 district located at 5618 Eleventh Street, Tracts 7C and 7D Katy Outlots for the benefit of West Houston Charter Alliance Incorporated dba Aristoi Classical Academy.

Ordinance 2654 adopted 8/25/14 - Special use permit that allows a charter school use in C-1 District located at 906 Avenue A in approximately 4,000 square feet of space in Lot 9, Block 5, Katy Townsite, for the benefit of West Houston Charter Alliance Incorporated dba Aristoi Classical Academy.

Ordinance 2683 adopted 2/23/15 - Special use permit that allows 16,800 square feet in a building located in a "C-1" commercial district, an institution of a religious nature (higher dimension church) at 5819 10th Street.

ZONING ORDINANCE

Ordinance 2688 adopted 4/13/15 - Special use permit that allows a approximately 2,500 square feet in a building located in a "C-2" general business district, an institution of a religious nature (The Church at Cane Island) at 6025 Highway Boulevard, abstract 155, Fort Bend County.

Ordinance 2699 adopted 6/8/15 - Special use permit that allows a approximately 8,000 square feet of space at 906 Avenue A, the northern half of lots 7–10 and the north 50 feet of lot 11 in block 5, Katy Townsite, for the benefit of Mirus Academy.

Ordinance 2704 adopted 6/22/15 - Special use permit that allows an institution of a religious nature (Journey Church) in a "C-2" general business district at 541 Pin Oak Road.

Ordinance 2713 adopted 8/10/15 - Special use permit that allows a charter school use in a "C-1" commercial district located within 17,000 square feet of space at 906 Avenue A, lots 7–12A in block four and lots 4–6 in block five of Katy Outlots in Harris County, for the benefit of Arrow Academy dba Cane Island Elementary; to be assigned to West Houston Charter Alliance Incorporated dba Aristoi Classical Academy.

Ordinance 2716 adopted 8/10/15 - Special use permit that allows a charter school use in a C-1 commercial district located within 10,089 square feet of space at 5371 East Fifth Street, tracts 30B–35B, Motheral Section One in Harris County, for the benefit of West Houston Charter Alliance Incorporated dba Aristoi Classical Academy.

Ordinance 2727 adopted 12/14/15 - Extends a special use permit a use of a religious nature, within 2070 square feet of office space known as 5423 East Fifth Street (Northwest Believers Church) being within a C-1 commercial district.

Ordinance 2728 adopted 12/14/15 - Extends a special use permit for a 0.999 acre tract of land located at 5833 Roberts Road for single-family residential use in a "C-2" general business district, as allowed by section 15.2-1 of this zoning ordinance.

Ordinance 2751 adopted 6/27/16 - Special use permit that allows a charter school use in a C-1 district located at 906 Avenue A in approximately 33,663 square feet of space in lots 1–6 and lot 12 in block 5 in the Katy Townsite.

Ordinance 2795 adopted 3/27/17 – Special use permit allowing an institution of a religious nature (Bethany Worship Center) at 121 FM 1463, suite A.

Ordinance 2837 adopted 2/26/18 – Extends special use permit of a religious nature, Northwest Believers Church at 5423 East Fifth Street.

Ordinance 2850 adopted 5/14/18 – Special use permit of an institution of a religious nature, Journey Church at 541 Pin Oak Road.

Ordinance 2877 adopted 11/26/18 – Special use permit of an institution of a religious nature, Parkway Fellowship at 5819 10th Street, Suite A.

Ordinance 2878 adopted 11/26/18 – Special use permit of an institution of a religious nature, The Church at Cane Island at 5315 Highway Boulevard, Suite A.

KATY CODE

Ordinance 2879 adopted 11/26/18 – Special use permit of an institution of a religious nature, Hispanic Pentecostal Missionary Church at 653 Pin Oak Road, Suite A-7.

Ordinance 2886 adopted 1/14/19. Special use permit that allows an institution of a religious nature (Crossings Community Church) in the “M” industrial district in 9,942 square feet at 1016 FM 1463.

Ordinance 2913 adopted 8/12/19. Special use permit that allows a convalescent homes/homes for the aged in a “C-2” general business district at 25660 Kingsland Boulevard.

Ordinance 2936 adopted 1/13/20. Special use permit that allows an institution of a religious nature (Bethany Worship Center - Katy) in the Katy Mills Planned Development District (PDD) in 3,100 square feet at 25311 Kingsland Boulevard, Suite 115.

Ordinance 2937 adopted 1/27/20. Special use permit that allows an institution of a religious nature (Jesus Rescue International Church) in the “C-2” general business district, in 3,750 square feet at 6193 Highway Boulevard, Suite 201.

Ordinance 2938 adopted 1/27/20. Special use permit that allows a charter school use in a “C-1” district located at 5618 11th Street, tracts 7C and 7D, Katy Outlots, for the benefit of West Houston Charter Alliance Incorporated (DBA) Aristoi Classical Academy.

Ordinance 2945 adopted 2/24/20. Special use permit located at 5364 Franz Road for wireless telecommunication facilities in a “R-1” single family district.

Ordinance 2966 adopted 1/25/21. Special use permit that allows, a special use, an institution of a religious nature (Crossings Community Church) in a “M” industrial district in 9,942 square feet of space at 1016 FM 1463.

Ordinance 2967 adopted 1/25/21. Special use permit that allows, a special use, an institution of a religious nature (Iglesia Rios De Aceite - Rivers of Oil Church) in a “C-2” general business district at 541 Pin Oak Road.

Ordinance 3024 adopted 2/14/2022. Special use permit that allows, a special use, a private school use in a "C-1" District located at 5506 3rd Street, lot 4 & W of lot 5, block 15, Katy Townsite, for the benefit of Mirus Academy.

Ordinance 3073 adopted 1/9/2023. Special use permit that allows, a special use, a religious institution in a "C-1" Commercial District located at 5038 East Fifth Street, for the benefit of the Apostolic Church Lawna.

Ordinance 3085 adopted 4/24/2023. Special use permit that allows, a special use, a private school use in a "C-1" District located at 5506 3rd Street, lot 4 & W 1/2 of lot 5, block 15, Katy Townsite, for the benefit of Mirus Academy.

ZONING ORDINANCE

Ordinance 3121 adopted 1/8/2024. Special use permit that allows, a special use, an institution of a religious nature (Iglesia Rios De Aceite – Rivers of Oil Church) in a "C-2" District located at 541 Pin Oak Road.

Ordinance 3136 adopted 4/22/2024. Special use permit that allows, a special use, to-wit: a religious institution in a "C-1" commercial district located at 5038 East Fifth Street, for the benefit of the Apostolic Church Lawna.

Ordinance 3162 adopted 10/28/2024. Special use permit that allows a special use, to-wit: a religious institution in "C-1" and "C-2" districts located at 5371 East Fifth Street, for the benefit of RCCG The King's Palace,

Ordinance 3176 adopted 6/9/2025. Special use permit that allows a special use, to-wit: a single-family residence at 1503 Avenue C.

Ordinance 3136-01 adopted 9/8/2025. Special use permit that allows a special use, to-wit: a religious institution in a "C-1" commercial district located at 5038 East Fifth Street, for the benefit of the Apostolic Church LAWNA Katy Texas.