### SUMMARY OF DEVELOPMENT CRITERIA (PER 3-86-0)

#### OPEN SPACE (Cont.)

- **Lot Size:** Minimum size for residential lots is to be determined by the developer.
- **Setback Requirements:** Lots shall have a setback of at least 20 feet from any property line.
- **Height Limit:** Buildings shall not exceed 40 feet in height.
- **Site Development:** All sites shall be developed in accordance with the approved site plan.
- **Utilities:** Utilities shall be provided by the developer in accordance with the approved site plan.

#### NON-BUILDABLE TRACT (Cont.)

- **Utilities:** Utilities shall be provided by the developer in accordance with the approved site plan.
- **Setback Requirements:** All non-buildable tracts shall have a setback of at least 20 feet from any property line.
- **Height Limit:** Buildings shall not exceed 40 feet in height.

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#### OVERALL TRACKING CHART

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Lot Size (ft²)</th>
<th>Building Costs (k$)</th>
<th>Loss of Open Space (k$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2000-5000</td>
<td>100-200</td>
<td>5-10</td>
</tr>
<tr>
<td>Commercial</td>
<td>2000-5000</td>
<td>200-300</td>
<td>10-15</td>
</tr>
<tr>
<td>Industrial</td>
<td>5000-10000</td>
<td>300-400</td>
<td>15-20</td>
</tr>
</tbody>
</table>

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#### OVERALL PROPOSAL CRITERIA AND INFORMATION

**Maple Lawn Farms, Midtown West District - Area 1**

- **Proposed Uses:** Commercial, residential, and industrial.
- **Proposed Costs:** Total project cost is estimated at $50 million.
- **Timeline:** Construction is scheduled to begin in Q1 2024.

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**NOTES:**

- **Environmental Impact:** All development activities shall be conducted in accordance with the approved environmental impact study.
- **Public Utilities:** Public utilities shall be provided by the local municipality.

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**APPROVED:**

- **Harris County Department of Public Works**
- **Department of Planning & Zoning**

**PREPARED BY:**

- **G.L. Woutzick, Little & Weber, PA**
- **CO. CERTIFICATE NO. 220-022**

**M.S.C. 1990**