





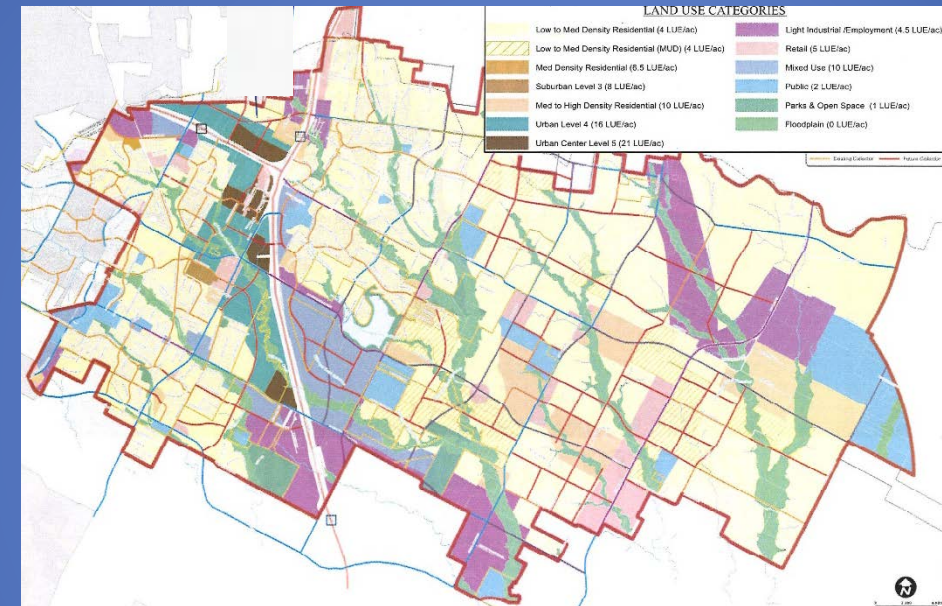
Comprehensive Plan

Mixed Use, Residential, Employment, Parks and Open Space

Action 1.1.6: Encourage medium and high development intensity zoning in target areas near community and regional centers and along the SH 130 and SH 45 corridors.

Goal 2: Development will be focused around a hierarchy of centers that will create a stronger sense of community, providing employment opportunities and shopping districts while reducing infrastructure costs.

Goal 8: Gateways into the community will be enhanced and provide a clear sense of arrival and departure into the community.





Background

- Historically used for agricultural production
- 2019: Legislative created MUD on property recently removed
- 2019: Annexed and zoned Agriculture/Development Reserve (A)
- 2019: Proposed rezoning request to CL4 district for 150 acres



Request: Urban Level 4 (CL4)

*Intended to **create vibrant and walkable neighborhoods** and employment centers along the SH 130 and SH 45 corridors.*

*The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial **retail services** play an increased role relative to the Suburban district but **remain supportive of surrounding neighborhoods** and employment centers*



Proposed Urban Level 4 (CL4) cont'd

- Permitted residential uses: Assisted Living, Condominium; Live Work Unit; Skilled Nursing/Nursing Home (Convalescent).
- Permitted non-residential uses: Automobile Parking Lot/Garage; Bar/Tavern; Brewpub/Wine Bar; Brewery/Distillery/Winery, Micro; Catering Establishment; Civic Center; Clinic; College, University, Trade School, or Private Boarding School; Commercial Recreation and Entertainment, Indoor; Convention Center; Day Care Facility; Dry Cleaning, Major; Dry Cleaning, Minor; Event Center; Financial Institution; Government Facilities; Health/Fitness Center; Liquor Store (off-premise consumption); Massage Therapy, Licensed; Museum/Art Gallery; Office: Administrative, Medical, or Professional; Park or Playground; Personal Services; Place of Worship; Print Shop (major and minor); Restaurant; Retail Sales and Services; Retail Sales – Single tenant over 50,000 sf; School: Private or Parochial; Theatre, Neighborhood; Theatre, Regional; Transit Terminal (Park & Ride).



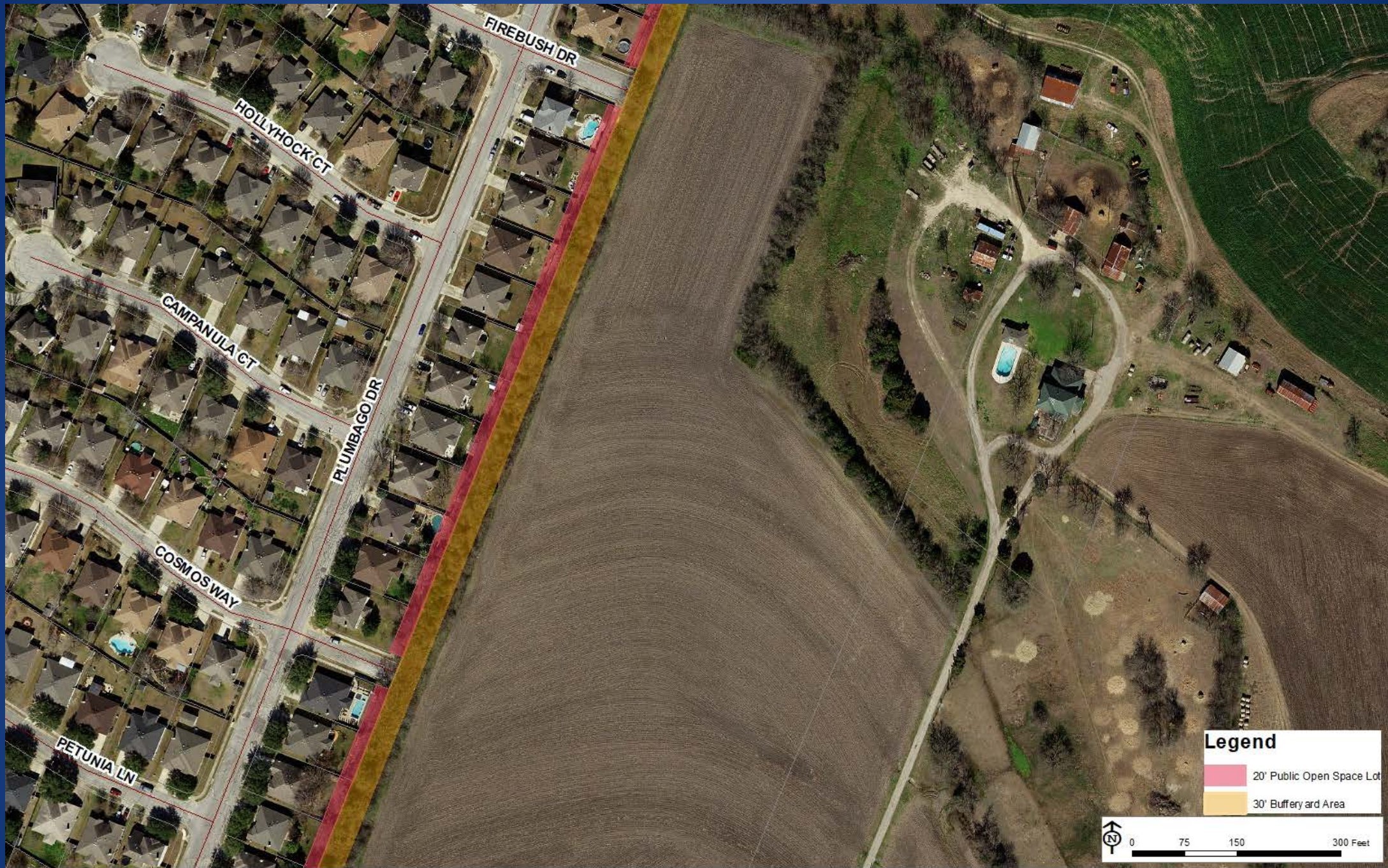
Proposed Urban Level 4 (CL4) cont'd

- Conditional uses: Single Family Attached (3 or more) Townhome; Animal Establishments, Commercial; Drive in/Thru; Gas Station; Hotel/Hotel Residence; Wireless Telecommunication Facilities.
- Specific uses: Multi-Family; Automotive Body Repair Shop (Collision Repair); Automotive Repair and Service; Commercial Recreation and Entertainment, Outdoor; Distribution/Logistics Center; Hospital; Industrial Uses (Light); Mini-warehouse/public storage; Mobile Food Park; Office/Showroom; Office/Warehouse; Research and Development Center; Wireless Telecommunication Facilities



Development Considerations

- Existing 20' wide public open space/park lot(s) between residential lots along Plumbago (Bohls Place Sec. 5-7 final plats) are city owned.
- A 30' bufferyard/setback will be required if non-residential or multi-family is established adjacent to the single family neighborhood.
- UDC 12.4 B: All existing non-hazardous trees, regardless of species, located within the required bufferyard shall be considered protected.
- At the 30' setback, the maximum height of a buildings is 20'
 - Any additional height will require a 1:2 ratio of setback to height.
- Max height is 60' for standard, 100' when 80% structured parking.





Recommendation

- The property is located along E. Pecan Street in a major growth corridor within close proximity to SH 130.
- The future roadway extensions (Pfennig Ln, Cosmos Way, Firebrush Dr) will assist with increasing connectivity in the area.
- Mix of land uses associated with the CL4 district is consistent with the Comprehensive Plan.
- Staff recommends approval.
- Planning and Zoning Commission recommended denial (Vote 5-2)

