



Springbrook



Highland Park



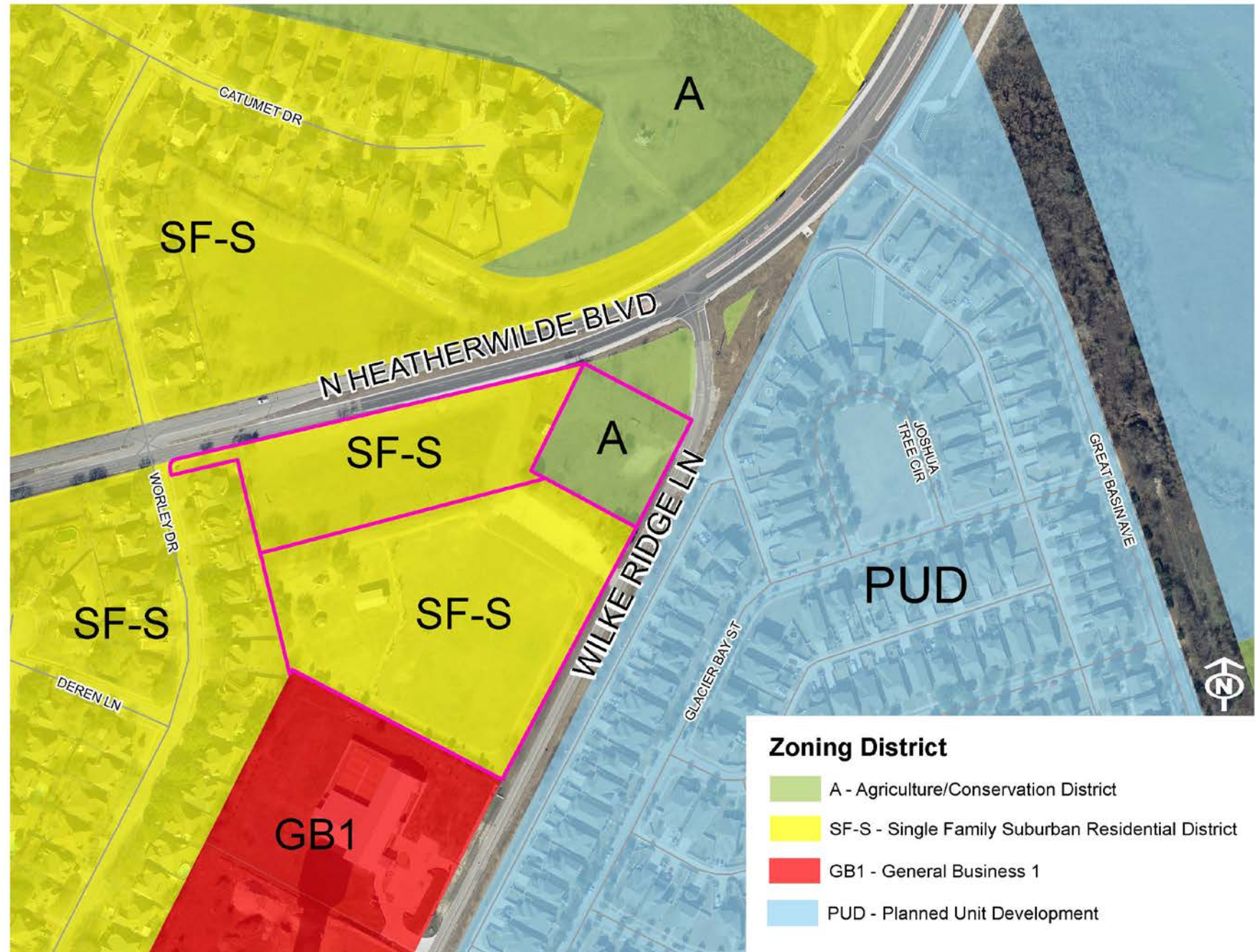
Request:

Rezone 1-acre tract from
Agriculture/Development
Reserve to Retail

(A) to (R)

Rezone Lots 43 & 44 from
Single Family Suburban to
Parks Facilities and Open
Space

(SF-S) to (PF)





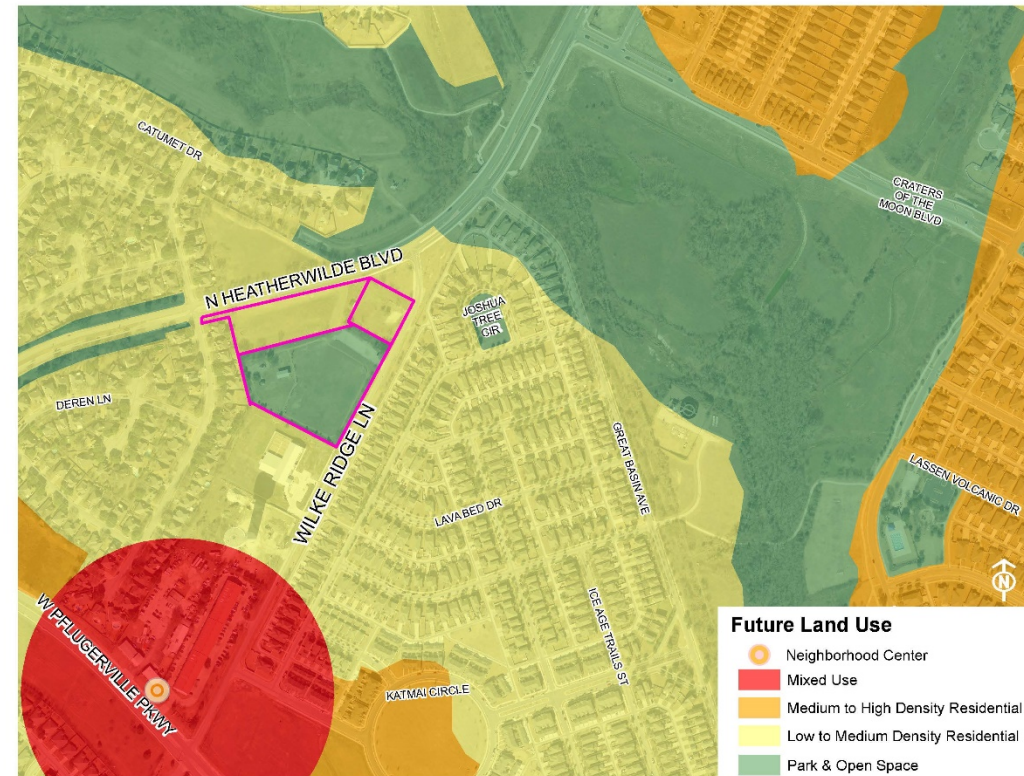
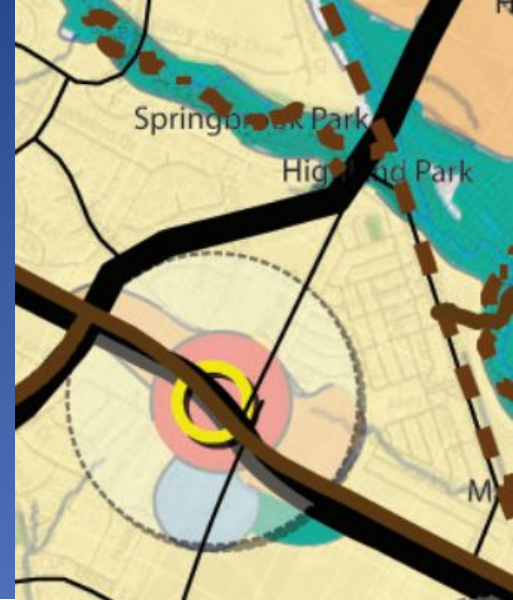
Comprehensive Plan

Mixed Use, Residential, Parks, and Neighborhood Center

Land Use and Development Character Goal 2:

Development focused around a hierarchy of centers to create sense of community, employment opportunities and shopping districts.

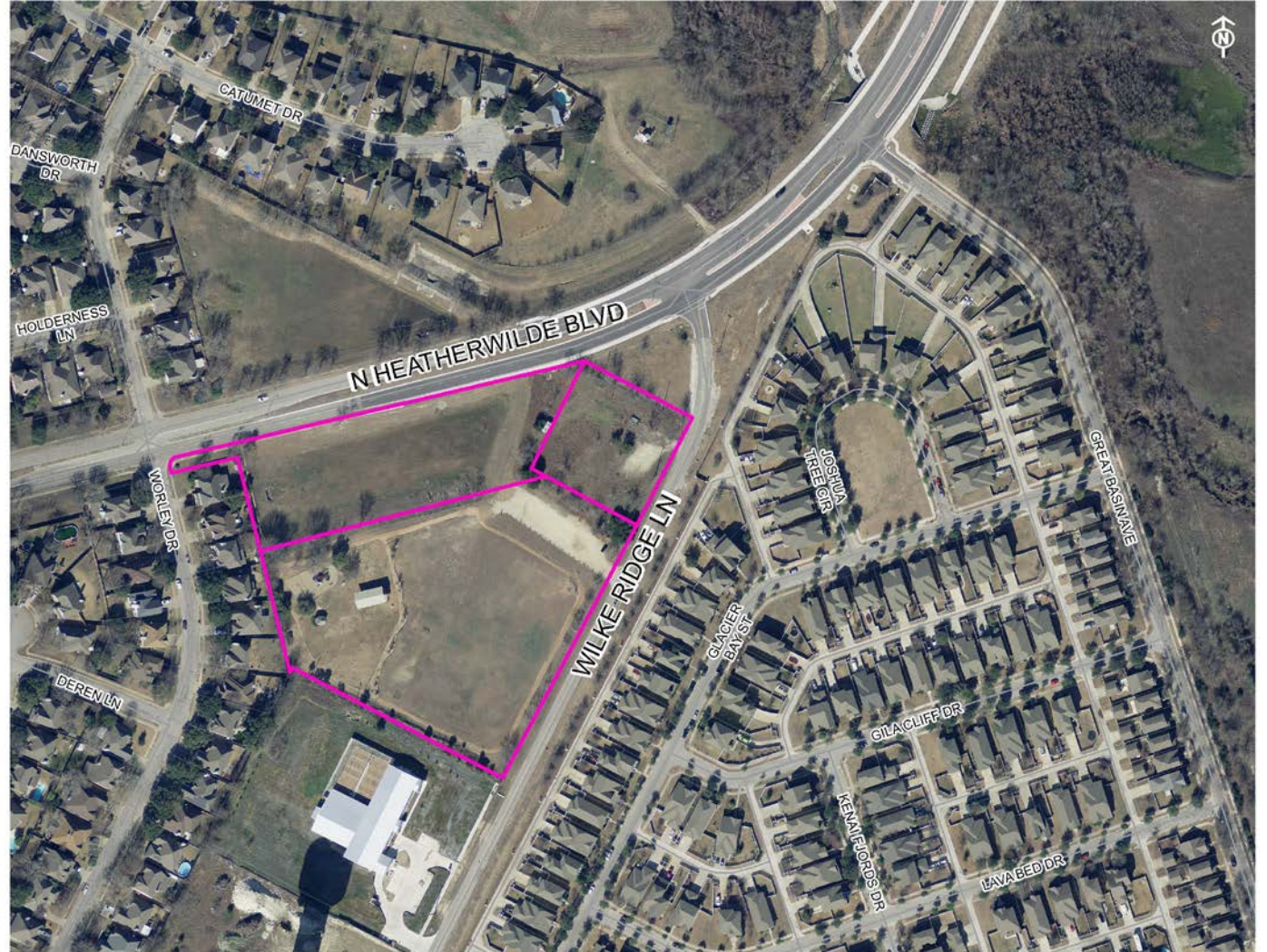
- Policy 2.1: Establish neighborhood centers that have complimentary and integrated residential and commercial uses and amenities.
- Action 2.1.2: Provide new and infill development to accommodate basic retail services within walking distance of residential areas.





Background

- 1999 City initiated annexation
- 2017 1-acre tract rezoning case (A) to (GB1) withdrawn
- 1994 Springbrook 1 Section 1 Development Agreement
- 1997 Annexation





Request: Retail (R)

Intended to provide locations for various types of general retail trade, **business and service uses for services to one or more neighborhoods.** The R district should be **located generally at the intersection of major thoroughfares and convenient to a residential trade area,** with signage compatible with surrounding land use.



Retail (R) Land Uses

Permitted residential uses: Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing, Single Family Attached Townhome

Permitted non-residential uses: Automotive Parts Sales (Inside), Automobile Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, Day Care Facility, Dry Cleaning (Minor), Equipment and Machinery Sales and Rental (Minor), Financial Institution, Golf Course and/or Country Club, Government Facilities, Health/Fitness Center, Hospital, Laundromat, Massage Therapy Licensed, Mortuary/Funeral Home, Museum/Art Gallery, Office: Administrative, Medical, or Professional, Park or Playground, Personal Services, Place of Worship, Reception Hall, Retail Sales and Services, School: Private or Parochial or Public, Theatre

Conditional uses: Condominium, Multi-family, Animal Establishments Commercial, Car Wash, Commercial recreation and Entertainment (Indoor), Gas Station, Restaurant, Utilities

Specific Use Permit: Wireless Telecommunication Facilities (WTFs)



Request: Parks Facilities and Open Space (PF)

The Parks Facilities and Open Space (PF) district is established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city that is responsive the variety of recreational needs of all residents of the community.



Parks Facilities and Open Space Land Uses

Permitted non-residential uses: Community Garden (Private), Golf Course and/or Country Club, Golf Driving Range, Government Facilities, Park or Playground, Place of Worship

Conditional uses: Amenity Center (Private), Cemetery/Mausoleum, Utilities

Specific Use Permit: Campground or Recreational Vehicle Park (Private), Commercial Recreation and Entertainment (Outdoor), Mobile Food Park (with conditions), Orchard (Private), Outdoor Amphitheater (Private), Reception Hall, Stable (Commercial), Vineyard (Private), Wireless Telecommunications Facilities (with conditions)



Recommendation

- Proximity to the intersection of Heatherwilde and Wilke Ridge
- The PF district will maintain the Park and Open Space lots
- The proposal consistent with the goals of the Comprehensive Plan
- The proposed districts are compatible with the nearby zoning districts and land uses
- **Staff recommends approval**
- **Planning nad Zoning Commission recommended approval (Vote 7-0)**

