

**Zoning Change Application
Project Narrative
Hillcrest North Development**

The subject property is approximately 6 acres located at 9067 Teasley Lane just west of FM 2499. The retail project is intended to create a combination of restaurant, retail, and office uses.

A Zoning Change is being requested by the property owner to change the current zoning to Community Mixed-Use (CM-G). The existing zoning is split Neighborhood Residential (NR-2) on the southern half and Rural Residential (RD-5X) on the northern half.

Site History

The property is currently being used by the current property owner for his business, Outdoor Living Pool and Patio. There are existing gas wells in the northwest corner of the property which will remain and the owner will continue to allow access to them, as required.

Surrounding Property Uses

The property is currently zoned NR-2 and RD-5X. Zoning to the north and west of the property is Community Mixed Use (CM-G). Zoning to the east of the property is Neighborhood Residential (NR-4) with a small portion of RD-5X. The property across FM 2181 is currently zoned Industry Center Employment (IC-E).

The Future Land Use Plan indicates a designation of CM-G for the property and all the surrounding properties. The property to the south, across FM 2181, has a land designation of Regional Center Commercial Neighborhood (RCC-N).

Existing land uses include a school to the north, parking to the east, neighborhood residential to the west and industrial uses to the south, across from 2181.

Existing Site Conditions

There are gas wells in the northwest portion of the property that will remain and have access through the subject property as required.

The Environmentally Sensitive Area map indicates there may be a water habitat in the northeast corner of the property.

Adequate public utilities are present and run across the south end of the property to serve the existing buildings. The waterline that fronts a portion the property will need to be extended across the entire frontage.

Proposed Site Conditions

The property owner proposes a change in Zoning in order to better facilitate the conditions necessary to develop the property for community retail. The location is prime as it sits facing FM 2181 to the south and west. The north end of the tract has lesser visibility and will continue to be used for outdoor storage.

The exact configuration of buildings, and mix of uses would be determined based on the needs of each user, but could include drive-thru restaurants and different types of retail which would provide neighborhood services and employment to the surrounding areas.

Nuisance Abatement

The Guyer campus is located immediately to the North and West of this property and single-family, manufactured home community exists to the east. A retail development would coincide and blend extremely well with these uses as well as create a buffer/transition zone to the industrial to the south and between the neighborhood and the school.

Zoning and Land Use Compatibility

The land is currently being used for commercial purposes and the future land use designation is Community Mixed Use. These two uses both follow the city's Comprehensive Plan. The current zoning of NR-2 and RD-5X are both residential and they do not coincide the Land Use Map or the Comprehensive Plan for the City. The rezoning of CM-G coincides with the CM-G future land use and with the City's Comprehensive Plan. The rezoning will also blend well with the school and residential uses and act as a appropriate buffer. The proposed development will complement the existing area by providing neighborhood services that are appropriate and conducive along the busy thoroughfare such as FM 2181.

The characteristics of this property are conducive for a retail development. The requested change is compatible with the Future Land Use Map and Comprehensive Plan. It will also help attract businesses to this property in order to fulfill the goals and objectives outlined the City's Comprehensive Plan.