

# Rezoning: AG to NS District

Cases: FY-20-32-ZC

Applicant: TCG Engineering for JK Comfort Park, Ltd

Location: 2420 West Nugent Avenue

Planning and Zoning Commission

City Council First Reading

City Council Second Reading

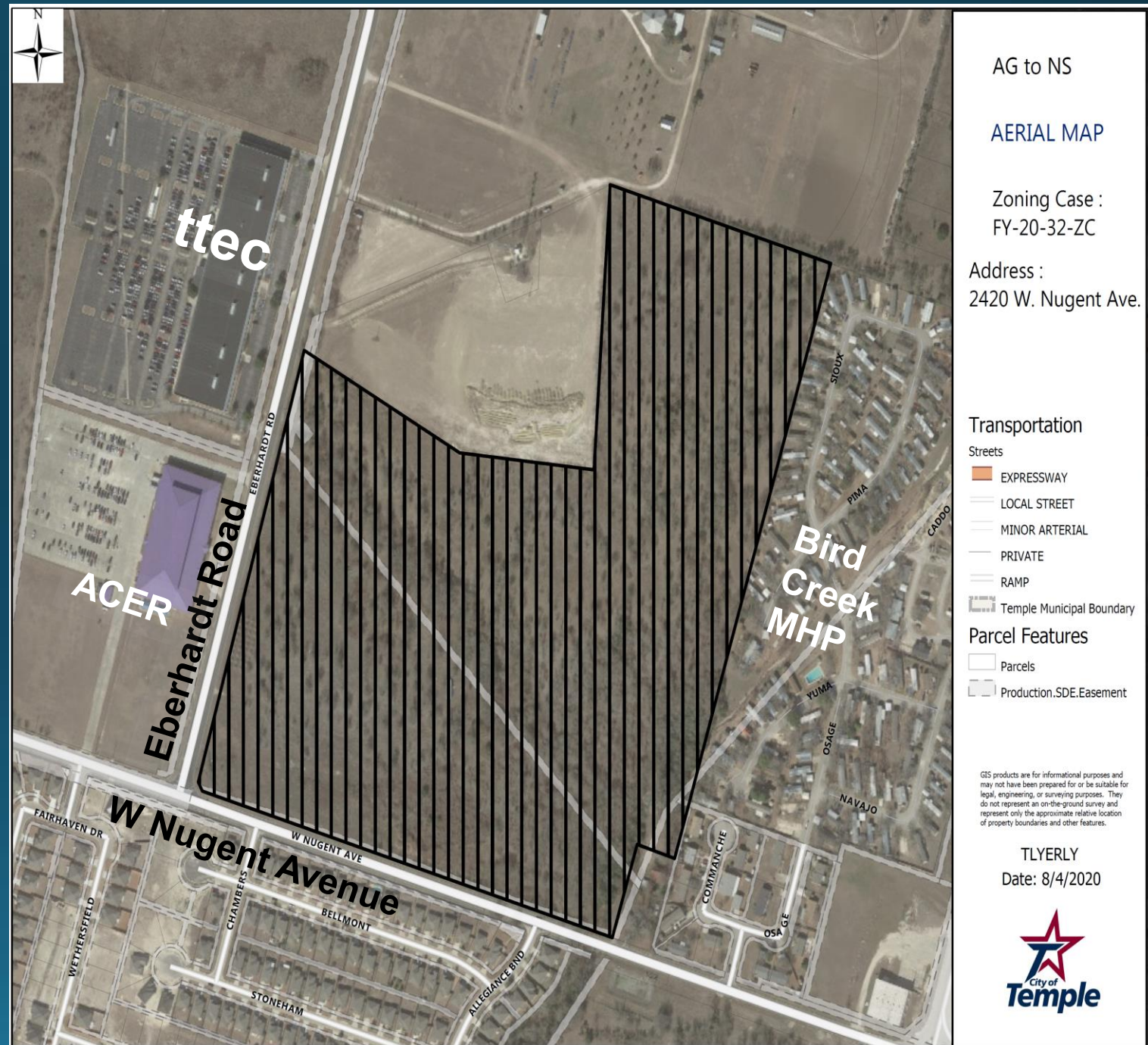
August 17, 2020

September 17, 2020

October 1, 2020

# Background

- AG to Neighborhood Service (NS)
- Applicant changed request from GR to NS to eliminate potential duplex development
- Request does not require renotification since NS is more restrictive than GR





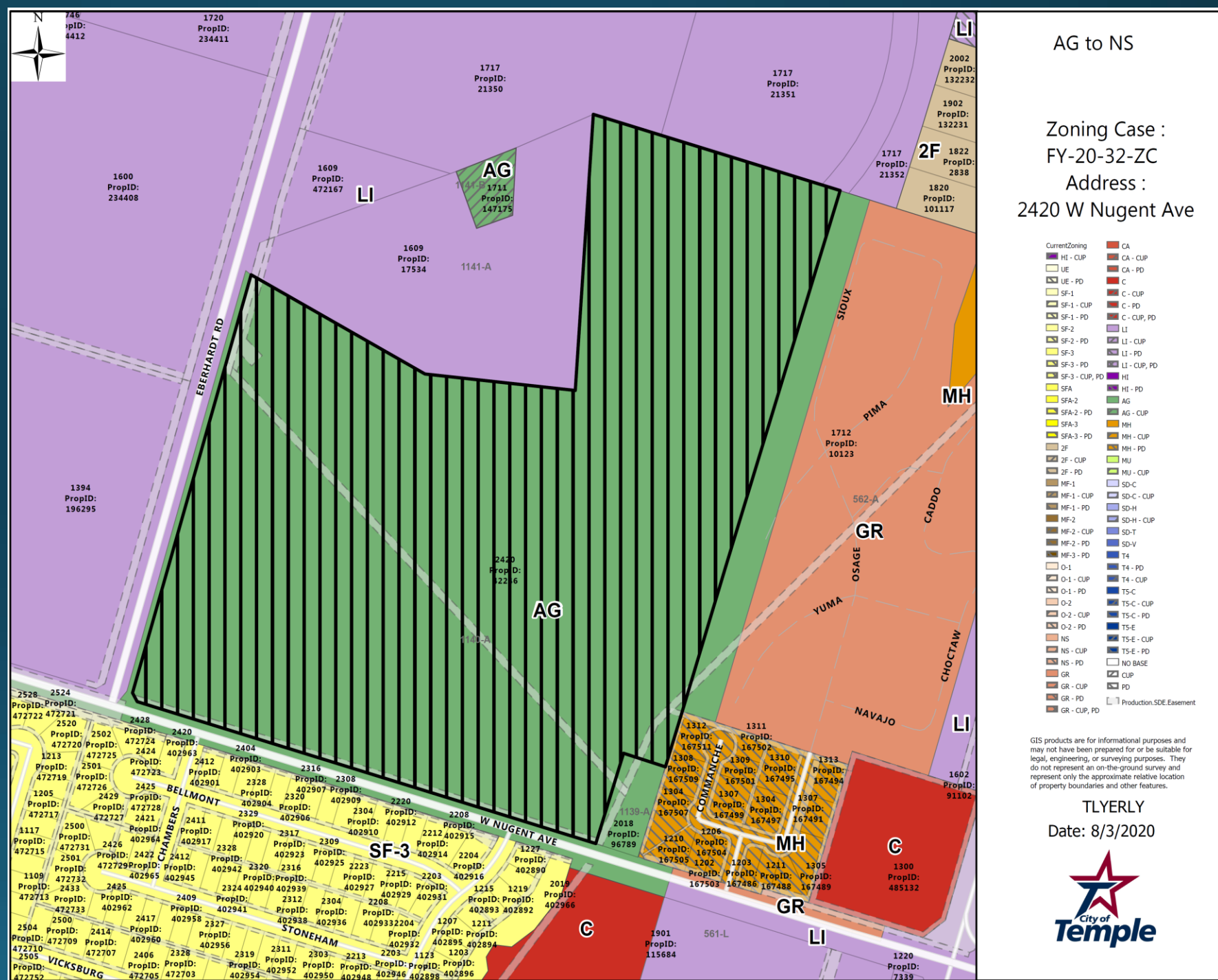
# Background

- Proposed NS District

- ❖ the most restrictive retail district and is intended to provide retail and service needs for residential neighborhood service areas

- ❖ Compatible with surrounding zoning and uses

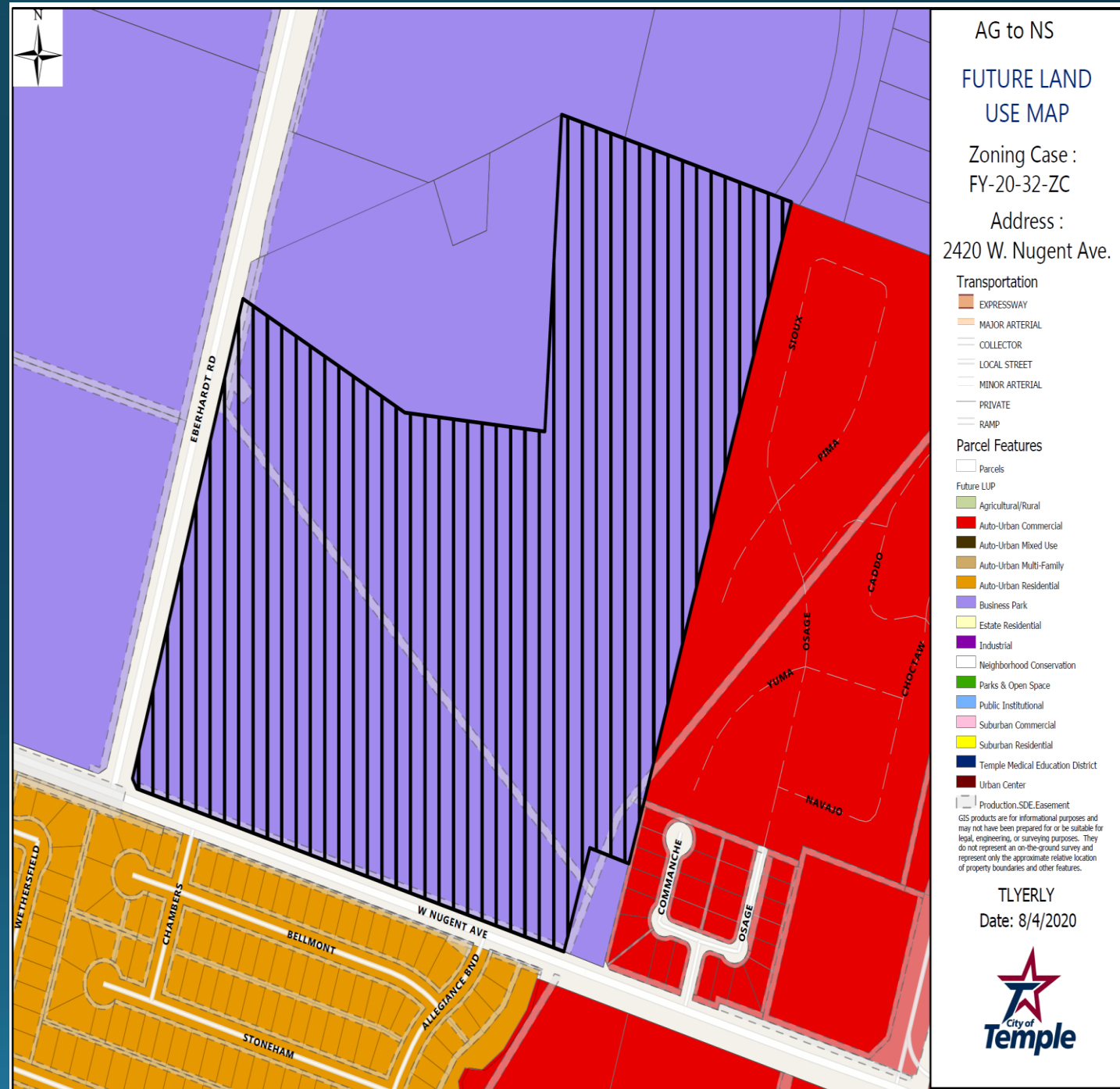
COMPLIANCE



# Future Land Use Map

- **Business Park**
  - ❖ This recommendation is envisioned for office, service and research and technology-related uses in a campus-like environment

COMPLIANCE



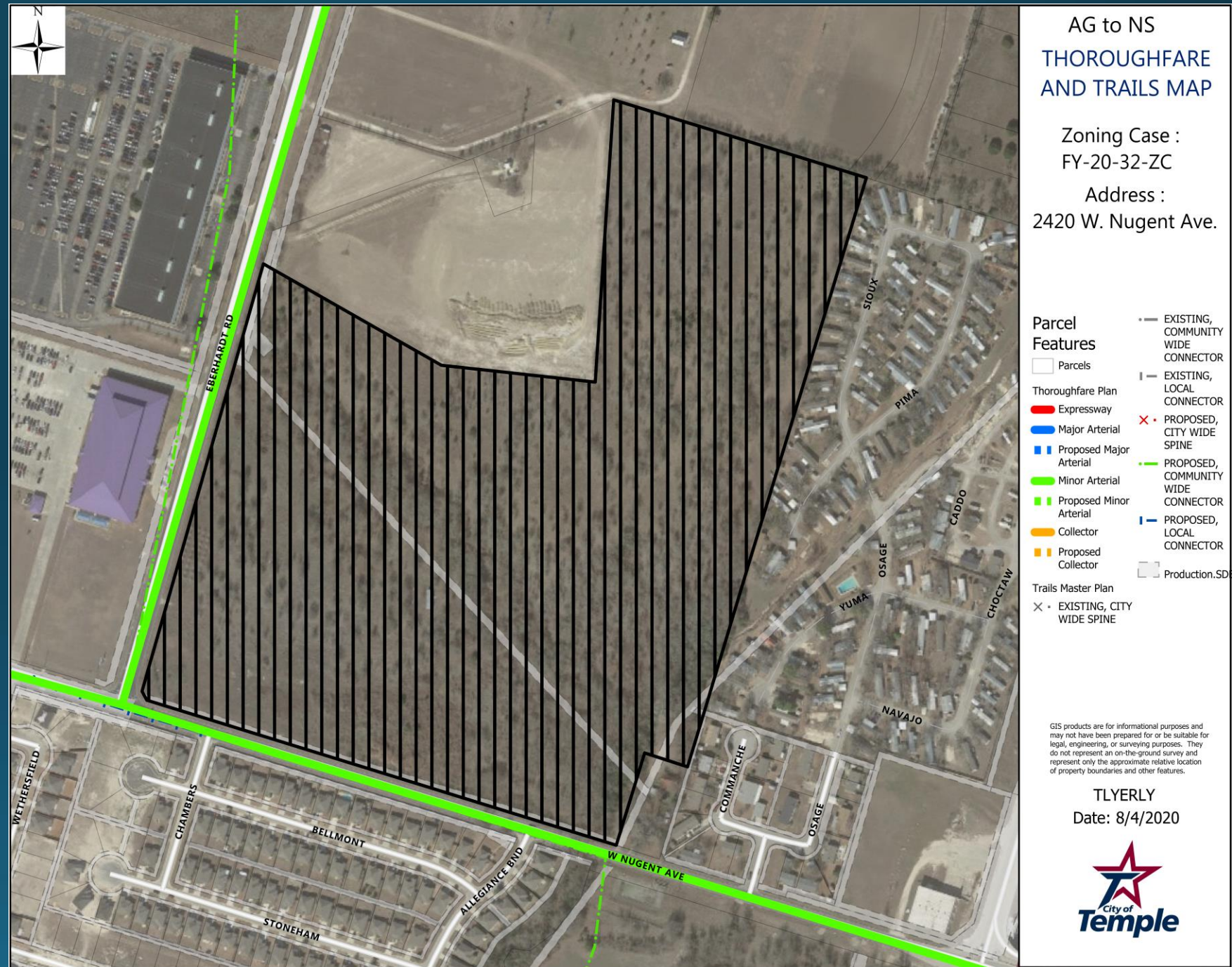


# Thoroughfare Map

- Minor Arterials
  - ❖ Eberhardt Rd
  - ❖ W. Nugent Avenue

Appropriate for nonresidential uses and mixed uses

COMPLIANCE



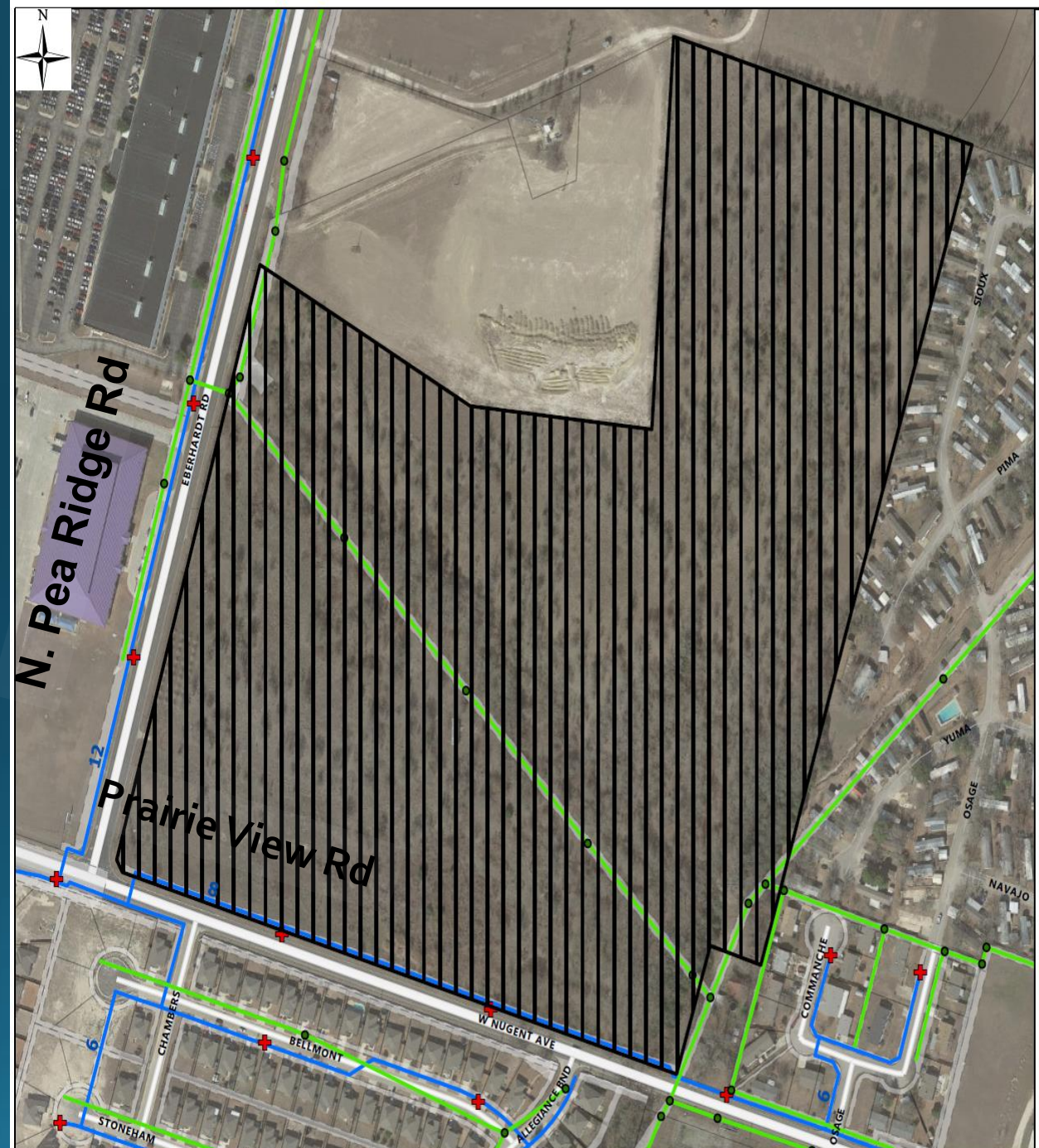


# Existing Water & Sewer Map

**Water** – 8-inch & 12-inch lines are available

**Sewer** – 8-inch & 12-inch lines are available

COMPLIANCE



AG to NS

UTILITY MAP

Zoning Case :  
FY-20-32-ZC

Address :  
2420 W. Nugent Ave.

Sewer

- Manhole
- Gravity Main

Water Distribution

- Hydrant
- Main

Parcel Features

- Parcels
- Production.SDE.Easement

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

TLYERLY

Date: 8/4/2020





# On-Site





# Surrounding Properties - North





# Surrounding Properties - East





# Surrounding Properties - West





# Surrounding Properties - South





# Land Uses

Permitted & Conditional Use Table – Neighborhood Service (NS)	
Agricultural Uses	* Farm, Ranch or Orchard
Residential Uses	* Single Family Residence (Detached) * Single Family Residence (Attached)
Retail & Service Uses	* Retail Shop or Department Store * Banks or Savings and Loan * Drugstore or Pharmacy * Barber Shop or Beauty Shop
Commercial Uses	* None
Industrial Uses	* Temporary Asphalt & Concrete Batching Plat (CUP)
Recreational Uses	* Park or Playground
Educational & Institutional Uses	* School, Business * School, Elementary or Secondary (Public or Private) * Art Gallery or Museum * Place of Worship
Restaurant Uses	* Restaurant (not drive-in)
Office Uses	* Office

## Prohibited Uses - NS

**duplex, triplex, multiple-family dwelling (apartment), HUD-Code manufactured land lease communities, veterinary hospital, mortuary or funeral home, pet shop, upholstery shop, pawn shop, auto sales, commercial uses, storage warehouse, light manufacturing, and most industrial uses**

# Development Standards

	<b>NS (Nonresidential)</b>
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Setback	15 Feet
Side Setback	10 Feet
Side Setback (corner)	10 Feet
Rear Setback	0 Feet (10 Feet adjacent to residential)
Max Building Height	2 ½ Stories
	<b>NS (Single Family Residential-Detached)</b>
Minimum Lot Size	6,000 Square Feet
Minimum Lot Width	50 Feet
Minimum Lot Depth	100 Feet
Front Setback	15 Feet
Side Setback	10% Lot Width with 5 Feet minimum
Side Setback (corner)	15 Feet
Rear Setback	10 Feet
Max Building Height	2 ½ Stories



# Compliance Summary

<b>Future Land Use Plan</b>	<b>YES</b>
<b>Compatible with Surrounding Uses &amp; Zoning</b>	<b>YES</b>
<b>Public Facilities Available</b>	<b>YES</b>
<b>Thoroughfare Plan</b>	<b>YES</b>

# Notification Map

## PUBLIC NOTICE:

- The newspaper printed notice of the public hearing on August 5, 2020, in accordance with state law and local ordinance

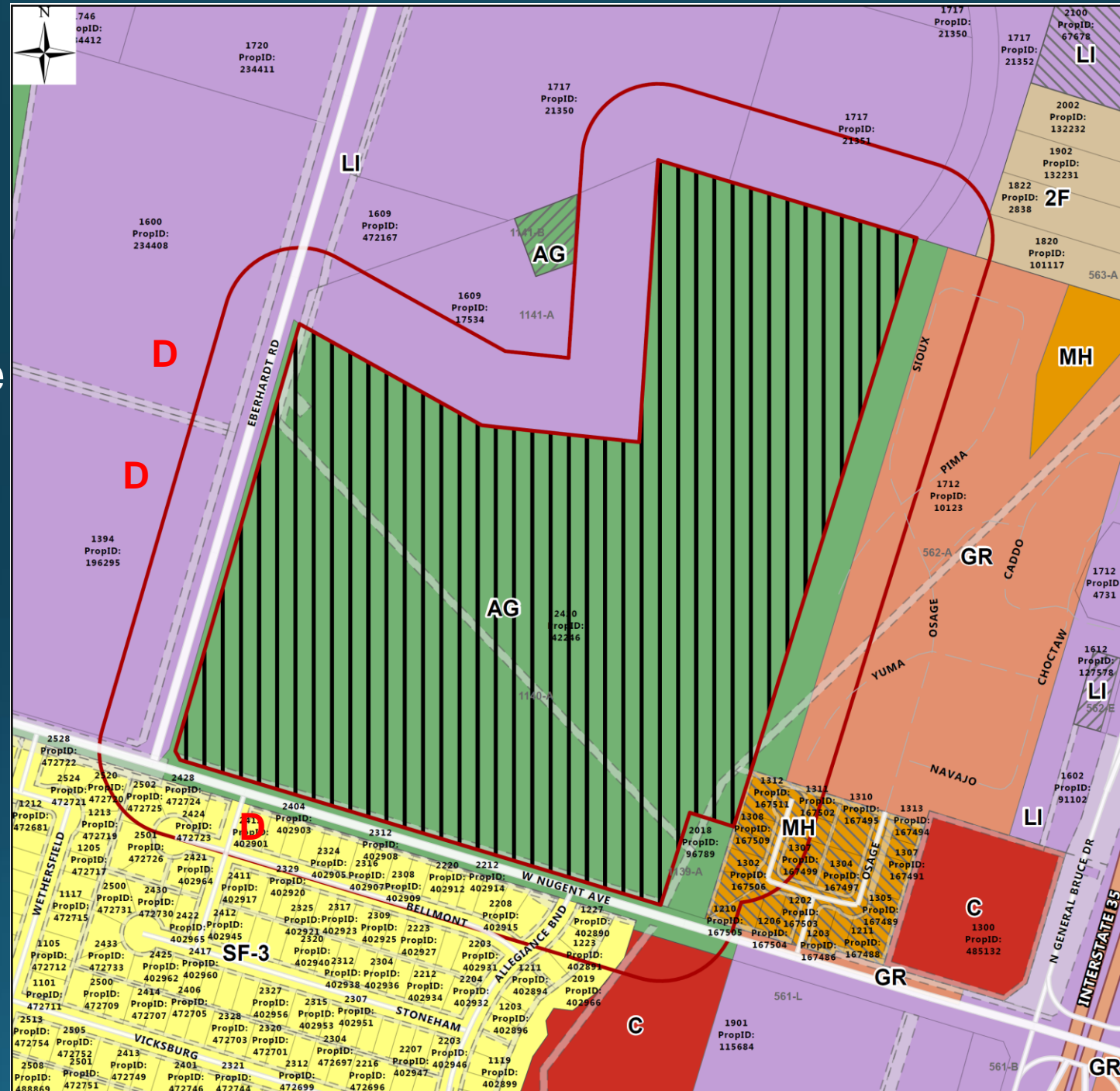
43 Notices Mailed

0 Agree

A

3 Disagree

D



## AG TO GR 200' NOTIFICATION MAP

Zoning Case :

FY-20-32-ZC

Address :

2420 W Nugent Ave

Current Zoning	CA
HI - CUP	CA - CUP
UE	CA - PD
UE - PD	C
SF-1	C - CUP
SF-1 - CUP	C - PD
SF-1 - PD	C - CUP, PD
SF-2	LI
SF-2 - PD	LI - CUP
SF-3	LI - PD
SF-3 - PD	LI - CUP, PD
SF-3 - CUP, PD	HI
SFA	HI - PD
SFA-2	AG
SFA-2 - PD	AG - CUP
SFA-3	MH
SFA-3 - PD	MH - CUP
2F	MH - PD
2F - CUP	MU
2F - PD	MU - CUP
MF-1	SD-C
MF-1 - CUP	SD-C - CUP
MF-1 - PD	SD-H
MF-2	SD-H - CUP
MF-2 - CUP	SD-T
MF-2 - PD	SD-V
MF-3 - PD	T4
O-1	T4 - PD
O-1 - CUP	T4 - CUP
O-1 - PD	TS-C
O-2	TS-C - CUP
O-2 - CUP	TS-C - PD
O-2 - PD	TS-E
NS	TS-E - CUP
NS - CUP	TS-E - PD
NS - PD	NO BASE
GR	CUP
GR - CUP	PD
GR - PD	GR - CUP, PD

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

TLYERLY

Date: 8/3/2020





# Staff Recommendation

Staff Recommends approval of the request for a rezoning from Agricultural District (AG) to Neighborhood Service District (NS)

# Planning & Zoning Commission Recommendation

At the August 17, 2020 meeting the Planning and Zoning Commission voted 7/0 to recommend approval of the requested rezoning from AG to NS, per staff recommendation.



Questions / Discussion

