

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

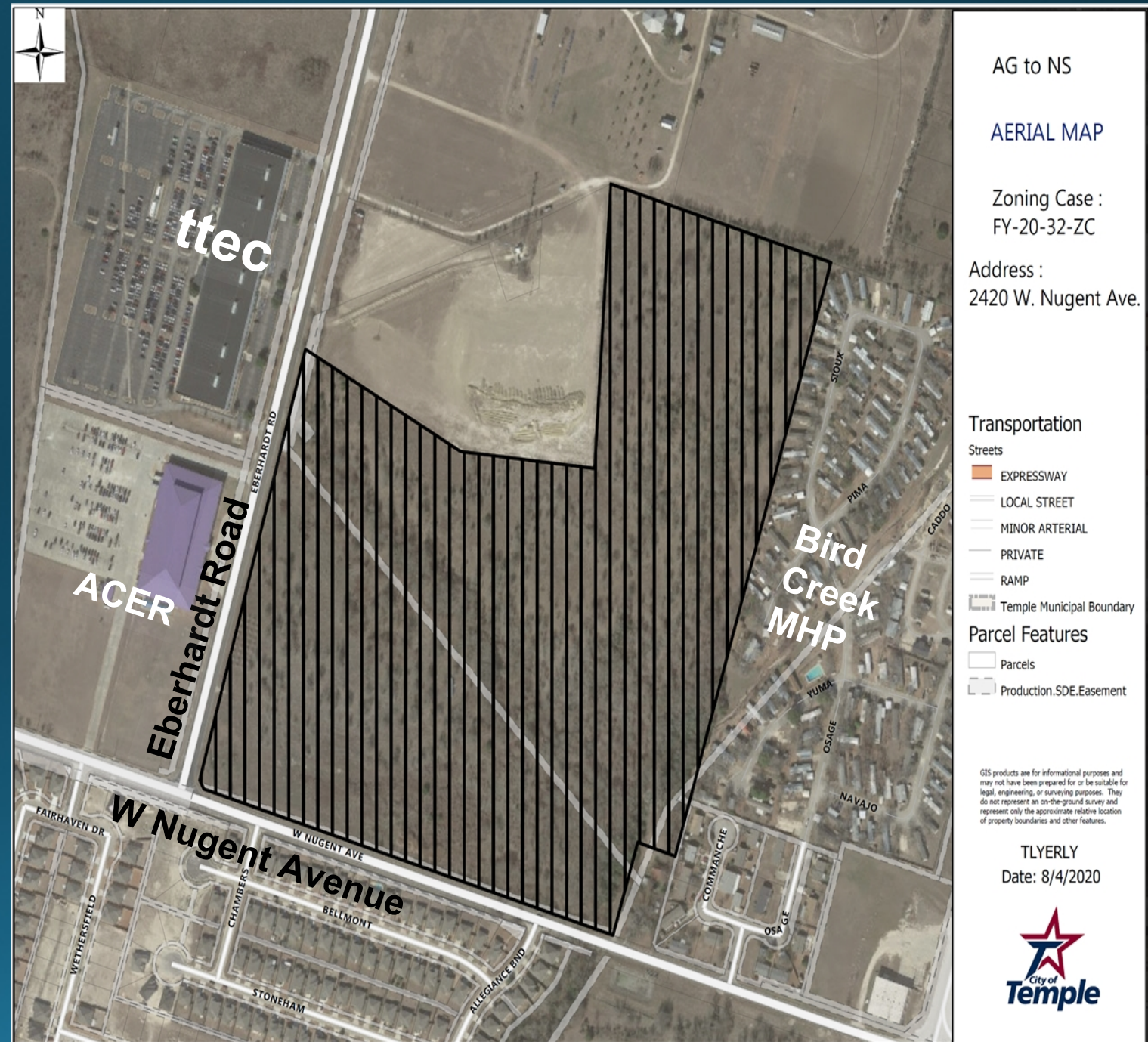
August 17, 2020

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

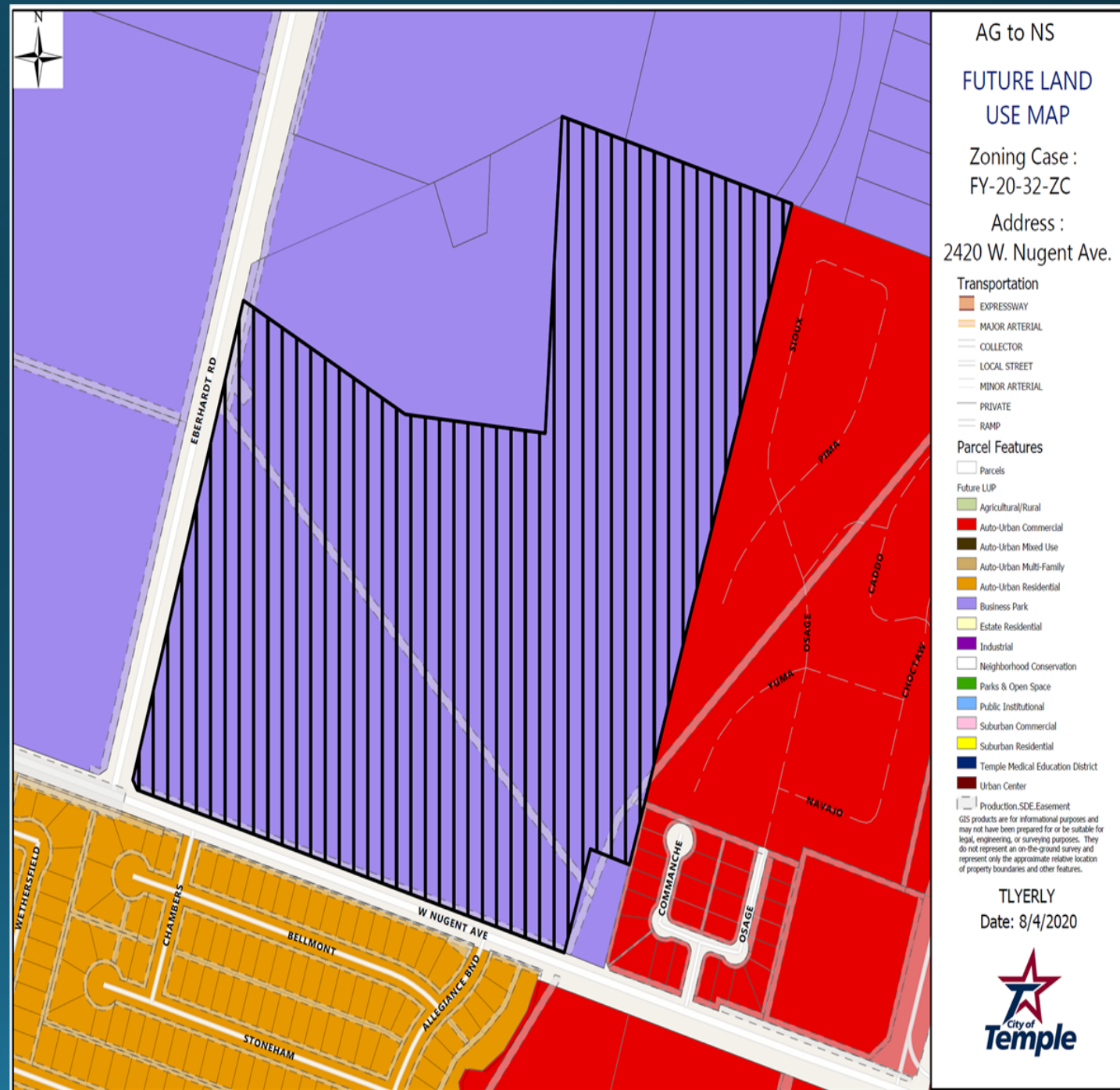
COMPLIANCE



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

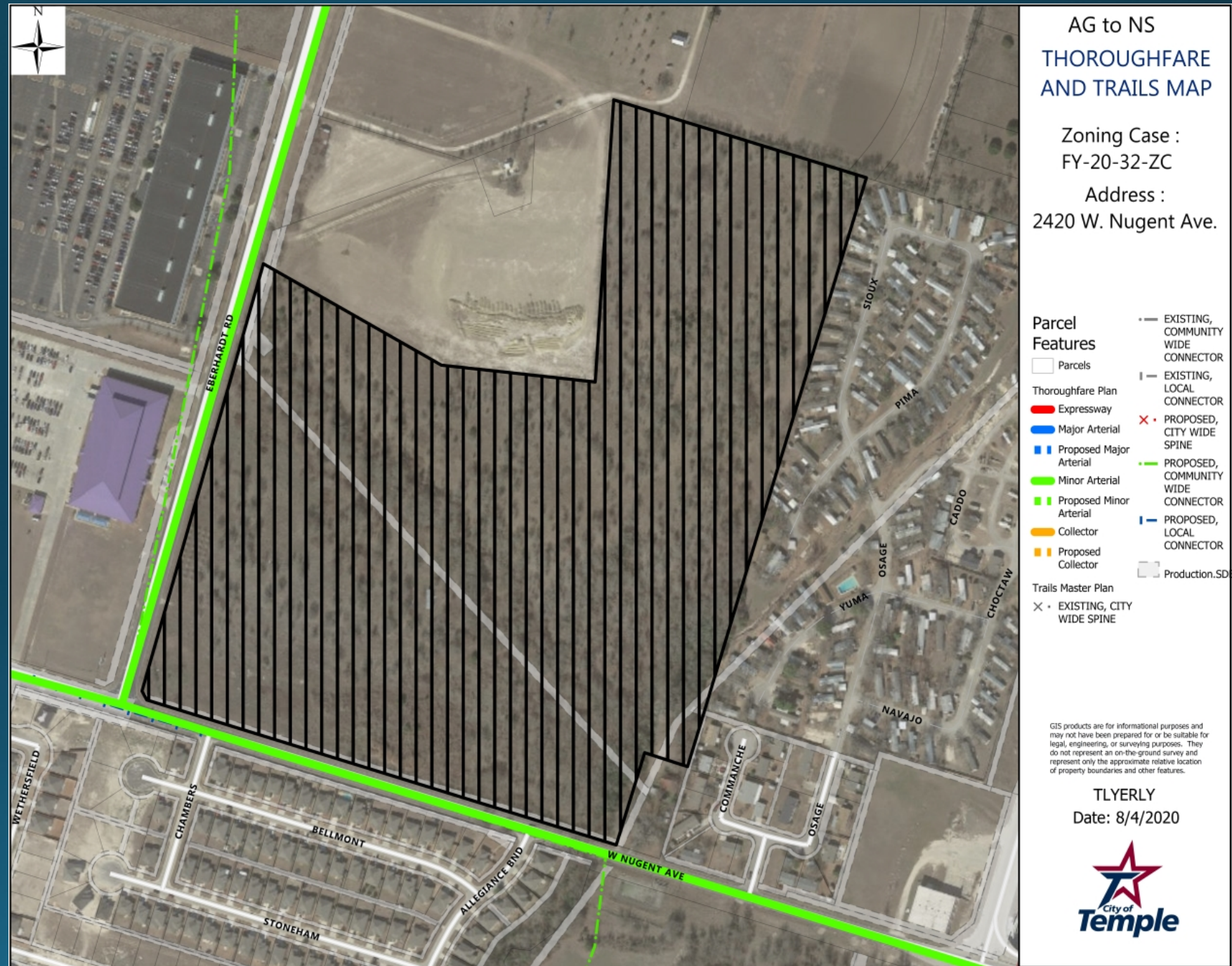


Thoroughfare Map

- 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



On-Site



W Nugent Ave



Eberhardt Rd

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

	NS (Nonresidential)
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
	NS (Single Family Residential-Detached)
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

Future Land Use Plan	YES
Compatible with Surrounding Uses & Zoning	YES
Public Facilities Available	YES
Thoroughfare Plan	YES

Notification Map

PUBLIC NOTICE:

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

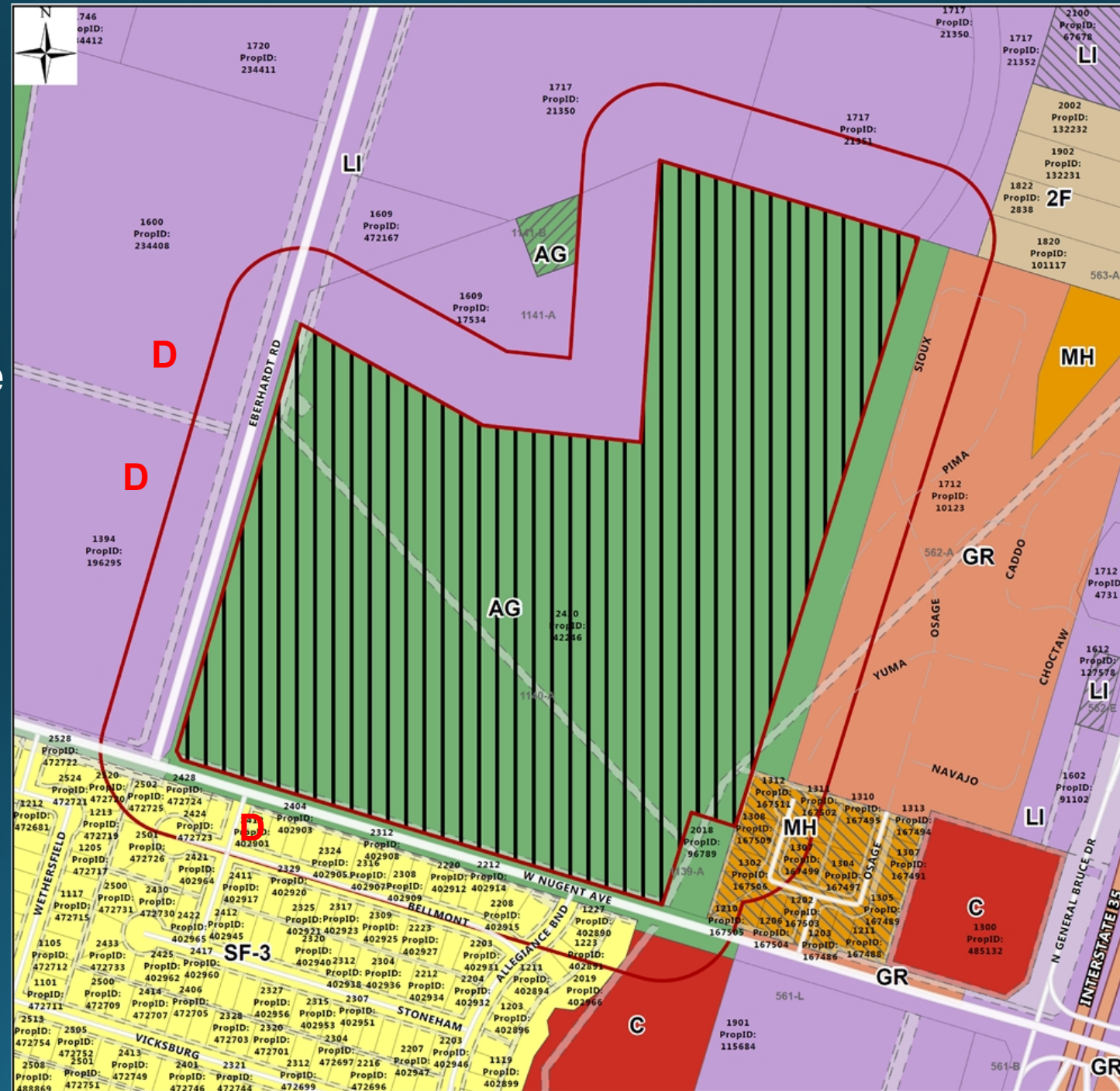
43 Notices Mailed

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-3	AG - CUP
SFA-3 - PD	MH
2F	MH - CUP
2F - CUP	MH - PD
2F - PD	MU
HF-1	MU - CUP
HF-1 - CUP	SD-C
HF-1 - PD	SD-C - CUP
HF-2	SD-H
HF-2 - CUP	SD-H - CUP
HF-2 - PD	SD-T
HF-3 - PD	SD-V
O-1	T4
O-1 - CUP	T4 - PD
O-1 - PD	T4 - CUP
O-2	TS-C
O-2 - CUP	TS-C - CUP
O-2 - PD	TS-C - PD
NS	TS-E
NS - CUP	TS-E - CUP
NS - PD	TS-E - PD
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

