

**NOTICE OF SPECIAL MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
THURSDAY, MAY 11, 2023  
6:00 P.M.**

Notice is hereby given that a special meeting of the Planning and Zoning Commission of the City of Lampasas, Texas will be held at 6:00 p.m. on Thursday, May 11, 2023 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

**SPECIAL SESSION**

- I. Call to order
  
- II. Special called meeting to discuss and consider possible action to approve, deny or approve with modifications and provide findings to City Council regarding the request to rezone parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and to rezone parcel 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street.

*Request to rezone 79.917 acres as defined on concept plat as follows:*

- 3.046 acres to Single Family Attached- SFA-(Townhomes)
- 10.141 acres to Single Family Residential-6 "SF-6"
- 35.195 acres to Single Family Residential-8 "SF-8"
- 29.360 acres to Single Family Residential-10 "SF-10"
- 2.175 acres to Commercial "C"

- III. Adjourn

I, Becky Sims, City Secretary/Zoning Administrator of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 8 day of May 2023 at 5:00pm

  
\_\_\_\_\_  
Becky Sims, City Secretary/Zoning Administrator

**City of Lampasas**  
**Zoning Board of Adjustment**  
**Staff Report (Northington Creek Estates)**

Subject Property	The property is described as parcel 8121, <b>48.13</b> acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcel 8246, 8247, 8248, <b>31.83</b> acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4 <sup>th</sup> Street
Request	Tri-Cru Ventures, LLC, Emilio Perales is asking the City’s Planning Commission to consider the following rezone  <i>Request to rezone 79.917 acres as defined on concept plat as follows:</i> <ul style="list-style-type: none"><li>○ <i>3.046 acres to Single Family Attached- SFA-(Townhomes)</i></li><li>○ <i>10.141 acres to Single Family Residential-6 “SF-6”</i></li><li>○ <i>35.195 acres to Single Family Residential-8 “SF-8”</i></li><li>○ <i>29.360 acres to Single Family Residential-10 “SF-10”</i></li><li>○ <i>2.175 acres to Commercial “C”</i></li></ul>
Current Zoning	The property is currently zoned Agriculture and Single Family-6 “SF-6” The area surrounding the property is Commercial, Single Family Residential and Retail.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. The City sent eighteen (18) notices to property owners within 200 feet of the applicant’s property. At the time of preparing this report, the City has received one notice in favor of the request and seven (7) in opposition.
Consideration	The requested rezone fits within the existing character of the neighborhood and within the community as outlined in the Comprehensive Plan, Suburban Residential, Suburban Mixed-Use, Corridor Commercial.

**10.6 PLANNING AND ZONING COMMISSION CONSIDERATION AND REPORT:**

The Planning and Zoning Commission shall function in accordance with Section 8 of this Ordinance. ***The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report and recommendations on the proposed change stating its findings, its evaluation of the request and of the relationship of the request to the Comprehensive Plan.*** The Planning and Zoning Commission may defer its report for not more than ninety (90) days from the time it was posted on the agenda, or until it has had an opportunity to consider other proposed changes which may have a direct bearing thereon, unless a postponement is requested by the applicant.

10.7 (a) If the Planning and Zoning Commission recommends denial of the zoning change request, it shall offer reasons to the applicant for the denial, if requested by the applicant. The Planning and Zoning Commission, at its discretion, may also recommend to the City Council that the zoning change request be denied, with prejudice (see Subsection 10.8(C) 2). The Planning and Zoning Chairman shall inform the applicant of the right to receive reasons for the denial.

(b) Alternatively, when an applicant requests a change of zoning on a parcel or parcels that the Planning and Zoning Commission does not approve, the Planning and Zoning Commission may, at its sole discretion, make a recommendation to the City Council that the Council consider and/or approve a zoning designation that is different than the zoning requested by the applicant, which the Commission determines would be appropriate and beneficial for the parcel in question, but such alternative recommendation shall only be made with the consent of the applicant. For

example the Planning and Zoning Commission may recommend consideration and approval of “Light Industrial” or “Commercial” zoning on an applicant’s denied request for “Industrial” zoning; or, the Commission may recommend the Council consider and approve SF-10 zoning on an applicant’s denied request for SF-7.5.

10.8 **CITY COUNCIL CONSIDERATION:**

**B. Applications Recommended for Denial by the Planning and Zoning Commission** - When the Planning and Zoning Commission makes a recommendation that a proposal should be denied (either with or without prejudice), then the request is deemed to have been denied and it will not be placed on the City Council agenda for consideration unless the applicant submits a written appeal of the Planning and Zoning Commission's decision within ten (10) days of such action/denial. Upon receipt of a written request (i.e., appeal) for City Council consideration of a denied application, the City Secretary shall cause to be published notice of a public hearing before City Council as described in Subsection E below (also see Subsection F.2 below).

Dale Kemp

1613 Taylor St

Lampasas, TX 76550

4 May 2023

Dear Zoning Board Members,

The request by Tri-Cru Ventures to rezone 79.917 acres as defined on the concept plat, is vehemently opposed by the Kemps.

We are writing to express our concern regarding the proposed housing development on the 79.917-acre plot of land adjacent to our property. While we understand the need for affordable housing in the area, we believe that this development will have significant negative impacts on our property, the community, and the environment.

Firstly, the new construction of the Lampasas Community Church and the CEFCO Truck Stop has already caused excessive drainage onto our land, resulting in significant erosion on our fields and compromising our fences. The proposed development will only exacerbate this problem of flooding on our land. We also have concerns about the integrity of our safety if this proposed development is completed, as our expensive equipment and other physical property will be visible from the windows of around 90 homes.

Furthermore, we are concerned about the impact of this development on the public at large. The building of 267 single-family homes and single-family attached homes on this plot of land will result in a densely

BSW  
5-4-23

populated community, which will affect the availability of yard space and privacy for potential homeowners. Overcrowding will also leave little room for open space or recreational areas, which can be important for the health and well-being of residents. Moreover, the proposed development lacks adequate streets to accommodate its size, which will impact accessibility and response times for first responders.

Additionally, a development of this size will generate a significant increase in traffic leading to congestion on local roads and potentially impacting the quality of life for citizens. The current traffic on Fourth Street, (as counted by TXDOT) near the Lampasas Post Office, is 6,560 cars per day (average annual daily traffic). If the proposed subdivision and two large commercial buildings are built, it is estimated that more than 500 additional cars per day will be added to this already congested area. Fourth Street is already narrow and ill-equipped to handle such a population/traffic growth. Both exits from the proposed development feed onto Fourth Street, at CEFCO, Post Office and near WalMart. It is vital to inform the public of the potential traffic congestion problems that may arise from this development, particularly in relation to the post office and Highway 190.

We also have significant concerns about the impact of this development on the local infrastructure and environment. A development of this size will put strain on local infrastructure, such as the water, electricity, and sewage systems. The current Lampasas sewer system is near capacity and cannot support this housing development proposal. Furthermore, covering 79 acres of land with impervious cover, such as roads, driveways, and buildings, to support this development will result in the loss of natural ground cover and vegetation, contributing to excessive surface runoff/flooding and significant erosion during any level of rain events. Runoff from impervious surfaces will carry pollutants, such as oil, grease, asphalt, and heavy metals into Sulfur Creek as well as the surrounding

Kemp

agricultural lands. This will lead to an increase in flooding, decreased carbon capture, and an increased heat island effect.

To address these potential problems, it will be necessary for the City of Lampasas to study and implement various measures to assure that this community and the citizens of Lampasas will not be unfavorably impacted by this proposal. The developers need to commission a stormwater runoff and flooding study for the proposed subdivision, to assess the potential impact of up to 3 million square feet of new impervious cover on Sulfur Creek. This study should be evaluated by engineers from the Natural Resources Conservation Service, a branch of the USDA.

We urge you to table this zoning request for the proposed development until all of the problems are addressed and to take into account the significant negative impacts it will have on our property, the community, and the environment.

Thank you for your attention to this matter.

Sincerely,

  
  
Dale and Elizabeth Kemp

512-868-7678

Lampasas Planning and Zoning Commission and City Council,

Regarding the rezone request of Tri-Cru Ventures. LLC, we the property owners of 1703 E. 4<sup>th</sup> Street, **strongly protest** the requested change in the zoning from Agriculture to Single Family Residential-6,8,10 Townhomes and Commercial "C". 30.98 acres, abstract 0042, John Burleson Survey

We currently have serious water drainage issues due to new construction along 4<sup>th</sup> Street (Cefco and the Church located on the corner of 4<sup>th</sup> and Taylor). The drainage ditch along 4<sup>th</sup> Street is beyond capacity to handle the current water flow during a moderate to heavy rain. We have experienced flooding of our yard and driveway and have provided a video from last November to show the severity of our situation.

As of this time, the runoff water drains into the agricultural fields described above and forms acres of stranding water in the middle of the proposed 30.98-acre development behind 1705 E. 4th. **If allowed to proceed with this development, the land would have to be elevated to prevent the home sites and roadways** from flooding. This would create a **restriction, essentially a dam**, and likely flood our home and property during moderate to heavy rains.

Although Tri-Cru Ventures will assure the nearby property owners that they will take care of the drainage issues, we were given the same assures by Cefco and a representative of the Church. **The current runoff is the worst we have ever seen in the 25 years we have lived here. We have absolutely no confidence in Tri-Cru Ventures to handle the current and future runoff of this housing project.**

What is the environmental impact of the increased amount of water flowing into Sulfur Creek instead of naturally being absorbed into the soil of the fields and aquifer? The proposed holding ponds on the plat submitted by Tri-Cru Ventures look to be severely insufficient to contain the amount of water a moderate to heavy rain would produce. Not counting the water runoff of the elevated property to the South and West of this proposed development (30 plus acres), the proposed development would have **80 acres of homes, driveways and roads resulting in over 2 million gallons of water per 1" of rainfall.**

**Before a decision is made for rezoning**, we respectfully request that the Lampasas Planning and Zoning commission and the City Council require Tri-Cru Ventures to submit a certified **Hydrology report detailing** the current and future water runoff from the proposed development and how they intend to remediate the runoff water problem without adversely affecting the neighboring properties or Sulphur creek.

We realize everyone's home is important to them but our home, along with Dale and Betsy Kemp's home, are two of oldest homes in Lampasas. Our home was built in about 1910 and although we have renovated, rather than restored our home, we have tried to keep with the character of the period the home was built. We do not want to lose the current view of the fields but most importantly we do not want our home, outbuildings and property to be under constant threat of flooding.

Can the current infrastructure support fresh water and sewage treatment to accommodate the 300+ plus additional homes and townhomes? Can Lampasas schools support that many additional children.

If the answer is no, to any of these services (sewer, water or schools) who is going to have to pay those costs?

The city council and the planning and zoning commission should know the answers to these questions before they approve any request for rezoning. If the rest of Lampasas residents have to pay the additional cost they should have a say in it beforehand.

Traffic on 4<sup>th</sup> street would be terrible. It has steadily worsened with the post office and now the semi-trucks are coming out of CEFCO. If TX Dot approves the plan to connect the proposed housing development to E 4<sup>th</sup> street it will cause significant traffic problems in this area. This will be another reason to support the need for a bypass around our town which would negatively impact local businesses.

# Matthews

There are many vacant lots in town right now and many more in the surrounding area. There are also new unsold homes that have been on the market for some time. If this development is approved, I expect it will have empty unsold lots for many years to come. Meanwhile the taxpayers will likely have to pay the extra costs for required infrastructure upgrades regardless of whether the houses are built or not and the property taxes on the empty lots will not cover these costs.

Changing the character of Lampasas. Small developments seem to merge into an existing community. Large developments do not. The residents of large developments residents do not have that sense of community.

At the last meeting the planning and zoning committee stated they support the idea of more roofs in Lampasas but they did not specifically state they were in favor of this particular planned development.

In conclusion we feel this would not be good for Lampasas and its taxpayers. We realize change is inevitable, but progress certainly is not inevitable.

David and Laural Matthews

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Northington Estates)

I own 1763 E 4th St., [address] in Lampasas, Texas.

At this time, I  (do) or  (do not) plan to attend the Public Hearing noted above.

(You are welcome to attend, even if you indicate on this form that you do not plan to do so)

As a property owner who may be affected by the requested change, I want the Board to know that I,  (protest) or  (approve) the requested zoning change that the Applicant has asked the Council to grant.

Please place a check mark beside your choice above and/or note any reasons or concerns you want the Council to consider in the spaces below.

My support/objection to the request is because:

- (1) traffic
- (2) flooding
- (3) softy vehicles

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Joyce Virginia Spears Date April 24, 2023

Dorothy Richardson

Joyce Virginia Spears  
%CG and Dorothy Richardson  
PO Box 967  
Lampasas, Texas 76550

May 4, 2023  
JSS

Written Form Received by City Staff on: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST**  
**(Northington Estates)**

I own \_\_\_\_\_, [address] in Lampasas, Texas.

At this time, I  (do) or  (do not) plan to attend the Public Hearing noted above.

*(You are welcome to attend, even if you indicate on this form that you do not plan to do so)*

As a  property owner who may be affected by the requested change, I want the Board to know that I,  (protest) or  (approve) the requested zoning change that the Applicant has asked the Council to grant.

**Please place a check mark beside your choice above and/or note any reasons or concerns you want the Council to consider in the spaces below.**

My support/objection to the request is because:

- (1) Flooding
- (2) Traffic
- (3) \_\_\_\_\_

(Further information may be written on back of this sheet, if additional space is needed.)

Signed  Date 4/3/23, 2023

Michael & Kay Richardson  
1743 E 4<sup>th</sup> Street  
Lampasas, Texas 76550

*May 4, 2023  
Bjorn*

Written Form Received by City Staff on: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Northington Estates)

I own 77 acres east of project, [address] in Lampasas, Texas.

At this time, I  (do) or  (do not) plan to attend the Public Hearing noted above.

*(You are welcome to attend, even if you indicate on this form that you do not plan to do so)*

As a property owner who may be affected by the requested change, I want the Board to know that I,  (protest) or  (approve) the requested zoning change that the Applicant has asked the Council to grant.

**Please place a check mark beside your choice above and/or note any reasons or concerns you want the Council to consider in the spaces below.**

My support/objection to the request is because:

- (1) Drainage onto our property
- (2) Disturbance of existing water wells
- (3) Trespassing / Poaching

(Further information may be written on back of this sheet, if additional space is needed.)

Signed JVR Date 5-4-, 2023

Joyce Virginia Spears  
%CG and Dorothy Richardson  
PO Box 967  
Lampasas, Texas 76550

Written Form Received by City Staff on: May 4, 2023 by BSM

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Northington Estates)

I own 1743 E 4th St., [address] in Lampasas, Texas.

At this time, I  (do) or  (do not) plan to attend the Public Hearing noted above.

*(You are welcome to attend, even if you indicate on this form that you do not plan to do so)*

As a property owner who may be affected by the requested change, I want the Board to know that I,  (protest) or  (approve) the requested zoning change that the Applicant has asked the Council to grant.

**Please place a check mark beside your choice above and/or note any reasons or concerns you want the Council to consider in the spaces below.**

My support/objection to the request is because:

- (1) Flood Plane
- (2) # of Homes
- (3) Traffic Safety

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Kay Richardson Date 4/10/23, 20 23

Michael & Kay Richardson  
1743 E 4th Street  
Lampasas, Texas 76550

Written Form Received by City Staff on: May 4, 2023, 20 23 by [Signature]

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST**  
**(Northington Estates)**

I own \_\_\_\_\_, [address] in Lampasas, Texas.

At this time, I \_\_\_\_\_ (do) or \_\_\_\_\_ (do not) plan to attend the Public Hearing noted above.

*(You are welcome to attend, even if you indicate on this form that you do not plan to do so)*

As a property owner who may be affected by the requested change, I want the Board to know that I,  (protest) or \_\_\_\_\_ (approve) the requested zoning change that the Applicant has asked the Council to grant.

**Please place a check mark beside your choice above and/or note any reasons or concerns you want the Council to consider in the spaces below.**

My support/objection to the request is because:

- (1) # of Houses for area - concentration
- (2) Excess flooding
- (3) East 4th Street is already over max #

(Further information may be written on back of this sheet, if additional space is needed.)

Signed  Date Apr 21, 20 23

Dorothy Roark Richardson  
Revocable Trust  
%Michael W Richardson  
1743 E 4<sup>th</sup> Street  
Lampasas, Texas 76550

*May 7, 2023*  
*ASMB*

Written Form Received by City Staff on: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.



May 5th, 2023

Becky Sims, TRMC  
City of Lampasas  
312 E. Third St.  
Lampasas, Tx 76550

**RE: Appeal Letter of the Planning and Zoning Commission's decision**

Dear Ms. Sims,

On behalf of our client, Turley Associates, Inc. respectfully appeals the decision of the Planning and Zoning(P&Z) Commission's decision on 1206 Mills Street and 1705 E 4<sup>th</sup> Street. We have been on the January 5<sup>th</sup> P&Z meeting and May 5<sup>th</sup> P&Z meeting.

We originally started talking with the city on the 1206 Mills Street property back in January of 2022. We were told there were access issues for emergency vehicles and water pressure issues on our 177 lot plan. We were told by the city's engineer what we needed to do to get water capacity and knew we needed another access. The developer then bought the adjacent property 1705 E 4<sup>th</sup> Street property that connects onto 4<sup>th</sup> Street and put us closer to the 18" waterline along 290 that we needed to tie into and that resolved all these issues.

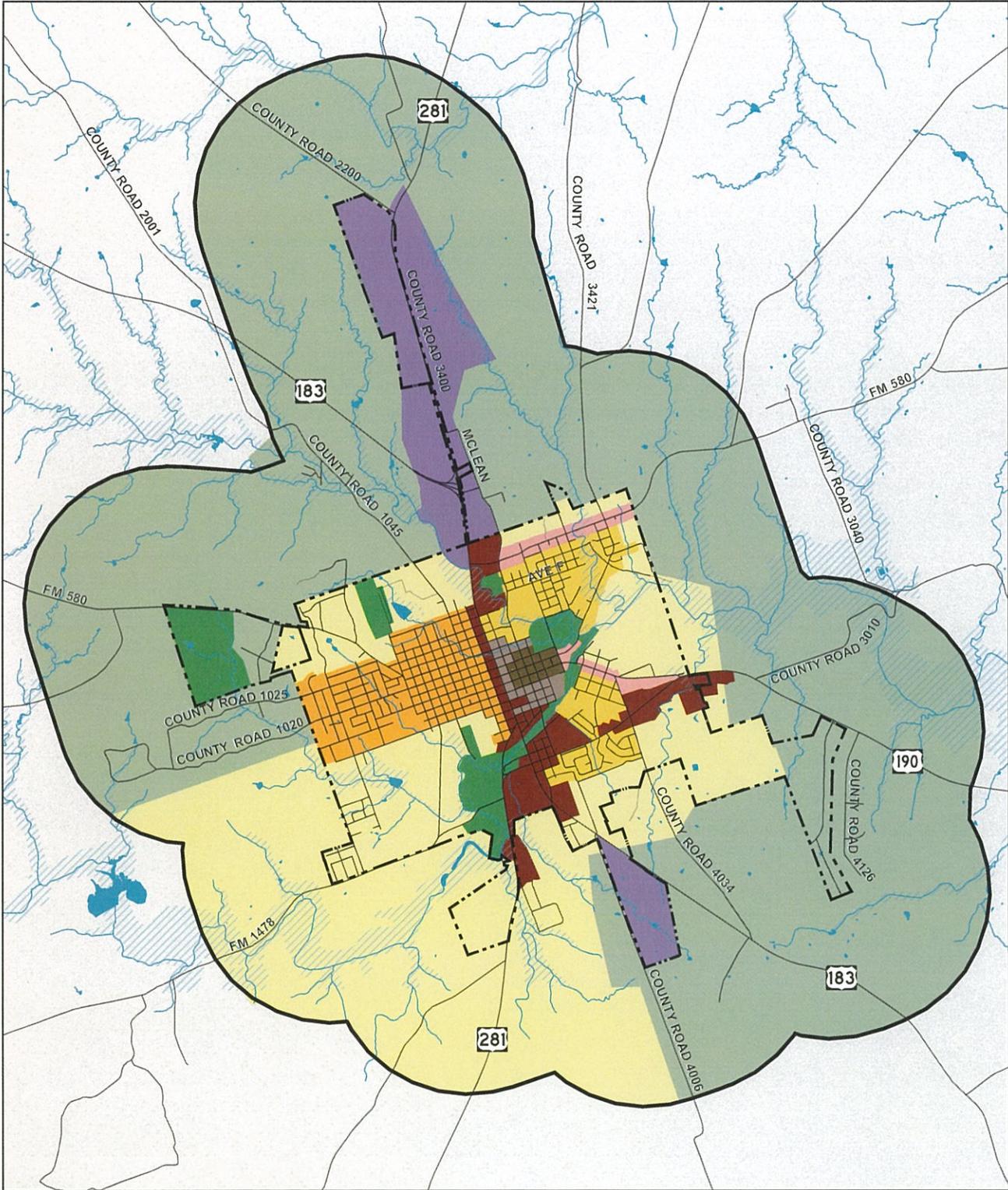
On January 5<sup>th</sup> 2023 we got on the P&Z meeting and were unanimously denied zoning with 353 lots of SF-6, commercial, and SFA lots. We then revised our site plan to go from SF-6 lots to SF-8 and SF-10 on a large portion of the site and keeping a few commercial and SFA lots, and had a lot count of 267 lots. On the May 5<sup>th</sup> 2023 P&Z meeting we came with this new 267 lot zoning plan, and had a few motions made by the P&Z members but in the end no action was taken. One P&Z member made a motion to make the zoning straight SF-8, another member made a motion change the SFA lots to Patio Home lots (not sure what the official zoning of that is) and the last motion was to deny the zoning request by one of the members. All three requests did not have enough votes to pass, and it was adjourned with no action. We ask that the city council accept this appeal of the P&Z commissions no decision to move forward to the city council meeting. Please feel free to call to discuss any questions or concerns that you might have regarding this project.

Sincerely,

A handwritten signature in blue ink that reads "Kendall Wimberly".

Kendall Wimberly, E.I.T

MAP 4.2, FUTURE LAND USE PLAN



**LEGEND**

Parks and Open Space	Suburban Mixed-Use	Watercourses	Lampasas ETJ
Rural Estate	Corridor Commercial	Water Bodies	Roads
Suburban Residential	Employment Mixed-Use	Floodzone	Lampasas City Limits
Traditional Residential	Downtown Transitional	Non-Lampasas Areas	
Urban Residential	Downtown Core		



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



## SUBURBAN RESIDENTIAL (SR)

The Suburban Residential (SR) future development category is intended for areas to be developed primarily as new single-family detached residential subdivisions and associated amenities, including parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character in which a central driveway and garage are the dominant features for residential lots. Some larger lots with a side driveways and rear detached garages are also appropriate in these developments.

### APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as SR include:

- *Residential Uses:* single-family detached dwellings; industrialized housing; and in some cases, single-family attached (i.e., duplexes, twins). Manufactured homes may be appropriate provided that they are located in a new manufactured home subdivision.
- *Recreational and Entertainment Uses:* private parks and amenities; trails and connections to public parks and trails.
- *Utility, Service, and Other Uses:* public facilities and infrastructure.
- *Educational, Institutional and Special Uses:* elementary schools; secondary schools provided that they take access from a collector roadway or greater; institutional uses (e.g., places of public assembly).
- *Retail and Service Type Uses:* neighborhood retail may be allowed.\*
- *Other:* home occupations.

### COMPATIBLE ZONING DISTRICTS

Current zoning districts that may be appropriate to implement the Suburban Residential (SR) future development category include single-family detached (SF-20, SF10, SF8, SF 6.5, SF-PH); two-family (2F, SF-A); and planned development (PD). Manufactured home parks and subdivisions may be compatible depending on site design and location.

### LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- Appropriate residential dwelling types could include a mix of lot sizes provided that the performance standards achieve the envisioned suburban character of the area (i.e., as lot size goes down, open space goes up).
- New single-family attached uses (i.e., duplexes, twins) are allowed provided that they are located on and take access from a collector or greater street classification and are considered for areas that provide for a transition between single-family detached residential uses and other more intensive uses (e.g., more intensive zoning districts and future development areas).
- New neighborhood retail may be provided that is developed as part of a overall master planned community development
- Areas of differing compatibility should be screened by bufferyards.



## SUBURBAN MIXED-USE (SM)

The Suburban Mixed-Use (SM) future development category is intended for mixed-use areas to be developed at a higher density/intensity and for uses not allowed in the Suburban Residential classification. These areas, predominantly along higher trafficked arterial or collector corridors within Suburban Residential areas, are intended to provide the opportunity for transitioning residential to commercial uses, designed in a manner that is more appropriate to the character of the surrounding areas.

### APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as SM include:

- *Residential Uses:* single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes and twins, triplexes, and quadriplexes).
- *Recreational and Entertainment Uses:* private recreational and entertainment uses where operations are primarily contained indoors (e.g., amusement, commercial indoor); private parks and amenities; trails and connections to public parks and trails.
- *Utility, Service, and Other Uses:* public facilities and infrastructure.
- *Educational, Institutional and Special Uses:* elementary schools; secondary schools provided that they take access from a collector roadway or greater; institutional uses (e.g., places of public assembly); assisted living and skilled nursing facilities.
- *Office and Professional Uses:* general and professional offices provided that they comply with neighborhood-scale design standards.
- *Retail and Service Type Uses:* neighborhood retail and service type uses that comply with neighborhood-scale design standards and do not include drive-throughs. These could be stand-alone or as part of a multi-building strip center.
- *Other:* home occupations.

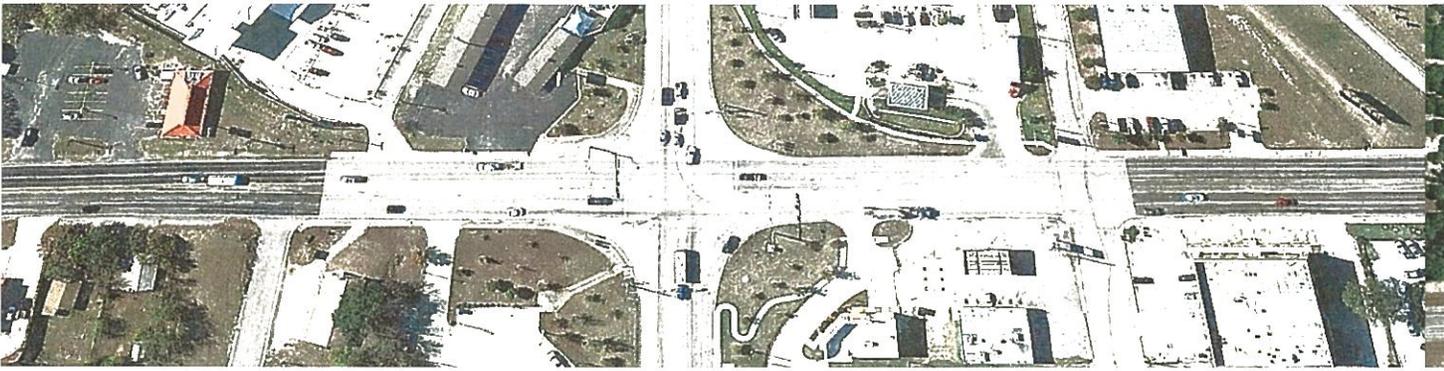
### COMPATIBLE ZONING DISTRICTS

The current zoning districts that may be appropriate to implement the Suburban Mixed-Use (SM) future development category include single-family detached (SF10, SF8, SF 6.5); two-family (2F, SF-A); multi-family (MF-1); office (O); neighborhood retail (NR); and planned development (PD). Manufactured home parks may be compatible depending on site design and location.

### LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- New nonresidential development should be located on and take access from a collector or greater street classification and may not include drive-throughs.
- New nonresidential development should be subject to scale limitations and design considerations (e.g., screened parking; residential appearance, etc.) which may vary depending upon the functional classification of roadway.



## CORRIDOR COMMERCIAL (CC)

The Corridor Commercial (CC) future development category is intended for areas to be developed to primarily support local and regionally-serving businesses that rely on higher traffic volumes and the visibility that is associated with being located along a major roadway (e.g., U.S. Highway 281). In these areas, the predominant character of development is focused on serving the automobile.

### APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as CC include:

- *Residential Uses*: existing single-family; multi-family.
- *Recreational and Entertainment Uses*: All recreational and entertainment uses.
- *Utility, Service, and Other Uses*: public facilities and infrastructure.
- *Educational, Institutional and Special Uses*: schools; colleges, and universities; institutional uses (e.g., places of public assembly); assisted living and skilled nursing facilities.
- *Office and Professional Uses*. All office and professional uses.
- *Retail and Service Type Uses*: all retail and service type uses.
- *Commercial Uses*. Some commercial uses provided that it requires no federal permits and consists of indoor operations with no external nuisances (e.g., bakery, H-VAC sales; kennel (indoor pens); print shops; hotels and motels; etc.).
- *Automobile and Related Uses*. automobile services and repair, excluding sales.

### COMPATIBLE ZONING DISTRICTS

The current zoning districts that may be appropriate to implement the Corridor Commercial (CC) future development category include general retail (GR); general commercial (GC); office (O); neighborhood retail (NR); multi-family (MF-1); and planned development (PD).

### LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- New nonresidential development should be located on and take access from a arterial or greater street classification, or an internal street network designed as part of a larger center.
- While accommodating the automobile will continue to be the predominant focus, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, higher quality development standards and landscaping, and access management techniques (e.g., limited access points and inter-parcel connectivity) can soften the impact and improve overall quality and appearance of the City's main economic spines.