



## Legislation Details (With Text)

**File #:** 2019-0272  
**Type:** Ordinance  
**Status:** Approved  
**File created:** 6/5/2019  
**In control:** City Council  
**On agenda:** 6/27/2019  
**Final action:** 6/27/2019  
**Title:** Consider public testimony regarding, and an ordinance zoning 11.308 acres of land located at or near the intersection of University Boulevard and CR 110 to the C-1 a (General Commercial - Limited) zoning district. (First Reading)\*

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A, 3. Vicinity Map, 4. Aerial Photo

Date	Ver.	Action By	Action	Result
6/27/2019	1	City Council	approve	Pass
6/27/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance zoning 11.308 acres of land located at or near the intersection of University Boulevard and CR 110 to the C-1 a (General Commercial - Limited) zoning district. (First Reading)\*

The 11.31 acres proposed for the C-1a (General Commercial - limited) zoning district is part of 356.48 acres being annexed into the City at the request of the property owners, Nancy & Michael Ohlendorf and Jennifer & Andrew Pritchard. It is proposed for development by KB Home Lone Star, Inc., for single family and commercial development. The remaining 345.17 acres is proposed for a residential zoning designation in a separate ordinance.

The C-1a (General Commercial - Limited) zoning district allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

The Planning and Zoning Commission held a public hearing at their meeting on May 15, 2019 and voted 8-0 to recommend approval of the original zoning. There were no speakers at the public hearing.