



## Legislation Text

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**File #:** 2019-0490, **Version:** 1

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Consider public testimony regarding, and an ordinance zoning 5.13 acres generally located northwest of the intersection of E. Old Settlers Boulevard and N. A.W. Grimes Boulevard to the OF-2 (Mid-Rise Office) zoning district. (First Reading)\*

The 86.6 acre property, known as Quick Farm, has approximately one half-mile of frontage along Old Settlers Blvd. and was annexed into the City on October 24, 2019. Also, on that date, the City Council approved the PUD (Planned Unit Development) No. 117 zoning district on a 26.10 acre portion of the site to allow for a common lot single family development. The remainder of the property is to be zoned into the following districts: C-1a (General Commercial - limited), OF-1 (General Office), OF-2 (Mid-Rise Office), MF-1 (Multifamily - low density) and OS (Open Space).

This ordinance is for 5.13 acres of OF-2 (Mid-Rise Office). The OF-2 district allows for a variety of office uses including medical office and call centers. Retail sales and services and cosmetic services are allowed only in the first floor of a multi-story building. Restaurants and bars are similarly allowed as an accessory use to an office building. Day care is also allowed as a part of building that has other uses. Building height is limited to five stories.

The Planning and Zoning Commission held a public hearing and voted 9-0 to recommend approval of the original zoning at their meeting on September 4, 2019. There was one speaker, who expressed opposition to higher density development.