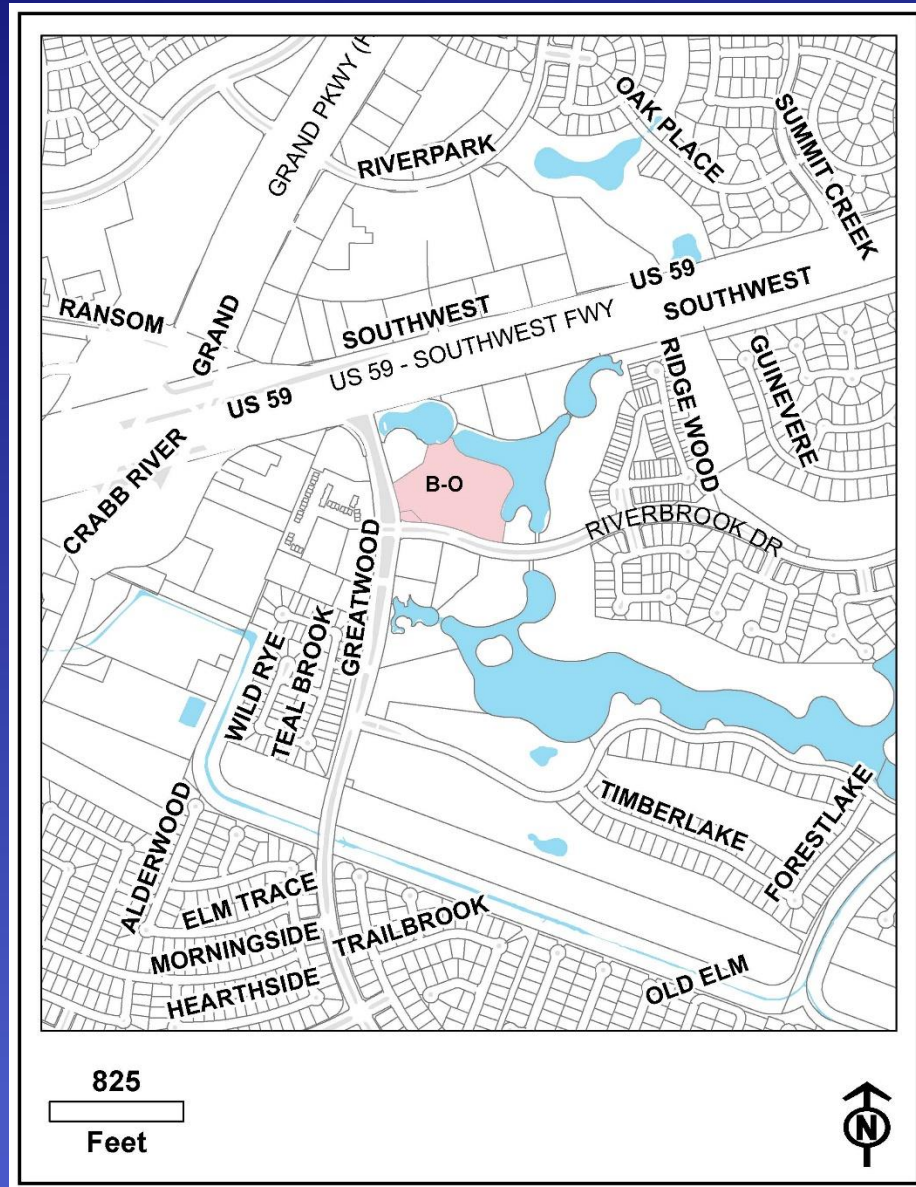
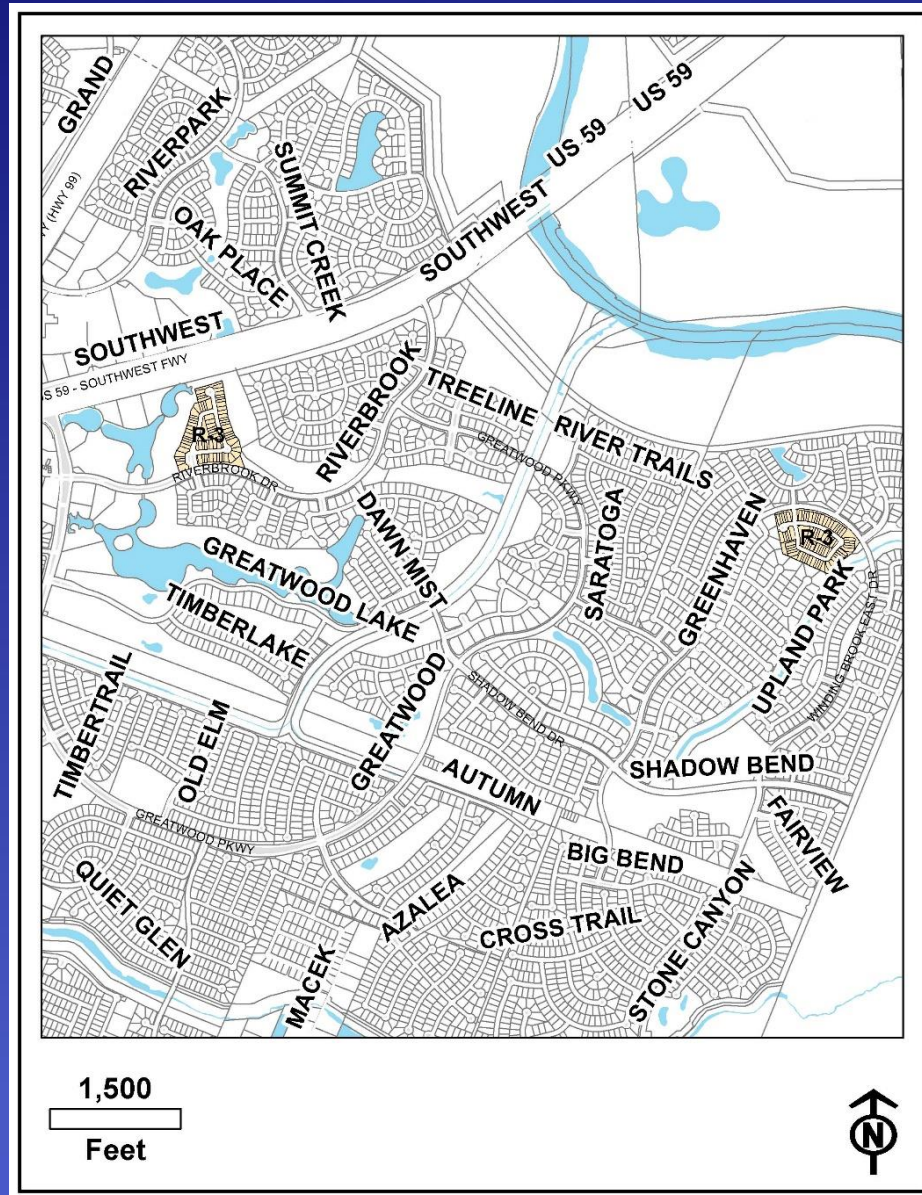


# Vicinity Map



- Greatwood Non-residential areas w/o interim comm. zoning
- Annexed Dec. 12, 2017
- Current zoning: R-1-I
- Approx. 6.9 acres of comm. (2 reserves)
- Assisted/Independent Living Facility location

# Vicinity Map



- Greatwood residential townhomes areas
- Annexed Dec. 12, 2017
- Current zoning: R-1-I
- Approx. 22 acres of residential townhome platted areas (2 sections)

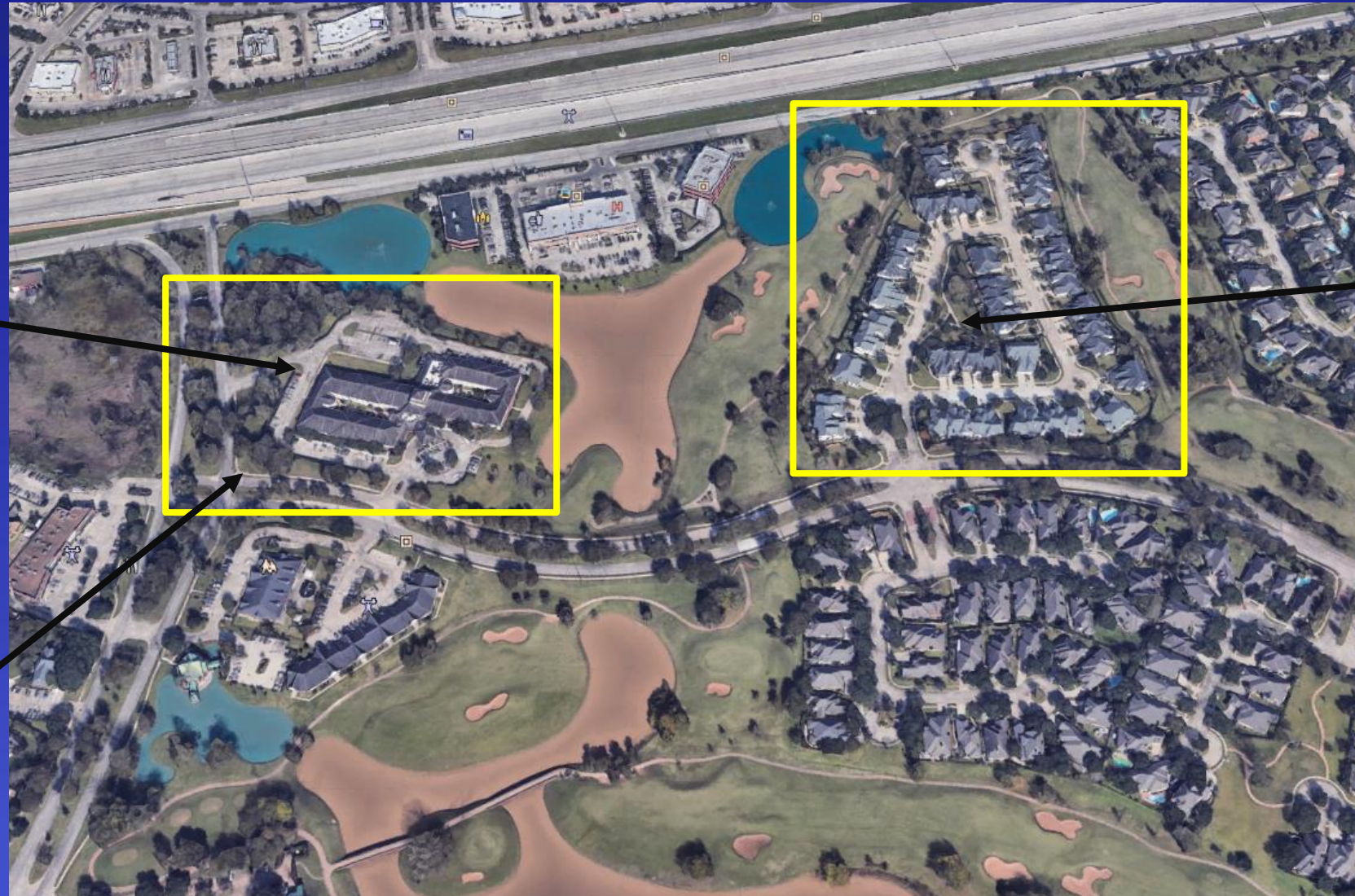


# Aerial Photographs

Greatwood at  
Sugarland

(Independent /  
assisted living)

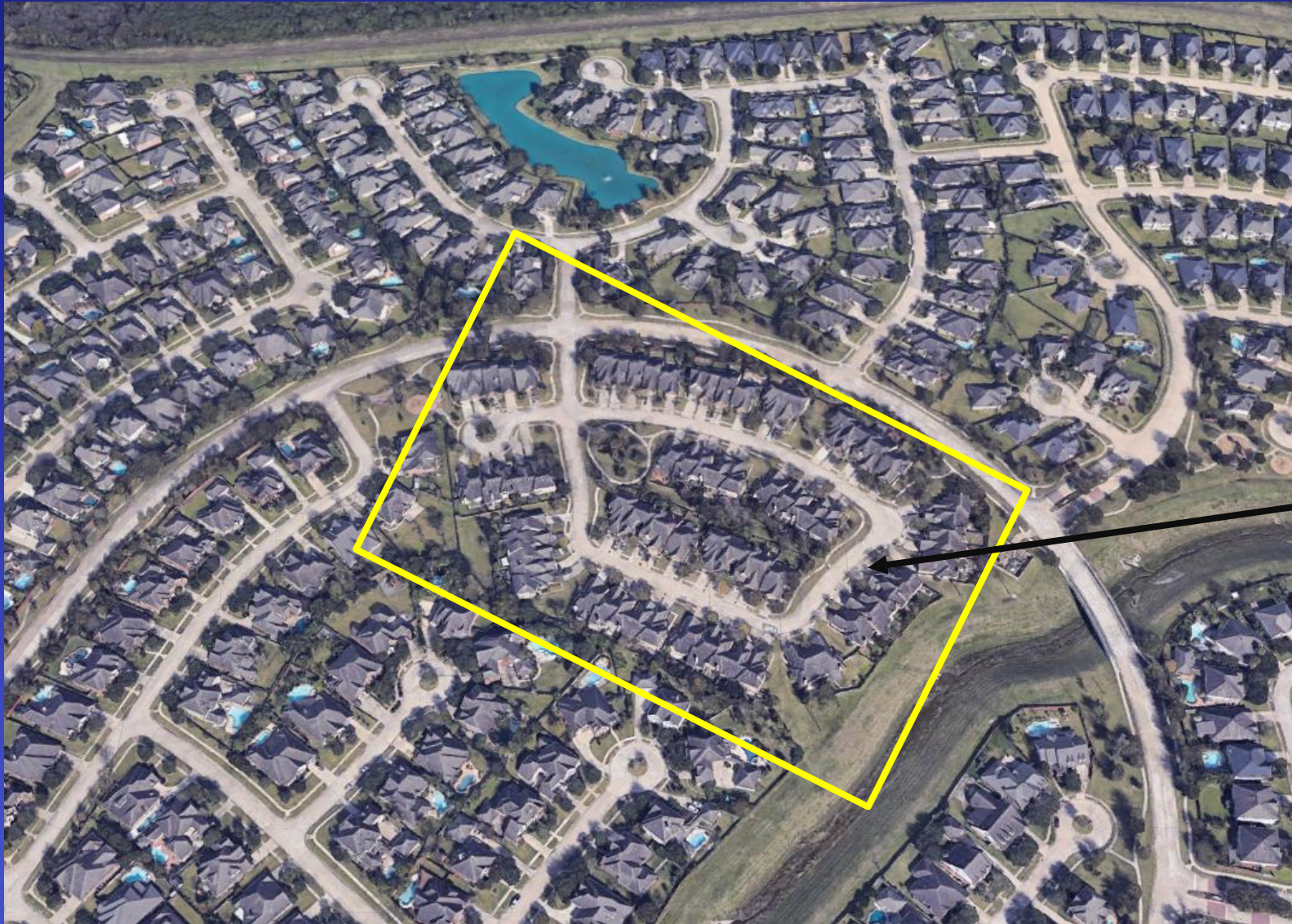
Landscape  
reserve



Fairway  
Vistas  
Townhomes



# Aerial Photographs



Vistas of  
Greatwood

Townhomes

# **Proposed Permanent Zoning**

- **Replace temporary R-1-I with permanent zoning**
- **Does not alter existing residential / non-residential development, or private deed restrictions**
- **Formalizes property owner's development rights**
- **Zoning categories are recommended to closely match up with existing uses**
- **Staff's recommendations are based on analysis from Future Land Use Plan and field investigation at each area as to actual uses on-site.**



## **Business Office (B-O)**

- **B-O district allows development of office uses and certain limited service uses compatible with offices.**
  - **e.g. senior independent senior living / assisted living**
- **Two reserves; (1) currently operating as senior independent / assisted living & (2) adjacent landscape reserve.**
- **The current business will be legally non-conforming.**
- **A CUP will be triggered if expansion or significant changes are contemplated in the future.**

# **Townhouse Residential (R-3)**

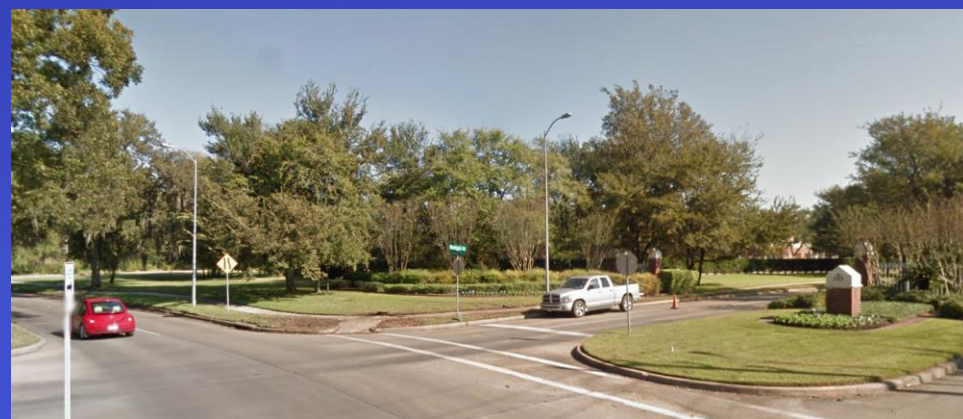
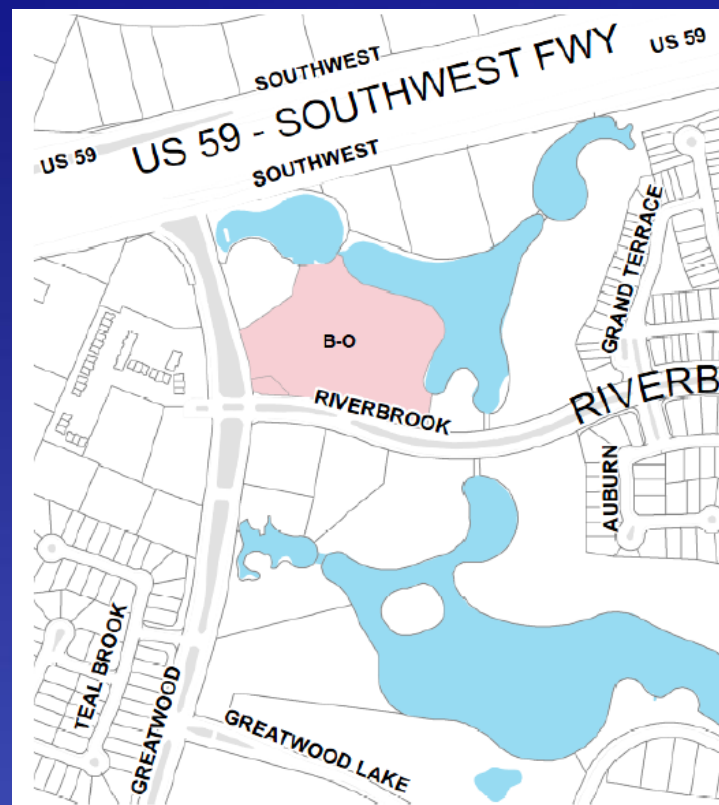
- **R-3 district allows low density townhouse complexes with an emphasis on open space.**
- **Two areas proposed for this district (Fairway Vistas & Vistas of Greatwood).**
- **Future development in these areas will be required to comply with the bulk regulations for the R-3 zoning district.**

# Planning & Zoning Commission Summary

- **June 12, 2018**
  - **Public Hearing & Discussion and Direction**
  - **No members of the public spoke**
- **July 10, 2018**
  - **Consideration and Action**
  - **Unanimous recommendation of approval as presented by staff**

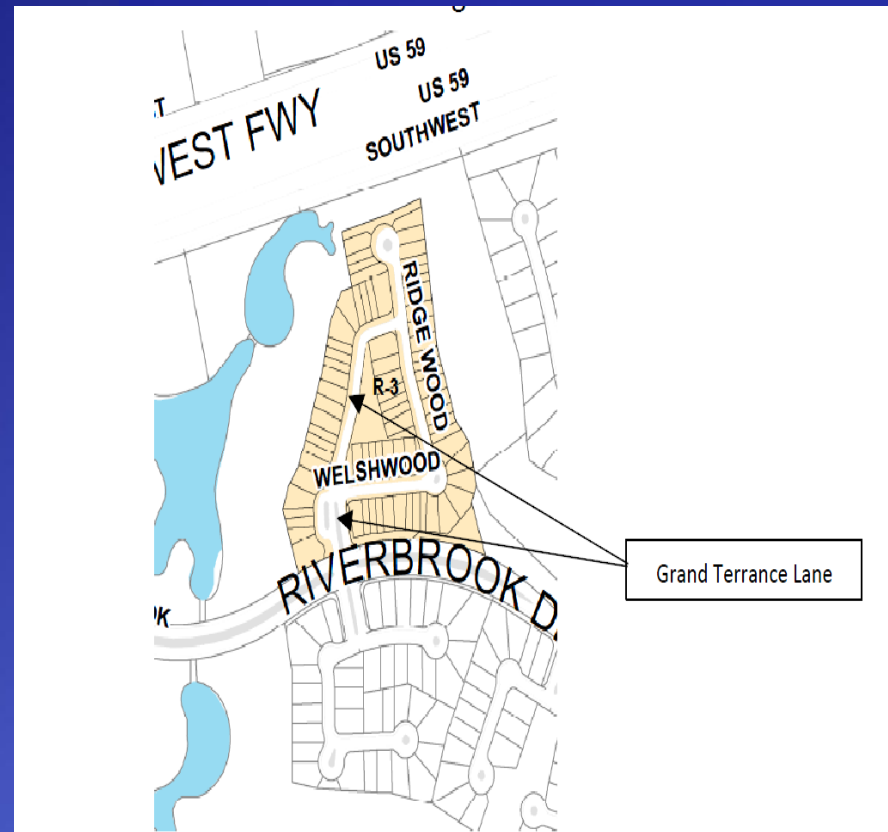


# Area 1





# Area 2





# Area 3





## Points for Consideration

- **State law does not allow annexation ordinances to assign permanent zoning at the time of annexation.**
- **The proposal is designed to match up the existing uses with the proper district regulations.**
- **Proposed to be in character with existing development in the Greatwood non-residential areas and residential areas identified in the maps.**
- **The Comprehensive Plan supports this permanent zoning recommendation.**

# Public Hearing

- **Notified property owners and adjacent property owners within 200-ft**
  - Detailed letter mailed along with PH notice
- **Notified the HOA**
- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **No inquiries received at this time**
  - No known opposition

# Recommendation

- **Staff supports a recommendation of approval for proposed permanent zoning to Business Office (B-O) or Townhouse Residential (R-3) for non-residential areas and residential areas in Greatwood as proposed -**
  - **Approx. 29 acres in total for three separate areas as follows:  
B-O approx. 7 acres and R-3 approx. 22 acres.**



## Next Steps

- **Hold a Public Hearing**
- **1<sup>st</sup> Reading of Ordinance No. 2137**
- **2<sup>nd</sup> Reading of the Ordinance at future City Council Meeting**