
MEETING DATE: November 7, 2024

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and review of a proposed Concept Plan for “Mulberry Village”, a proposed commercial and light business park on 39.756 acres located on the south side of SH35, W. Mulberry Street, at the SH288 highway interchange. No action is required.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicants and developers of the property located on the south side of SH35, W. Mulberry Street, at the SH288 highway interchange on 39.756 acres, are proposing an office/warehouse light business park.



AERIAL LOCATION MAP

The Planning and Zoning Commission is asked to review the submitted concept plan (attached) and provide input. The Minor Plat for Mulberry (attached) was previously submitted for processing, and the one-story concept plan was later presented to the City for Pre-Development (D.A.W.G.) for review.

Several concepts have come before the City, such as a residential component, apartments, a senior living facility, etc. The developer has highlighted uses that fall under the Current "C-G", Commercial General Zoning District. The use was described in the pre-meeting as a "Light-business commercial", (i.e. Office with storage). A trail easement has been added to the minor Plat per the Comprehensive Plan and Mobility Plan.

The attached concept plan shows 17 buildings at 38,800 square feet of available floor space, with associated 1,364 parking spaces. An out lot/pad is also shown for future growth on 3.89 acres is included along the property frontage. The applicants noted that the market will dictate the final building sizes. To date, no users have been determined.

Recommendation: The Planning Commission should hold the concept review, provide feedback on the development proposal, and forward comments to the city council for future consideration.