HD | BROWN
CONSULTING

Rezoning Request

Hwy 281 & CR 108

Existing Zoning | Agriculture

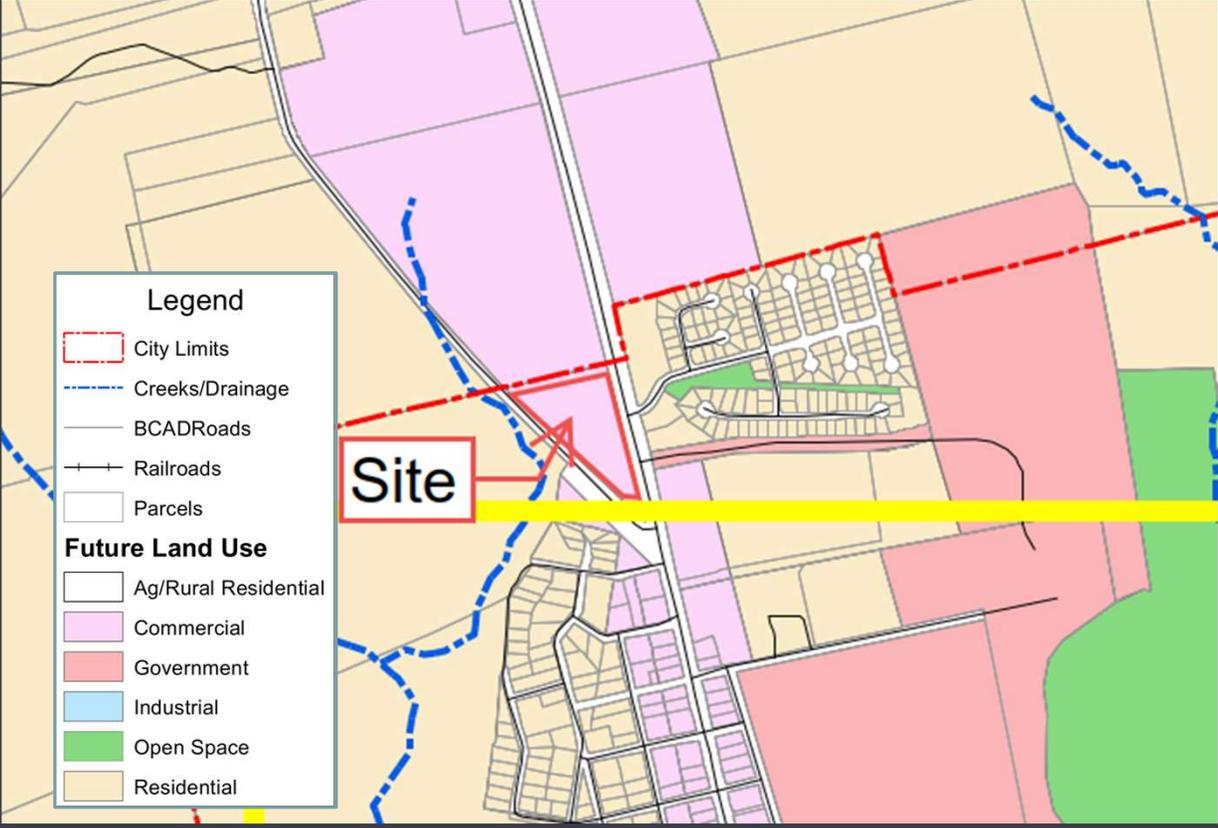# Future Land Use Map | Commercial

Location | Hwy 281 & CR 108

LOCATED at the intersection of a major highway & arterial county road

EXISTING traffic light at the intersection

NEAREST c-store is 1.32 miles away

ONLY c-store on the north side of town

CR 108

SITE

The Green Mile

Hwy 281

HD | BROWN
CONSULTING

2025 Plan | Medium Commercial (C-2) w/ CUP for a Truck Stop

THREE driveways proposed

CONDITIONAL Use Permit for a truck stop

OVERNIGHT facilities

NO additional retail amenities

Community & Council Feedback:
- Concern with truck stops
- Too many driveways
- Lack of retail

HD | BROWN
CONSULTING

2026 Plan | Medium Commercial (C-2)

REMOVED request for a truck stop, including:
- Semi –truck parking
- No overnight parking permitted
- No lounge or shower facilities
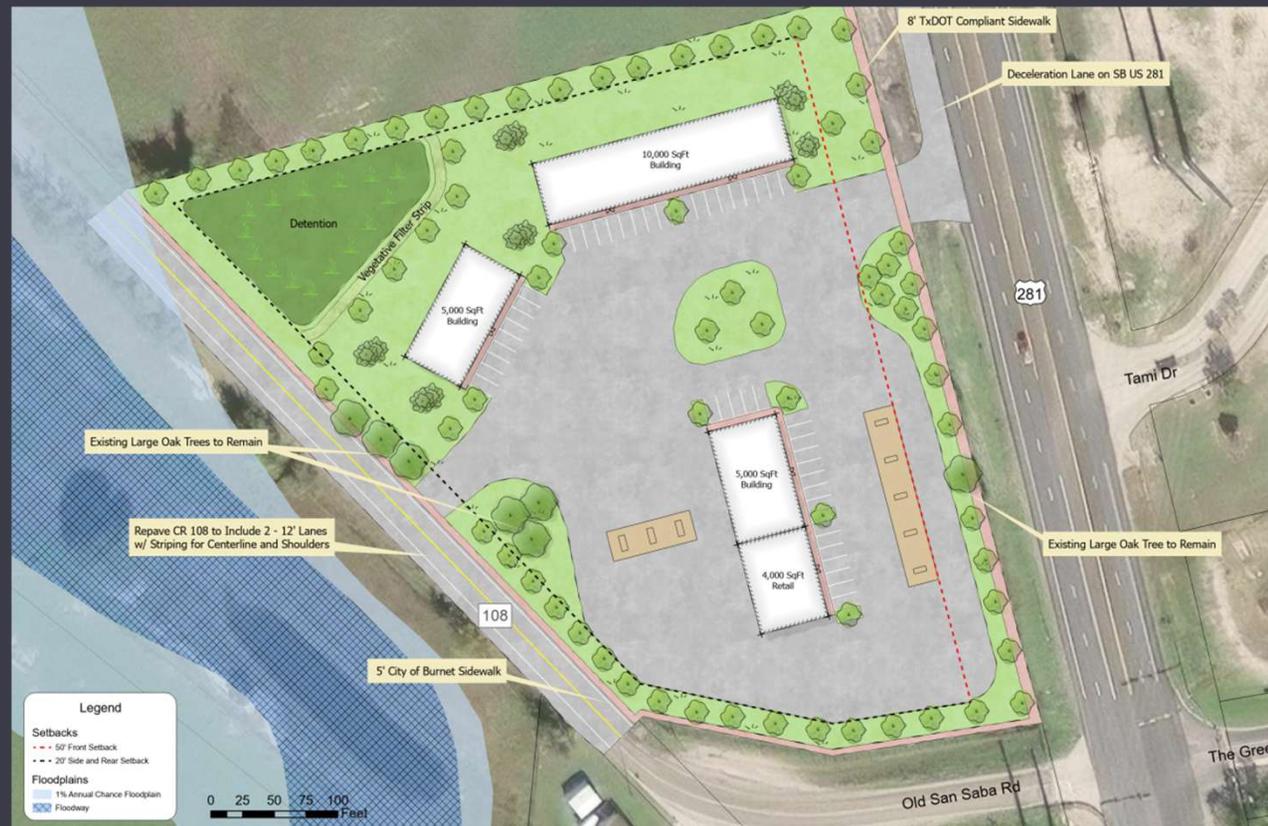
REDUCTION in driveways from 3 to 2

DECREASE c-store from 9,000 SF to 5,000 SF

INCREASE in retail SF
- 19,000 SF
- Fast-casual restaurants, retail, personal services use

Commission Feedback:
- Prefer light commercial to medium commercial development

HD | BROWN
CONSULTING

LIGHT COMMERCIAL (C-1) with Conditional Use Permit (CUP)

OR

PLANNED UNIT DEVELOPMENT (PUD) with base zoning C-1   YD1

PERMITTED LAND USES to include neighborhood-serving retail (e.g. child care center, veterinary services, clinic)

INCLUDE vegetative buffer to 25' on 108

INCREASE building setback to 50'

LIMIT signage to one (1) monumental sign in lieu of pole sign
- Reduced height – 25'
- Reduced size – 150 SF
- Increased setback from roadway – 20'
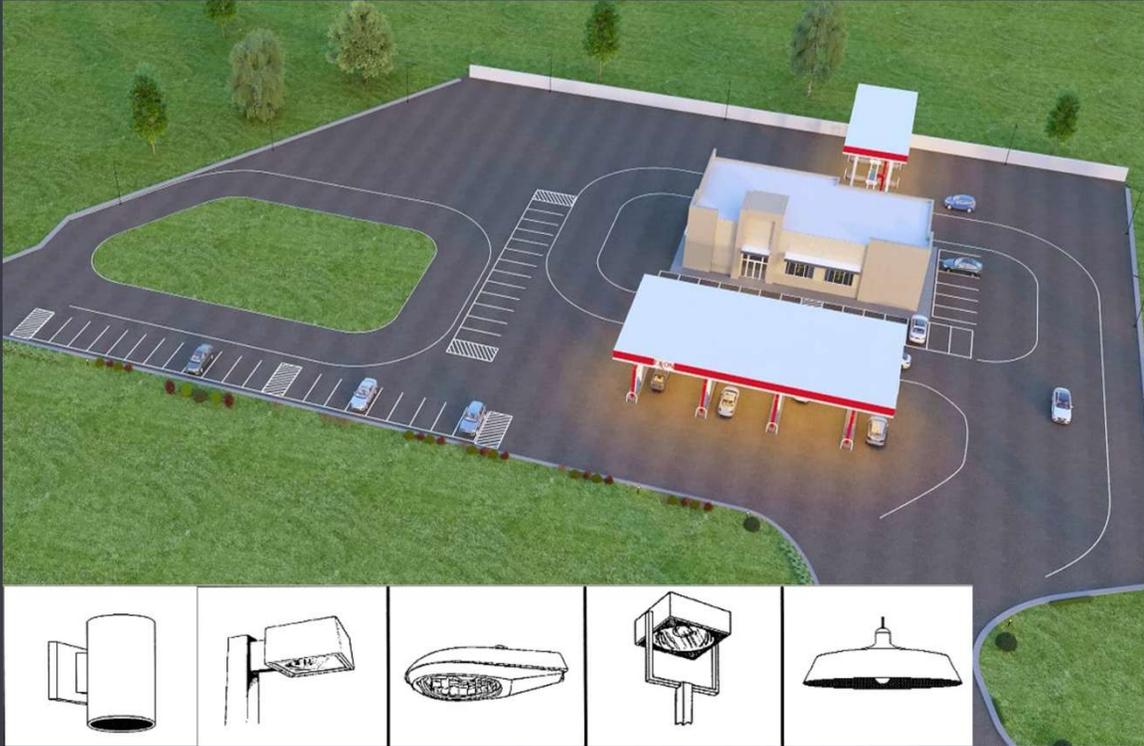
HD | BROWN
CONSULTING

Thank you!

CONTACT:
AMANDA BROWN
HD Brown Consulting, LLC
214-695-9219
amanda.brown@hdbrownconsulting.com

HD | BROWN
CONSULTING

Outdoor Lighting | §118-20(i)

PROHIBITION on light being directed on adjacent property or public streets.

PHOTOMETRICS plan required with site plan.

Architecture | Previous projects
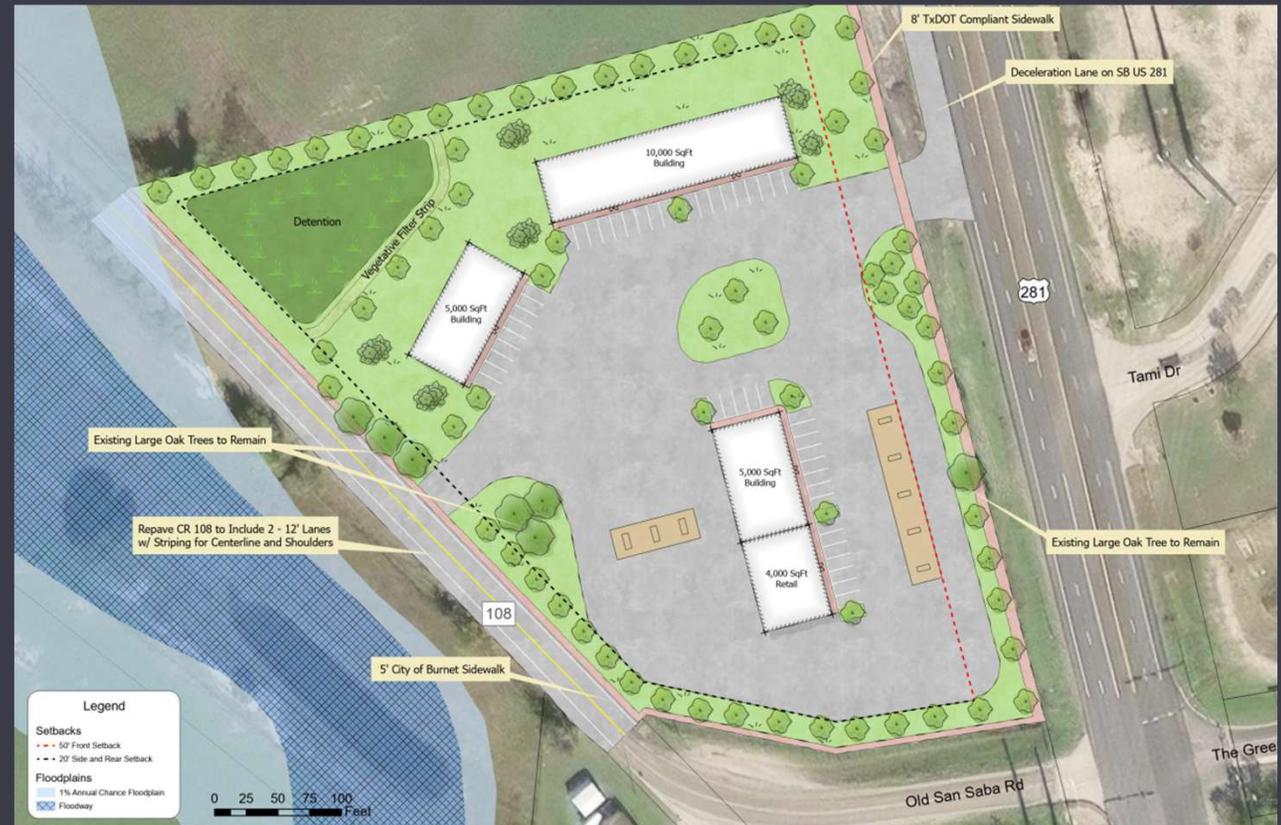
Landscaping & Screening | §118.62 & §90.28

REQUIRED to be screened from a public street:
- Parking
- Loading spaces
- Storage areas
- Mechanical equipment
- Rear of structures

PRESERVATION of existing tree groves.

DUMPSTER screening required:
- Opaque fencing
- 6' in height
- High-quality, all-weather foundation

HD | BROWN
CONSULTING

Permitted Uses | C-1 vs C-2 vs PUD

Uses	C-1	C-2	PUD	Notes & Citations
1. Air conditioning & heating sales/services	No	Yes	Yes	
2. Indoor amusement	No	Yes	Yes	
3. Automobile service/gas station	With CUP	Yes	Yes	C-1: gas with convenience is CUP; C-2: automobile retail service station & garage permitted by 2019-17.
4. Bakery with drive-thru	No	Yes	Yes	C-1 allows bakeries without drive-thru
5. Carwash	With CUP	Yes	Yes	Allowed in C-1 with CUP
6. Child care center	No	Yes	Yes	
7. Self-service laundry / cleaning shop	Interpreted Yes	Yes	Yes	C-1 personal services include dry cleaning/pressing substations.
8. Clinic & safety services	No	Yes	Yes	C-1 professional = architecture/legal, not medical clinics. C-2 explicitly permits clinic and safety services
9. Convenience/grocery/supermarket (gasoline possible)	Yes (gas/alcohol via CUP)	Yes	Yes	C-1 convenience allowed; gas/alcohol need CUP. C-2 list includes convenience/grocery;
10. Cultural services & community center	No	Yes	Yes	
11. Dance & music academies	No	Yes	Yes	
12. Farm implement display & sales	No	Yes	Yes	
13. Florist/greenhouse/nursery (with outdoor)	No	Yes	Yes	
14. Hotels/motels/tourist homes	No	Yes	Yes	
15. Sale of new automobile parts	No	Yes	Yes	
16. Shopping center	Interpreted No	Yes	Yes	C-1 allows convenience store, retail food store, grocery stores and supermarkets; C-2 supports larger centers.
17. Small animal clinic / vet services	No	Yes	Yes	
18. Upholstery shop	Interpreted No	Yes	Yes	C-1 allows personal service uses to include dressmaking, tailoring, shoe repairing, repairing of household appliances. C-2 explicitly states upholstery shops

YD1