

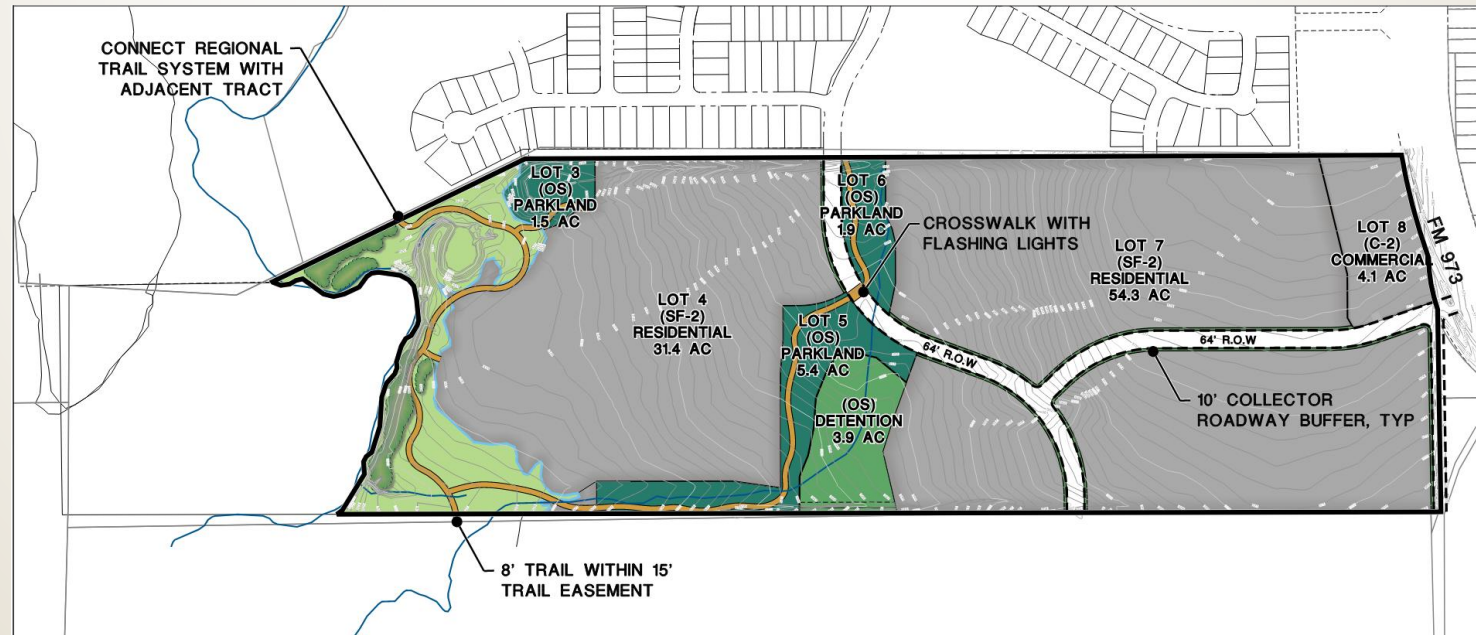


OKRA

Located off FM 973

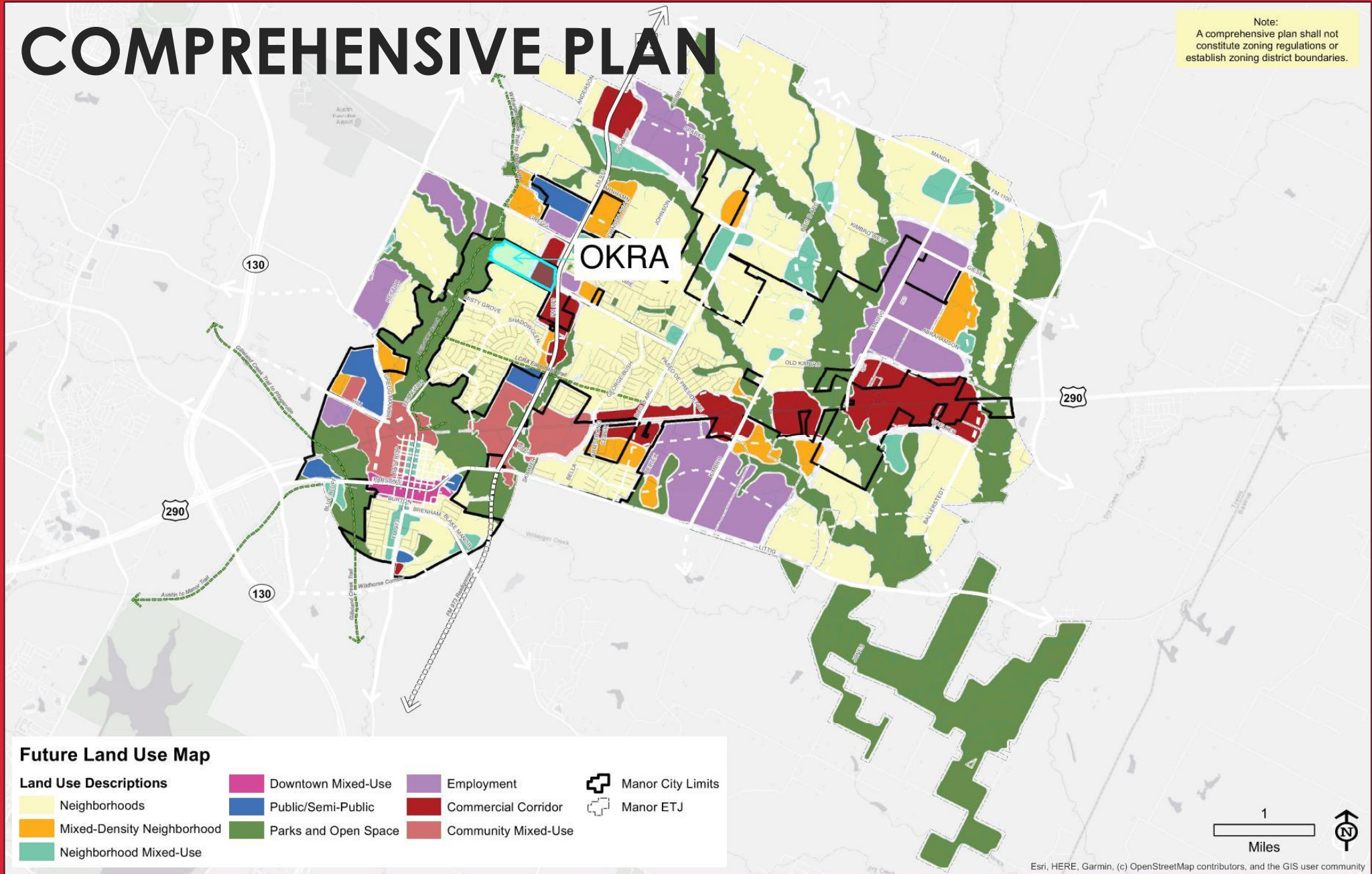
OKRA

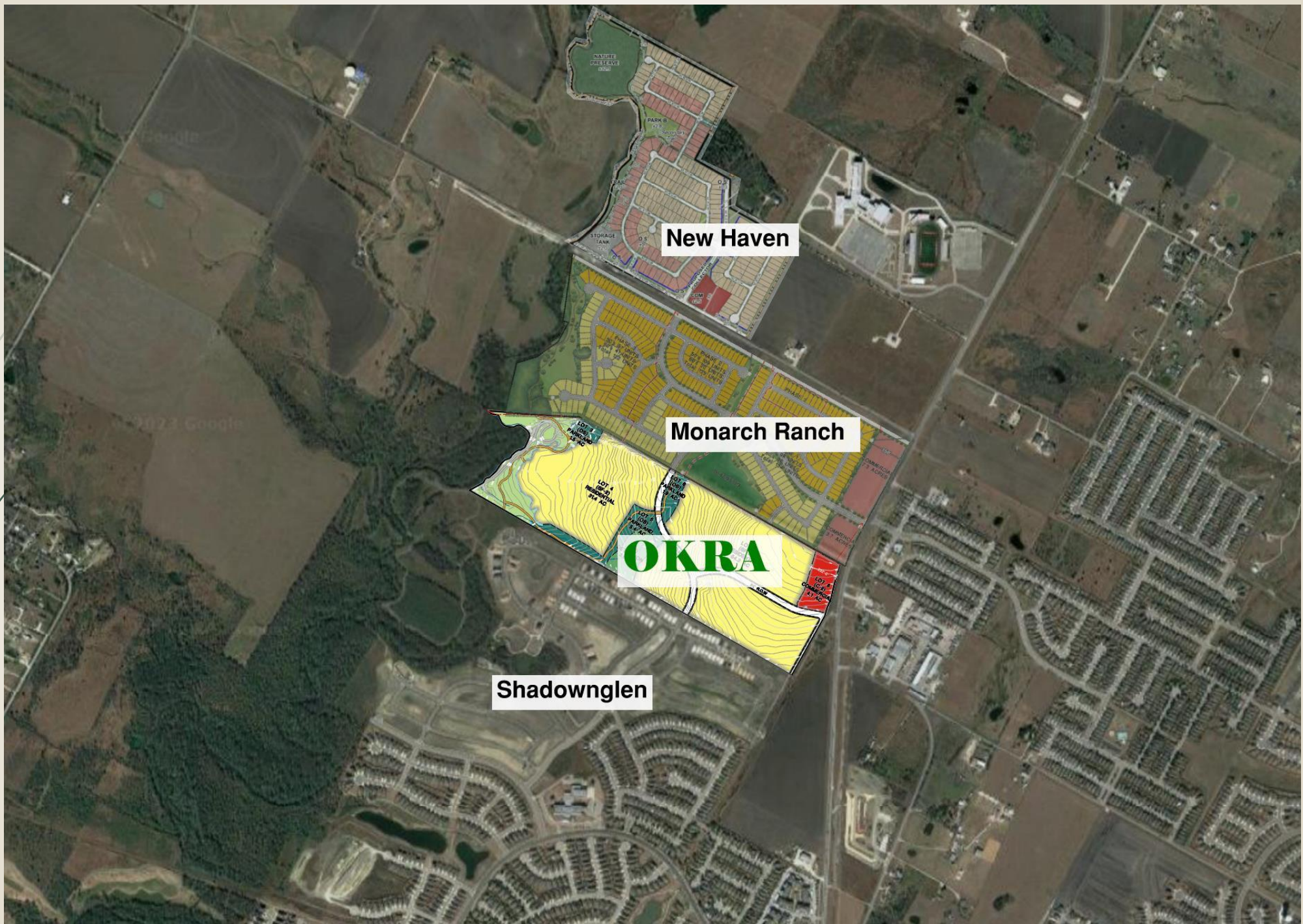
- 113.415 acres
- Currently zoned C2
- Proposed mix-use development with commercial and residential



COMPREHENSIVE PLAN

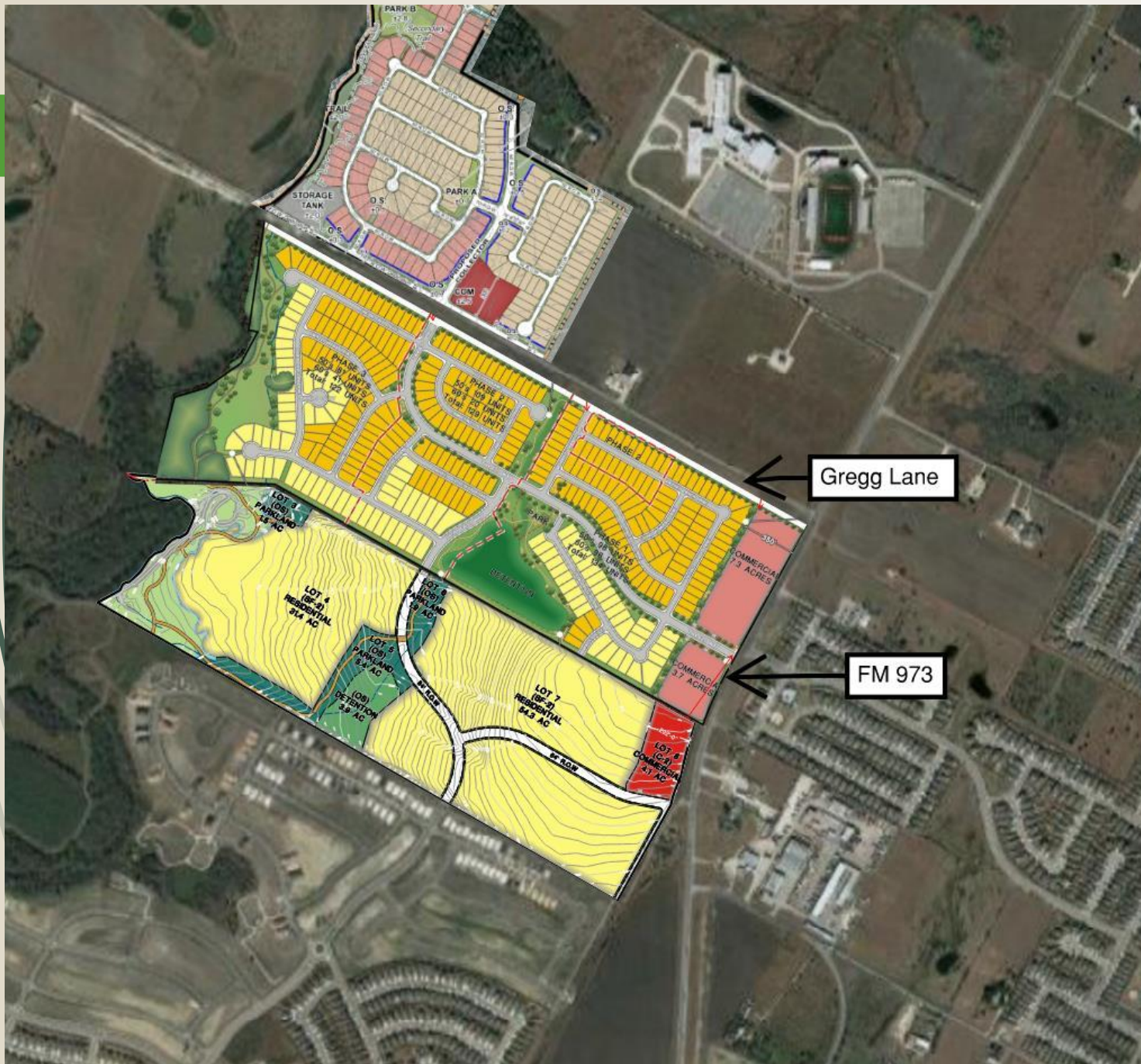
Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

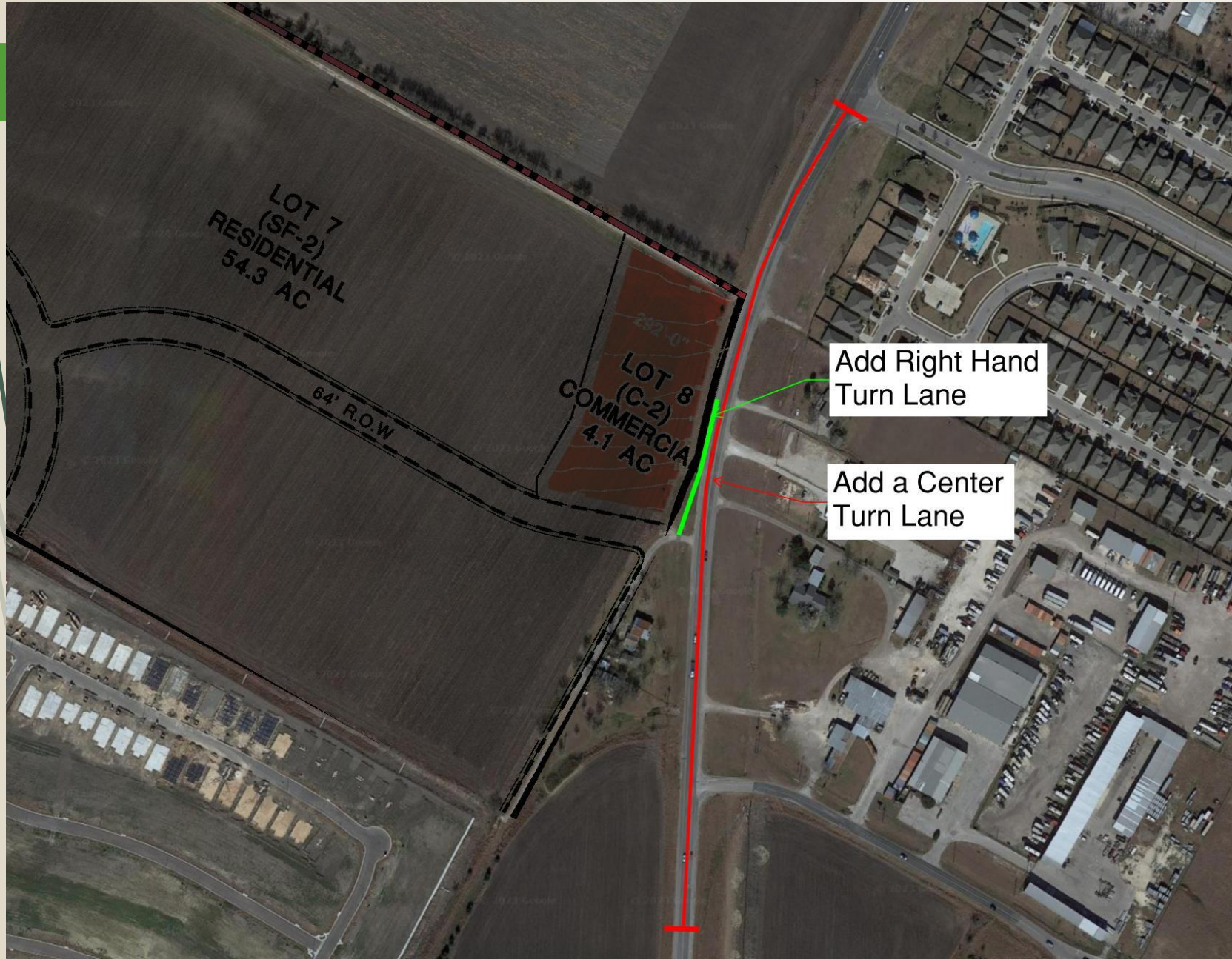




INTERNAL ROAD IMPROVEMENTS

- ▶ 64' Silent Falls Way collector road from Shadowglen to New Haven
- ▶ 64' collector road entrance off FM 973





EXTERNAL ROAD IMPROVEMENTS

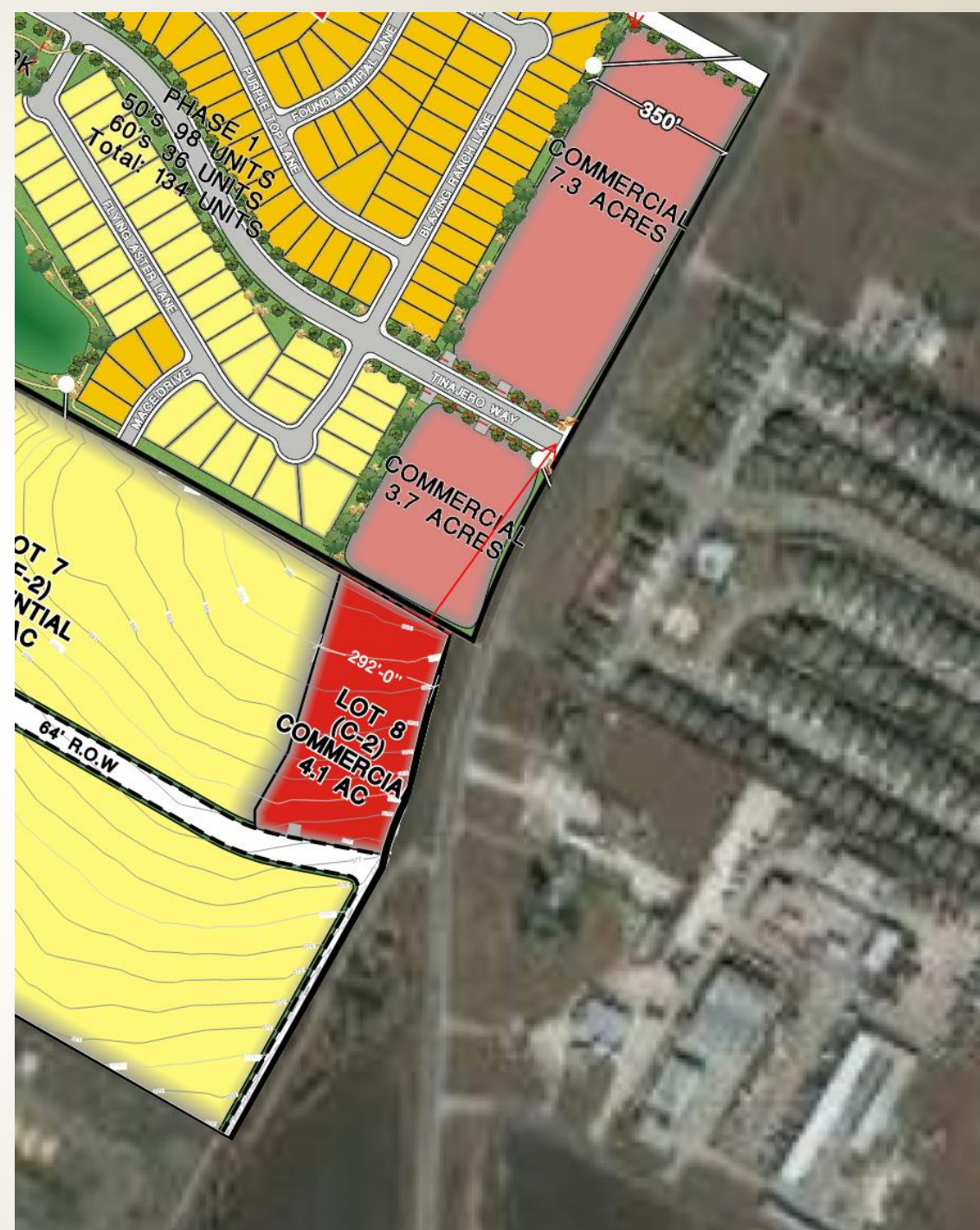
- Extend the Center Lane that ends at Tinajero Way past Suncrest
- Add a Right Hand Turn Lane into OKRA

COMMERCIAL – C2

➤ 4.1 acres commercial

The following uses shall be prohibited within the C-2 area of the PUD:

- Amusement (outdoor)
- Automobile Repair (minor)
- Automobile Repair (major)
- Commercial Off-Street Parking
- Contractor's Shop
- Financial Services (alternative)
- Funeral Services
- Kennel
- Laundry Services
- Mini-Storage Warehouse
- Off-Site Accessory Parking
- Pawnshop
- Recreational Vehicle Sales and Rental
- Truck and Trailer Sales and Rental
- Veterinary Service, Large



RESIDENTIAL – SF2



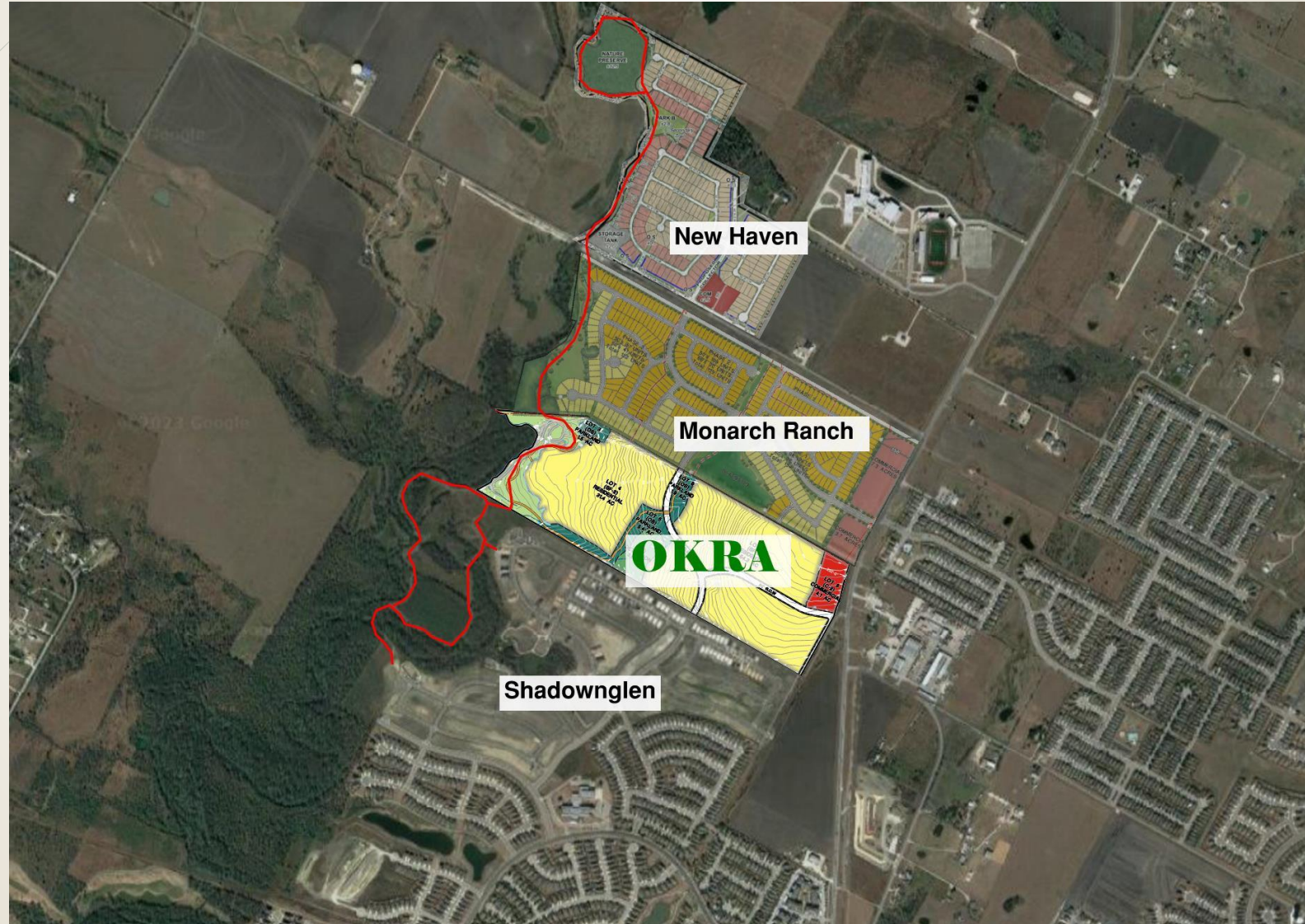
- Mixture of 60' and 50' lots
- Lot depth 120 ft
- ~300 homes

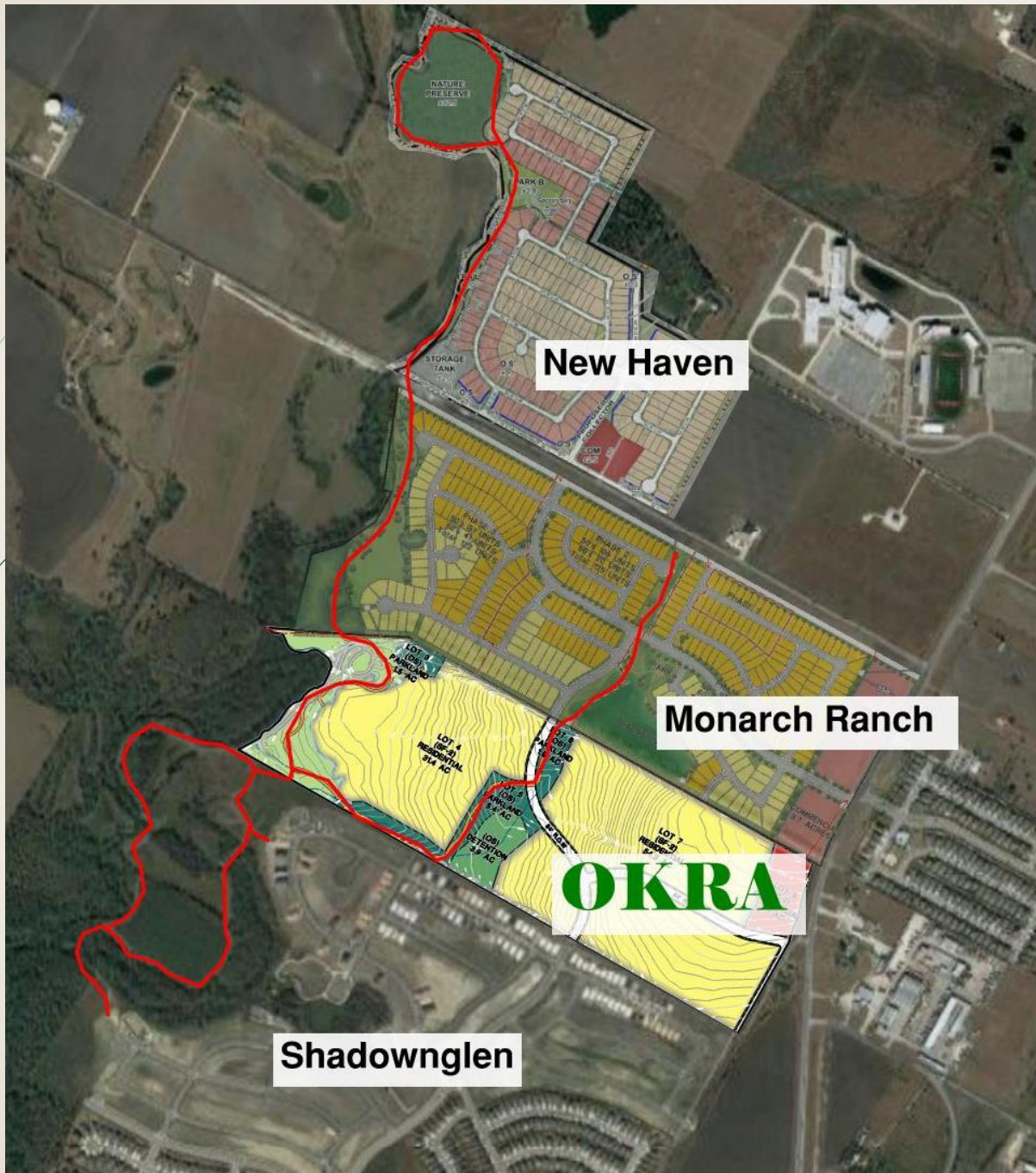
PARKLAND- INTERNAL

- Connected to Monarch Ranch's public parkland land through trails and a crosswalk
- 8.8 acres
 - Detention is **not** included in the parkland calculation
- Amenities:
 - Two playgrounds
 - Parking
 - Dog park
 - Basketball court
 - Pavilion



PARKLAND REGIONAL





- Regional Trail and Public Park on OKRA maintained by OKRA HOA



Questions?