





# Zoning Map



# Future Land Use Plan



-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail & Neighborhood Services
-  Business Park
-  Old Town District
-  Town Center
-  Dallas North Tollway District
-  US Highway 380 District
-  Parks
-  Floodplain
-  School District Properties
-  Town Limits
-  ETJ

-  Dallas North Tollway, Dedicated Truck Route
-  6 Lane Divided
-  4 Lane Divided
-  Commercial Collector
-  3 Lane Undivided Couplet
-  Access Roads
-  Old Town Roads

## Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Single Family-15	Vacant	Old Town District
<b>North</b>	Planned Development-112 (Downtown Office)	Office	Old Town District
<b>East</b>	Single Family-15	Residential	Old Town District
<b>South</b>	Commercial	Residential	Old Town District
<b>West</b>	Downtown Retail	Vacant	Old Town District

# Proposal

## Planned Development:

- Mixed Use Building
  - Multifamily
  - Office
  - Retail

## Base Zoning:

- Downtown Office District





# Permitted Uses

## Uses Allowed by Right:

- Administrative/Medical and Professional Office
- Art and Craft Store
- Bakery
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Bookstore
- Boot and Shoe Sales
- Business Service
- Ceramics Store
- Clothing and Apparel Store
- Florist
- Hobby or Toy Store
- Ice Cream Shop
- Insurance Office

# Permitted Uses Cont.

## Uses Allowed by Right:

- Leather Store
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multi-Family (2<sup>nd</sup> Floor Only) – Max. 4 Units
- Music Instrument Sales
- Novelty or Gift Shop
- Trophy Sales

\*Any similar uses as determined by the Director of Development Services.\*



# Parking

## By Use:

- Multifamily – 2 Spaces per Unit
- Office – 1 Space per 350 SF
- Retail – 1 Space per 250 SF

## Provided:

- 20 Spaces (18 Required)
  - Multifamily (4 Units) – 8 Spaces
  - Retail (2,450 SF) – 10 Spaces

# Landscaping

## Zoning Ordinance:

- 5' Landscape Buffer (Each Property Line)
- One ornamental tree and shrub every 15 linear feet.

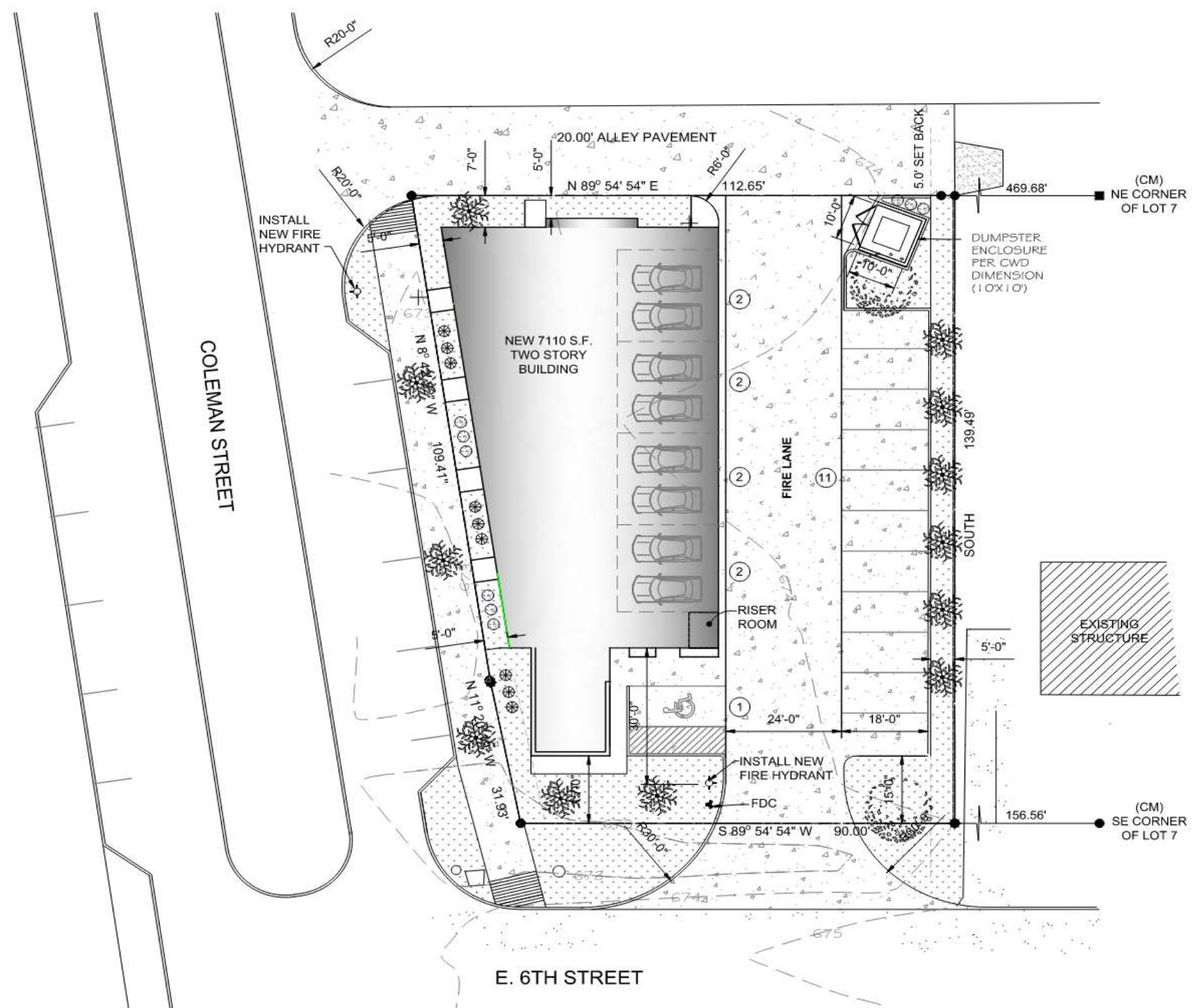
## Provided:

- 5' Landscape Buffer (Each Property Line)
- Ground Cover (North & South Property Lines)
- Ornamental Trees and Shrubs (East & West Property Lines)



	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
<p>Northern Boundary (Adjacent to Commercial)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: Ground cover.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
<p>Eastern Boundary (Adjacent to Residential)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, on both landscape islands.</p> <p>One ornamental tree every 15 linear feet between the landscape islands.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
<p>Southern Boundary (Sixth Street)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
<p>Western Boundary (Coleman Street)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree every 15 linear feet.</p> <p>Three shrubs, five-gallon minimum, on each landscape planting area.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>





# Architectural Standards

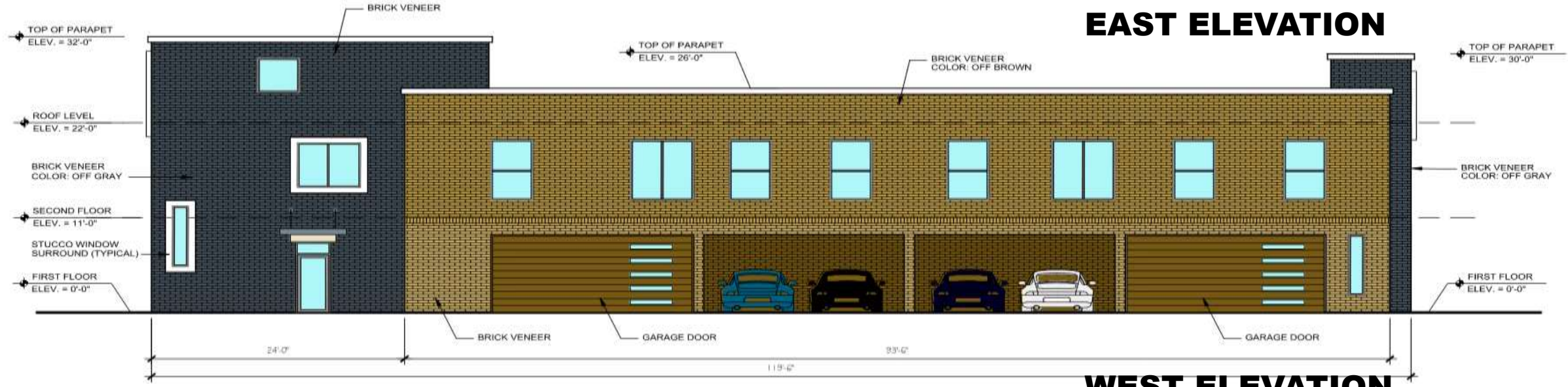
## Zoning Ordinance:

- Downtown Office

## Building Materials:

- 92% Masonry (Excluding Glazing)
  - Brick (80%)
  - Stone (12%)

## EAST ELEVATION

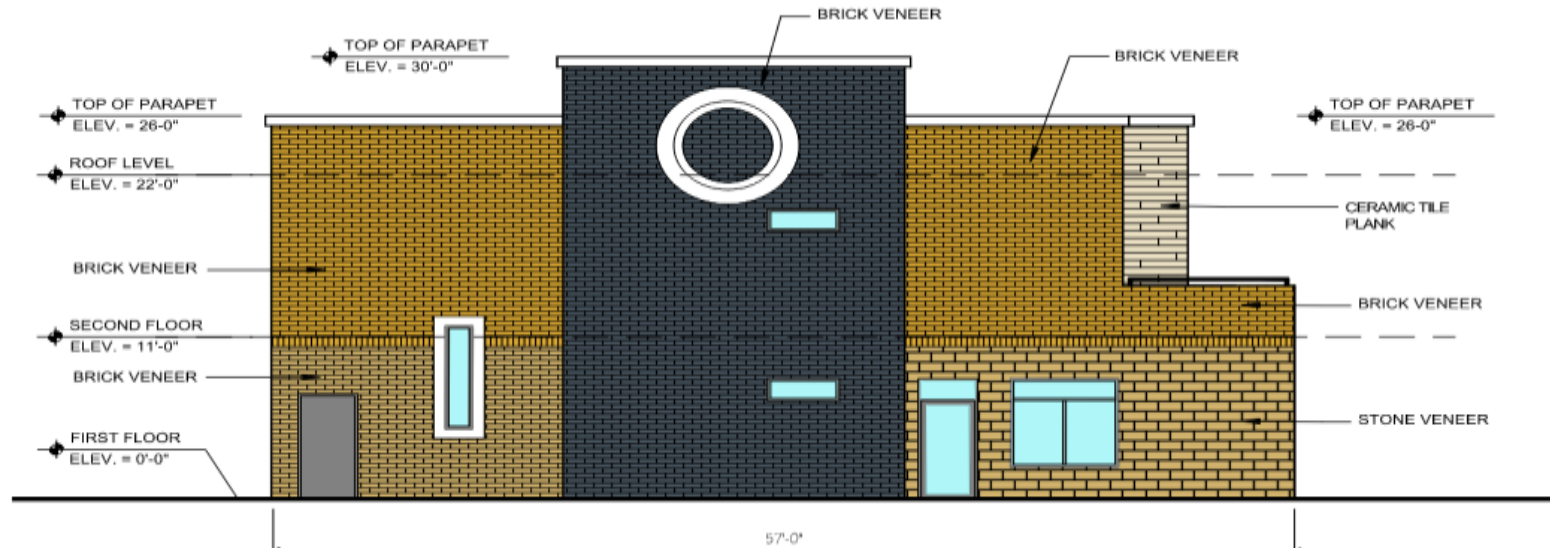


## WEST ELEVATION

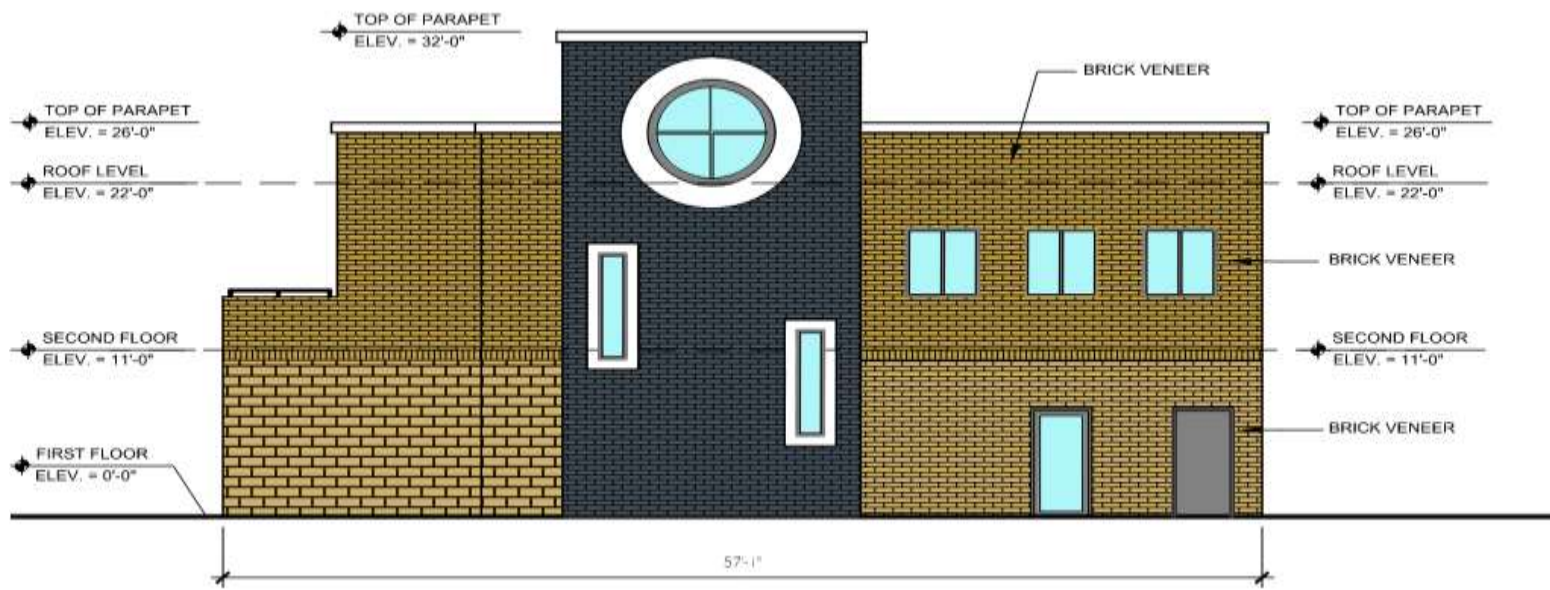




# NORTH ELEVATION



# SOUTH ELEVATION



# Planning & Zoning Commission

## Recommendation:

- Approved (4-2)
  - Commissioners Reeves and Blanscet voted in opposition due to concerns with the multifamily component and adjacency to residential development to the east.

# Conclusion

## Notices:

- Friday, February 23<sup>rd</sup>

## Citizen Response:

- Email in Opposition

## Recommendation:

- Approval