Cotleur & Hearing
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Existing Future Land Use Designation and Zoning — Development Potential Comparison

Petition No. RZ-2026-01 | Future Land Use Map Amendment (Downtown Mixed Use → Residential-2) and corresponding rezoning (MU → R-2), Westlake West (Sandglass Master Plan).

Westlake West Phase 1 Summary Table: Comprehensive Plan Map Amendment				
Existing Future Land Use Designation & Zoning	**Existing Permitted Residential Density & Nonresidential Intensity**	**Proposed Future Land Use Designation & Zoning**	**Estimated Development Potential (Existing vs. Proposed)**	**Net Change in Units / Nonresidential Sq. Ft.**
Downtown Mixed Use (DMU) Future Land Use Category **Mixed Use (MU)** Zoning District	**Residential:** 16 dwelling units per acre (max.) **Nonresidential:** Maximum Floor Area Ratio (FAR) of 3.0	**Residential-2 (R-2)** Future Land Use Category **Residential-2 (R-2)** Zoning District	**Existing (DMU / MU) maximum — 22.617 ac:** • Residential: 16 du/ac × 22.617 ac = 361 du • Nonresidential: FAR 3.0 × (22.617 ac × 43,560 sf/ac = 985,196.5 sf) = 2,955,590 sf **Proposed (R-2) maximum — 22.617 ac:** • Residential: 12 du/ac × 22.617 ac = 271 du • Nonresidential: 0 sf — R-2 is limited to residential and limited civic uses; no stand-alone nonresidential intensity is permitted	**Residential:** −90 du (361 → 271) **Nonresidential:** −2,955,590 sf (entire 3.0 FAR potential removed) **Net result:** Reduced maximum development potential — no increase in density, intensity, traffic, or public-facility demand.

Notes:

1. *Site area of 22.617 acres reflects the confirmed surveyed acreage of the subject parcel by Geopoint Land Surveying dated 4.21.2026.*
2. *The existing-scenario maximums for residential density (16 du/ac) and nonresidential intensity (FAR 3.0) are each shown at their independent district ceilings to present the conservative (worst-case) maximum development potential of the existing DMU/MU entitlement.*
3. *The proposed R-2 designation permits residential development (single family detached and single family attached (townhomes)) plus limited civic uses; no stand-alone nonresidential intensity is assumed.*