



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	May 12, 2026
ITEM TITLE:	PUBLIC HEARING: Conduct a public hearing on a zoning change from R-1 to C-3 for Northeast corner of CR 1300 & CR 7300 at BLK D6 SEC 31 AB 435 TR H ACS AC: 17.00 acres.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a public hearing on a zoning change from R-1 to C-3 for Northeast corner of CR 1300 & CR 7300 at BLK D6 SEC 31 AB 435 TR H ACS AC: 17.00 acres.
2. Consider and take appropriate action on a zoning change from R-1 to C-3 for Northeast corner of CR 1300 & CR 7300 at BLK D6 SEC 31 AB 435 TR H ACS AC: 17.00 acres.

An application submitted by AMD Engineering LLC on behalf of Overlook Land Group was received on April 23, 2026. The request seeks to rezone approximately 17 acres located on the eastern portion of property BLK D6 SEC 31 AB 435 TR H, along CR 1300 (Research Boulevard), extending from 20th Street north to approximately 15th Street.

The property is currently zoned R-1 (Single Family Residential), and the applicant is requesting a change to C-3 (Commercial with Outdoor Storage). The proposed development concept includes a commercial strip featuring storefronts with provisions for on-site storage. A proposed right-of-way (ROW) running through the center of the property is also included in the application.

Surrounding land uses include an industrial park to the north; to the west, properties located in the county consisting of approximately 2-acre residential lots; to the south, county properties with 1-acre or larger residential lots; and to the east, undeveloped land owned by Overlook Land Company.

EXHIBITS:

1. Public Notice Letter
2. Proposed site
3. Map of area
4. Future Land Use Map/Master Thoroughfare Plan

COMMITTEE ACTION/STAFF RECOMMENDATION:

Hold Public Hearing.