

Elm Thicket Authorized Hearing

Steering Committee Meeting III

February 8, 2021

Nathan Warren
Senior Planner
Sustainable Development and
Construction

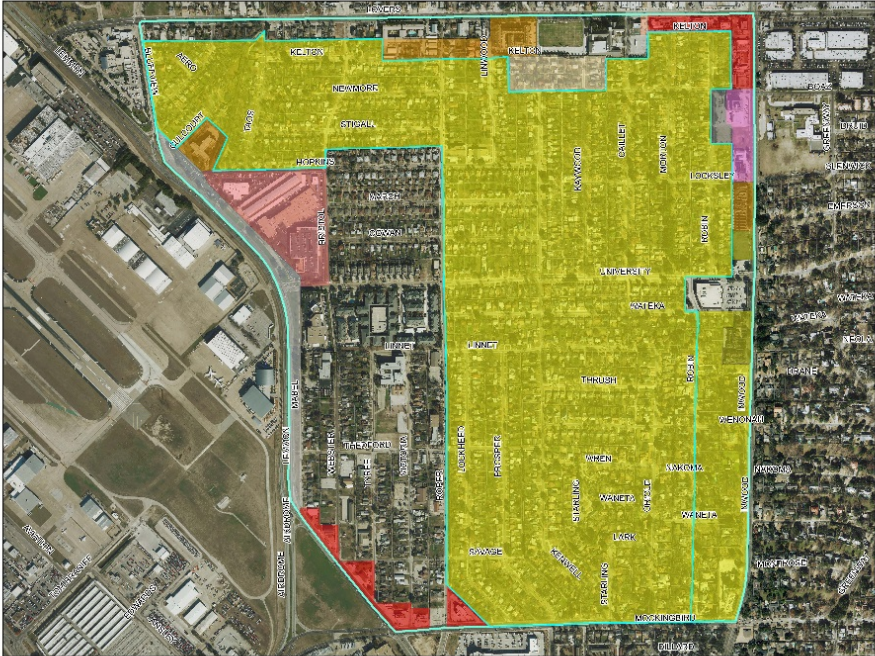
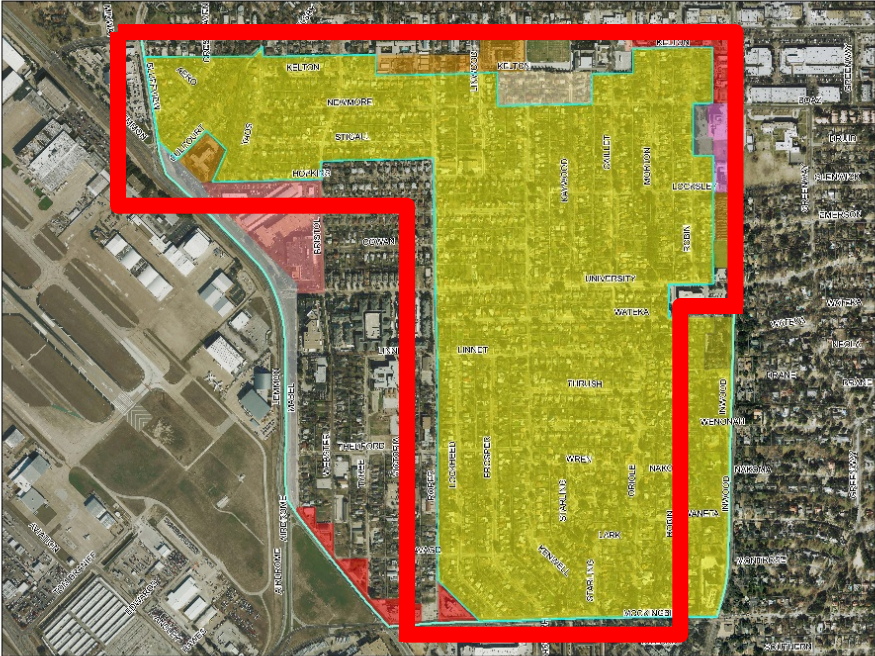


Agenda

- I. **Welcome and Recap**
- II. **R-7.5(A) Continued**
- III. **PD-67 Deep Dive**
- IV. **Discussion**
- V. **Next Steps**
 - **Next Meeting:**
 - **Monday, February 22, 2021**

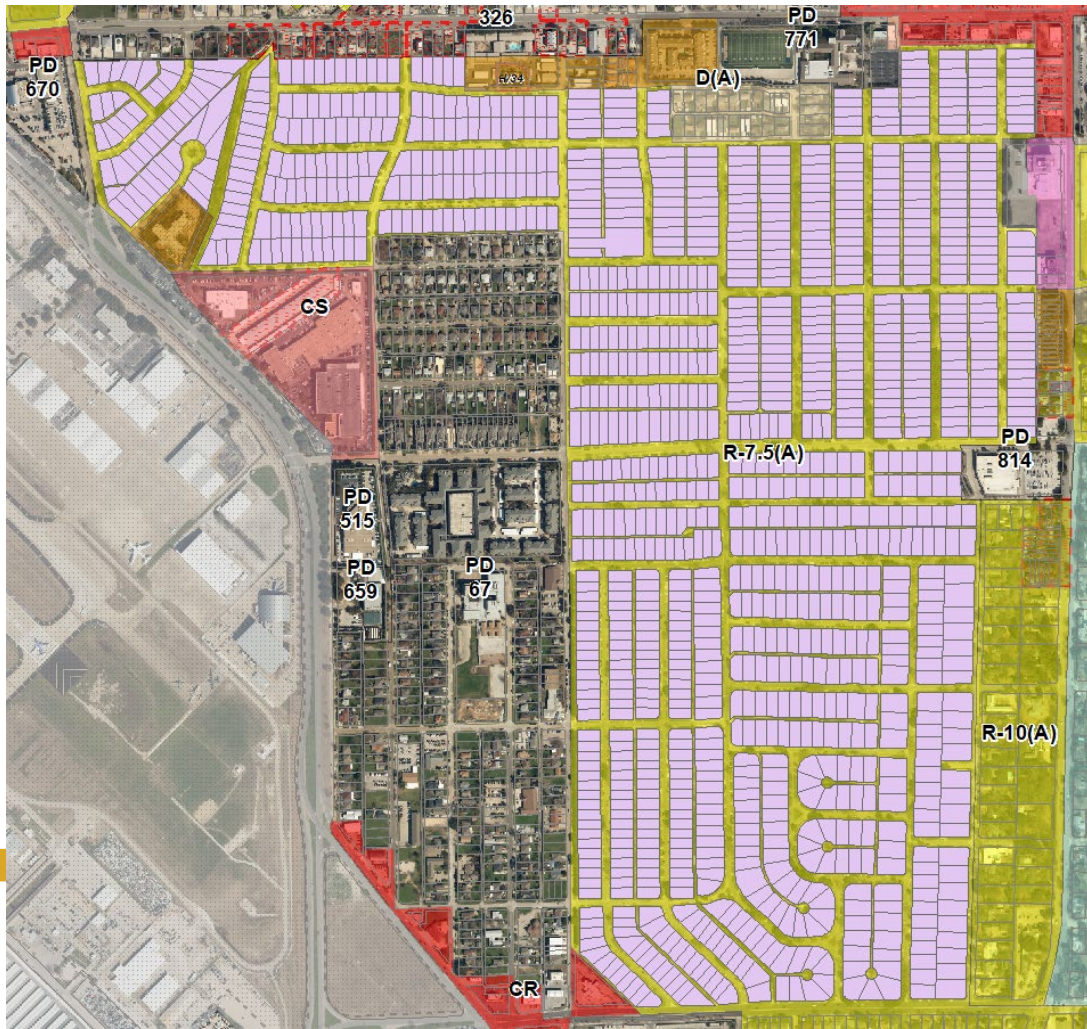


Existing Zoning – R-7.5(A)

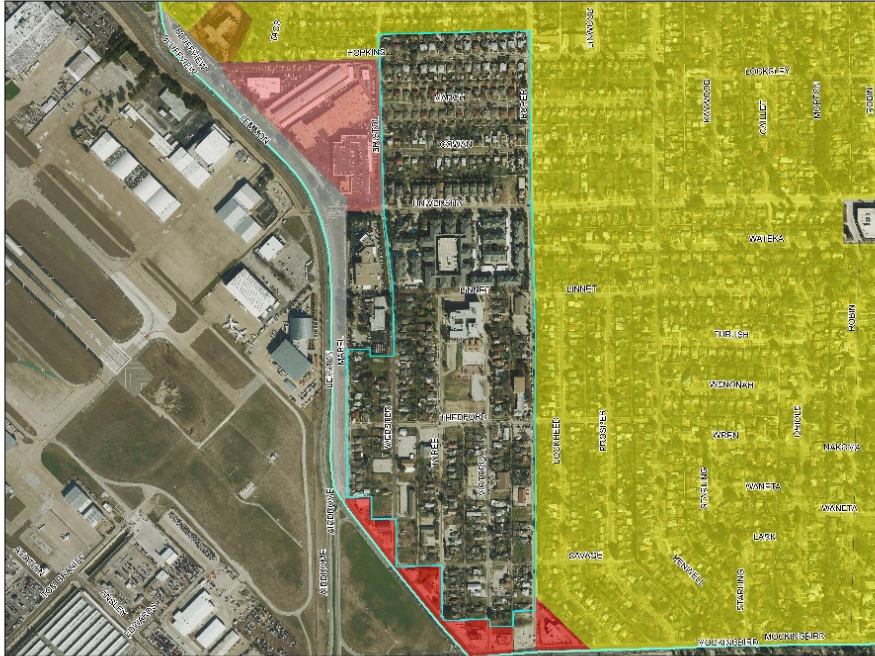
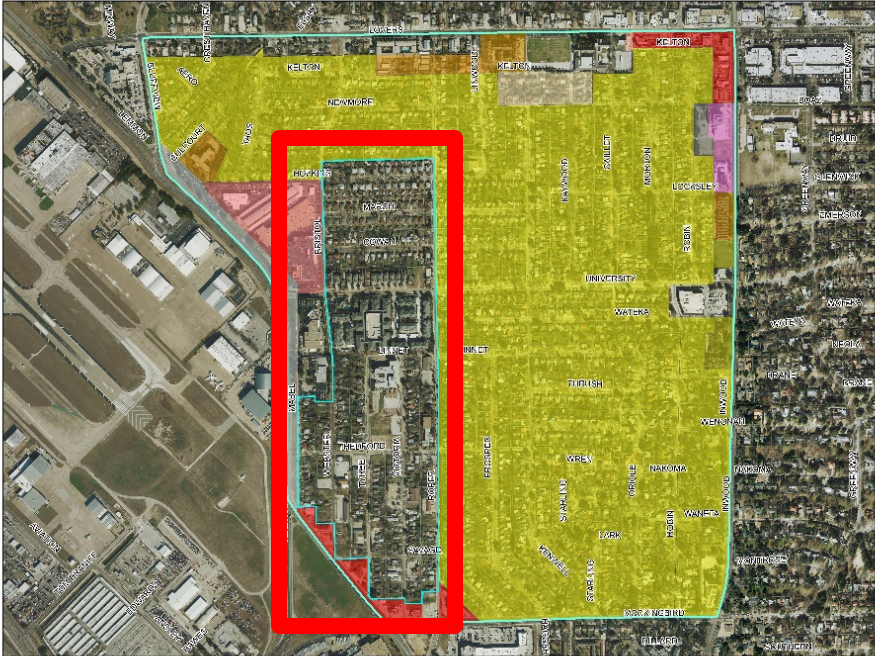


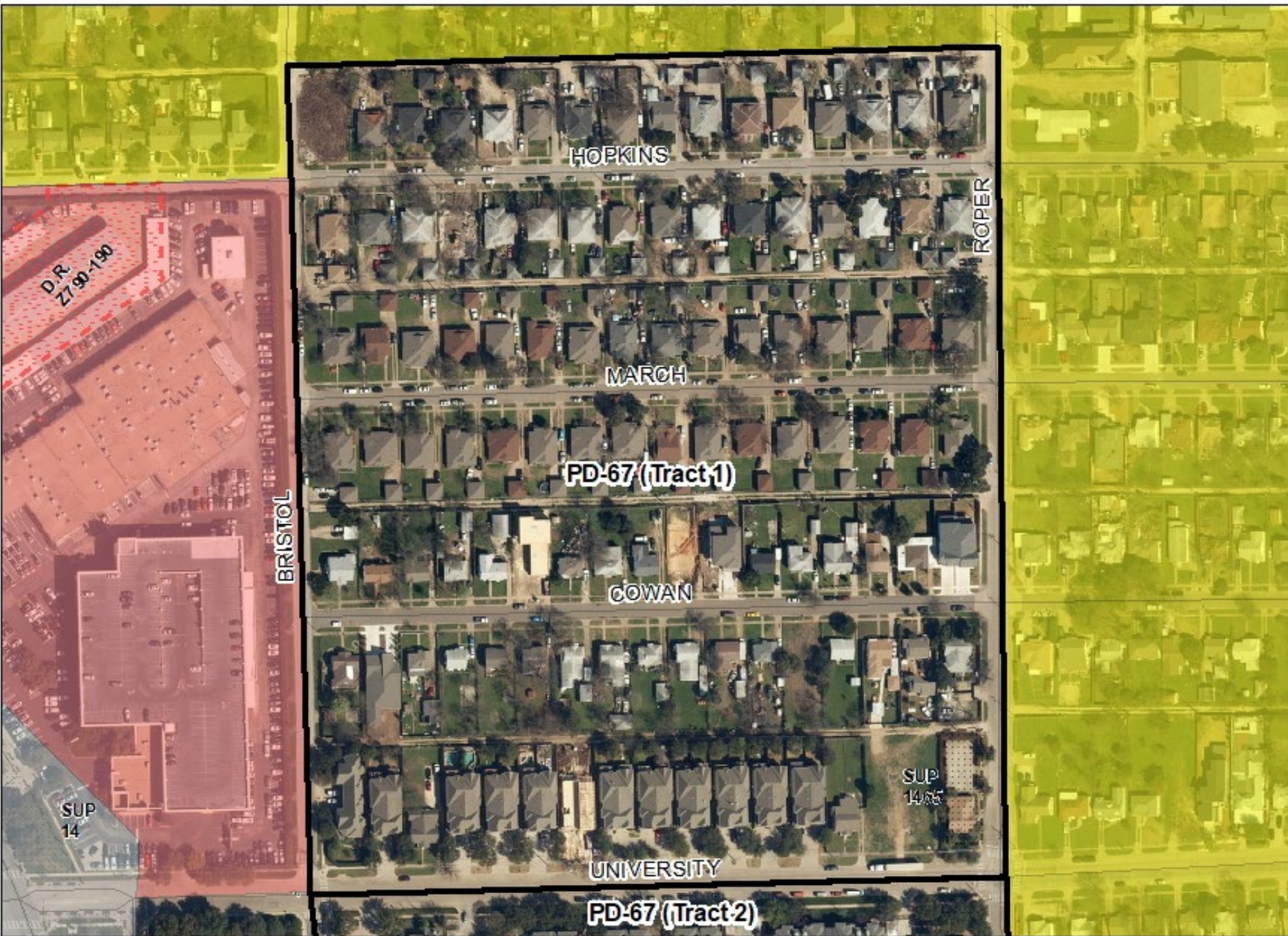
Existing Zoning – R-7.5(A)

- Contains 1,230 lots on 57 blocks



Existing Zoning – PD-67





HOPKINS

ROPER

MARCH

PD-67 (Tract 1)

COWAN

UNIVERSITY

PD-67 (Tract 2)

D.R.
Z7-90-190

BRISTOL

SUP
14

SUP
14.65

PD-67 – Tract I

- Land use must remain as indicated on the "Existing Land Use" map (Exhibit 67A)
- Single-Family Dwelling District 7,500 Square Feet
- Duplex Dwelling District



25423

032856

061164

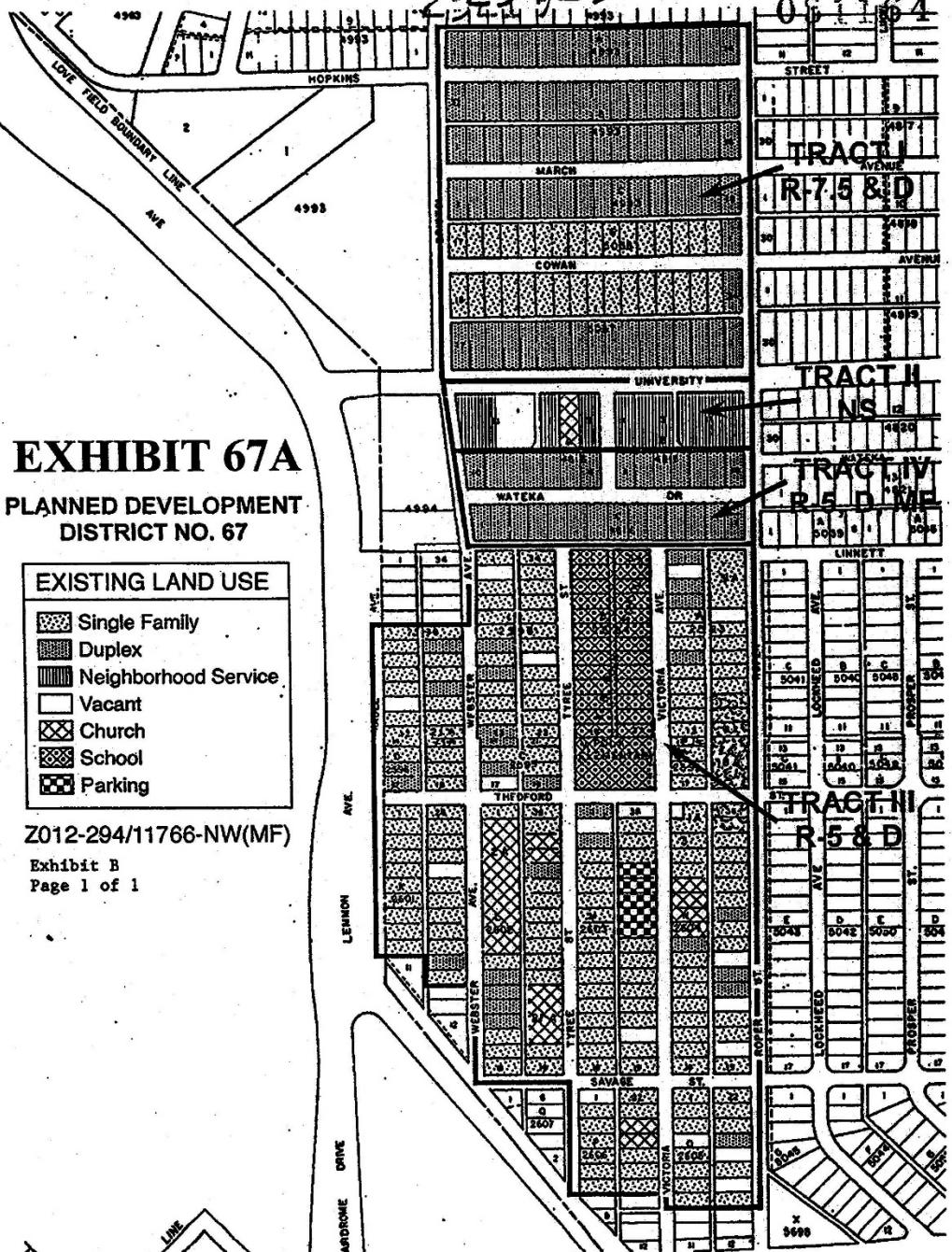


EXHIBIT 67A
PLANNED DEVELOPMENT
DISTRICT NO. 67

EXISTING LAND USE	
	Single Family
	Duplex
	Neighborhood Service
	Vacant
	Church
	School
	Parking

Z012-294/11766-NW(MF)
 Exhibit B
 Page 1 of 1

"Existing Land Use" map
 (Exhibit 67A)

PD-67 – Tract I

- Discussion



BRISTOL

PD-67 (Tract 1)

SUP
1465

UNIVERSITY

PD-67 (Tract 2)

ROPER

WEBSTER

PD-67 (Tract 4)



PD-67 – Tract II

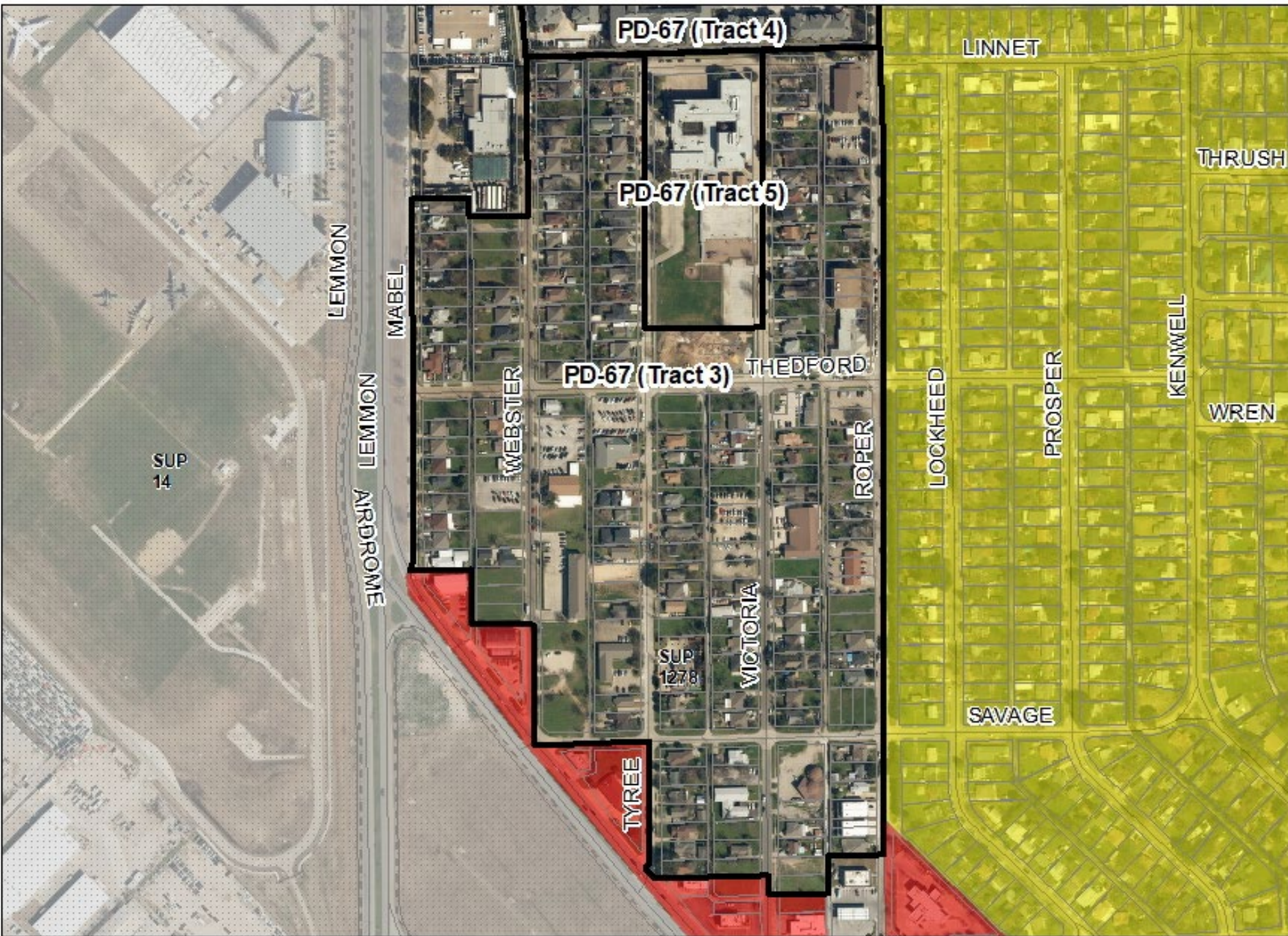
- NS Neighborhood Service District uses and development standards apply
- Multiple-family uses



PD-67 – Tract II

- Discussion





PD-67 (Tract 4)

LINNET

THRUSH

PD-67 (Tract 5)

LEMMON

MABEL

PD-67 (Tract 3)

THEFORD

SUP 14

LEMMON

WEBSTER

ROPER

LEMMON
AIRDROME

LOCKHEED

PROSPER

KENWELL

WREN

SUP 1278

VICTORIA

SAVAGE

TYREE

PD-67 – Tract III

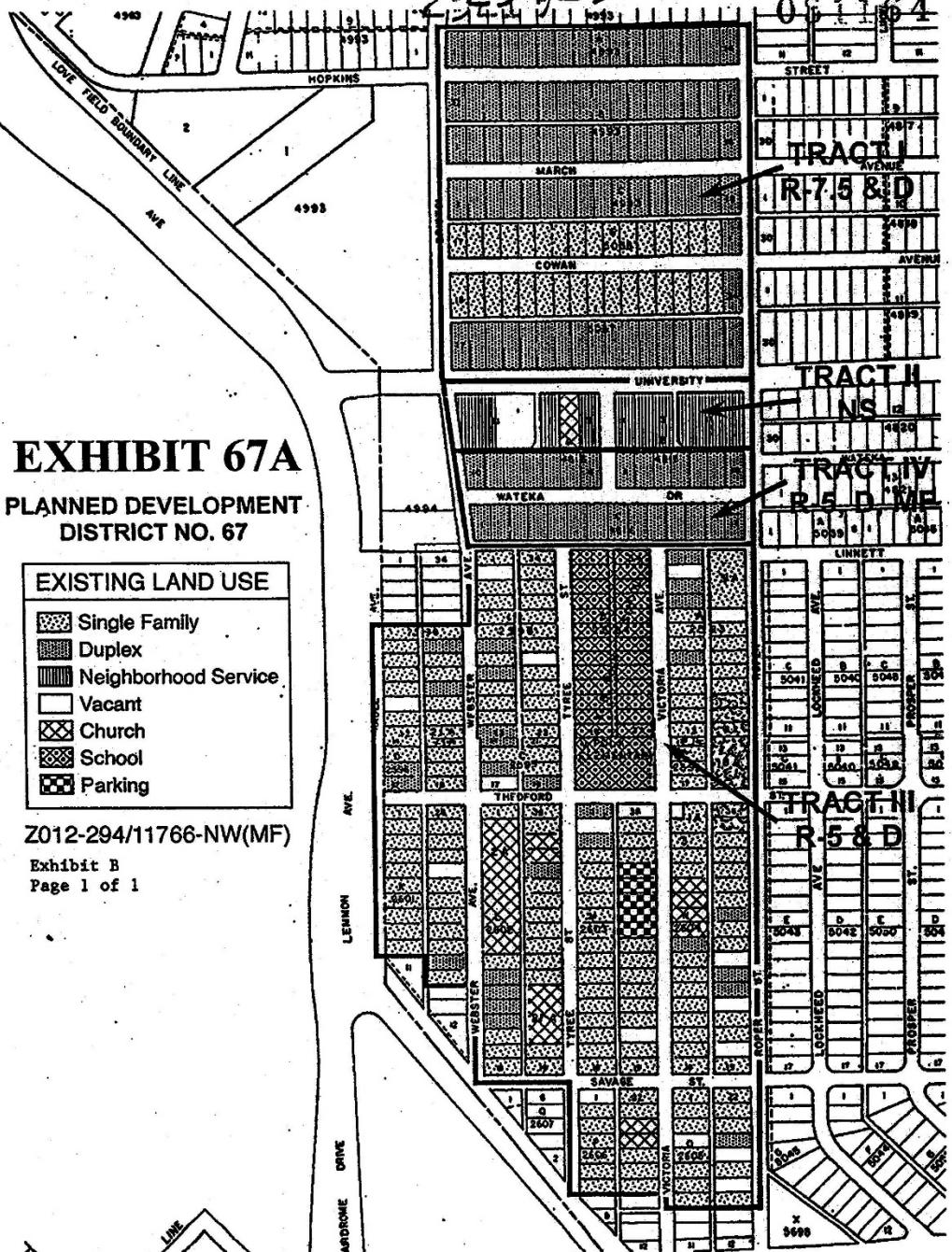
- Land use must remain as indicated on the "Existing Land Use" map (Exhibit 67A)
- Single-Family Dwelling District 5,000 Square Feet
- Duplex Dwelling District



25423

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"Existing Land Use" map (Exhibit 67A)

EXHIBIT 67A
PLANNED DEVELOPMENT
DISTRICT NO. 67

EXISTING LAND USE	
	Single Family
	Duplex
	Neighborhood Service
	Vacant
	Church
	School
	Parking

Z012-294/11766-NW(MF)
 Exhibit B
 Page 1 of 1

PD-67 – Tract III

- Discussion



PD-67 (Tract 1)

PD-67 (Tract 2)

ROPER

WEBSTER

PD-67 (Tract 4)

PD-67 (Tract 3)

TYREE

LINNET

PD-67 (Tract 5)

VICTORIA

PD-67 (Tract 3)



PD-67 – Tract IV

- R-5 Single-Family District
- D Duplex District
- MF-2 Multiple-Family District



PD-67 – Tract IV

- Discussion



PD-67 (Tract 4)

WEBSTER

TYREE

LINNET

PD-67 (Tract 5)

VICTORIA

PD-67 (Tract 3)

ROPER

LINNET



PD-67 – Tract V

- Main uses:
 - a public school other than an open-enrollment charter school (permitted by right)
 - R-5(A) Single Family and Duplex Districts



PD-67 – Tract V

- Discussion



Next Steps

- Next meeting:
 - February 22, 2021
 - 6:00 pm – 7:30 pm
- Topic:
 - R-7.5(A) & PD-67 Review



Elm Thicket Authorized Hearing

Steering Committee Meeting III



Additional questions:

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