



# 97 LAND COMPANY

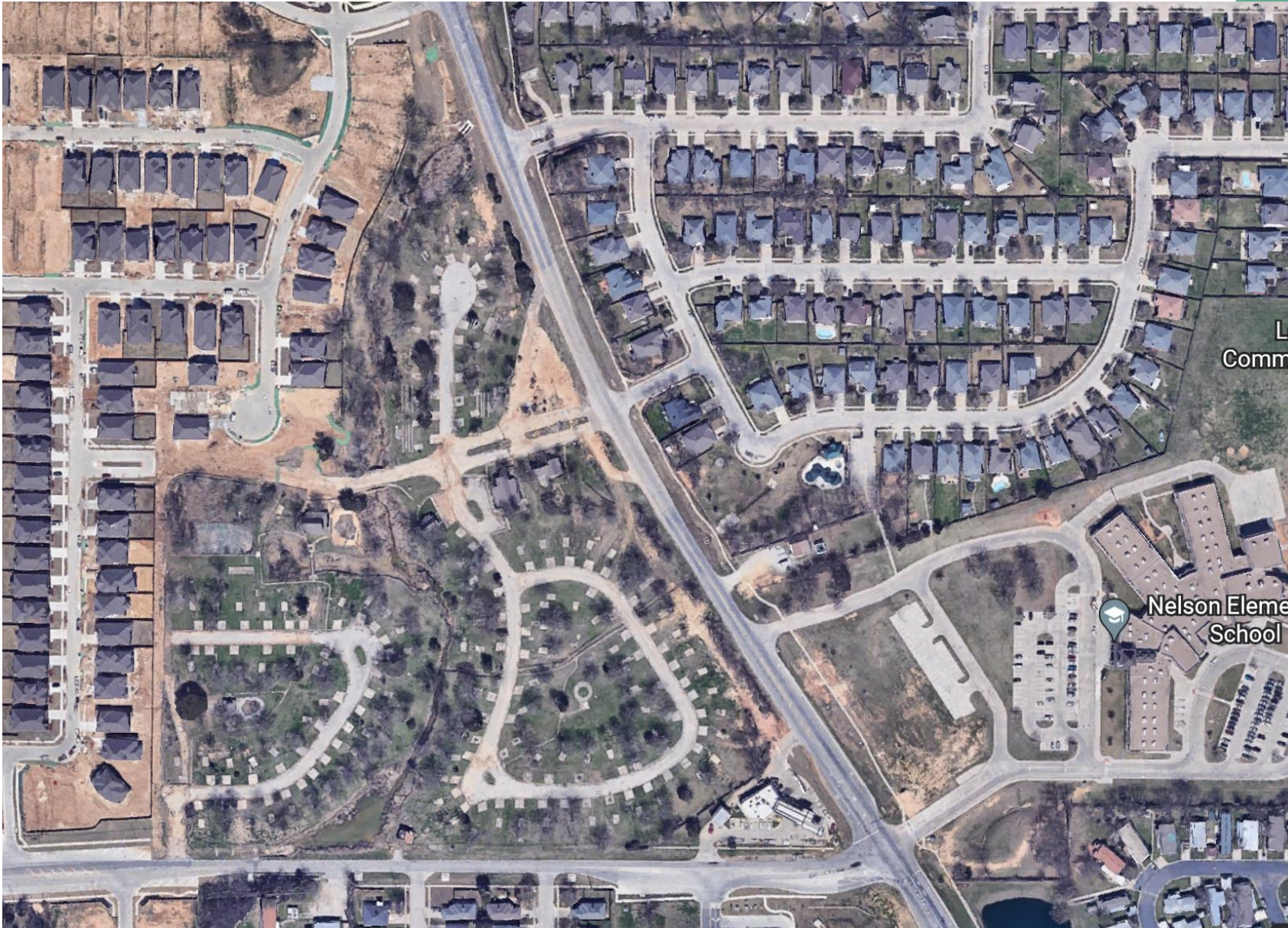
— TURNKEY DEVELOPMENT SERVICES —

## PD22-0010 TEASLEY & RYAN ZONING

NEIGHBORHOOD MEETING

February 8, 2023





Originally  
54 acre mobile home park

Redevelopment

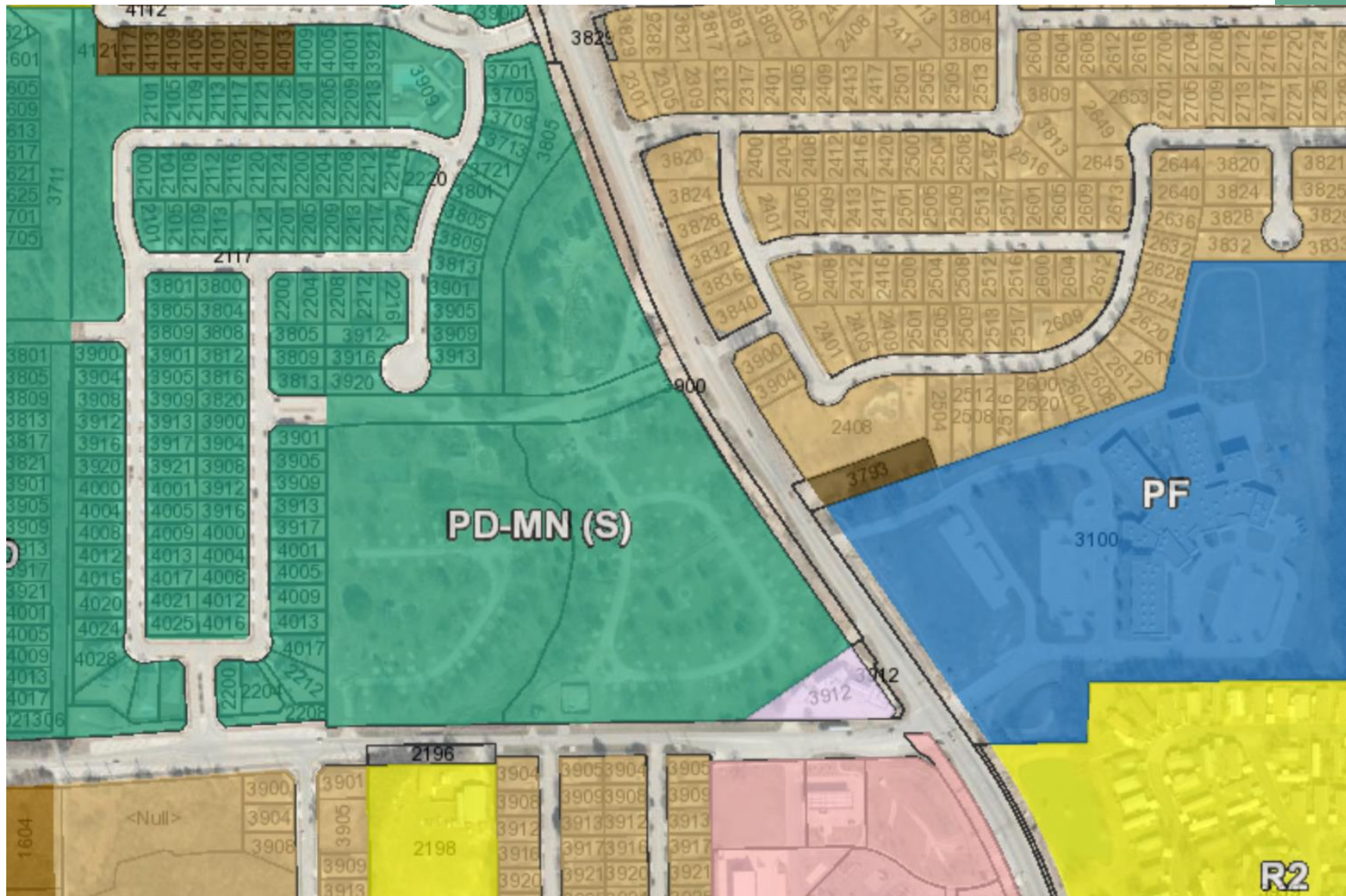
- 33 acres of single family
- 8 acres of multi-family
- 12 acres remaining for commercial uses

Current Use

- TxDOT concrete batch plant (Teasley widening)

## Current Zoning:

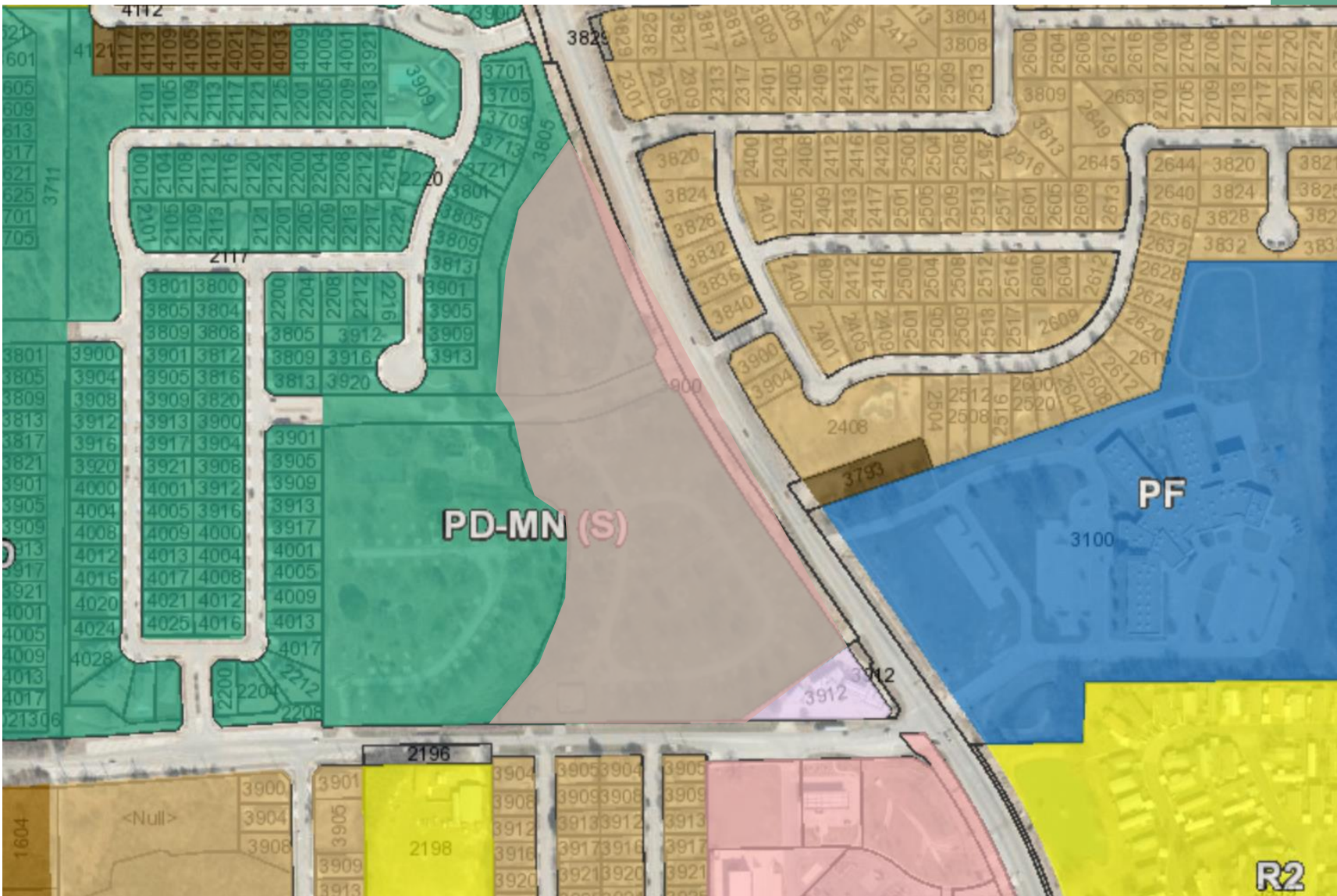
- “Legacy” PD Zoning
- Allows commercial uses but doesn’t define the land uses
- Based on 2002 DDC requirements



## Zoning Request:

- Rezone to Suburban Corridor (SC)
- 2019 DDC
- Prohibit certain land uses
- Allow restaurant/retail with drive-thru's

# ZONING CHANGE



[illegible]

# LAND USES

**Projected Use Types**

Coffee Drive Thru

QSR Drive Thru

QSR Drive Thru

Strip Center

Dental

Office

**LEGEND**

S.D.C.T.	OFFICIAL RECORD
P.R.O.C.T.	BRITON COUNTY, TEXAS
R.W.	PLAY RECREATION
N.P.	NON-RESIDENTIAL
D.R.	DRIVEWAY EASEMENT
W.R.	WATER EASEMENT
B.R.	SEWER EASEMENT
L.U.E.	UTILITY EASEMENT

**LINE TYPE LEGEND**

LINE TYPE	DESCRIPTION
(Solid Line)	PROPERTY LINE
(Dashed Line)	EASEMENT
(Dotted Line)	RIGHT-OF-WAY
(Thick Solid Line)	ROAD RIGHT-OF-WAY
(Thin Solid Line)	UTILITY RIGHT-OF-WAY

- Parking and vehicle maneuvering setback
- Buffer along western property line

**Drive-Throughs.** Any establishment that has a drive-through use is subject to the requirements in the Transportation Design Criteria Manual and the following:

Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed;

Drive-through uses shall be built as an integral architectural element of the principal structure and shall use the same materials as those used in the principal structure. Drive-through structures and facilities separate from the principal structure are prohibited; and

Drive-through uses shall be located to the rear or side of the principal structure, and shall be buffered on the rear and side lot lines as required in Subsection [7.7.6](#), Compatibility Landscape Buffer Requirements.

## **DRIVE THRU REGULATIONS**

Table 7.G: Buffer Points	
Buffer Element	Points
Solid opaque screening fence, minimum 6 feet in height, single-faced	5
Vinyl, composite, double-faced solid wood, or similar non-masonry screening fence, minimum 6 feet in height	10
Solid masonry wall, minimum 6 feet in height	20
5 or more additional feet in landscaped buffer width beyond required minimum	5
3 ornamental trees for every 50 linear feet of buffer (meeting planting standards of Site Design Criteria Manual)	5
3 ornamental trees for every 25 linear feet of buffer (meeting planting standards of Site Design Criteria Manual)	10
5 shrubs for every 20 linear feet of buffer (5-gallon size)	5
5 shrubs for every 20 linear feet of buffer (10-gallon size)	10
1 large canopy tree for every 30 linear feet of buffer (minimum 3-inch caliper)	10
Preservation of existing Landmark, Heritage, Quality, or Secondary trees within at least 50 percent of the buffer area	5

**Landscape Buffer:**

- Minimum 15’ wide
- Minimum 30 points from table

# ZONING PROCESS



## City Staff Review

- Eliminate batch plant
- Bring into current code



## Public Notifications –

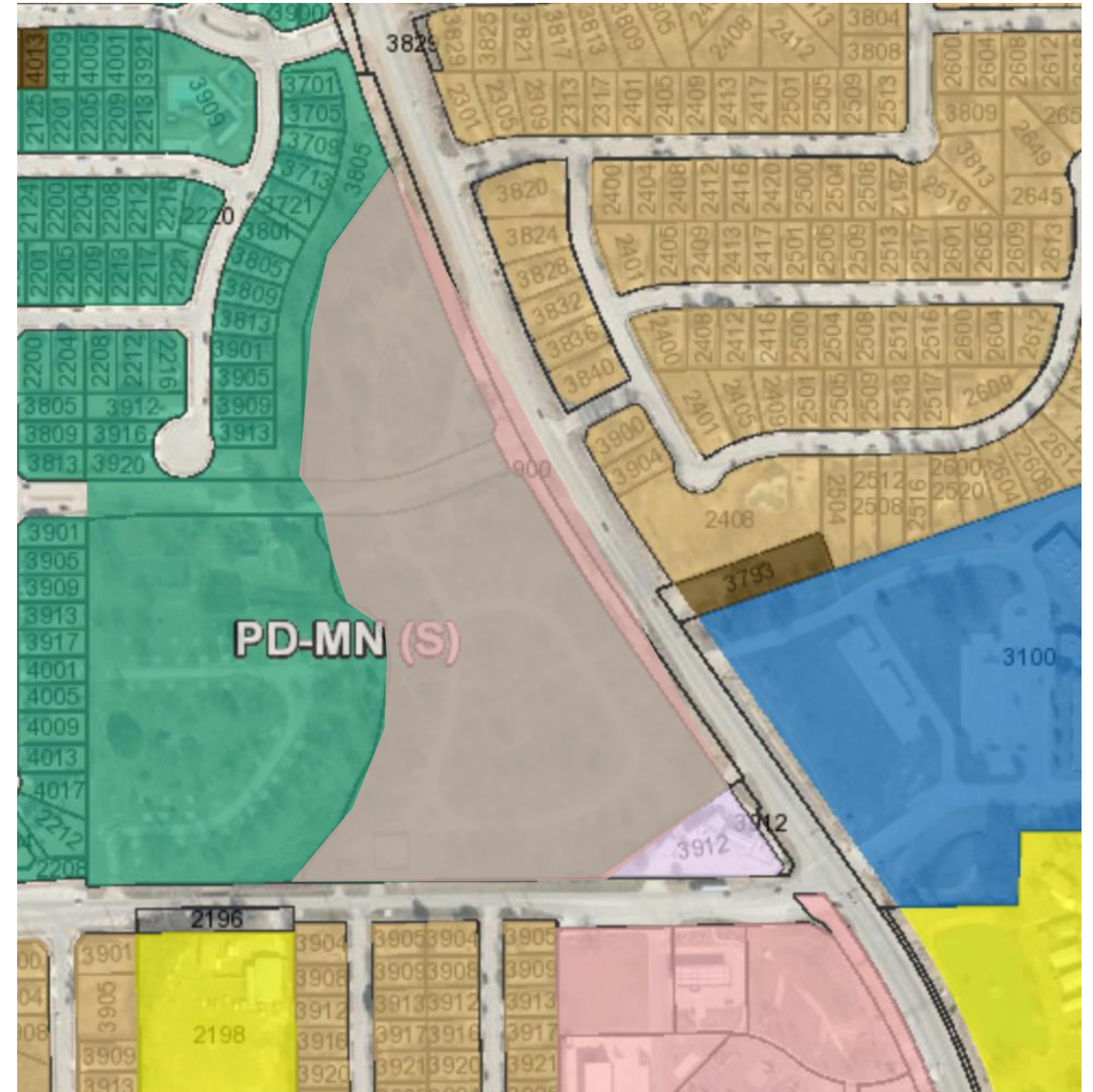
- Mailing notice
- Public hearing signage



## Planning & Zoning Commission – scheduled 2/15



## City Council Meeting – tentatively scheduled 3/7





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