



## PLANNING ANALYSIS

SPECIAL USE PERMIT CASE 19-SU-003  
100 MOCKINGBIRD HILL

### GENERAL INFORMATION

**Applicant/Owner:** Anthony & Heidi Perez

**Current Zoning:** Interim SFR-1-B (Single-Family Rural)

**Proposed Use:** Special Use Permit for General Commercial uses.

**Size and Location:** The property is located at 100 Mockingbird Hill and includes approximately 10.316 acres.

**Staff Contact:** Karina Castillo  
Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	ETJ	Undeveloped
EAST	Interim SFR-1-B	Residential
SOUTH	TF-2-A	Undeveloped
WEST	LC-2-B	Commercial Development

## COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.

### FUTURE LAND USE CATEGORY

- **MIXED USE CORRIDOR:** Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility. Typical uses include a variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

Design Standards:

- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

Compatible Zoning Use Components: LC\*,LO, TF, SFT, SFL, PUD

\*LC is only appropriate at intersections

## ANALYSIS:

Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A special use permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses.

The property is currently being used as single-family. The property was annexed into the city limits in April of 2016 with Interim SFR-1-B zoning. The applicant submitted a rezoning request to LC-2-B (Local Commercial) which is pending approval.

The LC-2-B district permits local office, commercial and retail uses. The applicant has indicated that they would like to match the neighboring property's allowable uses. The special use permit would allow for this use on a temporary basis. The applicant is requesting a 5-year term for the special use permit.

If the special use permit is approved, the next step in the process will be for the developer to submit subdivision and site development permit application. The project will be required to follow all other requirements of the ordinances.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed special use permit to allow for General Commercial uses with a time limit of five (5) years. This use would be temporary and as the City grows and changes, may not be necessary in the future. The buildings that are constructed could later be renovated to support local office, commercial, or retail uses. At the end of the term, the applicant has the ability to renew the permit by presenting the request to the Planning and Zoning Commission and City Council for review.