

Item H-8

PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Low-Density Single Family (LD-SF) to Retail/Commercial (RTC), for approximately 3.52 acres, legally described as Tract 1D01B of the John Martin Survey, Abstract 1153 (account # 42818999), and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. (PA-2505-0004)

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Current Future Land Use Plan (FLUP)

Designation: Low-Density Single Family -
36,000 S.F. lots

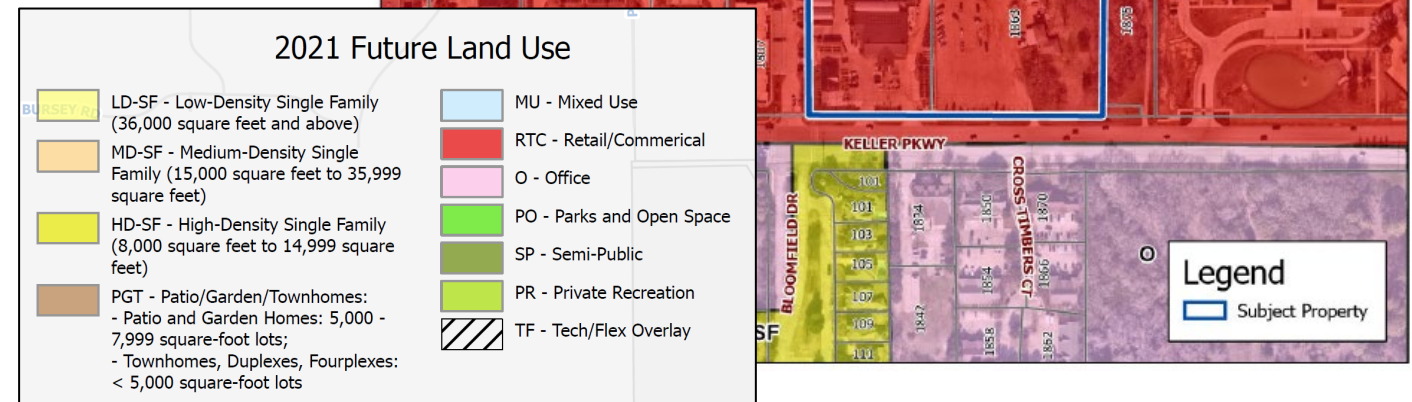
Surrounding Land Uses (entire site):

North: LD-SF

South: Office and High-Density Single-Family -
8,000 to 14,999 square-foot lots (HD-SF)

East: LD-SF and Retail/Commercial (RTC)

West: LD-SF and RTC



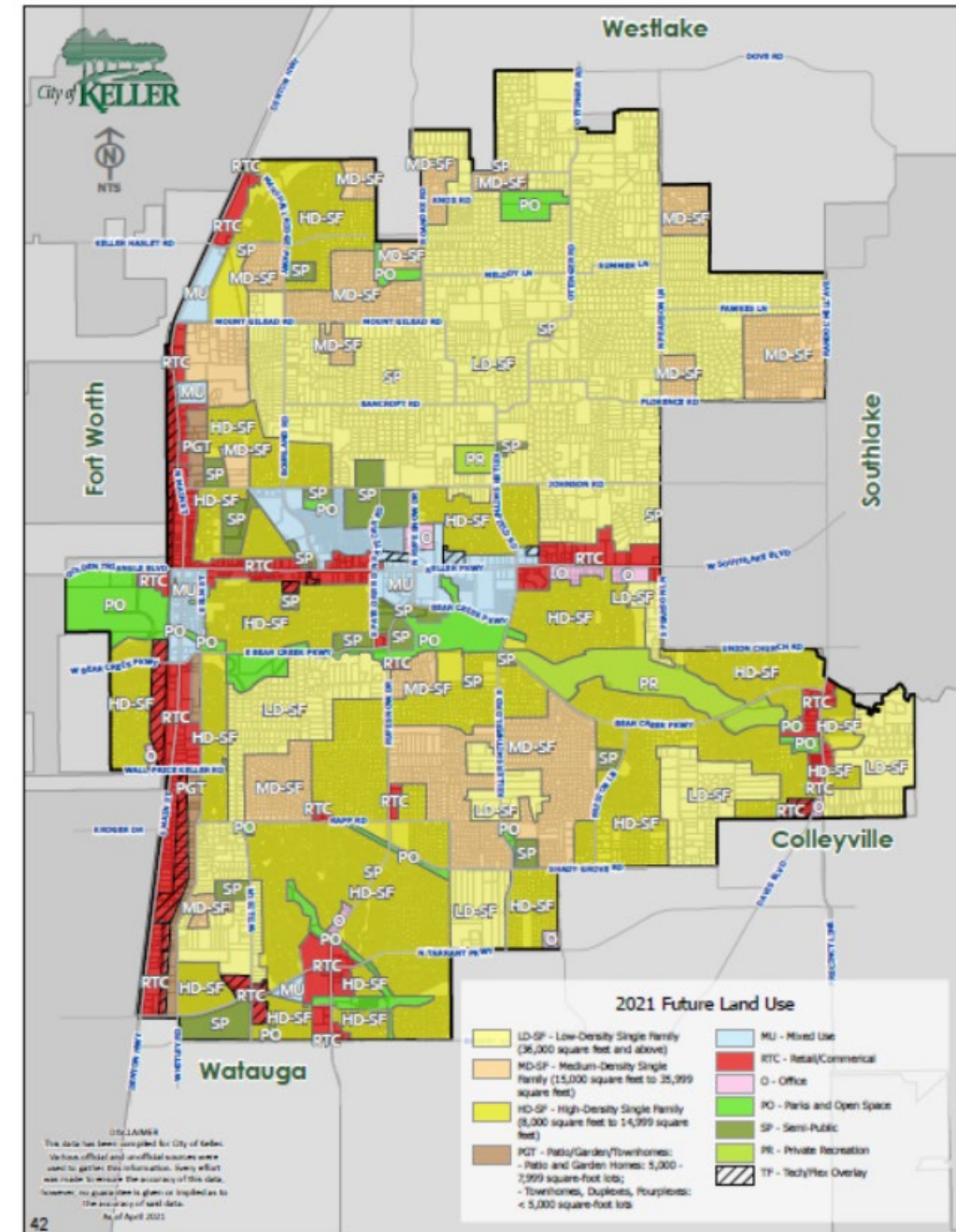
Appendix C

Land Use Category Descriptions and Related Data



Retail/Commercial - RTC

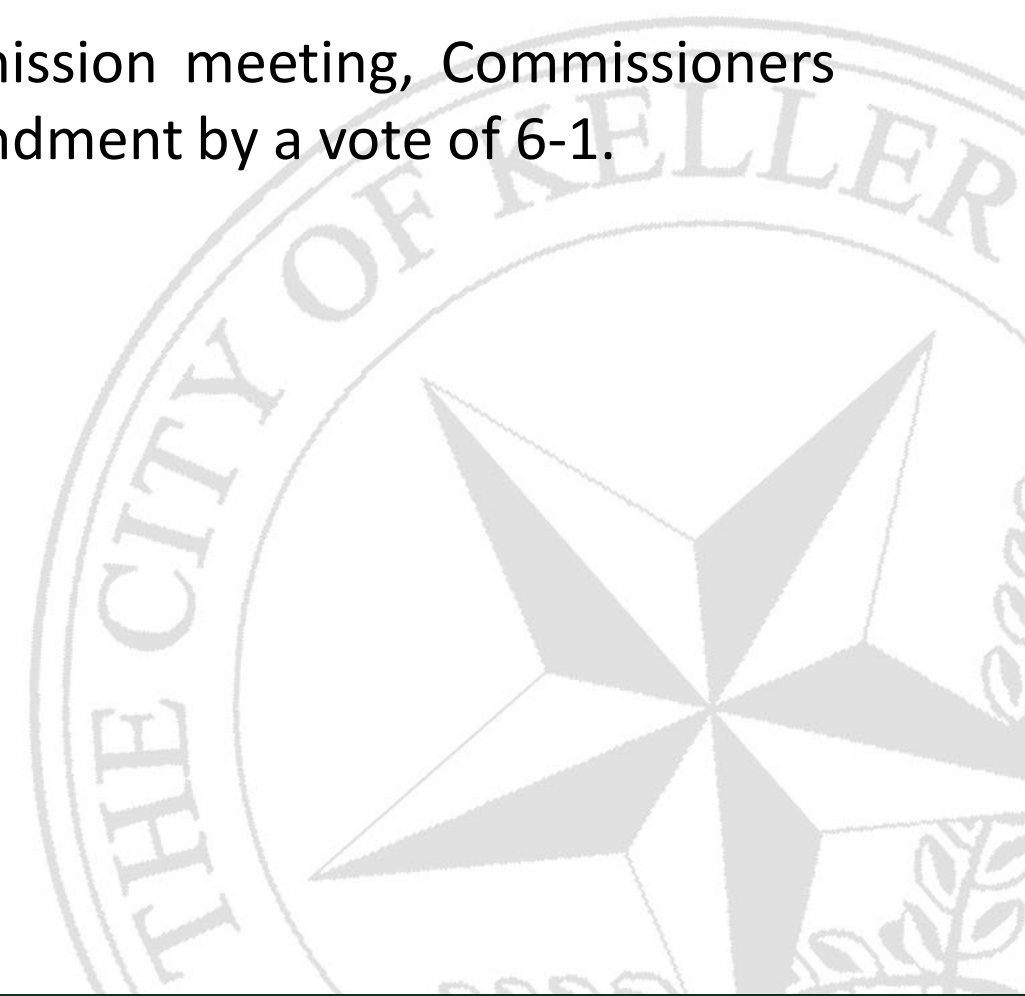
This land use category is characterized by establishments that provide goods and services to the public. Examples of retail/commercial uses include restaurants, shops, grocery stores, hotels, banks, and big box retailers. These uses require high visibility locations and should be located on major roadways and intersections. This is a higher intensity land use category. Therefore, retail/commercial located adjacent to residential areas should include screening, buffering, and site placement techniques to mitigate noise and light impacts.



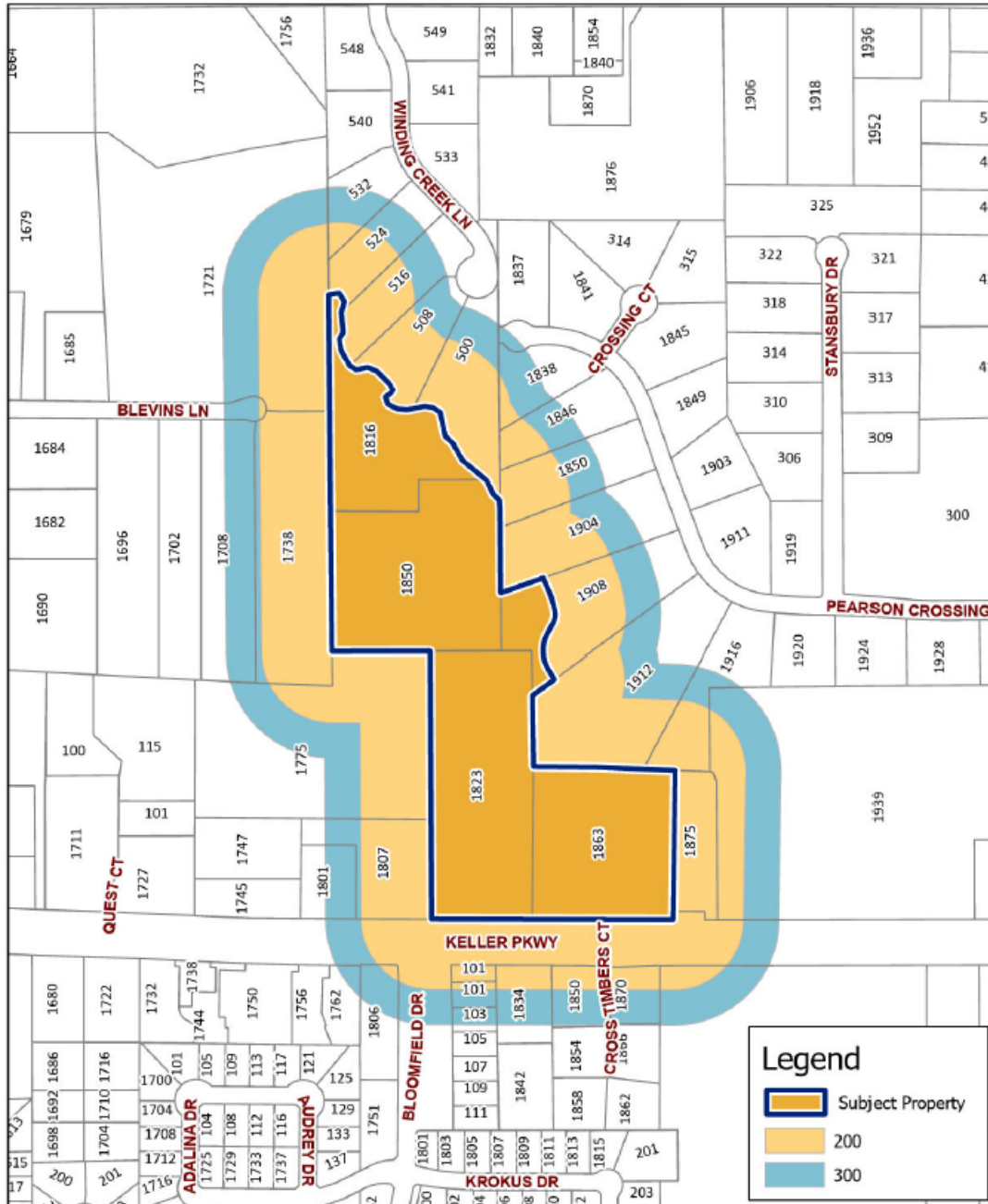
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Planning and Zoning Commission Recommendation:

At the May 27, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the proposed FLUP amendment by a vote of 6-1.



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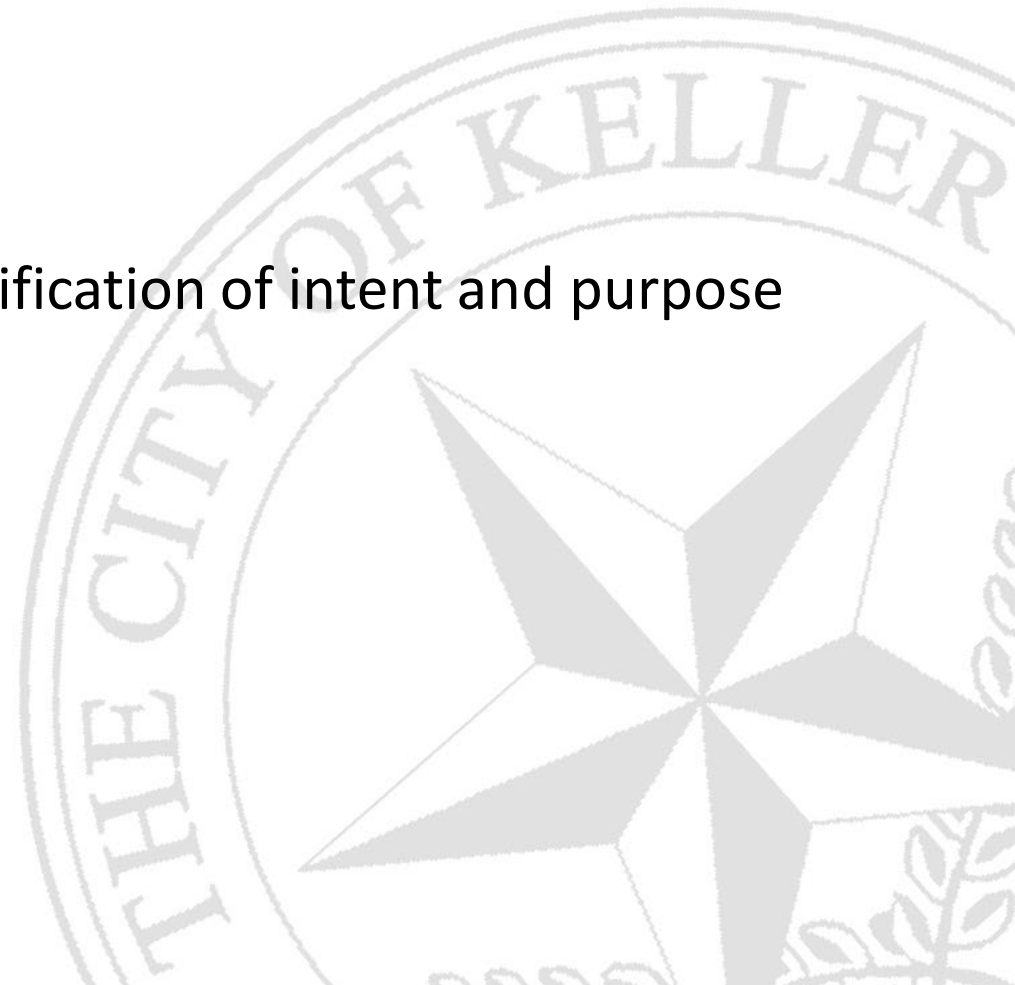


- On May 15, 2025, the City mailed 36 letters of notification for this Public Hearing to all property owners within 300' of the site. A public hearing notice sign was also posted.
- Staff has received no written support or opposition to this request.

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The City Council has the following options when considering a Future Land Use Plan amendment request:

- Approve as submitted
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
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