

Estrella Community 14 General Plan Amendment

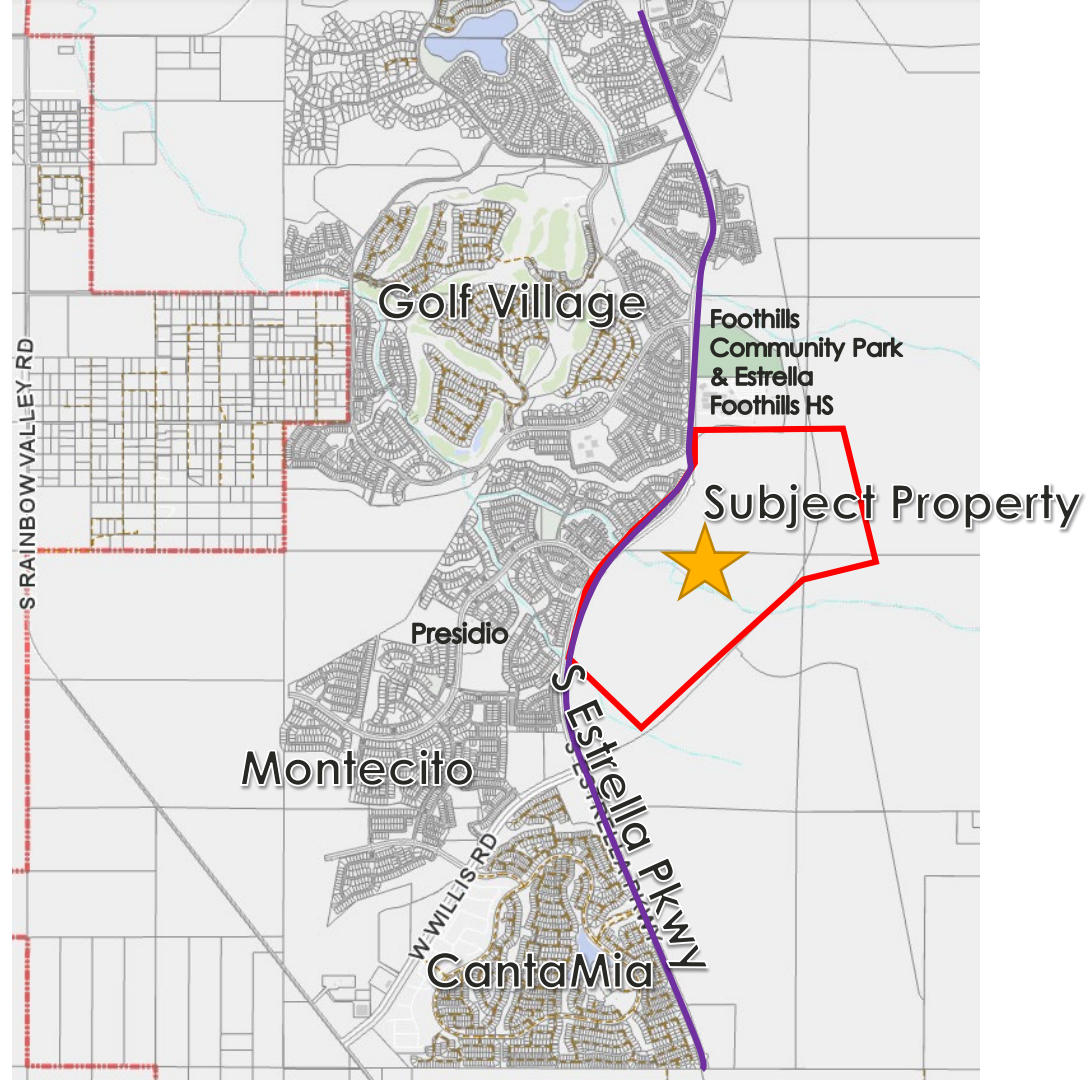


Community 14 GPA

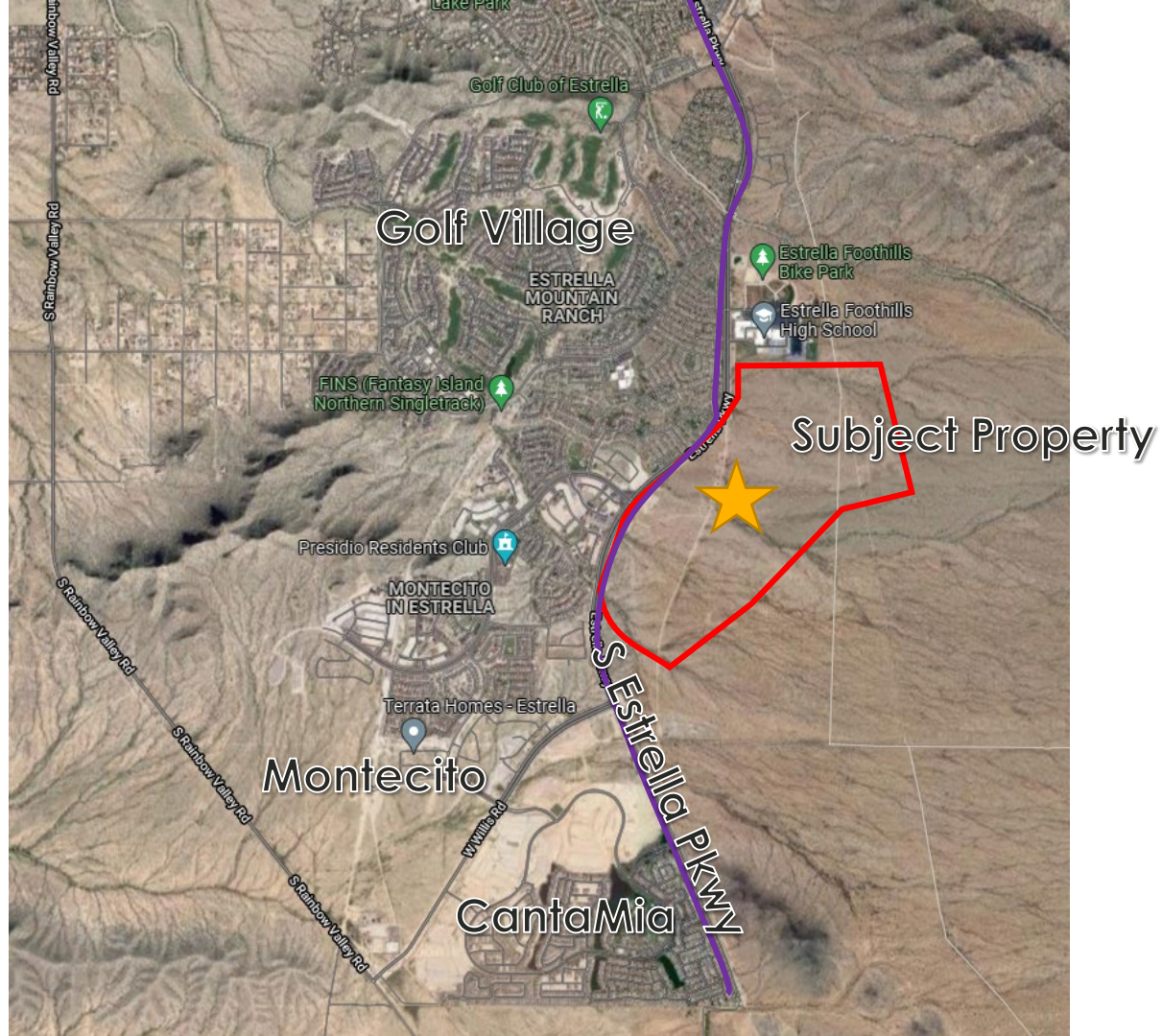
MAJOR AMENDMENT

- Change in Land Use Category of ~481 acres
- 60-Day Review by other jurisdictions
- Two Public Hearings by PZC (one off-site)
- Public Hearing by City Council

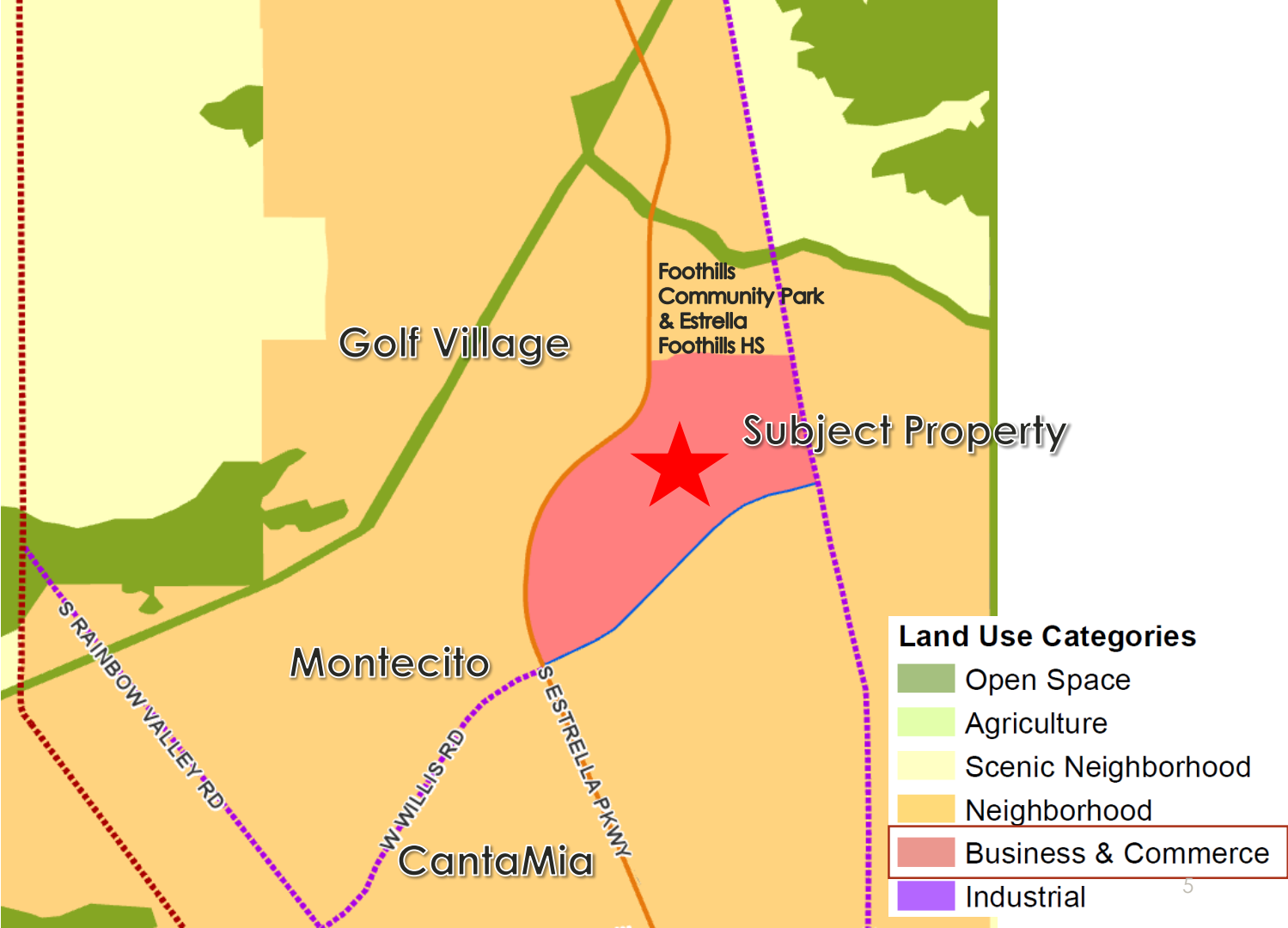
Location:
NEC Estrella Parkway
& Willis Rd
~481 acres included in
Amendment Area



Aerial Photo



Current GP
Land Use Map



Business & Commerce



PERMITTED ZONING DISTRICTS

Business and Commerce Category

Agricultural (AG)

Commercial Office (C-O)

Neighborhood Commercial (C-1)

General Commercial (C-2)

Light Industrial (I-1)

Multi-Family Residential (MF-18)

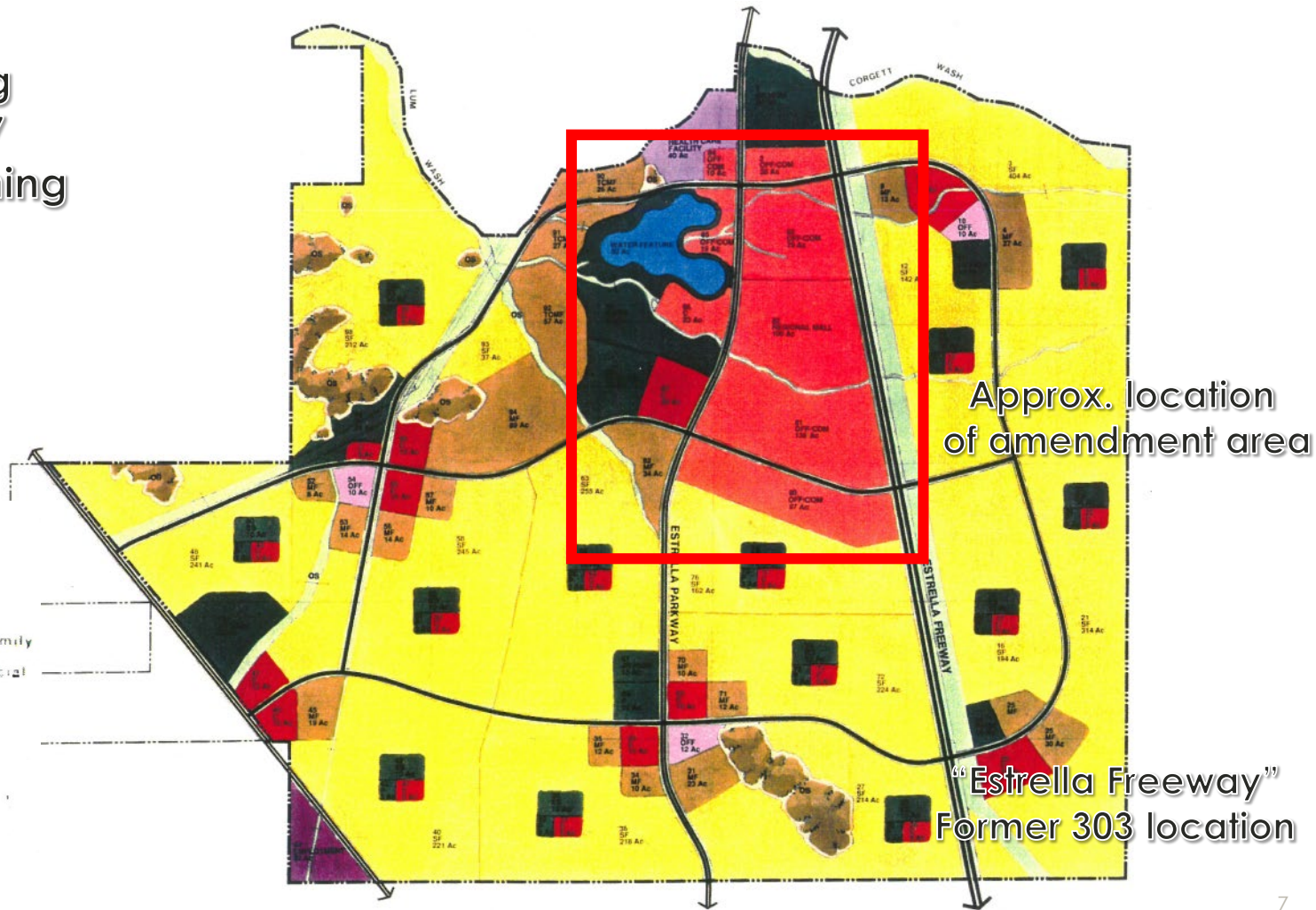
Public Facilities District (PFD)

Planned Area Development (PAD)

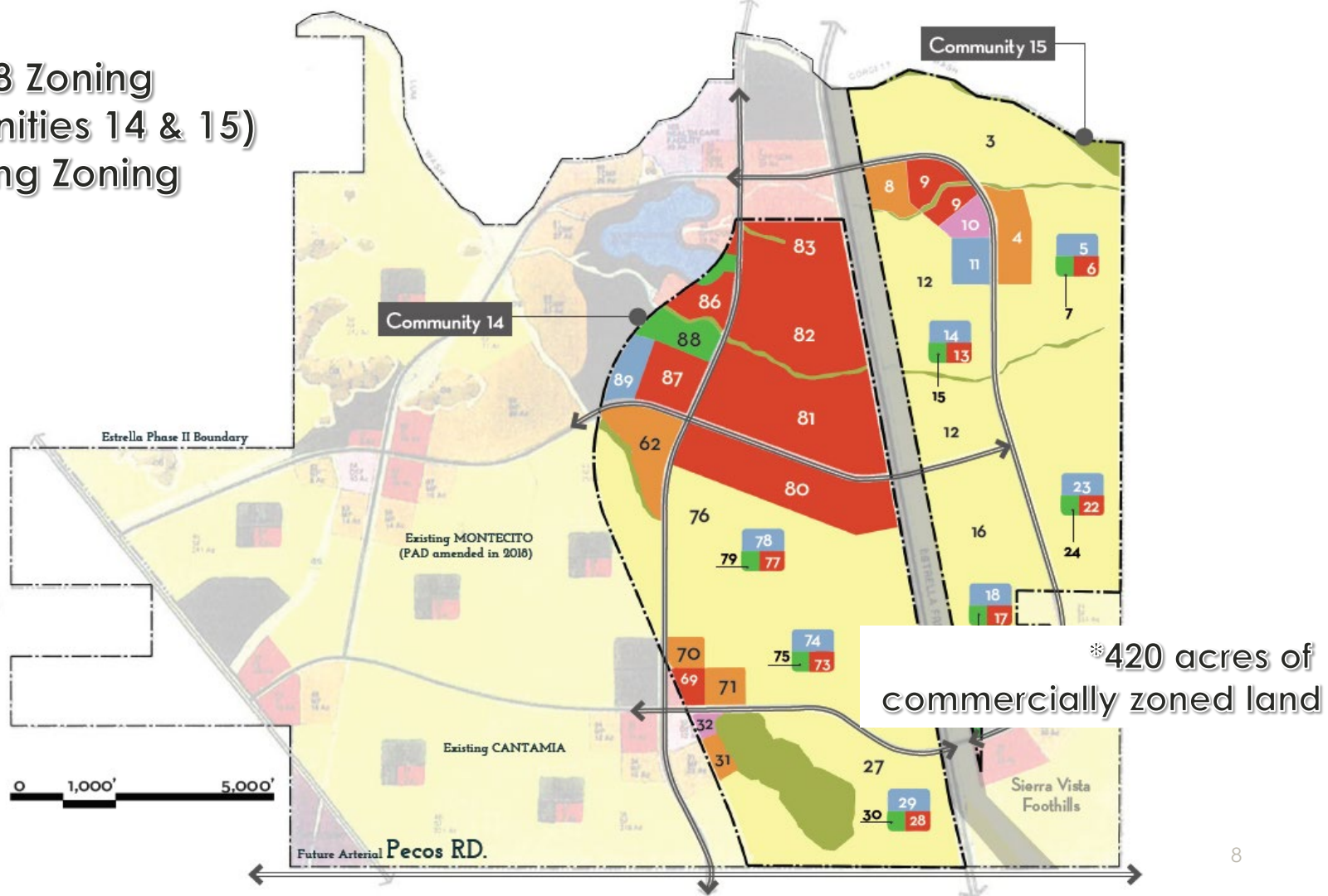
1988 Zoning
Ord. 88-257
Existing Zoning

LEGEND

- Single Family
- Multi Family
- Town Center Multi Family
- Town Center Commercial
- Commercial
- Office
- Employment
- Schools And Parks
- Open Space
- Water Feature
- Health Care Facility



1988 Zoning (Communities 14 & 15) Existing Zoning



Neighborhoods



PERMITTED ZONING DISTRICTS

Neighborhoods Category

Agricultural/Urban (AU)

Single Family Residential (R1-10), (R1-7),
(R1-6)

Two Family Residential (R2)

Multi-Family Residential (MF-18)

Manufactured Home Subdivision (MHS)

Manufactured Home Park or RV Park
(MH/RVP)

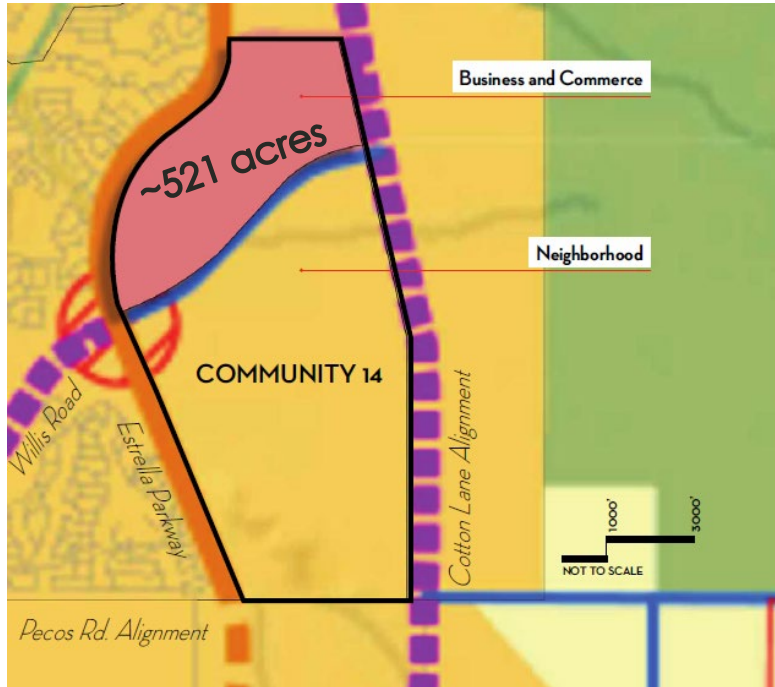
Public Facilities District (PFD)

Commercial Office (C-O)

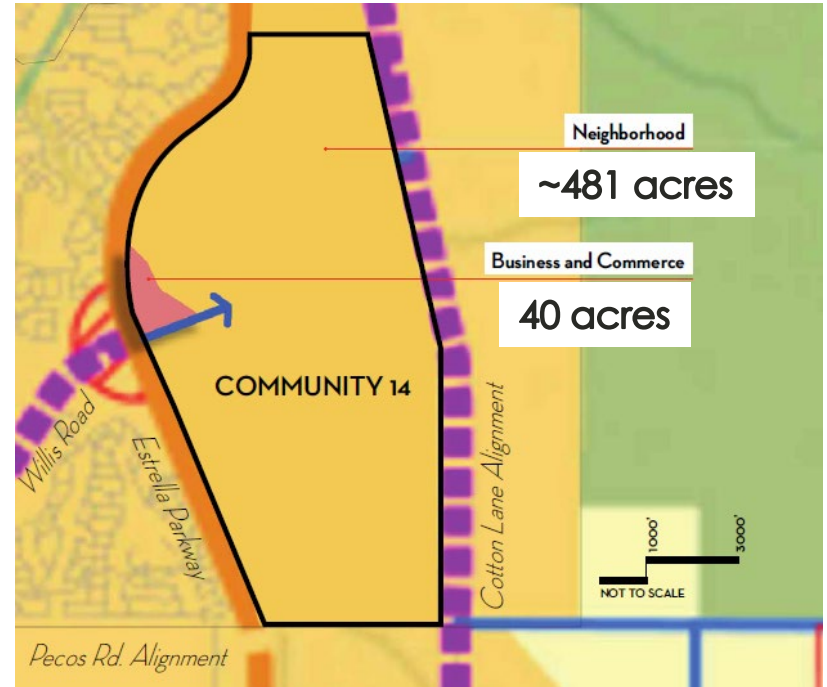
Neighborhood Commercial (C-1)

General Commercial (C-2)

Planned Area Development (PAD)



Existing



Proposed

Community 14 GPA



PUBLIC FEEDBACK

- 60 day outside agency review
- Neighborhood Meeting Results
- Public comment – 1 objection
- Public Hearing #1 – no residents
- Public Hearing #2 – one resident

Community 14 GPA



RECOMMENDATION

- Planning & Zoning Commission recommended approval 4-0 on December 1, 2021

