

# CD-CPC-2024-00087 – Development Plan

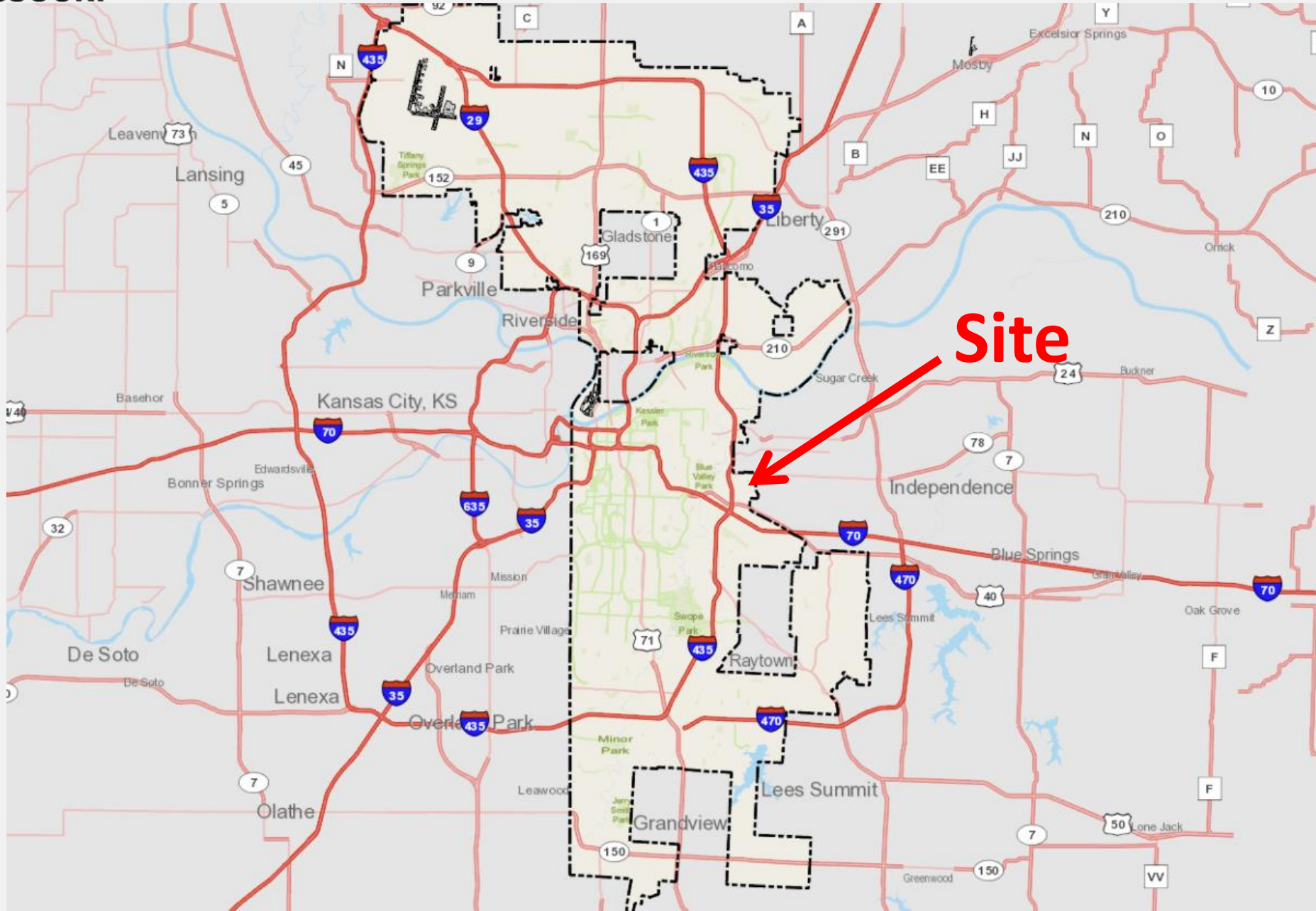
## Quintanilla Farm MPD

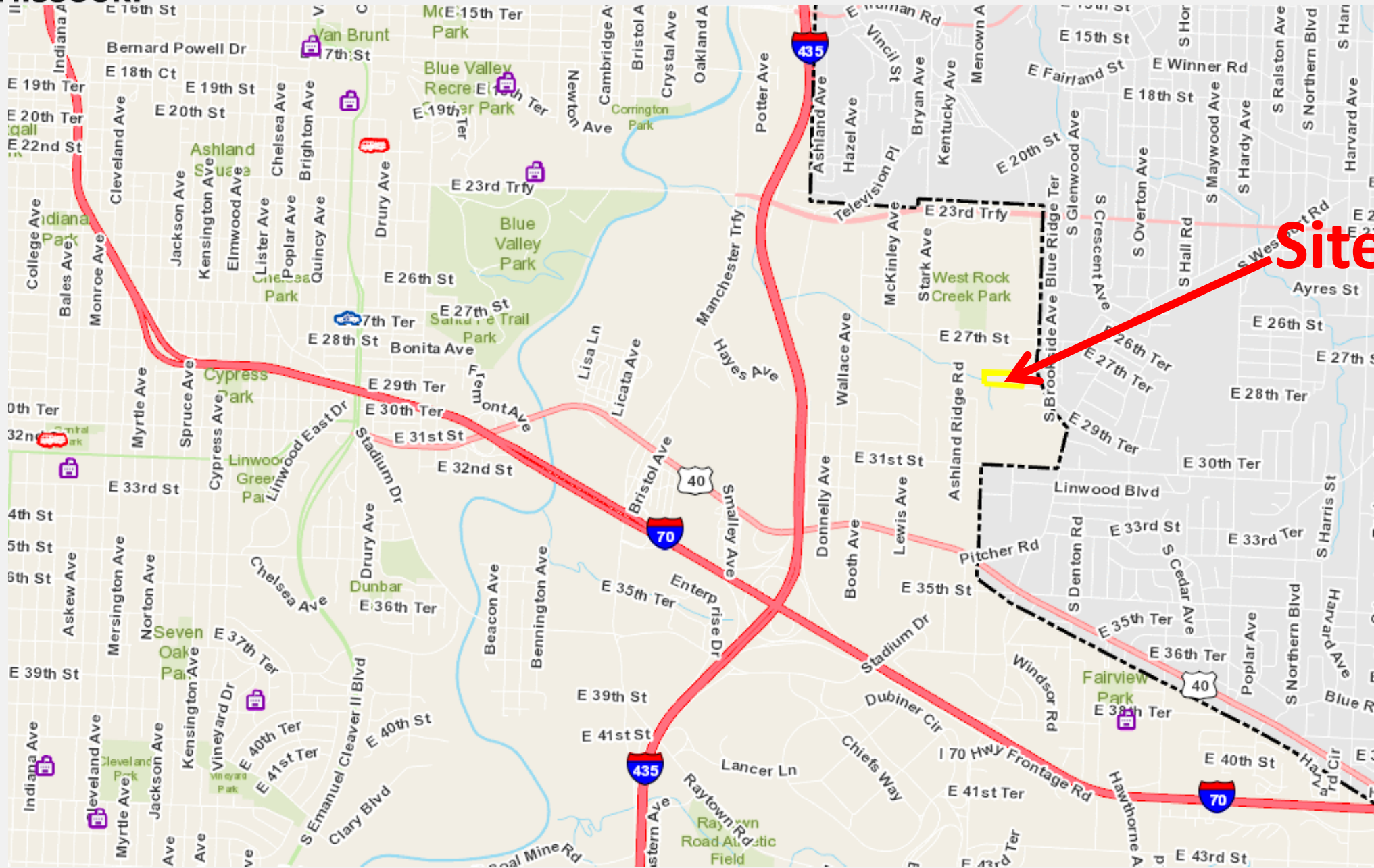
August 21, 2024

City Plan Commission



# **Development Team:** **Timothy Gates** **Carlos Quintanilla**





Site

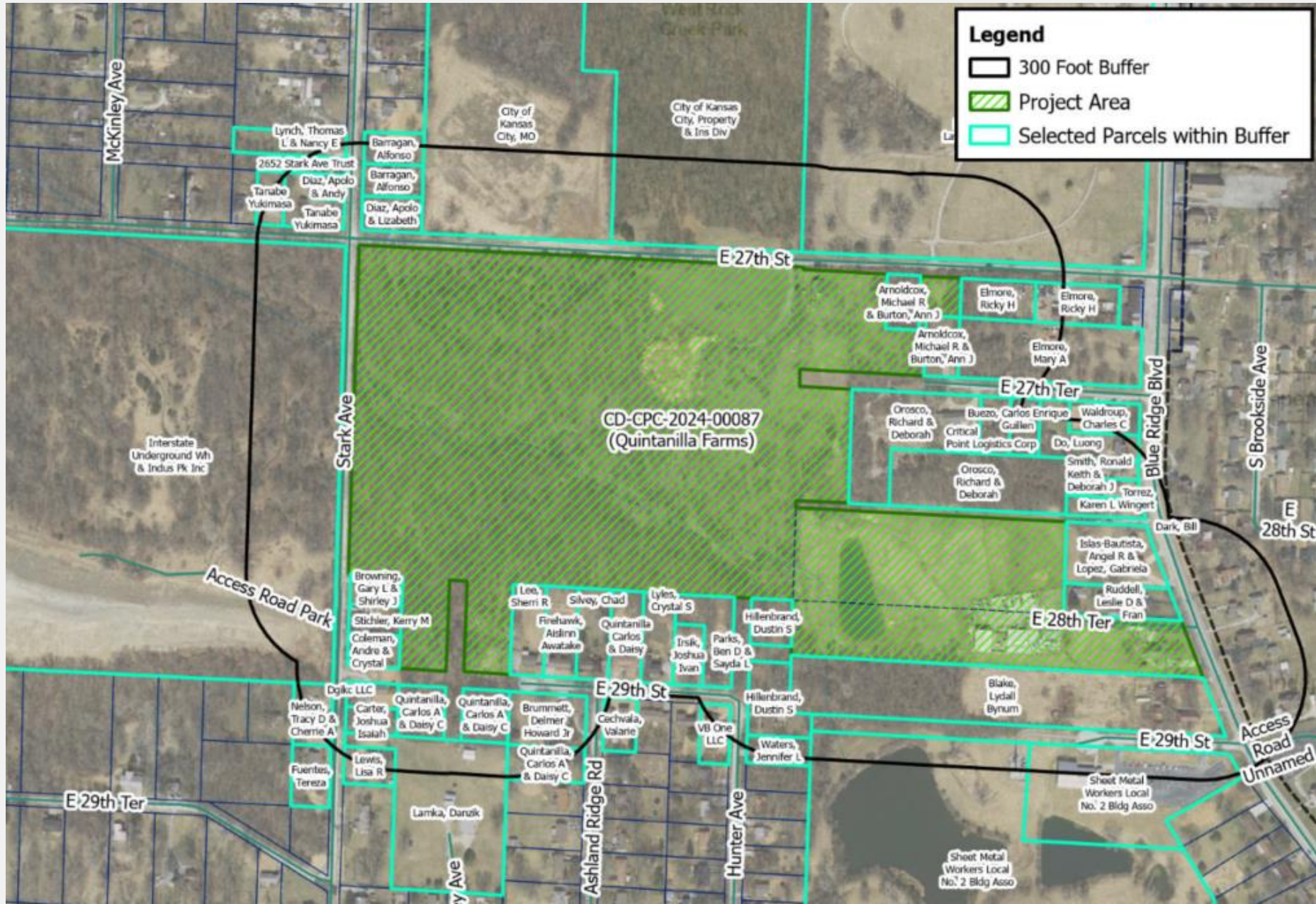




## Background

- **On October 17, 2023, the CPC recommended denial of the request to rezone about 10 acres from district R-7.5 to district R-80.**
- **The applicant was cited for storage of commercial vehicles and for an unapproved surface parking (gravel) in a residential zoning district.**
- **The applicant submitted an MPD Statement as required by 88-280-03.**

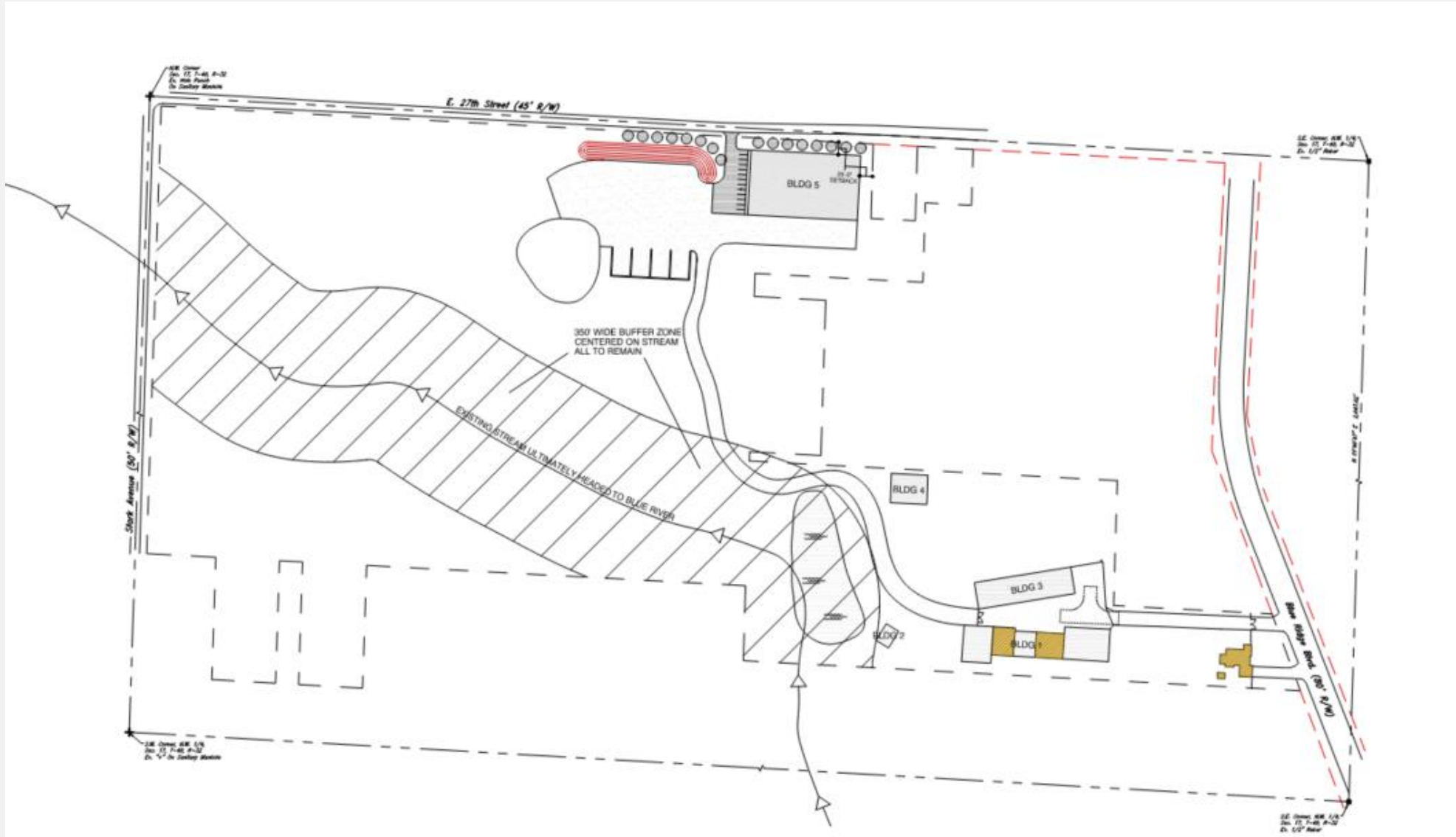




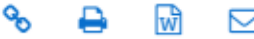
- **About 45 acres, Zoned R-7.5**
- **Request to rezone to District MPD and approval of a development plan/ preliminary plat.**
- **To allow for a mix of uses that includes; residential, office, agricultural farm, tree service, and the preservation and protection of natural resource areas, in 2 phases.**
- **There is an existing residence and multiple agricultural structures on the parcel.**
- **Phase I will allow for the existing structures and uses to continue. Phase II will allow for the construction of new building and other structures on the site.**







**STREAM BUFFER ZONE PLAN**  
1" = 80'-0"

**88-280-01 - PURPOSE****88-280-01-A. GENERAL**

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

**1. ENHANCED PROTECTION OF NATURAL RESOURCE AREAS**

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.

**2. TRADITIONAL URBAN DEVELOPMENT**

Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.

**3. MIXED-USE DEVELOPMENT**

Developments that contain a complementary mix of residential and nonresidential uses.

**4. MIXED HOUSING DEVELOPMENT**

Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

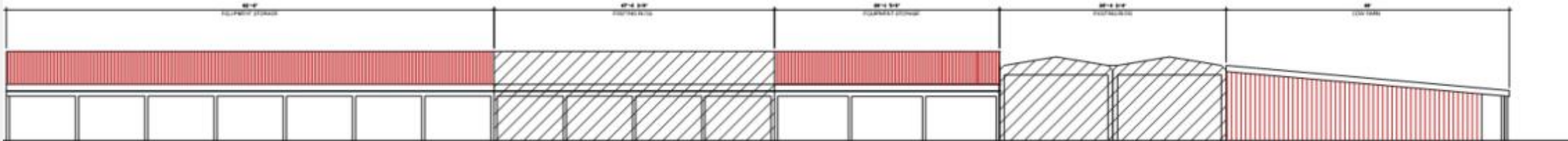


## MPD STATEMENT

1. Preserves 40+/- acres of natural resources including the existing stream, steep slopes, woodlands, and wildlife habitats, and using those resources in their natural state to raise livestock.
2. Offers a cohesive development mix of residential, agricultural, and commercial uses, that cannot be obtained on one property in any of the City's existing zoning districts.
3. Offers an educational opportunity for school children's tours, to see an operating livestock farm, and an environmentally friendly business that turns the byproduct of tree and landscaping services into mulch and topsoil that can be used by the public.
4. Requires no cost to the public for extension of public utilities or services.
5. Keeps the multiple uses confined to small portions on the property, requiring less land and infrastructure to service the mixed uses.
6. Acts as a natural buffer between the heavily industrial zoned ground along its West border.
7. Utilizes low impact development (LID) practices that preserve most of the properties natural state.
8. Benefits the community by utilizing the by-products of the tree and landscaping business to provide vital mulch and topsoil which preserve plants and revitalize the soils it is spread upon.
9. Keeps tons and tons of bulky tree and yard debris out of local landfills that are already filling up quickly.



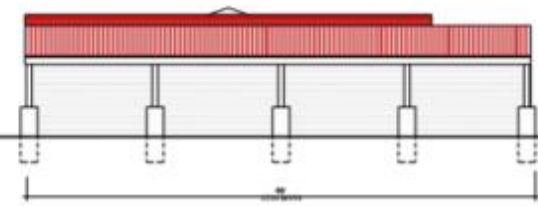
**BLDG 2 - FRONT ELEVATION**  
1" = 20'-0"



**BLDG 2 - FRONT ELEVATION**  
1/16" = 1'-0"



**BLDG 1 - EAST ELEVATION**  
1" = 20'-0"

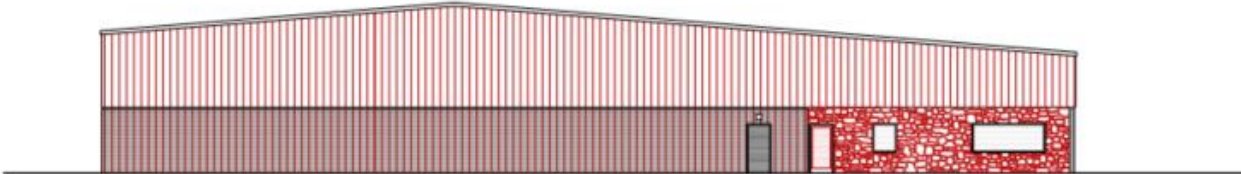


**BLDG 2 - FRONT ELEVATION**  
1" = 20'-0"



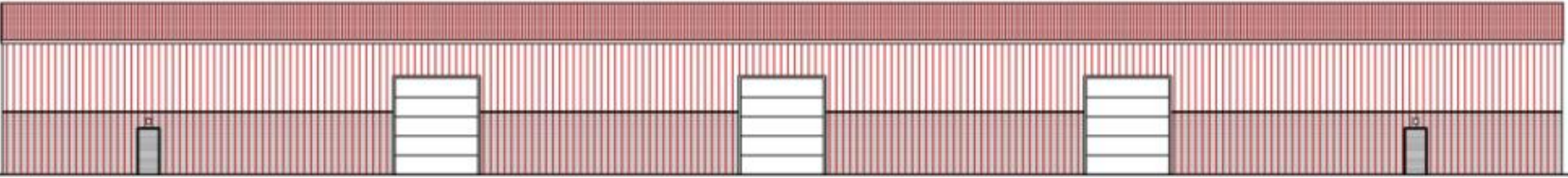
**BLDG 5 - WEST ELEVATION**

1/16" = 1'-0"



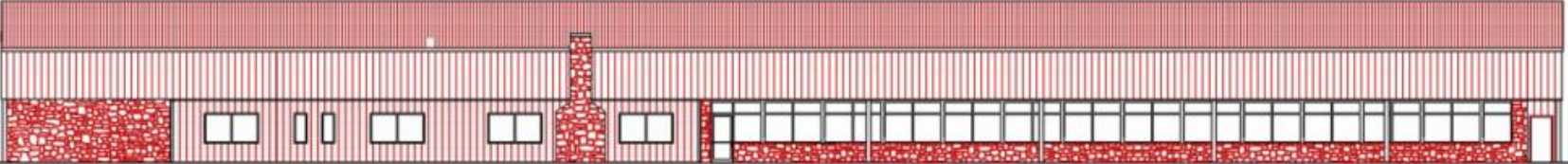
**BLDG 5 - EAST ELEVATION**

1/16" = 1'-0"



**BLDG 5 - SOUTH ELEVATION**

1/16" = 1'-0"



**BLDG 5 - NORTH ELEVATION**



**Saturday July 30, 2024 - Public Engagement with adjoining neighbors.**

**Summary attached.**

# **RECOMMENDATION:**

**Approval subject to conditions.**

