



ITEM 28 & 29

East of Resler and North of Cimarron Canyon

Rezoning and Condition Release

PZRZ25-00022 & PZCR25-00004



PZR25-00022 & PZCR25-00004



Aerial

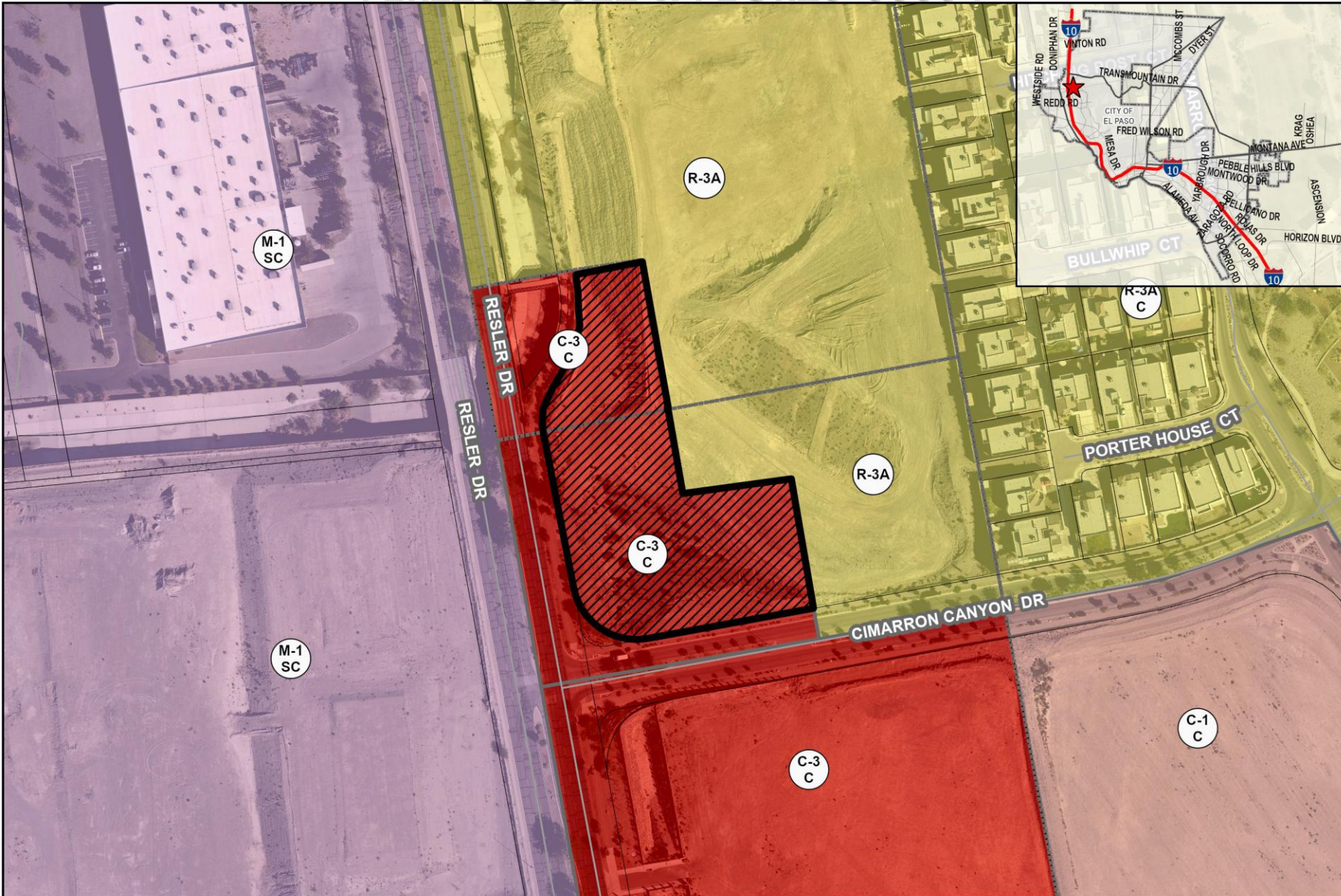
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



PZRZ25-00022 & PZCR25-00004



Existing Zoning

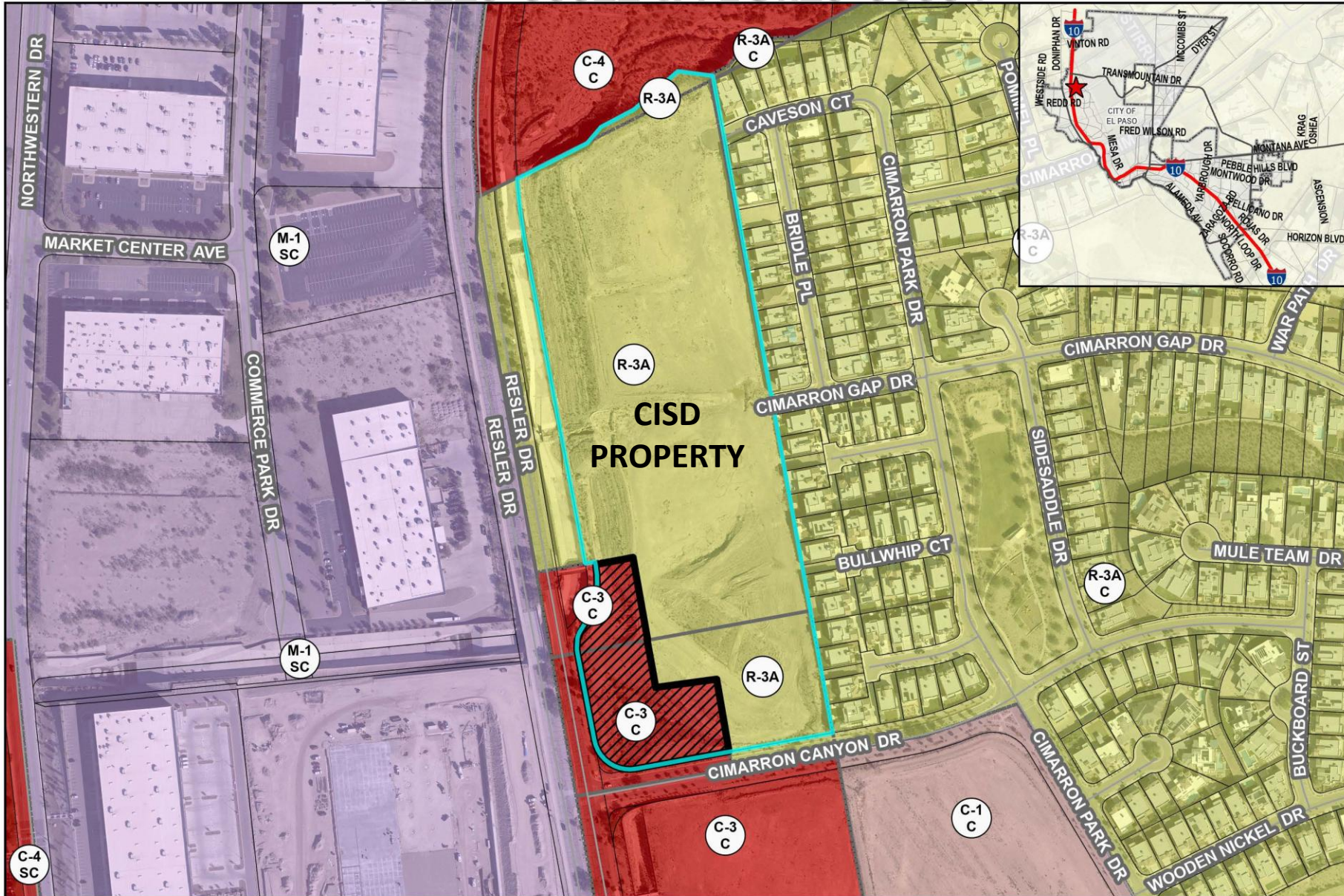
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 Subject Property



PZRZ25-00022 & PZCR25-00004



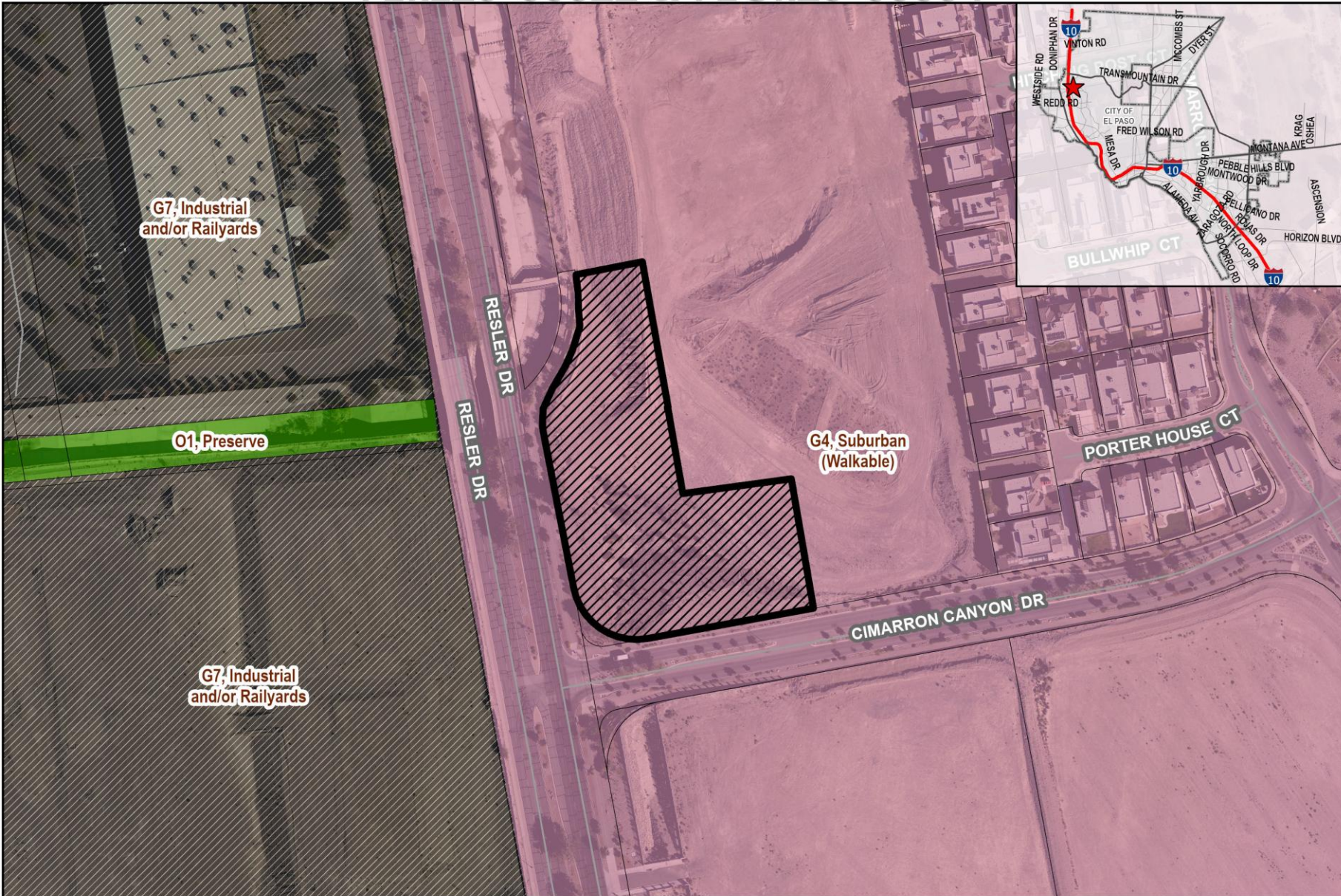
Existing Zoning

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 Subject Property





Future Land Use Map



G-4, Suburban (Walkable):
 This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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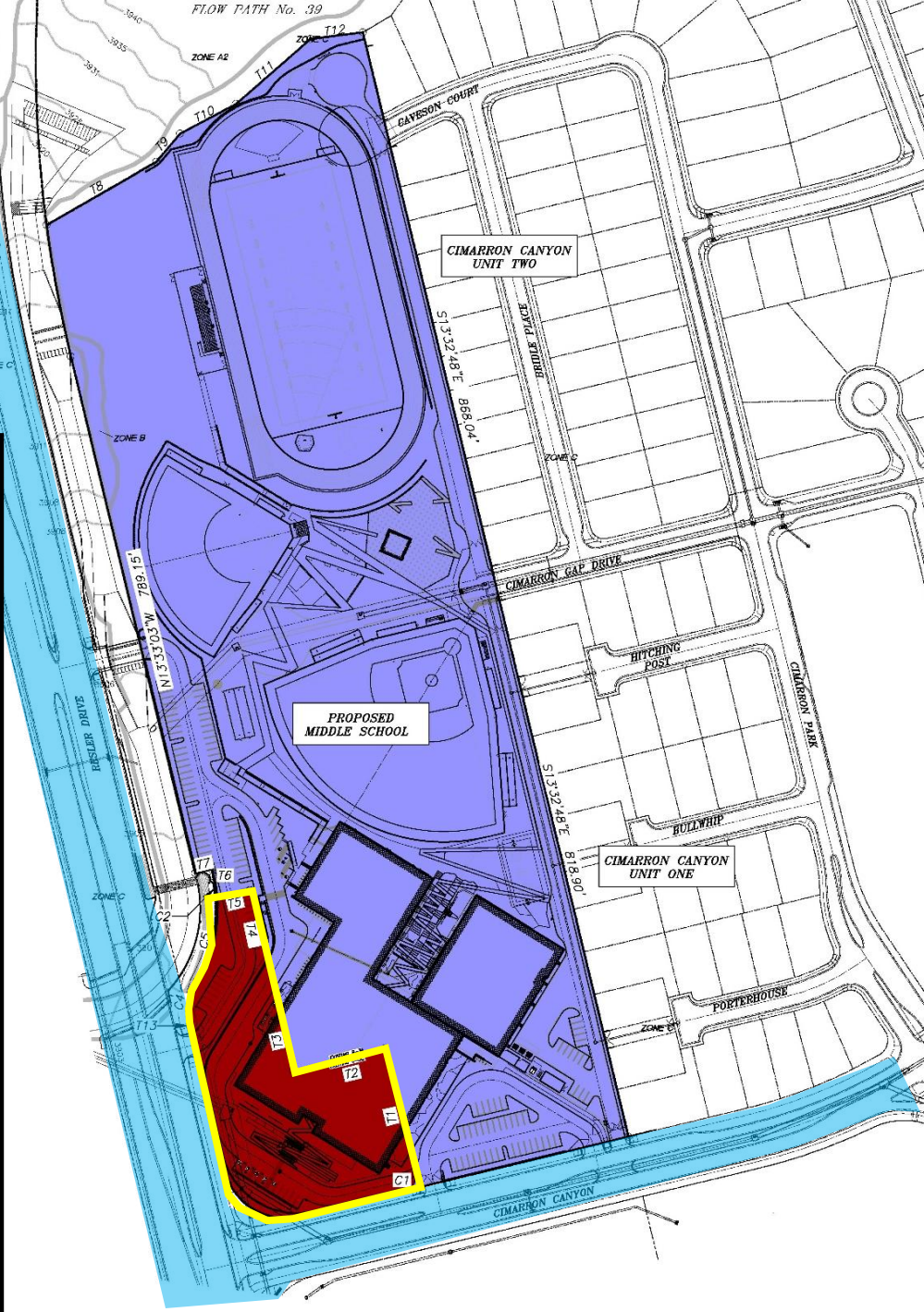
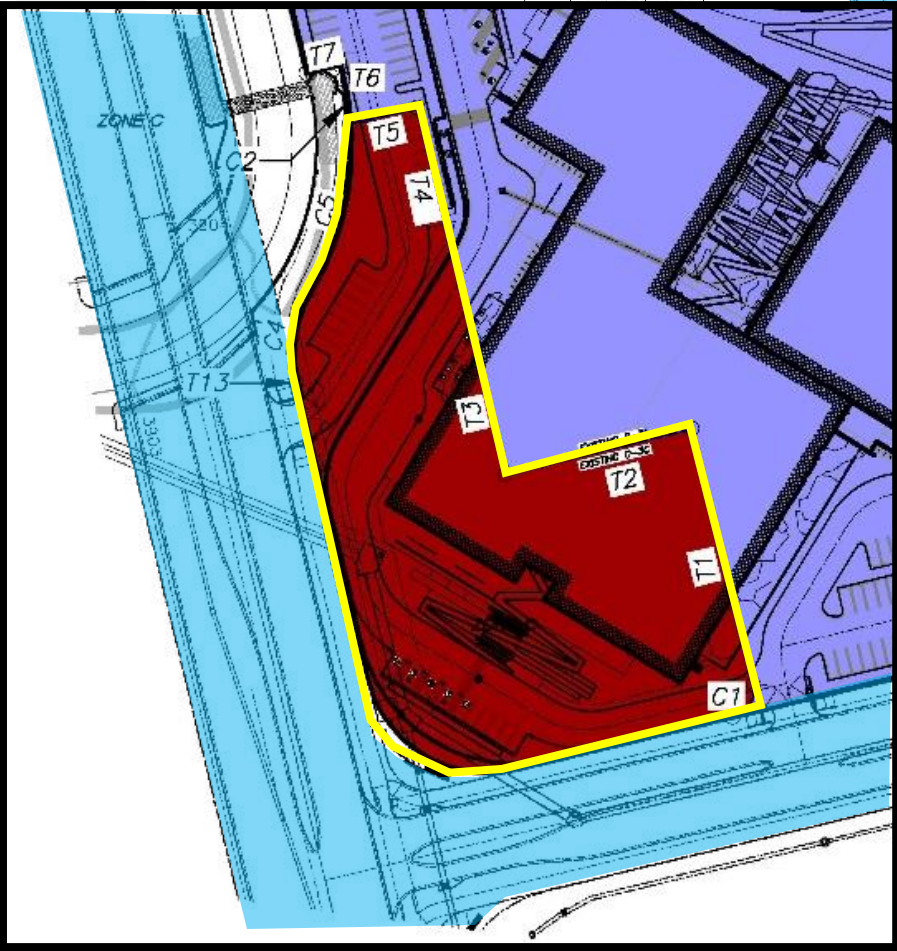


Subject Property



LEGEND	
	REZONE FROM C-3C TO R-3A
	REMAIN ZONE R-3A

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	N13°32'52"W	192.18'
T2	S76°27'08"W	139.96'
T3	N13°33'07"W	275.56'
T4	S13°33'07"E	174.98'
T5	S76°27'08"W	51.10'



Conceptual Plan

Condition Release

January 20, 2004 – Ordinance No. 15672 (Parcel 1 & 2),
Amended November 7, 2023 by Ordinance No. 19555

The portion of Parcel 1 that will remain commercial zoned shall provide a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.



Condition Release

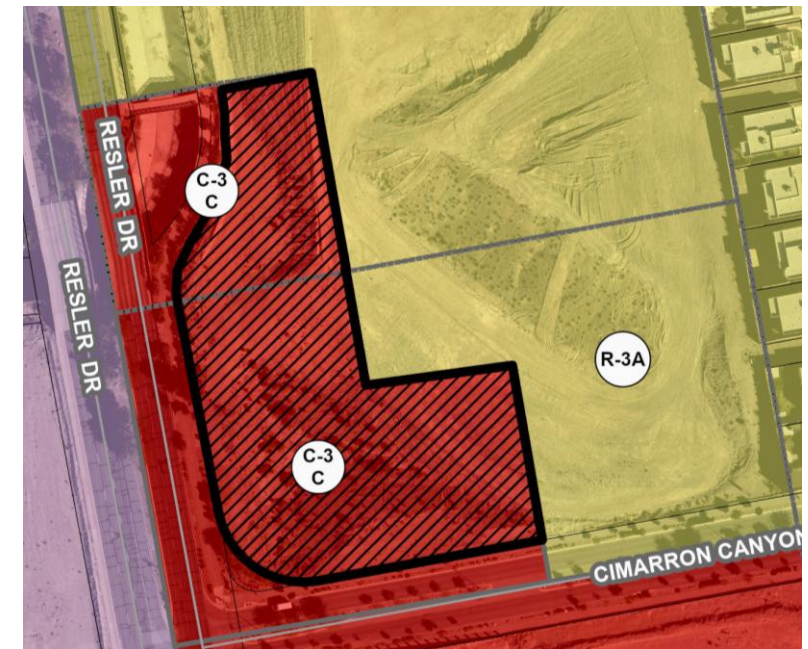
November 7, 2023 by Ordinance No. 19554 (Parcel 1)

That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.

Analysis

Existing conditions on the property are to protect adjacent residential uses from permitted commercial uses.

The rezoning request is from C-3 (Commercial) to R-3A (Residential). If the rezoning is approved, the subject property will match the adjacent residential property to the north and east making the current imposed conditions not necessary.





Subject Property

N

Surrounding Development



W



S



Public Input

- The property does not lie within any recognized neighborhood association.
- Notices were mailed to property owners within 300 feet on November 21, 2025.
- The Planning Division has received 7 calls, 1 letter, and 1 email in opposition to the requests.



PZRZ25-00022 & PZCR25-00004

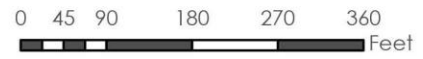


Notice Map
 12 Notices
 17 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





Recommendation

- Staff recommends **approval** of the rezoning request and **approval** of the condition release request.



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People

