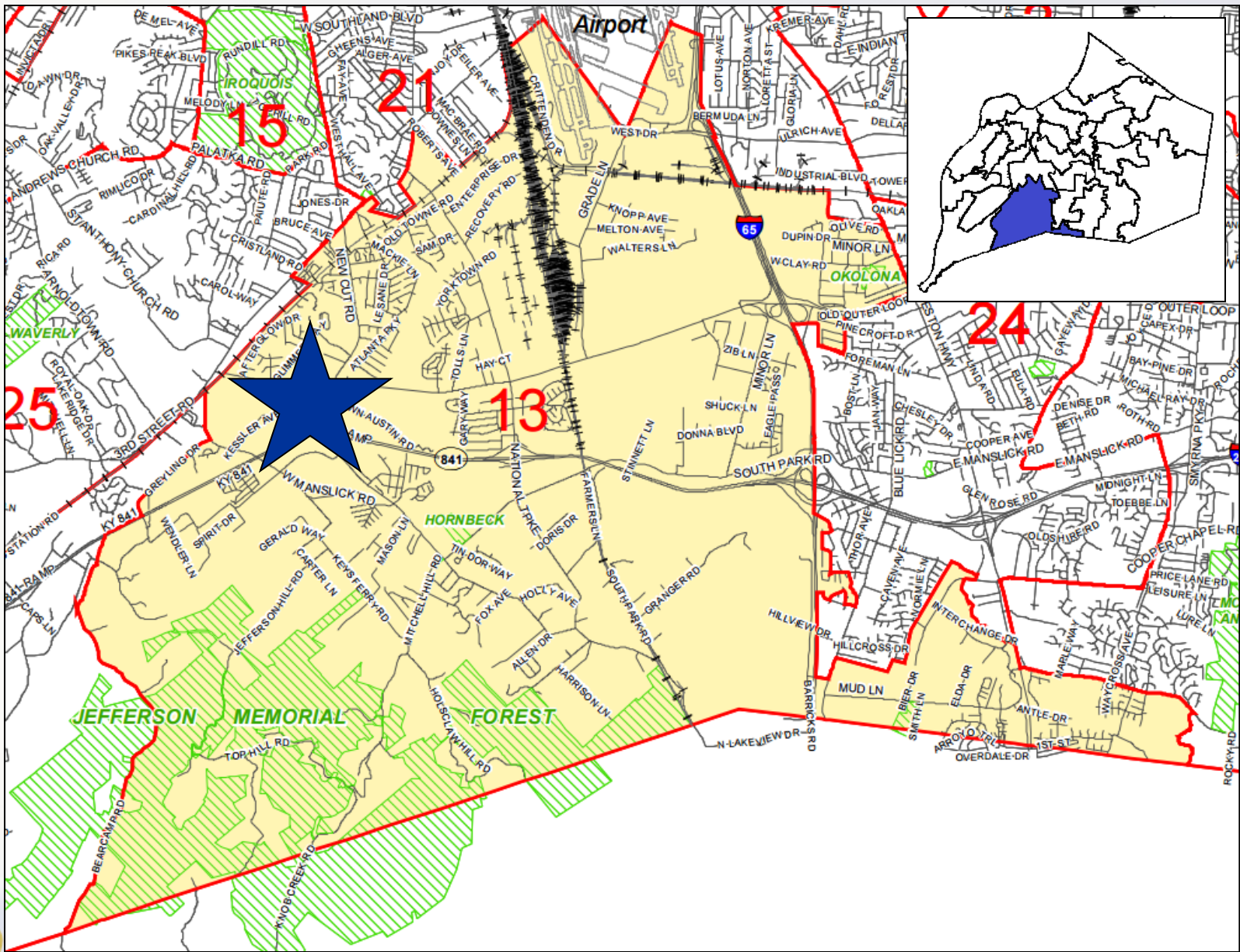
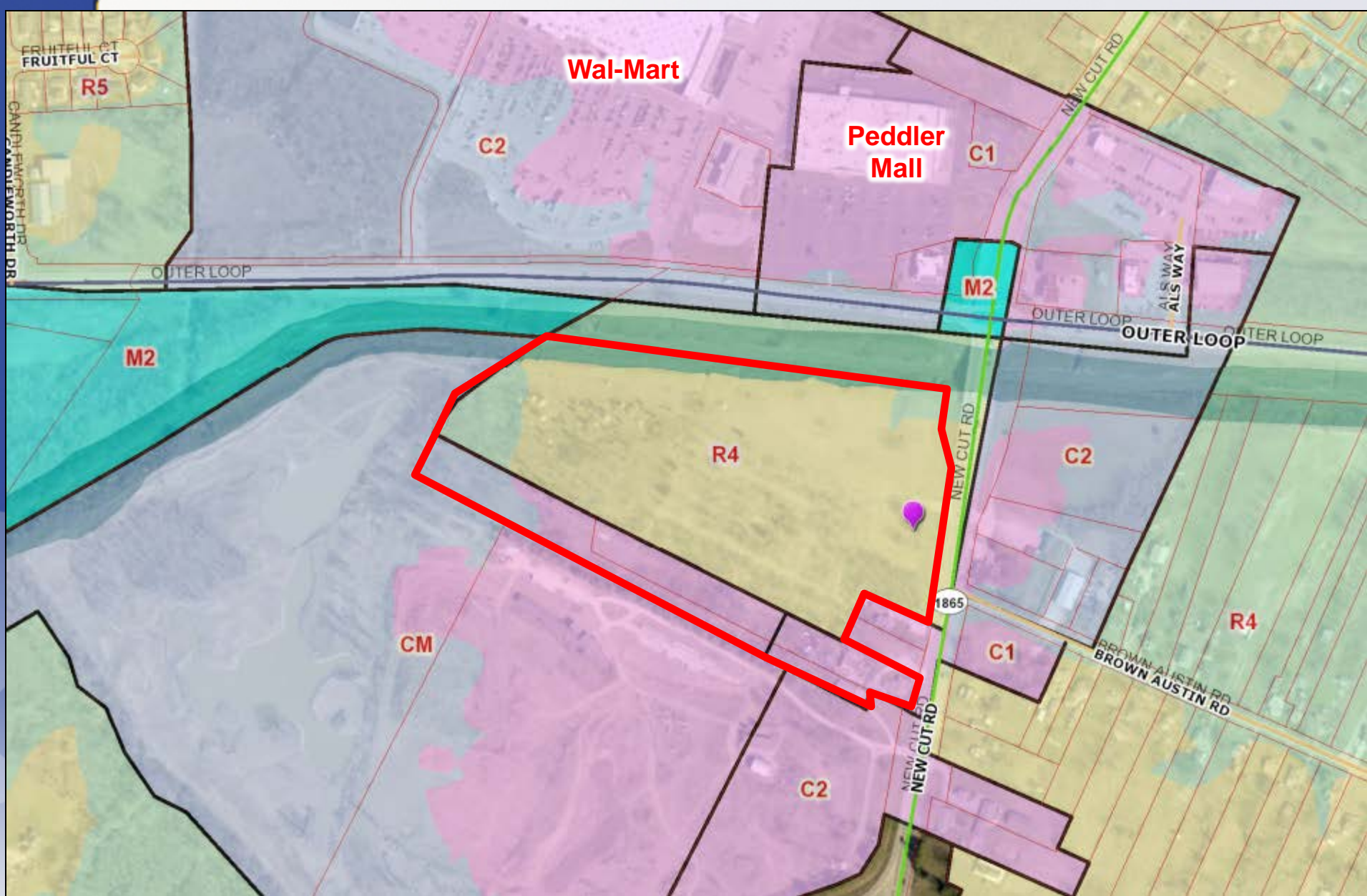


18ZONE1037 EXETER WAREHOUSE



Planning, Zoning & Annexation Committee
December 4, 2018







Request(s)

- Change in Form District from Regional Center to Suburban Workplace
- Change in zoning from R-4 & C-1 to C-M & C-1
- Waivers:
 - Waiver from Chapter 5.5.2.A.1 to not provide building entrances and glazing on the north façade facing Outer Loop.
 - Waiver from Chapter 5.6.1.B to reduce the amount of windows and glazing on the south façade.
- Revised Detailed District Development Plan with binding elements and removal of existing binding elements

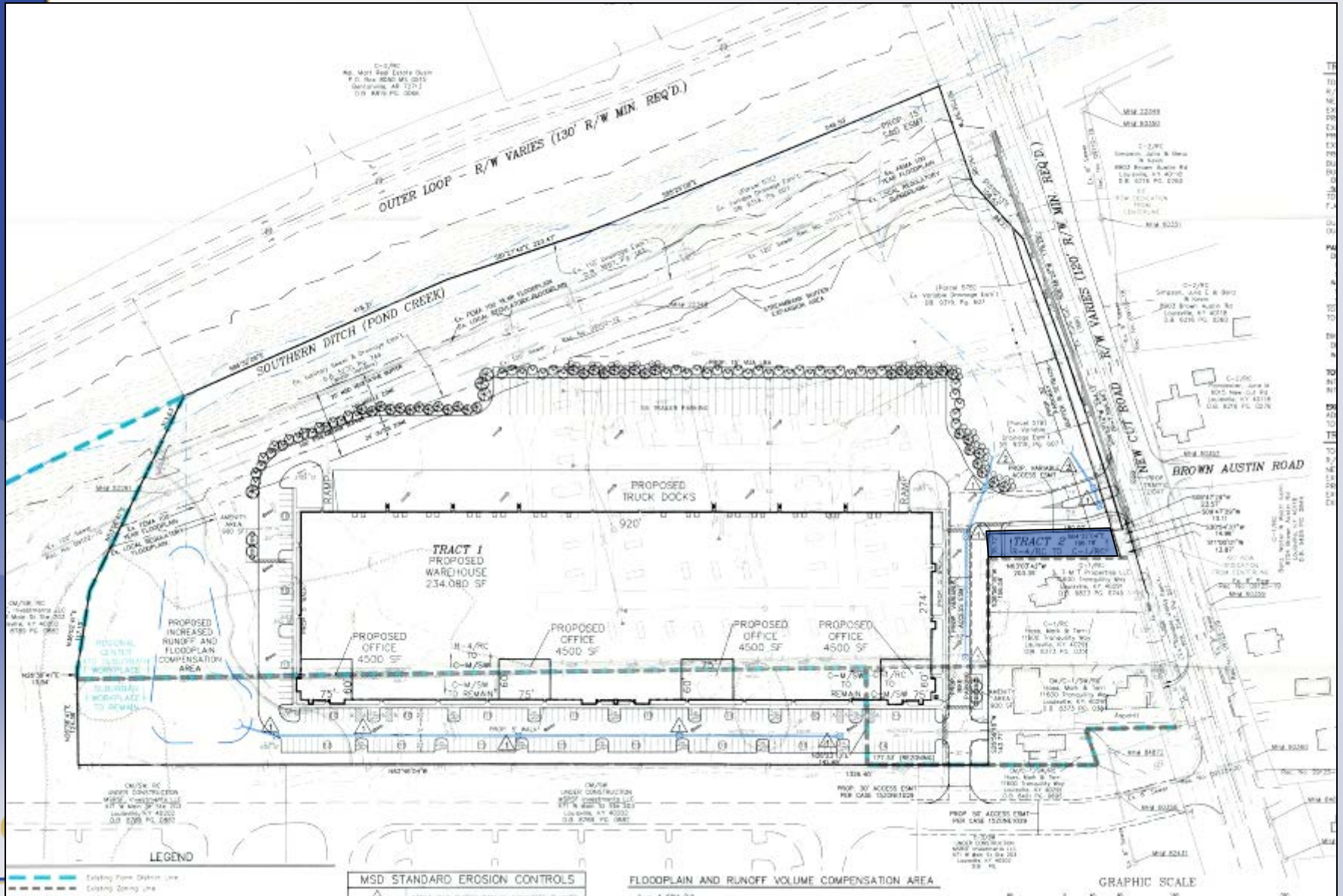
Case Summary

- 234,080 square foot warehouse
- 1,800 square foot office
- Southwest corner of Outer Loop and New Cut Road
- Prior mobile home site
- Previously proposed for offices, retail, restaurant and mini-storage.

Site Photos-Subject Property



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 6/19/2018
 - Conducted by the applicant
- LD&T meeting on 9/13/2018
- Planning Commission public hearing on 11/7/2018
 - Six people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 and C-1 to C-1 and C-M as well as the change in form district from Regional Center to Suburban Workplace with a vote of 6-0 (four members were not present).