

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Sofia Nelson, Director of Planning

DATE: February 6, 2013

SUBJECT: Plum Creek Phase 1 Section 11J – Preliminary Plan
(PP-11-005) and Final Plat (FP-12-007)

BACKGROUND

Site Information and Proposal

The subject property occupies 20.9 acres located to the southwest of the intersection at FM 1626 and Kohlers Crossing. The proposed subdivision would create 1- 17.762 acre lot, along with the extension of Cromwell and Vaughn.

The majority of the proposed subdivision is currently used as a golf course driving range. The subject property is within the Plum Creek PUD overlay district and has a base zoning designation of Mixed Use "MXD". The property is bounded by Kohlers Crossing to the north, Cromwell on the south, FM 1626 on the east and the Plum Creek Golf Course to the west.

Utilities

Water and Wastewater service will be provided by the City of Kyle.

Access

The proposed lot has two access points at both FM 1626 and Kohlers Crossing. The segment of Cromwell (to the south) will be constructed to a future subdivision, connecting Section 11J to the existing Dorman/Cromwell intersection. Both Vaughn and the northern block of Cromwell will contain a dual divided 20-foot street section with a 9-foot median.

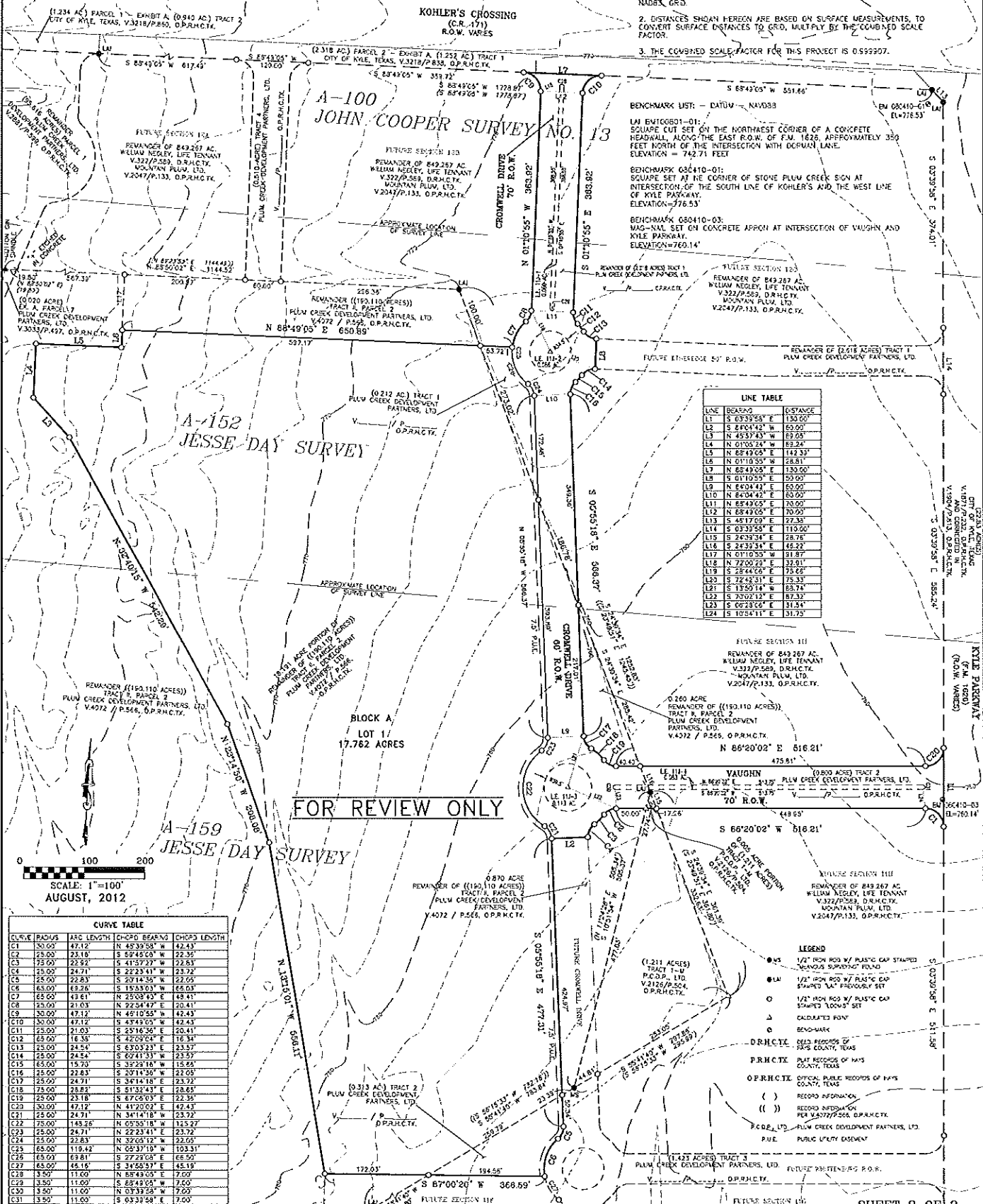
STAFF RECOMMENDATION:

Staff is recommending approval of the request for the following reasons:

- The plat is consistent with all zoning requirements for the property.
- The proposed provision and configuration of roads, water, wastewater, drainage and easements and rights-of-way are adequate to serve the subdivision.

PLUM CREEK PHASE I, SECTION 11J - PRELIMINARY PLAT

NOTES:
 1. THE BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRS.
 2. DISTANCES SHOWN HEREIN ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COORDINATE SCALE FACTOR.
 3. THE COORDINATE SCALE FACTOR FOR THIS PROJECT IS 0.999907.



LINE	BEARING	DISTANCE
L1	S 03°39'55" E	130.00'
L2	S 24°04'42" E	60.00'
L3	S 25°43'43" W	63.08'
L4	N 01°05'24" W	63.24'
L5	N 01°10'55" E	142.33'
L6	N 01°10'55" W	28.81'
L7	N 02°49'34" E	130.00'
L8	S 01°10'55" E	50.00'
L9	N 04°04'42" E	60.00'
L10	N 04°04'42" E	60.00'
L11	N 25°43'43" W	63.08'
L12	N 01°10'55" E	70.00'
L13	S 48°17'09" E	27.30'
L14	S 03°39'55" E	110.00'
L15	N 02°49'34" E	73.67'
L16	S 24°32'54" E	46.22'
L17	N 01°10'55" W	81.87'
L18	N 72°00'23" E	32.01'
L19	S 25°43'43" W	73.67'
L20	S 72°42'31" E	75.33'
L21	S 13°50'14" W	63.74'
L22	S 70°02'12" E	67.32'
L23	S 02°28'02" E	31.24'
L24	S 10°54'11" E	31.75'

CURVE	RADIUS	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH
C1	30.00'	42.12'	N 45°33'58" E	42.43'
C2	25.00'	25.10'	S 59°45'08" W	22.36'
C3	75.00'	22.92'	S 41°57'27" W	22.83'
C4	25.00'	24.71'	S 22°23'41" W	23.72'
C5	25.00'	22.83'	S 20°14'36" W	22.05'
C6	65.00'	45.26'	S 15°53'03" E	65.03'
C7	65.00'	49.61'	N 25°03'42" E	48.41'
C8	25.00'	21.03'	N 22°54'47" E	20.41'
C9	30.00'	42.12'	N 45°10'55" W	42.43'
C10	30.00'	47.12'	S 43°49'03" W	42.43'
C11	25.00'	21.03'	S 25°16'36" E	20.41'
C12	65.00'	16.36'	S 42°05'04" E	16.34'
C13	25.00'	15.84'	S 43°03'21" E	15.37'
C14	25.00'	24.54'	S 62°41'33" W	23.57'
C15	65.00'	15.70'	S 33°28'18" W	15.86'
C16	25.00'	22.83'	S 20°14'36" W	22.05'
C17	25.00'	24.71'	S 31°18'12" W	23.72'
C18	75.00'	28.82'	S 51°33'43" E	28.65'
C19	25.00'	23.18'	S 47°06'03" E	22.36'
C20	30.00'	42.12'	N 44°20'02" E	42.43'
C21	25.00'	24.71'	N 30°14'16" W	23.72'
C22	25.00'	148.26'	N 05°53'18" W	115.27'
C23	25.00'	24.71'	N 22°23'41" E	23.72'
C24	25.00'	22.83'	N 32°05'12" W	22.05'
C25	65.00'	119.42'	N 02°49'34" E	102.91'
C26	65.00'	69.81'	S 27°23'08" E	66.50'
C27	65.00'	46.16'	S 34°50'57" E	45.19'
C28	3.50'	11.00'	N 88°43'05" E	7.00'
C29	3.50'	11.00'	S 87°45'05" W	7.00'
C30	3.50'	11.00'	N 03°33'28" W	7.00'
C31	3.50'	11.00'	S 03°32'58" E	7.00'

- LEGEND**
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SURVEY POINT"
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "L" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "L0000" SET
 - △ CALCULATED POINT
 - △ BENCHMARK
 - DRH.C.T. PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - P.R.H.C.T. PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - () RECORD INFORMATION
 - (()) RECORD INFORMATION
 - PLUM CREEK DEVELOPMENT PARTNERS, LTD.
 - P.M.E. PUBLIC UTILITY DISTRICT

FOR REVIEW ONLY

FILE: K:\SURVEY\PLUM_CK_P1\SECTION-11J_SEC-11J\WORK\PLAT PLUM-11J-PLAT.DWG
 DATE: 12-11-11 DRAWN BY: G.T. CREW: CAF, MK
 SCALE: 1"=100' CHECKED BY: J.D.B. FB #: 320
 JOB #: 110205 DRAWING #: PLUM-11J-PLAT PLAN #: 1104

NO.	REVISION	BY	DATE

PLAT DATE: Jan 29, 2013 - 3:10pm

LOOMIS PARTNERS

ENGINEERING • LAND SURVEYING • ENVIRONMENTAL CONSULTING •
 3101 Bee Cave Road, Suite 100 • Austin, Texas 78746
 (TEL) 512.327.1180 • (FAX) 512.327.4052 • www.loomis-partners.com

PRELIMINARY PLAT
 PLUM CREEK
 PHASE I - SECTION 11J
 HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 11J - FINAL PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 20.884 ACRES OF LAND IN THE JOHN COOPER SURVEY, 13, A-100, THE JESSE DAY SURVEY, A-152 AND THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1,211 ACRE TRACT OF LAND DESIGNATED AS TRACT 1-11 IN VOLUME 2126, PAGE 504, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A PORTION OF A CALLED 190.110 ACRE TRACT OF LAND DESIGNATED AS TRACT 1, PARCEL 2 IN VOLUME 4992, PAGE 565, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ALL OF A CALLED 0.212 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND ALL OF A CALLED 0.313 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 IN VOLUME _____ PAGE _____ OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 20.884 ACRES, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 11J SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS OF WAY, WATER COURSES, DRAINS, EASEMENTS (INCLUDING LANDSCAPE EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, WHEREBY THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: BOI PLUM CREEK DEVELOPERS, LTD.,
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER
BY: BENCHMARK LAND DEVELOPMENT, INC.,
A TEXAS CORPORATION, GENERAL PARTNER

BY:
DAVID C. MAHL, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHL, VICE PRESIDENT OF BENCHMARK LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_____ DAY OF _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

(PRINTED NAME OF NOTARY)

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, UZ GONZALEZ, CLERK OF HAYS COUNTY COURT, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2013, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____, WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2013, A.D. FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, 2013, A.D.

BY:
UZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY:
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 11J) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.
DATED THIS _____ DAY OF _____, 2013.

BY:
ATTEST:
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 11J) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.
DATED THIS _____ DAY OF _____, 2013.

BY:
ATTEST:
SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

FOR REVIEW ONLY

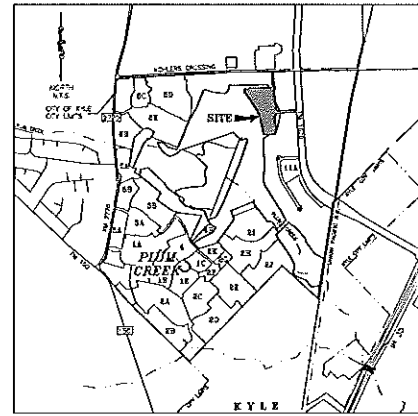
BY:
ALAN D. RHINES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72089 - STATE OF TEXAS
ARCUM ENGINEERS P.C.
13276 RESEARCH BLVD., ST. 208
AUSTIN, TEXAS 78750
512-506-9335

STATE OF TEXAS
COUNTY OF TRAVIS

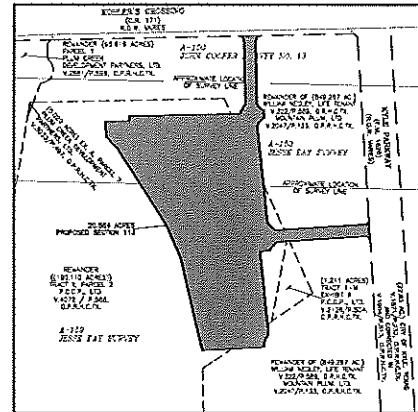
I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FOR REVIEW ONLY

BY:
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
LOOMIS PARTNERS
3101 BEE CAVE RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1160



VICINITY MAP
NTS



SITE MAP
SCALE: 1" = 500'

NOTES:

1. TOTAL ACREAGE: 20.884 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT OF WAY (VAUGHN AND CROWWELL DRIVE) TO BE DEDICATED IN THIS SUBDIVISION IS 3.102 ACRES.
3. TOTAL NUMBER OF LOTS: 1
4. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311.
5. SIDEWALKS ALONG OR WITHIN VAUGHN AND CROWWELL DRIVE RIGHT OF WAYS SHALL BE INSTALLED BY LOT OWNER / DEVELOPER.
6. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. OFFSITE WATER AND WASTEWATER LINES MUST BE CONSTRUCTED AND ACCEPTED BY CITY PRIOR TO OCCUPANCY OF ANY BUILDING(S) ON THIS PROPERTY.
8. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
9. ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ASSIGNS, AND IT SHALL BE THE PROPERTY OWNERS ASSOCIATION OR ASSIGNS RESPONSIBILITY FOR KEEPING AREAS NEATLY CUT AND FREE OF DEBRIS AND ALL TREE/BUSH REGROWTH.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 IN THIS SUBDIVISION, APPROVAL OF SITE DEVELOPMENT PLAN FROM THE CITY OF KYLE AND PLUM CREEK DEVELOPMENT PARTNERS, LTD. IS REQUIRED.
11. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE REQUIRED FROM THE CITY OF KYLE.

FLOOD NOTE:

NO PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 11J) IS CONTAINED IN THE 100 YEAR FLOOD ZONE. FIRM FLOOD INSURANCE RATE MAPS FOR HAYS COUNTY TEXAS (CITY OF KYLE: 481108) COMMUNITY-PANEL NUMBER 452006 02/09, EFFECTIVE DATE: SEPTEMBER 2, 2005, AND COMMUNITY-PANEL NUMBER 482006 02/09, EFFECTIVE DATE: SEPTEMBER 2, 2005.

PUBLIC UTILITY INFORMATION:

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

WATER: CITY OF KYLE 100 W. CENTER ST. KYLE, TEXAS 78640	ELECTRIC: FEDERATED ELECTRIC COOP 1810 FM 150 WEST KYLE, TEXAS 78640	PHONE: VERIZON 6501 F.M. 3237 WIMBERLEY, TEXAS 78738
WASTEWATER: CITY OF KYLE 100 W. CENTER ST. KYLE, TEXAS 78640	GAS: CENTERPOINT ENERGY 326 CHEATHAM STREET SAN MARCOS, TEXAS 78666	

SHEET 1 OF 2

FILE: H:\SURVEY\PLUM_CRK_P01\SECTION-11J_SEC-11J\WORK\PLAT\PLUM-11J-PLAT.DWG	DATE: 12-16-11	DRAWN BY: D.T.	CHECKED BY: J.D.B.	CREW: CAS, MK
SCALE: N/A	JOB #: 116205	DRAWING #: PLUM-11J-PLAT	PLAN #: 1104	
NO.	REVISION	BY	DATE	
PLOT DATE: Jan 30, 2013 - 2:12pm				



LOOMIS PARTNERS

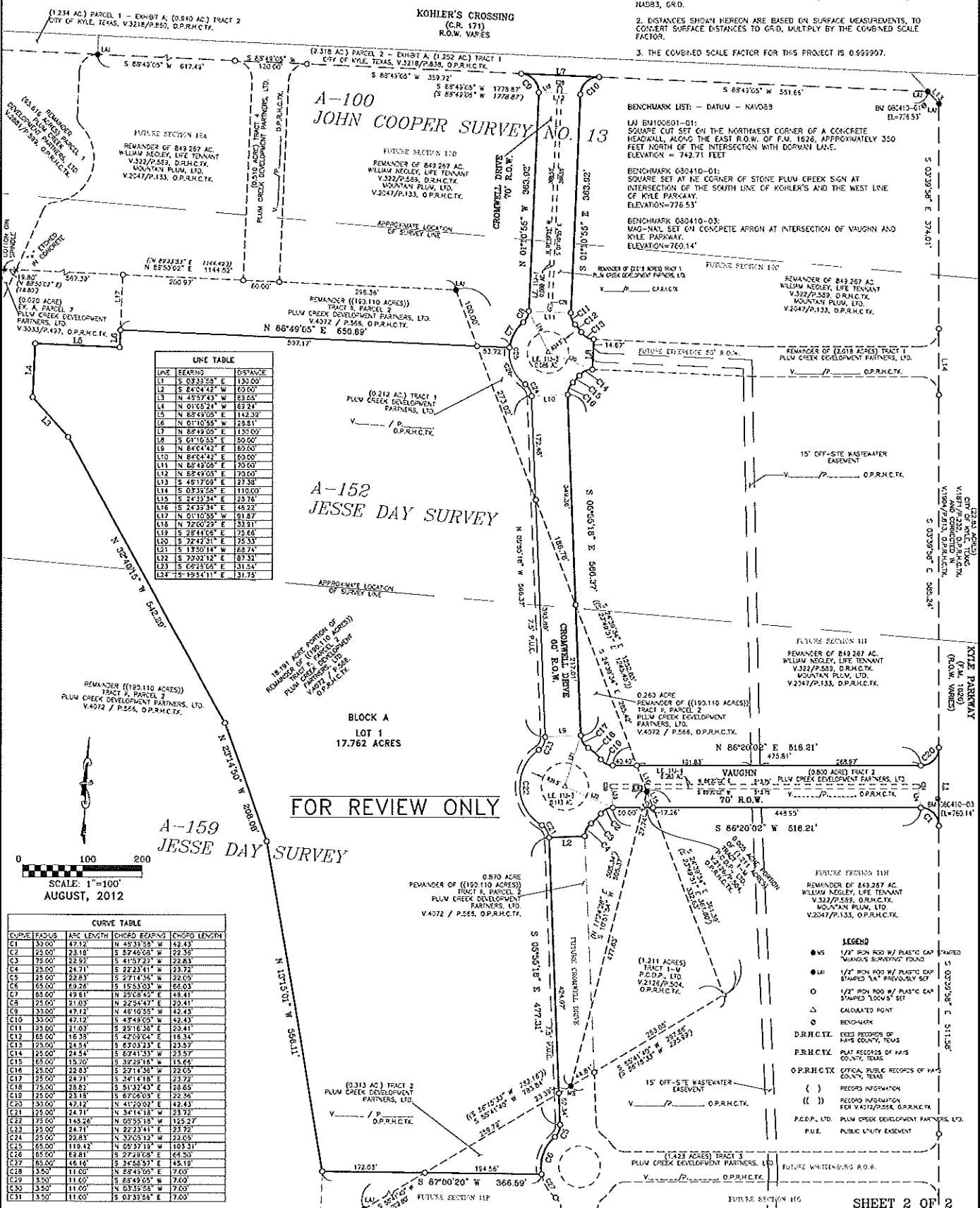
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL CONSULTING •
3101 Bee Cave Road, Suite 100 • Austin, Texas 78746
(TEL) 512-327-1160 • (FAX) 512-327-4062 • www.loomis-partners.com

**FINAL PLAT
PLUM CREEK
PHASE I - SECTION 11J
HAYS COUNTY, TEXAS**

PLAN NO. 1104

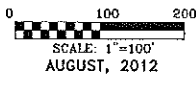
PLUM CREEK PHASE I, SECTION 11J - FINAL PLAT

- NOTES:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRD.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRD, MULTIPLY BY THE GOVERNED SCALE FACTOR.
 3. THE GOVERNED SCALE FACTOR FOR THIS PROJECT IS 0.999907.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°33'58" E	130.00
L2	S 84°04'42" W	60.00
L3	N 43°57'23" W	22.83
L4	N 01°55'24" W	83.24
L5	N 88°49'05" E	142.39
L6	N 01°10'55" W	23.81
L7	N 88°49'05" E	137.00
L8	S 01°10'55" E	50.00
L9	N 84°04'42" E	60.00
L10	S 84°04'42" E	60.00
L11	N 88°49'05" E	137.00
L12	N 88°49'05" E	70.00
L13	S 45°17'09" E	27.38
L14	S 03°33'58" E	110.00
L15	S 28°44'68" E	75.66
L16	S 24°33'34" E	48.25
L17	N 01°10'55" W	91.87
L18	N 72°00'29" E	35.91
L19	S 28°44'68" E	75.66
L20	S 72°42'31" E	75.33
L21	S 13°50'14" W	64.74
L22	S 29°02'12" E	87.32
L23	S 05°21'02" E	131.54
L24	S 19°54'11" E	31.75



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH
C1	33.00	47.12	N 48°33'58" W	42.43
C2	25.00	23.16	S 57°46'08" W	22.36
C3	75.00	22.93	S 41°57'23" W	22.83
C4	25.00	24.71	S 22°23'41" W	23.72
C5	25.00	22.83	S 27°14'36" W	22.05
C6	65.00	69.28	S 15°53'03" W	66.03
C7	65.00	19.81	N 25°08'40" E	18.41
C8	25.00	21.03	N 22°54'47" E	20.41
C9	33.00	47.12	N 48°10'55" W	42.43
C10	33.00	47.12	S 47°49'05" E	42.43
C11	25.00	21.03	S 25°16'30" E	20.41
C12	65.00	16.33	S 42°03'04" E	16.34
C13	25.00	24.54	S 63°03'23" E	23.57
C14	25.00	24.54	S 87°41'53" W	23.57
C15	65.00	15.70	S 32°28'15" E	15.64
C16	25.00	22.83	S 27°14'36" W	22.05
C17	25.00	24.71	S 34°14'18" E	23.72
C18	75.00	23.82	S 51°37'43" E	22.65
C19	25.00	23.16	S 34°58'31" E	22.36
C20	33.00	47.12	N 41°20'02" E	42.43
C21	25.00	24.71	N 34°14'18" W	23.72
C22	75.00	143.26	N 05°55'18" W	140.27
C23	25.00	12.71	N 32°24'41" W	12.72
C24	25.00	22.83	N 33°03'12" W	22.05
C25	65.00	119.42	N 09°37'19" W	110.31
C26	65.00	63.81	S 27°49'08" E	60.30
C27	65.00	44.16	S 34°58'31" E	41.18
C28	35.00	11.60	N 88°49'05" E	7.60
C29	35.00	11.60	S 88°49'05" W	7.60
C30	35.00	11.60	N 03°35'28" W	7.60
C31	35.00	11.60	S 03°35'28" E	7.60

FILE: H:\SURVEY\PLUM_CRC_P1\SETON-11J_SEC-11J\WORK\PLAT PLUM-11J-PLAT.DWG

DATE: 12-16-11 **DRAWN BY:** G.T. **CREW:** CAF, MK

SCALE: 1"=100' **CHECKED BY:** J.D.B. **TITLE:** 320

JOB #: 110625 **DRAWING #:** PLUM-11J-PLAT **PLAN #:** 1104

NO.	REVISION	BY	DATE

DATE: Jun 30, 2013 - 2:11pm

LOOMIS PARTNERS

ENGINEERING • LAND SURVEYING • ENVIRONMENTAL CONSULTING •

3101 Bee Cave Road, Suite 100 • Austin, Texas 78746
(TEL) 512.327.1180 • (FAX) 512.327.4282 • www.loomis-partners.com

**FINAL PLAT
PLUM CREEK
PHASE I - SECTION 11J
HAYS COUNTY, TEXAS**

SHEET 2 OF 2

PLAN NO. 1104

**Proposed Amendments to the Comprehensive Plan
Final Recommendations to the Planning and Zoning Commission**

District	Neighborhood Commercial	Community Commercial	Additional Recommendations
Local Node	Recommended	Recommended	---
Regional Node	Recommended	Recommended	---
Super-Regional Node	Conditional	Conditional	Change CBD-1 to NOT Recommended Change CBD-2 to NOT Recommended
Riparian Landscape	Not Recommended	Not Recommended	change Retail/Services to NOT Recommended
Farm Landscape	Conditional	Not Recommended	change Retail/Services to NOT Recommended
Ranch Landscape	Conditional	Not Recommended	change Retail/Services to NOT Recommended
Old Town Community	Recommended	Not Recommended	change CBD-1 to Conditional change CBD-2 to Conditional add R-1-1 as Recommended
Core Area Transition	Recommended	Recommended	change Retail/Services to Conditional

District	Neighborhood Commercial	Community Commercial	Additional Recommendations
Historic Core Area Transition	Conditional	Not Recommended	change Retail/Services to NOT Recommended
Mid-Town Community	Conditional	Conditional	change Retail/Services to NOT Recommended
New Settlement Community	Conditional	Conditional	Change Apts.-Residential to Conditional Change M-2 to Conditional Change M-3 to Conditional
New Town Community	Recommended	Recommended	Add RV as Conditional
Employment Community	Recommended	Recommended	Add HS as Conditional Add E as Conditional
Sensitive/Sustainable Development	Recommended	Not Recommended	Change CM to NOT Recommended Change RS to NOT Recommended Change E to NOT Recommended Change W to NOT Recommended
Heritage Community	Recommended	Conditional	----

