



Huntsman Planned Development Area Summary of Recommendations

Permitted Uses

Tract 160a:

1. Residential, Commercial, Industrial, and Research and Development uses
2. Mixed Use Building, Neighborhood Urban Center, Residential Infill special uses

Tracts 160b & c:

1. SF-6 uses (except Duplex)
2. Recreational Uses

Prohibited Uses:

Tract 160a:

Agricultural sales and services	Kennels
Auto repair	Liquor sales
Auto sales	Monument retail sales
Auto washing	Outdoor entertainment
Campground	Recycling center
Convenience storage	Resource extraction
Drop-off recycling collection facility	Scrap and salvage
Equipment repair	Vehicle storage
Equipment sales	

Site Development Standards

1. CS development standards for tract 160a
2. SF-6 development standards for tracts 160b & c
3. Entire tract may be used for site calculation purposes.
4. Special standards for single family and townhouses (based on Urban Home and Neighborhood Urban Center regulations)
5. 17.4 acres of open space and/or recreation required
6. 200' setback between residential and industrial uses
7. Hazardous Material storage cannot exceed 10% of the site
8. 20 units per acre maximum residential density (1,472 units)

Major Unresolved Issues

1. Vehicular access to Morrow Street
2. Type, size, and location of open space
3. Permitted and conditional uses

Conditional Overlays Crestview/Wooten Neighborhood Plan	
Staff Recommendation	Neighborhood Recommendation (in addition to staff recommendation)
A (Burnet & Lamar)	
<p>Prohibited Use: Pawn Shop Services</p> <p>Conditional Uses: Adult-oriented Businesses Commercial Blood Plasma Center Equipment Repair Equipment Sales Limited Warehousing and Distribution Vehicle Storage</p>	<p>Prohibited Uses: Adult-Oriented Businesses Auto Sales Vehicle Storage</p> <p>Conditional Uses: Auto Rentals Auto Repair Auto Washing Commercial Off-Street Parking Custom Manufacturing Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Kennels Maintenance and Service Facilities Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)</p>
B (Anderson Lane)	
<p>Prohibited Use: Pawn Shop Services</p> <p>Conditional Uses: Auto Sales Auto Rentals Auto Washing</p>	<p>Prohibited Use: Auto Sales</p> <p>Conditional Uses: Auto Repair Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)</p>
C (Transitioning to CS)	
<p>Prohibited Uses: Adult-Oriented Businesses Agricultural Sales and Services Auto Rentals Auto Sales Bail Bond Services Campground Commercial Blood Plasma Center Construction Sales and Services Convenience Storage Equipment Repair Services</p>	<p>Conditional Uses: Auto Repair Auto Washing Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment</p>

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Conditional Overlays Crestview/Wooten Neighborhood Plan	
Staff Recommendation	Neighborhood Recommendation (in addition to staff recommendation)
Equipment Sales Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Monument Retail Sales Outdoor Entertainment Pawn Shop Services Vehicle Storage	Restaurant (General) Restaurant (Limited)
D (Transitioning to GR)	
Prohibited Uses: Auto Rentals Auto Repair Services Auto Sales Auto Washing Bail Bond Services Commercial Off-Street Parking Drive-Through Services Drop-Off Recycling Collection Funeral Services Exterminating Services Outdoor Entertainment Outdoor Sports and Recreation Pawn Shop Services Service Station	Conditional Uses: Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Residential Treatment Restaurant (General) Restaurant (Limited)
E (Limited to GR uses)	
Prohibited Uses: Adult-Oriented Businesses Agricultural Sales and Services Art & Craft Studio (General) Auto Rentals Auto Sales Auto Washing Building Maintenance Services Campground Commercial Blood Plasma Center Construction Sales and Services Convenience Storage Drive-Through Services Electronic Prototype Assembly Equipment Repair Services Equipment Sales Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Monument Retail Sales Pawn Shop Services Transitional Housing Transportation Terminal Vehicle Storage Site Development Standards: 40' Max Height	Conditional Uses: Auto Repair Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)

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Conditional Overlays Crestview/Wooten Neighborhood Plan	
Staff Recommendation	Neighborhood Recommendation (in addition to staff recommendation)
F (Limited to LR uses)	
Prohibited Uses: Auto Rentals Auto Repair Auto Sales Bail Bond Services Hotel-Motel Indoor Entertainment Indoor Sports and Recreation Outdoor Entertainment Pawn Shop Services Site Development Standards: Limited to LR development standards Access restrictions on residential streets Off-site parking limits	Conditional Uses: Commercial Off-Street Parking Drive-Through Services Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)
G (Single-Family Development Standards)	
Prohibited Uses: College and University Facilities Consumer Convenience Services Drive-Through Facilities Financial Services Off-Site Accessory Parking Service Station Site Development Standards: 40% building coverage .35:1 F.A.R. 30' Max height 300 trip per day limit	Same
H ("Corner Store Residential")	
Limited to LO and Corner Store Uses 40' Max Height	Same

NOTE: Both Staff and Neighborhood recommend removing existing uses from Conditional Overlays.

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Property Specific Conditional Overlays:

Tracts 20-22, 24-26, 30-32, 105-111, 114-122:

27.2 max dwelling units per acre

Tracts 103, 120-123, 128, 129, 133-136:

50' buffer from single-family zoning

Tract 23:

Curb cuts prohibited on Anderson Lane

Tracts 120 and 122:

Access prohibited to Stobaugh Street

Tract 146:

.5:1 max F.A.R.