

**Item Background:** Portions of the subject property were annexed in 1967, 1969, and 1971, and were zoned R-1 as an interim designation that was assigned upon annexation. The property has never been platted.

In 1992, the 2818 Extension Study was adopted in anticipation of the extension of FM 2818 from Texas Avenue to the East Bypass. This study recommended a mixture of uses in the proposed rezoning area, primarily residential with office, institutional, and a small amount of retail. The subject property was requested to be rezoned to C-1 as a part of a larger rezoning in 1993. Because of public opposition to the proposed location of a big-box retailer, and because of the support for the 2818 Extension Study, the applicant eventually withdrew the rezoning.

The Land Use Plan was updated to reflect "Mixed Use" in the subject area in 1997 with the adoption of the Comprehensive Plan. A request for rezoning to C-1 of just under 35 acres (that included this property) in 2002 was recommended for denial by the Commission because of opposition from area residents, inappropriate siting of a big-box retailer, and non-compliance with the mixed-use land use designation on the property. The applicant withdrew his application prior to the City Council meeting to explore his alternatives.

In 2003 the Land Use Plan was updated with the Mixed Use Study to show this area as Planned Development.