

Placido Benavides Capital Improvement Project:

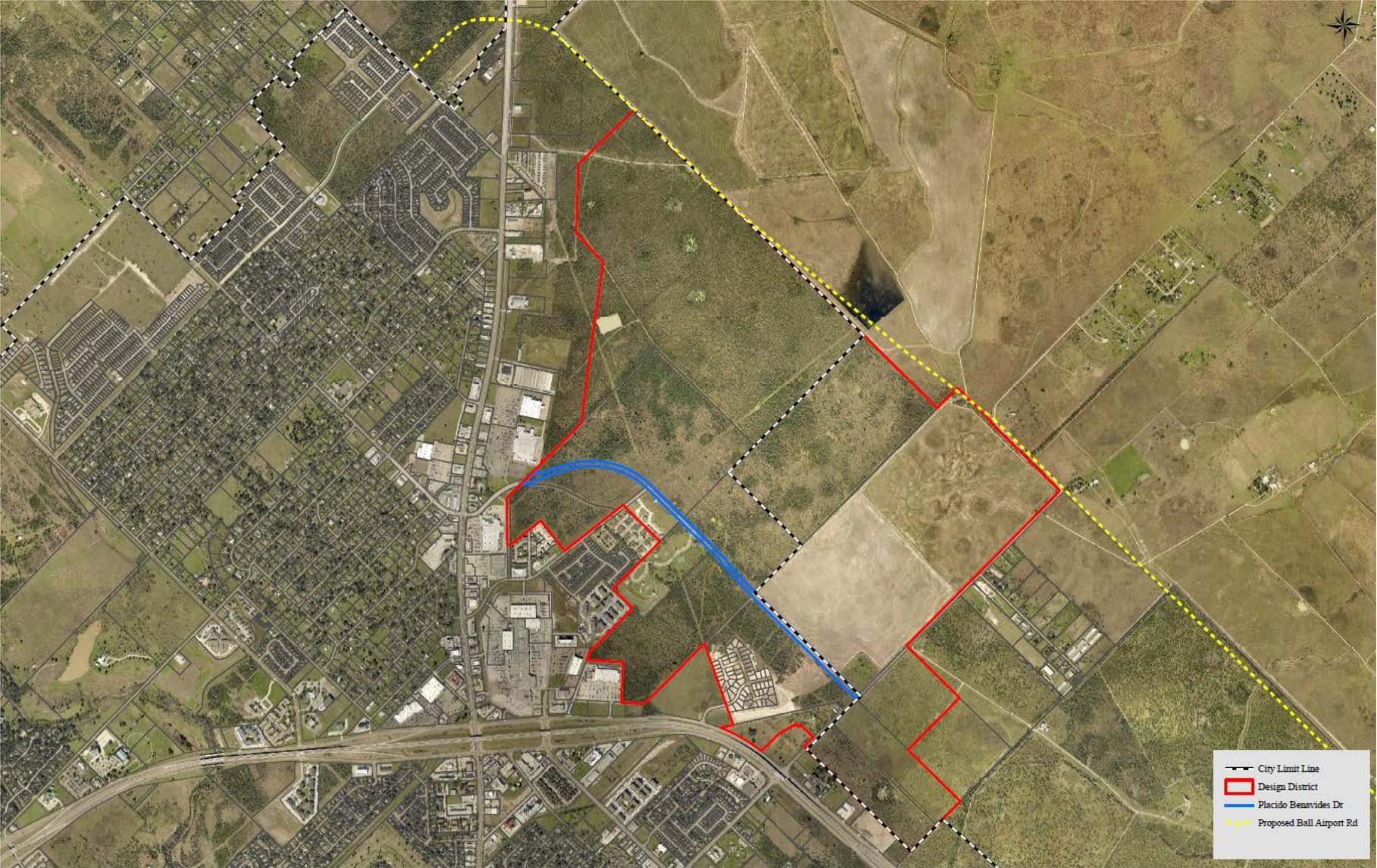
The Placido Benavides Drive Extension Project is a \$9.2 million dollar project to extend Placido Benavides from where it currently stops adjacent to Wal-Mart to Salem Road. The 1.85-mile road will be built as a two-lane concrete road up to the point where it intersects with Salem Road. Salem Road will also be rebuilt and widened from that point to Loop 463 in asphalt.

The project also includes underground utilities, including water, sewer, electric with LED streetlights. An 8' conjunctive use sidewalk is also included in the project.

Purpose:

As defined by the proposed ordinance – Section 21-120, The standards are intended to raise the level of quality of development within a specific area, as set forth by City Council. The regulations foster a built environment of aesthetic and sustainable value, enhance economic development efforts, promote the designated areas unique character and natural environment, and ensure appropriate development as envisioned by the community through the adoption of the Comprehensive Plan.

Proposed Placido Benavides Design District:



Existing Regulations vs. Design District Regulations

- **Private Utilities:** overhead lines may be used in perimeter easements of subdivisions
- **Street Lights:** Street lights shall be installed
- **Off Street Storage Requirements:** Off street storage of non-motorized equipment may be located on an unpaved surface
- **Private Utilities:** All utilities shall be located underground
- **Street Lights:** Street lights shall be installed and meet the specifications as developed by Public Works and approved by City Council
- **Off Street Storage Requirements:** All off-street storage shall be screened from public view and located outside of setbacks, except merchandise for sale.

- **Landscaping:** 10% of required landscaping may be located in the public right-of-way.
- **Manufactured homes and Industrialized housing:** These types of homes are prohibited in the Historic Districts.
- **Signs:** Billboards and freestanding pole signs are allowed, subject to certain regulations.
- **Landscaping:** Landscaping must be wholly located on private property; however ground cover shall be installed in the public right-of-way.
- **Manufactured homes and Industrialized housing:** These types of homes are prohibited in the Historic Districts and Design District.
- **Signs:** Billboards are prohibited and all freestanding signs shall be monument style signs



Hampton Inn
by HILTON



Noni's Ark
Christian
Daycare



CAR WASH
WAX
POLISH
DETAILING

W'S
24/7

CAR WASH

Mobile Home Sales



Noni's Ash
Christian
Daycare



CANCER FIGHTER



Hampton
Inn
by HILTON

Mega Home



LANELOT

STOP



CAMELOT

STOP



22.63



Considerations & Next Steps:

- Schedule Public Hearing and Ordinance Amendment at future Council meeting
- Notify property owners of Public Hearing

Proposed Placido Benavides Design District:

