



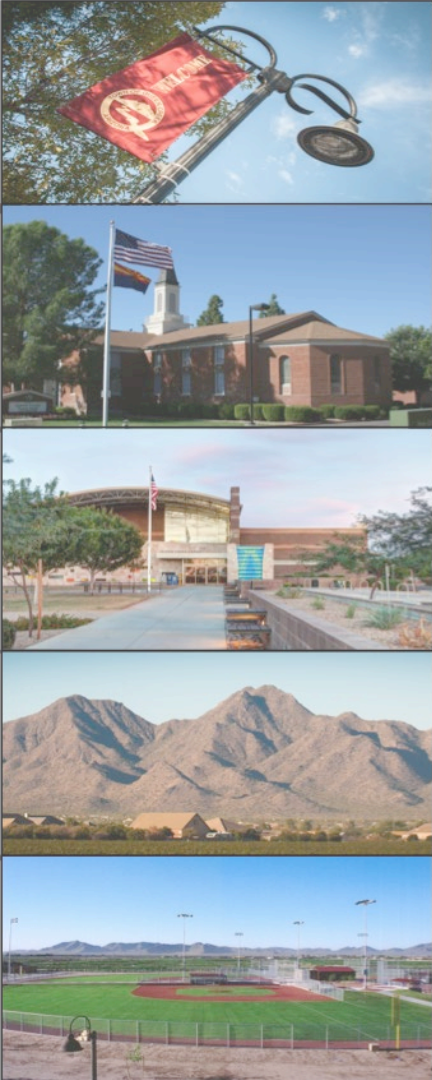
ELLSWORTH RANCH PAD REZONE

CASE P19-0251

Town Council

July 15, 2020

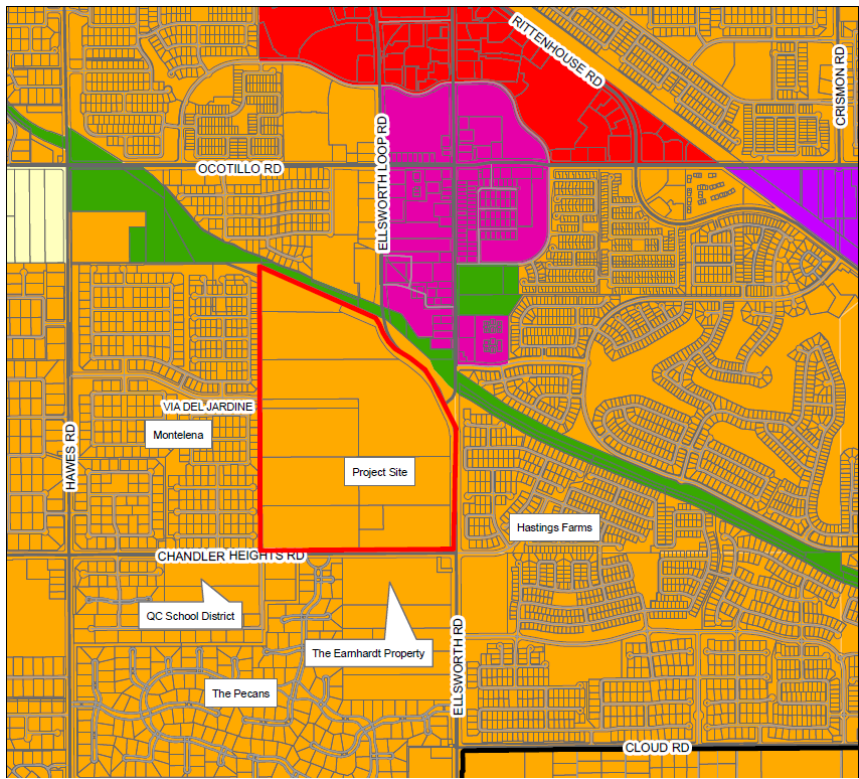




Aerial Photo

- 190.4 acres





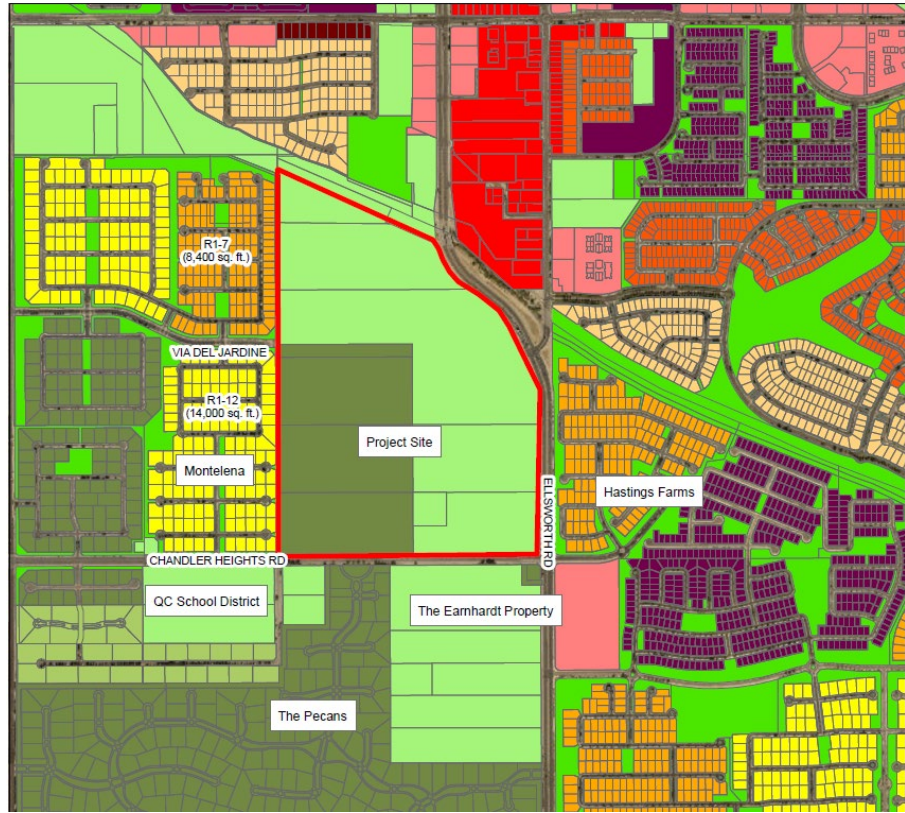
General Plan Land Use Map

- Neighborhood

General Plan Land Use

Rural	Commercial	Special District 1	Special District 4
Neighborhood	Industrial	Special District 2	
Urban	Open Space	Special District 3	





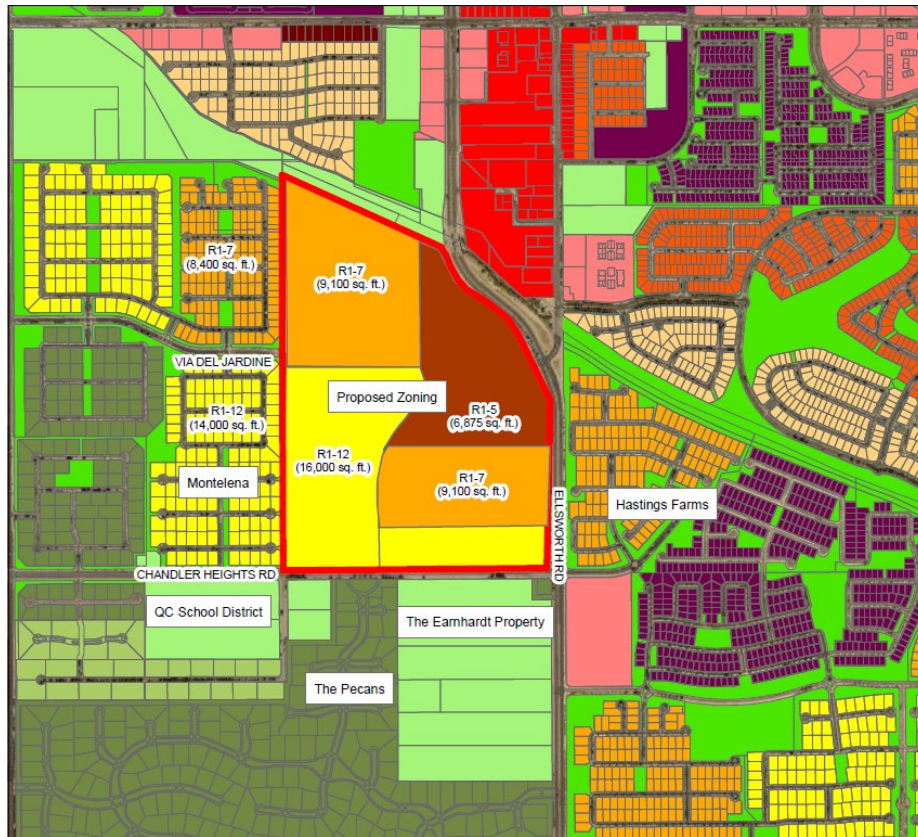
Existing Zoning Map

- R1-43
- R1-18

Zoning Districts

C-1 - Commercial	PRC - Public Recreation	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Residential Commercial	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
DC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Communi
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment





Proposed Zoning Map

- R1-7/PAD
- R1-12/PAD
- R1-5/PAD

Zoning Districts

C-1 - Commercial	PRC - Public Recreation	R1-7 - Residential	R1-35 - Residential
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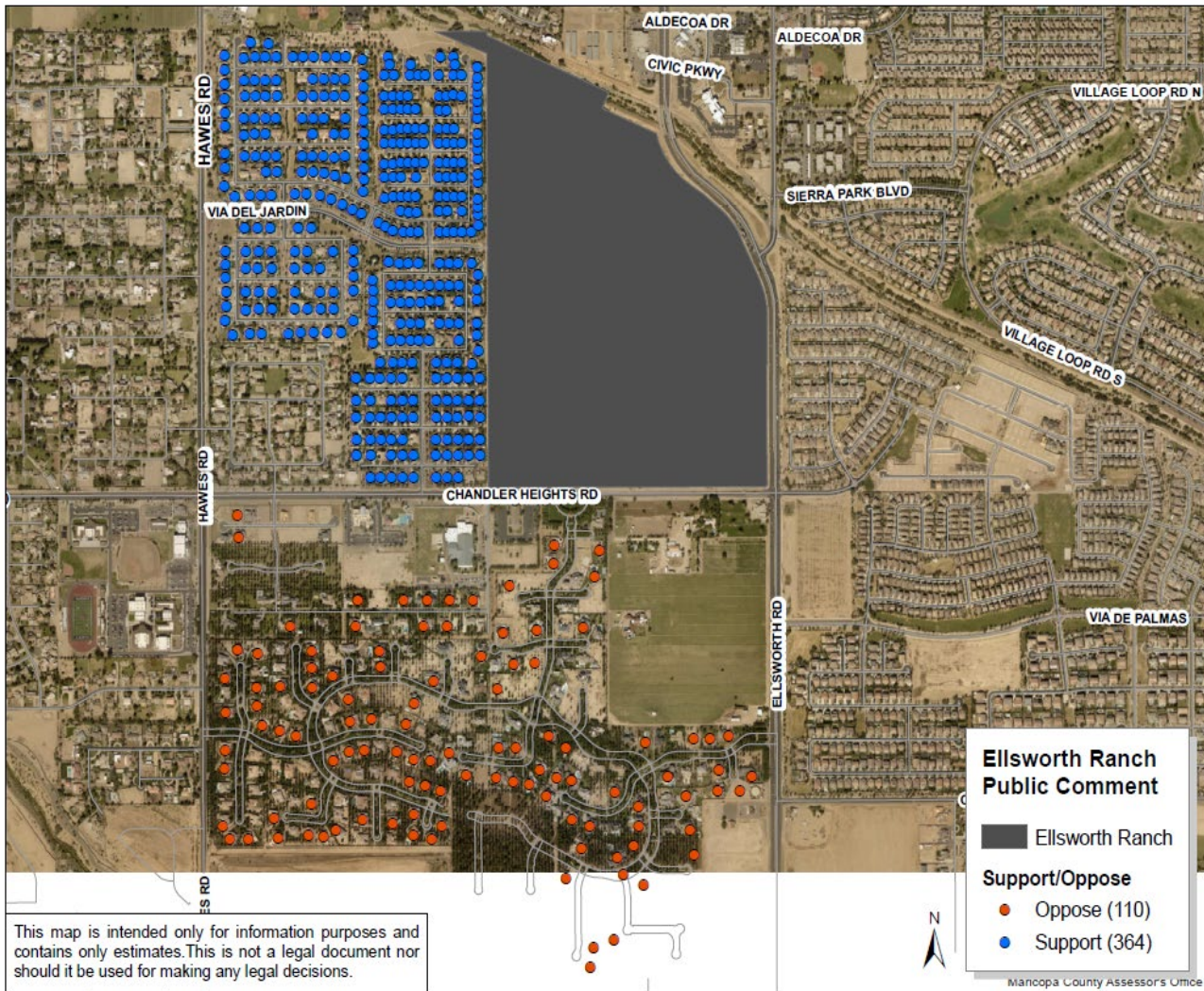




Proposed Land Use Plan

- 452 Total Lots
- 2.55 du/ac (net)





This map is intended only for information purposes and contains only estimates. This is not a legal document nor should it be used for making any legal decisions.

Montelena (SUPPORT)

- 401 signed petitions
- 364 unique addresses

The Pecans (OPPOSE)

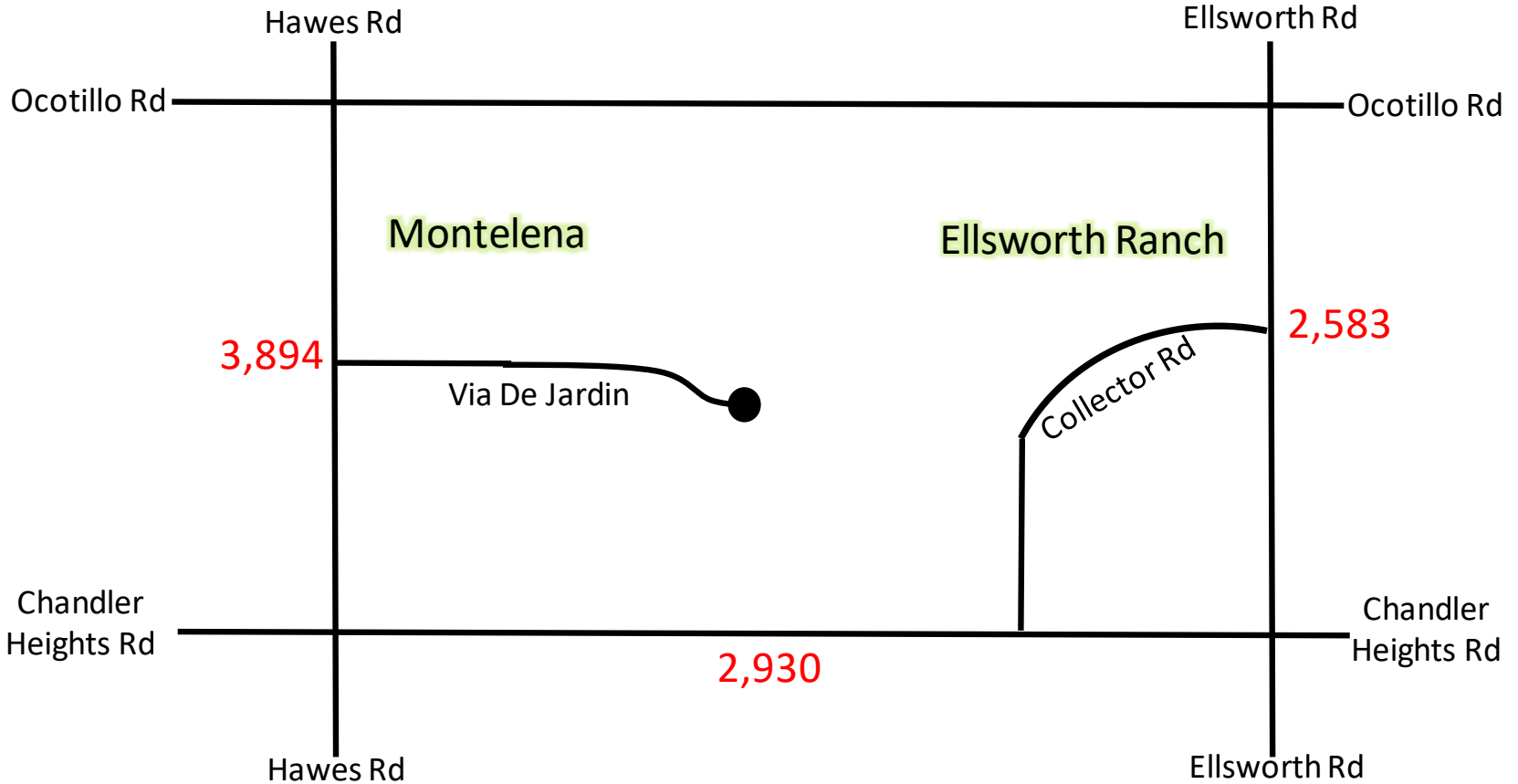
- 235 signatures
- 110 unique addresses

Public Works- Traffic Engineering



Traffic Scenario Analysis

Traffic Counts without Via De Jardin Connection



Traffic Counts with Via De Jardin Connection

