

### 3 Special Planning Area #3: FM 2252 Retail

Area #3 is located along FM 2252 and the area is primarily vacant and unplatted—making this area ideal for non-residential development. Garden Ridge currently lacks non-residential uses. The addition of non-residential uses will help to increase the sales tax base. Since this contains the largest vacant parcels remaining in the City, it is important that there is a cohesive vision for this area to ensure that quality development occurs. The zoning ordinance should be updated to rezone the area to retail and require certain design standards. This will ensure that all the buildings fit into the community character of Garden Ridge. The zoning district should also restrict the types of uses. Big box retail should not be allowed in this area and neighborhood service uses should be encouraged and allowed. Examples of these uses area: small shops/boutiques, restaurants with outdoor seating/patios, banking, professional office, dental office, etc.

