

# LAND USE STATEMENT

## THE SITE

The requested Site is located in the vicinity of Loop 12 (South Great Trinity Forest Way) and Pemberton Hill Road; see enclosed map. The site is current vacant with several small building structures.

## SITE ZONING

The requested Site is currently zoned LI, A, & IM with a SUP 383 restriction on the Simpkins Remediation Area.

## SURROUND LAND USE AND ZONING

The areas to the north, west, and east are zoned residential while areas to the south are zoned IR and A. The existing zoning and uses surrounding the PD area are residential, religious (churches), industrial, nature center (Trinity River Audubon Center) and tree mitigation land.

## PROPOSED ZONING

This PD application will include 3 areas of development; 1) Simpkins Remediation Area, 2) Texas Horse Park, and 3) Great Trinity Forest Area which will include tree mitigation land with recreational components such as hike, bike, and equestrian trails. The Trinity River Corridor project includes recreational components in the Great Trinity Forest area. The components include an equestrian center, known as Texas Horse Park; Simpkins Remediation; equestrian and hike and bike trails, Corp of Engineers mitigation land and other associated elements. These are the proposed land uses to be included in this Planned Development District (PD). Current zoning would not allow some of the proposed uses.

The total size of the PD area is 2,109.97 acres. The existing zoning is LI, A, & IM. No existing structures will be utilized in the new development.

### 1. Texas Horse Park

The proposed maximum building height for the Texas Horse Park is 200 feet and maximum number of stories above ground is 8. Structures are anticipated to include arenas, horse barns, activity center, trail head pavilion, activities pavilion, rest room facilities, administrative offices, maintenance facilities, hay storage, general storage, lodging and caretaker quarters. Commercial recreation is planned. See attached listed for proposed uses of the Texas Horse Park.

Lot coverage:

Buildings: Maximum – 80 percent, not including surface parking lots.

Surface Parking lots: To be determined with future development plans

## **2. Simpkins Remediation Area**

Currently, this area is a closed landfill as remediation efforts are currently in the engineering design phase. The proposed maximum building height and number of stories for the building structure are not known at this time. Proposed structures could include a First Tee, SMU Facility Academy Facility, entrance building, club facilities, parking and events, carts and storage, maintenance facilities, cottages, and storage facilities. Commercial recreation and retail are planned. See attached listed for proposed uses of the Simpkins Remediation Area.

Lot coverage:

Buildings: To be determined with future development plans

Parking lots: To be determined with future development plans

## **3. Great Trinity Forest Area**

At this time, trails and recreational amenities are planned with no building structures currently proposed. Commercial recreation is planned as temporary sales of food and drinks may be used.

## **Zoning**

### **Uses of the Texas Horse Park**

12/4/12 (*revised 1/8/13*)

- Therapeutic horse riding
- Physical therapy
- Crop production
- Parking on the grass
- Gravel drives
- Livestock auction pens or stalls
- Mini-warehouse
- Hay storage
- Dance
- Commercial amusement (outside)
- Commercial amusement (inside)
- Amusement center
- Children's amusement center
- Commercial stable
- Private stable
- Building Repair and maintenance shop
- Machine or welding shop
- Community garden
- Alcoholic beverages, sales
- Incinerator
- Child care facility
- Community service center
- Library, art gallery, museum
- Hotel or motel
- Residence (trailer or built)
- Retail
- Temporary retail use
- Police station (Mounted police unit)
- Storage
- Electronic sign
- Carnival or circus (temporary)
- Offices
- Food service
- Concessions
- Nursery, garden shop and plant sales

Added at the 12/6/12 meeting:

- Biogas
- Zip line
- Outdoor re-enactments
- Archery
- Wildlife education
- Dormitory
- Composting
- Overnight camps
- RV Camp (100 spots)

Added 1/8/13:

- Private club (golf course)

**Trinity Forest - Zoning**  
**Preliminary uses of the Simpkins Remediation Site**

- Recreation
- Youth sports
- Water infrastructure
- Turf care
- Training
- Trails
- Temporary retail use
- Hospitality
- Storage
- Offices
- Sports
- Retail
- Restroom facilities
- Alcohol sales
- Physical fitness
- Cart storage
- Parking on the grass
- Parking
- Concessions
- Tournaments
- Overnight lodging
- Electronic sign
- Meetings
- Maintenance facilities
- Landscaping
- Landscape maintenance
- Clubhouse
- Lakes and natural landscape
- Group outings
- Gravel drives
- Golfing
- Food & Beverage
- Entrance facility
- Dining
- Company outings