

City Council



ZONING CASES

June 22, 2026



Owner: Military Business Park Inc; Waverly Broadwell Family LLC;
Broadwell Brothers LLC

Applicant: David Brown of Cline Design

Request: Recondition BP/CZ

Locations: 1220 Bridgehead Cir and Unaddressed Military Business Park

Acreage: ± 23.72 acres

District: 3 – Dr. Antonio Jones

REID #: 04099923535000 and 040982990900








Aerial Notification Map

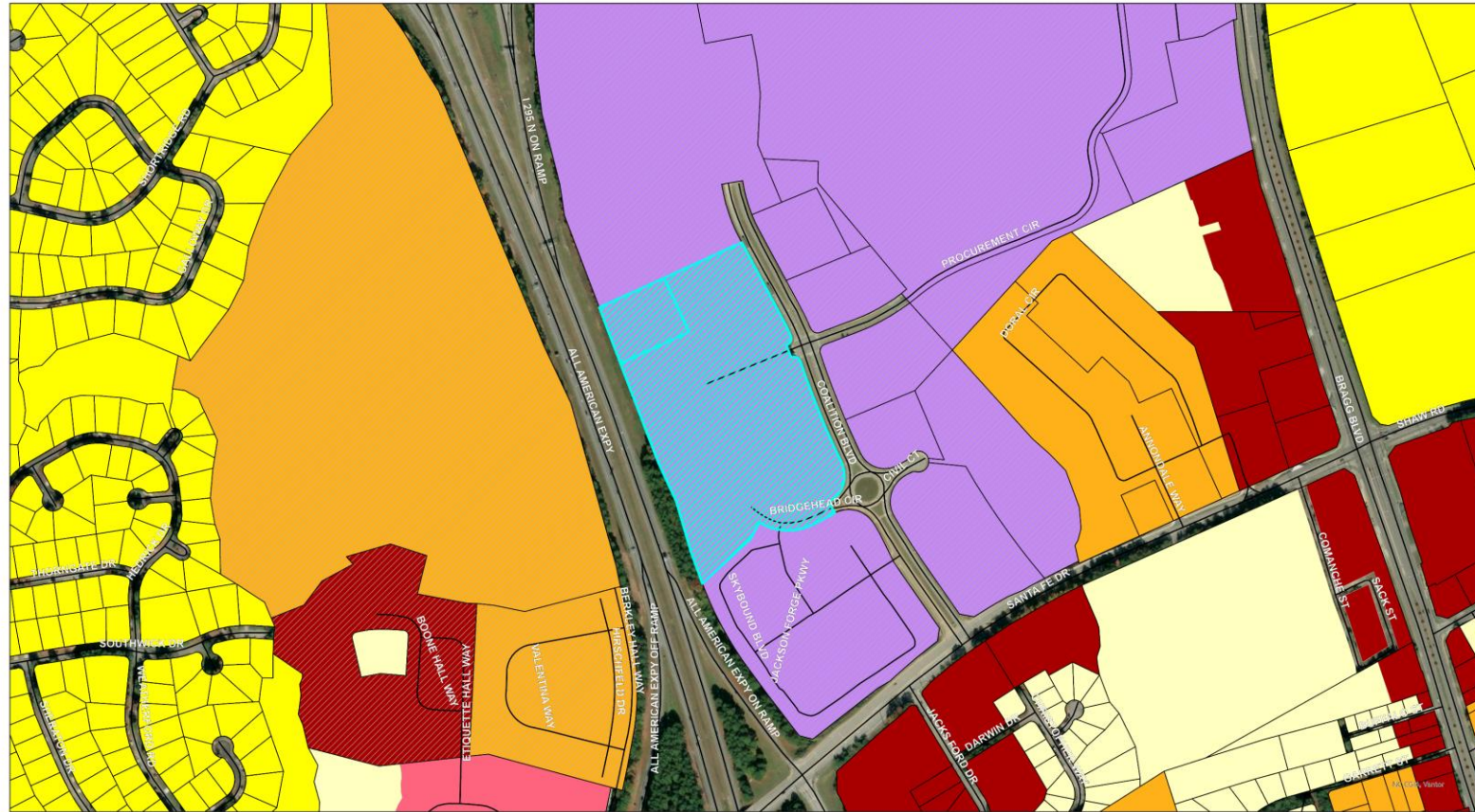
Case #: P26-18

Request: BP/CZ to BP/CZ
 Location: 1220 Bridgehead Cir & 0 NO
 ADDRESS (0409923535000) &
 (0409829909000)

-  Streets
-  P26-18
-  P26-18 Buffer











Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.





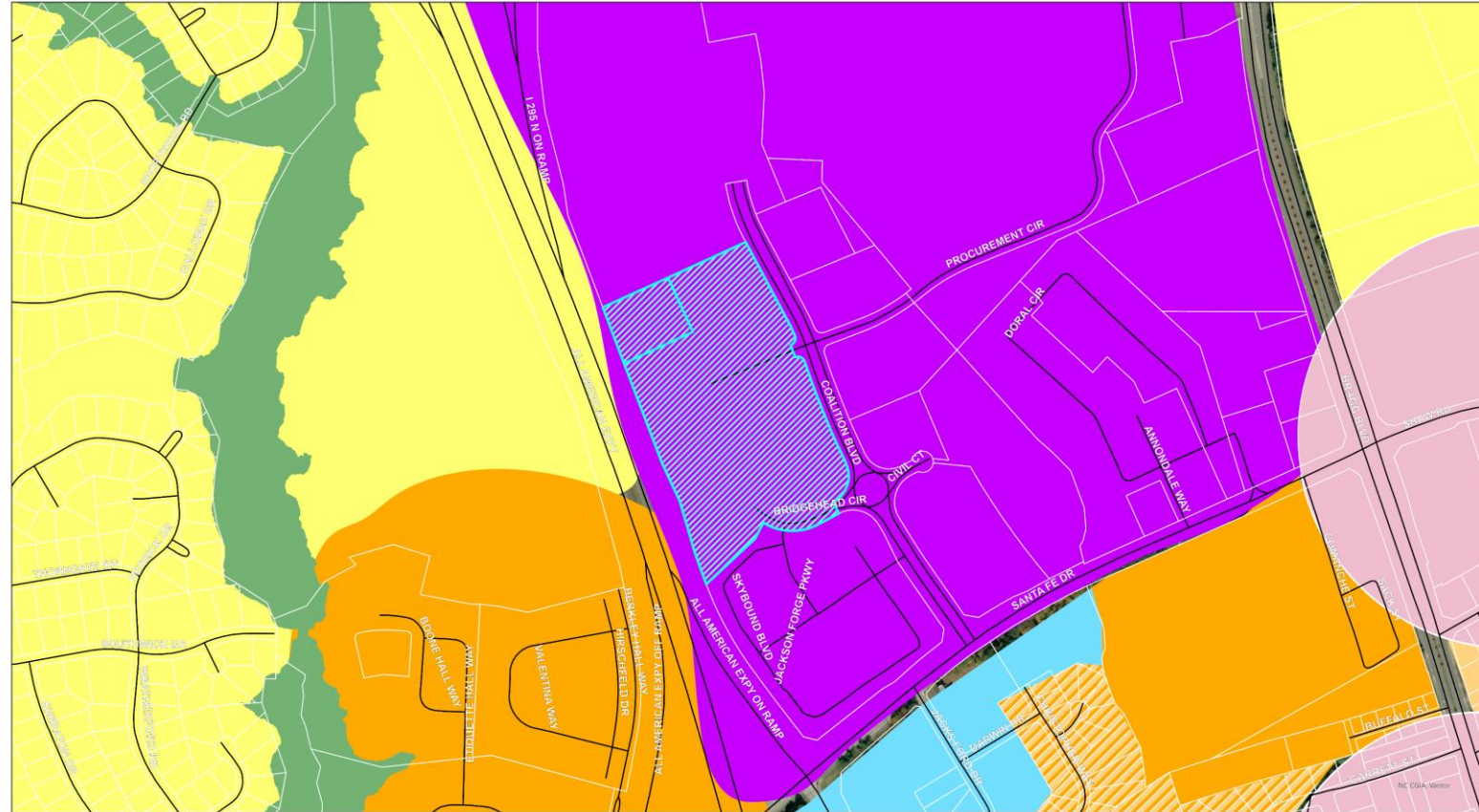
Future Land Use Map
Case #: P26-18

Request: BP/CZ to BP/CZ
Location: 1220 Bridgehead Cir & 0 NO
ADDRESS (0409923535000) &
(0409829909000)

	BP/CZ - Conditional Business Park		MR-5/CZ - Conditional Mixed Residential 5
	CC - Community Commercial		SF-6 - Single-Family Residential 6
	CC/CZ - Conditional Community Commercial		SF-10 - Single-Family Residential 10
	LC - Limited Commercial		Streets
	MR-5 - Mixed Residential 5		P26-18



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Future Land Use Map
Case #: P26-18

Request: BP/CZ to BP/CZ
Location: 1220 Bridgehead Cir & 0 NO ADDRESS (0409923535000) & (0409829909000)

- | | | | |
|---|--------------------------------|---|------------------------------|
|  | PARKOS - PARK / OPEN SPACE |  | NMU - NEIGHBORHOOD MIXED USE |
|  | LDR - LOW DENSITY |  | OI - OFFICE / INSTITUTIONAL |
|  | MDR - MEDIUM DENSITY |  | EC - EMPLOYMENT CENTER |
|  | NIR - NEIGHBORHOOD IMPROVEMENT |  | Streets |
|  | HDR - HIGH DENSITY RESIDENTIAL |  | P26-18 |

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Across (Bridgehead)



Across (Bridgehead)



Adjacent



Across (Coalition)



Across (Coalition)



Across (Coalition)



1. Prohibited Land Uses
 - a) Convenience Store with Gasoline Sales
 - b) Restaurant with Drive-Through Sales
2. Additional Land Uses
 - a) Parcel Services
 - b) Dwelling Unit: Live/Work, Multi-Family, and Upper Story
 - c) Animal Grooming
 - d) Food Truck Court
 - e) Sales (Including Real Estate)
 - f) Commercial Recreation – Indoor
 - g) Commercial Recreation Outdoor: Golf Driving Range, Swimming Pool – Private, Swimming Pool – Public, Other Commercial Recreation – Outdoor
 - h) Personal Services Establishment
 - i) Convenience Store Without Gas Sales
3. Residential Density: Residential Density shall be no greater than thirty-two dwelling units per acre (32/DU). This density cap matches the residential density regulation as described in UDO Chapter 30-3.E.6 for the Mixed-Use District (MU).
4. Building Setbacks: The subject properties are located within Military Business Park, a Zero Setback Development. Where the zero-foot setback is not applied, the building setbacks for the Mixed-Use District (MU) as described in UDO Chapter 30-3.E.6 shall be applicable for all uses located on the subject properties.

SITE SUMMARY

- A: OUTDOOR RECREATION/COMMERCIAL (1-STORY)
- B: MIXED-USE COMMERCIAL (2-STORY)
- C: MIXED-USE COMMERCIAL, RESTAURANTS (2-STORY)
- D: HOTEL (7-STORY)
- E: RESIDENTIAL MULTI-FAMILY (7-STORY)
- F: RESIDENTIAL MULTI-FAMILY (7-STORY)

OPEN SPACE, ACTIVE RECREATION COURTS, WALKING TRAIL



P23-27

- Partial section of what is now 1220 Bridgehead
- Entitlements Granted
 - Mixed Use
 - Multi-family Residential
 - Convenience Store without Gas Sales
 - Personal Services Establishments
 - Brewpub
 - Parcel Services
- Increase allowable footprints for multi-family residential buildings from 20,000 square feet to 35,000 square feet
- Increase maximum façade length for a multi-family residential structure from 220 linear feet to 300 feet
- 1.8 spaces per dwelling unit for multi-family shall be applicable to the Mixed Use Buildings
- Allow for two buildings instead of three buildings to frame and enclose parking areas, public spaces, or other site amenities
- Remove specific language of the “Broadwell Big Oaks” (trees are unhealthy)
- **ZC:** Unanimous Recommendation of Approval on June 11, 2023
- **CC:** Unanimously approved via Consent Agenda on August 14, 2023

P25-23

- Phase II of the Midtown Development
- Entitlements Granted
 - Grocery Store
 - Retail Spaces
 - Restaurant Spaces
 - Multi-Family Residential
- **ZC:** Unanimous Recommendation of Approval on May 8, 2025
- **CC:** Unanimously approved via Consent Agenda on May 27, 2025



- The Professional Planning Staff and the Zoning Commission recommend that City Council **APPROVE** of the proposed reconditioning of the approximately 23.72 acres of Conditional Business Park (BP/CZ) at 1220 Bridgehead Cir & Unaddressed Business Park
- **Future Land Use:** The Future Land Use Designation is for Employment Center (EC) which is in full alignment with Business Park (BP) zoning district. While the proposed conditions add in several land uses that are not suitable for the EC designation, they enable an expanded purpose which fulfills the core spirit of the designation; an area of high-intensity operations that serves as a regional destination and employer of many people.
- **Local Context:** The local context aligns with the sought reconditioning. Most of the nearby properties belong to the Midtown at Coalition development or are unoccupied buildings – thus are ambivalent towards the site intentions. Further out are high intensity uses such as the Amazon facility or completely undeveloped, residentially oriented, land that would only benefit from the subject site presence.

- **Approval:**
Approve the proposed conditional rezoning using the conditions as presented – find that the request is consistent with the Future Land Use Plan and is reasonable to the local context.
- **Approval, but with revised conditions:**
Approve the proposed conditional rezoning subject to an amended set of conditions agreed to in writing by the applicant – reflected by the adoption of an amended set of Consistency and Reasonableness Statements.
- **Denial:**
Deny the proposed conditional rezoning – find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

