Legislation Details (With Text)

File #:	2019-0271		
Type:	Ordinance	**Status:**	Approved
File created:	6/5/2019	**In control:**	City Council
On agenda:	6/27/2019	**Final action:**	6/27/2019
Title:	Consider public testimony regarding, and an ordinance zoning 345.175 acres of land located at or near the intersection of University Boulevard and CR 110 to the SF-3 (Single-Family - Mixed Lot) zoning district. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Vicinity Map, 4. Aerial Photo		

Date	Ver.	Action By	Action	Result
6/27/2019	1	City Council	approve	Pass
6/27/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance zoning 345.175 acres of land located at or near the intersection of University Boulevard and CR 110 to the SF-3 (Single-Family - Mixed Lot) zoning district. (First Reading)*

The 345.17 acres proposed for the SF-3 (Single Family - Mixed Lot) zoning district is part of 356.48 acres being annexed into the City at the request of the property owners, Andrew Pritchard, Jennifer Pritchard, Nancy Ohlendorf, Michael Ohlendorf, Nancy Kay Pritchard Ohlendorf, Stephen Lee Pritchard Ohlendorf, and Stuart Caffey. It is proposed for development by KB Home Lone Star, Inc., for single family and commercial development. The remaining 11.31 acres is proposed for a commercial zoning designation in a separate ordinance

The SF-3 district allows for a variety of lot sizes: estate lots with a minimum of 10,000 square feet, standard lots with a minimum of 6,500 square feet and small lots with a minimum of 5,000 square feet. With specific exceptions provided, the district requires that at least 40% of the lots are estate lots, 30% of the lots must be standard lots and no more than 30% of the lots can be small lots. To vary from this prescribed lot mix, the roadway connectivity index must be measured as 1.4 or greater and special design features must be included in the development. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels). These exterior material requirements are also included as part of the MUD consent agreement.

The Planning and Zoning Commission held a public hearing at their meeting on May 15, 2019 and voted 8-0 to recommend approval of the original zoning. There were no speakers at the public hearing.