



## Legislation Details (With Text)

**File #:** 2020-0240  
**Type:** Ordinance  
**File created:** 8/18/2020  
**On agenda:** 9/10/2020  
**Status:** Agenda Ready  
**In control:** City Council  
**Final action:** 12/31/2023  
**Title:** Consider public testimony regarding, and an ordinance rezoning 47.54 acres located northwest of the intersection of E. Old Settlers Boulevard and N. AW. Grimes Boulevard from the SF-R (Single-Family - Rural) zoning district to the PUD (Planned Unit Development) No. 121 zoning district. (First Reading)\*

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A, 3. Aerial Photo, 4. Vicinity Map with surrounding zoning

Date	Ver.	Action By	Action	Result
9/10/2020	1	City Council	approve the first reading	Pass
9/10/2020	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance rezoning 47.54 acres located northwest of the intersection of E. Old Settlers Boulevard and N. AW. Grimes Boulevard from the SF-R (Single-Family - Rural) zoning district to the PUD (Planned Unit Development) No. 121 zoning district. (First Reading)\*

The property was annexed into the City in 2004 and has been zoned as SF-R (Single Family - Rural) since that time. It is designated for residential use on the 2030 Future Land Use Map. The zoning request was submitted by Atlantic Urbana Holdings, LLC on behalf of the property owner Frank Martin III.

The project proposes single family detached and single family attached dwelling units on a common lot. The units are to be arranged around a common drive aisle and parking area, similar to the layout of an apartment complex. There will be a maximum of 280 total dwelling units, of which 60% may be attached. Also included will be a commercial leasing and/or management center and amenities for the residents.

### Project Features:

- Buildings will be a maximum of two stories in height and will have two design features on the upper floors that face any public or private drive. The building types and colors will also be varied.
- At least 50% of the required parking will be covered or in garages, with at least 25% in garages.
- Landscaping will be required throughout the site.
- At least 8 amenities will be provided, including a dog park and at least two other amenities on each side of College Park Boulevard.
- Part of the site containing floodplain will be dedicated as park land.

The Planning and Zoning Commission held a public hearing and voted 6-0 to recommend approval of the PUD zoning district at their meeting on August 5, 2020. There were no speakers at the public hearing.