



## Legislation Text

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**File #:** 2018-5162, **Version:** 1

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Consider public testimony regarding, and an ordinance amending Planned Unit Development (PUD) No. 23, to provide for a place of worship. (First Reading)\*

PUD (Planned Unit Development) No. 23, containing 371.66 acres of land, was approved by the City Council in 1995 and it allows single family and commercial uses. The only remaining undeveloped part of the property is located along RM 1431. The proposed amendment is for 13.20 acres described as Parcel 4-e of the PUD, a portion of the undeveloped property along RM 1431. Parcel 4-e is currently zoned for office and senior group living and the amendment would allow a place of worship, with unrestricted square footage of accessory uses. It would also establish design standards for the place of worship building and the compatibility buffer requirement for the northern property boundary, which borders an existing residential development within the PUD. Potential accessory uses for places of worship include primary or secondary educational facilities, offices, community recreational facilities and day care facilities. For these uses to be unrestricted in size, the code requires that the place of worship have frontage on, or direct access to, an arterial street, such as RM 1431.

The PUD currently requires that 100% of the exterior finish of buildings on Parcel 4-e consist of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision ("Mayfield Ranch stone"). The PUD amendment would apply the C-1a (General Commercial - limited) zoning district design standards for the building. These standards require a minimum of 75% of the exterior to consist of natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), with stucco allowed within this category on tilt-wall construction. The PUD would also require that 25% of the exterior finish be "Mayfield Ranch stone". This will allow more variation in the building materials used, while maintaining a quality appearance and providing consistency with the surrounding structures.

A compatibility buffer, including a masonry wall and landscaping, is a requirement when non-residential development abuts single family development. On this site, there is an existing drainage swale along this boundary which varies in width from approximately 60' to 100', which contains numerous trees and shrubs. In addition, a portion of the boundary contains a drainage structure constructed as a requirement for development of the property. For this reason, in lieu of a wall, the PUD proposes that the drainage swale and the existing trees and shrubs, with additional plantings where needed, will provide an adequate buffer for the adjacent single family uses. Staff supports this adjustment as it represents a reasonable tradeoff considering the features of the land involved. The inclusion of a masonry fence in this area will require the removal of extensive vegetation. As such, the proposal represents a comparable, if not enhanced buffer, from the typical fence requirement.

The height of the buildings will be limited to two stories. A parking structure may contain multiple levels, so long as it does not extend above the height of the two-story building it is attached to.

As requested by staff, representatives of the Hill Country Bible Church invited the immediate

neighbors of the site to a meeting on December 18, 2017 to explain the project and solicit input. Approximately 20 people attended the meeting, all of which were residents of the Preserve at Mayfield Ranch, a single family - common lot community adjacent to the proposed project. The church representatives explained their requests for the PUD amendment and the residents expressed support. Two City staff members also attended the meeting, including the Planning Director.

The Planning and Zoning Commission then held the formal public hearing on January 10, 2018. One speaker raised concerns about the change in use from office and senior group living to a place of worship, citing potential use of the property on weekends and in the evenings, and the change in the buffer requirements. A second speaker expressed support for the project. The Planning and Zoning Commission voted 7-0 to recommend approval of the PUD amendment.

The PUD has been amended on four previous occasions. In 2000, the development standards were updated and the parcel boundaries were redrawn. In 2001, the parcel boundaries were redrawn. In 2005, the permitted uses for the area along RM 1431 were changed to allow for town houses and commercial and office development. And in 2010, the development standards for the commercial and office development were updated.