



## Legislation Text

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**File #:** 2019-0076, **Version:** 1

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Consider public testimony regarding, and an ordinance zoning 179.71 acres located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. to the SF-3 (Single Family - Mixed Lot) zoning district. (First Reading)\*

The property owners, Brian Cressman, Scott Cressman and Linda Cressman are requesting the original zoning of 174.20 acres of the property. An additional 5.51 acres, also to be rezoned, is owned by the City as right-of-way for the extension of Kenney Fort Blvd. The Cressman's agent is Joe Daly of Norris Design and the developer is Meritage Homes, represented by Matthew Scrivener. The 174.20 acres is a portion of the 212.59 acres owned by the Cressmans. The remainder of the Cressman tract will be considered for original zoning as two separate agenda items.

This property is proposed for SF-3 (Single Family - Mixed Lot) zoning. It will have direct access from the extension of Kenney Fort Blvd. and from the extension of two local streets, Sheffield Way and Stone Manor Trail, from the Legends Village subdivision. The General Plan designates the property for residential use. The SF-3 zoning 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, 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 for all homes 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). In addition, an upgraded garage door is required.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of the original zoning at their meeting on January 9, 2019. There were six speakers at the public hearing, from the Legends Village subdivision and from the large lot single family neighborhood on Brenda Lane. The speakers from Legends Village were concerned about the connection of Sheffield Way and Stone Manor Trail and proposed access from the extension of Kenney Fort Blvd., regarding traffic. The speakers from the Brenda Lane neighborhood were concerned about privacy, fencing, drainage and flooding. Some speakers asked about the proposed price range for the new homes and how the development is expected to affect property values. Two speakers requested the item be postponed, to allow for additional time to meet with and obtain more information from the developer.

A neighborhood meeting was held on Thursday January 31, 2019 to discuss the proposed development. Three representatives from Legends Village and one from the Brenda Lane neighborhood, along with staff from Meritage Homes and the City. There was a productive discussion about the City's zoning districts and development requirements and this provided reassurance to the neighbors.