



## Legislation Text

---

**File #:** 2019-0079, **Version:** 1

---

Consider public testimony regarding, and an ordinance zoning 8.03 acres located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. to the C-2 (Local Commercial) zoning district. (First Reading)\*

The property owners, Brian Cressman, Scott Cressman and Linda Cressman are requesting the original zoning of 8.03 acres of their property to the C-2 (Local Commercial) district. The Cressman's agent is Joe Daly of Norris Design. The 8.03 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.

The property has frontage along E. Old Settlers Blvd. and it is designated for residential use in the General Plan. The C-2 district provides for local commercial uses, with a maximum height of 2 stories. The size of retail sales and restaurant/bar uses is limited, based on the size of the site and whether it has frontage on E. Old Settlers Blvd. No individual use shall exceed 2,500 square feet of gross floor area on sites smaller than two acres. Up to 5,000 square feet of gross floor area is allowed on sites larger than two acres. On sites with 50 percent or greater frontage on E. Old Settlers Blvd., no individual use shall exceed 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks where an intervening building effectively screens the drive-through area from any adjacent residences.

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.

