



Legislation Text

File #: 2019-0078, **Version:** 1

Consider public testimony regarding, and an ordinance zoning 30.36 acres located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. to the MF-1 (Multifamily - Low Density) zoning district. (First Reading)*

The property owners, Brian Cressman, Scott Cressman and Linda Cressman are requesting the original zoning of 30.36 acres of their property to the MF-1 (Multifamily - Low Density) district. The Cressman's agent is Joe Daly of Norris Design. The 30.36 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 MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum height of 2.5 stories. Apartments, townhouses and multifamily houses are allowed. No more than 120 apartment units can be grouped on the same or separate adjacent lots, unless they are separated by open space, natural features, or property zoned as OF (Office) or C-2 (Local Commercial), except for a gas station use. Apartments also have design standards and amenities are required. Townhouses, which are three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access, also have design requirements and require amenities. A multifamily house is a structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside, with individual dwelling units being indistinguishable within the larger building form. These units also have design requirements and must provide outdoor living space, such as a patio, porch or balcony.

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.

