



## Legislation Text

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**File #:** 2019-0291, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning 6.51 acres located at the northeast corner of Joyce Lane and Gattis School Road from the SF-2 (Single-Family- Standard Lot) zoning district to the MF-1 (Multifamily- Low Density) zoning district. (First Reading)\*

The property was annexed into the City in 1984 and has been zoned as SF-2 (Single Family - standard lot) since 1994. The General Plan designates the property for residential land uses, including low density multi-family development, with the following location criteria: (1) primary access allowed via arterial roadway or collector street; (2) direct access to abutting single-family neighborhoods is discouraged; and (3) low density multi-family developments shall not be located immediately adjacent to other low density multi-family developments.

The property owner, Green Adobe Developers, LLC, has requested the rezoning. The MF-1 (Multifamily - Low Density) district allows a maximum density of 12 units per acre, as either apartments, townhouses or a multifamily house. No more than 120 dwelling units shall be permitted in any single apartment complex. No more than 12 dwelling units shall be permitted in any single residential structure. The maximum height of a principal building is 2.5 stories. Building elevations require design standards, including specified exterior wall materials and special design features. At least one (1) amenity accessible to all residents shall be provided for each low density multifamily complex with 30 or more dwelling units.

A total of 56 units are proposed. A park with a dog wash area, kids playscape, fitness center with a pool, and a BBQ area event pavilion are also proposed.

Where the site abuts SF-2 zoned property, specific setbacks and compatibility buffering are required: (1) a minimum 15-foot landscape buffer, with no other use permitted within the buffer; (2) a pre-cast concrete panel or masonry fence installed and maintained on the property boundary; (3) buildings shall be setback 25 feet when a pre-cast concrete panel fence is used and 20 feet when a masonry fence is used; (4) accessory buildings shall be setback 20 feet when a pre-cast concrete panel fence is used and 15 feet when a masonry fence is used;

The property has frontage on Gattis School Road, an arterial roadway. Gattis School Road is being widened to a six-lane divided section. A median will be placed along the property's frontage and no median break will be permitted.

The Planning and Zoning Commission held a public hearing on June 5, 2019 and voted 7-0 to recommend approval of the rezoning. There were two speakers at the public hearing, both of whom expressed concerns about the potential increase in traffic.

