



## Legislation Text

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**File #:** 2019-0313, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning 3.36 acres located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. from the SF-3 (Single-Family - Mixed Lot) zoning district to the MF-1 (Multifamily - Low Density) zoning district. (First Reading)\*

The property was annexed into the City on February 14, 2019. At that time, three zoning districts were adopted: 30.36 acres were zoned as MF-1 (Multifamily - low density), 8.03 acres were zoned as C-2 (Local Commercial) and 179.71 acres were zoned as SF-3 (Single Family - Mixed Lot). The property owners, Scott Cressman, et al., have since requested a change to the boundaries for these districts.

Currently, the property along the E. Old Settlers Boulevard frontage is split between the MF-1 and C-2 zoning districts. The proposal is to rearrange the MF-1 and C-2 boundaries so that the entire street frontage is zoned as C-2. To achieve this, the adopted MF-1 and C-2 zoning district boundaries will be repealed, and new boundaries adopted. In addition, 3.36 acres of the adjacent SF-3 zoned parcel will be rezoned to MF-1. This will result in a MF-1 zoned parcel of 28.94 acres, a C-2 zoned parcel of 12.82 acres, and a SF-3 parcel of 176.35 acres.

This ordinance rezones a 3.36 acre portion of the adopted SF-3 zoning area to the MF-1 zoning district. When combined with the 25.58 acres being zoned as MF-1 as a separate agenda item, the MF-1 parcel will contain 28.94 acres.

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 on June 19, 2019 and voted 8-0 to recommend approval of the rezoning. There were no speakers at the public hearing.