



## Legislation Text

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**File #:** 2019-0493, **Version:** 1

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Consider public testimony regarding, and an ordinance zoning 6.61 acres generally located northwest of the intersection of E. Old Settlers Boulevard and N. A.W. Grimes Boulevard to the MF-1 (Multi-Family- Low Density) zoning district. (First Reading)\*

The 86.6 acre property, known as Quick Farm, has approximately one half-mile of frontage along Old Settlers Blvd. and was annexed into the City on October 24, 2019. Also, on that date, the City Council approved the PUD (Planned Unit Development) No. 117 zoning district on a 26.10 acre portion of the site to allow for a common lot single family development. The remainder of the property is to be zoned into the following districts: C-1a (General Commercial - limited), OF-1 (General Office), OF-2 (Mid-Rise Office), MF-1 (Multifamily - low density) and OS (Open Space).

This ordinance is for 6.61 acres of MF-1 (Multifamily - low density). The MF-1 district allows multifamily units up to 12 units per acre in density, with no more than 120 units allowed in any single complex and no more than 12 dwelling units in any single building. Complexes must be separated from each other by open space, natural features or office or local commercial zoned areas.

The Planning and Zoning Commission held a public hearing and voted 9-0 to recommend approval of the original zoning at their meeting on September 4, 2019. There was one speaker, who expressed opposition to higher density development.