



Legislation Details (With Text)

**File #:** 17-2499      **Version:** 3      **Name:** Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District and PR, Pre-Development District to SF-7.5/18 Single-Family Residential District on Approximately 30.09 Acres Generally Located on the West

**Type:** Ordinance      **Status:** Passed

**File created:** 9/14/2017      **In control:** City Council

**On agenda:** 10/23/2017      **Final action:** 10/23/2017

**Title:** Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District and PR, Pre-Development District to SF-7.5/18 Single-Family Residential District on Approximately 30.09 Acres Generally Located on the West Side of S. Main Street, Approximately 1,086 Feet South of FM 917 on Property Located at 1200 S. Main Street; Crystal Lake Development, LLC (ZC#17-014)

**Sponsors:** Joe Smolinski, Lisa Sudbury

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Maps and Supporting Info., 3. Exhibit A

Date	Ver.	Action By	Action	Result
10/23/2017	3	City Council	Approved on Third And Final Reading	Pass
10/9/2017	2	City Council	Approved on Second Reading	Pass
9/25/2017	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District and PR, Pre-Development District to SF-7.5/18 Single-Family Residential District on Approximately 30.09 Acres Generally Located on the West Side of S. Main Street, Approximately 1,086 Feet South of FM 917 on Property Located at 1200 S. Main Street; Crystal Lake Development, LLC (ZC#17-014)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on September 5, 2017, and voted 7-0 to recommend approval.

The applicant is requesting a zoning change to SF-7.5/18 to accommodate a new residential subdivision. The property is approximately 2,650 feet long by 450 feet wide. It has limited frontage on South Main Street, but will have street connections into Fox Glen Village and M3 Ranch. The property is within 300 feet of two drill sites and approximately 310 feet of another drill site. Any lots within 300 feet of these drill sites will need to be noted on the plat.

The property abuts vacant land to the north zoned I-1. To the east is Fox Glen Village, zoned SF-6/12. To the west and south of the property will be the future M3 Ranch development, zoned SF-7.5/16. Near this property on South Main Street are 3 new developments zoned SF-7.5/16 or SF-7.5/18. The request is consistent with the adjacent zoning and lot sizes.

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