Legislation Details (With Text)

File #:	21-4140	**Version:**	2	**Name:**	Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving on a Zoning Change from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on Appr
Type:	Ordinance			**Status:**	Passed
File created:	6/15/2021			**In control:**	City Council
On agenda:	7/12/2021			**Final action:**	7/12/2021

Title: Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving on a Zoning Change from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on Approximately 47.72 Acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, Generally Located Approximately 1,650 Feet East of FM 917 and Approximately 2,700 Feet North of Bedford Road by Ben Luedtke on Behalf of M3 Ranch Development, Inc., Developer and M3 Ranch Land Investment, Owner (ZC#21-005)

Sponsors: Jason Alexander, Art Wright

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Maps and Supporting Information, 3. Exhibits A through G

Date	Ver.	Action By	Action	Result
7/12/2021	2	City Council	Approved on Second and Final Reading	Pass
6/28/2021	1	City Council	Approved on First Reading	Pass

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving on a Zoning Change from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on Approximately 47.72 Acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, Generally Located Approximately 1,650 Feet East of FM 917 and Approximately 2,700 Feet North of Bedford Road by Ben Luedtke on Behalf of M3 Ranch Development, Inc., Developer and M3 Ranch Land Investment, Owner (ZC#21-005)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on June 7, 2021, and voted 4 to 0 (Commissioners Axen, Goodwin and Groll absent) to recommend approval. During the discussion, Commissioners Mainer and Weydeck stated that they would like more Type 2 lots in this development.

Staff recommends approval.

Existing Use: Agricultural
Existing Zoning: SF-7.5/12 and SF-12/22

Surrounding Land Use & Zoning:
North: Vacant land and single-family residential, PD for M3 Ranch
South: Single-family residential, PR and PD for Birdsong
East: Vacant land and single-family residential, PD for M3 Ranch
West: Vacant land and single-family residential, PD for M3 Ranch

Thoroughfare Plan Specification:
Future street - minor collector (three-lane undivided)

Comments and Considerations
The applicant is requesting a PD for single-family residential uses to accommodate a 47.72 acre addition to the M3 Ranch community. The property is located on the south side of M3 Ranch and north of the Birdsong development. The tract was previously owned by the Watson family for agricultural uses and created a cutout in southern boundary of M3 Ranch.

The proposed PD follows the current M3 Ranch development standards and will share the same homeowners association. M3 Ranch South will contain 157 single-family residential lots as shown on Exhibit C-1. There will be no townhouse or commercial uses in M3 Ranch South.

The phasing of M3 Ranch South will be included with the rest of M3 Ranch. The north part of the extension will be developed with Phase 2 and the south part with Phase 3 as shown on Exhibit G. Minor changes will be made to the existing M3 Ranch in this area to provide connectivity to M3 Ranch South.

The development of M3 Ranch South will provide right-of-way for the continuation of a minor collector street along the southern boundary that serves both M3 Ranch and the Birdsong Addition shown on Exhibit C-2. Secondary trails and sidewalks from M3 Ranch will also connect to M3 Ranch South as shown on Exhibit D-1. A decorative entry into the neighborhood will be provided from the future minor collector street as shown on Exhibits F-1 and F-2.

Lot Types
The Lot Types selected for M3 Ranch South include Types 2, 3 and 4 (70s, 60s and 50s) following the same regulations as M3 Ranch. The bulk area standards for these single-family residential products are as follows:

	Type 2	**Type 3**	**Type 4**
Min. Floor Area (sq. ft.)	2,200	2,000	1,800
Min. Lot Area (sq. ft.)	8,400	7,200	6,000
Min. Lot Width	70’	60’	50’
Min. Lot Depth	120’	120’	120’
Min. Front Setback	25’	25’	25’
Min. Rear Setback	15’	15’	15’
Min. Interior Side Yard	5’	5’	5’
Min. Exterior Side Yard (adjacent to street)	15’	15’	15’
Max. Lot Coverage	55%	55%	55%
Max. Height	35’	35’	35’
Min. Masonry Percentage	80%	80%	80%

As in M3 Ranch, M3 Ranch South will comply with the residential architectural standards in Section

4600 of the Zoning Ordinance except where noted in the proposed development standards (Exhibit B, Section 8.2.B on page 6).

M3 Ranch South does not contain Type 1 (80' wide) or Type 5 (40' wide) lots. The Type 1 lots are primarily reserved to face M3 Ranch Road, the main spine road, and a collector street in Phase 5. Type 5 lots must be served by alleys and would not be suitable in the limit space. The lot types in M3 Ranch immediately adjacent to the subject property are Type 4 (50' wide) to the west and Type 2 (70' wide) to the north. To the east are open space lots and a pipeline easement.

In proportion, the mid-sized lots (Types 3 and 4) are about 66% of the total number of lots (1,571 lots) in M3 Ranch. In M3 Ranch South, the mid-sized lots (Type 3) are 66% of the total (157 lots). By individual Lot Type, the percentages are as follows:

Lot Type	**M3 Ranch (1,571 lots)**	**M3 Ranch South (157 lots)**
Type 1	7%	0%
Type 2	17%	6%
Type 3	30%	66%
Type 4	36%	27%
Type 5	10%	0%

Drill Site

There is one drill site with two gas wells on the property and several easements to accommodate pipelines. As shown on Exhibit C-1, the residential lots around these facilities are situated outside the drill site boundaries and no part of the pipeline easements will be located on the residential lots. As in M3 Ranch, M3 Ranch South also mandates a minimum 250-foot setback for houses from a wellhead. The minimum setback for a house in the International Fire Code is 100 feet from a wellhead.

The drill site and pipelines are contained in open space lots maintained by the homeowners' association. The consent of the gas well operator will be required for any change to the surface area of the drill sites, access roads, and screening, and of the pipeline operators regarding street crossings. Drill site screening will match the screening of the other drill sites in M3 Ranch.

Summary

The M3 Ranch South PD regulations are compatible with the existing M3 Ranch and will allow the extension to share the same homeowners association. Additionally, inclusion of this property creates a more cohesive development pattern and better connectivity along the southern boundary of M3 Ranch.

2nd Reading

The City Council held a public hearing on June 28, 2021 and voted 7-0 to approve the zoning change at first reading.

The applicant has not made any changes to the development plan and exhibits for second reading but will be available to answer questions at the meeting.

See information above.

Not applicable.

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