



Legislation Text

File #: 14-0842, Version: 3

Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from MF-2, PR, I-1 & 2F to SF-7.5/16, SF-8.4/18, SF-12/22, MF-2 and C-2 on Approximately 555 Acres, Generally Located at the Intersection of South 2nd Avenue and FM Road 917 and East of FM Road 917, West of South Main Street and North of English Trail; Setback Partners (ZC#14-001)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on February 18, 2014, and voted 6-0 to recommend approval. Commissioner Polozola was absent.

Second Reading - March 24, 2014

The following information was requested by Council at the previous meeting.

Tract	Existing Zoning	Proposed Zoning	Acreage	# of Units
1	MF-2	SF-7.5/16	25	123
2	I-1	MF-2	N/A	N/A
3	I-1	C-2	N/A	N/A
4	I-1	C-2	N/A	N/A
5	I-1	C-2	N/A	N/A
6*	I-1, PR, SF-6/12 & 2F	SF-7.5/16	113.34	559
7*	I-1, PR	SF-7.5/16	134.62	117
8	I-1	SF8.4/18	42.85	188
9*	I-1	SF8.4/18	84.15	370
10*	I-1, PR	SF-12/22	88.97	274
			488.93	1,631

*Less gas well acreage

The total density comes to 3.3 units per acre, however these calculations do not take into account the acreage for gas well sites or open space.

First Reading - March 17, 2014

The property is in the vicinity of Sentry Industrial Park and the future industrial use of Klein Tools. The existing land use is vacant with several gas well sites on the property (see attached aerial). The applicant is requesting a zone change consisting of 10 different tracts with various straight zoning classifications as depicted below and in the attached zoning illustration.

Tract 1 is approximately 25 acres currently zoned MF-2, proposed to be SF 7.5/16.

Tract 2 is approximately 25 acres currently zoned I-1, proposed to be MF-2 (equal in size to Tract 1 that is currently zoned MF-2).

Tracts 3, 4 and 5 are approximately 7.29, 8.57 and 24.39 acres respectively, currently zoned I-1, proposed to

be C-2.

Tracts 6 and 7 are approximately 113.34 and 134.62 acres respectively, currently zoned mostly I-1, proposed to be SF-7.5/16. Tract 6 also contains portions of PR, SF-6/12 and 2F zoning and Tract 7 contains a portion of PR zoning.

Tracts 8 and 9 are approximately 42.85 and 84.15 acres respectively, currently zoned I-1, proposed to be SF-8.4/18.

Tract 10 is approximately 88.97 acres, currently zoned I-1 with a small portion of PR, proposed to be SF-12/22.

The future development will be served by large amount of open space consisting of parks, walking trails, a community center, lakes, ball fields, etc. The MISD has acquired a number of school sites for elementary school through high school. The residential design standards adopted in 2012 will apply to the single-family development. The existing C-2 and MF-2 regulations will also apply to the future development.

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