



Legislation Text

File #: 21-4111, **Version:** 1

ZC#21-005: Public hearing on a change of zoning 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

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.

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:

	<u>Type 2</u>	<u>Type 3</u>	<u>Type 4</u>
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, the development 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).

There is one drill site on the property and several easements to accommodate pipelines. As shown on Exhibit C-1, the residential lots around these facilities are situated outside overall drill site boundaries established by Specific Use Permit and so no part of the pipeline easements will be located on the residential lots. These facilities appear to be 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.

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 along the southern boundary of M3 Ranch.

Staff recommends approval.

Attachments:

Maps and supporting information

Development Plan with Exhibits "A" through "G"