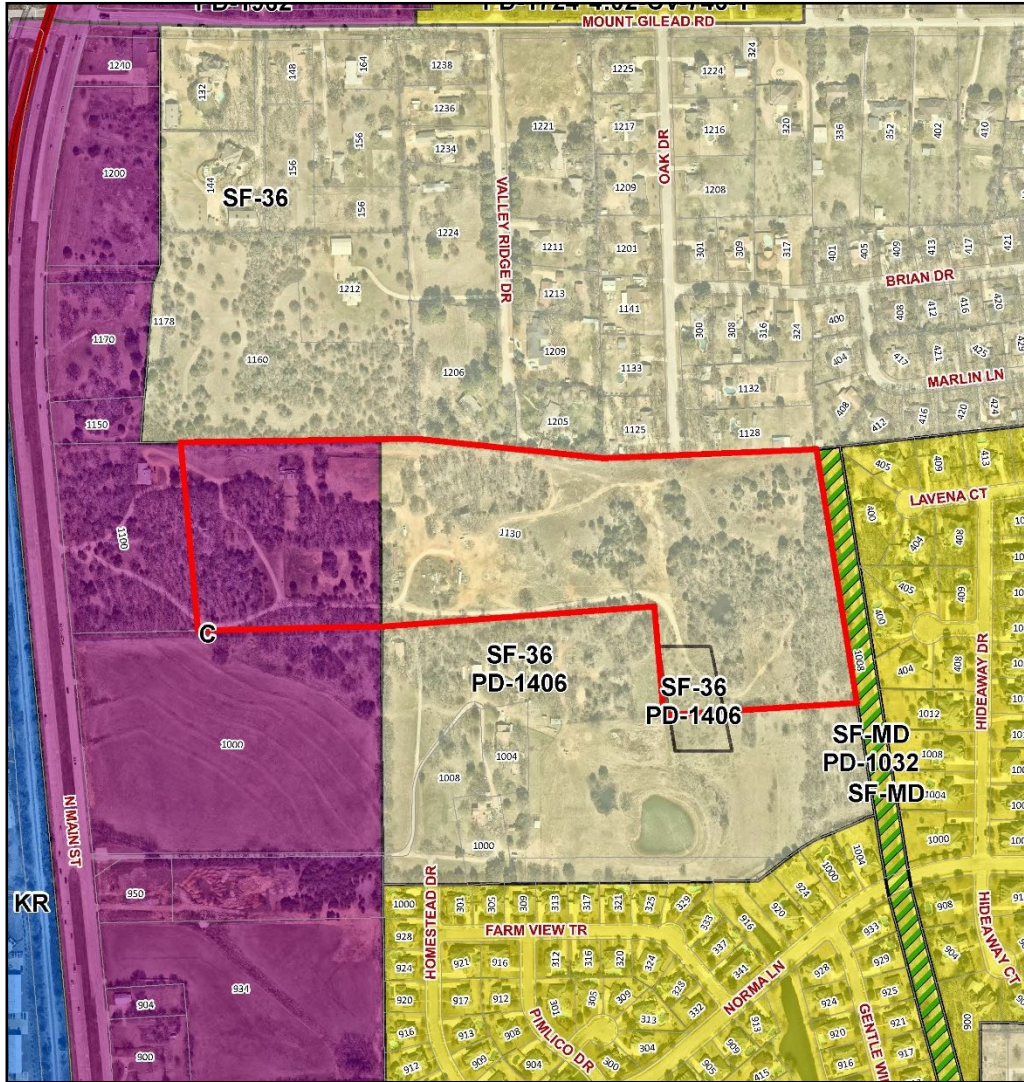


Item H-3

PUBLIC HEARING: Consider an ordinance approving a Planned Development zoning change from Single-Family 36,000 square-foot minimum lots (SF-36) and Commercial (C) to Planned Development – Single-Family 20,000 square-foot minimum lots for Greenway Park that consists of 37 residential lots and an approximately 4.43-acres of open space on an approximately 28.502-acres of land, legally described as a portion of Tract 4 (account #: 05685591), the entire Tract 7 (account #: 05685540), and a portion of Tract 7A, 8B, 8B2 and 9C (account #: 5226317), Abstract 29 out of Allen, Richard F Survey and addressed as 1108, 1100, and 1130 North Main Street, and located on the east side of North Main Street (HWY 377). Mark Weatherford, Applicant/Developer. PBS Family Limited Partnership, Owner. Richard Gibson, Owner. (Z-21-0003)

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Zoning Map



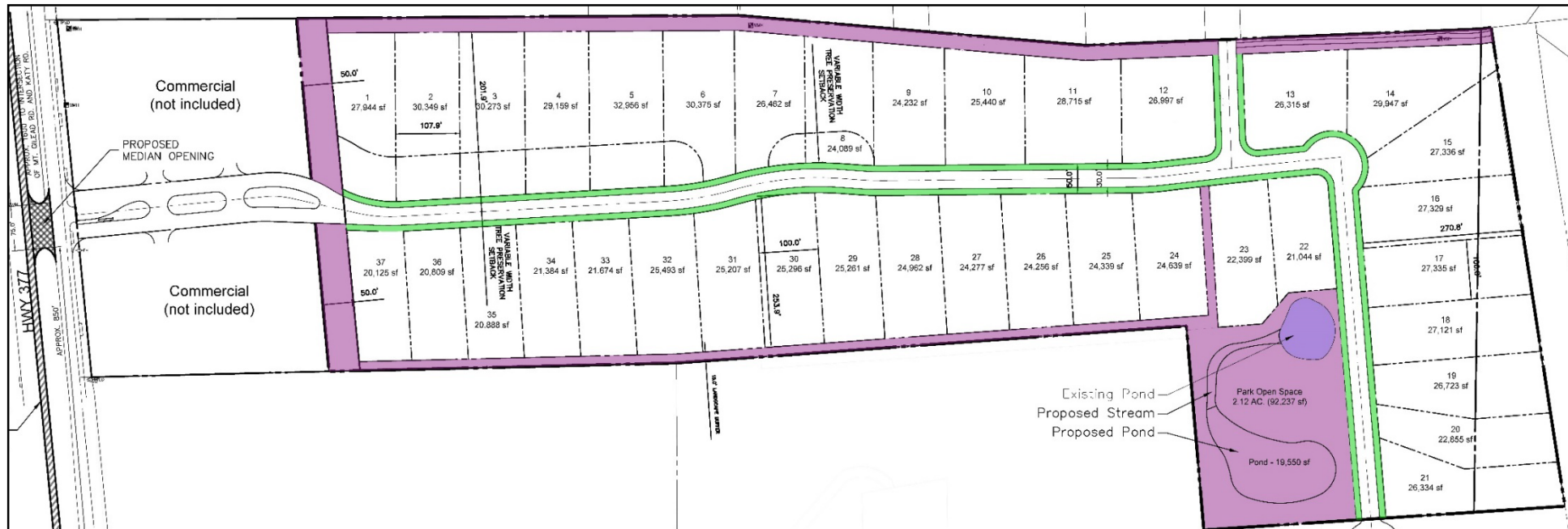
Aerial Map



Zoned:
Commercial
and SF-36

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The Development proposes 37 residential lots (ranging from 20,125 to 32,956 square feet) on approximately 28 acres with 4.43 acres of open space. Depending on the market at time of construction, the price point for the homes is expected to start at about \$1 million. An amenity area that includes a playground, large pond, fishing pier and other natural amenities is included along with an added connection to the existing city trail along the east side of the proposed development. Live screening (including preservation of existing tree stands and natural understory) are planned along the perimeter of the proposed Planned Development and between the residential and future commercial components.



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The PD-SF-20 request proposes the following criteria:

Size of lots:

1. Minimum lot area: 20,000 square feet
2. Minimum lot width: 100'
3. Minimum lot depth: 150'

The proposed width of 100 feet in lieu of the required 120 feet for SF-20 shall be allowed.

Minimum Dwelling Size: 3,000 square feet

The 3,000-square-foot requirement exceeds the highest requirement of 2,400 square feet in SF-25, SF-30, and SF-36 zoning districts; SF-20 requires 2,200 square feet under the UDC.

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Setbacks:

1. Minimum front yard: Thirty-five feet (35').
2. Minimum side yard: Ten percent (10%) of the lot width but no more than fifteen feet (15'); fifteen feet (15') from street right-of-way.
3. Minimum rear yard: Fifteen feet (15').

Maximum Lot Coverage:

Thirty percent (30%) for the primary structure; fifty percent (50%) total including accessory buildings, driveways and parking areas.

Garage Requirements:

All residential lots shall provide a minimum of two (2) car garages that are either a j-swing or side-entry garage.

The above requirements meet all UDC regulations for residential zoning districts SF-20 and higher.

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Elevations:

The Applicant is proposing craftsman-style homes. The facades of homes, exclusive of doors and windows, shall be constructed 80% with masonry products such as brick, stone and stucco. Secondary materials shall be quality materials such as wood, metal and/or hardiboard.

The façade proposal meets the 80% masonry requirement set forth in the UDC.

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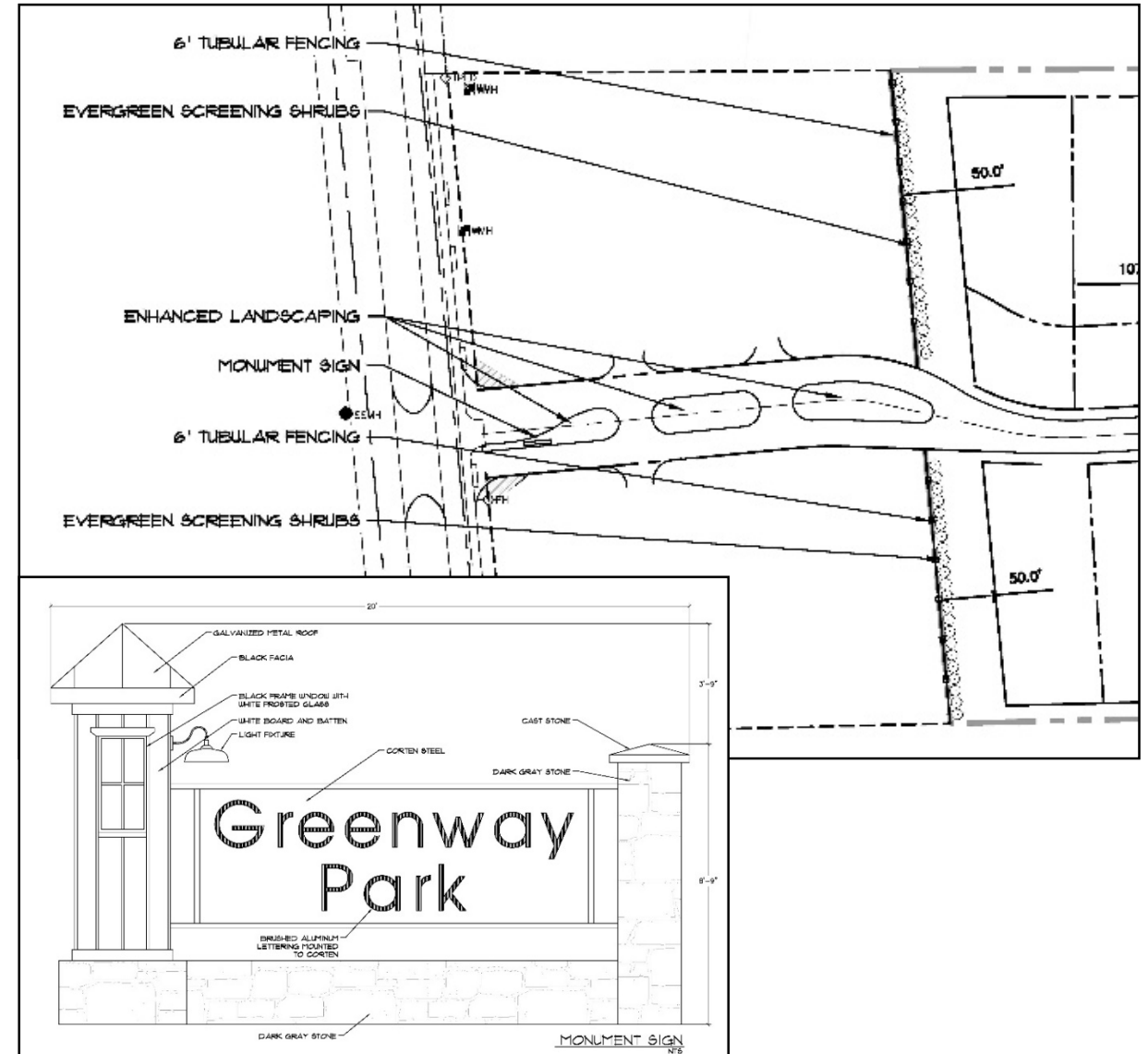


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Screening, Landscaping and Tree Preservation:

The Applicant's goal is to create a natural landscape moving through the subdivision from the entrance on North Main Street. The split-drive access through the commercial portion will have three islands with enhanced landscaping and one proposed monument sign for the subdivision. The Applicant is proposing to utilize the natural landscape between the commercial and residential portions to screen the development from Main Street.



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Screening, Landscaping and Tree Preservation:

A six-foot tubular fence is proposed in front of the 50-foot naturally treed buffer. Evergreen screening shrubs will be added along the fence to ensure year-around screening.

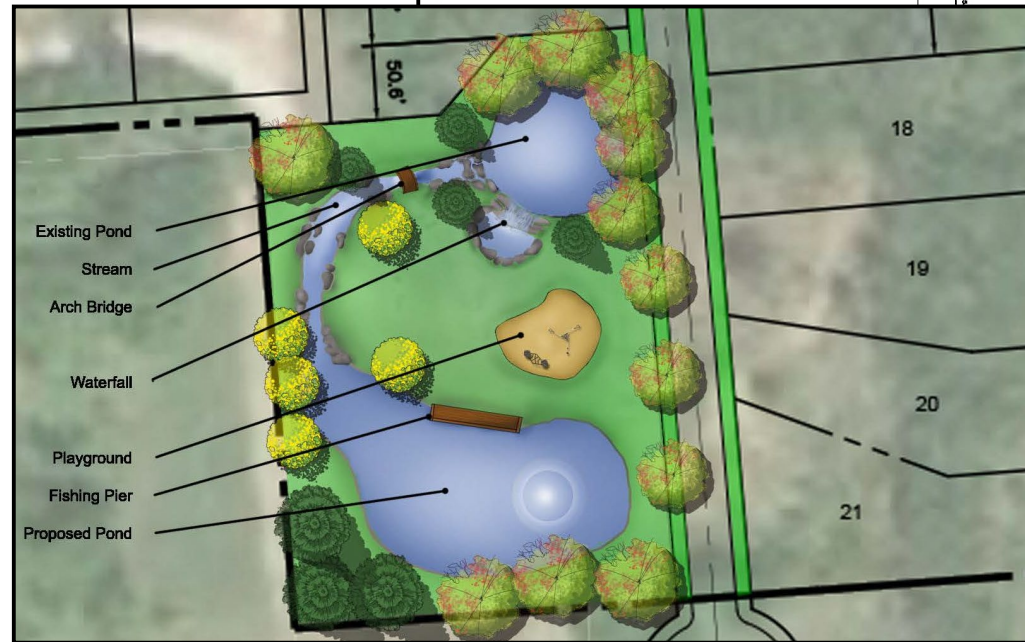
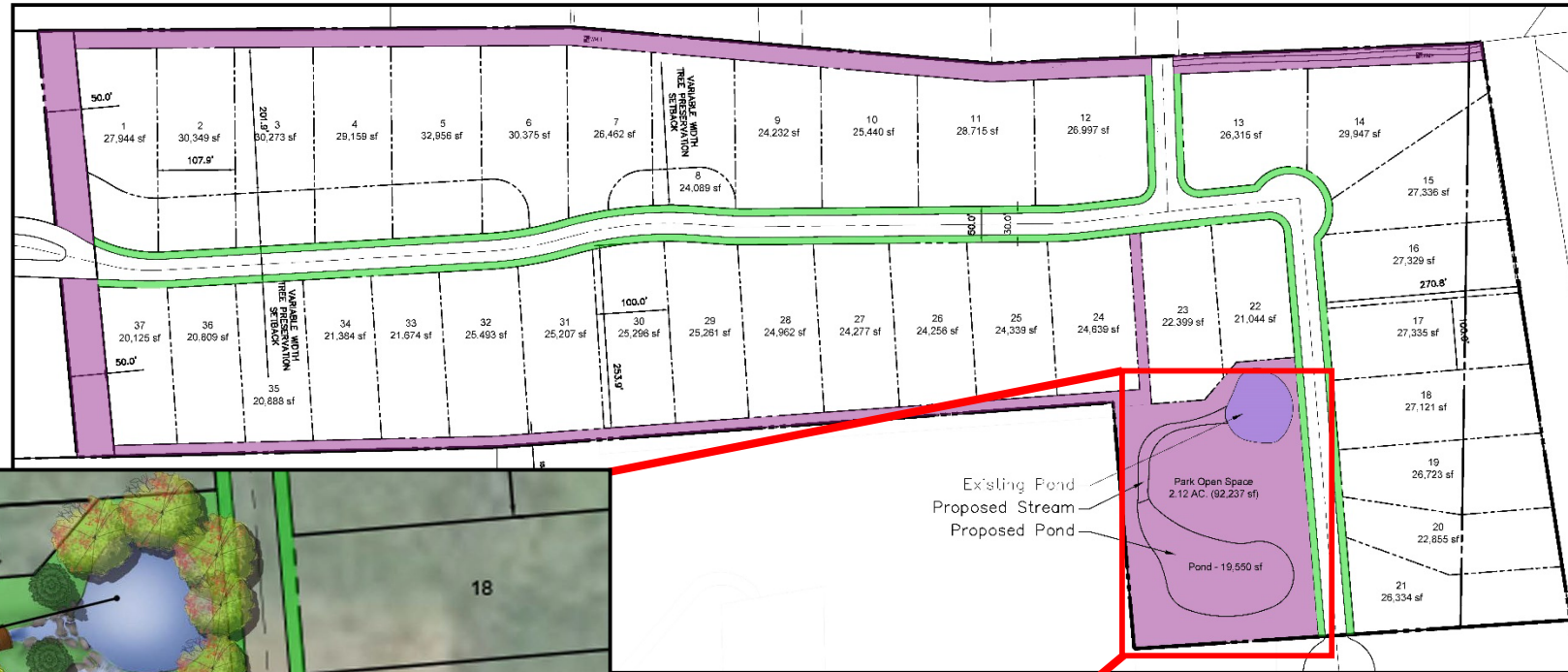
Allow a six-foot tubular fence in lieu of the required masonry screening wall.



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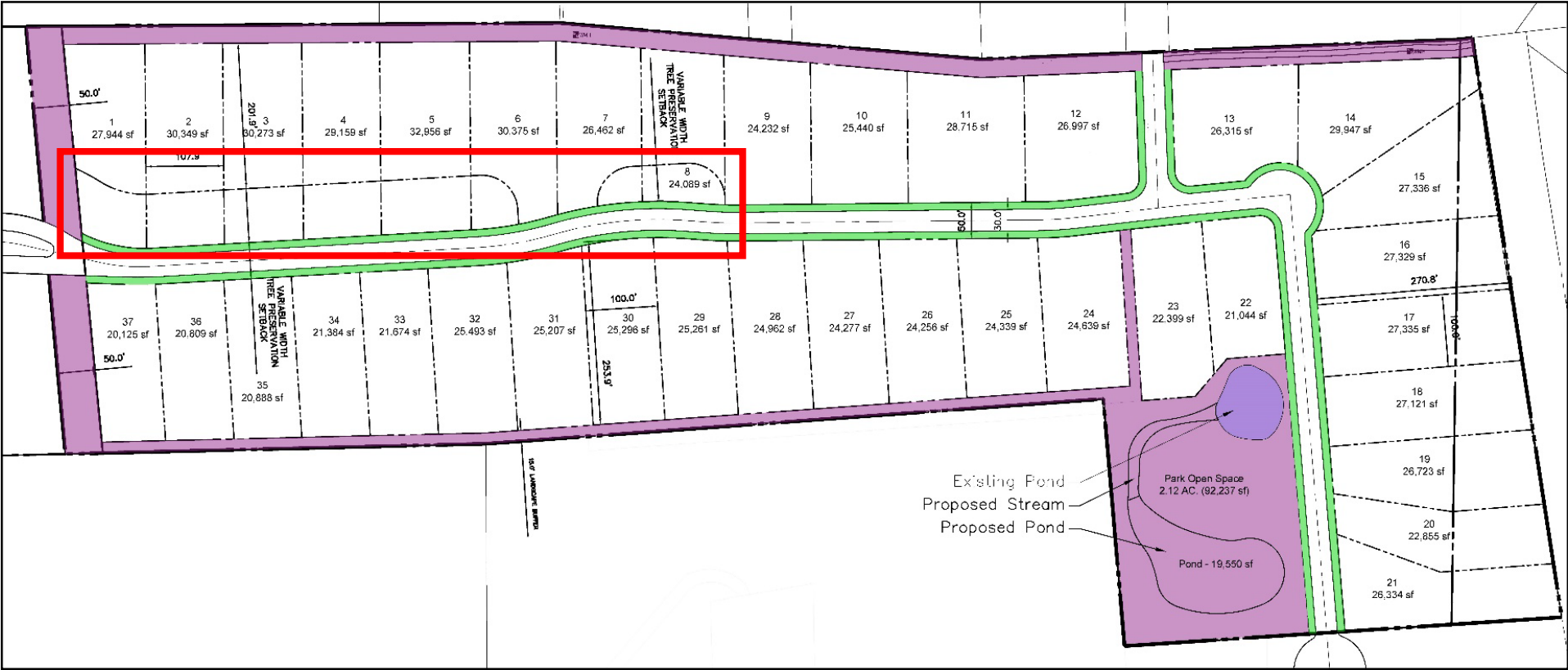
Open Space:

The Applicant is proposing 4.43 acres (or 15.5%) of open space that include natural landscaping, trails and other amenities. The amenity area includes a playground, large pond, fishing pier and other natural amenities.



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Red box: Private Conservation Easement on Lots 1 through 8 to preserve trees



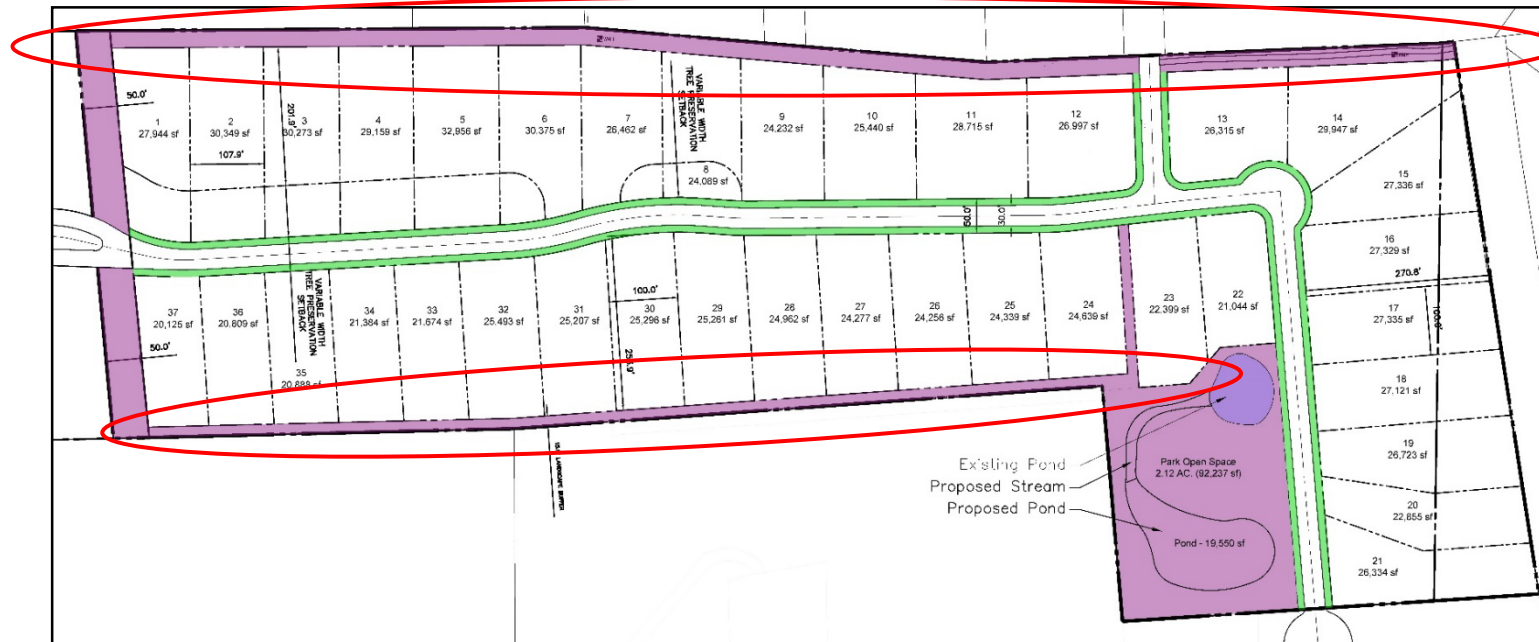
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Screening, Landscaping, and Tree Preservation:

Trees shall also be preserved in a 25-foot easement along the north perimeter of the property where a 10-foot city trail would be located.

Trees shall also be preserved in a 15-foot easement along the south perimeter of the property.

The Applicant is requesting to utilize the natural screening instead of a masonry wall to avoid removing trees.



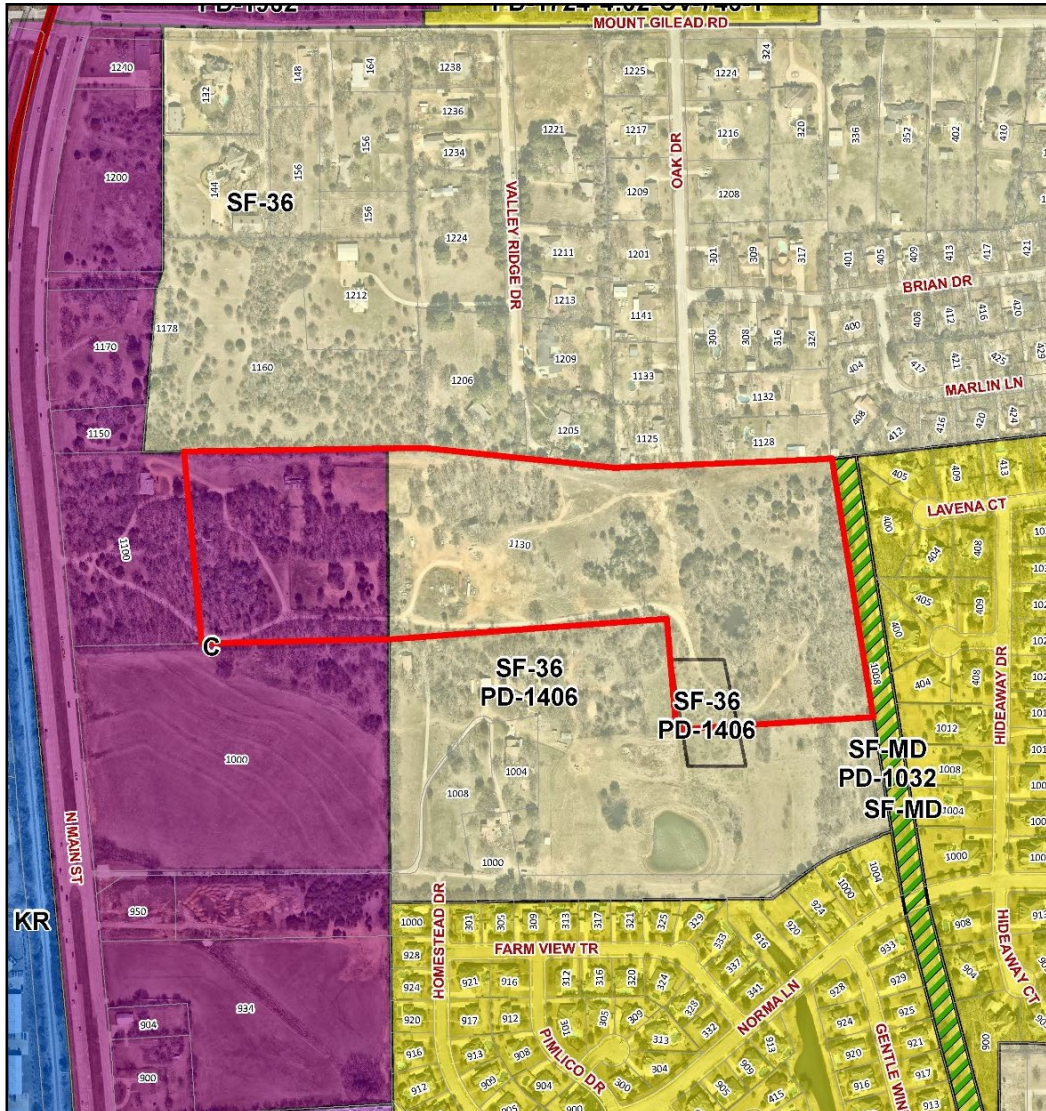
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Hike and Bike Trail:

The Applicant proposes to grant a 25-foot easement for a 10-foot hike and bike trail that will connect to the existing trail to the east of the development. The Applicant will be installing the trail on the north side. This connection significantly fills a gap in the city's trail system.



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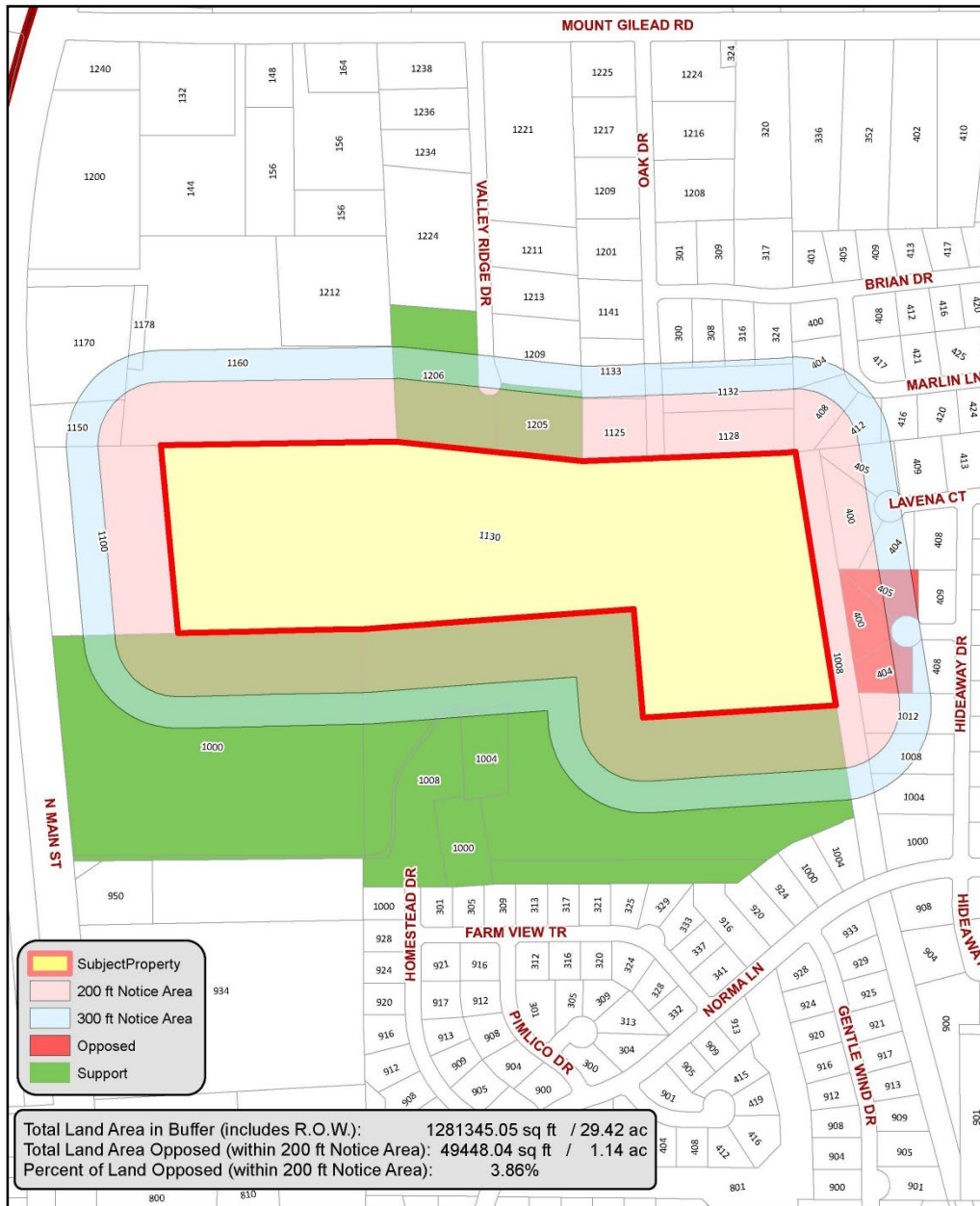
Adjacent Zoning:

North: SF-36 (Single Family- 36,000 square-foot lots or larger): Valley Ridge Addition and Oak Ridge Estates

East: PD-SF-MD (Lots average 20,637 square feet): Harmonson Farms

South: Commercial and SF-36

West: Commercial



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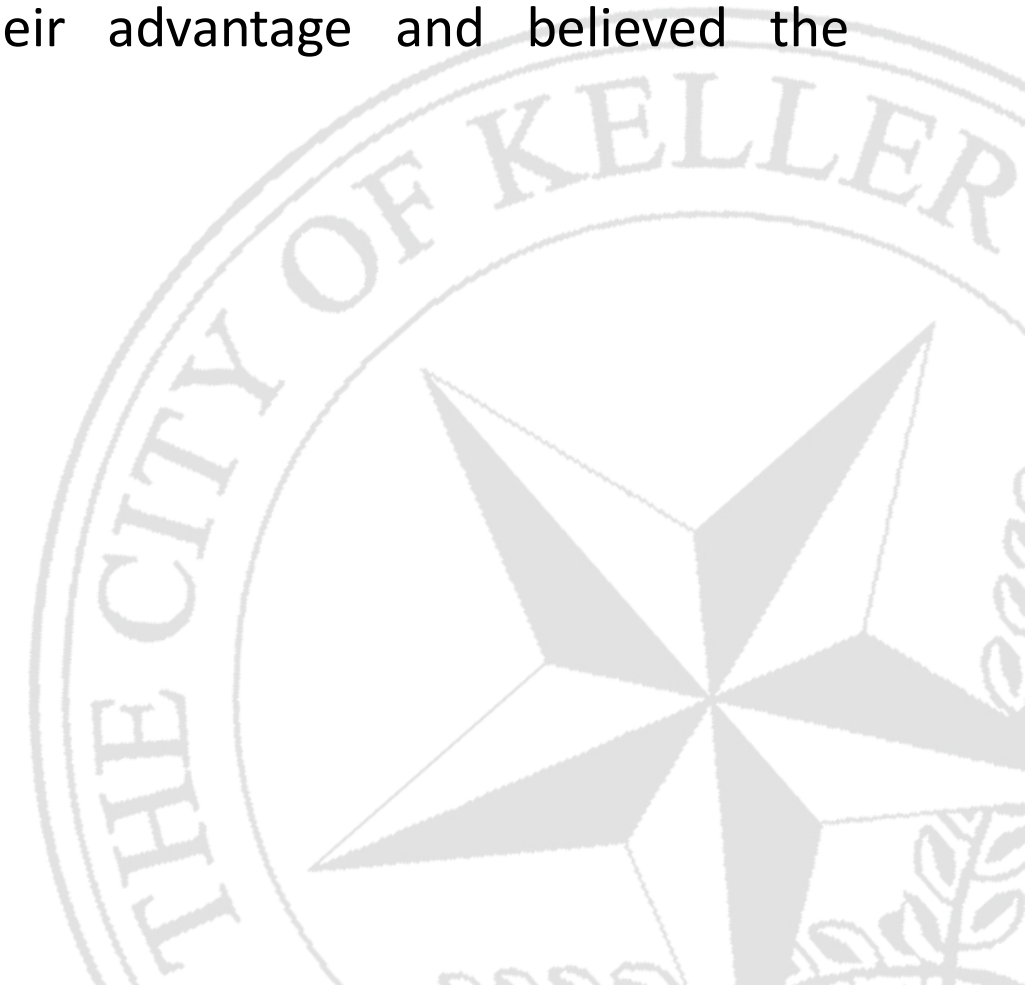
On April 16, 2021, the city mailed 29 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

As of May 10, 2021, staff has received:

1. One letter in support from the Property Owner to the south at 1000, 1004 and 1008 North Main Street.
2. An email from a resident located at 1125 Oak Drive pertaining to this development that does not indicate their support or opposition.
3. Three opposition letters from the public within the 200-foot range.
4. One support email from 1205 and 1206 Valley Ridge Drive.
5. One email outside the 300-foot buffer in opposition.

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On April 27, 2021, the Planning and Zoning Commission made a recommendation to City Council to approve the item. The Commission felt as if the subdivision was aesthetically pleasing by utilizing the natural landscaping to their advantage and believed the development would drive the commercial component.



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Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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The City Council has the following options when considering a Planned Development Zoning Change:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4130