

Rezoning: Agricultural (AG) to Planned Development (PD-NS) & (PD-SF-1)

Case: FY-21-20-ZC

Applicant: Turley Associates (On behalf of Edward Marek)

Location: 4107 W. FM 93

Planning and Zoning Commission

City Council First Reading

City Council Second Reading

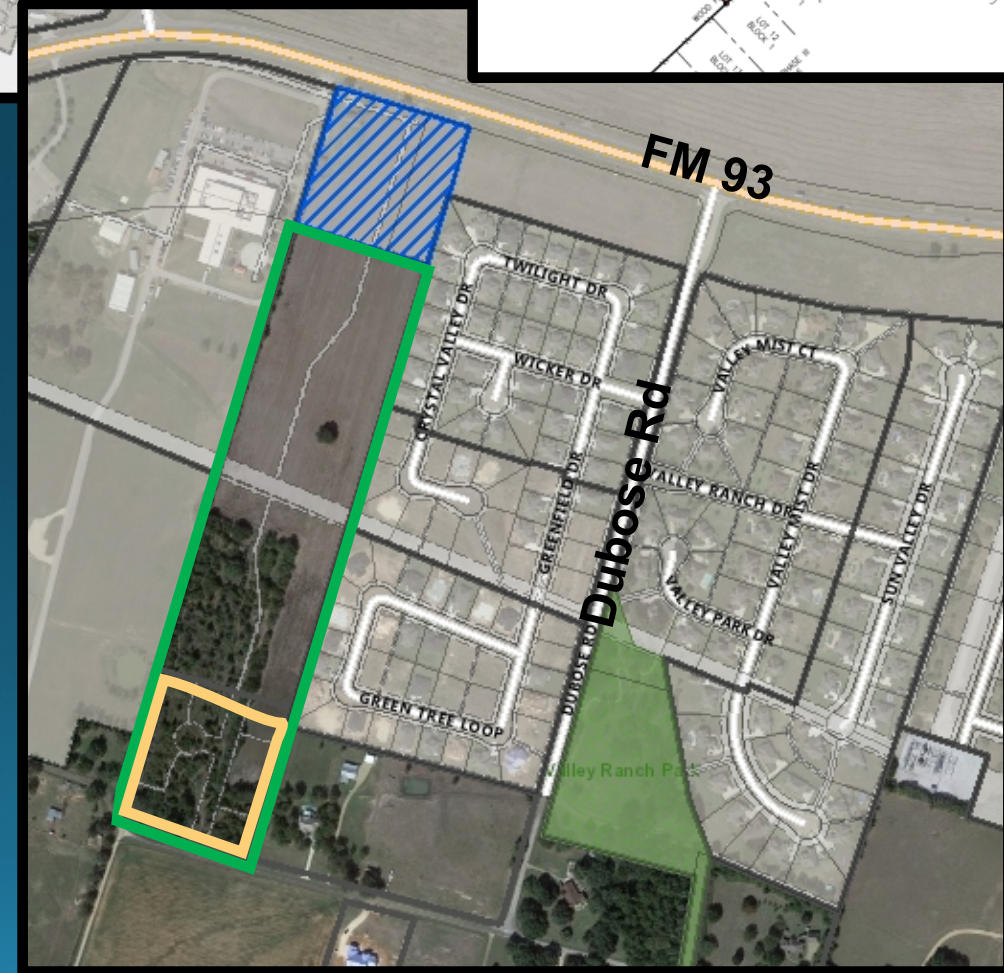
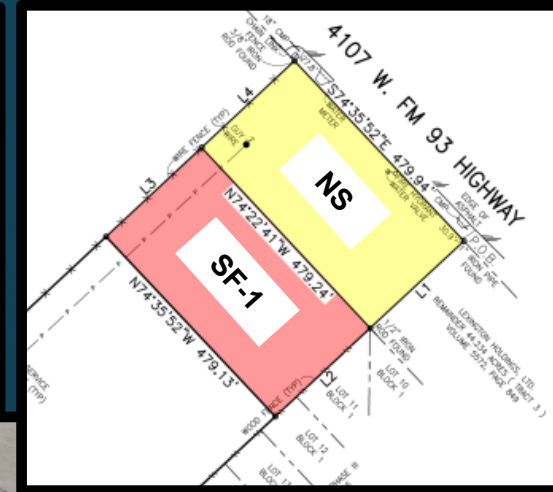
April 5, 2021

May 6, 2021

May 20, 2021

Background

- Rezoning of approx. 5.503 +/- acres
 - ❖ 2.725 +/- Acres of NS
 - ❖ 2.778 +/- Acres of SF-1
- First Step of multi-step Process:
 - ❖ Rezoning of 5.503 +/- Ac.
 - ❖ Annexation of 23.802 +/- Ac.
 - ❖ Rezoning to PD-SF-1 of 23.802 +/- Acres (w/ development/ site plan
 - ❖ Plat Vacation of Valley West subdivision (6 lot, 1 block subd.) approved in 1980
 - ❖ Subdivision plat - consistent development/ site plan



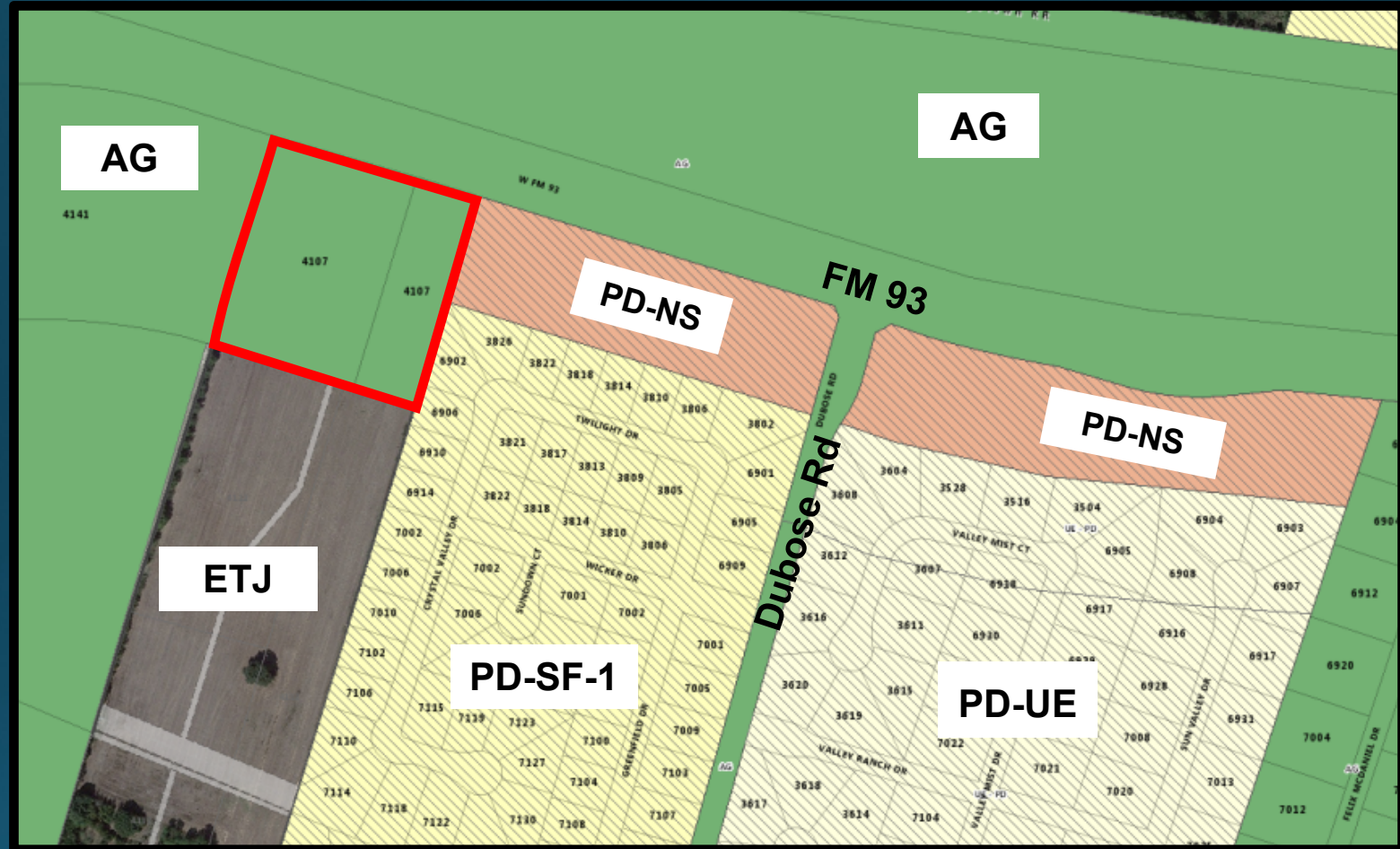
Planned Development UDC Sec 3.4

- Proposed as Planned Development
 - ❖ Development / Site Plan (Forthcoming)
 - Site Plan is Binding - Compliance to Conditions of Approval is required
 - ❖ Proposal:
 - 5.503 +/- Acres
 - Public review of Dev. / Site Plan
 - Development/ Site plan anticipated with the rezoning of the 23.802 +/- acres & after its Annexation
 - ❖ Subject to UDC Sec 3.4.5
 - 10 Criteria (A-J) - (Separate Criteria Table)

COMPLIANCE

Zoning Map

- **Proposed Single Family 1**
 - ❖ Provides expansion of residential housing consistent with adjacent Valley Ranch subdivision
- **Proposed Neighborhood Service**
 - ❖ Provides acreage for retail & supporting non-residential development along FM 93
 - ❖ Provides continuation of NS zoning established fronting Valley Ranch



COMPLIANCE

Future Development Plan

- 2020 Comprehensive Plan
 - ❖ Residential / Neighborhood Services Future Development Category
 - ❖ Intended for SF residential development & supporting non-residential zoning
 - ❖ Supports both NS & SF-1 zoning

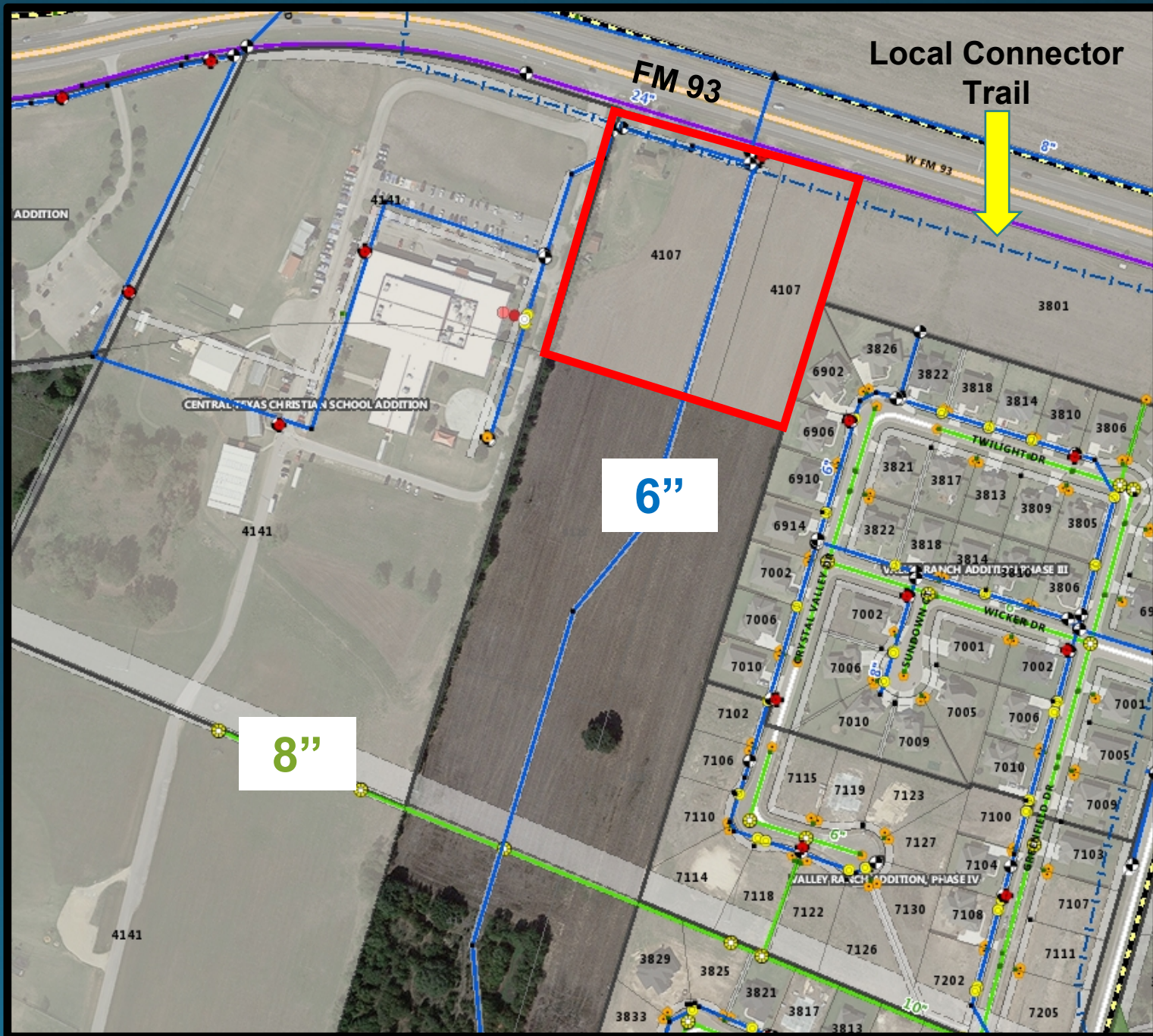
COMPLIANCE



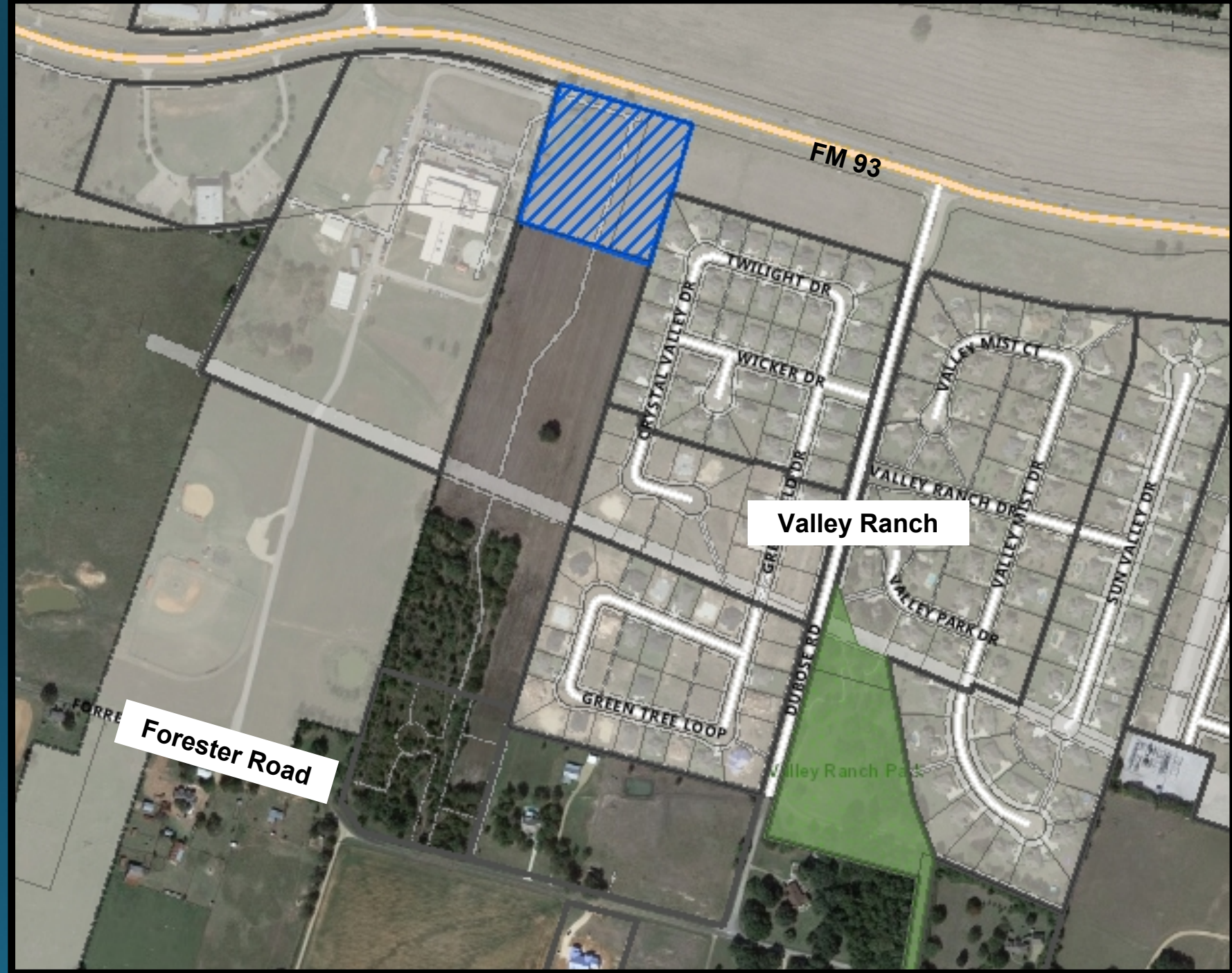
Existing Water / Sewer & Thoroughfare / Trails Map

- **Water** – 8” available within the property
- **Sewer** – 8” from the south
- **FM 93 – Major Arterial**
 - ❖ Identified as Major Arterial by the 2020 Thoroughfare Plan
- **Trails & Sidewalk**
 - ❖ Local Connector Trail along FM 93 – Addressed with Plat

COMPLIANCE



Aerial



North

Undeveloped across FM 93
(AG)

On Site



South

ETJ

East

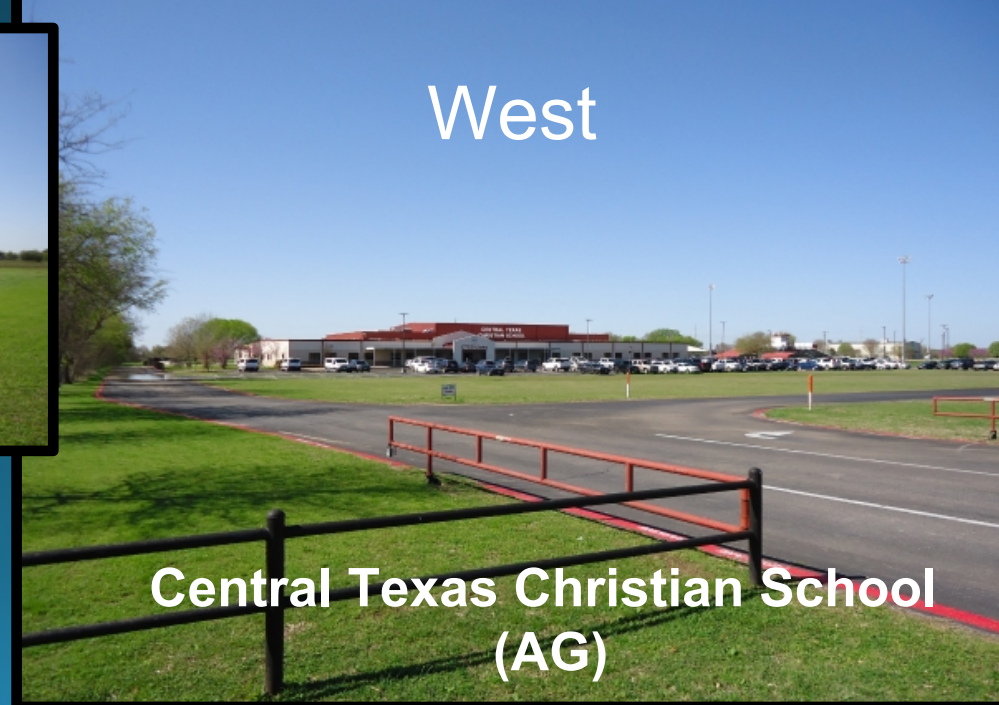
Single Family Uses
Valley Ranch subdivision
(PD-SF-1)

On Site



West

Central Texas Christian School
(AG)



General Listing of Permitted & Conditional Uses in SF-1 & NS

Use Type	Single Family 1 (SF-1)	Neighborhood Service (NS)
Agricultural Uses	Farm, Ranch or Orchard	Same as SF-1
Residential Uses	Single Family Residence (Detached) 7,500 SF Min Industrialized Housing Family or Group Home Home for the Aged	Single Family Detached & Attached Only Industrialized Housing Townhouse (1) No Apartment No Triplex No Duplex (2) Family /Group Home (CUP)
Retail & Service Uses	None	Most Retail & Service Uses Beer & Wine Sales, off-premise consumption (CUP)
Office Uses	None	Offices
Commercial Uses	None	None
Industrial Uses	Temporary Asphalt & Concrete Batching Plat (CUP)	Same as SF-1
Recreational Uses	None	Alcoholic Beverage Sales, beer & wine only ≤ 75% (CUP) All Alcoholic sales - >50% - ≤ 75%
Educational & Institutional Uses	Cemetery (CUP) Place of Worship Social Svc. Shelter (CUP) Child Care (CUP)	Art Gallery or Museum Cemetery (CUP) Child Care Place of Worship
Vehicle Service Uses	None	Fuel Sales
Restaurant Uses	None	Restaurant - No Drive-In
Overnight Accommodations	None	None
Transportation Uses	None	Helistop (CUP)

Residential Dimensional Standards

	Proposed (SF-1) Residential	Proposed (NS) Non-Residential
Minimum Lot Size	7,500 Square Feet	N/A
Minimum Lot Width	60 feet	N/A
Minimum Lot Depth	100 feet	N/A
Front Setback	20 Feet	15 Feet
Side Setback	5 Feet	10 Feet
Side Setback (corner)	10 Feet	10 Feet
Rear Setback	10 Feet	❖ 10 Feet
Max Building Height	2½ Stories	2 ½ Stories

Public Notification & Property Owner Notification

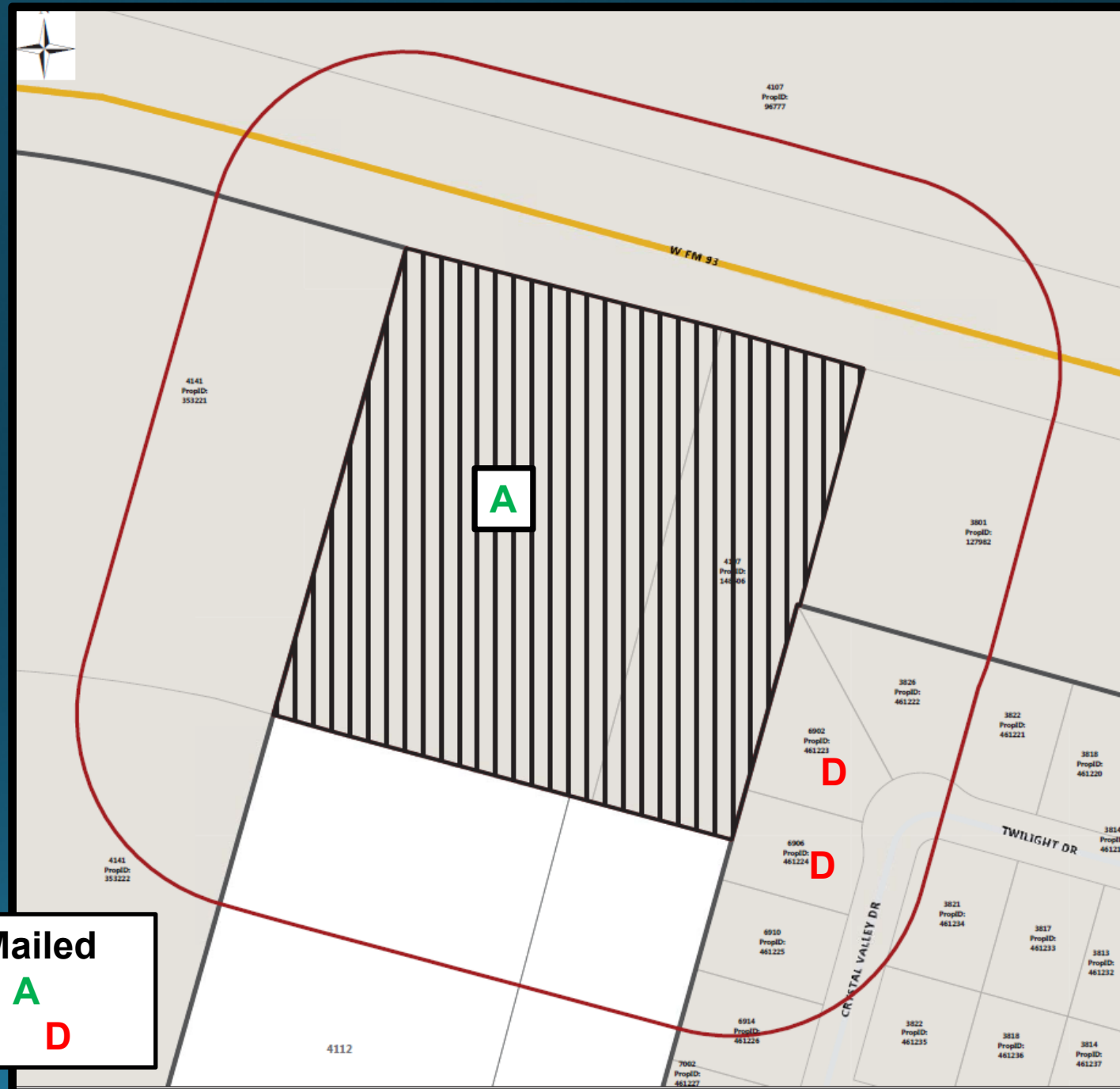
PUBLIC NOTICE:

- 10 notices were sent out to property owners within 200 feet
- 1 notice returned in Agreement
- 2 notices returned in Disagreement
- The newspaper printed notice of the public hearing on April 25, 2021, in accordance with state law and local ordinance.

10 Notices Mailed

1 Agree **A**

2 Disagree **D**



PD Compliance Summary

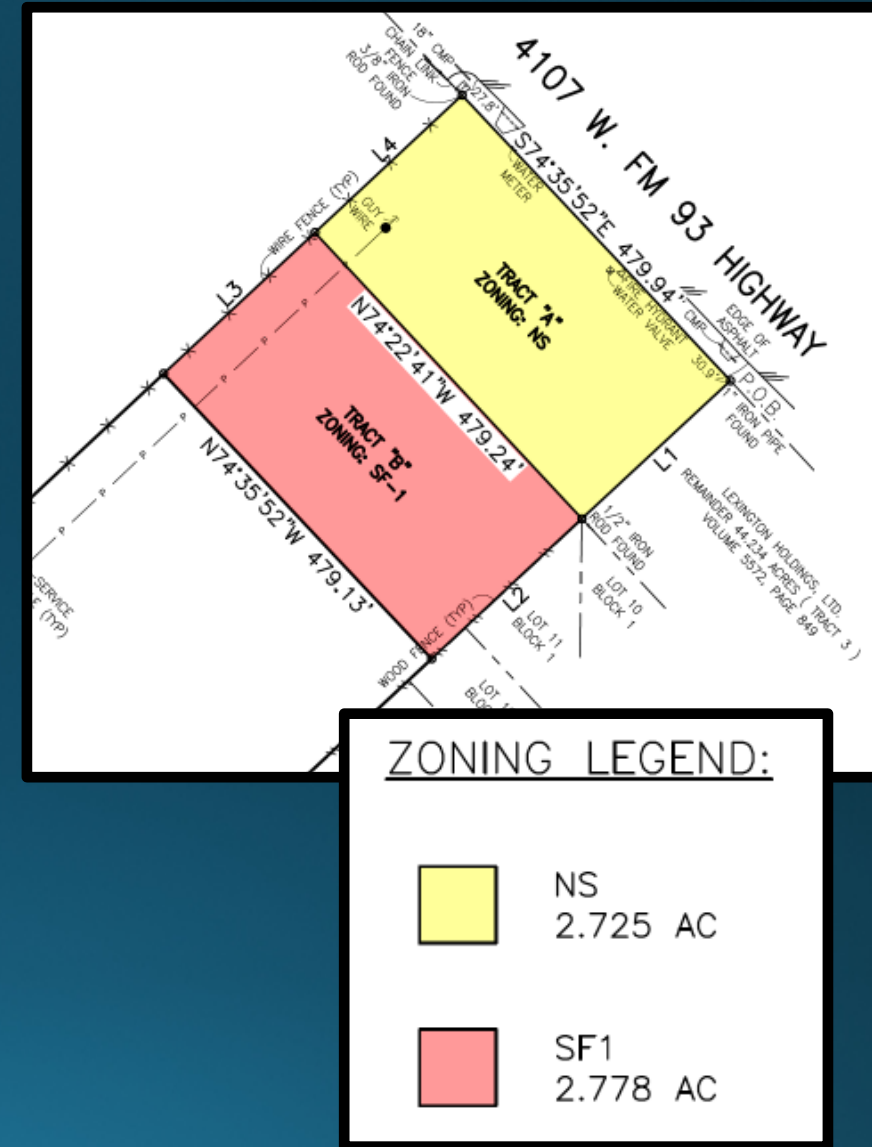
UDC Section 3.4.5 (PD Criteria)	YES
Future Land Use Plan	YES
Compatible with Surrounding Uses & Zoning	YES
Public Facilities Available	YES
Thoroughfare Plan	YES

Staff Recommendation

Staff Recommends **Approval** of Agricultural “**AG**”
to
2.725 +/- ac. Planned Development Neighborhood Service “**PD-NS**”
and
2.778 +/- ac. Planned Development-Single Family 1 “**PD-SF-1**”

Subject to the following 3 Conditions:

1. The 2.725 +/- acre NS-zoned portion shall be developed in accordance with uses allowed by UDC Section 5.1;
2. Subdivision plat is required to be reviewed by the Planning & Zoning Commission & City Council; and
3. That a separate development/ site plan is required to be reviewed by the Planning & Zoning Commission & City Council to ensure adequate buffering and screening for any non-residential development;



P&Z Recommendation

At the April 5, 2021 meeting, the Planning & Zoning Commission
voted 8 to 0,
to recommend Approval per staff recommendation

Questions / Discussion



Planned Development

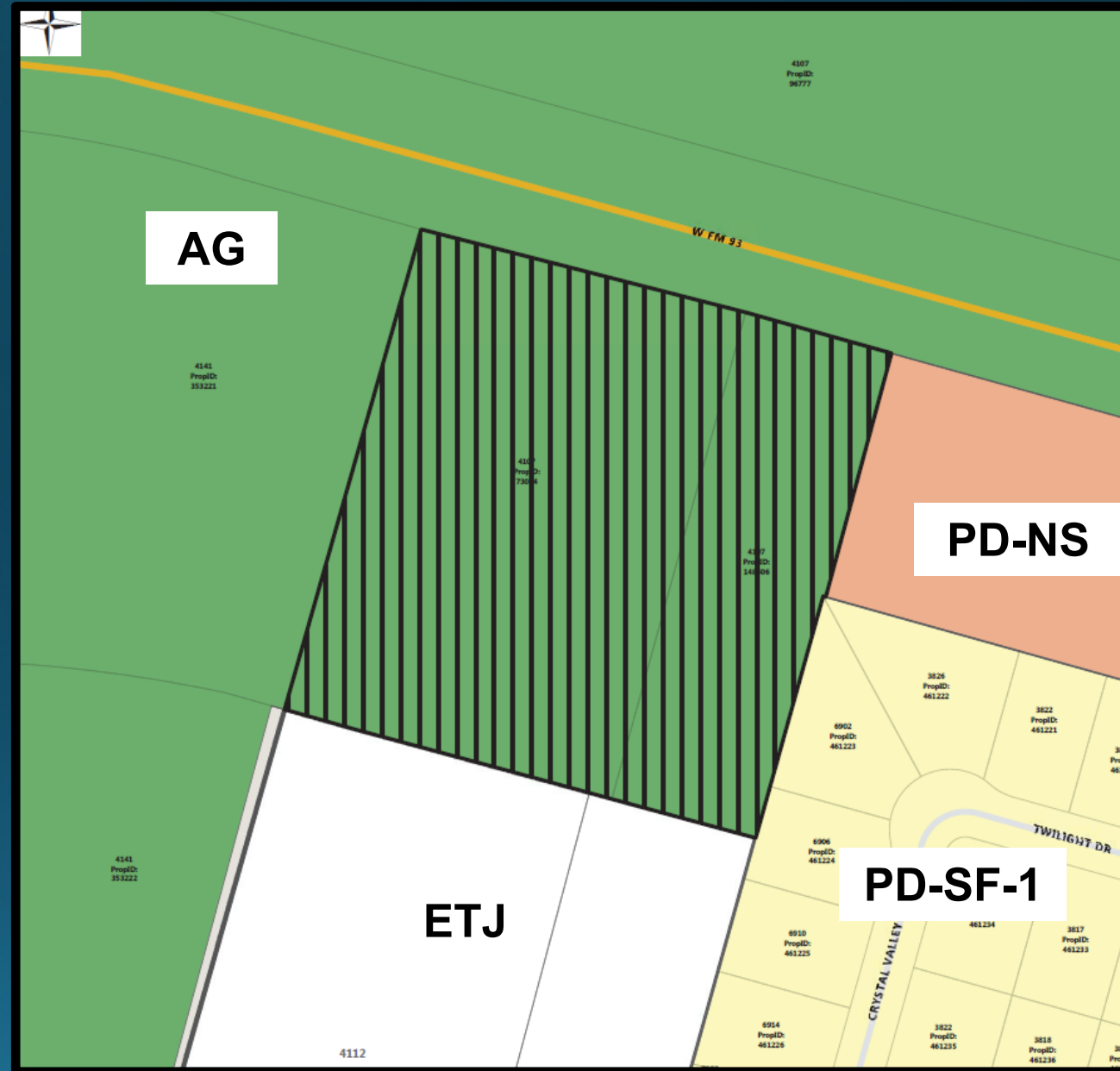
UDC Sec. 3.4

- A Planned Development is a **Flexible Overlay Zoning District** designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through **Development Plan** approval
- Amended Ordinance would contain updated versions of:
 - ❖ Approved Development Plan
 - Binding Site Plan (**Forthcoming Subdivision Plat**)

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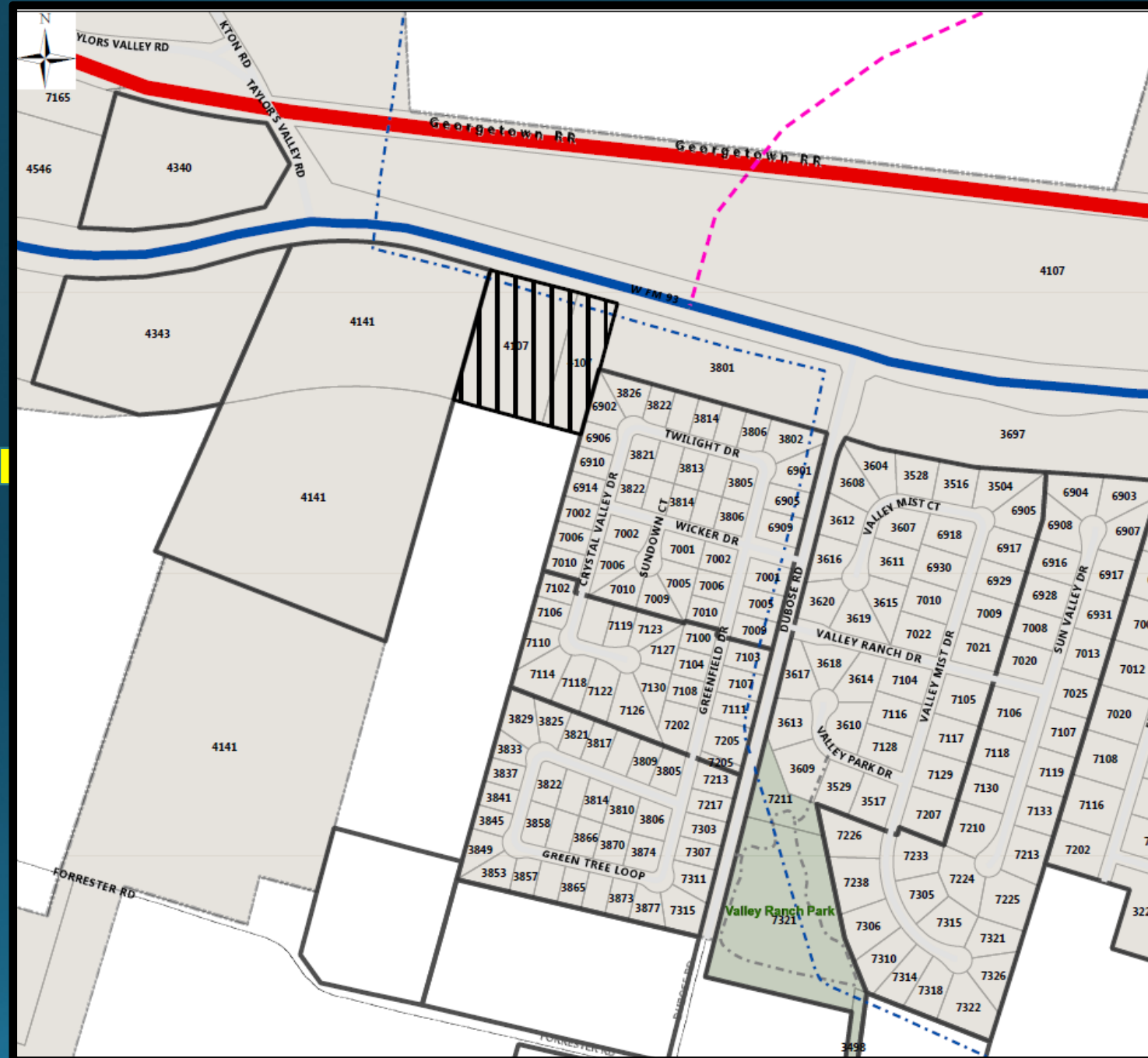
COMPLIANCE



Thoroughfare Plan & Trails

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