

The Reserve – 5828 Conveyor Dr

Location:

- 5828 Conveyor Dr
- 236.36 acres

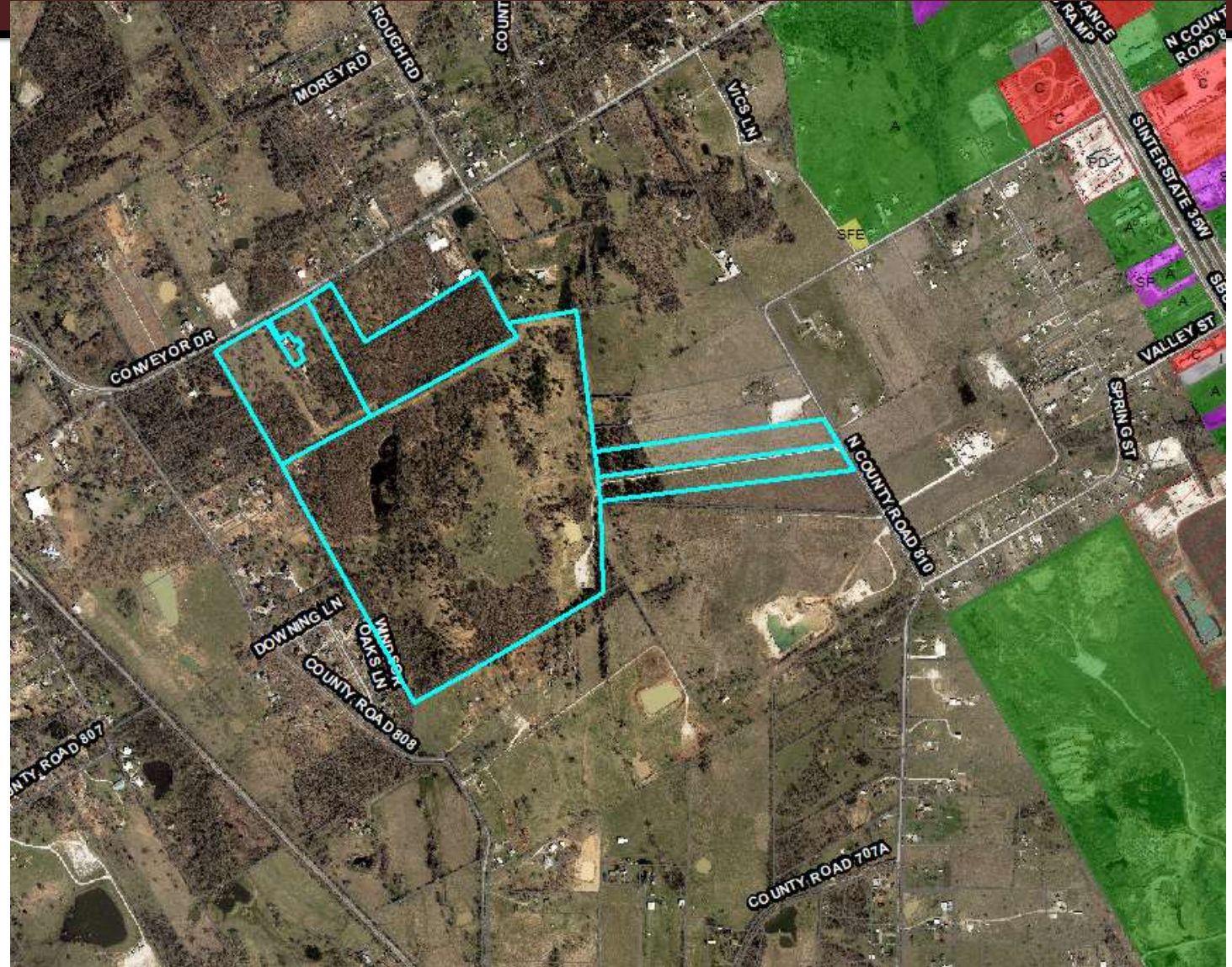
Applicant:

Mark Webb

Sanjit Bhattacharya

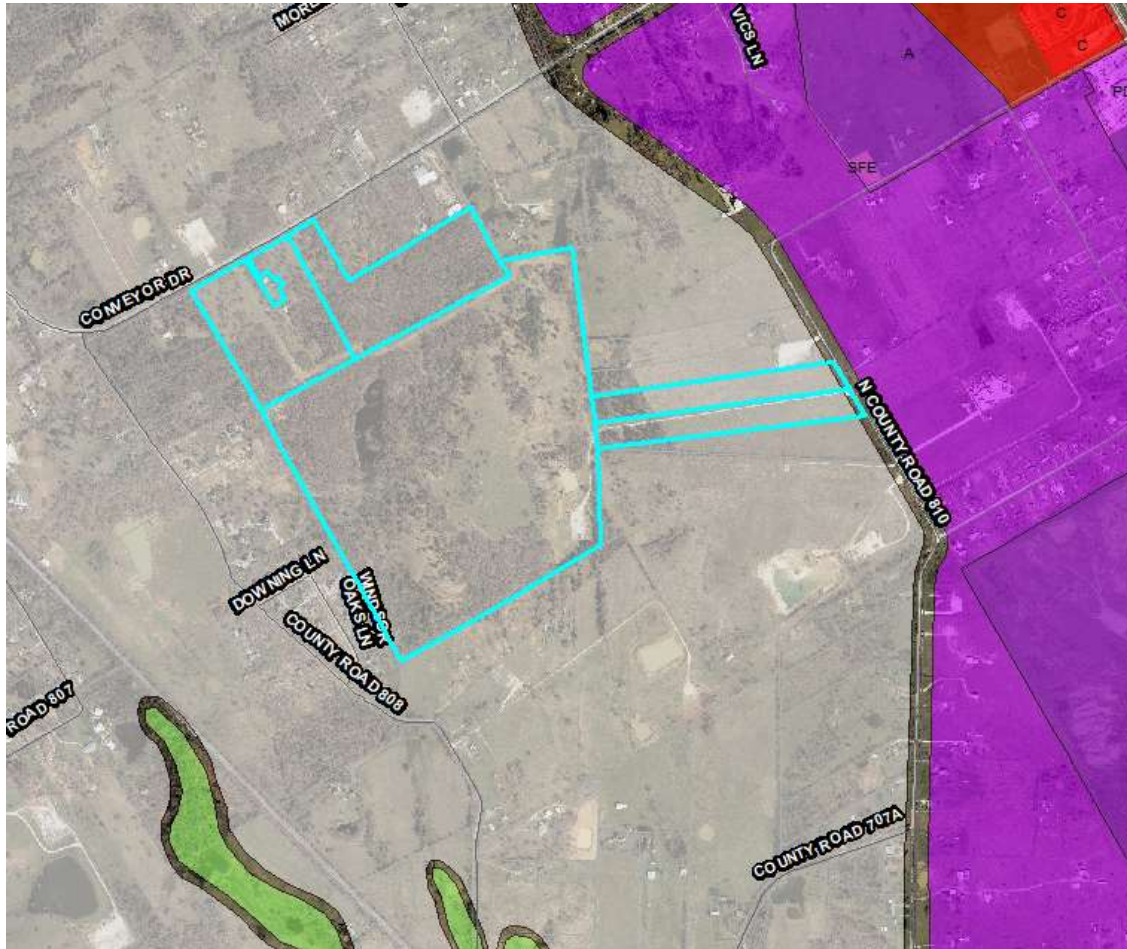
Item for approval:

Zoning Change (Case22-071)



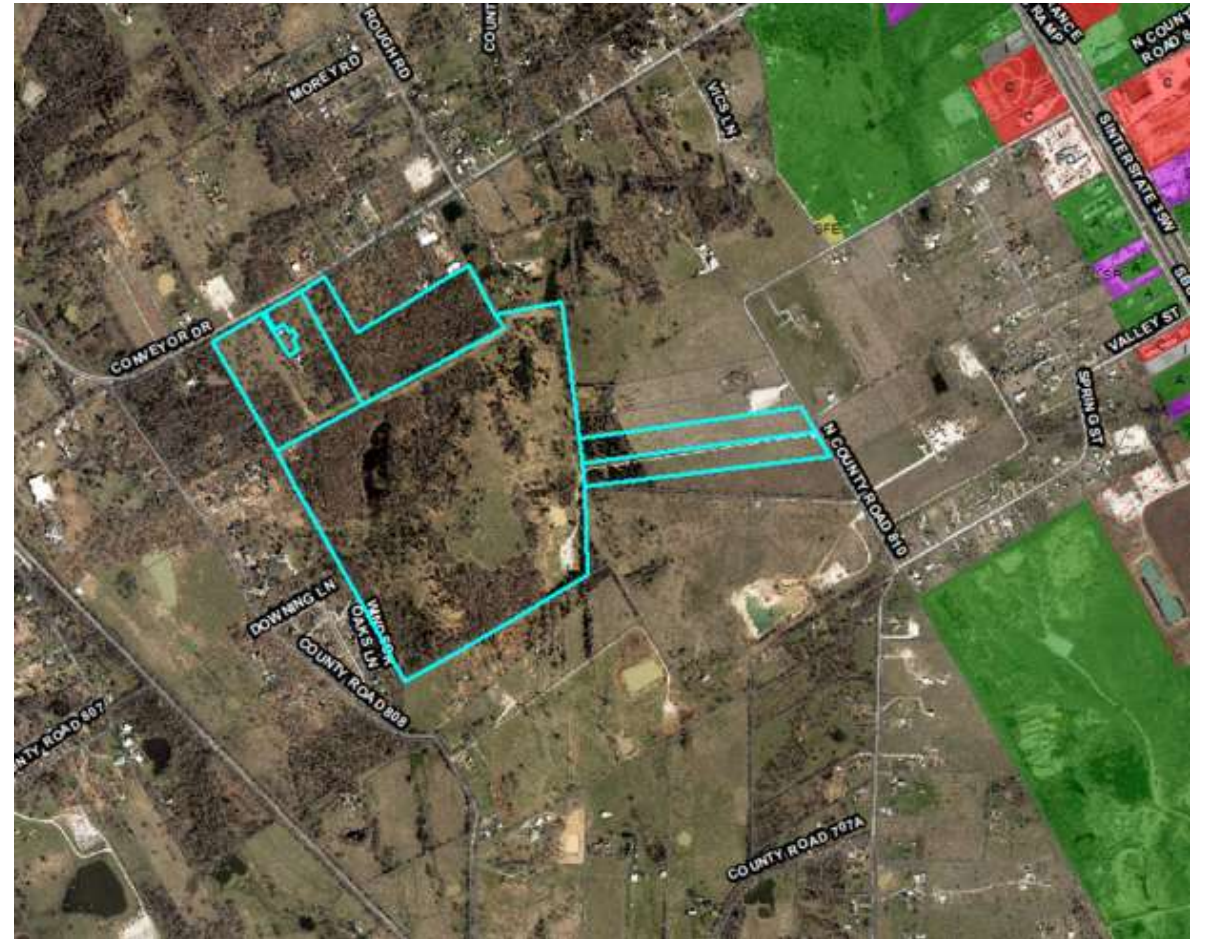
Comprehensive Plan

Future Development



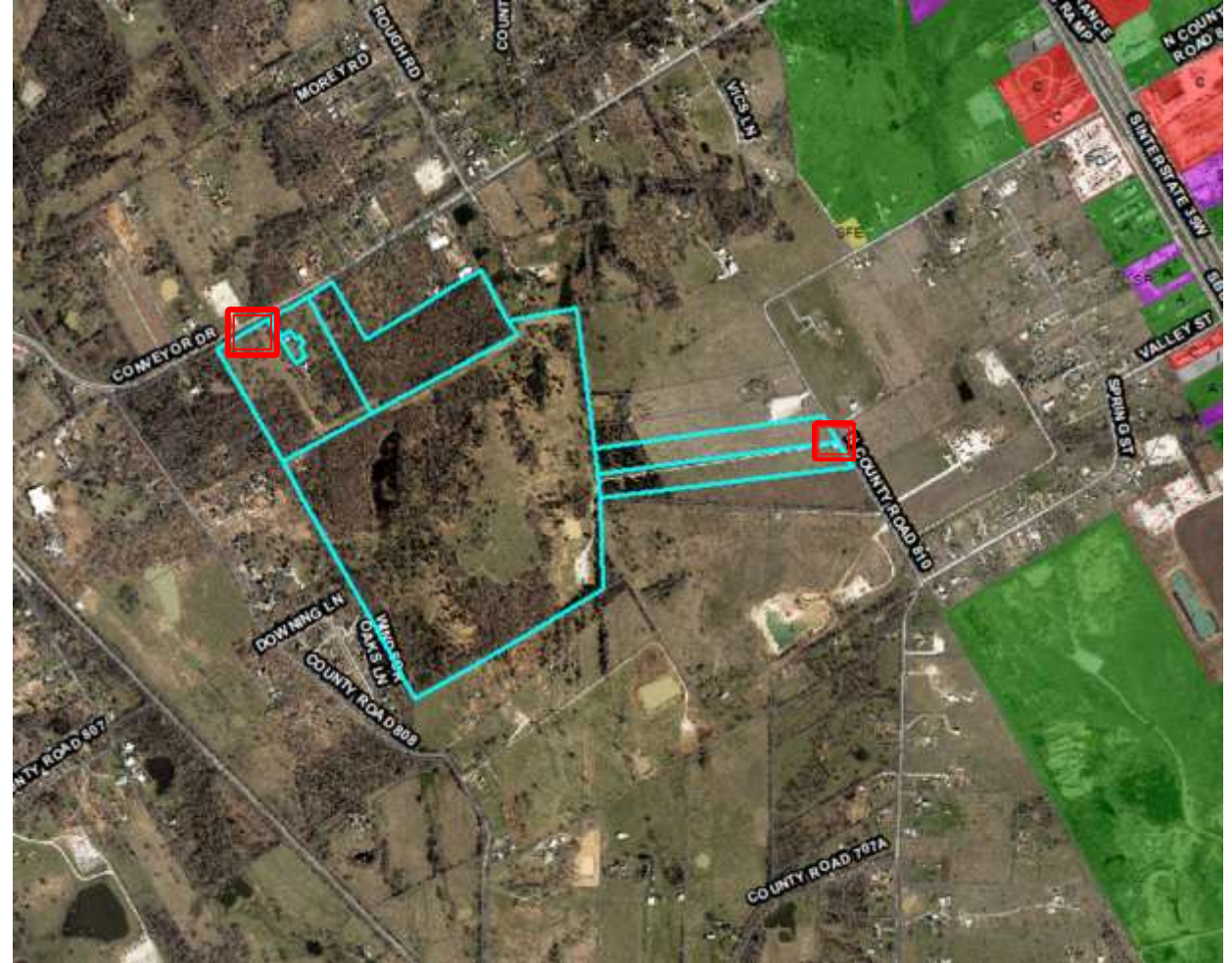
Zoning

N/A – ETJ
Defaults to AG upon annexation



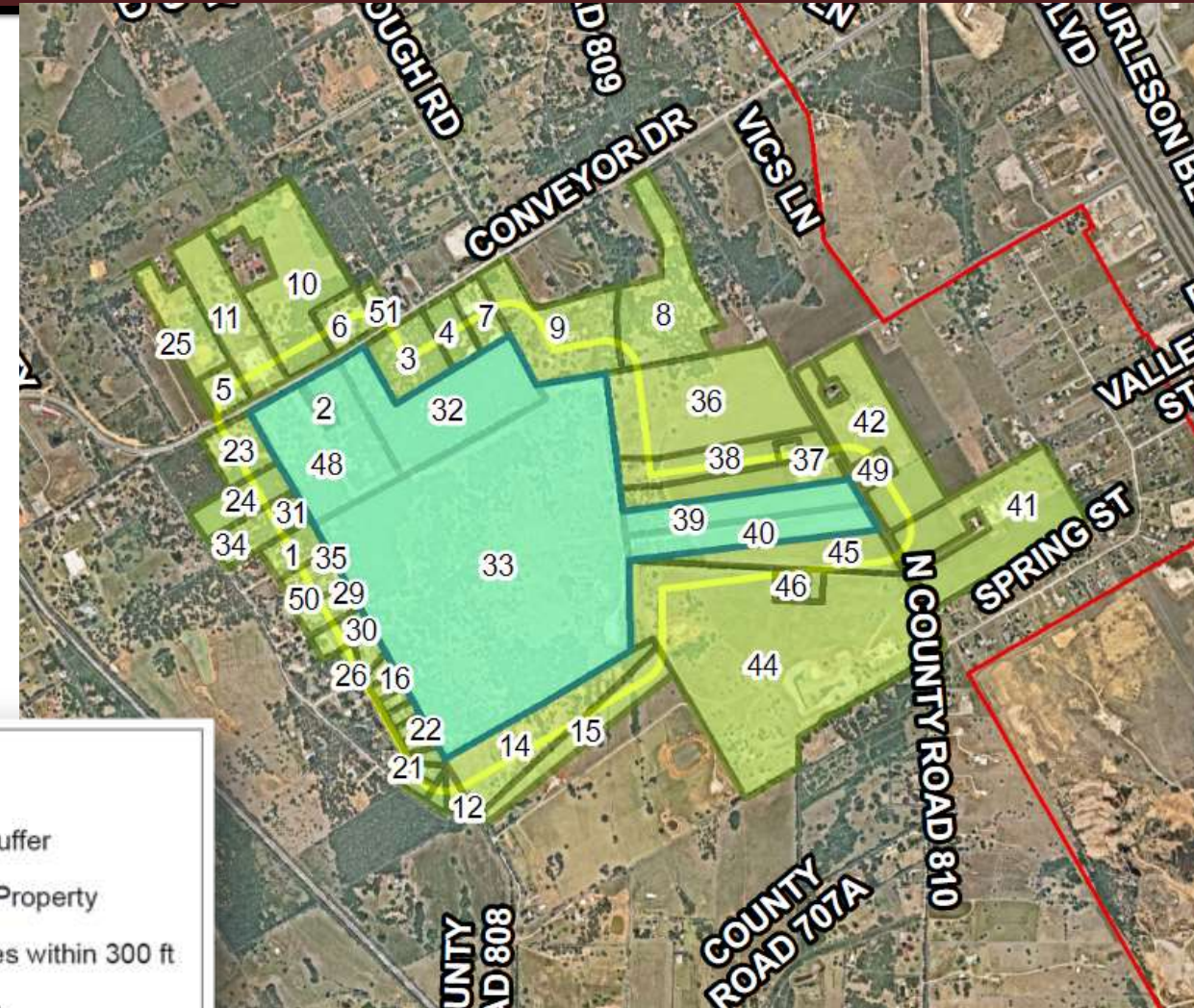
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- The applicant is requesting baseline zoning for “SFE”, Single-family Estate dwelling district standards (minimum 1 acre lot size)
- Currently proposing 199 lots and 2 open space lots with no special conditions, nor requested variances or waivers
- Site is proposing access via FM 917 and CR 810 (shown in red)
- Site will be a gated community with privately maintained streets
- Site will utilize on-site septic (OSSF)



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- Public Hearing Notice Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper
- Signs Posted on the property
- Received one online speaker card (not in opposition)



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P&Z Summary

Vote

Recommended approval unanimously

Discussion

Proposed one acre lot size in consistent with County minimum lot size and comparable to other residentially developed parcels in the area

Speakers

Applicant



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Staff's Recommendation

Approve an ordinance for the zoning change request to "SFE" based on the following:

- Proposed zoning district is consistent with anticipated growth as detailed in the Midpoint 2020 Plan's *Future Development* designation with regard to trends, annexation rules/ policies and available infrastructure
- Minimum zoning district lot size is consistent with the County's minimum lot size and the surrounding community

