CITY OF LOCUST · CONDITIONAL REZONING

Locust Grove

A thoughtfully scaled neighborhood for Locust — built by a team already building here.

Smith Street · ±28.49 acres · 34 homes
Maverick Building LLC · September 2026

Conditional Zoning Change

PRESENT ZONING DISTRICT

OPS & GR

Split zoning on the tract today

REQUESTED ZONING DISTRICT

GR-CD

General Residential — Conditional

±28.49 ac
Site area

34
Single-family lots

Smith St.
Public access

Vacant
Existing use

Tax parcels 557501059522 · 557503146804 Proposed use: detached single-family

Who is asking

MAVERICK BUILDING LLC

We are already building in Locust.

Frances Estates — Vella Drive — was approved by City Council as a conditional rezoning in September 2024. Homes are under construction and selling. Locust Grove is the next neighborhood from the same developer, builder, HOA manager, same architectural discipline.

53	±37 ac	2	1
homes entitled at Frances Estates	on Vella Drive GR(CD) zoning	product types family + 55+ Village	local team builder + HOA manager

Frances Estates sales

Lot 28	Lot 27	Lot 24	Lot 14
$820,000	$735,000	$895,000	$715,000
Sold	Under contract	Under contract	Under contract

Violet Vale



Locust Grove · Maverick Building

Violet Vale · inside

SAME BUILDER · SAME FINISH LEVEL



Kitchen

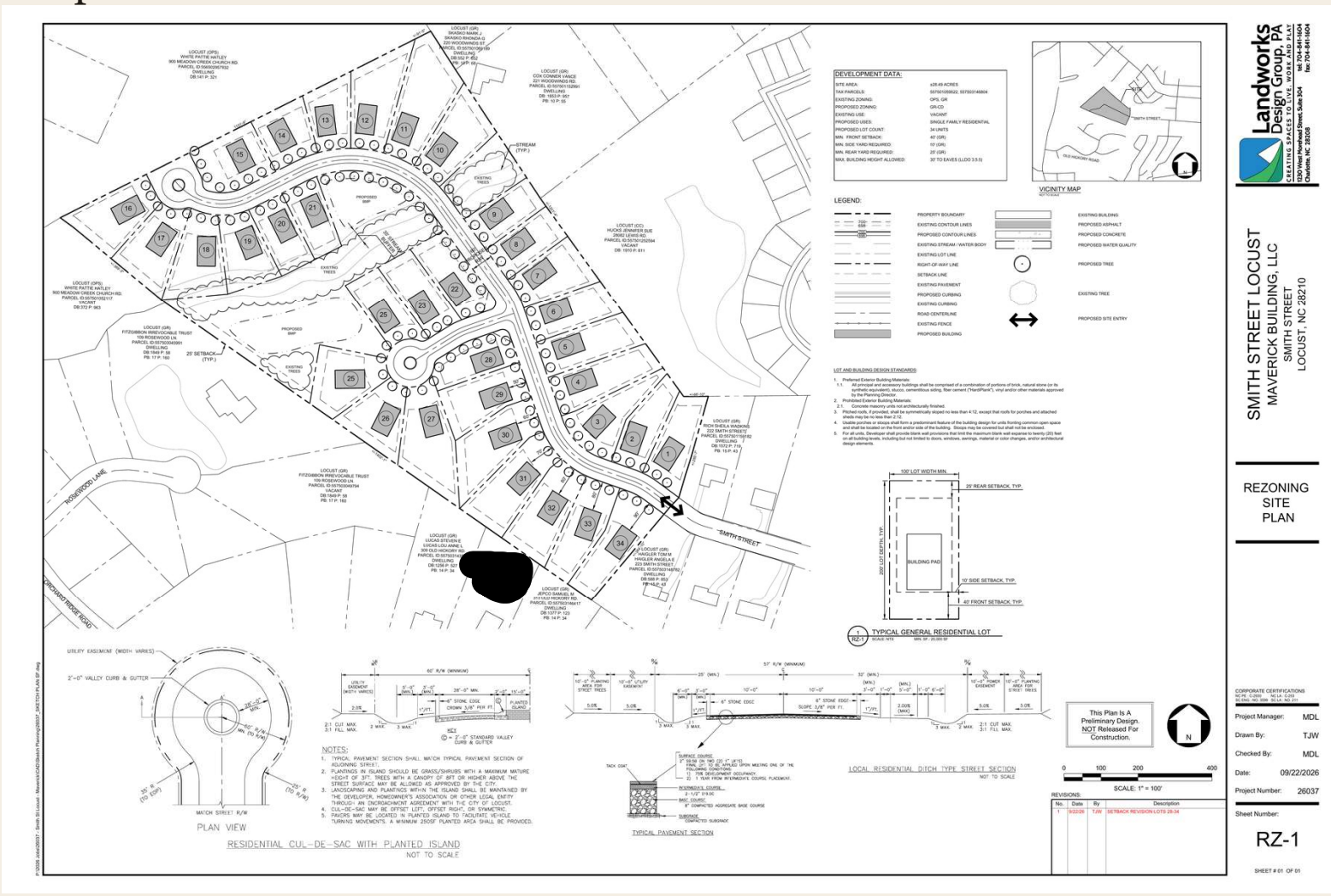


Kitchen



Living

Rezoning site plan



Front setbacks

SMITH STREET ENTRY · LOTS 29–34

Lots at the Smith Street entrance step the front setback so homes sit with the street. Lots 1–28 stay at the standard 40'.

Lots 1–28	40'	Standard GR front setback
Lot 29	50'	Stepped from the entry
Lot 30	60'	Stepped from the entry
Lot 31	70'	Stepped from the entry
Lot 32	80'	Stepped from the entry
Lot 33	80'	Stepped from the entry
Lot 34	90'	Closest to Smith Street

All lots keep the standard 10' side and 25' rear setbacks.

Neighborhood scale

34 LOTS · ±28.49 ACRES

0.6+

Average lot size · Over 0.6 acres

230'+

Average lot depth · Over 230 feet

27 / 34

Lots over ½ acre · Most of the neighborhood

Trees

Existing tree save · Kept on the plan



Color site plan

Community monument

ENTRY · SMITH STREET



Locust Grove · Maverick Building

MONUMENT

LOCUST GROVE · REZONING

The homes

Five plans. Three color elevations each. Same builder already building in Locust.

Alexander · Cyrus · Maverick · Quinn · Vale

Lineup

Elevation A of each plan



Alexander

A · B · C



Cyrus

A · B · C



Maverick

A · B · C



Quinn

A · B · C



Vale

A · B · C

Alexander



Elevation A



Elevation B



Elevation C



Alexander

ELEVATION B



Alexander

ELEVATION C



Cyrus



Elevation A



Elevation B



Elevation C



Cyrus

ELEVATION B



Cyrus

ELEVATION C



Maverick

THREE COLOR ELEVATIONS



Elevation A



Elevation B



Elevation C







Quinn



Elevation A



Elevation B



Elevation C



Quinn

ELEVATION B





Vale



Elevation A



Elevation B



Elevation C

Vale

ELEVATION A



Vale

ELEVATION B



Locust Grove · Maverick Building

VALE · B

Vale

ELEVATION C

