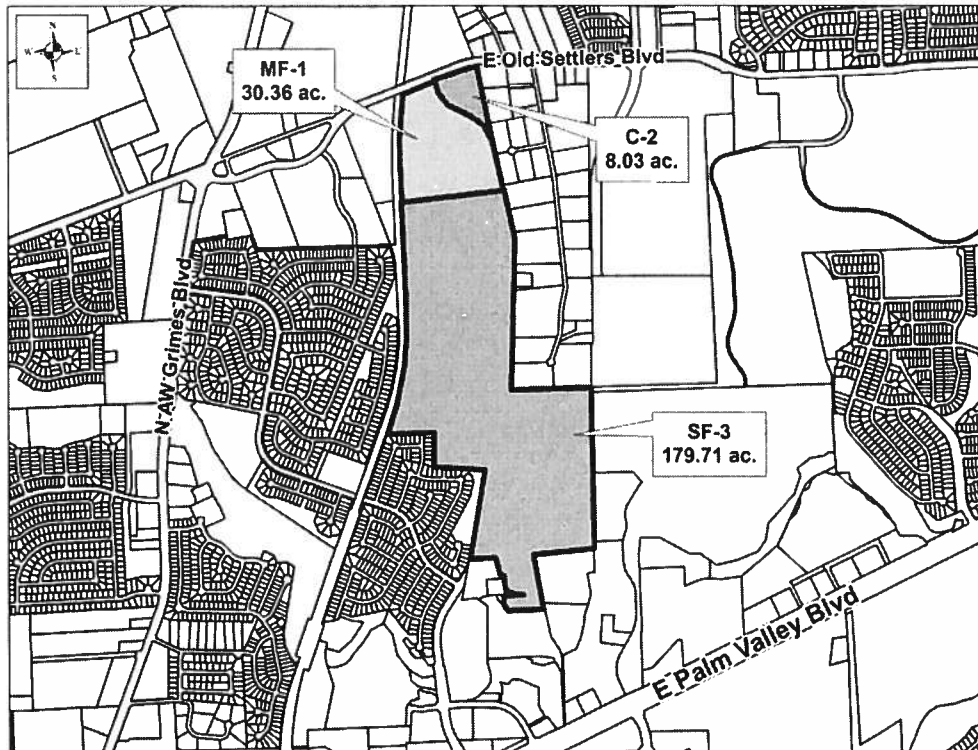


Cressman Ranch Original Zoning ZONING ZON1812-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the original zoning to SF-3 (Single Family - mixed lot) for 179.71 acres, C-2 (Local Commercial) for 8.03 acres and MF-1 (Multifamily - low density) for 30.36 acres.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 218.10 acres out of the Donaho, W. Jr. Survey and Holder, P.A. Survey

CURRENT USE OF PROPERTY: rural residential

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across E. Old Settlers Blvd.) - single family, PUD No. 106

South: Legends Village, SF-2 (Single Family - standard lot) & rural residential, ETJ

East: large lot residential, ETJ & Old Settlers Park, OS (Open Space)

West: former MOKAN railroad right-of-way, ETJ

PROPOSED LAND USE: single family residential, local commercial and low density multifamily

TOTAL ACREAGE: 218.10

Owner:
Cressman Enterprises, LP
Brian, Scott, and Linda Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Norris Design
Joe Daly
2201 E. Sixth St.
Austin, TX 78702

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HISTORY: The property is in the extraterritorial jurisdiction (ETJ) of the City and a petition for annexation has been received from the property owner. The property is contiguous to the City limit on the north along E. Old Settlers Blvd. and on the south with the Legends Village subdivision.

DATE OF REVIEW: January 9, 2019

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential.

Traffic, Access and Roads: The property has frontage along E. Old Settlers Blvd. on its northern boundary and it will have frontage on the extension of Kenney Fort Blvd. which is planned for the southern part of the property. In addition, two streets in the Legends Village subdivision stub-out into the property. As indicated on the concept plan, four street access points are proposed: (1) along the property's frontage on E. Old Settlers Blvd.; (2) at the street stub-out of Sheffield Way and (3) at the street stub-out of Stone Manor Trail, both in the Legends Village subdivision; and (4) along the extension of Kenney Fort Blvd.

Zoning Proposal: The zoning along the E. Old Settlers Blvd. frontage will be split between MF-1 (Multifamily – low density) and C-2 (Local Commercial), with 30.36 acres proposed for MF-1 and 8.03 acres proposed for C-2. The remainder of the property, 179.71 acres, is proposed for SF-3 (Single Family – Mixed Lot). This property will have direct access from the extension of Kenney Fort Blvd. and from the two street stub-outs from the Legends Village subdivision.

MF-1: The MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum height of 2.5 stories. Apartments, townhouses and multifamily houses are allowed. No more than 120 apartment units can be grouped on the same or separate adjacent lots, unless they are separated by open space, natural features, or property zoned as OF (Office) or C-2 (Local Commercial), except for a gas station use. Apartments also have design standards and amenities are required. Townhouses, which are three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access, also have design requirements and require amenities. A multifamily house is a structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside, with individual dwelling units being indistinguishable within the larger building form. These units also have design requirements and must provide outdoor living space, such as a patio, porch or balcony.

C-2: The C-2 district provides for local commercial uses, with a maximum height of 2 stories. The size of retail sales and restaurant/bar uses is limited, based on the size of the site and whether it has frontage on E. Old Settlers Blvd. No individual use shall exceed 2,500 square feet of gross floor area on sites smaller than two acres. Up to 5,000 square feet of gross floor area is allowed on sites larger than two acres. On sites with 50 percent or greater frontage on E. Old Settlers Blvd., no individual use shall exceed 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks where an intervening building effectively screens the drive-through area from any adjacent residences.

SF-3: The SF-3 district allows for a variety of lot sizes: estate lots with a minimum of 10,000 square feet, standard lots with a minimum of 6,500 square feet and small lots with a minimum of 5,000 square feet. With specific exceptions provided, the district requires that at least 40% of the lots are estate lots, 30% of the lots must be standard lots and no more than 30% of the lots can be small lots. To vary from this prescribed lot mix, the roadway connectivity index must be measured as 1.4 or greater and special design features must be included in the development.

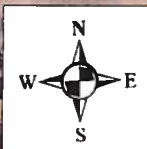
The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more

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than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels). In addition, garage door treatment is required.

RECOMMENDED MOTION:

Staff recommends approval of the zoning for the property, with 30.36 acres to MF-1, 8.03 acres to C-2 and 179.71 to SF-3.



MF-1
30.36 ac.

E Old Settlers Blvd

C-2
8.03 ac.

N AW Grimes Blvd

SF-3
179.71 ac.

E Palm Valley Blvd

