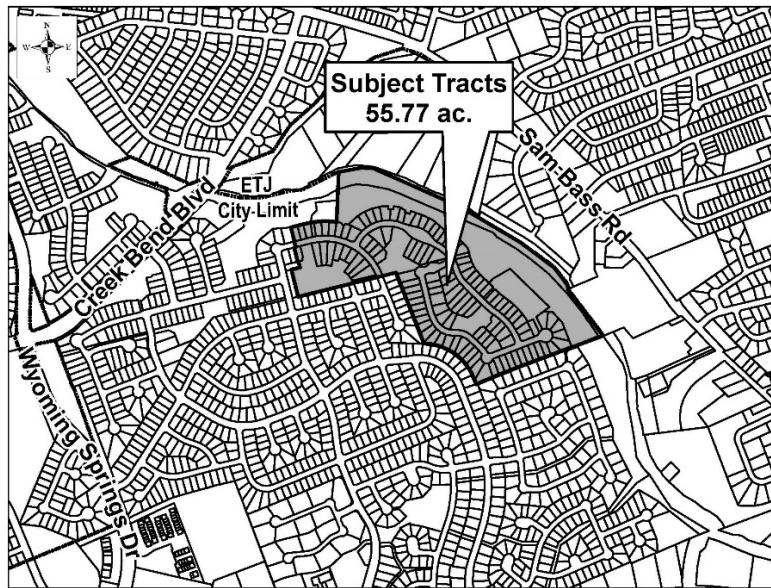


**Sauls Ranch East Zoning, Phase II
Original Zoning ZON24-00009**



CASE PLANNER: Alice Guajardo

REQUEST: Approval of original zoning of 55.77 acres to SF-3 (Single Family – Mixed Lot)

ZONING AT TIME OF APPLICATION: ETJ/unzoned

DESCRIPTION: 55.77 acres out of the David Curry Survey, Abstract No. 130, and the Elisha McDaniel Survey, Abstract No.441

CURRENT USE OF PROPERTY: A single-family residential development under construction

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential with minimal Open Space

ADJACENT LAND USE:

- North: Brushy Creek/Large lot single-family residential
- South: Single Family Residential (Oakcreek/Oaklands Subdivision)
- East: Brushy Creek/Large lot single-family residential
- West: Sauls Ranch East, Phase I (single-family residential)

PROPOSED LAND USE: Residential

TOTAL ACREAGE: 55.77 acres

Owner: VPDF Sauls Ranch, LLC Milestone Community Builders et al 901 Marquette Ave S, Suite 3300 Minneapolis, MN 55402	Applicant: MileStone Community Builders Landon Odom, PE 2100 Northland Dr. Austin, TX 78756	Developer: MileStone Community Builders Landon Odom, PE 2100 Northland Dr. Austin, TX 78756
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**Sauls Ranch East Zoning, Phase II
Original Zoning ZON24-00009**

HISTORY: The Planning and Zoning Commission approved a concept plan for the subject property on May 4, 2022. The revised preliminary plat was administratively approved on February 1, 2023. A final plat was approved on March 1, 2023.

DATE OF REVIEW: December 4, 2024

LOCATION: Generally located east of Wyoming Springs Dr. and southeast of Creek Bend Blvd.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The subject tract is located within the extraterritorial jurisdiction (ETJ) of the City and therefore has no assigned zoning district or land use regulations. Due to legislative changes concerning the annexation process, the terms of annexation and original zoning have been negotiated through a development agreement with the City. An application for annexation is currently under review. The 2030 Future Land Use Map designates the subject tract as residential with a small portion of open space, which will serve as drainage. The Comprehensive Plan designation of residential allows for low density single-family development with the following location criteria:

- The location of single-family and two-family housing should minimize potential conflicts with non-residential uses.

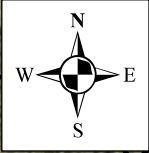
Traffic, Access and Roads: The approved subdivision has a single point of access to Creek Bend Blvd, and access at Cardinal Ln, Oaklands Dr, Oakwood Blvd, and Robin Trl. A right turn lane analysis along Creek Bend Blvd was reviewed by the City. A right turn lane will not be required due to the trip generation threshold not being exceeded for this subdivision.

SF-3 District: The purpose of the SF-3 district is to establish and preserve areas of low intensity land use primarily devoted to low density residential development on lots of various sizes and with increased design standards than other single-family residential zoning districts. Per the development agreement adopted by City Council, the mix of lots will include Standard Lots and Small Lots, with the composition consisting of no more than 40% Small Lots.

Proposal: The proposed use for the subject property will be single family. Phase 2 will consist of 123 single-family lots and the proposed development will include the construction of public roads, sidewalks, landscaping, stormwater management infrastructure, water, and sanitary sewer utilities.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to SF-3 (Single Family – Mixed Lot) zoning district.



Subject Tracts
55.77 ac.

Creek Bend Blvd

ETJ
City Limit

Sam Bass Rd

Wyoming Springs Dr

