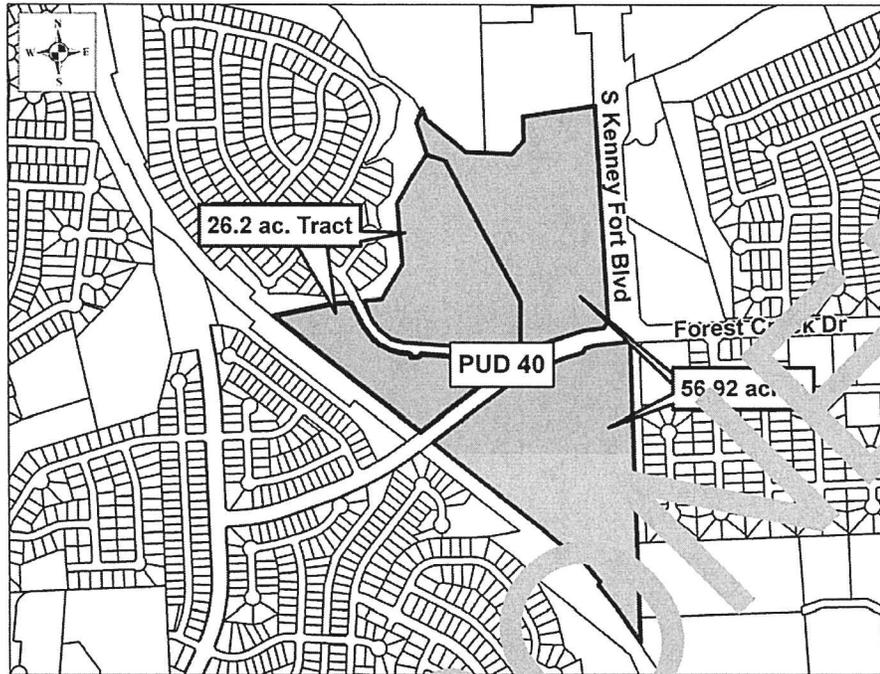


**Kenney Fort (PUD 40 - Amend. No. 2)
ZONING ZON1505-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of an amendment to PUD 40

ZONING AT TIME OF APPLICATION: Mixed Use / Multi-Family - Parcel B of PUD 40

DESCRIPTION: 83.12 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: mostly vacant

GENERAL PLAN LAND USE DESIGNATION: PUD 40 - mixed use

ADJACENT LAND USE:

North: single family (PUD 97) BP (Business Park) and mixed use (PUD 91)

South: Major right-of-way and single family neighborhoods (SF-2)

East: Kenney Fort Boulevard and right-of-way, local commercial (C-2) and a single family neighborhood (SF-2)

West: Railroad right-of-way and a single family neighborhood (SF-2)

PROPOSED LAND USE: single family detached townhomes

TOTAL AREA: 83.12

Owner:
Tim Timmerman
2490 FM 685
Hutto, TX 78634

Agent
SEC Planning, LLC
Peter R. Verdicchio
4201 W. Parmer Ln., Bldg. A., Ste.
220

**Kenney Fort (PUD 40 - Amend. No. 2)
ZONING ZON1505-001**

HISTORY:

Kenney Fort PUD No. 40 was adopted in September of 2000. It contained 147 acres of land and was divided into five development areas which provided for a variety of residential and non-residential uses. The PUD area remained undeveloped until 2014 when it was amended to rezone the 64 acre Parcel A as the Timmerman PUD No. 97. This parcel has since been platted as a single family subdivision, which is now under construction. Of the remaining 83 acres, the 22.4 acre Parcel C has been platted for a multi-family project while Parcels B, D and E remain undeveloped.

DATE OF REVIEW: August 5, 2015

LOCATION: West of the intersection of S. Kenney Fort Blvd. and Forest Creek Dr

STAFF REVIEW AND ANALYSIS:

PUD 40 consists of 83 acres of land divided into four development areas: B, C, D, and E. This amendment is to allow a new residential use, single family attached units on a common lot, and to update the uses and development standards for the remainder of the development, bringing them into compliance with the current codes. This amendment will replace the existing PUD No. 40 for the entire 83 acre area.

Four types of residential development are permitted: townhomes, apartments, single family detached individual lots and single family detached common lot. Three types of non-residential development are permitted: local commercial, office and general commercial.

Parcel B allows for all four of the residential uses, along with local commercial and office, but is being planned for single family detached units on a common lot. These units will be served by a private drive aisle instead of a public street. The drive aisle's design will provide for parallel parking and will have a 4' sidewalk on one side.

Parcel C is being developed as an apartment complex and the approved site development plan is referenced in the PUD code required development standard.

Parcel D allows for townhomes, single family detached individual lots and single family detached common lot, along with senior assisted living and local commercial.

Parcel E allows for townhomes, single family detached individual lots and single family detached common lot, along with general commercial uses.

The PUD will include a concept plan for the entire area, a subdivision code requirement which will insure that the concept plan approval will not be subject to the expiration date defined in the subdivision ordinance. The 83 acres and the area within PUD 97 contains numerous mature trees. The PUD will allow for the qualified trees in the designated open space areas to be preserved as credit for trees removed during development. Instead of allowing for tree credits for up to 50% of the removed trees, development within the PUD will be able to claim tree credits for 100% of the removed trees. The PUD also requires that the tree preservation regulations be followed during platting and site development.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 40.



26.2 ac. Tract

PUD 40

Forest Creek Dr

56.92 acres

S Kenney Fort Blvd

