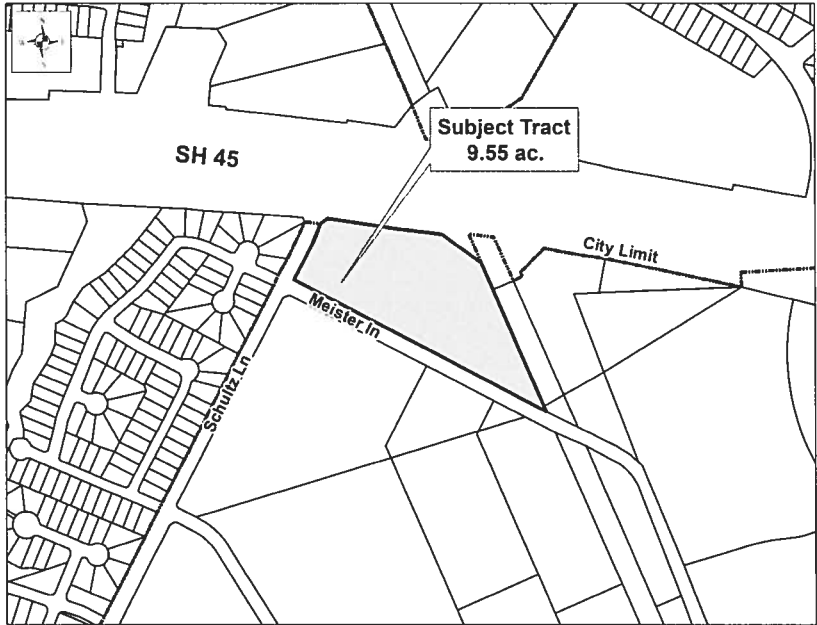


**Remington PUD - Rezoning from PUD to TH
ZONING ZON1808-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from PUD 22 to TH (Townhouse)

ZONING AT TIME OF APPLICATION: PUD 22 - business park or C-1

DESCRIPTION: 9.56 acres out of the William Barker Survey, Abstract No. 107

CURRENT USE OF PROPERTY:vacant

GENERAL PLAN LAND USE DESIGNATION:The site is within PUD No. 22, which provides for residential, commercial and light industrial land uses.

ADJACENT LAND USE:

- North: State Highway 45 (Louis Henna Blvd.)
- South: Meister Lane and City of Pflugerville zoned LI (Light Industrial)
- East: former MOKAN right-of-way (State of Texas)
- West: (across Schultz Lane) Spring Ridge single family subdivision (PUD No. 15)

PROPOSED LAND USE: townhouse

TOTAL ACREAGE: 9.56

Owner: Jack Wheeler 623 W. 38th St., Ste. 310 Austin, TX 78705	Agent: Kimley-Horn & Associates, Inc. Jason Reece 10814 Jollyville Rd., Bldg. IV, Ste. 300 Austin, TX 78759
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HISTORY: PUD (Planned Unit Development) No. 22 was originally approved for primarily business park and commercial uses in 1995. The largest part of the property is located north of SH 45 and the PUD was amended to provide for single family, commercial and business park uses on this tract in 2014. The remainder of the PUD property, which is located south of SH 45, is the subject of this rezoning.

DATE OF REVIEW: September 5, 2018

LOCATION: Southeast corner of Schultz Ln. and SH 45

STAFF REVIEW AND ANALYSIS:

General Plan & Current Zoning: The general plan designation is determined by PUD No. 22, which contains a mixture of residential, commercial and business park uses. For this 9.55-acre tract, PUD No. 22 currently allows either C-1 (General Commercial) or business park uses, but not both. The business park designation allows for primary uses of: office, office/warehouse, research and development, technical schools and light manufacturing and assembly, conducted wholly within a building. Secondary uses allowed are: a caretaker's residence, the sale of goods produced or assembled on site, daycare and other employee services. Prohibited uses are: automotive and machinery repair, automotive and machinery painting, wrecking yard, sexually oriented businesses, transmission and communication towers, trucking depots, bulk distribution centers and mini-warehouses.

Proposed Zoning: The request is to change the zoning on the 9.55 acres to the TH (Townhouse) district, removing it from PUD No. 22. Development would then be subject to the regulations of the TH district, which allows for townhouses, up to a maximum of 12 units per acre. TH requires masonry exterior finish, with masonry defined as stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco cannot comprise more than 50 percent of the exterior finish. Buildings must include details to provide visual relief, including features such as window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Traffic, Access and Roads: The site is bounded by the eastbound SH 45 frontage road on the north, Schultz Lane on the west and Meister Lane on the south. The former MOKAN railroad right-of-way, now owned by the State of Texas, borders the site on the east. Access to the site will be provided from Meister Lane. No traffic impact study was required for this zoning application.

Public Notice: A sign was posted on the site and letters from the applicant were included with the public hearing notices mailed to the surrounding property owners. No neighborhood association was identified for the Spring Ridge subdivision to the west of the site, across Schultz Lane.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from the PUD (Planned Unit Development) No. 22 zoning district to the TH (Townhouse) zoning district.



SH 45

**Subject Tract
9.55 ac.**

City Limit

Meister Ln

Schultz Ln

