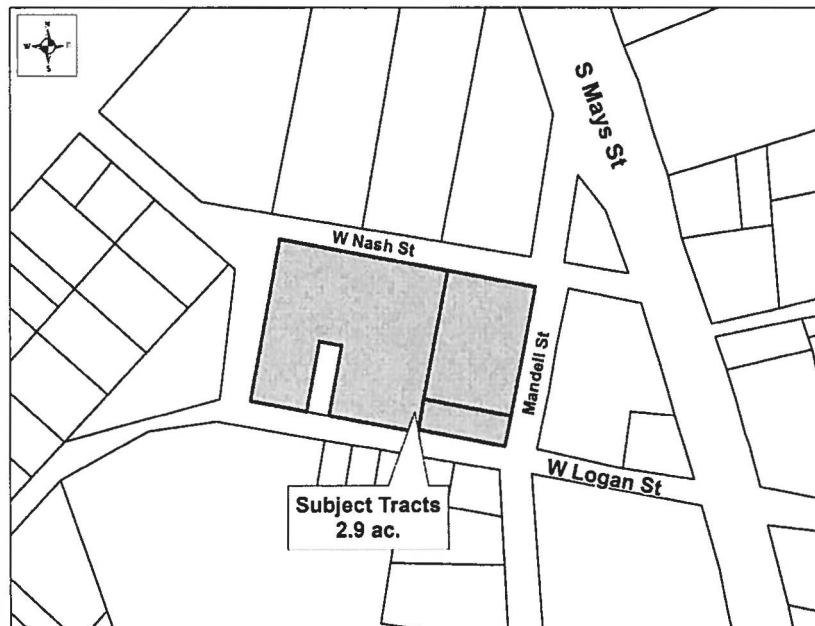


**Pecan Park Colony
ZONING ZON1910-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a zoning change from SF-2 (Single Family - standard lot) to TF (Two Family)

ZONING AT TIME OF APPLICATION: SF-2 (Single Family - standard lot)

DESCRIPTION: 2.9 acres out of the Wiley Harris Survey, Abstract No. 298.

CURRENT USE OF PROPERTY: vacant except for one single family home on an approximately 8,000 sq. ft. lot

GENERAL PLAN LAND USE DESIGNATION: residential and open space

ADJACENT LAND USE:

- North: vacant - SF-2 (Single Family - standard lot)
- South: three single family houses - SF-2 (Single Family - standard lot)
- East: laundromat - C-1a (General Commercial - limited)
- West: two single family houses - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: Residential

TOTAL ACREAGE: 2.9

Owner:
Richard Cepeda
909 Wonder St.
Round Rock, TX 78681

Applicant:
MMI
Nick McIntyre
9807 Brandywine Circle
Austin, TX 78750

Agent:
MMI
Nick McIntyre
9807 Brandywine Circle
Austin, TX 78750

**Pecan Park Colony
ZONING ZPN1910-002**

HISTORY: The property has been zoned for single family since 1969. The owner constructed a single family home at the southwest corner of Logan Street and Mandell Street.

DATE OF REVIEW: December 4, 2019

LOCATION: West of Mandell St.; between W. Nash St. and W. Logan St.

STAFF REVIEW AND ANALYSIS:

Property: The property owned by the applicant is the area between W. Nash Street on the north, W. Logan Street on the south, Mandell Street on the east and a drainage channel on the west, except for a single family house on an approximately 5,000 square foot lot, located at 212 Logan Street. It is undeveloped, except for a single family house on an approximately 8,000 square foot lot, at 712 Mandell Street, the southwest corner of Logan Street and Mandell Street.

Rezoning Request – TF (Two Family): The proposal is for single-family attached dwelling units, where a single dwelling unit, located on its own lot, shares a common wall with one other dwelling unit, also located on its own lot. The TF district requires a minimum lot area of 3,500 sq. ft., with a minimum lot width of 35 ft. and a maximum height of 2 ½ stories.

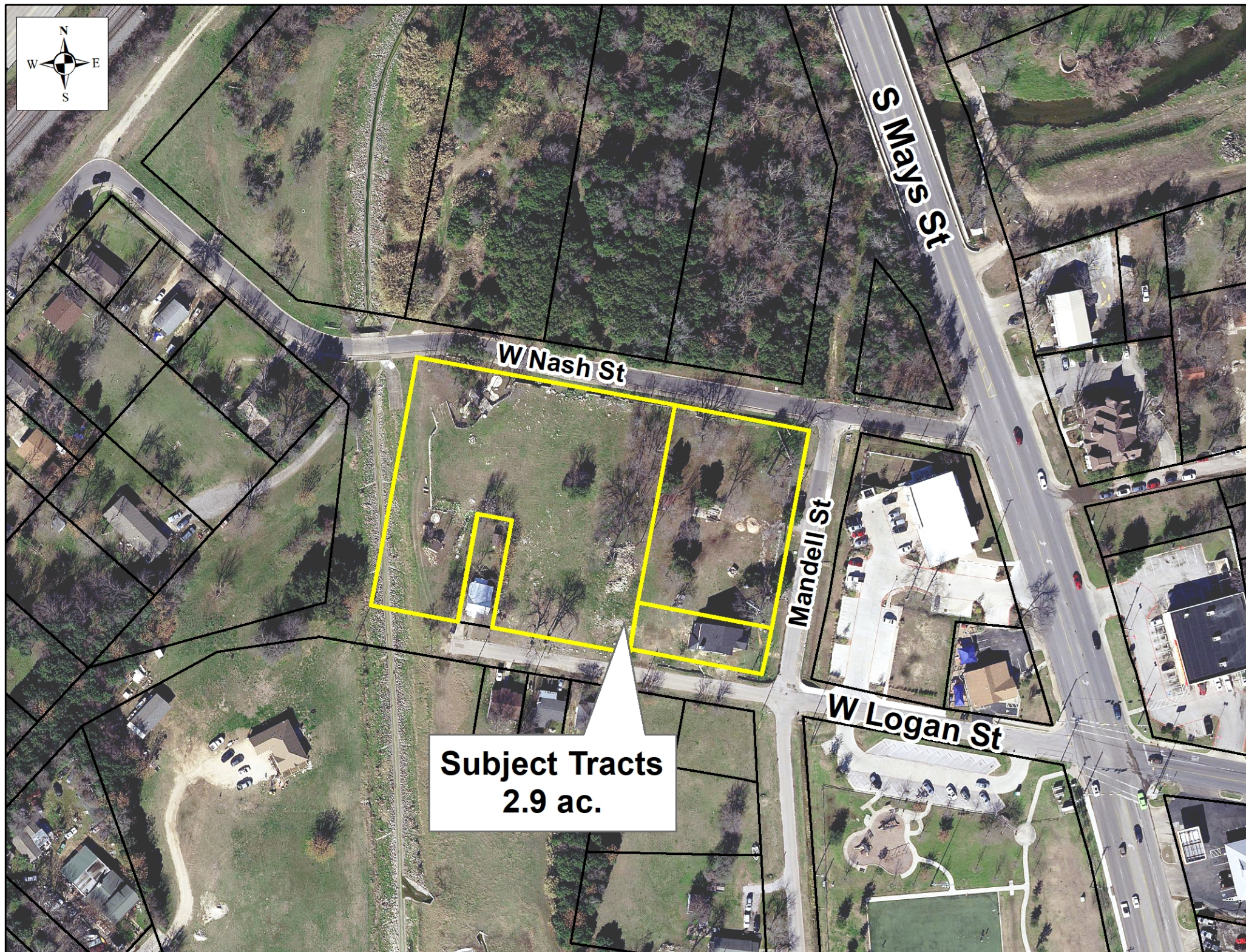
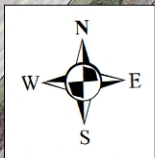
The applicant has stated that nine buildings, with two single-family units in each building, for a total of 18 dwelling units are planned.

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

Traffic, Access and Roads: The number of units proposed does not generate the amount of peak hour traffic necessary to require a traffic impact assessment.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-2 (Single Family – standard lot) to TF (Two Family).



W Nash St

S Mays St

Mandell St

W Logan St

**Subject Tracts
2.9 ac.**