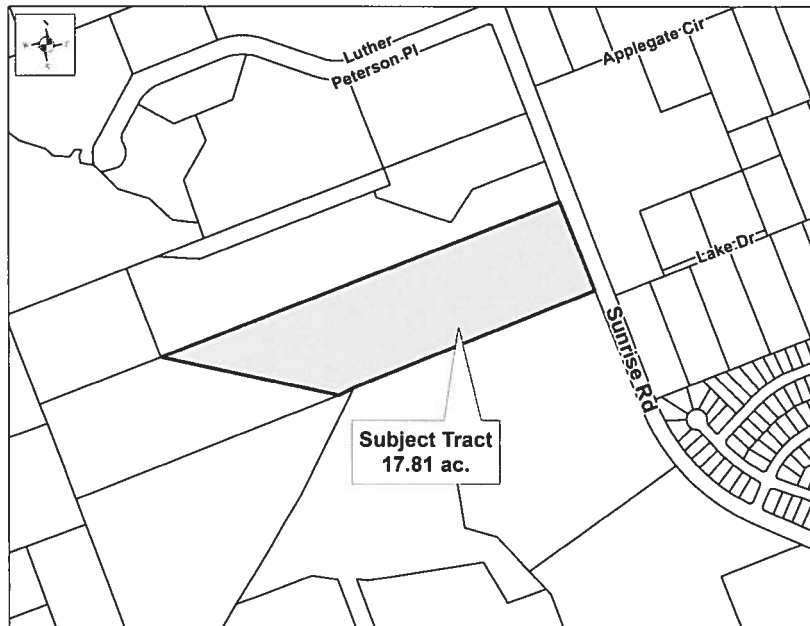


**Sunrise Luxury Living - Rezoning from C1 to TH
ZONING ZON1811-005**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from C-1 (General Commercial) to TH (Townhouse)

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 17.81 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential and open space

ADJACENT LAND USE:

North: place of worship (C-1, General Commercial)

South: apartments (MF-2, Multifamily - medium density)

East: (across Sunrise Rd.) place of worship (SF-1, Single Family - large lot)

West: flood control easement (MF-2, Multifamily -medium density)

PROPOSED LAND USE: townhouses

TOTAL ACREAGE: 17.81

Owner:
Global Fundamentals, Inc.
Munir Khan
4219 Pebblestone Trl
Round Rock, TX 78665

Agent:
Global Fundamentals, Inc.
Munir Khan
4219 Pebblestone Trl
Round Rock, TX 78665

**Sunrise Luxury Living – Rezoning from C1 to TH
ZONING ZON 1811-005**

HISTORY: The property was annexed into the City in 1984. The C-1 (General Commercial) zoning district was approved in 2000. The property has remained undeveloped.

DATE OF REVIEW: November 20, 2017

LOCATION: West of Sunrise Rd. and south of Luther Peterson Pl.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential. It has been zoned for C-1 (General Commercial) uses since 2000 and no development has occurred.

Traffic, Access and Roads: The property has frontage on Sunrise Road.

Townhouse requirements: The request is to rezone the property to TH (Townhouse), to allow for townhouses, which are residential structures consisting of 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.

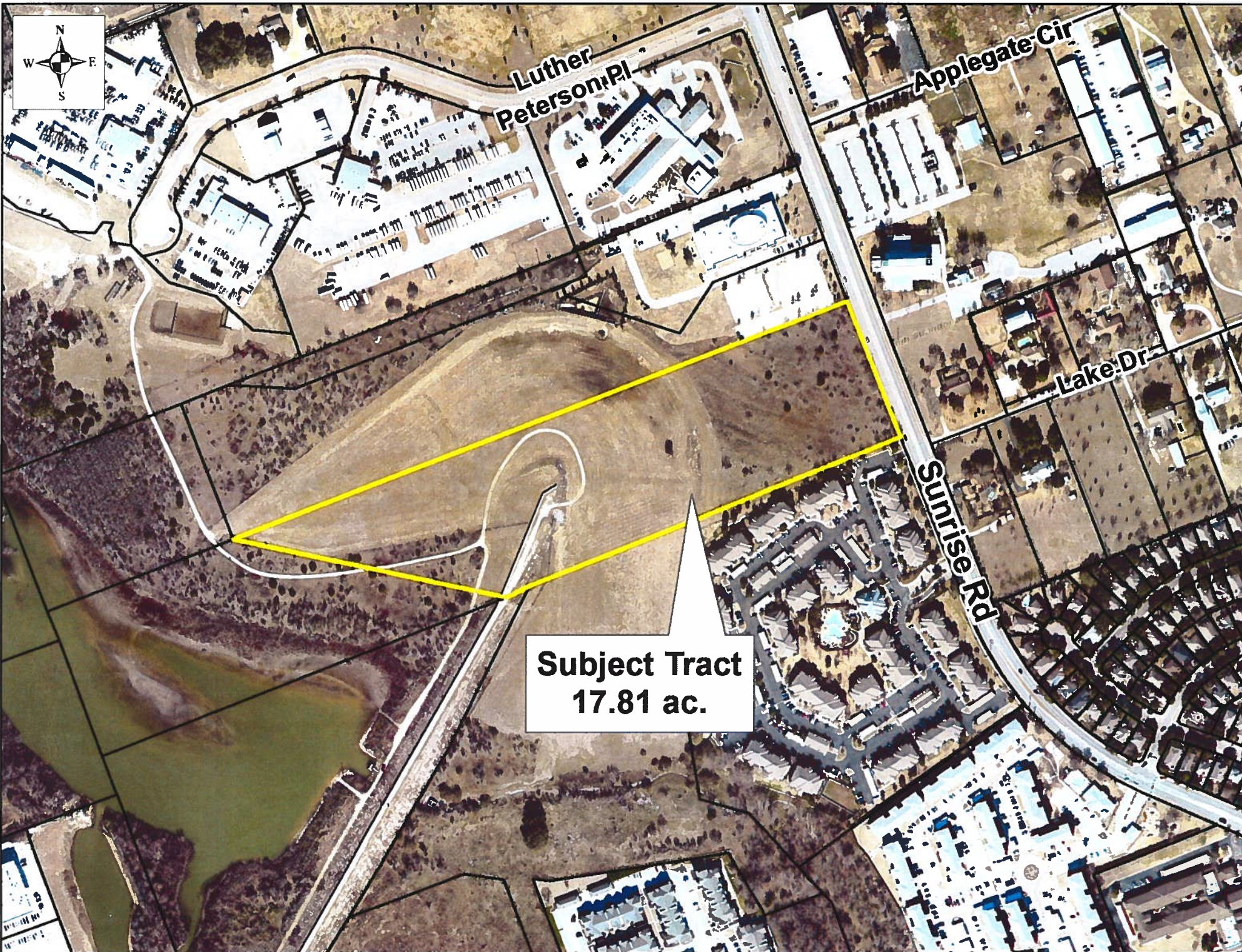
Density is limited to 12 units per acre and each unit must have four parking spaces per dwelling unit, two of which must be in a garage. An additional number of spaces totaling 5% of the total number of required spaces are also required.

The exterior materials are limited to natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels) or architecturally finished steel or metal. The ground floor of the buildings must be at least 75% natural stone, simulated stone, or brick. A minimum of two different materials must be used, with each material covering at least 20% of the finish. No more than 1/3 of the building façade can be fiber cement siding or architecturally finished steel or metal. Variations in the building elevations and distinctive design features including window types, entryways, decorative accents and porches and balconies are also required to provide variety. Amenities such as picnic areas, swimming pools, sport courts, fitness facilities and social rooms are required for any development with 30 or more dwelling units.

Additional considerations: This property contains about 5.7 acres of buildable area, with the remainder of the property restricted from development due to a flood control easement. An apartment complex is located on the property to the south and a church is located on the property to the north. The tract is not well-suited for commercial uses, as it is not located near an intersection or at the entrance to a neighborhood. It has been zoned as C-1 since 2000 and has remained undeveloped. Townhouse residential is a more suitable use for the property.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from C-1 (General Commercial) to TH (Townhouse).



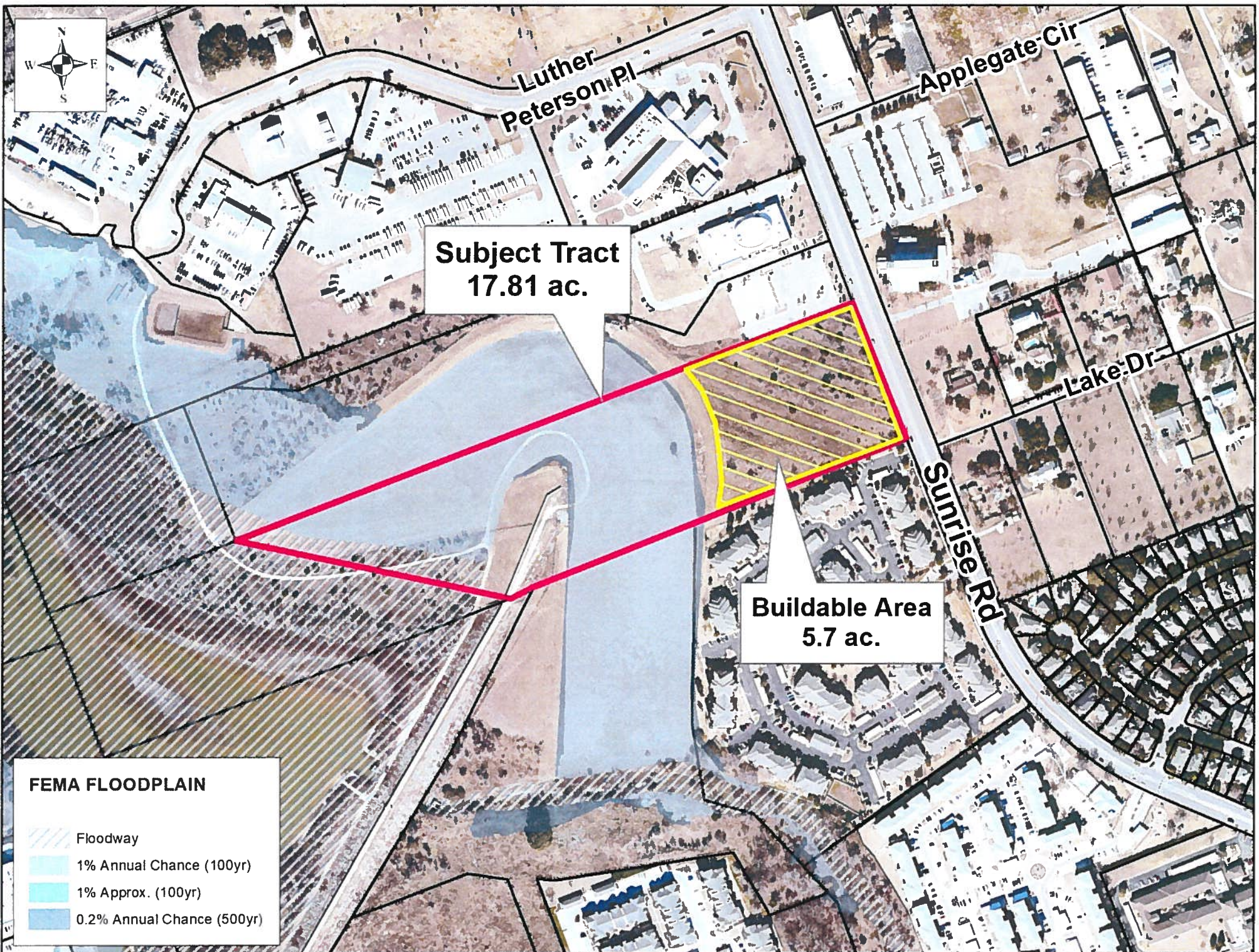
Luther
Peterson Pl

Applegate Cir

Lake Dr

Sunrise Rd

**Subject Tract
17.81 ac.**



Subject Tract
17.81 ac.

Buildable Area
5.7 ac.

FEMA FLOODPLAIN

- Floodway
- 1% Annual Chance (100yr)
- 1% Approx. (100yr)
- 0.2% Annual Chance (500yr)

Luther
Peterson Pl

Applegate Cir

Lake Dr

Sunrise Rd