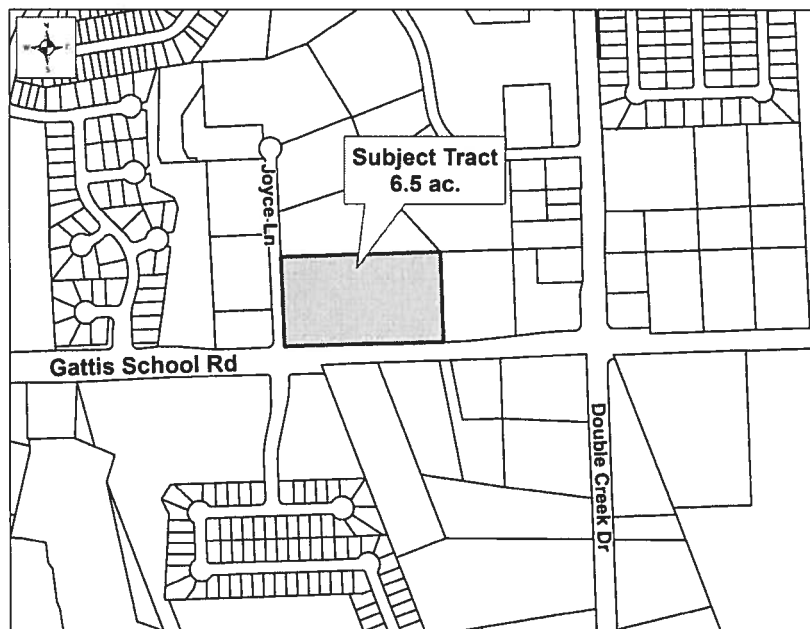


**Townhomes at Gattis
ZONING ZON1905-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-2 to MF-1

ZONING AT TIME OF APPLICATION: SF-2 (Single Family - Standard Lot)

DESCRIPTION: 6.5 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: large lot single family

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: large lot single family

South: (across Gattis School Road) private school and undeveloped - PUD No. 56 and C-1 (General Commercial)

East: retail center - C-1 (General Commercial)

West: (across Joyce Lane) large lot single family and undeveloped - SF-2 (Single Family - Standard Lot)

PROPOSED LAND USE: low density multifamily

TOTAL ACREAGE: 6.5

Owner:
Green Adobe Developers, LLC
27511 Gardenvue Point Cv
Katy, TX 77494

Agent:
Civil and Environmental Consultants, Inc.
Jennifer Garcia, P.E.
3711 S. MoPac Expressway, Bldg. 1, Ste. 550
Austin, TX 78746

Townhomes at Gattis
ZONING ZON1905-001

HISTORY: The property was annexed into the City in 1984 and has been zoned as SF-2 (Single Family – standard lot) since 1994. The Planning and Zoning Commission approved a concept plan for a single lot on January 9, 2019.

DATE OF REVIEW: June 5, 2019

LOCATION: Northeast corner of Joyce Ln. and Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property for residential land uses. This category provides for low density multi-family development, with the following location criteria:

- Primary access allowed via arterial roadway or collector street; and
- Direct access to abutting single-family neighborhoods is discouraged unless integrated as part of a master planned community or as required to implement transportation network policy objectives; and
- Low density multi-family developments shall not be located immediately adjacent to other low density multi-family developments; they must be separated by open space such as parkland or natural features.

Traffic, Access and Roads: The property has frontage on Gattis School Road, an arterial roadway. Gattis School Road is being widened to a six-lane divided section. A median will be placed along the property's frontage and no median break will be permitted.

MF-1 zoning district: The MF-1 (Multifamily – Low Density) district allows a maximum density of 12 units per acre, in either apartments, townhouses or a multifamily house. No more than 120 dwelling units shall be permitted in any single apartment complex. No more than 12 dwelling units shall be permitted in any single residential structure. The maximum height of a principal building is 2.5 stories. Building elevations require design standards, including specified exterior wall materials and special design features. At least one (1) amenity accessible to all residents shall be provided for each low density multifamily complex with 30 or more dwelling units.

Where the site abuts SF-2 zoned property, specific setbacks and compatibility buffering are required:

- a minimum 15-foot landscape buffer, with no other use permitted within the buffer;
- A pre-cast concrete panel or masonry fence installed and maintained on the property boundary;
- Buildings shall be setback 25 feet when a pre-cast concrete panel fence is used and 20 feet when a masonry fence is used;
- Accessory buildings shall be setback 20 feet when a pre-cast concrete panel fence is used and 15 feet when a masonry fence is used;

Proposal: A total of 56 units are proposed. A park with a dog wash area, kids playscape, fitness center with a pool, and a BBQ area event pavilion are also proposed.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-2 (Single Family – Standard Lot) to MF-1 (Multifamily – Low Density).



**Subject Tract
6.5 ac.**

Joyce Ln

Gattis School Rd

Double Creek Dr