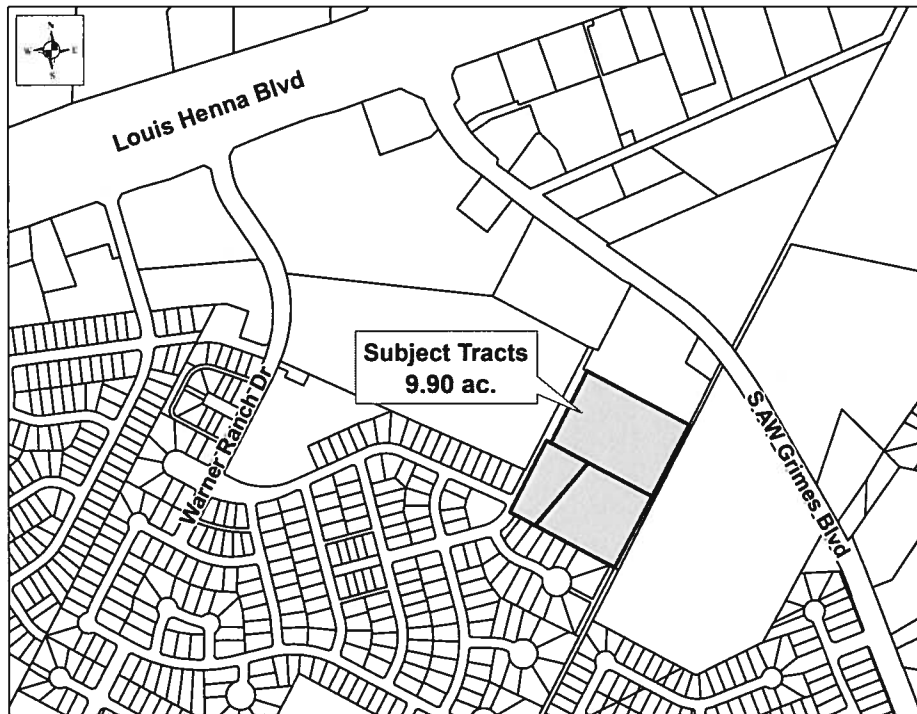


Warner Ranch PUD 42 - Amendment No. 3
ZONING ZON1712-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of request to allow single-family attached residential development.

ZONING AT TIME OF APPLICATION: PUD 42 - single family and ETJ - unzoned

DESCRIPTION: 9.90 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: one residence and a construction office - ETJ (extraterritorial jurisdiction)

South: single family - PUD 42

East: mini-storage - ETJ

West: apartments and single family - PUD 42

PROPOSED LAND USE: single-family attached residential

TOTAL ACREAGE: 9.90

Owner:

Continental Homes of Texas L.P.
10700 Pecan Park Blvd.
Austin, TX 78750

Agent

Continental Homes of Texas L.P.
Lauren Anderson
10700 Pecan Park Blvd.
Austin, TX 78750

Warner Ranch PUD 42 Amendment No. 3
ZONING ZON1712-002

HISTORY: The Warner Ranch PUD (Planned Unit Development) was approved by the City in 1999. It contained 139.83 acres and allowed for single family, multi-family, commercial and business park uses. The PUD was amended in 2002 to add 0.78 acres of land and again in 2013 to replace the business park uses with residential uses and to update the development standards.

DATE OF REVIEW: January 10, 2018

LOCATION: Southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr.

STAFF REVIEW AND ANALYSIS:

Proposed PUD Amendment:

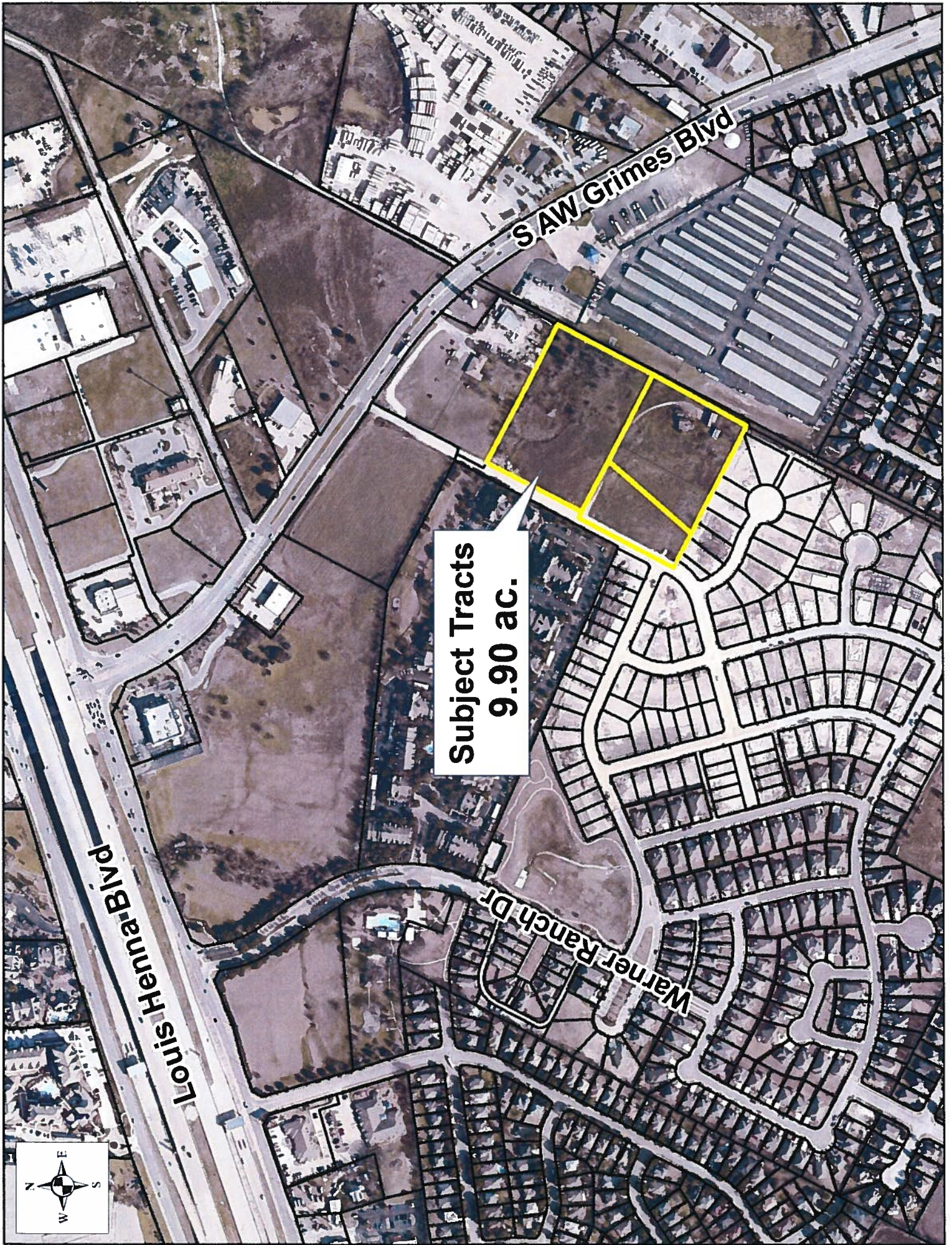
The amendment will add approximately 5 acres to Parcel 3 of the PUD, increasing the size of the parcel to a total of almost 10 acres. In addition, the land use allowed on Parcel 3 will be changed to provide for single family attached units, following the TF (Two-family) zoning district standards, with some exceptions. Parcel 3 of the PUD currently allows for either townhouses or single-family standard lots and these uses will no longer be allowed with the amendment.

TF (Two-family) & PUD requirements

The TF zoning district allows for each structure to have two separate single family units which are attached to one another, also called a duplex. Each unit is on a separate lot, with the common wall being the property line between the two units. The minimum lot area for each unit is 3,500 square feet and the minimum lot width for each unit is 35 feet. Setbacks will meet the TF district standards, except for the rear setback, which will be 15 feet, instead of 20 feet. The PUD requires that the exterior building materials to be a minimum of 85% masonry, consisting of stone, simulated stone, brick or stucco. The remainder of the exterior may be fiber cement material. In addition, a subdivision wall, meeting the City's standards, will be required adjacent to the Glenn Drive right-of-way.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 42 to include additional property and to provide for single family attached units.



Subject Tracts
9.90 ac.

S AW Grimes Blvd

Louisiana Blvd

Warner Ranch Dr



Exhibit D: Development Standards

f) Fences:

i) Maximum height of a fence outside the front street yard is 6'.

ii) Within 5' of an alley, the maximum fence height is 3'.

g) Parking: There shall be approximately 19 off-street parking spaces serving the Village Lots on the northwest corner of the property.

PARCEL 3: TOWNHOUSE/SF2

SINGLE FAMILY ATTACHED RESIDENTIAL

DEVELOPMENT STANDARDS:

~~1) Parcel 3 shall be developed according to the SF-2 Zoning district as described in Section II of the Plan, or~~

TF (TWO-FAMILY)

2) Parcel 3 shall be developed according to the TH zoning district, as amended, with the following exception: The maximum lot coverage shall be 65%.

The exterior finish of all buildings shall be at minimum 85% masonry, except for door, windows, and trim. Masonry shall mean stone, simulated stone, brick, stucco, or similar material as approved by the City Director of Planning. The remaining 15% (or less) may be fiber cement, including fiber cement installed as lap siding.

The minimum principal building setback from the rear property line shall be 15 feet.

2) A subdivision wall, in accordance with Section 36-116 of the Code, shall be required along Parcel 3's boundary with Glenn Drive.

						Setback	Lot Coverage
Parcel 2: Standard Lot	Front: 20' Side: 10'	Regul. 25' Side e	<div style="border: 1px solid red; padding: 2px; text-align: center;">*MOVE SETBACK SUMMARY TO PARCEL 2 SECTION*</div>	20	5	5	40%
Parcel 2: Village Lot	10'	n/a	Min: 5' Max: 7'	-	5	n/a	70%
Parcel 3: Townhouse Lot	15	25	n/a	20	10	5	65%

PARCEL 4: COMMUNITY PARK

1. DEVELOPMENT STANDARDS: Parcel "4", as generally identified on Exhibits C-1 and C-2, shall be developed for public or private recreational uses and open space. Development standards shall be those standards contained in the OS (Open Space) Zoning District.

2. LANDSCAPE EASEMENT:

a) An additional thirty-five foot (35') wide landscape easement shall be provided adjacent to Warner Ranch Drive. This will result in a total landscape easement of seventy feet (70').

b) A twenty-five foot (25') wide landscape easement shall be provided along the southern boundary of Parcel 7 for the purpose of providing additional screening of commercial uses on Parcel 7 from park uses on Parcel 4.