

**Sauls Tract Original Zoning**  
**ZONING ZON1802-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Original zoning to SF-3 (Single Family - Mixed Lot)

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 41.21 acres out of the McDaniel and David Curry Surveys

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: Hairy Man Road and SF-2 (Single family - standard lot) - Creekbend subdivision

South: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)

East: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)

West: ETJ and Fern Bluff MUD (Municipal Utility District)

**PROPOSED LAND USE:** single family

**TOTAL ACREAGE:** 41.21

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**Owner:**  
Mildred Sauls

2301 Hairy Man Rd.  
Round Rock, TX 78681

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**Agent**  
Thrower Designs  
Ron Thrower  
P.O. Box 41957  
Austin, TX 78704

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**HISTORY:** The property is currently located in the ETJ (extraterritorial jurisdiction) of the City, but the owner will be requesting annexation. The annexation will include an intervening section of Hairy Man Road.

**DATE OF REVIEW:** March 7, 2018

**LOCATION:** Southwest corner of Creek Bend Blvd. and Hairy Man Rd.

**STAFF REVIEW AND ANALYSIS:**

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

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The planned Wyoming Springs Drive will provide access in the future.

Requested Zoning: The SF-3 (Single family – mixed lot) zoning district was adopted in April of 2017. The district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of large lots and 30% consisting of standard lots, with small lots limited to 20%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Connectivity Index requirement: The connectivity index requirement was recently added to the subdivision code for new single family or two-family subdivisions. Having this requirement provides residents with more options for traveling into and within their neighborhoods, which reduces travel time and increases the attractiveness of walking and biking. The index is measured by dividing the number of links, which are the street segments between intersections, by the number of nodes, which are the intersections or the cul-de-sacs. A well-connected subdivision will have a connectivity index of 1.4 or greater. The subdivision code sets the minimum index at 1.35, but includes an exception when natural features of the land make strict compliance impractical.

Draft site layout: The draft site layout prepared by the developer indicates that the project will not provide the minimum number of estate lots required and will have more than the maximum number of small lots allowed. The subdivision will therefore need to provide a connectivity index of 1.4 or greater, in addition to providing the following design features: (1) arterial and collector road landscaping; (2) enhanced detention facilities and bridge/culvert design; (3) construction of a segment of the Brushy Creek Regional Trail; and (4) a brick or natural stone subdivision wall, where required by the subdivision code. The draft layout also includes dedication of a portion of the right-of-way for Wyoming Springs Drive, a roadway that is on the City's Transportation Master Plan.

Brushy Creek Hike & Bike Trail: The Brushy Creek Regional Trail is a Williamson County hike and bike trail, a section of which has been completed from the western border of the project site to Brushy Creek Lake Park on Parmer Lane. The City is working with the County to acquire and develop additional sections to complete what has been planned.

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This proposed subdivision will dedicate a key portion of the trail along Hairy Man Road.

Summary: The draft site layout indicates that the subdivision will provide 4 estate lots, 43 standard lots and 45 small lots. The connectivity index is 1.33, however the property contains two large karst features, is crossed by a tributary of Brushy Creek and contains steep slopes. These natural features are among those identified in the SF-3 zoning district as qualifying for an exception to the index requirement. In addition, the development will provide a portion of a regional hike and bike trail and that link will increase the connectivity index to 1.44. The subdivision therefore meets the requirements for the SF-3 zoning district.

Additional Considerations: The developer held a meeting for the adjacent neighbors to explain the project on March 26, 2018. Approximately one dozen people, from the Fern Bluff MUD to the west and the Creekbend subdivision to the east, along with City staff, attended the meeting.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning to the SF-3 (Single family -mixed lot) zoning district.

LOT TYPE	CODE REQUIRED	PROVIDED	ALT.COMPLIANCE
STANDARD	28 LOTS	43 LOTS	PARKLAND ACREAGE
SMALL	27 LOTS	45 LOTS	2,085 LF TRAIL
ESTATE	37 LOTS	4 LOTS	
	92 TOTAL LOTS	92 TOTAL LOTS	





**Subject Tracts**  
**41.21 ac.**

**Hairy Man Rd**

**Creek Bend Blvd**