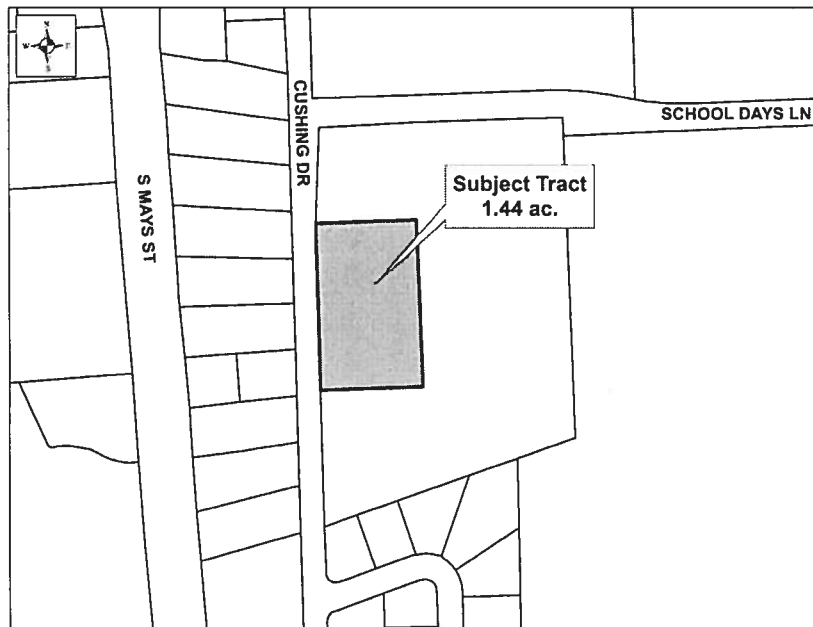


**1205 to 1209 Cushing Dr. Rezone from MF to TF  
ZONING            ZON1805-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Rezoning from MF-2 (Multi-family - medium density) to TF (Two-family)

**ZONING AT TIME OF APPLICATION:** MF-2 (Multi-family - medium density)

**DESCRIPTION:** 1.44 acres out of the C. Gresham Subdivision, Replat Of Lots 1-2 and Lot 3.

**CURRENT USE OF PROPERTY:** Two single family homes and two undeveloped lots

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: apartments - MF-2 (Multi-family - medium density)

South: apartments - MF-2 (Multi-family - medium density)

East: apartments - MF-2 (Multi-family - medium density)

West: (across Cushing Drive) auto repair - C-1a (General commercial - limited) and SF-2 (Single family - standard lot)

**PROPOSED LAND USE:** single family and two-family

**TOTAL ACREAGE:** 1.44

**Owner:**

Marco Antonio Castillo

605 Canyon Trail

Round Rock, TX 78664

**Agent:**

Marco Antonio Castillo

605 Canyon Trail

Round Rock, TX 78664

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ZONING ZON1805-003**

**HISTORY:** The property was annexed in 1966 and it has been zoned for multi-family uses since 1986.

**DATE OF REVIEW:** June 20, 2018

**LOCATION:** Southeast of Cushing Dr. and School Days Ln.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as residential. It is currently zoned as MF-2 (Multi-family – medium density).

Zoning Request: The request is to change the zoning to TF (Two-family), a district which allows single family attached units (duplexes) and single family detached units. Single family detached units must meet the lot dimension and setback standards established by the SF-2 (Single-family – standard lot) zoning district.

Additional Considerations: The minimum lot size for the TF zoning district is 3,500 square feet, for a single unit of a two-unit building, with a minimum width for each lot of 35'. The minimum lot size in the SF-2 zoning district is 6,500 square feet, with a minimum width for each lot of 50'. The property consists of four lots, three of which are approximately 72' x 200' or 14,400 square feet each and one which is approximately 111' x 200' or 22,200 square feet. Two of the lots contain single family homes and two remain undeveloped.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from MF-2 to TF.





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CUSHING DR

SCHOOL DAYS LN

**Subject Tract  
1.44 ac.**

