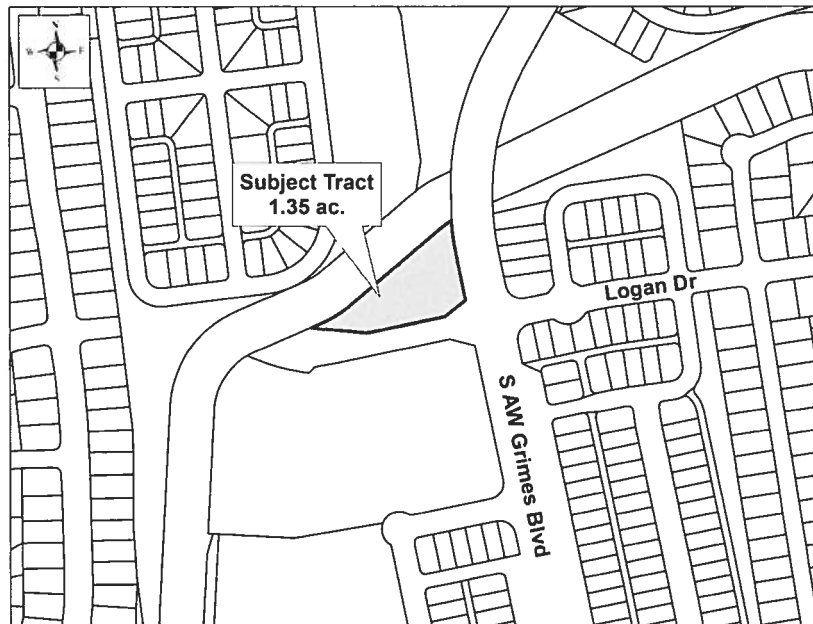


**Turtle Creek Village Ph. 8, Lot 1 PUD 47 Amend. No. 3
ZONING ZON1806-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: An amendment to PUD No. 47 to allow office uses on a 1.35 acre tract.

ZONING AT TIME OF APPLICATION: single family attached - PUD No. 47

DESCRIPTION: 1.35 acres out of the P.A. Holder Survey. Abstract No. 297

CURRENT USE OF PROPERTY: undeveloped; PUD No. 47 - single family attached

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across creek) PUD No. 47 - single family detached and attached

South: (across Logan St. right-of-way) undeveloped; PUD No. 47 - single family attached

East: (across S. A.W. Grimes Blvd.) single family detached - PUD No. 47

West: (across creek) single family detached & open space - PUD No. 47

PROPOSED LAND USE: single family attached

TOTAL ACREAGE: 1.35

Owner:	Agent:
Continental Homes of Texas	D.R. Horton
Ian Cude	Jacy Warwick
10700 Pecan Park Blvd., Fourth Floor #400	10700 Pecan Park Blvd., Fourth Floor #400
Austin, TX 78750-1227	Austin, TX 78750-1227

Turtle Creek Village Ph. 8, Lot 1 – PUD 47 Amend. No. 3
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HISTORY: The Turtle Creek PUD (Planned Unit Development), containing nearly 180 acres, was approved in July of 2001. It contains single family attached and detached housing with unique street layouts, setbacks and design features.

DATE OF REVIEW: July 18, 2018

LOCATION: Northwest of the intersection of S. A.W. Grimes Blvd. and Logan Dr.

STAFF REVIEW AND ANALYSIS:

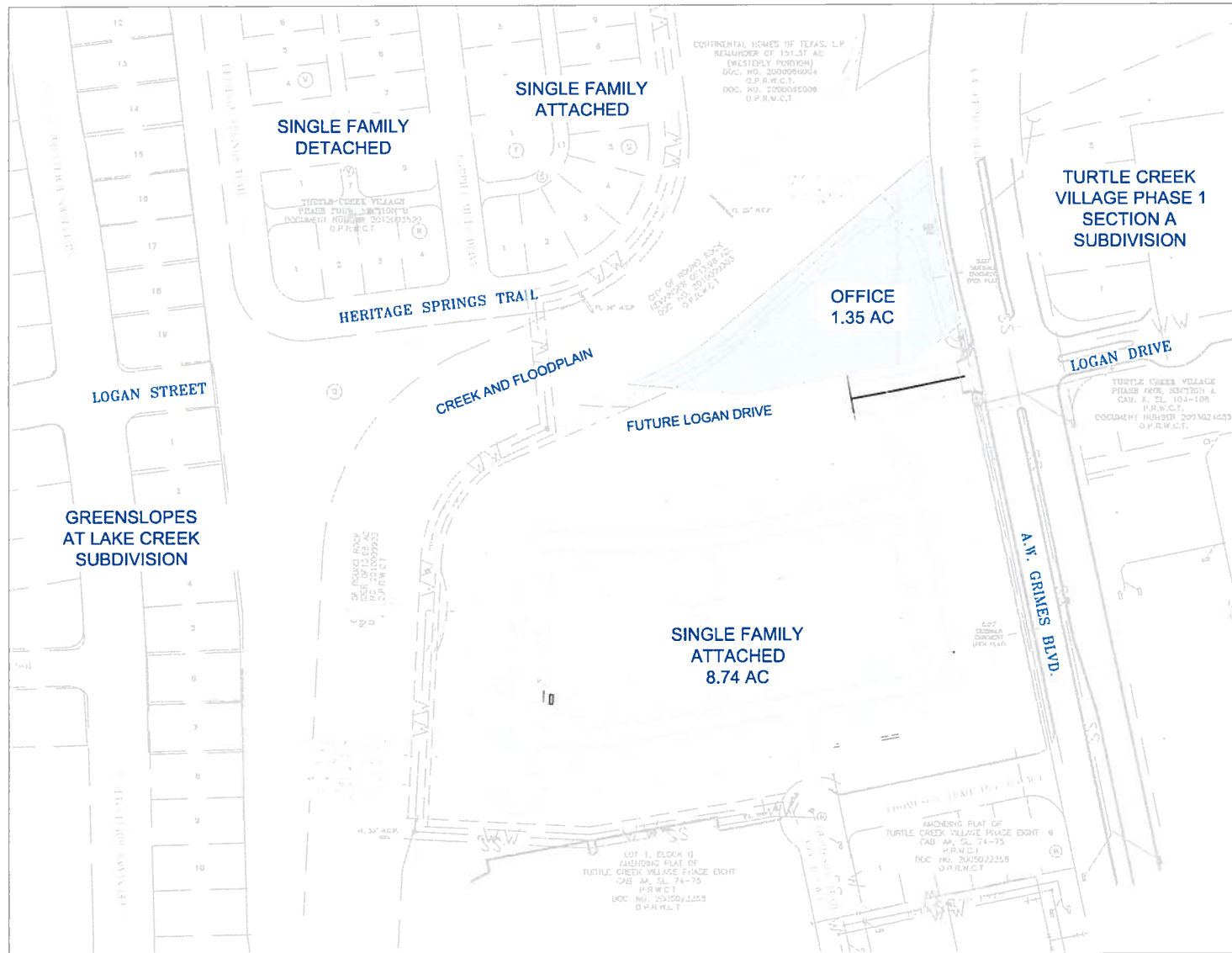
General Plan and Zoning: The general plan designates the area as residential and it is zoned as PUD (Planned Unit Development) No. 47. The general plan specifies that office uses are appropriate in a residential land use category.

PUD Amendment: The 1.35 acre site was created when the City acquired right-of-way for an extension of Logan Drive across a tract designated for single family attached units. The size and orientation of the parcel make it unsuitable for residential development. The OF (Office) zoning district allows for office, medical office and day care uses, which are compatible with the neighboring residences.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 47 to allow office uses on a 1.35 acre site.

PUD NO. 47 AMENDMENT TURTLE CREEK





**Subject Tract
1.35 ac.**

Logan Dr

S AW Grimes Blvd

