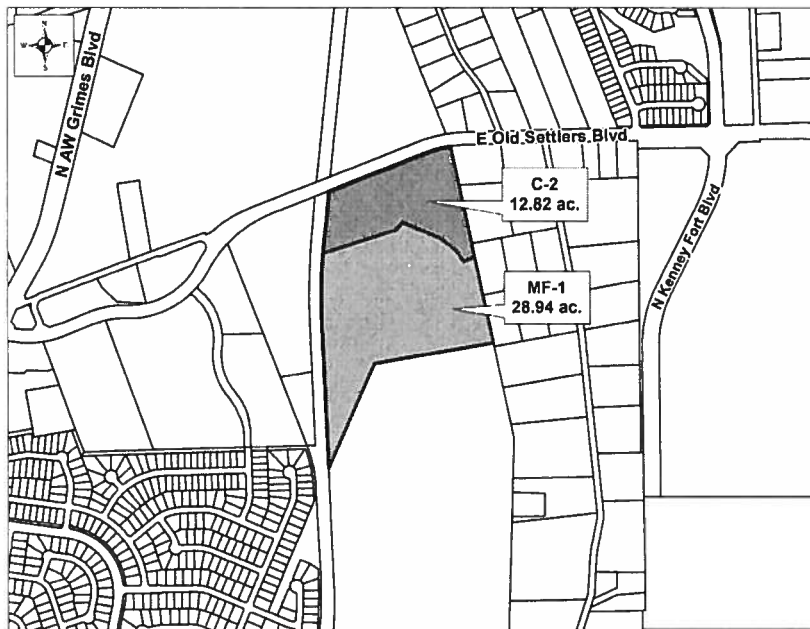


**Homestead at Old Settlers Park
ZONING ZON1905-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Recommendation for approval of the zoning change.

ZONING AT TIME OF APPLICATION: C-2 (Local Commercial), MF-1 (Multifamily - Low Density) and SF-3 (Single Family - Mixed Lot)

DESCRIPTION: 41.76 acres out of the Willis Donaho Survey, Abstract No. 173 and P.A. Holder Survey Abstract No. 297

CURRENT USE OF PROPERTY: agricultural

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across E. Old Settlers Blvd.) - single family, PUD No. 106

South: undeveloped - SF-3 (Single Family - Mixed Lot)

East: large lot residential, ETJ

West: former MOKAN railroad right-of-way, ETJ

PROPOSED LAND USE: local commercial and low density multifamily

TOTAL ACREAGE: 41.76

Owner:
Scott Cressman
858 Virginia Lane
Mount Pleasant, TX 75455

Agent:
Norris Design
Joe Daly
2201 E. Sixth St.
Austin, TX 78702

**Homestead at Old Settlers Park
ZONING ZON1905-002**

HISTORY: A concept plan was approved by the Planning and Zoning Commission on January 9, 2019. The property was annexed into the City on February 14, 2019. At that time, original zoning was adopted: 30.36 acres were zoned as MF-1 (Multifamily – low density), 8.03 acres were zoned as C-2 (Local Commercial) and 179.71 acres were zoned as SF-3 (Single Family – Mixed Lot).

DATE OF REVIEW: June 19, 2019

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

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

Traffic, Access and Roads: The property has frontage along E. Old Settlers Blvd. Kenney Fort Boulevard, a north-south arterial street, will be extended through the property.

Zoning Proposal: The current zoning along the E. Old Settlers Boulevard frontage is split between MF-1 (Multifamily – low density) and C-2 (Local Commercial). The property has approximately 1000 feet of frontage and the MF-1 district has approximately 400 feet and the C-2 district has approximately 600 feet. The proposal is to rearrange the MF-1 and C-2 boundaries so that the entire frontage is zoned for C-2. This will result in 12.82 acres of C-2 and 28.94 acres of MF-1, an increase of 4.79 acres to the existing C-2 area and a reduction of 1.42 acres to the existing MF-1 area. The adjacent SF-3 area will be reduced by 3.37 acres.

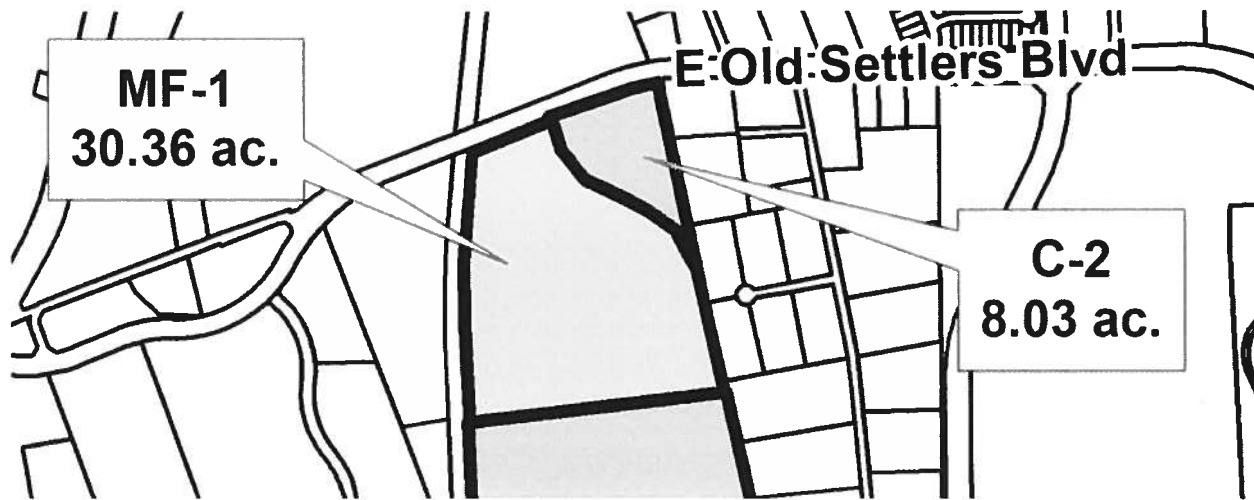
MF-1: The MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum height of 2.5 stories. Apartments, townhouses and multifamily houses are allowed. No more than 120 apartment units can be grouped on the same or separate adjacent lots, unless they are separated by open space, natural features, or property zoned as OF (Office) or C-2 (Local Commercial), except for a gas station use. Apartments also have design standards and amenities are required. Townhouses, which are three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access, also have design requirements and require amenities. A multifamily house is a structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside, with individual dwelling units being indistinguishable within the larger building form. These units also have design requirements and must provide outdoor living space, such as a patio, porch or balcony.

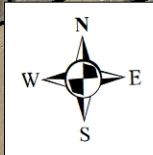
C-2: The C-2 district provides for local commercial uses, with a maximum height of 2 stories. The size of retail sales and restaurant/bar uses is limited, based on the size of the site and whether it has frontage on E. Old Settlers Blvd. No individual use shall exceed 2,500 square feet of gross floor area on sites smaller than two acres. Up to 5,000 square feet of gross floor area is allowed on sites larger than two acres. On sites with 50 percent or greater frontage on E. Old Settlers Blvd., no individual use shall exceed 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks where an intervening building effectively screens the drive-through area from any adjacent residences.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning to provide for 12.82 acres of C-2 and 28.94 acres of MF-1.

Current Zoning





N W Grimes Blvd

E Old Settlers Blvd

C-2
12.82 ac.

MF-1
28.94 ac.

N Kenney Fort Blvd

