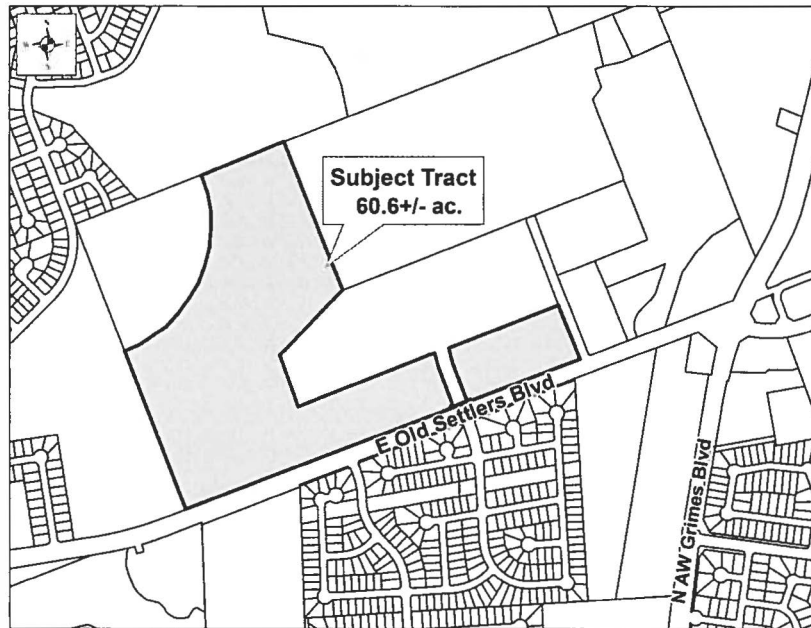


**Quick Farm Original Zoning
ZONING ZON1908-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of original zoning to C-1a, OF-1, OF-2, MF-1 and OS.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 60.6 acres out of the GW Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: agricultural and Meadow Lake

GENERAL PLAN LAND USE DESIGNATION: commercial/multi-family and open space

ADJACENT LAND USE:

North: SF-R (Single Family - rural)

South: ETJ (Meadows at Chandler Creek MUD)

East: senior housing (PUD No. 73) and SF-R (Single Family - rural)

West: Meadow Lake and Settlement subdivision - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: commercial, residential and office

TOTAL ACREAGE: 60.6

Owner:

The Quick Living Trust
Edward Quick & Eugenia Quick, et al.
1000 N. IH 35 Ste. A
Round Rock, TX 78681

Agent:

Thrower Design
Ron Thrower
P.O. Box 41957
Austin, TX 78704

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HISTORY: The property is presently located within the ETJ (extraterritorial jurisdiction) of the City and it is surrounded by the City limits. The 86.7 acre property, known as Quick Farm, is to be annexed and zoned for a residential, commercial and office uses.

DATE OF REVIEW: September 4, 2019

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

The area to be zoned contains approximately 60.6 acres, about one-half of which is to be zoned open space. The open space area includes part of Meadow Lake and an additional area covered by an inundation easement to the Upper Brushy Creek WCID (Water Control Improvement District).

The proposed zoning districts are:

- C-1a (General Commercial – limited) – 13.6 acres
- OF-1 (General Office) – 2.3 acres
- OF-2 (Mid-Rise Office) – 5.6 acres
- MF-1 (Multifamily – low density) – 7.5 acres
- OS (Open Space) – 31.6 acres

The C-1a district allows a wide variety of commercial uses, including retail sales, restaurants and bars, offices, medical offices, auto service, car washes, drug stores and grocery stores. Building height is limited to five stories.

The OF-1 district allows for a variety of office uses including medical office, day care, and cosmetic services. Building height is limited to two stories.

The OF-2 district allows for a variety of office uses including medical office and call centers. Retail sales and services and cosmetic services are allowed only in the first floor of a multi-story building. Restaurants and bars are similarly allowed as an accessory use to an office building. Day care is also allowed as a part of building that has other uses. Building height is limited to five stories.

The MF-1 district allows multifamily units up to 12 units per acre in density, with no more than 120 units allowed in any single complex and no more than 12 dwelling units in any single building. Complexes must be separated from each other by open space, natural features or office or local commercial zoned areas.

The OS district allows for parks, public safety facilities and other community/government services.

The proposed C-1a district is split by the alignment of the future extension of College Park Drive, which will align with Water Spaniel Way where it intersects with E. Old Settlers Blvd. To the west along the Old Settlers Blvd. frontage, an OF-1 tract and an OF-2 tract are on either side of an MF-1 tract, which also has frontage along Meadow Lake.

General Plan and Zoning: General Plan 2020 assigns the commercial/multi-family and open space designations to the property.

Traffic, Access and Roads: The property has approximately one half-mile of frontage along Old Settlers Blvd. The City's Transportation Master Plan map indicates a proposed four-lane extension of College Park

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Drive through a portion of the property from north to south. The property also borders Bluff's Landing Way on its eastern boundary.

Without specific information on the size and type of development, no trip generation can be generated, and a traffic impact assessment cannot be conducted. It is anticipated that the City's transportation impact fees will be in effect when development is initiated on the property. The fees paid will be the development's contribution to the roadway system improvements in the area.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the C-1a, OF-1, OF-2, MF-1 and OS districts.



**Subject Tract
60.6+/- ac.**

E Old Settlers Blvd

N AW Grimes Blvd

ZONING PLAN - QUICK FARM

