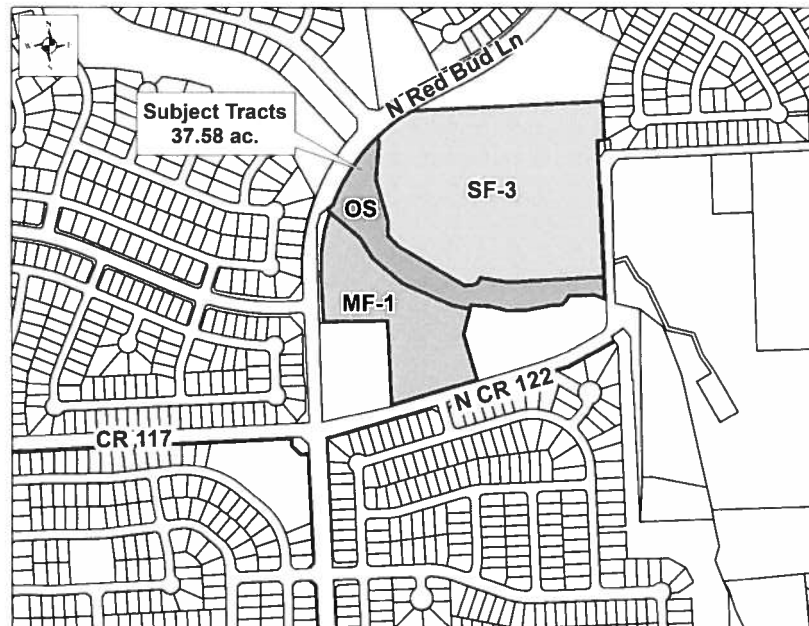


**Chester Ranch Subdivision Original Zoning
ZONING ZON2001-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the original zoning to SF-3 (Single Family - Mixed Lot), MF-1 (Multifamily - Low Density) and OS (Open Space)

ZONING AT TIME OF APPLICATION: unzoned - treated as AG (Agricultural), C-2 (Local Commercial) and OF-1 (General Office)

DESCRIPTION: 37.58 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: agriculture

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: ETJ - single family

South: C-2 (Local Commercial), OF-1 (General Office) and PUD (Planned Unit Development) No. 98 - day care, undeveloped and single family

East: ETJ - single family and agriculture

West: ETJ - single family

PROPOSED LAND USE: single family and low density multifamily

TOTAL ACREAGE: 37.58

Owner:

Madsen Joyce Trustee of the Madsen Family
Revocable Trust
1501 N County Road 122
Round Rock, TX 78665

Agent:

Bleyl Engineering
Steve Ihnen
125007 Technology Blvd., Ste. 150
Austin, TX 78727

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HISTORY: The property, 37.58 acres, was annexed into the City in 2006, as a part of a larger annexation area. A small portion of the property was zoned in 2007 to C-2 (Local Commercial) and OF-1 (General Office).

DATE OF REVIEW: February 19, 2020

LOCATION: North east of the intersection of CR 117 and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for residential. Most of the site, approximately 30 acres, is un-zoned, while approximately 8 acres are zoned for C-2 (Local Commercial) or OF-1 (General Office).

Traffic, Access and Roads: The site has access to both County Road 122 and N. Redbud Lane. A TIA (Traffic Impact Assessment) has been approved by the City. The project will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Redbud Lane and County Road 122 / County Road 117 and for intersection improvements at N. Redbud Lane and Old Settlers Blvd. (US 79).

Zoning Districts: The proposal is for three zoning districts:

1. **SF-3 (Single Family – Mixed Lot)** An approximately 23 acre single family development on the northern portion of the site. The concept plan indicates that there will be public street connections to N. Redbud Lane and to County Road 122.
2. **MF-1 (Multifamily – Low Density)** An approximately 9 acre low density multifamily development on the southern portion of the site. This tract has frontage on County Road 122.
3. **OS (Open Space)** Approximately 6 acres of land along McNutt Creek which separates the northern portion of the site from the southern portion.

SF-3 (Single Family – Mixed Lot): The SF-3 district allows for three lot sizes: (1) estate lots with a minimum of 10,000 square feet; (2) standard lots with a minimum of 6,500 square feet; and (3) small lots with a minimum of 5,000 square feet. The required lot mix is that at least 40% of the total number of lots be estate lots, 30% standard lots, and 30% small lots. A variation from this lot mix is allowed if a higher roadway connectivity index is achieved and special design features are included in the development. Under this scenario, the required number of estate lots can be 10%, so long as the number of estate lots and standard lots combined are more than 50% of the total. Finally, the district contains an incentive which allows the development to contain 60% standard lots and 40% small lots if exterior finish standards are met. The SF-3 district also has design standards for the garage doors and the front elevations of the houses.

MF-1 (Multifamily – Low Density): The purpose of this district is to provide for low density multifamily residential development that is compatible with abutting and nearby single-family neighborhoods. Building height is limited to 2 ½ stories and the maximum density is 12 units per acre. The size of the complex is also limited, with no more than 120 dwelling units permitted and no more than 12 units in any single building. The complex buildings are required to meet orientation, design and variation standards. Should the site be large enough for a second complex, the two must be separated by an open space or natural features. Amenities are required for the residents. All the required parking must be within a garage(s), which must follow design guidelines, including their orientation to the street. Surface parking areas are not allowed between the buildings and any street.

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OS (Open Space): Allowed uses in this district are generally limited to open space, including parks and drainage areas. This property consists of floodplain which cannot be developed.

RECOMMENDED MOTION:

Staff recommends approval of the SF-3 (Single Family – Mixed Lot), MF-1 (Multifamily – Low Density) and OS (Open Space) zoning districts.



Subject Tracts
37.58 ac.

N Red Bud Ln

SF-3

OS

MF-1

N CR 122

CR 117

