



## Legislation Text

---

**File #:** 2018-5280, **Version:** 2

---

Consider an ordinance approving the original zoning to the SF-3 (Single Family - mixed lot) zoning district for 40.018 acres located at the southwest corner of Creek Bend Blvd. and Hairy Man Road. (First Reading)\*

The SF-3 (Single family - mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of large lots and 30% consisting of standard lots, with small lots limited to 20%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

A key portion of the Brushy Creek Regional Trail will be dedicated with the subdivision. The developer is entering into an agreement with Williamson County for the construction of the trail section along Hairy Man Road. In addition, the subdivision will include dedication of a portion of the right-of-way for Wyoming Springs Drive, which is on the City's Transportation Master Plan.

The draft site layout indicates that the subdivision will provide 4 estate lots, 43 standard lots and 45 small lots. The connectivity index is 1.33, however the property contains two large karst features, is crossed by a tributary of Brushy Creek and contains steep slopes, qualifying the subdivision for an exception to the index requirement. In addition, the hike and bike trail link will increase the connectivity index to 1.44. The subdivision therefore meets the requirements for the SF-3 zoning district.

The developer held a meeting for the adjacent neighbors to explain the project on February 26, 2018. Approximately one dozen people, from the Fern Bluff MUD to the west and the Creekbend subdivision to the east, along with City staff, attended the meeting. The Planning and Zoning Commission held a public hearing on the project on March 7, 2018 and voted 9-0 to recommend approval of the original zoning. There were no speakers for or against the original zoning.