



PLANNING ANALYSIS

ZONING CASE 19-Z-012 BONNET RESIDENTIAL #2

GENERAL INFORMATION

- Owner/Agent:** Thrower Design (A. Ron Thrower and Victoria Haase) on behalf of Bryan L. and Bruce E. Bonnet.
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)
- Proposed Zoning:** SFR-3-B (Single-Family Rural) and SFE-3-B (Single-Family Estate)
- Size and Location:** The property is located at 600 CR 267 and includes approximately 57.01 acres.
- Staff Contact:** Karina Castillo
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Undeveloped
EAST	ETJ	Residential
SOUTH	ETJ	Undeveloped
WEST	Interim SFR-1-B	Residential

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT**SFR – SINGLE-FAMILY RURAL:**

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue. In addition, this use component is appropriate for areas where sewer is not feasible due to steep topography, floodplain, or other natural features, including areas within the LCRA jurisdiction that are marked by steeper slopes and where there are strict regulations on wastewater discharge.

SFE – SINGLE FAMILY ESTATE:

Features: 12,000 sq. ft. lot min.; 1,600 sq. ft. living area min.

Intent: Development of single-family detached dwellings on large lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes.

SITE COMPONENT**TYPE 3:**

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Create strong neighborhoods with a variety of housing choices.

FUTURE LAND USE CATEGORY

- **NEIGHBORHOOD RESIDENTIAL**

Intended to accommodate a variety of housing types. New development may consist of a variety of single-family detached and attached units but should be compatible with adjacent existing neighborhoods.

Compatible Zoning Use Components: SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, PUD

ANALYSIS:

The Planning and Zoning Commission previously reviewed and approved zone case 19-Z-001 Bonnet Residential on February 14, 2019. This zone case request is for the remainder of the portion of the property.

The applicant has submitted a request to change the zoning of the property to SFR-3-B (Single-Family Rural) and SFE-3-B (Single-Family Estate) in order to establish a permanent zoning on the property. The properties to the north and east are zoned for single-family uses. The properties to the south and west are in the extraterritorial jurisdiction (ETJ).

The SFR (Single-Family Rural) use component allows for a building or premise that shall be used only for the following purposes:

Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development.

The SFE (Single-Family Estate) use component allows for a building or premise that shall be used only for the following purposes:

Development of single-family detached dwellings on large lots and for other compatible and complimentary uses.

Type 3 Site Components allows for accessory buildings / dwellings and limits the size to 30% of primary building.

The Type B Architectural Component requires that all structures are 50% masonry on all stories, 85% masonry on the 1st floor. This architectural component also requires four (4) different design features.

STAFF RECOMMENDATION:

Staff recommends approval of the requested SFR-3-B (Single-Family Rural) and SFE-3-B (Single-Family Estate) zoning district. This proposal is in compliance with the intent statements of the Composite Zoning Ordinance and the goal statements of the Comprehensive Plan.