



PLANNING ANALYSIS

ZONING CASE 19-Z-006

HORIZON PARK TOWNHOUSES PUD ZONING

GENERAL INFORMATION

- Owner:** Civiltude LLC (Christina Wait) on behalf of Ronnie Rawlinson
- Current Zoning:** SFU/MH-2-B (Single-Family Urban/Manufactured Home)
- Proposed Zoning:** PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse)
- Size and Location:** The property is located 1201 Horizon Park Blvd. and includes approximately 2.38 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	SFU/MH-2-B	Undeveloped
EAST	SFU-2-B	Single-Family Residential
SOUTH	SFU/MH-2-B	Single-Family Residential
WEST	HC-5-D	Electrical Company

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to provide flexible, customized zoning and subdivision standards to encourage imaginative and innovative designs for the development of property within the City consistent with this ordinance and accepted urban planning principles in accordance with the City of Leander Comprehensive Plan.

USE COMPONENT

SFT – SINGLE-FAMILY TOWNHOUSE

Features: 2,000 sq. ft. lot min; 900 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (5) All lots shall provide access to garages from a rear alley.

SITE COMPONENT

TYPE 2:

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is generally not intended to be utilized with LI and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN STATEMENTS:

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

- Create strong neighborhoods with a variety of housing choices.
- Encourage a range of housing types at a variety of price points.

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.

ANALYSIS:

The applicant has submitted a request to change the zoning of the property to a PUD (Planned Unit Development) in order to allow for attached and/or detached townhome development with a SFT-2-A base zoning. The property to the south is currently being used as a residential home. The property to the east is an established single-family residential subdivision. The property to the north is undeveloped. The property to the west is an electrical company.

The PUD proposal includes several modifications to the ordinance requirements. The PUD would allow for condo regime style development with a landscaped entrance from Horizon Park Blvd. The attached conceptual site plan layout plan shows a single access with homes facing towards the

common drive. Other modifications include allowing the density to be twelve (12) units per acre, for a total of twenty-eight (28) units.

Waiver	Higher Standards
Multiple townhouses on one (1) lot	Improved streetscape
Increased density	-

STAFF RECOMMENDATION:

Staff recommends approval of the PUD with the base zoning district of SFT-2-A. This proposal is in compliance with the intent statements of the Comprehensive Plan and Composite Zoning Ordinance.