





COOPER LANE REZONING
C14-2014-0052

MILESTONE
COMMUNITY BUILDERS

Thruway Design
LAND PLANNERS
P.O. BOX #1807 • AUSTIN, TEXAS 78704 • (512) 470-4456

**CONCEPTUAL LAYOUT WITH
CONDOMINIUM USE**

COOPER LANE REZONING

CONDITIONS FOR REZONING TO SF-6, CONDOMINIUM USE

- 25' NATURAL VEGETATIVE BUFFER INCLUDING NO CONSTRUCTION ACCESS (EXCEPT FOR UTILITIES)
- LIMIT TO 65 UNITS
- LIMIT TO 2-STORIES IN HEIGHT
- BICYCLE AND PEDESTRIAN ACCESS TO SIR GAWAIN
- 8' FENCE ALONG RESIDENTIAL PORTION OF NORTH PROPERTY LINE

COOPER LANE REZONING

SIZE OF PROPERTY: 9.87 ACRES

EXISTING ZONING – “SF-2”, SINGLE FAMILY RESIDENCE

PROPOSED ZONING – “SF-6”, TOWNHOUSE & CONDOMINIUM RESIDENTIAL

DEVELOPMENT PARAMETERS

	<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
DENSITY	50 UNITS – 5.07 UPA	65 UNITS – 6.58 UPA
TRAFFIC	550 CARS PER DAY	445 CARS PER DAY
HEIGHT	35'	35'
BLDG COVER	40%	40%
IMPERVIOUS COVER	45%	55%
COMPATIBILITY	DOES NOT APPLY	APPLICABLE

COOPER LANE REZONING

OTHER CONSIDERATIONS:

	<u>DEVELOPMENT w/ EXISTING ZONING</u>	<u>DEVELOPMENT w/ PROPOSED ZONING</u>
STREETS	PUBLIC	PRIVATE
POND MAINTENANCE	PUBLIC	PRIVATE
YARD MAINTENANCE	INDIVIDUAL	COHESIVELY
PRIVATE RESTRICTIONS	NONE	YES
LANDSCAPING	MINIMAL	CODE
PEST MANAGEMENT	NONE	PROGRAMMED
OCCUPANCY	RENTERS / OWNERS	95% OWNERSHIP