

# Gartner Tract

728.4 Acres

City Council and P&Z Workshop

November 15, 2016

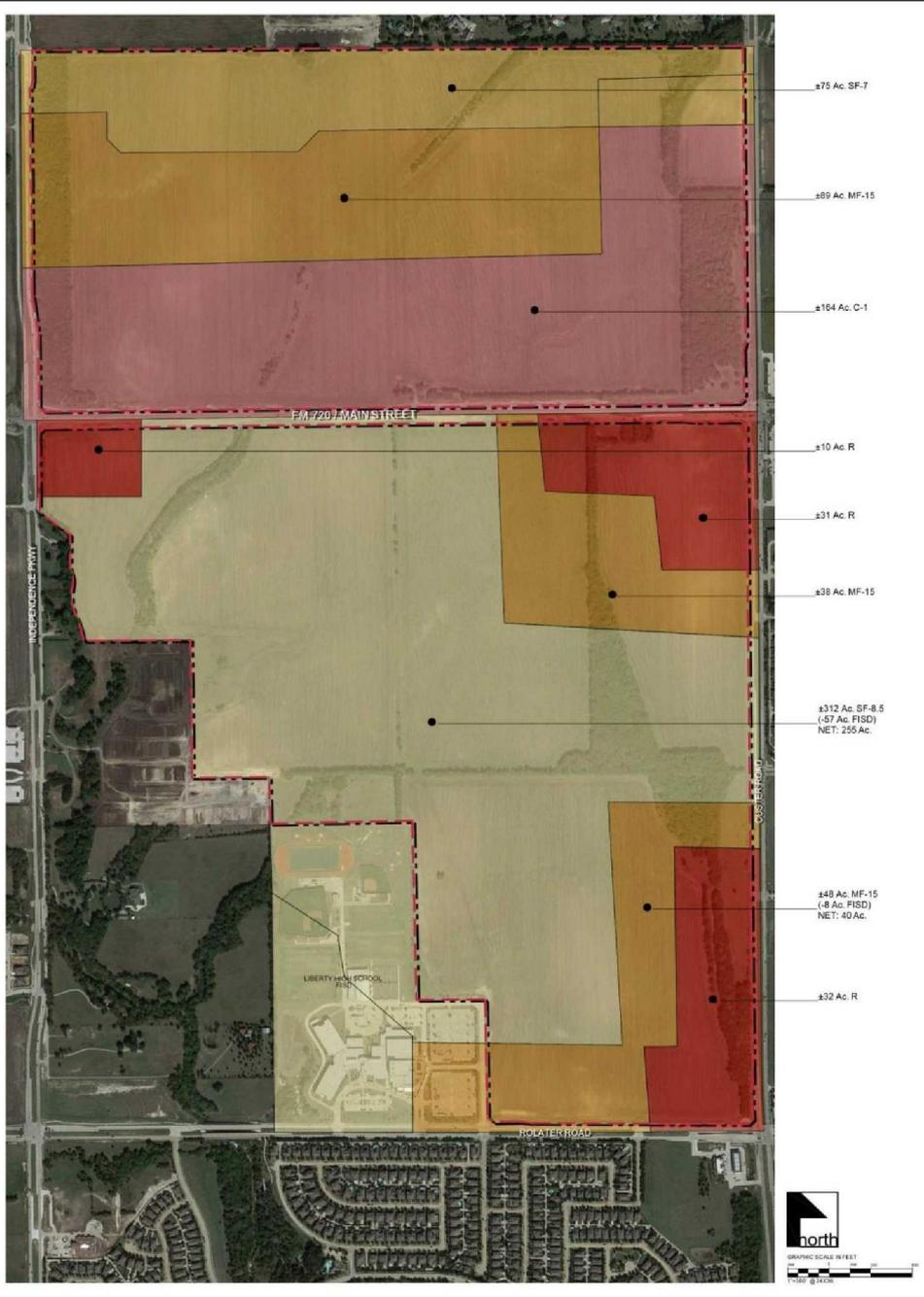


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# Gartner Tract



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- 100' Single Family
- 84' Single Family
- 74' Single Family
- 65' Single Family
- 55' Single Family
- 40' Single Family
- Townhome

# Gartner Tract

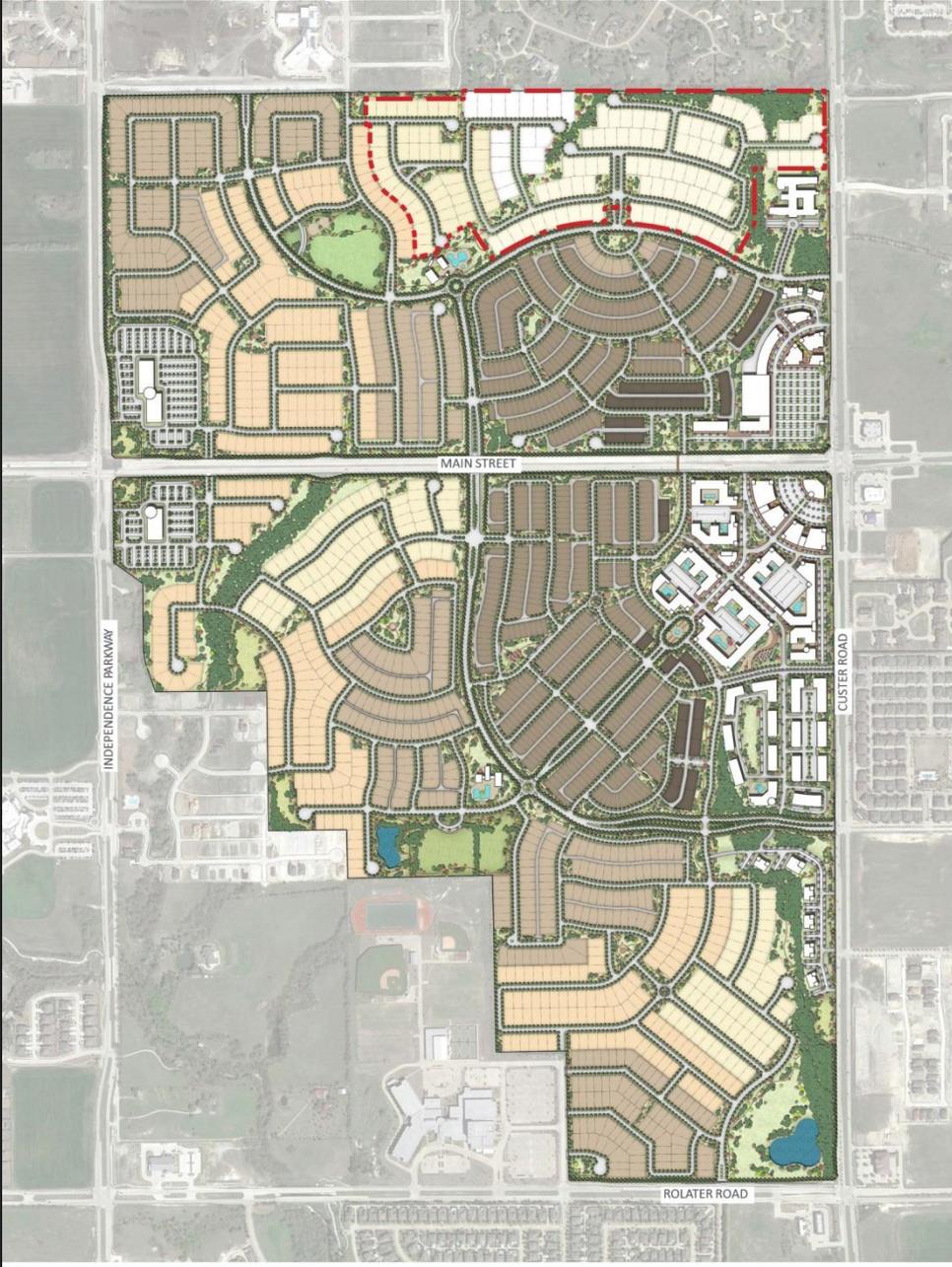


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- 100' Single Family
- 84' Single Family
- 74' Single Family
- 65' Single Family
- 55' Single Family
- 40' Single Family
- Townhome
- Gated Community



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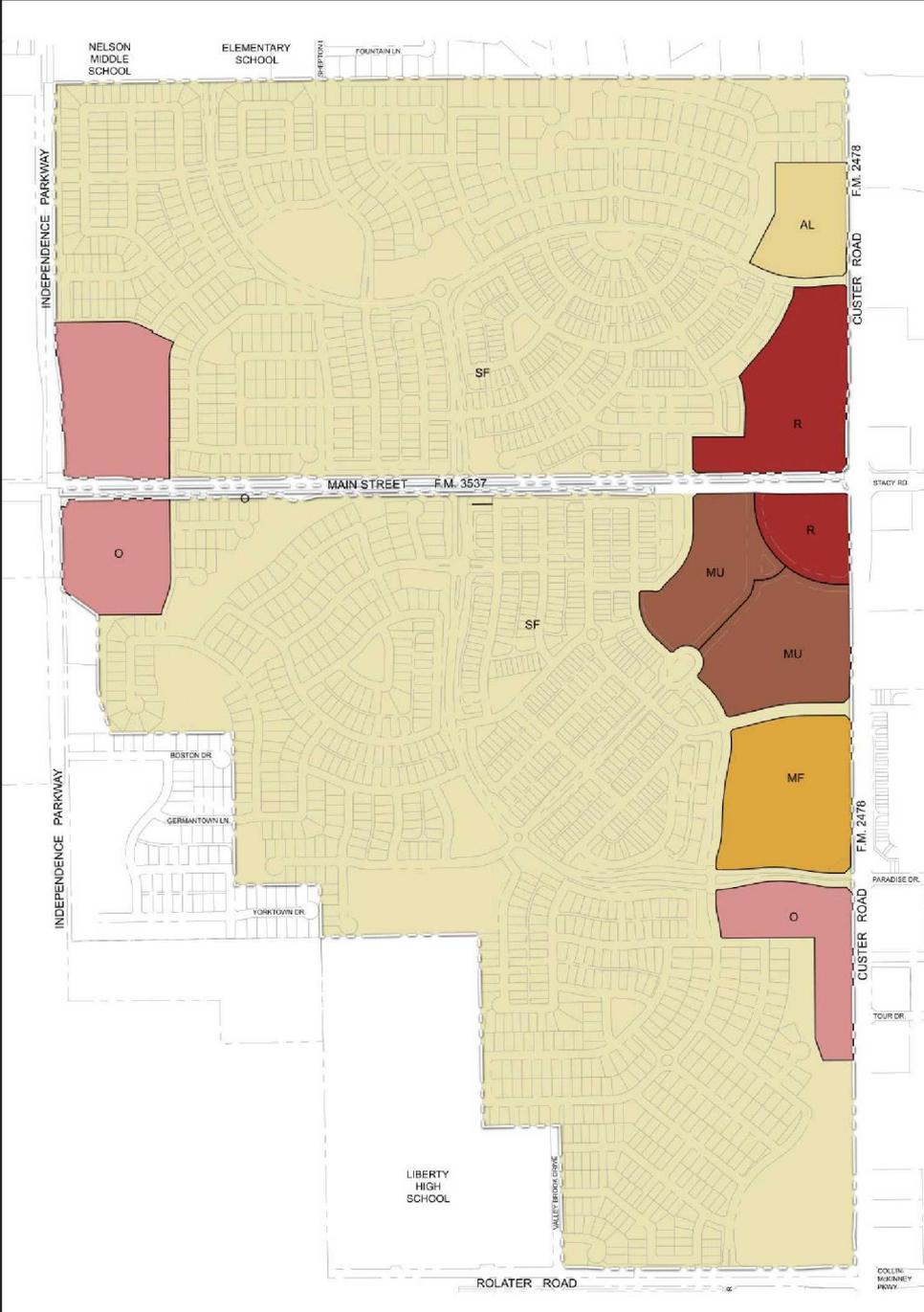


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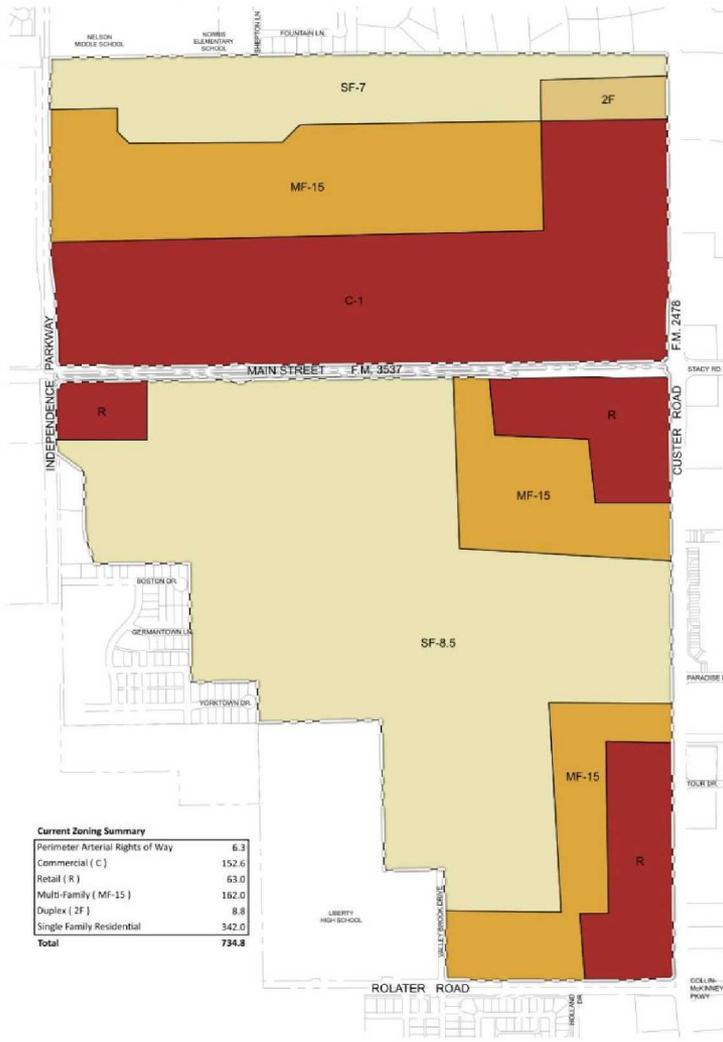
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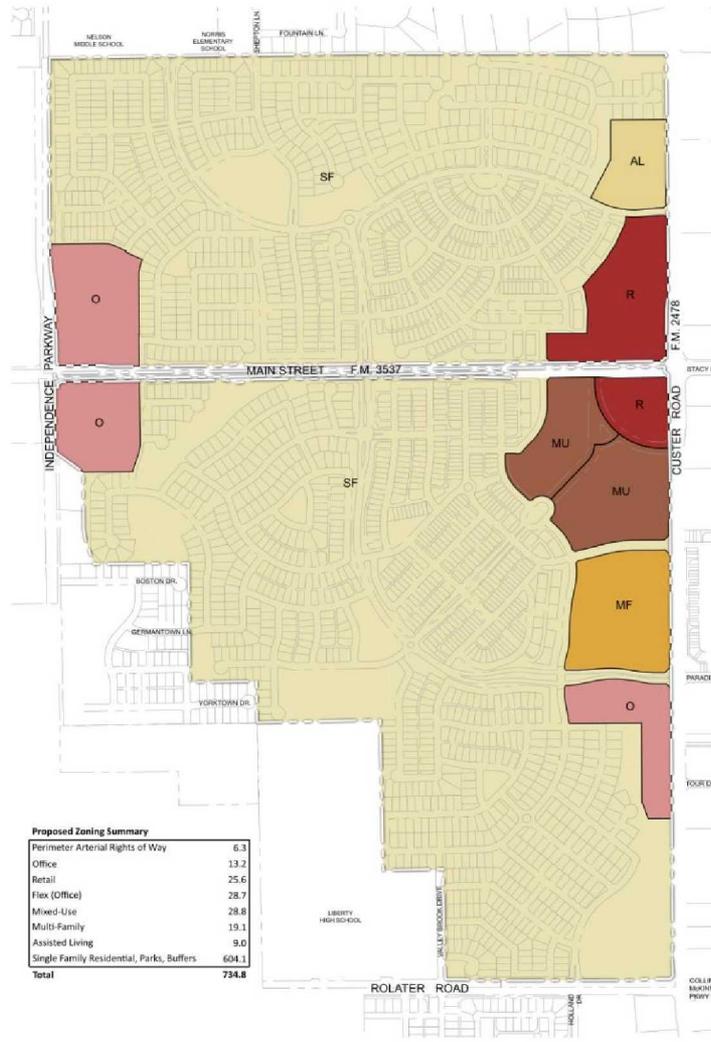
**CURRENT ZONING**



**Current Zoning Summary**

Perimeter Arterial Rights of Way	6.3
Commercial ( C )	152.6
Retail ( R )	63.0
Multi-Family ( MF-15 )	162.0
Duplex ( 2F )	8.8
Single Family Residential	342.0
<b>Total</b>	<b>734.8</b>

**PROPOSED ZONING**



**Proposed Zoning Summary**

Perimeter Arterial Rights of Way	6.3
Office	13.2
Retail	25.6
Flex (Office)	28.7
Mixed-Use	28.8
Multi-Family	19.1
Assisted Living	9.0
Single Family Residential, Parks, Buffers	604.1
<b>Total</b>	<b>734.8</b>

# Gartner Tract



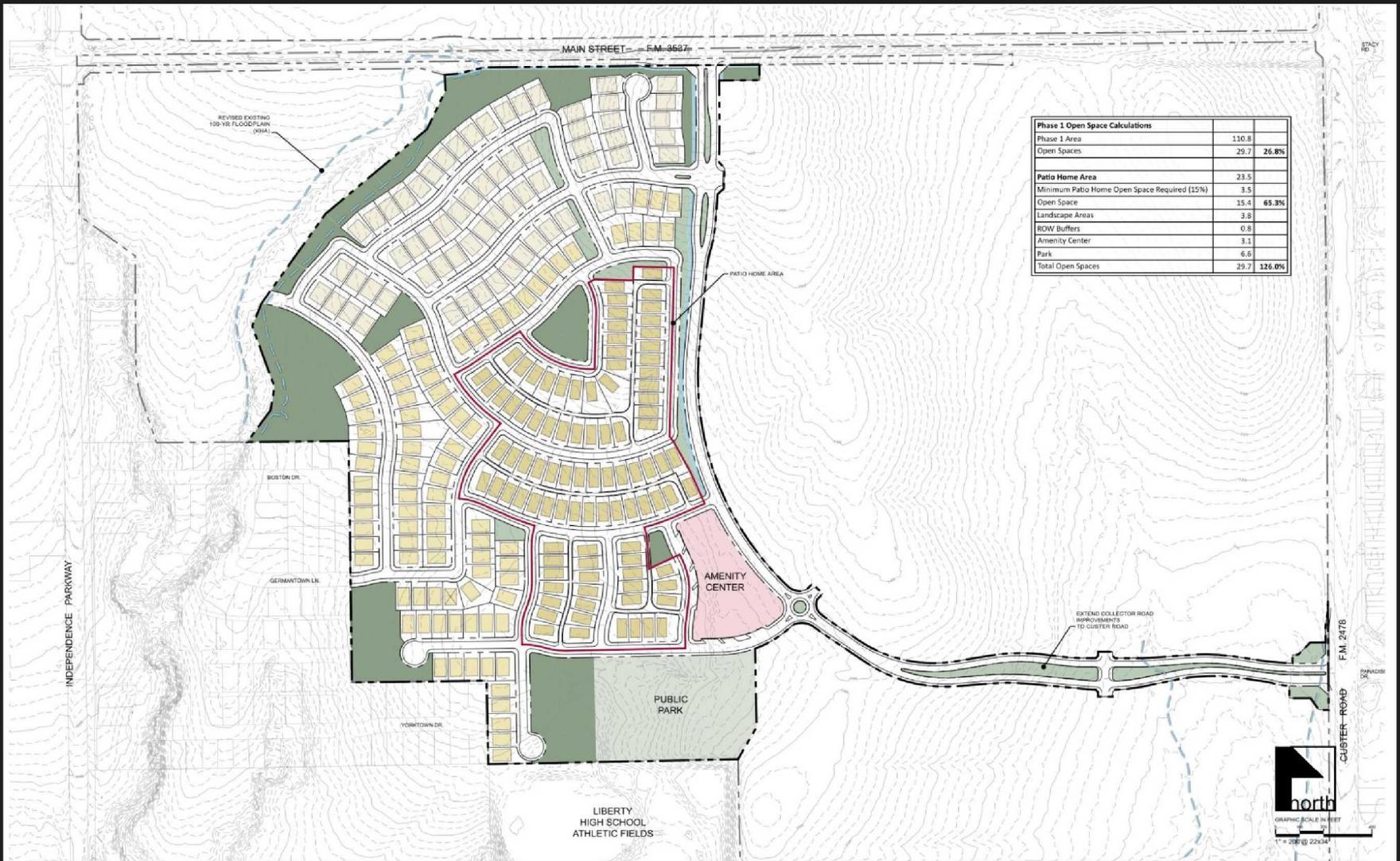
## Development Comparison

Use	Existing Zoning (Prior to D/A)		Existing Zoning (with D/A)		Proposed Zoning	
	Acreeage	Units	Acreeage	Units	Acreeage	Units
Single Family Residential	350.8	1098	350.8	1078	604.1	1866
Multi-Family	162.0	2878	95.9	1439	19.1	450
Mixed Use	N/A	N/A	N/A	N/A	28.8	800
Senior / Assisted Living	N/A	N/A	N/A	N/A	9.0	189
Additional Single Family per D/A	N/A	N/A	66.1	1439	N/A	N/A
Commercial (C-1)	152.6	N/A	152.6	N/A	N/A	N/A
Retail	63.0	N/A	63.0	N/A	25.6	N/A
Office	N/A	N/A	N/A	N/A	41.8	N/A
<b>Totals</b>	<b>728.4</b>	<b>3976</b>	<b>728.4</b>	<b>3956</b>	<b>728.4</b>	<b>3305</b>
<b>Difference between Proposed</b>		<b>671</b>		<b>651</b>		

\*D/A: Developer Agreement

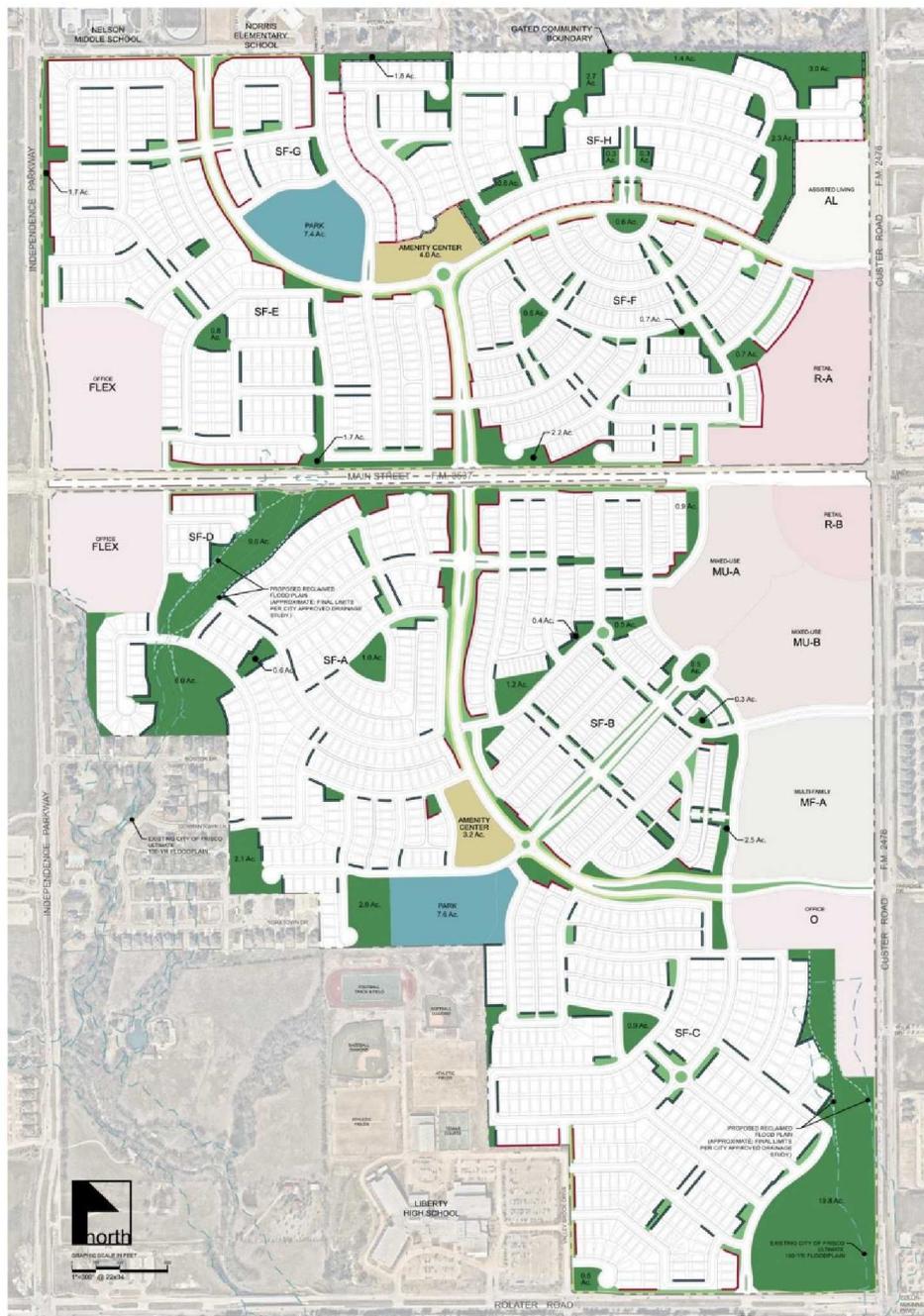
# Gartner Tract





# Gartner Tract





### Single Family Open Space Summary

	Overall		Minimum Req'd.	
SF Areas (SF-A thru SF-H)	626.4		626.4	
Park	15.0	2.4%	15.0	2.4%
Amenity Centers	7.1	1.1%	7.0	1.1%
Open Space	80.2	12.8%	70.0	11.2%
Landscape	20.8	3.3%	10.0	1.6%
Road Buffers	8.7	1.4%	N/A	
	131.8	21.0%	102.0	16.3%

#### WALLS AND FENCING

6' (Min.) MASONRY FENCING

6' (Min.) DECORATIVE METAL FENCING



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Including ROW Required Landscape Buffers

- Open Space >50': 10.21 acres
- ~ <50' Wide: 5.12 acres

Approximately **23%**  
Open Space Coverage

Less ROW Required Landscape Buffers

- Open Space >50': 6.45 acres

Approximately **10%** Open  
Space Coverage



600' Open Space Radius  
+/- 2.3 Minute Walk

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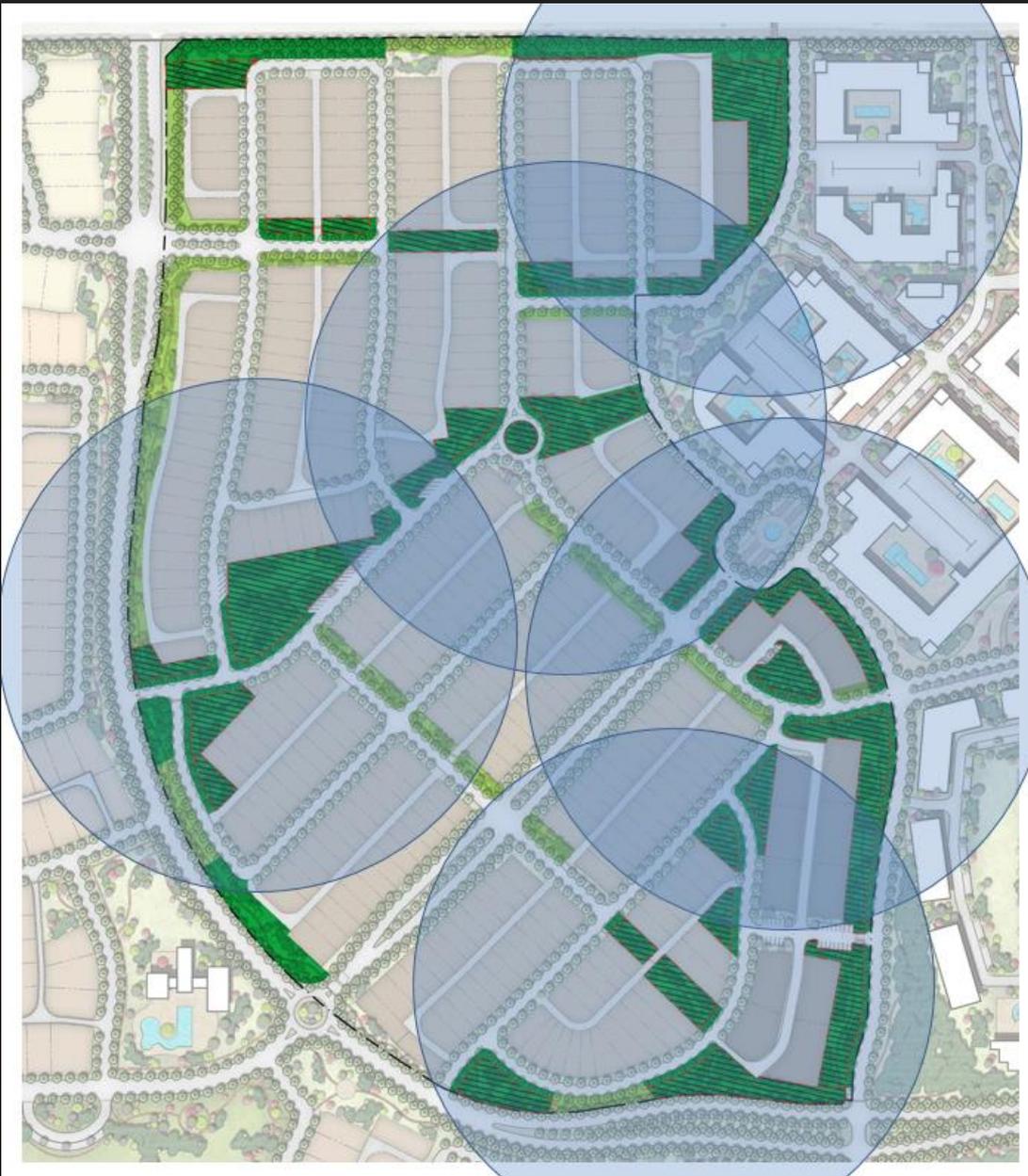


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Approximate Total Parcel Area: 80.28 acres

Including ROW Required Landscape Buffers

 Open Space >50': 12.06 acres

 ~ <50' Wide: 3.73 acres

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Approximately **20%** Open  
Space Coverage

Less ROW Required Landscape Buffers

 Open Space >50': 8.87 acres

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Approximately **11%** Open  
Space Coverage

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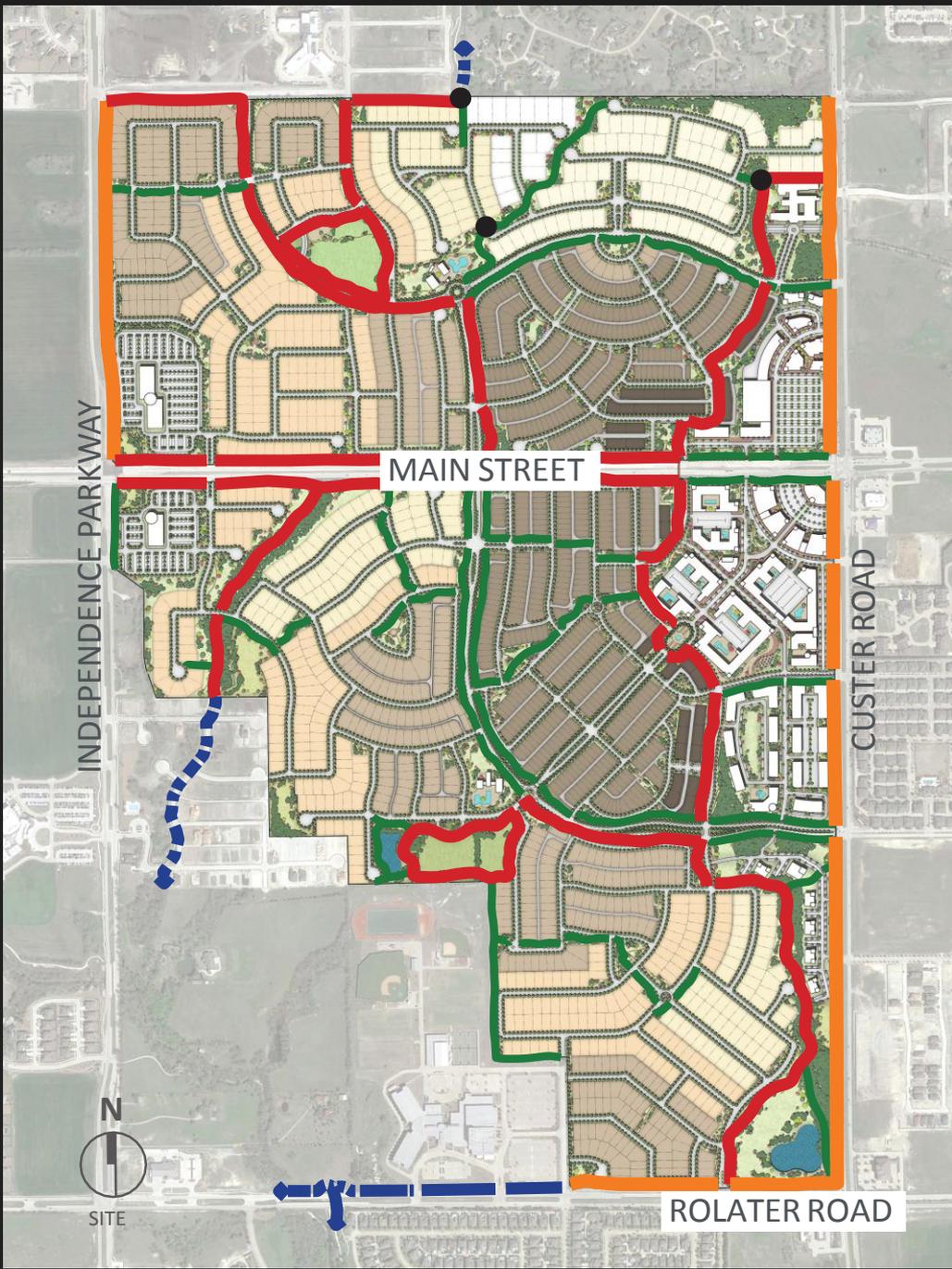


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- Proposed 8' Trail
- Proposed 6' Trail
- Regional Trail by Others
- Existing Trails
- Pedestrian Gate

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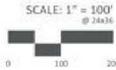


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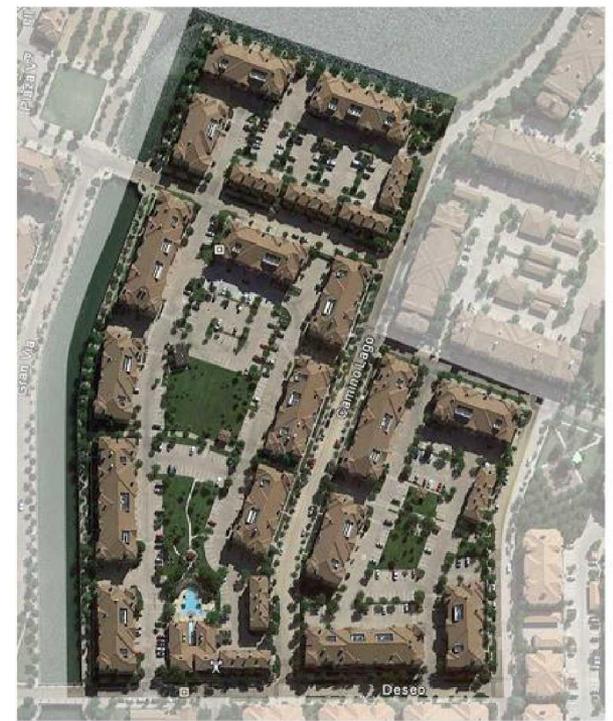
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Gartner Tract



La Villita  
Lincoln Apartments  
Phase 2



La Villita  
Lincoln Apartments  
Phase 1



Approximate Total Parcel Area: 20.16 acres

Including ROW Required Landscape Buffers

- General Open Space: 7.63 acres
- ~ >50' Wide: 0.41 acres

Approximately 39%  
Open Space Coverage

Less ROW Required Landscape Buffers

- General Open Space: 5.84 acres

Approximately 28.97%  
Open Space Coverage

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