

ORDINANCE NO. Z-14-02-13-G2

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 64 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT PUD NO. 40 (PLANNED UNIT DEVELOPMENT) TO DISTRICT PUD NO. 97 (PLANNED UNIT DEVELOPMENT).

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 64 acres of land, out of P. A. Holder Survey, Abstract No. 297, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from District PUD No. 40 (Planned Unit Development) to District PUD No. 97 (Planned Unit Development), and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 18th day of December 2013, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the property described in Exhibit "A" be zoned District PUD No. 97 (Planned Unit Development), and

WHEREAS, on the 23rd day of January, 2014, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 46-92 and Section 46-132, Code of Ordinances (2011 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A" is hereafter designated as District PUD No. 97 (Planned Unit Development) and the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 97, attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

II.

That the City Council has hereby determined that PUD No. 97 meets the following goals and objectives:

- (1) The development in PUD No. 97 is equal to or superior to development that would occur under the standard ordinance requirements;
- (2) PUD No. 97 is in harmony with the general purposes, goals, objectives and standards of the General Plan;
- (3) PUD No. 97 does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare;

- (4) PUD No. 97 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities; and
- (5) PUD No. 97 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.


By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this _____ day of _____, 2014.

Alternative 2.

READ and APPROVED on first reading this the 23rd day of January, 2014.

READ, APPROVED and ADOPTED on second reading this the 13th day of February, 2014.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

EXHIBIT

"A"

**DEVELOPMENT PLAN
TIMMERMAN TRACT
PLANNED UNIT DEVELOPMENT NO. 97**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS DEVELOPMENT PLAN (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean Round Rock Ranch, Ltd., their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 64 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "Plan"); and

WHEREAS, pursuant to the Code of Ordinances of the City of Round Rock (the "Code"), Section 46-106, the Owner has submitted Development Standards setting forth the development conditions and requirements within the Plan, which Development Standards are contained in Section II of this Plan; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on December 18, 2013, the City's Planning and Zoning Commission recommended approval of the Owner's application for a Plan; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.
GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section 15 below are followed.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2. Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code," and in Section II.14.

2. PROPERTY

This Plan covers approximately 64 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A".

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the SF-2 (Single Family - Standard Lot) zoning district and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1. Concept Plan

This Plan, as depicted in Exhibit "B", shall serve as the Concept Plan required by Section 36-39 of the Code, as amended.

5.2. Lot Size Limitations

- (1) A minimum of 20% of the total lots shall contain at least 10,000 square feet.
- (2) A minimum of 20% of the total lots shall contain at least 8,000 square feet.

- (3) Each preliminary and final plat submitted to the City must contain a unit summary table listing the existing number of lots, the total number of new lots proposed, and the resulting percentages of lots, based upon the above-stated limitations.

6. PERMITTED USES

The following uses are permitted by right: Single family, detached home.

7. DEVELOPMENT STANDARDS

7.1. Lot size, setbacks and coverage⁽¹⁾

Minimum Lot Area	6,500 sf.
Minimum Lot Width	50 ft.
Minimum Width of Principal Building	20 ft.
Minimum Setback from street (ROW)	20 ft./7.5 ft. ⁽⁵⁾
Minimum Garage Door Setback from Street (ROW)	25 ft./15 ft. ⁽⁶⁾
Minimum Rear Setback	10 ft.
Minimum Side Setback	5 ft.
Maximum Height of Principle Building	2.5 stories
Minimum Setback for Accessory Building	5 ⁽²⁾
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽³⁾
Maximum Height of Fence outside of Street Yard	8 ft. ^{(3) (4)}
Maximum Lot Coverage	50%

- (1) Special purpose lots, including but not limited to landscape lots and utility lots, are exempted from these requirements
- (2) Accessory buildings or structures are not permitted in any front street yard
- (3) All fences shall provide a finished face to abutting streets.
- (4) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
- (5) For corner lots, the side setback is 7.5 feet from the ROW.
- (6) Side-entry garages shall have a 15 ft. setback from the street (ROW).

7.2. Exterior Finish

- (1) Buildings shall be a minimum of 75% Masonry, with 100% Masonry required on the front and side elevations. The rear elevation may be horizontally installed cement based siding. The use of materials such as wood shingles, horizontally installed cement based siding or wood siding shall be limited to accent features.
- (2) No more than 75% of the front and side elevations shall be 3-step hard coat stucco.

7.3. Garage Door Treatment

- (1) Garage doors shall be enhanced with one or more of the following options:
 - (a) a metal door with the addition of window panels, or
 - (b) a faux wood garage door with decorative hardware, or
 - (c) a wood clad garage door.
 - (d) Upgraded garage doors shall not be required for swing in, side entry garages.
- (2) All required setbacks shall be free from any encroachments including eaves, overhangs, box windows and fireplaces. Air conditioning units and ground mounted equipment are exempt from this requirement.

7.4. Fencing Design Standards

- (1) Homeowner Fences: Single-Family home fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- (2) Common Area Fencing: Any common area fencing shall be constructed of brick, stone, reinforced concrete, decorative masonry, wrought iron or tubular steel.
- (3) Open Space Fencing: Fences abutting open space or amenities such as floodplain, greenbelts, parks, town greens, detention/retention areas, or private parkland shall be constructed of wrought iron or tubular steel or other equivalent materials as approved by the Zoning Administrator. The Zoning Administrator may grant exceptions for lots adjacent to a private amenity center or open space when privacy concerns exist. A solid fence per the standards outlined in (a) above may be used in these instances.

8. TRANSPORTATION

8.1. Traffic Impact Analysis

- (1) The traffic impact analysis (TIA) submitted and approved for PUD #40, dated June, 2000, is applicable to this site.
- (2) Secondary access shall be provided by the extension of Sycamore Trail as a public road, as shown in Exhibit "B", unless access to the MoKan right-of-way is denied by the Texas Department of Transportation (TXDOT). The water tower access road, as shown in Exhibit "B", shall only be used if Sycamore Trail is not extended. The water tower access point shall be for emergency vehicles only, and may require improvements to the driving surface in accordance with the Fire Code. The code required improvements for either option are the responsibility of the developer.

8.2. Street Types

Street types will consist of Local streets. Any deviation from a standard City street section design which is requested by the Owner shall require the approval of the City Transportation Director.

8.3. Roadway Crossings/Bridge/Culvert Design

When roadway crossings of the floodplain or drainage channels are required, the bridge/culvert designs shall incorporate colored concrete, masonry veneers, or other materials to complement the materials utilized on the homes and/or community entry features.

9. PARKS, OPEN SPACE AND TRAILS

9.1. Parkland dedication.

To satisfy the parkland dedication requirements outlined in the City Code, Chapter 36, Article III, Parkland Requirement, the following requirements shall be completed prior to the first Final Plat recordation.

- (1) Approximately 11.6 acres of public parkland, including the Kenney Fort site, as depicted on Exhibit "B" shall be dedicated to the City of Round Rock by separate instrument, prior to the first Final Plat recordation.
- (2) A fee of \$25,584 shall be paid to the Round Rock Parks and Recreation Department.

9.2. Parkland Improvements.

- (1) Unless otherwise modified, parks and trails shall comply with the development standards outlined in the City Code, Chapter 36, Article III, Parkland Requirement.
- (2) Any trails constructed in the open space shall be approved by the City of Round Rock Parks Department.

9.3. Parkland Maintenance.

Maintenance of the parkland dedicated to the city will be conducted by the City of Round Rock Parks Department on a semi-annual basis to ensure the area is left in a natural undisturbed state. Regular mowing shall not be conducted in this area unless approved by the City of Round Rock Parks Department.

10. PRIVATE PARKLAND

A Private Park/Community Center of approximately one (1) acre, as shown on Exhibit "B", shall be owned and maintained by the Homeowners Association.

11. LANDSCAPING AND ROADWAY DESIGN

The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications

11.1. Drought Tolerant Turf Grasses

All development areas containing turf, including single-family home lots, shall utilize Drought Tolerant Turf Grasses, as defined in the Code.

11.2. Native Adapted Plants

Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-wise Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.

11.3. Residential Lot Trees

Lots 8,000 sf and greater shall contain two (2) trees, with one (1) large-species tree required in the front yard. The second tree may be a small tree and may be placed in the front or back yard. The trees shall be container-grown and at least three-inch (3") caliper.

Lots less than 8,000 sf shall contain one (1) large-species tree in the front yard. The tree shall be container-grown and at least three-inch (3") caliper.

11.4. Maintenance

A Homeowners Association shall be established for the maintenance of private common areas, as well as for all community signage, walls, and medians.

12. STORM WATER DETENTION AND FLOODPLAIN

Storm Water Detention for the Property shall be addressed per City code, as amended. All floodplain requirements shall be met in accordance with City Code, as amended.

13. DRAINAGE

13.1. Drainage and Storm Sewer Easements

Any existing drainage way that intercepts and/or conveys storm water run-off from an area of 50 acres or greater shall be dedicated to the City of Round Rock prior to Final Plat recordation.

13.2. Drainage Area Maintenance

Drainage areas shall be maintained by the City of Round Rock. The maintenance shall be semi-annual for functionality purposes, not aesthetic purposes. Regular mowing shall not be conducted in these areas unless determined necessary by the City of Round Rock. If desired, the Homeowner's Association may enter into an agreement with the City of Round Rock to provide supplemental maintenance.

13.3. Drainage Way Channelization or Modification

Existing drainage way(s) are intended to be left in a natural undisturbed state to the extent of the ultimate 1% annual chance floodplain. Any channelization or modifications to the existing drainage way(s) shall be approved by the City of Round Rock.

14. DEFINITIONS

The following definitions are provided for terms used in the Plan. If there is a conflict between the definitions contained in this Plan and the definitions in Chapter 46 of the Code, the definitions in this Plan shall supersede the definitions in the Code.

Masonry: Stone, simulated stone, brick or 3-step hard coat stucco.

Maximum Lot Coverage: The area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections other than open porches, fire escapes, canopy areas, covered patios, and the first two feet of a roof overhang.

15. CHANGES TO DEVELOPMENT PLAN

15.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Development Services, and the City Attorney.

15.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit A: Legal Description

Exhibit B: Concept Plan

Exhibit A: Legal Description

63.958 Acres

THAT PART OF THE PRIOR A. HOLDER SURVEY, ABSTRACT No. 297, IN WILLIAMSON COUNTY, BEING A PART OF THAT 147.076-ACRE TRACT OF LAND CONVEYED TO ROUND ROCK RANCH, LTD., BY DEED RECORDED IN VOLUME 2418, PAGE 51 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod set in the Southwesterly Line of the said 147.076-Acre Tract, the same being the Northeasterly Line of the Missouri Pacific Railroad Company right of way (said right conveyed to the State of Texas by deed recorded in Volume 1970, Page 515 of the Official Records of Williamson County, Texas) at the Most Westerly Corner of that 3.469 Acre Tract of land conveyed to the City of Round Rock, Texas, by Dedication Deed for Forest Creek Drive, by deed recorded in Document No. 2004012867 of the Official Public Records of Williamson County, Texas, having Texas State Plane Central Zone Coordinates Northing 10,158,434.63 feet and Easting 3,144,514.82 feet;

THENCE N.51°43'26"W. along the Southwesterly Line of the said 147.076-Acre Tract and the Northeasterly Line of the Missouri Pacific Railroad Company a distance of 1166.78 feet to the Point of Beginning;

THENCE continue along the Southwesterly Line of the said 147.076-Acre Tract and the Northeasterly Line of the Missouri Pacific Railroad Company the following six courses:

1. N.51°43'26"W. a distance of 53.98 feet to a 1/2" iron rod set at to a point on a non-tangent curve to the right;
2. Northwesterly along the arc of said curve, a distance of 120.61 feet, said curve having a radius of 2814.93 feet, a central angle of 02°27'18" and a chord bearing N.50°41'18"W., 120.60 feet to a 1/2" iron rod found
3. N.40°12'43"E. a distance of 50.00 feet (from which point a nail in the top of a fence post bears N.40°12'43"E., 3.82 feet) to a to a point on a non-tangent curve to the right;
4. Northwesterly along the arc of said curve, a distance of 247.02 feet, said curve having a radius of 2764.93 feet, a central angle of 05°07'08" and a chord bearing N.46°38'30"W., 246.94 feet to a 1/2" iron rod found;
5. S.45°59'16"W. a distance of 50.00 feet to a 1/2" iron rod set at to a point on a non-tangent curve to the right;
6. Northwesterly along the arc of said curve, a distance of 732.88 feet, said curve having a radius of 2814.93 feet, a central angle of 14°55'02" and a chord bearing N.36°33'13"W., 730.81 feet to a 1/2" iron rod found at a point in the West Line of the said 147.076 Acre Tract;

THENCE N.14°45'30"W., along the West Line of the said 147.076-Acre Tract, a distance of 5.54 feet to a 1/2" iron found in the East Line of Lot 1, Block F, South Creek Section Twelve according to the plat thereof recorded in Cabinet L, Slides 259-262 of the Plat Records of Williamson County, Texas;

THENCE N.02°14'34"W., along the West Line of the said 147.076-Acre Tract and the East Line of said Lot 1, (at 1093.42 feet pass a nail found set in concrete) in all a distance of 1292.66 feet to the center of Brushy Creek;

63.958 Acres

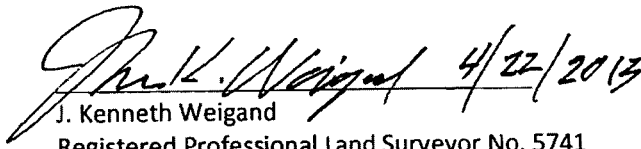
THENCE along the North Line of the said 147.076 Acre Tract and the center of Brushy Creek the following 12 courses:

1. S.73°22'05"E. a distance of 120.65 feet;
2. S.86°56'24"E. a distance of 201.02 feet;
3. S.84°34'16"E. a distance of 371.80 feet;
4. N.55°23'08"E. a distance of 50.12 feet;
5. S.71°20'16"E. a distance of 314.21 feet;
6. S.58°30'03"E. a distance of 219.87 feet;
7. S.36°01'58"E. a distance of 231.85 feet;
8. S.26°23'49"E. a distance of 212.42 feet;
9. S.48°10'44"E. a distance of 50.25 feet;
10. S.83°20'14"E. a distance of 34.05 feet;
11. S.52°01'21"E. a distance of 215.37 feet;
12. S.33°34'04"E. a distance of 88.77 feet;

THENCE across the said 147.076-Acre Tract the following eight courses:

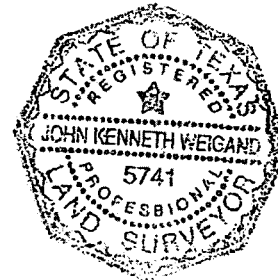
1. S.16°14'56"W. a distance of 79.60 feet to a 1/2" iron rod set;
2. S.16°22'10"E. a distance of 203.56 feet to a 1/2" iron rod set;
3. S.32°54'41"W. a distance of 207.73 feet;
4. S.26°15'00"W. a distance of 154.64 feet;
5. S.04°22'53"E. a distance of 375.00 feet;
6. S.32°32'49"W. a distance of 258.50 feet;
7. S.84°43'08"W. a distance of 292.54 feet;
8. S.78°56'07"W. a distance of 386.96 feet to the said Point of Beginning.

Containing 63.958 acres, more or less, as shown on the survey attached.

 4/22/2013

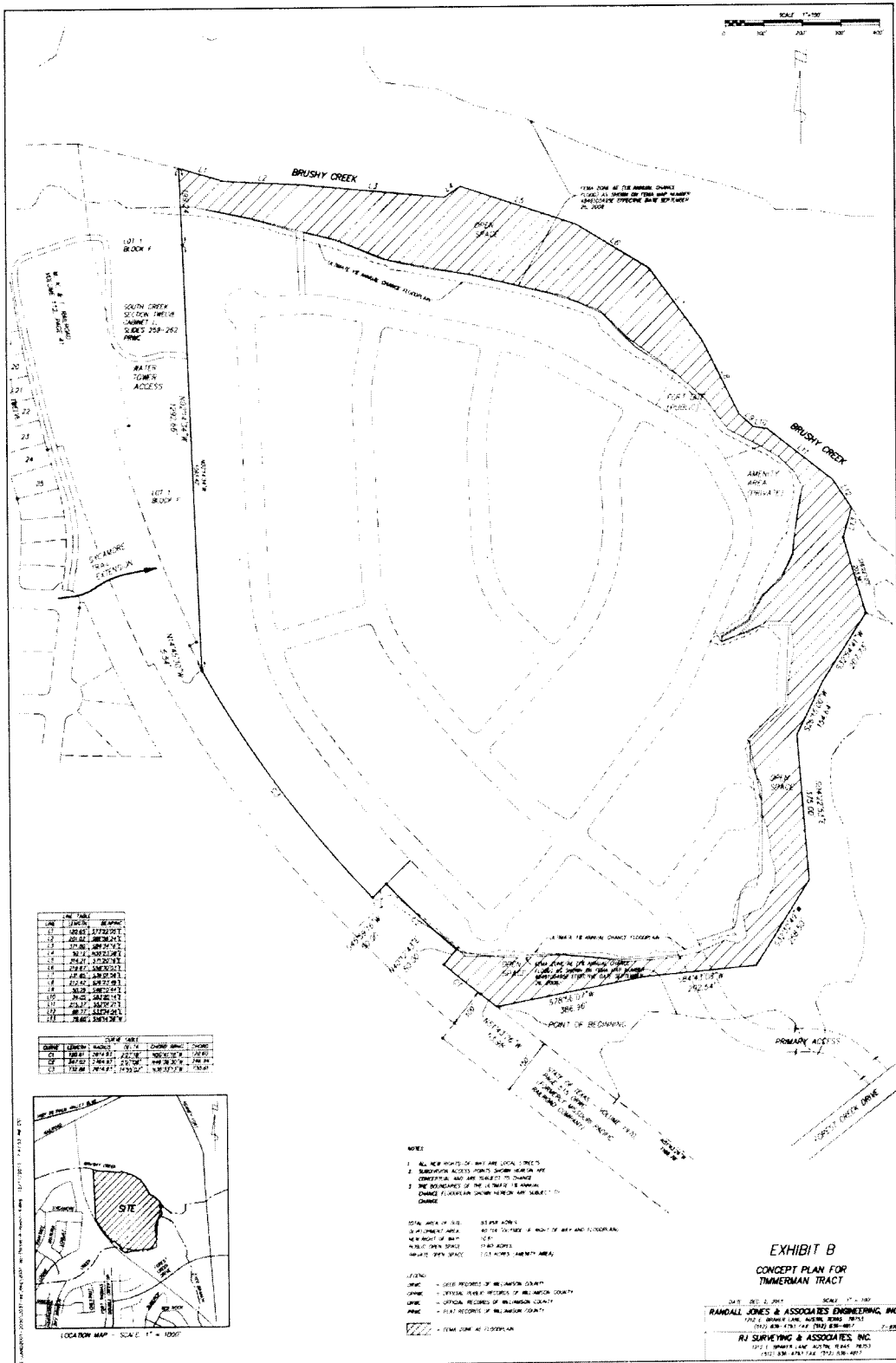
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753



All iron rods set have RJ Surveying caps
Bearing are Texas State Plane Central Zone NAD 83

Exhibit B: Concept Plan





City of Round Rock

Agenda Item Summary

Agenda Number: G.2

Title: Consider public testimony regarding and an ordinance rezoning 64 acres known as Development Parcel A from Planned Unit Development (PUD) No. 40 to a new PUD to be known as PUD No. 97. (Second Reading)

Type: Ordinance

Governing Body: City Council

Agenda Date: 2/13/2014

Dept Director: Brad Wiseman, Planning and Development Services Director

Cost:

Indexes:

Attachments: Ordinance, Exhibit A, Map

Department: Planning and Development Services Department

Text of Legislative File 14-1064

This is a request to create a new PUD (Planned Unit Development) for Parcel A, which is being removed from PUD 40. This parcel contains approximately 64 acres, is inside the city limits and is currently zoned PUD 40. The General Plan indicates Business Park as the future land use for this parcel. Approval of this PUD will amend the designation to Residential.

Lot Size and Setbacks: To increase the supply of larger lots in the city, the PUD requires a certain percentage of the lots to contain more than the minimum square footage. At least 20% of the lots must contain 8,000 square feet and an additional 20% must contain at least 10,000 square feet. The remaining 60% need to contain at least the minimum of 6,500 square feet, as per SF-2 standards. This will provide for approximately 202 residential lots.

This PUD is based on the development standards of the SF-2 (Single Family-Standard Lot) zone. It retains the minimum lot size (6,500 sf.), but reduces the rear setback from 20 ft. to 10 ft., increases lot coverage from 40% to 50%, and reduces the corner lot side setback from 20 ft. to 7 ½ feet from the ROW.

Residential Design Features: The new PUD contains enhanced design features for all homes that are similar to those in the recently adopted Avery North project (PUD 96). All dwelling units will contain at least 75% masonry (stone, simulated stone, brick or 3-step hard coat stucco), with 100% masonry required on the front and side elevations. In addition, no more than 75% of the front and side elevations may consist of 3-step hard coat

stucco. Upgraded garage doors are required. Upgrades include metal doors with the addition of window panels, faux wood doors with decorative hardware, or wood clad doors. Trees are required on all single family lots. All plantings will be of a native or adapted species and all sodded areas will contain drought tolerant turf grasses.

Traffic, Access and Roads: The Transportation Department has determined the Traffic Impact Analysis (TIA) submitted and approved for PUD 40, dated June, 2000, is applicable to this site. Because that TIA contemplated a more dense development (business park) with much greater trips than what is proposed (residential), a new TIA is not necessary. If the site were developed with a business park, it would generate approximately 6,700 vehicle trips per day. The proposed residential development will generate approximately 1,900 vehicle trips per day, a significant overall decrease in vehicle trips per day.

The main access will be from Forest Creek Dr. There are two options for secondary access. The preferred method is to extend Sycamore Lane from the west. However, this route crosses the MoKan right-of-way, which is controlled by the Texas Dept. of Transportation (TXDOT). In the event that TXDOT does not approve the crossing, secondary access will be from the water tower driveway. The water tower access would be restricted to emergency vehicles only, and would need to be improved to comply with the Fire Code.

At the public hearing before the Planning and Zoning Commission on December 18, some neighbors in the adjacent South Creek subdivision expressed concern with the extension of Sycamore Trail. The extension of Sycamore Trail as a public street will provide the South Creek neighborhood with more direct access to Double Creek Drive, Forest Creek Drive and S. Kenney Fort Blvd. without having to navigate a series of local residential streets. Not only will this directly benefit the existing residents in the South Creek neighborhood, it will significantly improve emergency response time for this area. Staff met with the South Creek Neighborhood Association on January 16 to answer questions regarding the street extension

Approval



City of Round Rock

Agenda Item Summary

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Governing Body: City Council

Agenda Date: 2/13/2014

Dept Director: Brad Wiseman, Planning and Development Services Director

Cost:

Indexes:

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Department: Planning and Development Services Department

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Lot Size and Setbacks: To increase the supply of larger lots in the city, the PUD requires a certain percentage of the lots to contain more than the minimum square footage. At least 20% of the lots must contain 8,000 square feet and an additional 20% must contain at least 10,000 square feet. The remaining 60% need to contain at least the minimum of 6,500 square feet, as per SF-2 standards. This will provide for approximately 202 residential lots.

This PUD is based on the development standards of the SF-2 (Single Family-Standard Lot) zone. It retains the minimum lot size (6,500 sf.), but reduces the rear setback from 20 ft. to 10 ft., increases lot coverage from 40% to 50%, and reduces the corner lot side setback from 20 ft. to 7 ½ feet from the ROW.

Residential Design Features: The new PUD contains enhanced design features for all homes that are similar to those in the recently adopted Avery North project (PUD 96). All dwelling units will contain at least 75% masonry (stone, simulated stone, brick or 3-step hard coat stucco), with 100% masonry required on the front and side elevations. In addition, no more than 75% of the front and side elevations may consist of 3-step hard coat

stucco. Upgraded garage doors are required. Upgrades include metal doors with the addition of window panels, faux wood doors with decorative hardware, or wood clad doors. Trees are required on all single family lots. All plantings will be of a native or adapted species and all sodded areas will contain drought tolerant turf grasses.

Traffic, Access and Roads: The Transportation Department has determined the Traffic Impact Analysis (TIA) submitted and approved for PUD 40, dated June, 2000, is applicable to this site. Because that TIA contemplated a more dense development (business park) with much greater trips than what is proposed (residential), a new TIA is not necessary. If the site were developed with a business park, it would generate approximately 6,700 vehicle trips per day. The proposed residential development will generate approximately 1,900 vehicle trips per day, a significant overall decrease in vehicle trips per day.

The main access will be from Forest Creek Dr. There are two options for secondary access. The preferred method is to extend Sycamore Lane from the west. However, this route crosses the MoKan right-of-way, which is controlled by the Texas Dept. of Transportation (TXDOT). In the event that TXDOT does not approve the crossing, secondary access will be from the water tower driveway. The water tower access would be restricted to emergency vehicles only, and would need to be improved to comply with the Fire Code.

At the public hearing before the Planning and Zoning Commission on December 18, some neighbors in the adjacent South Creek subdivision expressed concern with the extension of Sycamore Trail. The extension of Sycamore Trail as a public street will provide the South Creek neighborhood with more direct access to Double Creek Drive, Forest Creek Drive and S. Kenney Fort Blvd. without having to navigate a series of local residential streets. Not only will this directly benefit the existing residents in the South Creek neighborhood, it will significantly improve emergency response time for this area. Staff met with the South Creek Neighborhood Association on January 16 to answer questions regarding the street extension
Approval