

ORDINANCE NO. Z-13-01-24-L5

AN ORDINANCE AMENDING ORDINANCE NO. Z-08-10-23-11B7, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON OCTOBER 23, 2008, BY AMENDING SECTIONS II.6.7, II.10.6 AND THE LIST OF EXHIBITS, AND BY REPLACING EXHIBIT "I" AND DELETING EXHIBIT "J" TO THE DEVELOPMENT PLAN OF PUD NO. 83, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on October 23, 2008, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-08-10-23-11B7, which established PUD No. 83, and

WHEREAS, the City and SBB Holdings. ("Owner") agreed to an Administrative Amendment (Amendment No. 1), as defined in Section 16.1 of PUD No. 83, such amendment filed as Document No. 2009085854 with the County Clerk of Williamson County, Texas, and

WHEREAS, on January 28, 2010, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-10-01-28-9A3, which replaced the Development Plan in its entirety of PUD No. 83, and

WHEREAS, the City and Owner agreed to an Administrative Amendment (Amendment No. 3), as defined in Section 16.1 of PUD No. 83, such amendment filed as Document No. 2010085709 with the County Clerk of Williamson County, Texas, and

WHEREAS, on November 10, 2011, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-11-11-10-9A3, to amend Sections II.6.7, II.10.2, II.11.1, and the List of Exhibits, and by adding new Section II.10.6 and Exhibits "I" and "J" of PUD No. 83, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.6.7 and II.10.6 and the List of Exhibits, and by replacing Exhibit "I" and deleting Exhibit "J" of PUD No. 83, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-08-10-23-11B7 on the 19th day of December, 2012, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-08-10-23-11B7 be amended, and

WHEREAS, on the 24th day of January 2013, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-08-10-23-11B7, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-08-10-23-11B7 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Sections 46-92 and 46-106, Code of Ordinances, 2010 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 City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #83 meets the following goals and objectives:

- (1) The amendment to P.U.D. #83 is equal to or superior to development that would occur under the standard ordinance requirements.

- (2) The amendment to P.U.D. #83 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #83 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Section II.6.7(2) of the Development Plan of PUD No. 83, as approved in Ordinance No. Z-08-10-23-11B7 and amended in Ordinance No. Z-10-01-28-9A3, is hereby deleted in its entirety, and replaced with a new Section II.6.7(2), which shall read as follows:

6.7. Parcel 7 (Office/Townhouse)

(2) All residential development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 46, Section 46-139 (c), (d) and (e) of the Code as amended, except:

- (i) The development shall substantially conform to the Conceptual Site Plan depicted in **Exhibit "I"**.
- (ii) Setbacks shall be as follows:
 - 1. Buildings and garages on the lots identified in **Exhibit "I"**, as having a minimum front (street) setback of ten (10) feet, (numbered 1-18 and 30-34) shall be arranged so that no more than two (2) consecutive buildings have the same setback distance. Building offsets shall be a minimum of two (2) feet.
 - 2. Buildings and garages on all other lots shall have staggered build-to lines varying between ten (10) and twenty (20) feet, as measured from the right of way, with no more than two (2) consecutive buildings having the same build-to line. Building offsets shall be a minimum of three (3) feet.
 - 3. Rear setbacks shall be a minimum of ten (10) feet.

- (iii) The boundaries of the development shall be enclosed by a wall or fence, as follows:
 - 1. Bordering Sandy Brook Drive and Campus Village Drive, a wall which meets the requirements of a Subdivision Wall in Section 36-116 of the Code, which may include concrete panel system walls.
 - 2. Bordering the public parkland and Zodiac Lane, the fence shall be decorative metal with masonry columns spaced approximately 100 feet apart.
- (iv) The maximum height of a principal building for a single-unit townhouse structure is three (3) stories,
- (v) The maximum lot coverage or building footprint is sixty-five percent (65%).
- (vi) All dwelling units shall either be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy.
- (vii) The minimum sidewalk width for sidewalks adjacent to Sandy Brook is four feet (4') and the minimum sidewalk width for sidewalks adjacent to Campus Village is six feet (6').
- (viii) The minimum lot area for a single-unit shall be 1,960 square feet per unit, and the minimum lot width shall be 23 feet per lot. However, the minimum average lot area for a single-unit shall be 2,500 square feet, and the minimum average lot width shall be 25 feet per unit.
- (ix) For one and two bedroom units: Two (2) parking spaces per dwelling unit, with a minimum of one (1) space garage-enclosed.
- (x) For three or more bedroom units: One (1) parking space for each bedroom within the dwelling unit, with a minimum of two (2) garage-enclosed parking spaces per dwelling unit.
- (xi) Forty-one (41) parking spaces shall be provided within the development, along street frontage or on common areas. These parking spaces may be used to meet the requirements for non-garage-enclosed parking spaces in Sections (ix) and (x) above.

- (xii) Garages are exempt from Section 46-139 TH (Townhouse) District (d) (1) which requires single-unit townhouse garages to face an alley.

- (xiii) Front (street) building elevations:
 - 1. Garages shall not protrude toward the street greater than six (6) feet beyond the ground floor of the front building façade.
 - 2. All garages that protrude beyond the ground floor front building façade shall have living space above them.

- (xiv) Design standards: The following design standards apply to all residential buildings. Other recognized architectural designs may be approved by the zoning administrator in order to permit a more flexible, compatible or creative design:
 - 1. Exterior wall color finishes: Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
 - 2. Exterior wall finish: The exterior finish of all buildings shall be masonry, 3-step hard coat stucco, fiber cement siding, glass, architectural steel or metal with a minimum 30-year warranty, or a combination thereof, except for doors, windows, accents and trim. Masonry shall be defined as stone, simulated stone, or brick. The ground floor of all buildings shall be a minimum of 75 percent masonry. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish. No more than 33 percent of the building facade may be fiber cement siding or architectural steel or metal. The use of materials such as wood shingles or wood siding shall be limited to accent features. Other wall finishes, accent materials, or recognized architectural styles may be approved by the zoning administrator.
 - 3. Special design features. A minimum of five features from the following list shall be incorporated into the building design:
 - a. Bay window.
 - b. Arched window.
 - c. Gable window.
 - d. Oval or round windows.
 - e. Shutters.
 - f. Arched entry, balcony or breezeway entrance.
 - g. Stone or brick accent wall.
 - h. Decorative stone or brick band.

- i. Decorative tile.
- j. Veranda, terrace, patio, porch or balcony.
- k. Projected wall or dormer.
- l. Variation of roof lines on the building.
- m. Decorative caps on chimneys.
- n. Other feature as approved by the zoning administrator.

III.

That Section II.10.6 of the Development Plan of PUD No. 83, as approved in Ordinance No. Z-10-01-28-9A3, is hereby deleted in its entirety, and replaced with a new Section II.10.6, which shall read as follows:

10.6 Private Streets - Parcel 7 (Townhouse)

Private streets shall be permitted on Parcel 7 for townhouse development, subject to the provisions of Chapter 36-126 - Gated Communities of the Code, as hereafter amended, with the following exceptions to the design standards as generally depicted in "Exhibit I":

- (1) Single outlet streets may terminate without a cul-de-sac.
- (2) The minimum 150 foot centerline offset of adjacent intersections as required per Section 1.3.1 (C) (4) General Design Criteria of the Transportation Criteria Manual (DACs), as amended, may be reduced to a minimum offset of 100 feet at the Zodiac Lane entrance.
- (3) Flared or rounded driveway approaches are exempt from Section 5 - Driveways 5.3.1 (G) of the Transportation Criteria Manual (DACs), and may encroach onto an adjacent lot frontages if necessary to accommodate narrow lot configurations.
- (4) Although generally prohibited per Section 5 - Driveways 5.3.1 (F) of the Transportation Criteria Manual (DACs), parking may be designed as head-in, back-out with direct access to private streets.
- (5) Section 3 - Street Flow of the Drainage Criteria Manual (DACs) is revised so that streets may be designed with an inverted crown and no use of curb inlets.
- (6) Grate inlets may be used to capture and convey street flow.

- (7) Street lights shall be required per Section 36-115 except that street lights shall be spaced at 300 feet and no closer than 150 feet apart. Deviations from City of Round Rock street light requirements with respect to spacing and pole type are allowed. The Street Lighting Agreement between the City and the utility service provider is not applicable to this development.
- (8) Private streets shall not have street names or associated street signs. Addressing of lots shall be off Zodiac Lane, as determined by City of Round Rock GIS and Fire Departments. This provision does not include safety or traffic calming signs such as STOP signs, YIELD signs, etc.

IV.

That the List of Exhibits as approved in Ordinance No. Z-08-10-23-11B7 and amended in Ordinance No. Z-10-01-28-9A, and in Ordinance No. 11-11-10-9A3, is hereby deleted in its entirety, and replaced with the new List of Exhibits, attached hereto and incorporated herein.

V.

That Exhibit "I", as approved in Ordinance No. 11-11-10-9A3, is hereby deleted in its entirety, and replaced with the new Exhibit "I", attached hereto and incorporated herein.

VI.

That Exhibit "J", as approved in Ordinance No. 11-11-10-9A3, is hereby deleted in its entirety.

VII.

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.

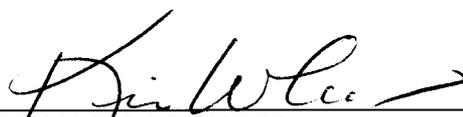
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 24th day of January, 2013.

Alternative 2.

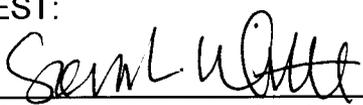
READ and APPROVED on first reading this the _____ day of _____, 2013.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2013.



~~ALAN MCGRAW, Mayor~~
City of Round Rock, Texas
Kris Whitfield, Mayor Pro-Tem

ATTEST:



SARA L. WHITE, City Clerk

LIST OF EXHIBITS

Exhibit "A" - Legal Descriptions

Exhibit "B" - Land Use Parcels

Exhibit "C" - (none)

Exhibit "D" - Traffic Impact Analysis

Exhibit "E" - Street Cross-Sections

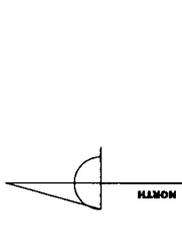
Exhibit "F" - Street Phasing

Exhibit "G" - Park Amenity Trail

Exhibit "H" - Parcel 1 Land Uses

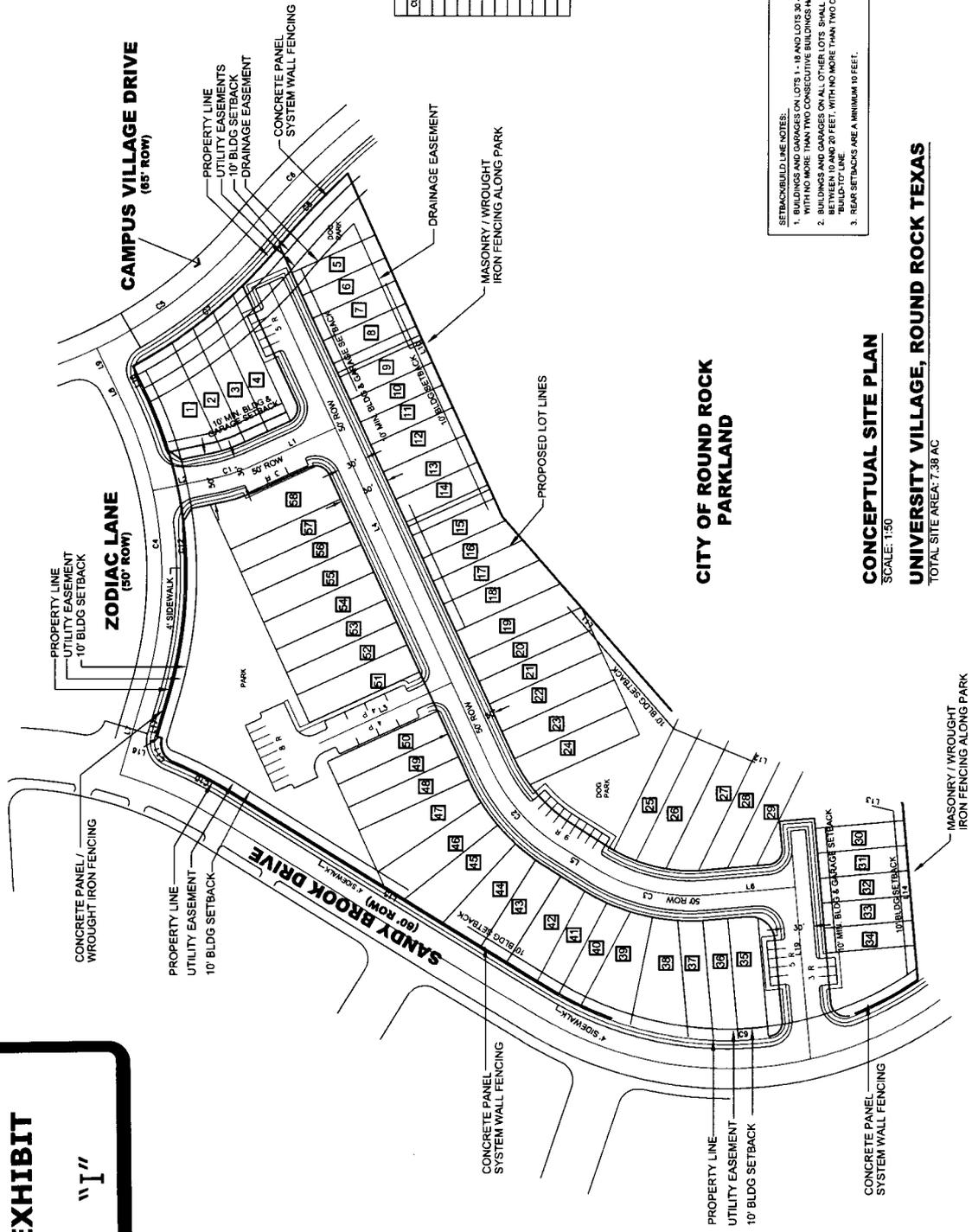
Exhibit "I" - Parcel 7 Townhome Layout

EXHIBIT
"I"



LINE	LENGTH	BEARING
L1	43.00	N11.35.56"W
L2	146.50	N74.57.28"W
L3	54.31	S83.27.32"W
L4	42.31	S43.31.11"W
L5	86.24	S04.39.24"E
L6	86.34	S73.31.24"E
L7	86.34	N84.52.44"E
L8	33.50	N84.52.44"E
L9	377.25	S84.52.44"W
L10	276.00	S48.53.00"W
L11	176.00	S12.52.24"W
L12	40.31	S12.52.24"W
L13	40.31	S12.52.24"W
L14	177.08	S83.28.10"W
L15	37.40	N30.14.24"E
L16	4.00	N30.14.24"E
L17	33.78	S73.31.24"E
L18	28.80	N84.52.44"E
L19	25.74	N84.52.44"E

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	38.78	175.00	51.00	4.31°
C2	104.34	180.00	54.84	6.11°
C3	116.73	180.00	51.35	5.33°
C4	20.63	400.00	8.95	2.50°
C5	21.28	400.00	8.35	2.28°
C6	19.33	400.00	7.57	2.11°
C7	19.33	400.00	7.57	2.11°
C8	102.70	400.00	39.23	7.77°
C9	307.56	333.33	201.35	30.24°
C10	87.52	435.63	42.71	6.01°
C11	24.05	20.00	5.84	2.56°
C12	305.32	425.59	186.00	27.1°

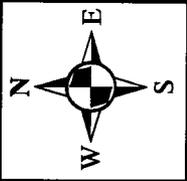


SETBACK/BUILD LINE NOTES:

1. BUILDINGS AND GARAGES ON LOTS 1 - 18 AND LOTS 30 - 34 SHALL HAVE MINIMUM 10-FOOT FRONT SETBACKS. WITH NO MORE THAN TWO CONSECUTIVE BUILDINGS HAVING THE SAME SETBACK DISTANCE.
2. BUILDINGS AND GARAGES ON ALL OTHER LOTS SHALL HAVE STAGGERED "BUILD-TO" LINES VARYING FROM 10' TO 20' FEET, WITH NO MORE THAN TWO CONSECUTIVE BUILDINGS HAVING THE SAME "BUILD-TO" LINE.
3. REAR SETBACKS ARE A MINIMUM 10 FEET.

CONCEPTUAL SITE PLAN
 SCALE: 1/8" = 1'-0"
UNIVERSITY VILLAGE, ROUND ROCK TEXAS
 TOTAL SITE AREA: 7.38 AC

**CITY OF ROUND ROCK
 PARKLAND**

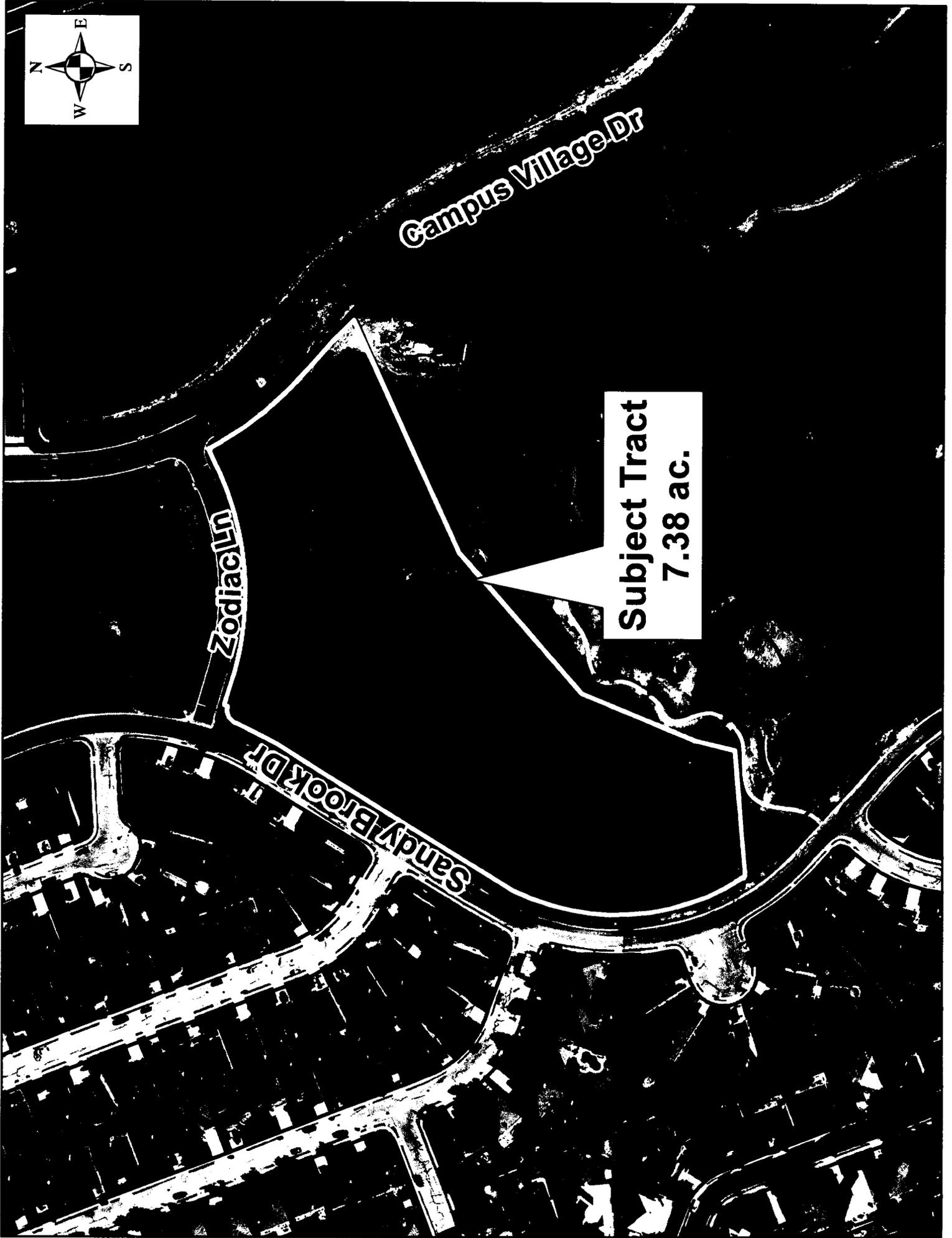


Campus Village Dr

Zodiac Ln

Sandy Brook Dr

Subject Tract
7.38 ac.





City Council Agenda Summary Sheet

Agenda Item No.	L5.
Agenda Caption:	Consider public testimony regarding and an ordinance adopting Amendment No. 5 to the Planned Unit Development (PUD) No. 83 zoning district. (First Reading)
Meeting Date:	January 24, 2013
Department:	Planning and Development Services
Staff Person making presentation:	Brad Wiseman, AICP
	Interim Planning and Development Services Director

Item Summary:

This item is an amendment to PUD 83 to allow for a different townhouse project than the one that was previously approved. The University Village PUD, consisting of approximately 73.52 acres, was approved in October of 2008 and has since been amended four times. Parcel 7, approximately 7.38 acres, was originally designated for either office or town home development. PUD Amendment No. 4 established that town homes could be built as a private, gated community, with individual lots. The proposed amendment will change the design and layout specifications for town home development on Parcel 7 of the PUD.

Several aspects of the proposed Amendment No. 5 to the PUD remain the same as what was approved previously. The development will be gated and subject to the City's regulations for private streets, with some changes to the street design requirements. The Gated Communities section of the Subdivision Code requires that each gated community establish a property owners association which must maintain a reserve fund, among other provisions, to ensure ongoing street maintenance is provided. In order to accommodate the proposed layout of the town homes, the minimum area and width for the town home lots are reduced from what is established in the City's codes; however, the average area and width of the lots will meet the minimum standard.

The differences between the proposed amendment and the approved amendment are:

- (1) 58 lots are now proposed instead of the 64 lots that were approved;
- (2) The street center island is eliminated; instead, a larger open space tract behind the residences is being proposed;
- (3) The exhibit illustrating the front elevations of the residential units is removed; instead, specific architectural features will be required – the same features required in the recently approved MF-1 (Multifamily – Low Density) zoning district; the front setbacks of the units and their garages must be varied in order to provide an attractive street-scape; and garages which protrude beyond the ground floor of the front building façade (a maximum of 6-feet) must have living space above them;
- (4) The exterior finish requirements have been revised to reflect the recently approved MF-1 (Multifamily – Low Density) zoning district; and
- (5) A guest parking space requirement has been added; the total number of parking spaces indicated on the site plan has been increased.

The Planning and Zoning Commission considered the amendment at their December 19, 2012 meeting and recommended approval on a vote of 5-0.

Cost: N/A
Recommended Action: Approval