

ORDINANCE NO. Z-12-12-06-12

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 0.946 ACRES OF LAND, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT SF-2 (SINGLE FAMILY – STANDARD LOT) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 94.

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 0.946 acres of land, out of the Wiley Harris Survey, Abstract No. 298, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from District SF-2 (Single Family – Standard Lot) to Planned Unit Development (PUD) No. 94, 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 7th day of November, 2012, 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 zoning classification of the property described in Exhibit "A" be changed to PUD No. 94, and

WHEREAS, on the 6th day of December, 2012, 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 (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 has hereby determined the Planned Unit Development (PUD) No. 94 meets the following goals and objectives:

- (1) The development in PUD No. 94 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 94 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 94 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) P.U.D. No. 94 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 94 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.

II.

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", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 94, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 94 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

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 Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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 6th day of December, 2012.

Alternative 2.

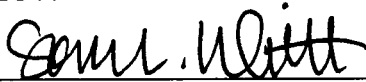
READ and **APPROVED** on first reading this the ____ day of _____, 2012.

READ, APPROVED and **ADOPTED** on second reading this the ____ day of _____, 2012.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

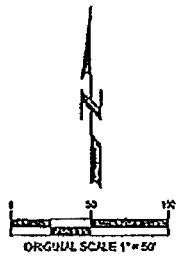
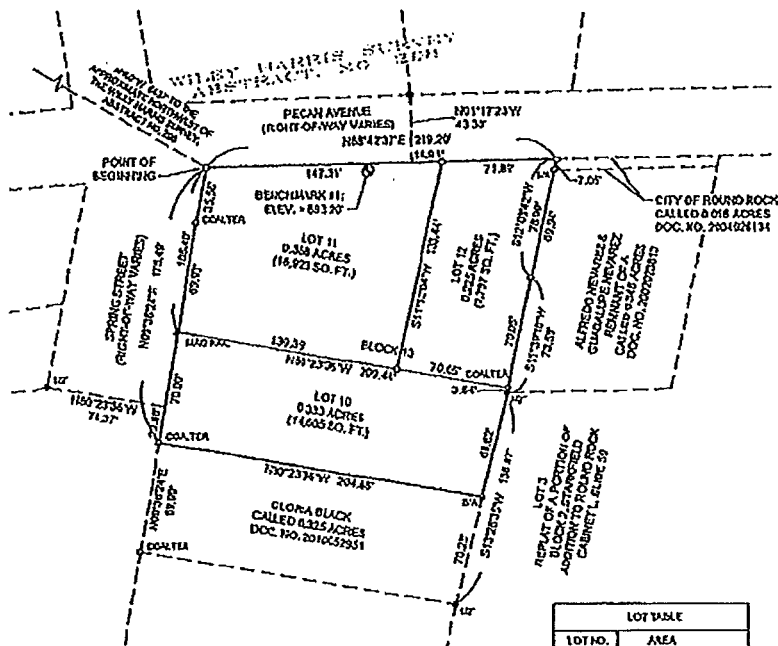
ATTEST:



SARA L. WHITE, City Clerk

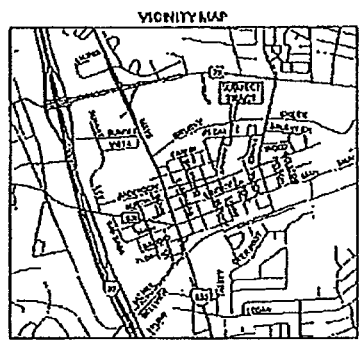
EXHIBIT 'A'

FINAL PLAT OF WASHINGTON ANDERSON ADDITION, BLOCK 13, LOTS 10, 11, 12



LEGEND	
●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP FOUND
▲	MAG NAIL FOUND
○	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET
●	COTTON GRIP SPICLE FOUND
50. FT.	SQUARE FOOT

LOT TABLE	
LOT NO.	AREA
LOT 11	16,921 SQUARE FEET
LOT 10	14,605 SQUARE FEET
LOT 12	9,717 SQUARE FEET



- NOTES:**
- A TEN FOOT (10') PALE AND BENCH MARK EAST WITH ADJUTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREIN.
 - BENCH MARKS SHALL BE IN ACCORDANCE WITH CHAPTER 48, TITLE 5, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
 - MINIMUM SETBACK FROM STREET 30 FEET
MINIMUM REAR SETBACK 30 FEET
MINIMUM SIDE SETBACK 10 FEET
 - DECKWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3A, ARTICLE IV, SECTION 104, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND WITH THE REPORT AND CONSTRUCTION STANDARDS.
 - NO PORTION OF THIS TRACT IS ENCOMPASSED BY ANY SPECIAL FLOOD HAZARD AREAS WARDENED BY THE 19 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (FLOOD INSURANCE RATE MAP) OF FIRM NO. 49083H 1811 C 045 E, EFFECTIVE DATE SEPTEMBER 14, 2004 FOR WILLAMSON COUNTY, TEXAS. NO PORTION OF THE TRACT IS ENCOMPASSED BY THE FLOODING IN ANNUAL CHANGES FLOODPLAIN.
 - BASIS OF BEARINGS IS GRID NORTH FOR THE TEXAS CENTRAL STATE PLANE COORDINATE SYSTEM (NAD 83 PLANE 93).
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSIONS ON FEBRUARY 1, 2012.

DESCRIPTION

FOR A 0.941 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, MORE OR LESS ALL OF A CALLED 0.281 ACRE TRACT AS DESCRIBED IN A DEED TO FANSHI FLATS, LTD. AND RECORDED IN DOCUMENT NO. 2007022564 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ALL OF A CALLED 0.332 ACRE TRACT AS DESCRIBED IN A DEED TO FANSHI FLATS, LTD. AND RECORDED AS TRACT 2 IN DOCUMENT NO. 2007022564 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND ALL OF A CALLED 0.333 ACRE TRACT AS DESCRIBED IN A DEED TO FANSHI FLATS, LTD. AND RECORDED AS TRACT 1 IN SAID DOCUMENT NO. 2007022564 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING at a 5/8" iron rod with "BAKER-AICKLEN" cap set for the northwest corner of said 0.269 acre tract, same being the intersection of the east right-of-way line of Spring Street (right-of-way width 70 feet) and the south right-of-way line of Pecan Avenue (right-of-way width 70 feet), for the northeast corner and EAST 60.000 (20.00) FEET;
- THENCE with the north line of said 0.269 acre tract, same being the south right-of-way line of said Pecan Avenue, N 65° 47' 37" E for a distance of 218.00 feet to a 3/4" iron rod with "BAKER-AICKLEN" cap set for the northeast corner of said 0.269 acre tract, a well being the northeast corner of a called 0.018 acre tract as described in a deed to the City of Round Rock and recorded in Document No. 2004011814 of the Official Public Records of said County, for the northeast corner hereof;
- THENCE in part with the east line of said 0.269 acre tract, said 0.333 acre tract, and said 0.333 acre tract, same being in part with the east line of said 0.018 acre tract, a remnant portion of said 0.244 acre tract as described in a deed to ASH & COMPANY, HERBERT and recorded in Document No. 2007022564 of the Official Public Records of said County, and Lot 1, Part of a Portion of Block 2, Washington Addition to Round Rock, a subdivision recorded in Certificate, Side B of the Plat Records of said County, for the following three (3) corners and distances:
- 3 1/2" x 4 1/2" x 1/4" for a distance of 76.89 feet to a 3/4" iron rod with cap found for a single point hereof,
 - 3 1/2" x 7" x 1/4" for a distance of 73.69 feet to a 3/4" iron rod found for an angle point hereof, and
 - 3 1/2" x 20' x 3/4" for a distance of 66.42 feet to a 3/4" iron rod with "BAKER-AICKLEN" cap found for the northeast corner of said 0.333 acre tract, same being the northeast corner of a called 0.333 acre tract as described in a deed to the City of Round Rock and recorded in Document No. 2010020551 of the Official Public Records of said County;
- THENCE with the south line of said 0.333 acre tract, same being the north line of said 0.333 acre tract, N 89° 27' 30" W for a distance of 294.83 feet to an iron rod found with "CANTON" cap found for the southeast corner of said 0.333 acre tract, same being the northeast corner of said 0.325 acre tract, being on the east right-of-way line of said Spring Street, to the southeast corner hereof;
- THENCE in part with the west line of said 0.222 acre tract, said 0.222 acre tract, and said 0.222 acre tract, same being the east right-of-way line of said Spring Street, N 01° 36' 31" E for a distance of 113.19 feet to the POINT OF BEGINNING and containing 0.045 acre of land.

OWNERS: FANSHI FLATS, LTD.
1508 S. LAMAR BLVD.
AUSTIN, TEXAS 78744

ACREAGE: 0.941 ACRE

SURVEYOR: BAKER-AICKLEN & ASSOC., P.C.

NUMBER OF BLOCKS: ONE

LINEAL FEET OF NEW STREETS: NONE

SUBMITTAL DATE: JANUARY 3, 2012

DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 1, 2012

BENCHMARK #1: SQUARE CUT ON THE SOUTHWEST CORNER OF CONG. BULET
ELEVATION = 693.22 NAVD 83

BENCHMARK #2: COTTON GRIP SPICLE FOUND IN THE NORTH SIDE OF A POWER POLE WITH LIGHT # 20 SOUTH OF THE CENTRALLINE OF PECAN ST. AND 150' WEST OF SPRING ST.
ELEVATION = 694.11 NAVD 83

ACREAGE BY LOT TYPE: 0.941 ACRE, SINGLE FAMILY, SP-2, RESIDENTIAL

PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT NO. 298

ENGINEER: BAKER-AICKLEN & ASSOC., P.C.

NUMBER OF LOTS BY TYPE: 3 LOTS SINGLE FAMILY, SP-2, RESIDENTIAL

BAKER-AICKLEN & ASSOCIATES, INC.
1000 W. UNIVERSITY DRIVE, SUITE 200
ROUND ROCK, TEXAS 78664
TEL: 512.255.1100
FAX: 512.255.1101
WWW.BAKER-AICKLEN.COM

DOC # 2012016702

EXHIBIT 'A'


FINAL PLAT OF
WASHINGTON ANDERSON ADDITION,
BLOCK 13, LOTS 10, 11, 12

THE STATE OF TEXAS)
COUNTY OF WILMINGTON

THAT FANSH PLATS, LTD., AS THE OWNER OF THAT CERTAIN 0.843 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 200791111N AND DOCUMENT NO. 200791211L, OF THE OFFICIAL PUBLIC RECORDS OF WILMINGTON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON AS

"WASHINGTON ANDERSON ADDITION SECTION 1, BLOCK 13, LOTS 10, 11, 12" SUBDIVISION

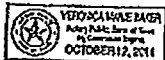
WITNESS MY HANDS THIS 17th DAY OF January, 2012.


FANSH PLATS, LTD.
JOHN R. AVERY, JR., MANAGER OF
TWRP, LLC, ITS GENERAL PARTNER

THE STATE OF TEXAS)
COUNTY OF WILMINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF January, 2012, BY JOHN R. AVERY, JR., AS MANAGER OF TWRP, LLC, ITS GENERAL PARTNER OF FANSH PLATS, LTD., A STATE OF A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID FANSH PLATS, LTD.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME Veronica Hale Magr
MY COMMISSION EXPIRES: October 12, 2011



THE STATE OF TEXAS)
COUNTY OF WILMINGTON

THAT I, MICHAEL S. FISHER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH CHAPTER 25, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

MSF 1/17/12
MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER NO. 87704 DATE



THE STATE OF TEXAS)
COUNTY OF WILMINGTON

THAT I, PAVLA J. GRAYNA, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH CHAPTER 25, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Pavla J. Grayna 01-13-2012
PAVLA J. GRAYNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 15535 DATE



THE STATE OF TEXAS)
COUNTY OF WILMINGTON

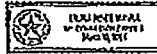
THAT BANK OF TEXAS, THE LIEN HOLDER OF THE CERTAIN TRACT 0.843 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 200791211L AND DOCUMENT NO. 200791211L, OF THE OFFICIAL PUBLIC RECORDS OF WILMINGTON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 0.843 ACRE TRACT OF LAND SITUATED BY THE CITY OF ROUND ROCK, WILMINGTON COUNTY, TEXAS, AND DO FURTHER HEREBY CONSENT APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

George M. Boyd, Jr.
GEORGE M. BOYD, JR., EXECUTIVE VICE PRESIDENT
BANK OF TEXAS

THE STATE OF TEXAS)
COUNTY OF WILMINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF January, 2012, BY George Boyd, Jr. OF BANK OF TEXAS.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME Louise Penny Wava
MY COMMISSION EXPIRES: March 31, 2014



THE STATE OF TEXAS)
COUNTY OF WILMINGTON

APPROVED THIS 1st DAY OF February, 2012, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILMINGTON COUNTY, TEXAS.

AL
AL ROUND ROCK, CHAIR

THE STATE OF TEXAS)
COUNTY OF WILMINGTON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 31st DAY OF MARCH, 2012, AT 11:06 O'CLOCK A.M. AND DULY RECORDED ON THE 31st DAY OF MARCH, 2012, AT 11:23 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN BOOK WILMINGTON.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN TEXAS, THIS DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILMINGTON COUNTY, TEXAS
BY: [Signature]
WILMINGTON, TEXAS



BAKER-AICKLEN & ASSOCIATES, INC.
2010 BAKER PARK DRIVE
ROUND ROCK, TEXAS 78681
TEL: 512.250.2500
FAX: 512.250.2501
WWW.BAKER-AICKLEN.COM

Doc. # 2012016702

**DEVELOPMENT PLAN
SPRING STREET TOWNHOMES
PLANNED UNIT DEVELOPMENT NO. 94**

**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 Fannin Flats, 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 0.946 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 "PUD"); 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 PUD, 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 November 7, 2012, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; 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 II.14 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, City of Round Rock, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 0.946 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 MF-1 (Multifamily - Low Density) 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. PERMITTED USES

5.1 The following uses are permitted.

- (1) All residential uses identified in Chapter 4 of the Downtown Master Plan for Transect Zone T4L.
- (2) Office, less than 3,000 square feet for the entire building.
- (3) Retail Sales and Service, less than 3,000 square feet for the entire building, with the exception of the prohibited uses listed below.

5.2 Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

6. PROHIBITED USES

6.1. The following uses are prohibited.

Attached wireless transmission facilities, animal boarding, auto service and repair facilities, auto body and painting shops, campgrounds, car washes, donation centers, flea markets, gasoline and fuel sales, gun or firearms shops, heavy equipment sales, machinery repair and services, manufactured home sales, mini-warehouses, monopoles, mortuaries, pawn shops, portable building sales, recycling centers, self-enclosed monopoles, self-service storage, sexually oriented businesses (as defined in the Code), shooting ranges, taxidermists, vehicle parts sales, vehicle sales, veterinary clinics, wholesale nurseries, wrecking yards, and art or craft studios which utilize welding or heavy machinery.

7. SITE LAYOUT

Exhibit "B" contains the general configuration of the features and proposed development of the project site. The development is still subject to the City's site development review process. Changes to the layout shall require an amendment to the PUD, pursuant to Section 14 below. The two easternmost buildings facing Pecan Avenue may be moved closer to the street as allowed by the size of the water quality measures. Such an alteration may only be granted by the Zoning Administrator during the site development review process.

8. DOWNTOWN MASTER PLAN

The City of Round Rock Downtown Master Plan was adopted on June 24, 2010. The Property is located within the Downtown Master Plan area.

9. DEVELOPMENT STANDARDS

- 9.1. The Site Layout shall be as generally depicted on Exhibit "B".
- 9.2. Building height shall be a maximum of 2.5 stories.
- 9.3. There shall be no more than six (6) residential buildings with two (2) dwelling units per building on the property.
- 9.4. Setbacks
 - (1) The front building setback along Pecan Street shall be established by the contextual setback(s) of the other structures along Pecan Street, with a maximum of twenty (20) feet or as necessary to provide for water quality and/or detention measures.
 - (2) The front setback along Spring Street shall be a minimum of five (5) feet and a maximum of fifteen (15) feet from the right-of-way.
 - (3) Rear and side setbacks shall be a minimum of five (5) feet for all buildings, including projections such as roof overhangs and chimneys.
- 9.5 Landscaping and Screening
 - (1) The developer shall be responsible for constructing a sidewalk the length of the property's frontage along Spring Street to connect with the sidewalk along Pecan Avenue. In accordance with the Downtown Master Plan, the sidewalk shall be five (5) feet wide and a minimum of seven (7) feet away from the back of the curb, where possible, to accommodate future streetscape and landscape improvements to be completed by the City. This sidewalk shall be constructed prior to the first issuance of a Certificate of Occupancy.
 - (2) Water quality management must be achieved with the least visual impact possible. Approved methods are through the use of bioswales, vegetated filter strips, permeable pavers and/or earthen ponds. If a structural wall system must be used, it shall be incorporated into the site as part of the architecture, underground completely or provide that any visible walls must have a combination of decorative stone veneer matching the architecture and plant material to break up the wall surface. Earthen ponds and structured facilities shall incorporate the minimum planting requirements provided for in the code in addition to the stone veneer. If a fence is required per Texas Department of Licensing and Regulation or Building Code regulations, it shall be of wrought iron or equivalent decorative material, including picket fencing.
 - (3) Any improvements for other uses within the rights-of-way shall be

approved in advance by the Transportation Director.

- (4) Trash receptacles and mechanical equipment shall be screened in compliance with the Utilities, Storage and Trash guidelines contained in Chapter 4 of the Downtown Master Plan.
- (5) Other fences and walls shall be in compliance with the Fences, Walls and Hedges guidelines contained in Chapter 4 of the Downtown Master Plan.
- (6) Compatibility buffers are not required for any residential use of this site.

9.6 Parking

- (1) Required parking spaces for non-residential uses shall be at the ratio specified in Section 46-196, as amended. Required parking spaces may be located within the right-of-way, and any improvements associated with this parking shall be the responsibility of the developer. Final designs for on-street parking improvements shall be approved in advance by the Transportation Director.
- (2) Required parking spaces for residential uses shall be at the ratio of two (2) garage-enclosed spaces per dwelling unit.
- (3) Visitor parking for residential uses may be satisfied by existing on-street parking. Should the developer choose to improve the on-street parking in any way, such improvements shall be the responsibility of the developer, and the final design shall be approved in advance by the Transportation Director.
- (4) The interior driveway shall be composed of one of the following options:
 - a. pavers,
 - b. concrete that has been colored, stamped, and/or stained,
 - c. un-enhanced Portland cement concrete provided that decorative bricks are used along all expansion joints and edges, or
 - d. asphalt concrete with cement concrete ribbon curbs.
- (5) At no time shall the Veterans' Park parking lot be used to accommodate parking for this site.

- (6) Other parking aspects shall be in compliance with the Parking and Service guidelines in Chapter 4 of the Downtown Master Plan.

9.7 Building Design

- (1) Non-residential structure(s) shall be in compliance with the General Architecture Guidelines in Chapter 4 of the Downtown Master Plan.
- (2) Residential structure(s) shall be designed in the "board and batten" style as depicted in the renderings provided in Exhibit "C", including orientation, articulation, materials and color. The renderings convey an exterior wall material combination of no more than 80% fiber cement siding and a minimum of 20% natural stone. Natural stone shall be present on the ground floor of each building façade that faces a public street. Aspects not addressed in the renderings shall be in compliance with the Residential Architecture Guidelines and the appropriate Building Type guidelines for dwelling units in Chapter 4 of the Downtown Master Plan.
- (3) Each façade that faces a street shall be designed to appear as a front façade. Dwelling units on a corner shall be designed to have two front façades, as generally depicted in Exhibits "C" and "D".
- (4) If the exterior wall materials depicted in Exhibit "C" are not utilized, alternate designs shall comply with one of the following options:
 - a. 100% Three-step hard coat stucco shall be permitted when used in conjunction with a tile roof, as depicted in Exhibit "D".
 - b. Any other combination of materials that complies with the exterior wall materials standards set forth in the MF-1 (Multifamily - Low Density) zoning district.
- (5) Windows may be provided with trim at the header and sill only in order to create a vertical proportion in conjunction with a stucco exterior, as depicted in Exhibit "D".
- (6) Each dwelling unit shall have a private covered porch.
- (7) Buildings shall be composed principally of two story volumes and designed to appear as single-family houses, as generally depicted in Exhibits "C" and "D".

9.8 Signs

- (1) Signs for non-residential uses shall be in general compliance with the Signage guidelines in Chapter 4 of the Downtown Master Plan.
- (2) The maximum sign area for each non-residential use shall be no greater than twelve (12) square feet.

10. TRANSPORTATION

Based upon analysis of the surrounding street system and traffic counts, the Transportation Services Director has determined that the project will have no significant impact on transportation and has waived the Transportation Impact Assessment.

11. GENERAL PLAN 2020

This Development Plan is in compliance with the Round Rock General Plan 2020, which was adopted on July 22, 2010.

12. CONCEPT PLAN

This Plan serves as the Concept Plan required by Section 36-39 of the Code.

13. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Zoning Administrator, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

14. CHANGES TO DEVELOPMENT PLAN

14.1. 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 Zoning Administrator and the City Attorney.

14.2. Major Changes

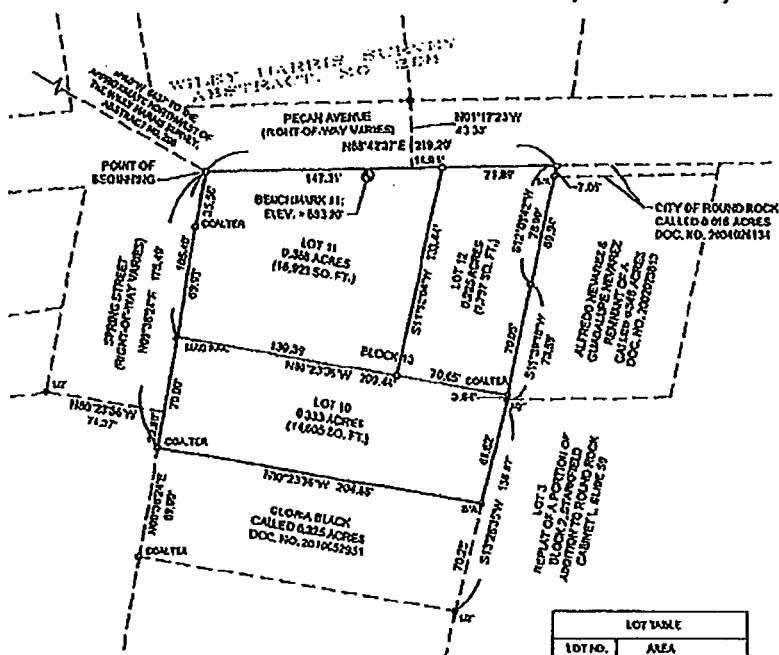
All changes not permitted under section 14.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	Site Layout
Exhibit "C"	Project Renderings
Exhibit "D"	Project Renderings

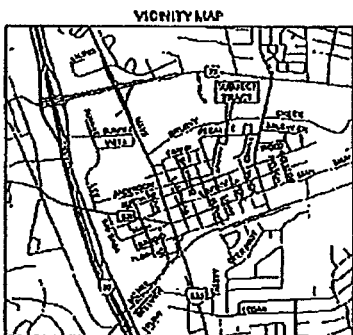
EXHIBIT 'A'

FINAL PLAT OF WASHINGTON ANDERSON ADDITION, BLOCK 13, LOTS 10, 11, 12



LEGEND	
●	1/2" IRON ROD FOUND
●	IRON ROD WITH CAP FOUND
▲	MAG NAIL FOUND
○	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET
●	COTTON GIN SPINDLE FOUND
SQ. FT.	SQUARE FOOT

LOT TABLE	
LOT NO.	AREA
LOT 10	14,605 SQUARE FEET
LOT 11	15,521 SQUARE FEET
LOT 12	11,871 SQUARE FEET



- NOTES:**
- 1) A TEN FOOT (10') PALE AND SIDEWALK EASIMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL 1/2 ACRE PROPERTY LOTS SHOWN HEREIN.
 - 2) EASEMENT RETRACTIONS SHALL BE IN ACCORDANCE WITH CHAPTER 48, TEXAS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
 SIDEWALK RETRACTION FROM STREET 26 FEET
 SIDEWALK AREA RETRACTION 20 FEET
 SIDEWALK SIDE RETRACTION 3 FEET
 - 3) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 35, ARTICLE IV, SECTION 504, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND WITH THE REPORT AND CONSTRUCTION STANDARDS.
 - 4) A PORTION OF THIS TRACT IS UNDEVELOPED BY ANY FEDERAL FLOOD HAZARD AREAS INDICATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD MAP FLOOD INSURANCE RATE MAP COORDINATE PANEL 490224 (4901 & 4902) E, EFFECTIVE DATE BETWEEN 11/23/2004 FOR WASHINGTON COUNTY, TEXAS. NO PORTION OF THIS TRACT IS INDICATED BY THE U.S. NATIONAL FLOOD DAMAGE PREVENTION PLAN.
 - 5) BASIS OF BEARINGS IS GCS NAD 83 NORTH FOR THE TEXAS CENTRAL STATE PLANE COORDINATE SYSTEM NAD 83 (NAD 83).
 - 6) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF FEBRUARY 1, 2012.

DESCRIPTION

FOR A 0.941 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 294, WILSON COUNTY, TEXAS, BEING ALL OF A CALLED 0.261 ACRE TRACT AS DESCRIBED IN A DEED TO FANNING PLATS, LTD AND RECORDED AS DOCUMENT NO. 2007001918 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ALL OF A CALLED 0.339 ACRE TRACT AS DESCRIBED IN A DEED TO FANNING PLATS, LTD. AND RECORDED AS TRACT 2 IN DOCUMENT NO. 2007001918 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND ALL OF A CALLED 0.351 ACRE TRACT AS DESCRIBED IN A DEED TO FANNING PLATS, LTD. AND RECORDED AS TRACT 1 IN SAID DOCUMENT NO. 2007001918 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AND A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET for the northeast corner of said 0.261 acre tract, same being the intersection of the east right-of-way line of Spring Street (right-of-way with varies) and the south right-of-way line of Pecan Avenue (right-of-way with varies), for the northeast corner and POINT OF BEGINNING hereof;

THENCE with the north line of said 0.269 acre tract, same being the south right-of-way line of said Pecan Avenue, N 65° 47' 37" E for a distance of 219.20 feet to a 1/2" iron rod with "BAKER-AICKLEN" cap set for the northeast corner of said 0.269 acre tract, same being the northeast corner of a called 0.014 acre tract as described in a deed to the City of Round Rock and recorded in Document No. 2004011134 of the Official Public Records of said County, for the northeast corner hereof;

THENCE in part with the east line of said 0.269 acre tract, said 0.337 acre tract and said 0.333 acre tract, same being in part with the west line of said 0.014 acre tract, a remaining portion of said 0.358 acre tract as described in a deed to Fanning Plats & Co. and recorded in Document No. 2007001918 of the Official Public Records of said County, and Lot 12, Part of a Portion of Block 2, Washington Addition to Round Rock, a subdivision recorded in Cabinet L, 526 of the Plat Records of said County, for the following three (3) courses and distances:

- 1) S 11° 42' 42" W for a distance of 14.29 feet to a 1/2" iron rod with cap found for an angle point of iron rod;
- 2) S 11° 27' 18" W for a distance of 73.89 feet to a 1/2" iron rod found for an angle point of iron rod;
- 3) S 11° 35' 35" W for a distance of 64.82 feet to a 1/2" iron rod with "BAKER-AICKLEN" cap found for the southeast corner of said 0.333 acre tract, same being the northeast corner of a called 0.333 acre tract as described in a deed to Clara Block 2 and recorded in Document No. 2010002751 of the Official Public Records of said County;

THENCE with the south line of said 0.333 acre tract, same being the north line of said 0.335 acre tract, N 89° 27' 36" W for a distance of 251.55 feet to an iron rod found with "COTTON" cap found for the southeast corner of said 0.333 acre tract, same being the northeast corner of said 0.335 acre tract, being on the east right-of-way line of said Spring Street, for the southeast corner hereof;

THENCE in part with the west line of said 0.773 acre tract, said 0.339 acre tract and said 0.269 acre tract, same being the east right-of-way line of said Spring Street, N 01° 36' 21" E for a distance of 115.43 feet to the POINT OF BEGINNING and containing 0.941 acres of land.

OWNERS: FANNING PLATS, LTD.
1508 E. LAUREL DRIVE
AUSTIN, TEXAS 78724

ACREAGE: 0.941 ACRE

SURVEYOR: BAKER-AICKLEN & ASSOC., P.C.

NUMBER OF BLOCKS: ONE

LINEAL FEET OF NEW STREETS: NONE

SUBMITTAL DATE: JANUARY 3, 2012

DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 1, 2012

BENCHMARK #1: SQUARE CUT ON THE SOUTHWEST CORNER OF CONC. PILE 1
ELEVATION = 693.27 NAVD 83

BENCHMARK #2: COTTON GIN SPINDLE FOUND ON THE NORTH SIDE OF A POWER POLE WITH LIGHT 42-30 SOUTH OF THE CENTERLINE OF PECAN ST. AND 195 WEST OF SPRING ST.
ELEVATION = 694.27 NAVD 83

ACREAGE BY LOT TYPE: 0.344 ACRE, SINGLE FAMILY, SF-2, RESIDENTIAL

PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT NO. 294

ENGINEER: BAKER-AICKLEN & ASSOC., P.C.

NUMBER OF LOTS BY TYPE: 3 LOTS SINGLE FAMILY, SF-2, RESIDENTIAL

BAKER-AICKLEN & ASSOCIATES, INC.
405 W. 75th STREET, SUITE 200
CEDAR PARK, TEXAS 78613
(817) 564-2022
2800 PIEDMONT BLVD., SUITE 110
AUSTIN, TEXAS 78741
ROUND ROCK - CEDAR PARK TRAC # 1707

Doc # 2012016702

EXHIBIT 'A'


FINAL PLAT OF
WASHINGTON ANDERSON ADDITION,
BLOCK 13, LOTS 10, 11, 12

THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

THAT FANNH PLATS, LTD., AS THE OWNER OF THAT CERTAIN 0.848 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007011114 AND DOCUMENT NO. 2007012444, OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON AS

"WASHINGTON ANDERSON ADDITION SECTION 1, BLOCK 13, LOTS 10, 11, 12" SURVEYS ON

WITNESS MY HAND THIS THE 17th DAY OF January, 2012.


FANNH PLATS, LTD.
JOHN A. AVERY, JR., MANAGER OF
TAPPL, LLC, ITS GENERAL PARTNER

THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF January, 2012, BY JOHN A. AVERY, JR., AS MANAGER OF TAPPL, LLC, ITS GENERAL PARTNER OF FANNH PLATS, LTD., A STATE OF TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID FANNH PLATS, LTD.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Licentia M. Baker
MY COMMISSION EXPIRES: October 12, 2011



THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

THAT MICHAEL S. FISHER DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH CHAPTER 26, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

MSF 1/17/12
MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER NO. 87704 DATE



THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

THAT JARVIS A. GRAHAM DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MARKERS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 26, SUBDIVISION, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Jarvis A. Graham 01-13-2012
JARVIS A. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2355 DATE



THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

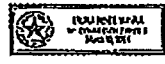
THAT BANK OF TEXAS, THE LEM HOLDER OF THE CERTAIN TRACT 0.848 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007011114 AND DOCUMENT NO. 2007012444, OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 0.848 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.


GEORGE DAVID JR., EXECUTIVE VICE PRESIDENT
BANK OF TEXAS

THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

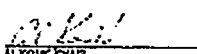
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF January, 2012, BY George David Jr. OF BANK OF TEXAS.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Laura Renee Wava
MY COMMISSION EXPIRES: December 10, 2014



THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

APPROVED THIS 1st DAY OF February, 2012, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AS AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS.


AL KOUR, CLERK


THE STATE OF TEXAS)
COUNTY OF WILLAMSON)

I, MANDY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH THE CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 28 DAY OF MARCH, 2012, AT 3:06 O'CLOCK P.M. AND DAY RECORDED ON THE 28 DAY OF MARCH, 2012, AT 11:23 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, AT COURT: 107216702

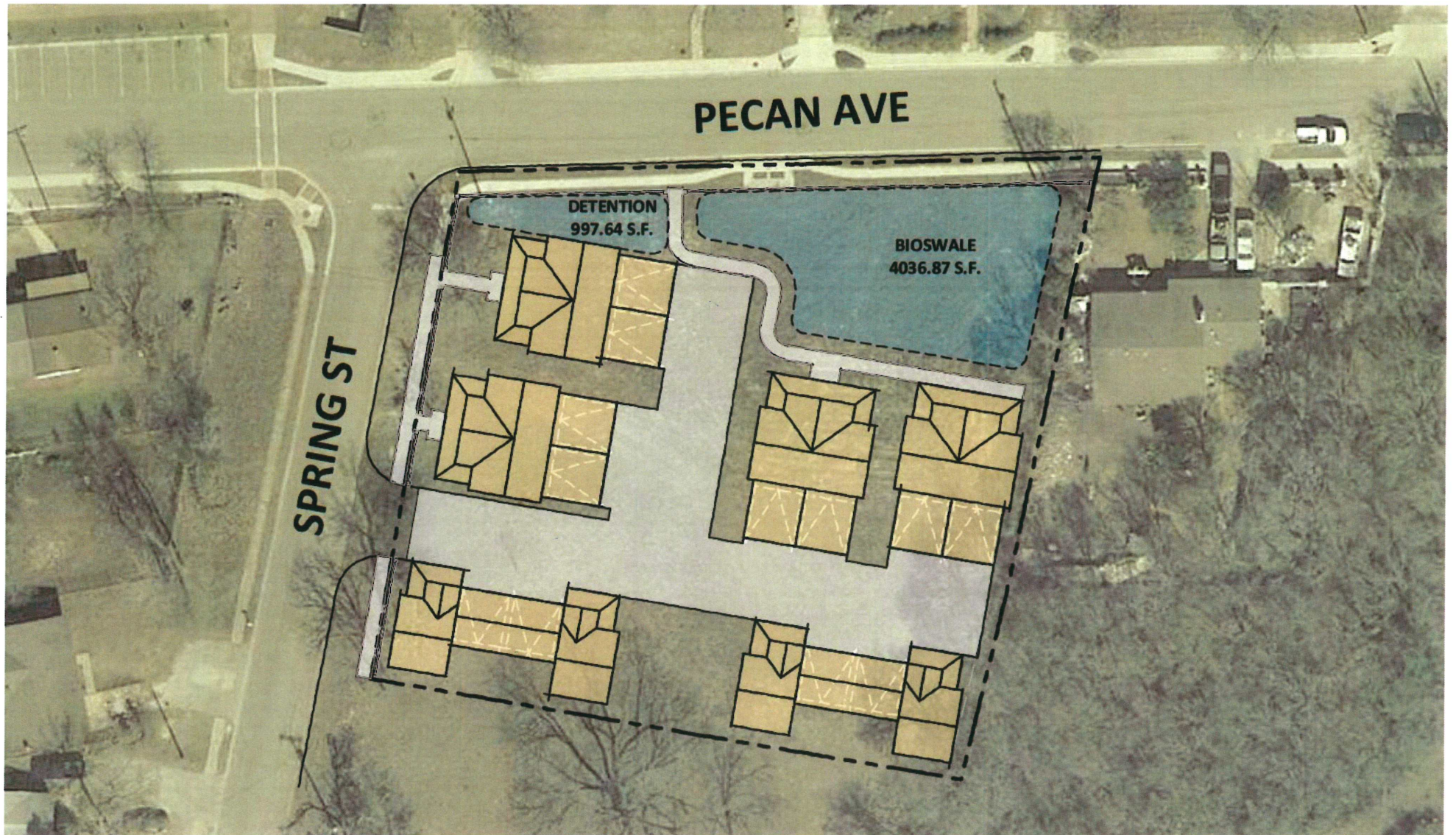
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN TEXAS, THE DATE LAST ABOVE WRITTEN.

MANDY RISTER, CLERK, COUNTY COURT
WILLAMSON COUNTY, TEXAS
BY: 
WILLAM WOLFEK, DEPUTY



 **BAKER-AICKLEN & ASSOCIATES, INC.**
2003 PLYMOUTH EXPRESS ROAD
ROUND ROCK, TEXAS 78664-2943
817.340.3200
2825 MCCOY ROAD #145
ROUND ROCK, TEXAS 78664-1110
TEL: 817.377.1111

Doc. # 2012016702



PRELIMINARY CONCEPT PLAN 'G'

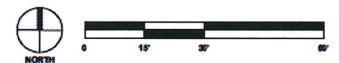
ALFRED COLETTA
VETERANS PARK TOWNHOMES, ROUND ROCK, TEXAS

All information furnished regarding this property is from sources deemed reliable. However, BWM Group has not made an independent investigation of these sources and no warranty or representation is made by BWM Group as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.



BWM GROUP
www.bwmgp.com

OCTOBER 17, 2012

















City Council Agenda Summary Sheet

Agenda Item No.	I2.
Agenda Caption:	Consider public testimony regarding and an ordinance rezoning 0.946 acres of land from SF-2 (Single-family – Standard Lot) to Planned Unit Development (PUD) No. 94 zoning district, to be known as the Spring Street PUD. (First Reading)
Meeting Date:	December 6, 2012
Department:	Planning and Development Services
Staff Person making presentation:	Peter Wysocki Planning and Development Services Director

Item Summary:

The subject tract is located within the Downtown Master Plan (DTMP) area at the southeast corner of Spring Street and Pecan Avenue. The Downtown Master Plan was adopted by the City Council on June 24, 2010, as a guidebook for the development of the area. Because the comprehensive rezoning of the area to codify the concepts of the DTMP has not been completed yet, a PUD (Planned Unit Development) zoning district is required in order to rezone the property to provide for the various uses and development standards contained in the DTMP. The City Council approved a reduced PUD application fee within the Downtown Master Plan area in order to encourage the implementation of the DTMP. The first PUD that implemented the DTMP - a live/work proposal known as the Felder PUD - was approved earlier this year. The proposed PUD is consistent with the Council's adopted Strategic Plan Vision and Pop Priority goal of having an "Authentic Downtown" and furthers the implementation of the DTMP.

Among other uses, the DTMP recommends a cluster of low-rise residential buildings built in close proximity to sidewalks in order to provide easy pedestrian access throughout the downtown. This is also reflected in the City's adopted General Plan, which recommends similar land development pattern. As you are aware, the DTMP divides the downtown into Transect Zones that essentially act as zoning classification, but are based on building form and streetscape. This property lies within Transect Zone T4L, which recommends a residential density of 10 - 18 units per acre with a maximum height of 3 stories. The applicant's proposal is for a total of 12 residential units in 6 two-story buildings (two units per building) developed in a townhouse style. Aspects of design and development that are not specifically addressed in the PUD will be regulated by the DTMP and the newly adopted MF-1 (Multifamily - Low Density) zoning district.

There are three options for building design and materials: (1) a "board and batten" cottage constructed mostly of fiber cement siding and natural stone accents; (2) California Mission constructed of 100% stucco and a tile roof; and (3) if neither of the previous two options are used, the standards of the newly adopted MF-1 district. Staff acknowledges that the first two options contain significantly less masonry than what has been recently adopted for the multifamily zoning districts, however those districts also permit alternate, recognized architectural styles in place of the specific standards. "Board and batten cottage" and California Mission are common residential styles elsewhere in the country. Additionally these materials are supported by the DTMP, which advocates more flexibility and variety for downtown development. It is important to keep in mind that all the buildings will be built in the same style to give the project a uniform and distinct character.



City Council Agenda Summary Sheet

Each unit will have an attached two-car garage accessed from an internal driveway off Spring Street. Considering the size of the proposed development and the demand in the townhouse marketplace, only two to three visitors' parking spaces are necessary and may be satisfied by existing on-street parking. Having such a configuration will prevent parking in the street yard and allow the buildings to maintain the primary street presence.

The subject property is located at the eastern edge of the Edwards Aquifer recharge zone necessitating water quality measures for the entire property. The developer intends to pursue various options allowed by TCEQ, which may include bioswales, vegetated filter strips, pervious pavers, and/or underground or hidden ponds. The PUD includes language regarding vegetation, decorative fencing, and decorative stone cladding depending on the type of water quality method is used. Drainage and water quality facilities are designed and reviewed during the site development permit process.

In an effort to minimize the probability of a PUD amendment and to allow some land use flexibility, standards for non-residential uses have been included in case the proposed residential use does not occur. Some uses have been prohibited to maintain compatibility with nearby residences, and all non-residential uses are limited to 3,000 square feet for the entire building. Specific design and development must follow those standards set forth in the DTMP.

The Planning and Zoning Commission unanimously recommended approval of the PUD at their November 7, 2012, meeting, at which one neighbor expressed her concerns and had questions during the public hearing. The citizen's comments centered around whether or not there will be sufficient parking, trash collection and water quality. Staff had discussed the issues with the citizen and no additional comments have been received as of writing of this report.

Cost: N/A

Recommended Action: Approval