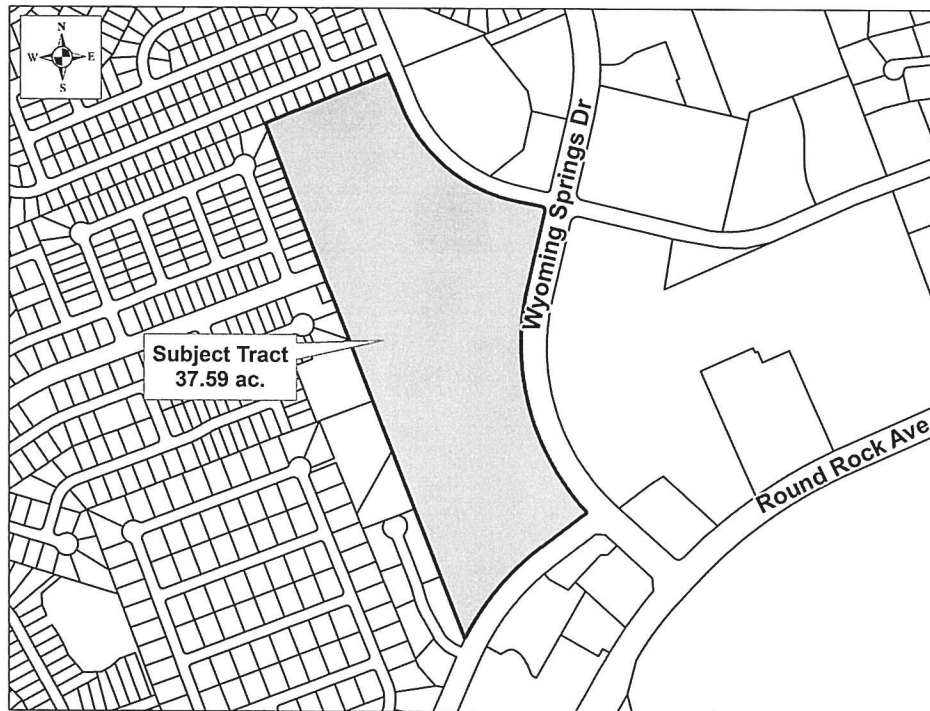


Robinson East PUD (to be known as Smyers 38 PUD)
ZONING ZON1502-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Robinson East (Smyers 38) PUD

ZONING AT TIME OF APPLICATION: OF (Office)

CURRENT USE OF PROPERTY: undeveloped - OF (Office)

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: single family - ETJ - Brushy Creek MUD

South: retail - C-1a (General Commercial - Limited)

East: senior living, office and hospital - SR (Senior), OF (Office) and PF-3 (Public Facilities - High Intensity)

West: single family - ETJ - Brushy Creek MUD, single family - PUD 82 - Arbor Place, church and large lot residential - ETJ

PROPOSED LAND USE: large lot single family

TOTAL ACREAGE: 37.59

Owner:

Robinson Land Limited Partnership

4900 Howard Lane

Austin, TX 78728

Agent

Taylor Morrison of Texas, Inc.

Adib Khoury

11200 Lakeline Blvd., Ste. 150B

Austin, TX 78717

**Robinson East PUD
(to be known as Smyers 38 PUD)
ZONING ZON1502-002**

HISTORY: The property was annexed and zoned to OF (Office) in 2007.

DATE OF REVIEW: March 4, 2015

DESCRIPTION: 37.59 acres out of the Jacob M. Harrell Survey No. 284

LOCATION: Northwest of the intersection of Wyoming Springs Dr. and Round Rock Avenue

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as commercial. It has been zoned as OF (Office) since 2007 and has remained undeveloped.

Purpose of PUD: The purpose of the PUD is to provide a large lot single family development which is well integrated with the natural features of the site, including a large number of trees and karst landscape.

Development Standards: The development will be a gated community and served by private streets. The homes built will be subject to development standards which exceed those required by City Code. The lots will be a minimum average size of 10,000 square feet. The exterior finish of the homes will be 100% masonry, with a minimum of 50% stone or brick on the front and side elevations. Stucco can be used for the remainder of the front and side elevations and on the backs. Stucco can be used on all elevations in conjunction with a tile roof. All homes must be at least 2,600 square feet in size. All garage doors will have an enhanced appearance.

Street Design: There will be two separate street designs for the development, one for Section A, approximately 20 acres with access to Park Valley Drive, and one for Section B, approximately 7 acres with access to Smyers Lane. The design for the private streets in Section A includes a 28' pavement width, with sidewalks on both sides. The design for the private streets in Section B includes a 26' pavement width, with sidewalks on one side. In Section B, hammerhead turnarounds will be allowed in lieu of cul-de-sacs.

Wall and View Fencing: A subdivision wall, consisting of natural stone, will be constructed along Wyoming Springs, Park Valley Drive and Smyers Lane, except along a portion of Park Valley Drive and where Wyoming Springs crosses a drainage channel. View fencing, consisting of tubular steel or wrought iron, will be constructed at those two locations. (See Exhibit "B")

Access: Two gated entries, one on Park Valley Drive and one on Smyers Lane will be provided. One emergency access road will be provided, connecting the end of Liberty Walk on the west side of the site to the street system within the development. This connection will be for emergency use only, with operations controlled by public safety officials.

Extension of Roadways: Liberty Walk is a road which stubs out into the site from the west. It has elements of both a local street and a collector street, with some sections having houses and driveways fronting on it and some sections without lots fronting on it. Although an extension of Liberty Walk has not been designed, development of the site has the potential to include a connection with Park Valley Drive or Wyoming Springs. This type of roadway extension, for the purpose of connecting neighborhoods, is generally considered to be a good practice. In this case however, the extension of the collector road would not be conducive to the purpose of the PUD.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from OF (Office) to PUD – Robinson East (to be known as Smyers 38).

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.16.

2. PROPERTY

This Plan covers approximately 37.59 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 **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. Section A and Section B

The Property is divided into two sections for development, Section A and Section B.

6. PERMITTED USES

6.1. Single Family Detached Residential. 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.

6.2. The average lot size for the single family lots shall be a minimum of 10,000 square feet.

7. DEVELOPMENT USE STANDARDS

7.1. Single-family Lot Types ⁽¹⁾

Minimum Lot Area	8,450 s.f. ⁽²⁾
Minimum lot street frontage	25 ft.
Minimum size of single family home	2,600 sq. ft.
Minimum Width of Principal Building	55 ft.
Minimum Setback from Street (R.O.W.)	20 ft.
Minimum Setback from Street (R.O.W.) – Side Yards on Corner Lots	15ft.
Minimum Garage Door Setback from Street (R.O.W.)	25 ft.
Minimum Rear Setback	20 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	5 ft. ⁽³⁾
Maximum Height of Principle Building	2.5 stories
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁴⁾
Maximum Height of Fence outside of Street Yard	8 ft. ^{(4) (5)}
Maximum Building Coverage	55 percent

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements

(2) The average lot size shall be 10,000 square feet or greater

(3) Accessory buildings or structures are not permitted in any front street yard

(4) All fences shall provide a finished face to abutting streets.

(5) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

7.2. Exterior Finish

- (1) All buildings shall be 100% masonry.
- (2) Masonry shall be defined as stone, simulated stone, brick, or 2-step hard coat stucco. Cement based siding shall not be considered masonry.
 - (a) A maximum of 50% of the front and side elevations may consist of 2-step hard coat stucco, except that 100% 2-step hard coat stucco may be permitted in conjunction with a tile roof.

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.

7.4. Subdivision Wall & View Fencing

- (1) A subdivision wall, six feet (6') in height and constructed of natural stone, will be required along both Wyoming Springs Drive and Park Valley, according to the requirements of Section 36-116 of the Code.
 - (a) The wall shall be placed at the right-of-way line or, if there is a greenbelt lot between the back of the single family lots and the right-of-way, along the rear single family lot line.
 - (b) The wall shall be outside of any easements, the critical root zones of any protected tree, the buffer area of karst features, and at least five feet (5') from underground utility lines.
 - (c) The wall shall be constructed simultaneously with the contiguous lot that is being developed. If the project is phased then the wall construction may be phased as well.
- (2) The wall described in Section (1) above shall not be required at the locations indicated on **Exhibit "B"**, where a subdivision fence, six feet (6') in height, constructed of wrought iron or tubular steel shall be installed. The fence shall be placed at the right-of-way outside of any easements, outside of the critical root zones of any protected tree, outside of the buffer area of karst features, and at least 5' from underground utility lines.

8. GATED COMMUNITY

The Property shall be a gated community, subject to the provisions of the Code, Section 36-126 - Gated Communities. The required Private Access Amenity Plan shall be submitted with the Preliminary Plat.

9. TRANSPORTATION

9.1. Gated Entries and Emergency Access Road

- (1) The Property shall have two gated entries, one on Park Valley Drive and one on Smyers Lane.
- (2) An emergency access road will be provided where Liberty Walk stubs out into the Property. This access road will connect to the street system within the Property and shall meet the following standards:
 - (a) Emergency access road shall be a minimum of twenty feet (20') wide and shall be designed and constructed to City Fire Department standards, sufficient to support and convey emergency vehicles from Liberty Walk to the streets within the Property or vice versa.
 - (b) Concrete driveways in accordance with City of Round Rock standards shall be provided at the connection point with Liberty Walk and at the street connection within the Property.
 - (c) The surface material of the emergency access road shall be subject to the review and approval of the City. Chains, gates or other means approved by the City Fire Department shall be provided near Liberty Walk and near the aforementioned street connection within the Property that will prevent vehicular traffic from continuous use of the emergency access road for ingress to or egress from the Property except when the chains, gates or other means are removed at times of emergency.
 - (d) Within the Property, the Property Owners Association shall maintain the emergency access road, including the driveway connections, in such a manner that it will continually meet City Fire Department standards and be sufficient to support and convey emergency vehicles. The Property Owners Association shall also maintain the aforementioned chains, gates or other means established to prevent use of the emergency access road except in times of emergency. The costs of maintenance of the emergency access road and aforementioned chains, gates or other means shall be included in the calculations and assessments associated with the Street Maintenance Reserve Fund as provided for in Section 36-126 – Gated Communities of the Code. The emergency access road shall be included in those private streets which are subject to inspection by the City Transportation Department, as provided for in Section 36-126 – Gated Communities of the Code.

9.3. Street Design

- (1) The private streets and sidewalks constructed in Section A of the Property shall meet the standards detailed in **Exhibit “C”**.

- (2) The private streets and sidewalks constructed in Section B of the Property shall meet the standards detailed in **Exhibit “D”**. In lieu of cul-de-sacs, the private streets in Section B shall be allowed to provide alternate turnarounds such as hammerheads, as approved by the City Fire Department.

9.4. Traffic Impact Analysis

The City has determined that the development proposed by the Plan does not meet the criteria for a traffic impact analysis.

10. LANDSCAPING

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

10.1. Tree Protection

A schematic for all proposed lots containing Protected Trees or Monarch Trees, as defined in Chapter 43 of the Code, shall be required with the Preliminary Plan submittal. The schematic shall indicate the location of the Critical Root Zone and graphically depict the building area for each home.

10.2. Drought Tolerant Turf Grasses

All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.

10.3. 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.

10.4. Residential Lot Trees

- (1) A minimum of three (3), three-inch (3”) caliper container-grown large species trees shall be provided on all Single Family lots. Two of these trees shall be planted in the front street yard and one shall be planted in the rear yard. On corner lots, the rear yard tree may be planted in the side street yard.
- (2) This requirement may be reduced or waived on an inch for inch basis if existing Protected Trees are retained, subject to the approval of the Zoning Administrator.
- (3) Subject to the requirements of Section 43-25 – Tree Replacement of the Code, residential lot trees planted may qualify as replacement trees for the removal of Protected Trees on the Property.

10.5. Maintenance

A property owners association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas.

11. PARKS, OPEN SPACE AND TRAILS

The developer of the gated community, shall pay a parkland fee in lieu of parkland conveyance in accordance with Section 36-79 (a) of the Code.

12. MODEL HOMES

12.1. Subject to the requirements of Section 10-51 of the Code, a building permit for a maximum of four (4) model homes may be issued once the following conditions have been met:

- (1) There is paved access to the model home lots;
- (2) Sewer service is provided to the model home lots;
- (3) A water main and fire hydrant is in service within 100 feet of each of the model home lots.

16. CHANGES TO DEVELOPMENT PLAN

16.1. 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.

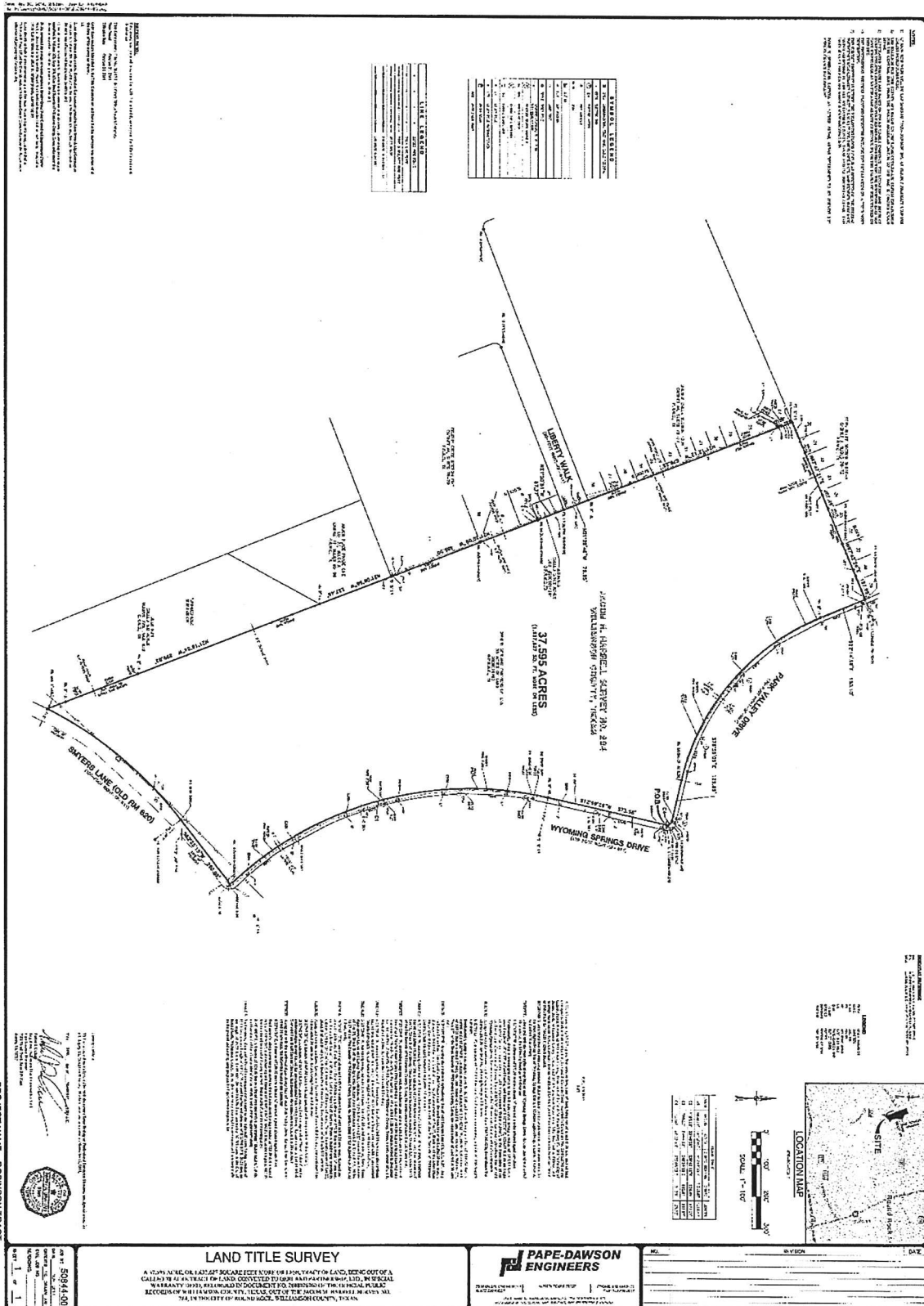
16.2. Major Changes

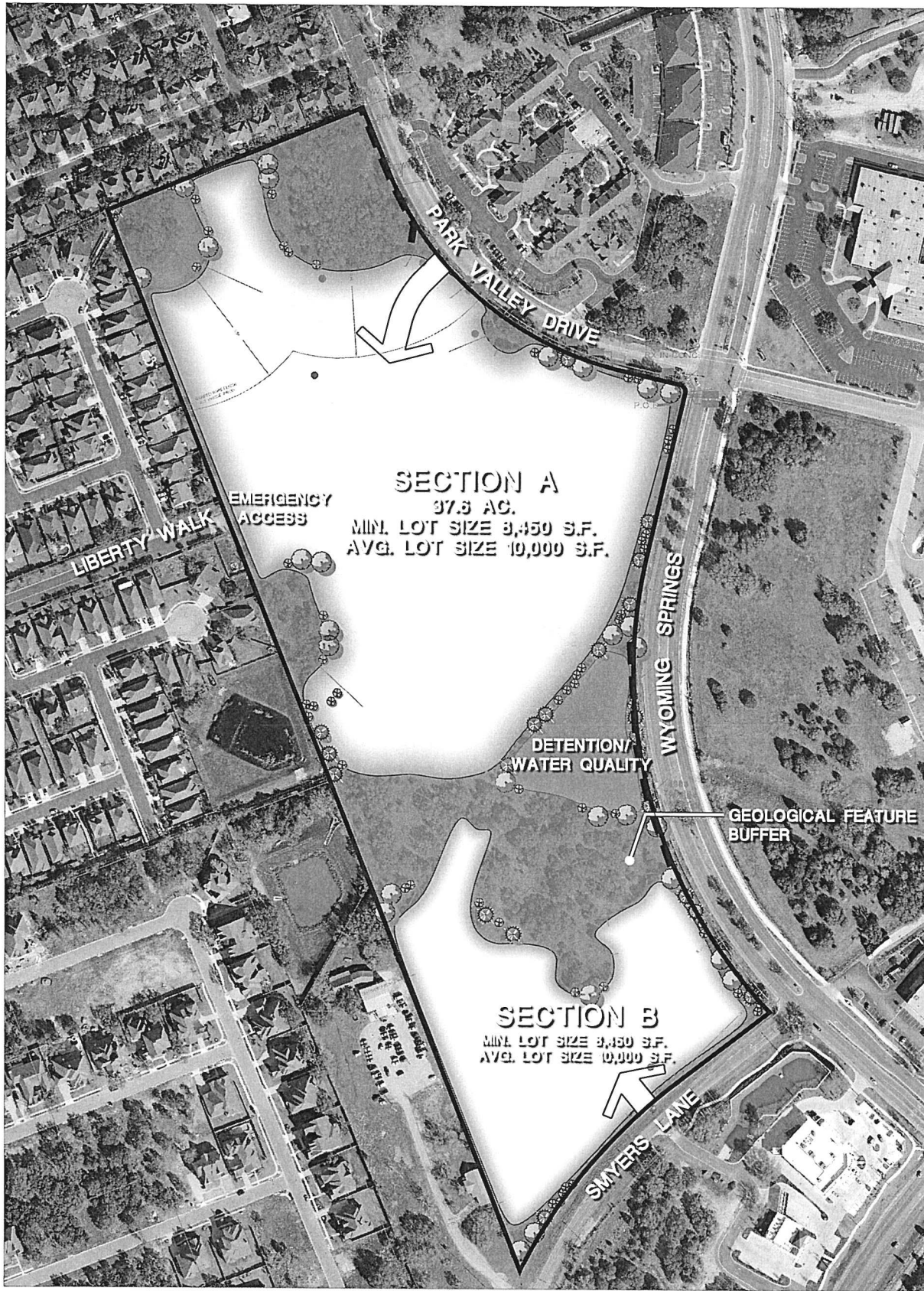
All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A"	Legal Description
Exhibit "B"	Concept Plan & View Fencing Exhibit
Exhibit "C"	Private Street Detail Section A
Exhibit "D"	Private Drive Detail Section B

Exhibit "A"





--- ■ VIEW FENCING PERMITTED

TaylorMorrison

LAND PLANNING + LANDSCAPE ARCHITECTURE + COMMUNITY BRANDING



SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
737.246.7603 • 737.246.7703
www.secplanning.com • info@secplanning.com

EXHIBIT B
CONCEPT PLAN
SMYERS 38

ROUND ROCK, TEXAS



North

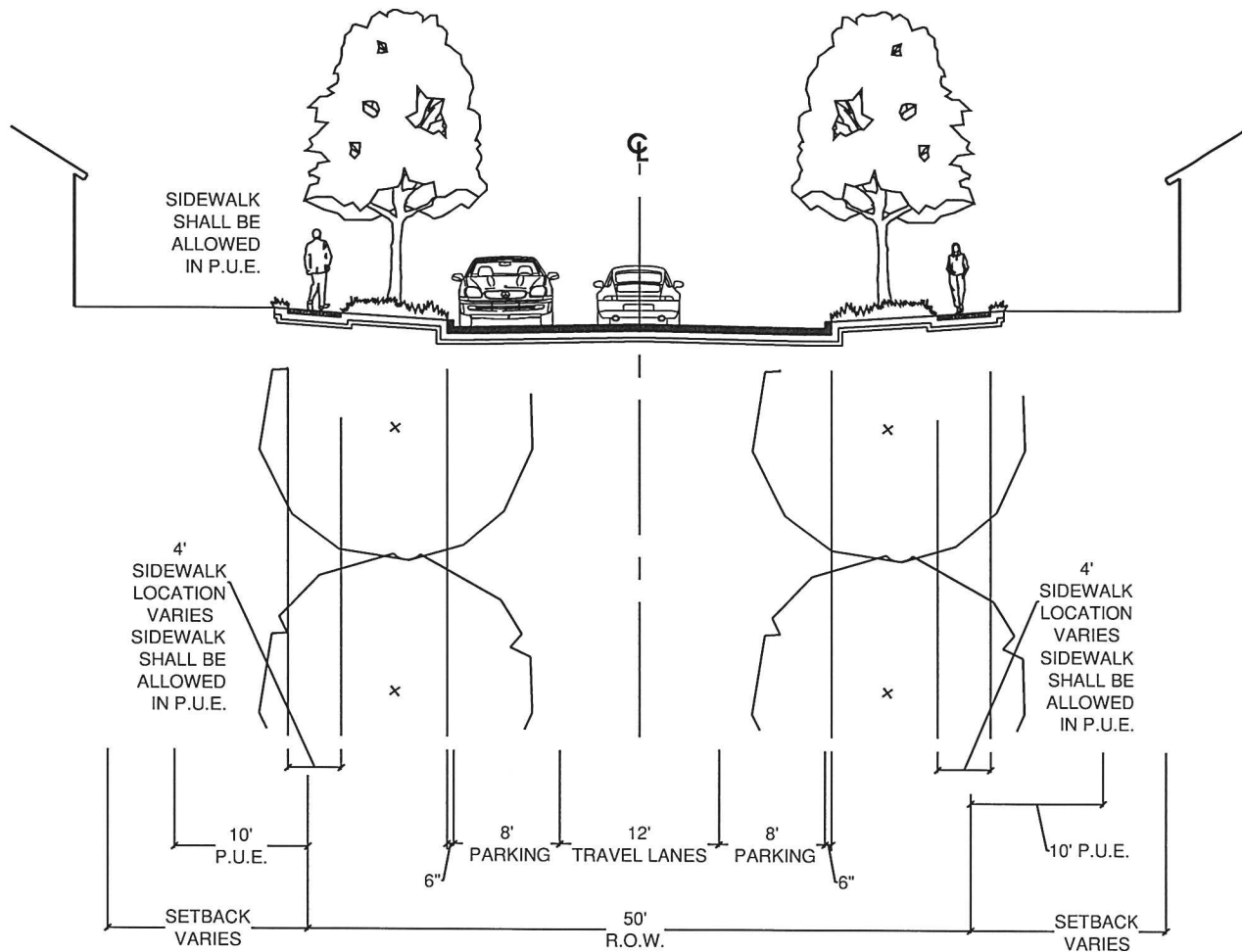
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Scale: 1" = 200'

Date: February 26, 2015

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Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



2 LANE UNDIVIDED, PRIVATE STREET RIGHT OF WAY

TaylorMorrison.

taylor
morrison
Monarch Darling
DESIGNS



SEC Planning, LLC

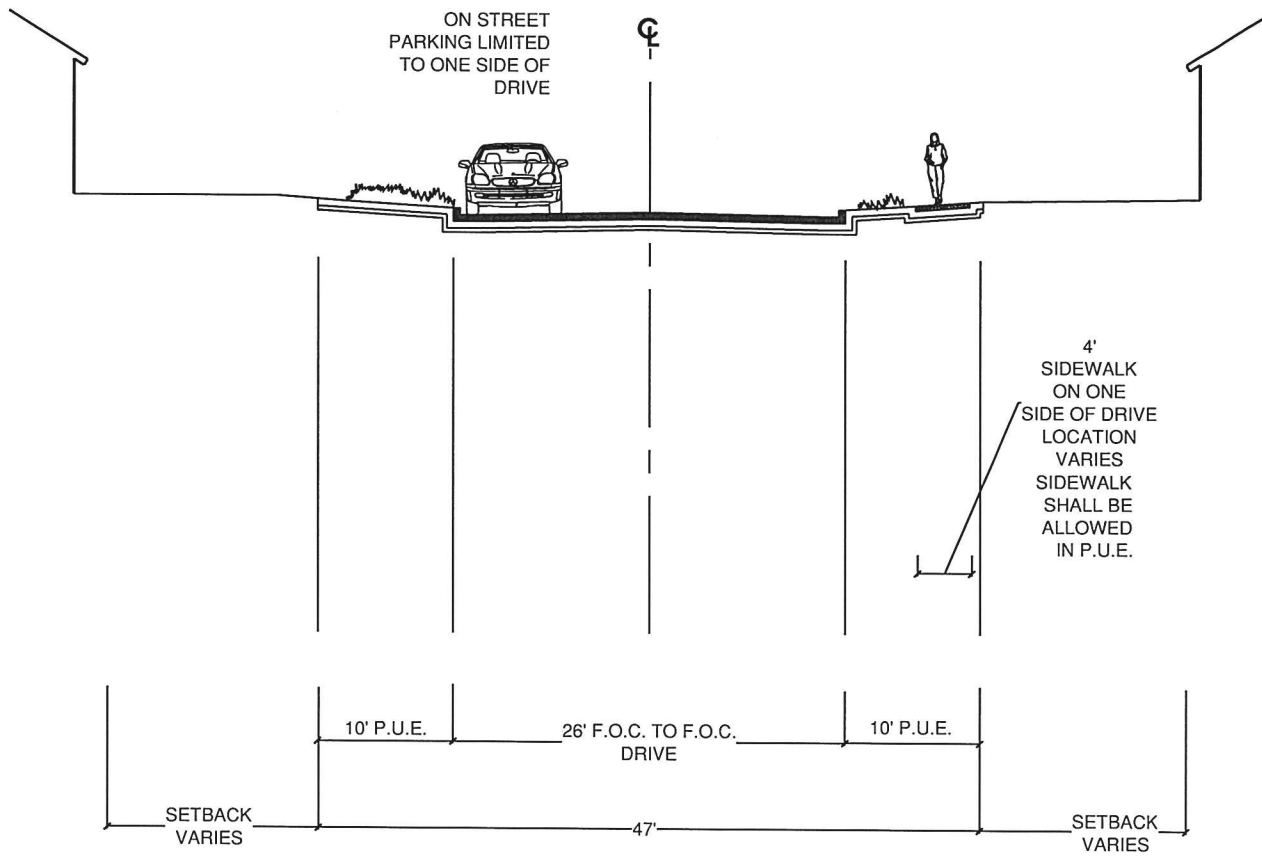
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AUSTIN, TEXAS
t 512.246.7003 • f 512.246.7703
www.secplanning.com • info@secplanning.com

**EXHIBIT C
PRIVATE STREET IN SECTION A
SMYERS 38**

ROUND ROCK, TEXAS

Date: February 25, 2015



2 LANE UNDIVIDED, PRIVATE DRIVE

TaylorMorrison.

taylor
morrison
Monarch

Darling
HARVEY
DARLING



SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003 • f 512.246.7703
www.secplanning.com • info@secplanning.com

EXHIBIT D PRIVATE DRIVE IN SECTION B SMYERS 38

ROUND ROCK, TEXAS

Date: February 25, 2015



Subject Tract
37.59 ac.

Wyoming Springs Dr

Round Rock Ave