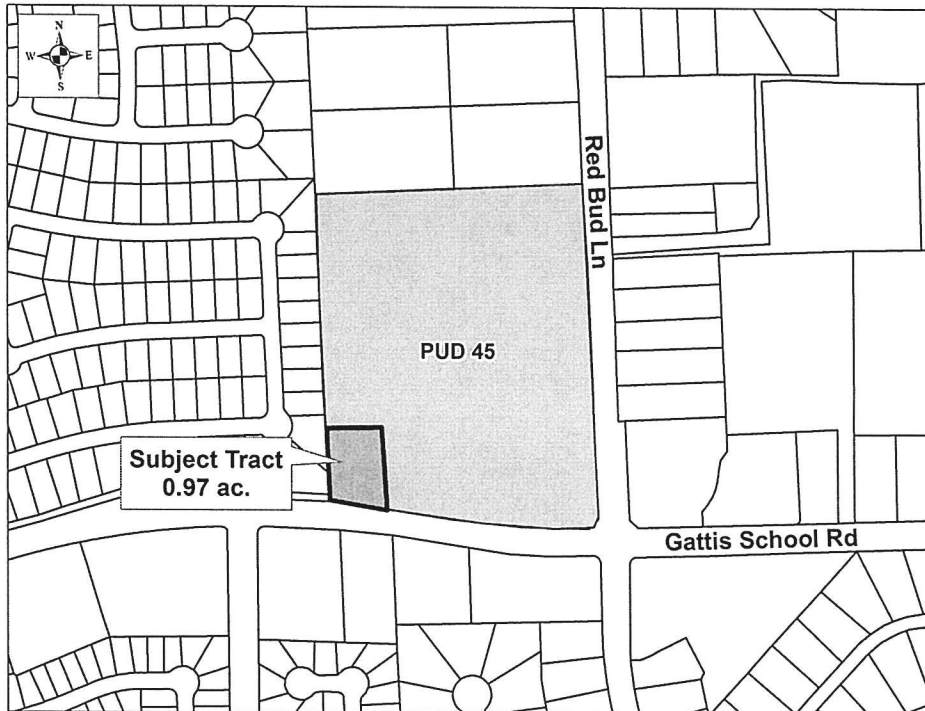


Stonecrest Retail (PUD 45 - Amendment No. 1)
ZONING ZON1504-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: approval of Amendment No. 1 to PUD 45

ZONING AT TIME OF APPLICATION: PUD 45

DESCRIPTION: 0.97 acres out of the Samuel Jenkins Survey, Abstract No. 347

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD 45

ADJACENT LAND USE:

North: parking lot for retail center (PUD 45)

South: Gattis School Road

East: drive aisle for retail center (PUD 45)

West: two single family house lots (SF-2)

PROPOSED LAND USE: retail building with drive-through lane

TOTAL ACREAGE: 0.97

Owner:

WSP Development #1 LTD
595 Round Rock West Dr., Ste. 701
Round Rock, TX 78681

Agent

StoneCrest Investments
Greg Herman, President
595 Round Rock West Dr., Ste. 701
Round Rock, TX 78681

Stonecrest Retail (PUD 45 - Amendment No. 1)
ZONING ZON1504-002

HISTORY: Planned Unit Development (PUD) No. 45 was approved in December of 2000, allowing for C-1 (General Commercial) uses, with specific development standards. The majority of the area within the PUD is developed. A grocery store with connected retail buildings and the associated parking lot comprise approximately 75% of the site. There are also commercial pad sites along Gattis School Road and Red Bud Lane. The subject site is the only vacant pad site along Gattis School Road.

DATE OF REVIEW: February 3, 2016

DESCRIPTION: Block A, Lot 8 of the Stonecrest Retail Subdivision (0.97 acres)

LOCATION: Northwest corner of Gattis School Rd. and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

Eating Establishments: Outdoor Areas and Drive-through lanes: An eating establishment with a drive-through lane is proposed for the subject site. The zoning code requires that all outdoor eating, drinking or entertaining areas, patios, or drive-through lanes and associated facilities be located at least 150 feet from any residential property line. The site borders a single family residential neighborhood, specifically two lots located on Fern Spring Drive.

Action on this request was postponed at the May 20, 2015 Commission meeting following comments from neighboring owners and a Lake Forest HOA representative. The owner of the commercial tract has since redesigned the site so that the drive-through ordering speaker is beyond the required 150 foot distance from the residential property. In addition, he has negotiated with the neighboring owners and the HOA with regard to mitigating potential impacts of having a portion of the drive through lanes and an outdoor patio located within 150 feet of the residential property.

The proposed PUD amendment will include the following regulations if an eating establishment is to be developed on the subject property:

1. The development must substantially comply with the draft site plan included as **Exhibit "C-2"** of the PUD, which indicates that the drive-through ordering speaker is located more than 150 feet from the residential property.
2. The outdoor patio shall contain a trellis on its western edge. The trellis shall be planted with evergreen vines.
3. Outdoor amplified music is prohibited.
4. All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away and/or shielded from the adjacent residential properties so as not to cause light to spill over onto the properties.
5. The height of any light fixture shall not exceed 20 feet.
6. Lighting shall be designed so that the photometric plan indicates zero foot candles at the residential property line.
7. An 8-foot tall concrete panel fence shall be installed along the property boundary with the adjacent properties located on 2268 and 2270 Fern Spring Drive.
8. Eight (8) live oak trees, each an approximate height of 18 feet, and evergreen understory plants of a species to be approved by the City, shall be planted along the property boundary with 2268 and 2270 Fern Spring Drive.

The owner of the commercial tract, the two adjacent residential owners, and the Lake Forest HOA have signed a memorandum of agreement which includes these requirements. The PUD requirements will be enforceable by the City. The memorandum of understanding is an agreement between private parties.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 45.

EXHIBIT C-1
BUILDING SETBACKS AND OTHER SITE REGULATIONS FOR
AN EATING ESTABLISHMENT
Stonecrest Retail Subdivision, Block A, Lot 8 (0.965 acres)

In addition to the provisions contained in **Exhibit “C”**, the following shall apply only if development on the 0.965 acre Block A, Lot 8 includes an eating establishment:

- Development of the site, including the building, drive-through lanes, parking and landscaping shall be in substantial compliance with the draft site development plan hereby attached as **Exhibit “C-2”**. Approval of the site plan by the City is required prior to construction. The following standards shall be met:

1. **Eating Establishment**

- a) The outdoor patio shall contain a trellis on its western edge. The trellis shall be planted with evergreen vines.
- b) Outdoor amplified music is prohibited.
- c) The drive-through lane speaker box shall be located a minimum of 150 feet from any residential property line.

2. **Exterior Lighting**

- a) All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away and/or shielded from the adjacent residential properties so as not to cause light to spill over onto the properties.
- b) The height of any light fixture shall not exceed 20 feet.
- c) Lighting shall be designed so that the photometric plan indicates zero foot candles at the residential property line.

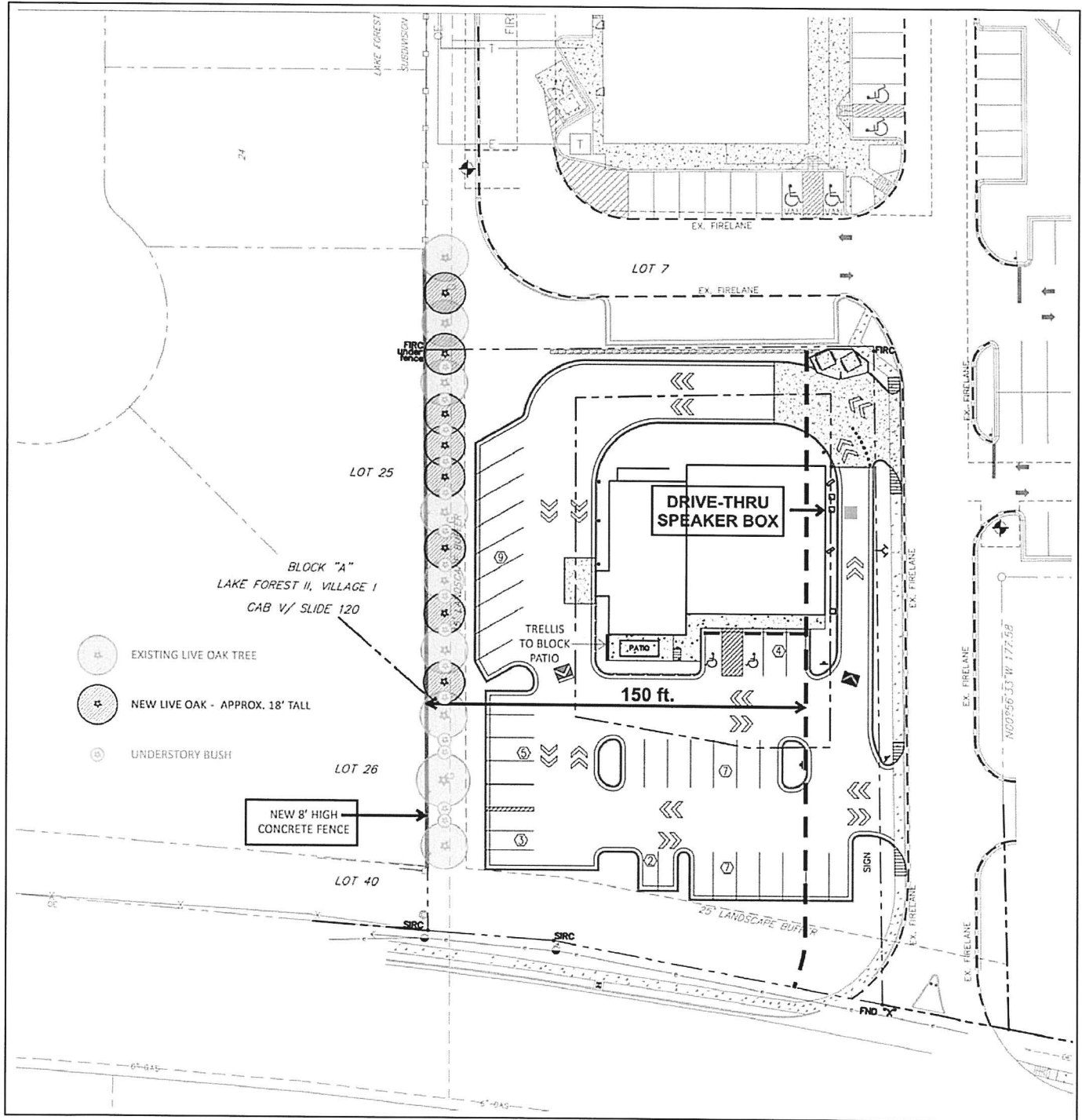
3. **Fencing**

- a) An 8-foot tall concrete panel fence shall be installed along the property boundary with the adjacent properties located on 2268 and 2270 Fern Spring Drive.

4. **Landscaping**

- a) Eight (8) live oak trees, each an approximate height of 18 feet, and evergreen understory plants of a species to be approved by the City, shall be planted along the property boundary with 2268 and 2270 Fern Spring Drive, as indicated on **Exhibit “C-2”**.

EXHIBIT C-2





Red Bud Ln

PUD 45

Subject Tract
0.97 ac.

Gattis School Rd