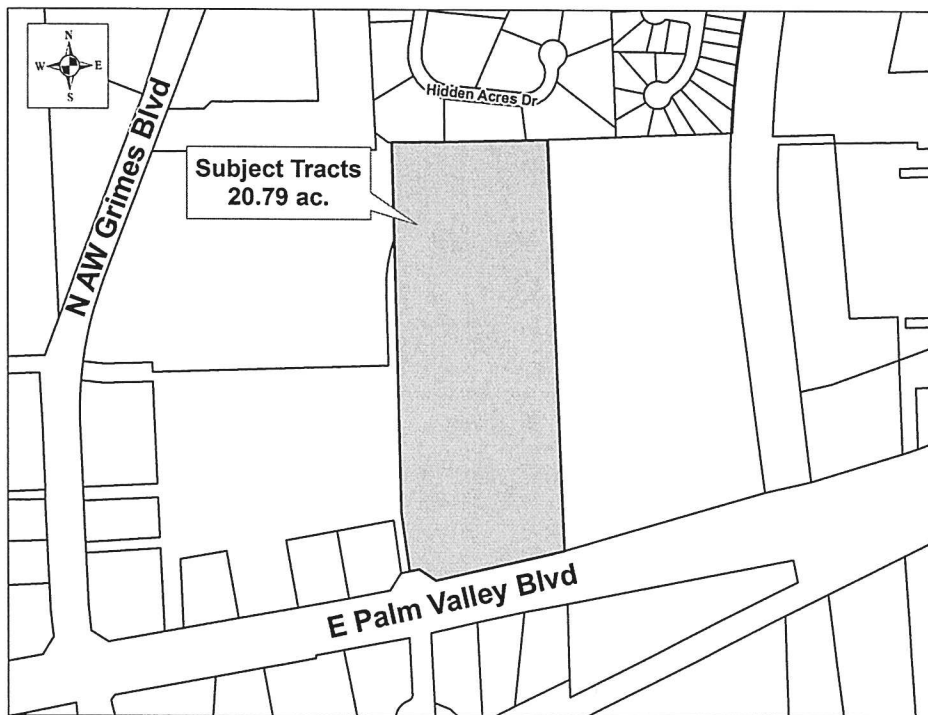


**HR 79 Investments PUD
ZONING ZON1508-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from C-1 (General Commercial) and SF-2 (Single Family - standard lot) to PUD (Planned Unit Development)

ZONING AT TIME OF APPLICATION: C-1 (General Commercial) and SF-2 (Single Family - standard lot)

DESCRIPTION: 20.79 acres out of the A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: ETJ - large lot single family

South: US 79

East: SF-2 (Single Family - standard lot) - undeveloped

West: PUD No. 74 and C-1 (General Commercial) - retail on the C-1 portion

PROPOSED LAND USE: commercial on the SH 79 frontage and single family to the rear

TOTAL ACREAGE: 20.79

Owner:
HR 79 Investment LTD.
David Bodenman
211E. 7th Street, Ste. 709
Austin, TX 78701

Agent
HD Engineering
Henry Roye
6306 Hall Street
Austin, TX 78757

**HR 79 Investments PUD
ZONING ZON1508-002**

HISTORY: The property was annexed in 1986 and has remained undeveloped. The western portion of the tract, excluding the frontage along Palm Valley Boulevard, has been zoned as C-1 (General Commercial) since 1999. The remainder of the tract is zoned as SF-2 (Single Family – standard lot).

DATE OF REVIEW: October 6, 2015

LOCATION: Northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan identifies the property as commercial. It is currently zoned as C-1 (General Commercial) and SF-2 (Single Family – standard lot).

Proposed PUD: The proposed PUD zoning will allow single family lots on the northern portion of the site, Section One, and commercial lots on the southern portion, along Palm Valley Boulevard, Section Two. A maximum of 64 single family lots can be built on Section One. Four commercial lots are proposed on Section Two – three along Palm Valley Boulevard and one behind them, along the border with Section One.

The single family development will have the exterior finish standards that have been included in several recently approved Planned Unit Developments – 75% masonry on the entire exterior finish, with 100% masonry on the front and street-facing sides. Masonry consists of stone, simulated stone, brick or 2-step hard coat stucco. Stucco is limited to 75% of the front and street-facing side elevations. The commercial tracts along SH 79 will prohibit auto service facilities, auto repair and body shops and carwashes. The commercial tract adjacent to the residential section will prohibit those uses as well as drive through lanes.

Access to the site will be provided from an existing easement to the west, connecting with A.W. Grimes Boulevard opposite Plateau Vista Boulevard, and from a proposed easement on the east side of the property, connecting with Palm Valley Boulevard. These two entry points will provide the required emergency access to the residential portion of the development.

A future dedicated street will border the western side of the property, connecting to Palm Valley Boulevard opposite Palm Valley Cove. The proposed street right-of-way will straddle the property line between the subject tract and the adjacent property to the west. An existing driveway has been built on the adjacent property to serve commercial development there. The developer will be required to dedicate right-of-way for the future street at this location and expand the existing driveway in order to serve the commercial lot proposed for the back of Section Two of the PUD. The City has agreed to allow for a temporary access at this location until the street is built.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning to a PUD (Planned Unit Development) zoning district.

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".

2. PROPERTY

This Plan covers approximately 20.79 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 **Chapter 36-Subdivisions** and **Chapter 46-Zoning**, including **Section 46-136, SF-2 (Single-family - standard lot) district, C-1a (General Commercial - Limited) 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. 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. The Property is divided into two development parcels, Section 1 - Single Family and Section 2 - Commercial, for the purpose of this Plan, as described on **Exhibit "B"**.

6. PERMITTED USES

6.1. Section 1- Single Family- 14.857 acres

- (1) All uses in the SF-2 (Single family - standard lot) zoning district
 - a) Maximum of 65 lots

6.2. Section 2- Commercial- 3.219 acres - Lots 1, 2, and 3

- (1) All uses in the C-1a (General Commercial - Limited) zoning district are allowed, with the exception of the following which are prohibited:
 - a) Auto service facilities;
 - b) Auto repair and body shops;
 - c) Carwash;
 - d) Sexually oriented businesses

6.3. Section 2 - Commercial - 2.715 acres - Lot 4

- (1) All uses in the C-1a (General Commercial - Limited) zoning district are allowed, with the exception of the following which are prohibited:
 - a) Auto service facilities;
 - b) Auto repair and body shops;
 - c) Carwash;
 - d) Sexually oriented businesses;
 - e) Drive-through facilities

7. SITE ACCESS

In order to meet the requirements of the Code for access to Section One and for access to Lot 4 of Section Two, the Owner shall provide for ingress and egress at the following locations:

7.1. Future Access Easement to SH 79 (Palm Valley Boulevard)

- (1) A 40-foot wide access easement along the eastern boundary of Section Two, as depicted on Exhibit "B" shall be provided.
- (2) A driveway which meets the approved City standard for emergency vehicle access shall be constructed within this easement. Driveway shall be a minimum of 25-foot wide lip of gutter to lip of gutter.

7.2. Existing Access Easement to RM 1460 (North A.W. Grimes Boulevard)

- (1) A 65-foot wide access easement exists on the adjacent property to the west directly opposite from Plateau Vista Boulevard, as depicted on Exhibit "B".
- (2) A roadway shall be constructed on the northern side of the existing easement, extending to the western boundary of the Property. Extension shall be built:
 - a) a minimum of 40 feet in width; and
 - b) with curb and gutter with a four foot sidewalk on the northern side, matched with the existing access driveway's pavement, curb and gutter and sidewalk; and

- c) according to the design and construction standards of the City; at a minimum, the pavement section shall match the previously constructed pavement within the easement.

7.3. Existing Driveway across US 79 from Palm Valley Cove

- (1) Owner shall dedicate 32.5 feet of right-of-way, consisting of the eastern portion of the 65-foot right-of-way for the future public street across from Palm Valley Cove. The right-of-way dedication shall be from the US 79 (East Palm Valley Blvd.) right-of-way to the northern edge of the existing 65-foot wide access easement described in Section 7.2 (Document # 2007072145); and
- (2) Owner shall widen the existing driveway opposite Palm Valley Cove from 30-feet wide to 40-feet wide northerly from the East Palm Valley Blvd. right-of-way to the terminus of the existing street pavement, northerly approximately 225 linear feet.
- (3) Upon request of the Owner, his successors or assigns, the City shall approve permits for a temporary driveway to and from the terminus of the existing driveway to Section Two, Lots 1 and 4 to provide access to Section Two, Lots 1 – 4. At such time as the public street is fully extended to its northern terminus, the temporary access shall be converted to permanently permitted driveway access. The portion of the temporary drive that will be converted shall comply with City standards for commercial driveway design.

7.4. DEVELOPMENT STANDARDS - Section 1- Single Family

(1) Development Standards Table

	Single Family Detached - Standard Lot (1)
Minimum Lot Area	6,500 s.f.
Minimum Lot Width	53 ft.
Minimum Width of Principal Building	40 ft.
Minimum Setback from Street (R.O.W.)	20 ft.
Minimum Garage Door Setback from Street (R.O.W.)	20 ft.
Minimum Rear Setback	10 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	5 ft. (2)
Maximum Height of Principle Building	2 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	60 percent
Maximum Height of Fence within Street Yard	3 ft. (3)
Maximum Height of Fence outside of Street Yard	8 ft. (3) (4)

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

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

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

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

(2) Exterior Finish

- a) The exterior finish, excluding elements such as doors, windows, trim, and accent features, shall consist of a minimum of 75% masonry.
- b) The front of all homes and the street facing side of all corner units shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
- c) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.

- d) The use of materials such as wood shingles or wood siding shall be limited to accent features.
 - e) Horizontally installed cement based siding may be used on rear and side elevations, except as noted in (b) above.
- (3) Garage Door Treatment
 - a) Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of at least one of the following: window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.
 - b) Upgraded garage doors shall not be required for wing in, side entry garages.
- (4) Lot Fencing Design Standards
 - a) Lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- (5) Residential Lot Trees
 - a) A minimum of one (1), three-inch (3") caliper container-grown Large Species tree shall be planted on each residential lot which shall be credited towards any required tree mitigation created by the PUD improvements.

8. **TEMPORARY MARKETING SIGN**

8.1. A temporary marketing sign for the single family lots in Section One shall be allowed at the following two locations:

- (1) Within the 65-foot wide access easement opposite Plateau Vista, at the intersection with North A.W. Grimes Boulevard; and
- (2) Within Section Two of the Plan.

8.2. The temporary marketing sign(s) shall be allowed to remain for a period of up to three (3) years.

- (1) The period of time for the temporary marketing sign will begin with the acceptance by the City of the subdivision improvements in Section 1 and shall end when all of the lots are sold or at the end of the three (3) year period, whichever is sooner.
- (2) The design and placement of the temporary marketing sign shall be subject to the review and approval of the City.
- (3) Placement of the temporary sign shall on Section 2 shall not affect the ability of owner(s) on Section 2 to place signs related to land uses located within Section 2, in accordance with the Code.

9. **LANDSCAPING**

9.1. **Drought Tolerant Turf Grasses**

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

9.2. Native Adapted Plants

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

9.3. Maintenance

A homeowner's community association will be responsible for the maintenance of the Section 1 landscape and irrigation areas located between the roadways and private property lines and for all community signage, walls, and medians within Section 1.

9.4. Tree Mitigation

Tree Mitigation Plantings may be used to fulfill the requirement for a landscape buffer between Section 1 and Section 2.

10. GENERAL PLAN 2000

This Development Plan amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

11. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger and existing overhead lines, shall be placed underground.

12. CHANGES TO DEVELOPMENT PLAN

12.1. Minor Changes

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

12.2. Major Changes

All changes not permitted under section 13.1 above shall be resubmitted following the same procedure required by the original PUD application.

Date: Aug 03, 2015, 5:09pm User ID: pgraham
File: H: \survey\SURVEY15\15-59004\Exhibits\BS59004-15_20.791 Acres_Exhibit.dwg



LEGEND:

- P.R. PLAT RECORDS OF WILLIAMSON
 COUNTY, TEXAS
 O.P.R. OFFICIAL PUBLIC RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 ● I.R.F IRON ROD FOUND (UNLESS NOTED)
 ○ I.R.S IRON ROD SET

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF -1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

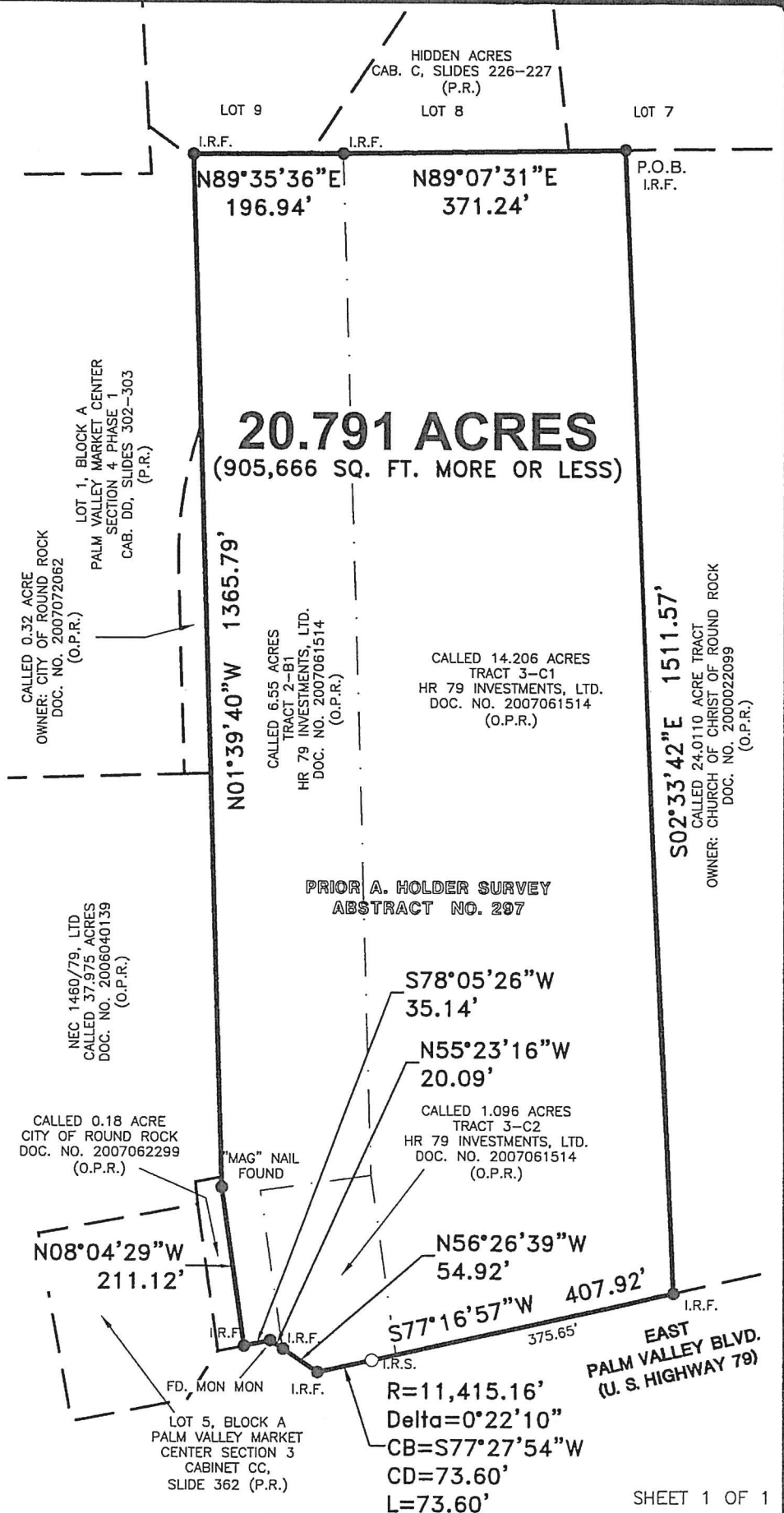


**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512 454 0711
SUITE 220 WEST | FAX: 512 452 2600

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION / 10028801

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AUGUST 3, 2015

JOB No.:

SHEET 1 OF 1
59004-15



FIELD NOTES

FOR

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 20.791 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING at a ½" iron rod found on a point being the northeast corner of said 14.206 acre tract, same being the northwest corner of a remnant portion of a called 24.0110 acre tract of land in deed to Church of Christ of Round Rock, recorded in Document no. 2000022099 of said Official Public Records, also being a point in the south boundary line of Lot 7 of Hidden Acre Subdivision, a subdivision according to the plat recorded in Cabinet C, Slide 226 recorded in the Plat Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE departing the south boundary line of said Lot 7 with the west boundary line of said 24.0110, same being the east boundary line of said 14.206 acre tract, **S 02°33'42" E** for a distance of **1511.57 feet** to a ½" iron rod found on a point in the north right-of-way line of Palm Valley Boulevard (SH 79), said point being the northeast corner of a called 0.9264 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2009014784 of said Official Public Records, said point being the southwest corner of the remnant portion of said 24.0110 acre tract, same being the southeast corner of the remnant portion of said 14.206 acre tract, for the southeast corner hereof;

THENCE departing the west boundary line of said 24.0110 acre tract, through, in part, the interior of said 14.206 acre tract and in part, the interior of said 1.096 acre tract, with the north boundary line of said East Palm Valley Blvd., same being the north boundary line of said 0.9264 acre tract the following three (3) courses and distances:

1. **S 77°16'57" W** for a distance of **407.92 feet** for a point of curvature hereof,

2. With the arc of a curve to the right having a radius of **11,415.16 feet**, an arc length of **73.60 feet**, a delta of **00°22'10"** and a chord which bears **S 77°27'54" W** for a distance of **73.60 feet** to a ½" iron rod for a point of non-tangency hereof, and
3. **N 56°26'39" W** for a distance of **54.92 feet** to a ½" iron rod found on a point in the west boundary line of said 1.096 acre tract, same the easterly boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.9264 acre, same being the northeast corner of a called 0.15 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2007098403 of said Official Public Records, for a point of non-tangency hereof;

THENCE departing the west boundary line of said 1.096 acre tract, through the interior of said 6.55 acre tract, with the north boundary line of said 0.15 acre tract, the following two (2) courses and distances:

1. **N 55°23'16" W** for a distance of **20.09 feet** to a TXDOT Type II monument found, for an angle point hereof, and
2. **S 78°05'26" W** for a distance of **35.14 feet** to a ½" iron rod found on a point in the west boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.15 acre tract, same being the southeast corner of a called 0.18 acre tract of land in deed to the City of Round Rock recorded in Document No. 2007062299 of said Official Public Records, for the southwest corner hereof;

THENCE departing the north right-of-way line of said Palm Valley Boulevard, with the west boundary line of said 6.55 acre tract, same being the east boundary line of said 0.18 acre tract, **N 08°04'29" W** for a distance of **211.12 feet** to a "Mag" nail found for an angle point hereof;

THENCE continuing with the west boundary line of said 6.55 acre tract, same being, in part, the east boundary lines: of said 0.18 acre tract, of a called 37.975 acre tract in deed to NEC 1460/79, Ltd, recorded in Document No. 2006040139 of said Official Public Records, a called 0.32 acre tract in deed to the City of Round Rock recorded in Document No. 2007072062 of said Official Public Records and Lot 1, Block A of Palm Valley Market Center, Section 4, Phase 1, a subdivision according to the plat recorded in Cabinet DD, Slides 302-303 of said Plat Records, **N 01°39'40" W** for a distance of **1365.79 feet** to a ½" iron rod found on a point in the south boundary line of Lot 9 of said Hidden Acres, said Point being the northeast corner of said Lot 1, same being the northwest corner of said 6.55 acre tract for the northwest corner hereof;

THENCE with the south boundary line of said Hidden Acres, same being the north boundary line of said 6.55 acre tract, **N 89°35'36" E** for a distance of **196.94 feet** for the northeast corner hereof;

THENCE with the south boundary line of said Hidden Acres, same being the north boundary line of said 14.206 acre tract, **N 89°07'31" E** for a distance of **371.24 feet** for the **POINT OF BEGINNING** and containing 20.791 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with an exhibit by Pape Dawson Engineers, Inc.

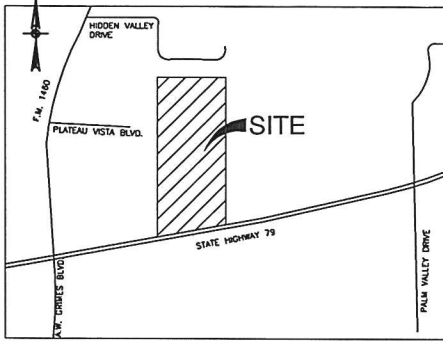
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 3, 2015
JOB No.: 59004-15
DOC.ID.: H:\survey\SURVEY15\15-59004\Exhibits\Word\20.791Ac_Overall.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



EXHIBIT

"B"

HR 79 INVESTMENT PUD CONCEPT PLAN



LOCATION MAP

NOT-TO-SCALE

0 100 200
(SCALE IN FEET)
1"=200'

PLATEAU VISTA BLVD

PALM VALLEY COVE



H. D. ROYE, P.E.

by H. D. ROYE, P.E.
DN: H. D. ROYE, P.E.,
o=HD Engineering, ou,
email=broye@hde.com,
ecom.net, c=US
Date: 2015.09.08 08:16:11
-05'00'

EXISTING
DRIVEWAY

SECTION ONE

SECTION 1

LOT 4

SECTION TWO

SECTION 2

LOT 1

LOT 2

LOT 3

EXIST HWY 79

HD Engineering

TDPE #10593

6306 Hall Street

Austin, Texas 78757 (512) 524-5424





N AW Grimes Blvd

Hidden Acres Dr

**Subject Tracts
20.79 ac.**

E Palm Valley Blvd

