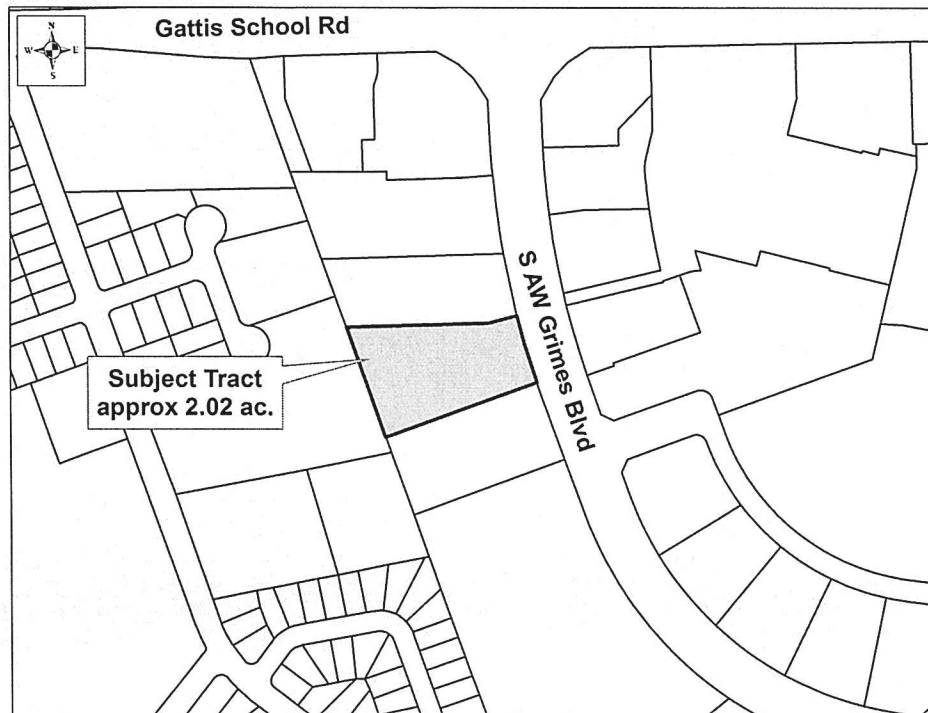


PUD 62 - Provident Crossings (Amendment No. 2)
ZONING ZON1701-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of Amendment No. 2 to PUD 62, to allow a restaurant with a drive-through, subject to certain conditions

ZONING AT TIME OF APPLICATION: PUD 62

DESCRIPTION: 2.02 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: undeveloped

South: day care center, under construction

East: retail center, across A.W. Grimes Boulevard

West: single family residential

PROPOSED LAND USE: restaurant with a drive-through

TOTAL ACREAGE: 2.02

Owner:

Hickerson Round Rock Land, LP
Mr. Kim Wise c/o Provident Realty Advisors
10210 N. Central Expressway, Ste. 300
Dallas, TX 75231

Agent

Jones & Carter, Inc.
Shawn Graham
1701 Director Blvd., Ste. 400
Austin, TX 78744

Provident Crossings (PUD 62 - Amendment No. 2)
ZONING ZON1701-001

HISTORY: PUD 62 was approved in 2005, providing for commercial uses, with limitations, along Gattis School Road. It was amended in 2008 to allow for a senior housing development on the southern portion of the site.

DATE OF REVIEW: March 1, 2017

LOCATION: Southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

Request: PUD 62 allows for all C-1 (General Commercial) uses, with the exception of the specific ones listed. Included in this list of prohibited uses are "*fast food restaurants that use a microphone and speaker system to place orders from the drive thru area.*" The request is to allow a drive-through restaurant which meets specific conditions on a 2.02 acre tract within the PUD site.

PUD 62 standards: A fifty foot (50') wide landscape buffer is required along the western boundary of the property, including an eight foot (8') high precast concrete panel wall, with a brick or stone design, along the property line. This wall was constructed with the first site that was developed on the property and is in place along the boundary with the residential property to the west. Specified landscape plantings are also required within the 50' buffer, with the development of each site.

Drive-through standards: The code currently requires drive thru restaurants to locate their drive-through lanes, speaker boxes and associated facilities a minimum of 150 feet from any residential property line. This requirement is to reduce potential impacts from the restaurant drive-through operations on adjacent residences. This code requirement had not been adopted when the PUD was approved.

Proposed PUD standards: The PUD revision would allow for a drive-through restaurant which meets the following standards, as depicted on Exhibit "G" of the revised PUD:

- Minimum distances from residential property line:
 - ✓ 164' to the building face
 - ✓ 154' to the speaker box
 - ✓ 141' to the drive-through aisle
- A 5' high earthen berm within the landscape buffer, parallel to the building face
- Large, medium and small species trees and large species shrubs planted within the landscape buffer

RECOMMENDED MOTION:

Staff recommends approval of the revision to PUD 62 to allow a drive-through restaurant with the specified development standards.



Gattis School Rd

S W Grimes Blvd

**Subject Tract
approx 2.02 ac.**





Church

Drive thru
Car Wash

Drug Store
(drive thru)

Gas
Station

Single Family
Home

Medical Clinic

Single Family Home

Credit Union
(site plan only)

Single
Family
Home

Single Family
Home

Day Care
(under construction)

Single Family
Home

vacant

Senior
Residential

Rest

SAM Grimes Blvd

(ction)

Drive-thru Restaurant

Drive-thru Restaurant

Bank
(drive thru)

Restaurant & Retail

Grocery Store
& Retail

Emergency
Care

**PUD 62
Boundary**

AMENDMENTS TO PUD 62

I.

That **Section II.2** of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2, is hereby deleted in its entirety, and replaced with a new Section II.2, which shall read as follows:

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 19.31 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**. The Property is divided into three tracts: Tract 1, Tract 1-A and Tract 2. Tract 2 is more particularly described in **Exhibit "D"**. The boundaries of Tracts 1 and 2 are described in **Exhibit "E"**. Tract 1-A is described in **Exhibit "F"**.

II

That **Section II.5** of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2, is hereby deleted in its entirety, and replaced with a new Section II.5, which shall read as follows:

5. PERMITTED USES

The following principal uses are permitted on the Property. The boundaries of Tract 1 and Tract 2 are described in **Exhibit "E"**. Tract 1-A is described in **Exhibit "F"**.

5.1 Tract 1 – 9.12 acres

All **C-1** (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below.

5.2 Tract 1-A – 2.017 acres

All **C-1** (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below, except that fast food restaurants that use a microphone and speaker system to place orders from the drive thru area are permitted, subject to the conditions contained in **Exhibit "G"**. If there is a conflict between **Exhibit "G"** and other sections of this Plan or the Code, the regulations on **Exhibit "G"** shall supersede the specific conflicting provisions. **Exhibit "G"** shall not serve as a site plan approval.

5.3 Tract 2 – 8.17 acres

One of the following principal uses, but not both, is permitted on Tract 2:

5.3.1 All **SR** (Senior) uses identified in the Code, as amended, are permitted, with a maximum of 131 dwelling units, except for the uses listed in Paragraph 6 below. Permitted uses shall also include a senior independent living facility with amenities designed for the use of the residents. Such amenities shall have no dedicated entrances from the outside of the building they are located in. Amenities may include, but shall not be limited to: a convenience store, a beauty/barber shop, fitness center, bank, gift shop, offices for home health care professionals and transportation, housekeeping and emergency call services; or

5.3.2 All **C1** (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below.

III.

That **Exhibit “F”** and **Exhibit “G”**, as attached, are added to the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2.

IV.

That the **List of Exhibits** of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2, is hereby deleted in its entirety, and replaced with the attached List of Exhibits – Revised.

SCALE 1" = 100'



LOT 10, BLOCK A
HILLSIDE TERRACE
Cab. Y, Slide 239 P.R.W.C.T.

LOT 1, BLOCK A
PROVIDENT CROSSING
SECTION IV
Doc. No. 2015014158 O.P.R.W.C.T.

APPROXIMATELY 650' TO
GATTIS SCHOOL ROAD
SOUTH R.O.W. LINE

JOSEPH GREGOR
GENERAL WARRANTY DEED
CALLED 2.7412 ACRES
Vol. 2516, Pg. 853 D.R.T.C.T.

2.017 ACRES
REMAINDER OF
HICKERSON ROUND ROCK LAND, LP
CALLED 7.958 ACRES
WARRANTY DEED
Doc. No. 2009058882 O.P.R.W.C.T.

A.W. GRIMES BLVD
(120' WIDE R.O.W.)
DOC. NO. 2001038661 O.P.R.W.C.T.

PEDRO ESPINOZA (DECEASED)
AFFIDAVIT OF HEIRSHIP
CALLED 1.301 ACRES
Doc. No. 2000014735 O.P.R.W.C.T.

LOT 1, BLOCK A
PROVIDENT CROSSING
SECTION V
Doc. No. 2016111778 O.P.R.W.C.T.

LOT 5, BLOCK A
PROVIDENT CROSSINGS, SECTION I
Cab. EE, Slide 359 P.R.W.C.T.
PROVIDENT CROSSINGS RETIREMENT COMMUNITY, LLC
SPECIAL WARRANTY DEED
Doc. No. 2010016781 O.P.R.W.C.T.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	2143.48'	169.91'	4°32'31"	S 16°24'08" E	169.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°01'58" W	392.71'
L2	N 19°44'30" W	285.71'
L3	N 88°18'03" E	350.31'
L4	N 75°15'30" E	69.78'

EXHIBIT F TRACT 1-A BOUNDARY



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

LIST OF EXHIBITS - REVISED

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Property Metes and Bounds Description
Exhibit "B"	Lien Holder Consent
Exhibit "C"	Driveway Access
Exhibit "D"	Tract 2 Metes and Bounds Description
Exhibit "E"	Tract 1 and Tract 2 Boundaries
Exhibit "F"	Tract 1-A Boundary
Exhibit "G"	Retail Center – Tract 1-A