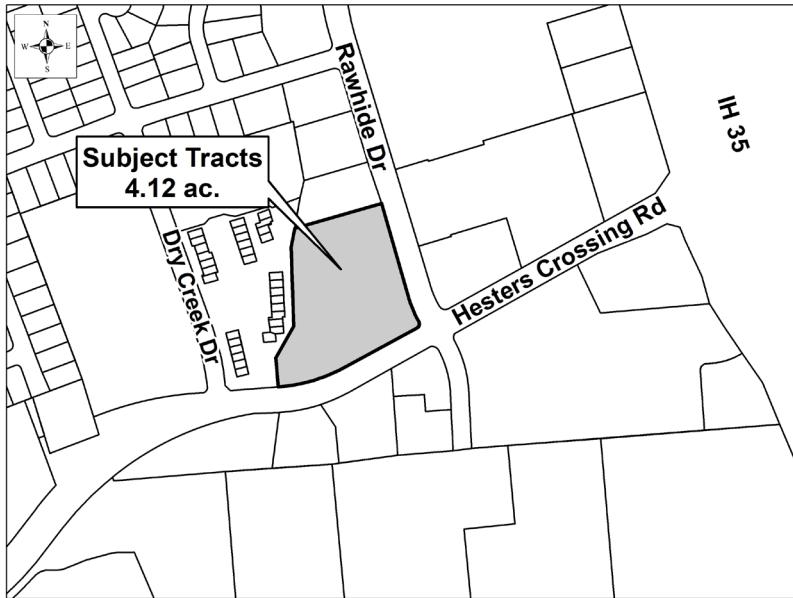


**Hesters 4 Planned Unit Development (PUD)**  
**PUD ZON2210-002**



**CASE PLANNER:** Lindsay Darden

**REQUEST:** Rezone 4.12 acres from C-1 (General Commercial) to Planned Unit Development (PUD).

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 4.12 acres out of the Jacob M. Harrell League, Abstract 284

**CURRENT USE OF PROPERTY:** Vacant

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Commercial

South: Hesters Crossing Public Right-of-Way

East: Rawhide Drive Public Right-of-Way

West: The Crossings Condominiums (low density multi-family residential)

**PROPOSED LAND USE:** Mixed Use (Urban Multi-family Residential and Commercial)

**TOTAL ACREAGE:** 4.12

| <b>Owner:</b>                       | <b>Applicant:</b>          | <b>Developer:</b>     |
|-------------------------------------|----------------------------|-----------------------|
| Hesters Crossings Apts Holdings LLC | Consort Inc                | High Rustler Ventures |
| Dennis Young                        | Anna Hoge                  | Jonathan Marcus       |
| 2400 Rawhide Dr                     | 1609 Shoal Creek Boulevard | 155 Schmitt Blvd      |
| Round Rock, TX 78681                | Ste 300                    | Farmingdale, NY 11735 |
|                                     | Austin, Tx 78701           |                       |

**Hesters 4 Planned Unit Development (PUD)**  
**PUD ZON2210-002**

**HISTORY:** The property is currently vacant and zoned C-1 (General Commercial).

**DATE OF REVIEW:** November 2, 2022

**LOCATION:** Northwest corner of Hesters Crossing Road and Rawhide Drive

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for commercial uses. If adopted, the PUD will amend the FLUM for the subject area to mixed use to accommodate the proposed residential development with ground floor commercial space.

The Mixed-Use land use designation is used for any parcel or tract of land that is appropriate for the combination of residential and complementary non-residential land uses. Mixed-use can be on a large site with the uses combined on the site or on a small site with the uses combined in a single building.

The site is situated between existing low density multi-family residential development to the west (The Crossings Condominiums) and a large commercial strip (Sky Ridge Plaza) located on the opposite side of Rawhide Drive to the east. The mixed-use land use designation is appropriate for this parcel because it will provide a transition from the more intense shopping center to the neighborhood to the west. The ground floor commercial space will serve the building and the surrounding community with limited general commercial uses that are compatible with the adjacent residential development.

Location criteria: The Round Rock 2030 Comprehensive Plan provides location criteria for each land use category. Pertinent to the subject property, the Plan states that urban multifamily development should be located near employment centers or major transportation or commercial nodes. The proposed PUD complies with the above-listed location criteria.

Traffic, Access, and Roads: The property has proposed access from Hesters Crossing Rd. and Rawhide Dr. as depicted on the Concept Plan (Exhibit B). The project will be subject to the Roadway Impact Fee regulations. The location of driveways and potential deceleration lanes will be determined during site plan review, in accordance with city standards.

Proposed PUD (Planned Unit Development) zoning: The PUD proposes a multi-family urban residential building with ground level commercial space facing Rawhide Dr. and structured parking garage.

The urban multifamily development will have a maximum of 276 residential units and a maximum building height of five (5) stories. Two (2) additional stories of parking will be located in the below grade portion of the parking garage. The PUD incorporates the requirements of the MF-3 (Multifamily – Urban) zoning district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities and streetscape and landscape features. The development will provide five amenities, one more than is required by the MF-3 district.

At least 95% of the required residential parking will be provided in multi-level parking structure which will be directly attached to and integrated into the residential structure. The design elements of the building shall substantially comply with the depictions contained in Exhibits 'C' and 'D', including, but not limited to elevation variation, roof pitch, and orientation.

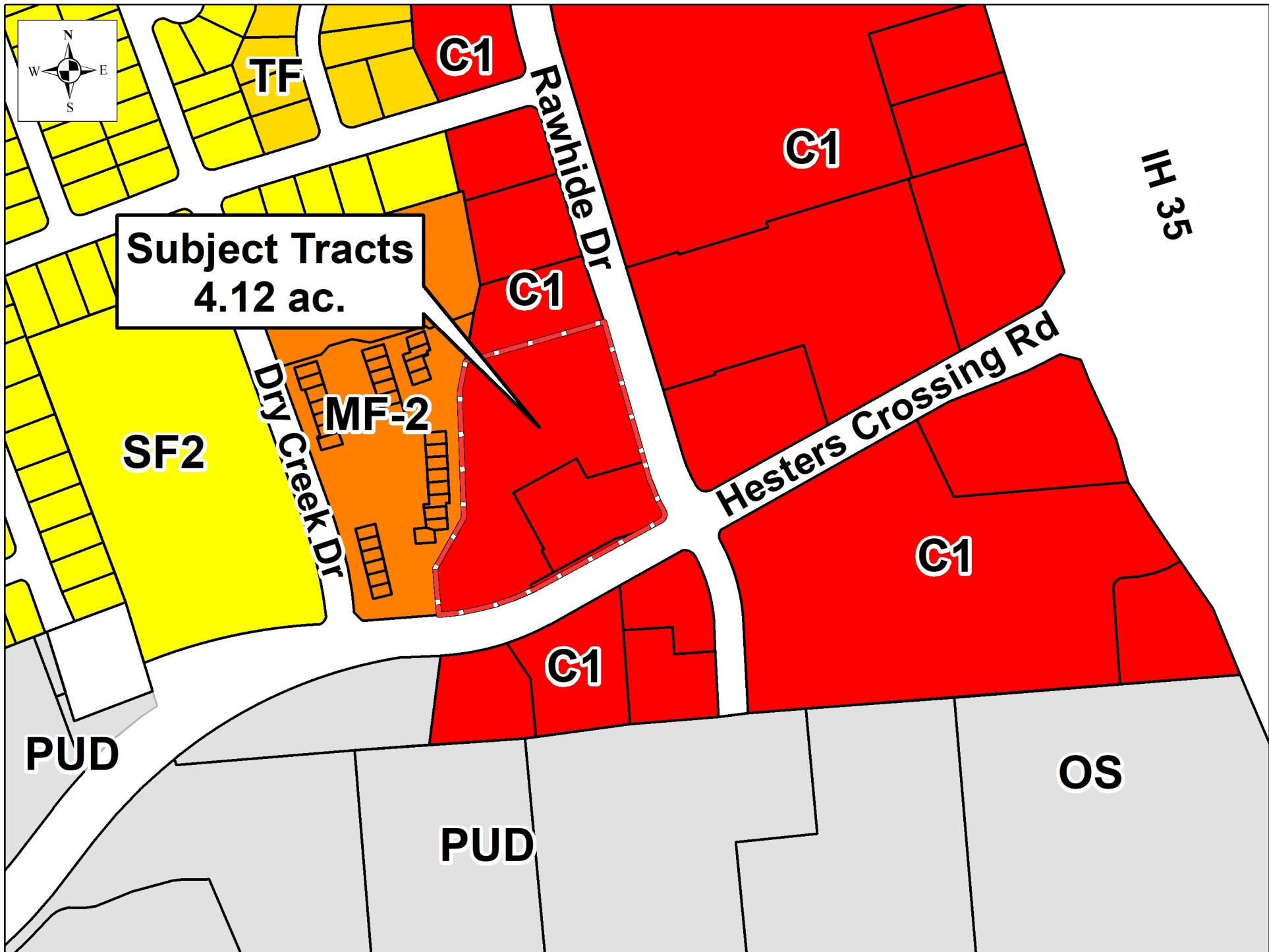
**Hesters 4 Planned Unit Development (PUD)**  
**PUD ZON2210-002**

The commercial space is located on the ground level of the multi-family residential structure, instead of on a separate parcel area that would require separate development regulations, with the exception of parking requirements and allowable uses. The allowable uses for the commercial space can be found in the C-1 (General Commercial) district standards which list specific uses that are prohibited or allowed. Additional prohibited uses have been included in the PUD development standards to further ensure compatibility with the residential development.

**RECOMMENDED MOTION:**

Staff recommends approval of the PUD.





**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". This PUD Development Plan shall hereinafter be referred as to "the Plan."

**2. PROPERTY**

This Plan covers approximately 4.17 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit A**, hereinafter referred to as "the Property."

**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, in effect on the date of this ordinance 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 Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi - Family Urban)** and the **C-1 (General Commercial)**, 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 applicable and 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**

Exhibit "B" shall serve as the Concept Plan for the project, in accordance with Section 10-26 of the Code.

**6. COMPREHENSIVE PLAN**

This development plan shall amend the Future Land Use Map of the Round Rock 30 Comprehensive Plan land use designation to mixed use.

## 7. **PERMITTED & PROHIBITED USES**

### **7.1. Urban Multi-Family**

- (1) All uses permitted in the **MF-3 (Multifamily- Urban)** zoning district: the multifamily development shall conform with the requirements of the district, unless otherwise specified by this Plan.
- (2) A minimum of 45 living units per acre.
- (3) A maximum of 276 units are permitted.

### **7.2. Commercial**

- (1) All uses permitted in the **C-1 (General Commercial)** zoning district, except for the following uses, which are prohibited:
  - a) Auto sales, Rental and Leasing Facilities
  - b) Auto Service Facilities
  - c) Call Center
  - d) Car Wash
  - e) Drive-through services
  - f) Emergency medical services
  - g) Fuel sales
  - h) Funeral home
  - i) Parking, Commercial
  - j) Shooting and Archery Ranges
  - k) All uses listed in Section 2-91 (ee)(2)(a) of the Code
- (2) A minimum of 5,900 sq. ft. of commercial space will be provided with this development, excluding leasing.

## 8. **DEVELOPMENT STANDARDS**

### **8.1. Lot and Building Dimensional Standards**

| <b>Standard</b>                                  | <b>Unit of Measure</b>                                |
|--|---|
| Minimum Building Setback to Rawhide Dr.          | 15 feet   |
| Minimum Building Setback to Hesters Crossing Rd. | 15 feet   |
| Minimum Side Building Setback                    | 25 feet   |
| Minimum Rear Building Setback                    | 25 feet   |
| Maximum Building Height                          | 5 stories above grade, 2 stories underground parking. |

### **8.2. Building Design and Orientation**

- (1) The design elements of the building shall substantially comply with the depictions contained in **Exhibit C**, including, but not limited to elevation variation, roof pitch, orientation.

(2) All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza or public open space. The parapet shall utilize the same or similar materials as the principal structure.

### **8.3. Amenities**

A minimum of five (5) of the following amenities accessible to all residents shall be provided within the multi-level structure. The amenity areas include, but are not limited to:

- a. Private fitness facility
- b. Courtyard, which includes an area for outdoor games
- c. Business Center
- d. Social Room which will include lounge and TV area for residents and gatherings
- e. Outdoor grill Area
- f. Sundeck Area
- g. Dog Spa
- h. Dog Park (indoor and/or outdoor)

### **8.4. Open Space**

An interior courtyard with swimming pool shall satisfy the requirement for landscape open space.

### **8.5. Landscape Requirements:**

This project shall comply with the landscape requirements of Chapter 8, Article II, Section 8-10, as amended, with the following exceptions below:

- (1) On the west side of the structure, screening will be provided to mitigate views of exposed portion of the parking garage and parking garage entrance. Screening shall consist of a row of evergreen trees installed at a minimum height of 5 feet and spaced such that they will grow together and form a tall hedge. Acceptable species shall include Eastern Red Cedar, Nellie R. Stevens Holly, or other species as approved by the zoning administrator. Alternatively, where site constraints do not permit space for tree planting, a green screen with evergreen vine plantings or semi-opaque structural screen shall be provided.
- (2) Foundation treatment will be provided for street facing building facades in accordance with the requirements of Chapter 8, Article II, Section 8-10(h).
  - a. The building façade facing Rawhide Road shall provide foundation treatment in accordance with Category 2.
  - b. The building façade facing Hesters Crossing shall provide foundation treatment in accordance with Category 3.

(3) Special streetscape and landscape features. A minimum of four (4) of the following streetscape and landscape features shall be installed along the public-right-of-way.

- a. Benches
- b. Bike racks
- c. Public art
- d. Courtyards or plazas
- e. Decorative paving
- f. Water features, such as fountains
- g. Decorative trash receptables
- h. Street trees
- i. Decorative walls

#### **8.6. Parking**

- (1) Commercial Parking
- (2) Residential Parking
  - a. Parking shall be provided at a minimum ratio of:
    - a. One parking space per one (1) bedroom unit
    - b. Two parking spaces per two (2) bedroom unit
  - b. At least 95 percent of this required parking shall be provided within the structured parking garage. The remaining five (5 percent) may be surface parking.
  - c. Additional parking for guests shall be provided in the amount of five percent (5 percent) of the total required by (a) above. This additional parking may be provided within the structured parking garage or may be surface parking provided onsite.
  - d. A maximum of 24 tandem parking spaces shall be permitted to serve 2-bedroom units.
- (3) Rawhide Drive On-Street Parking
  - a. Where proper corner clearance and separation allows, a maximum of six (6) parallel parking spaces, with associated striping and signage, may be located along Rawhide Drive north of the site entry driveway and may count toward the required parking for the commercial portion of the PUD.

#### **8.7. Maintenance**

The subject property, including all common areas, shall be maintained by the property owner.

### **9 CHANGES TO DEVELOPMENT PLAN**

#### **9.1. 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.

**9.2. 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**

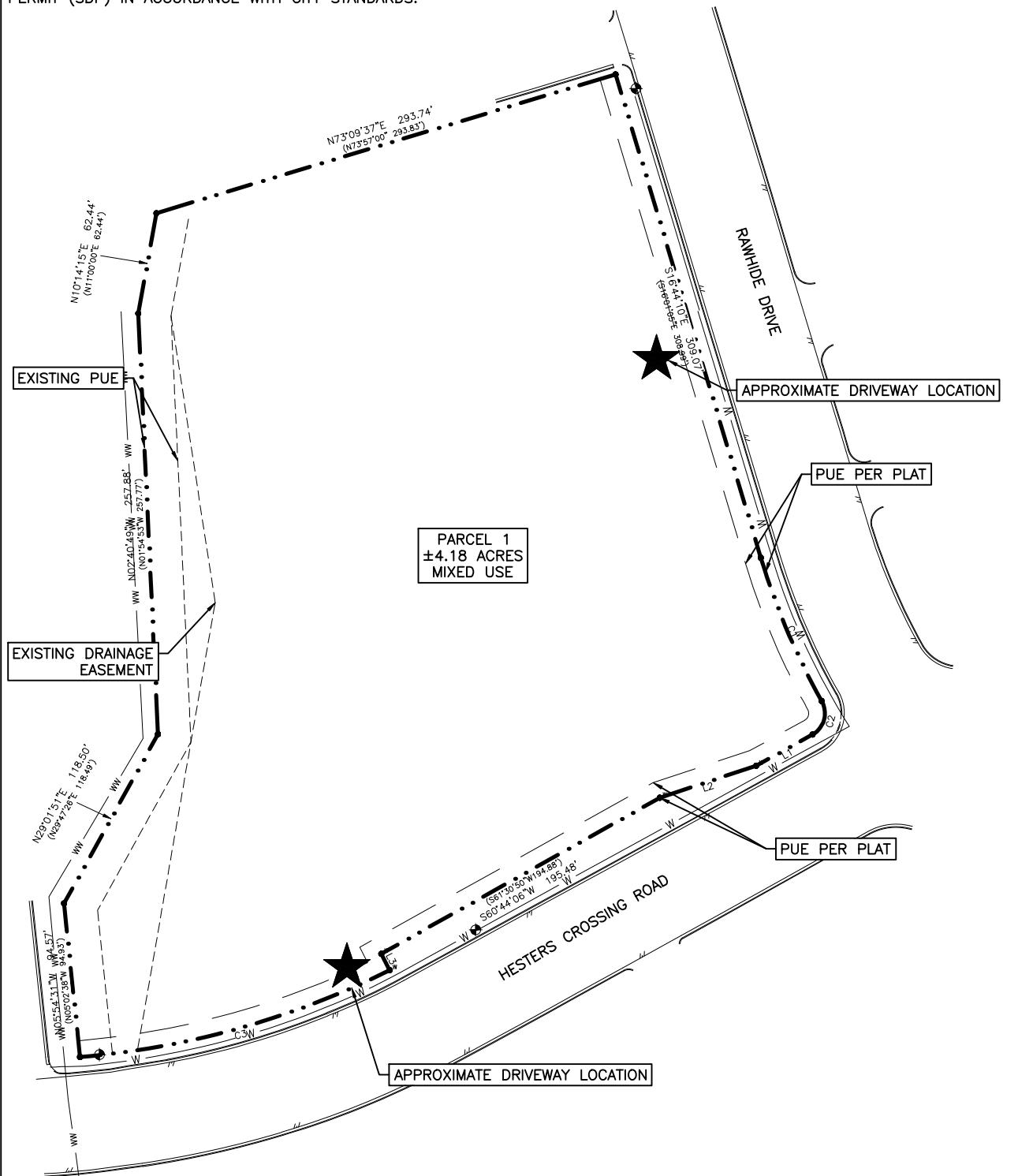
**Exhibit "C" – South Building Elevation**

**Exhibit "D" – East Building Elevation**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lots 1 and 2, Block A of Four Points by Sheraton, a subdivision in Williamson County, Texas, according to the map thereof, recorded In Document Number 2019039270 of the Official Public Records of Wllllamson County, Texas.

NOTE: DRIVEWAY LOCATIONS ARE CONCEPTUAL AND  
WILL BE FINALIZED AT TIME OF SITE DEVELOPMENT  
PERMIT (SDP) IN ACCORDANCE WITH CITY STANDARDS.



10/25/2022

SCALE: NTS NORTH



 **Consort, Inc.**  
1000 SISK CREEK RD. STE. 300 / AUSTIN, TX 78701 / 512.469.9000  
T.B.P.E. Firm Registration No. F-659

**HESTERS 4 APARTMENTS  
EXHIBIT B  
ROUND ROCK**

**FOR:  
HESTERS 4: MIXED USE PUD**

EXHIBIT C - SOUTH ELEVATION

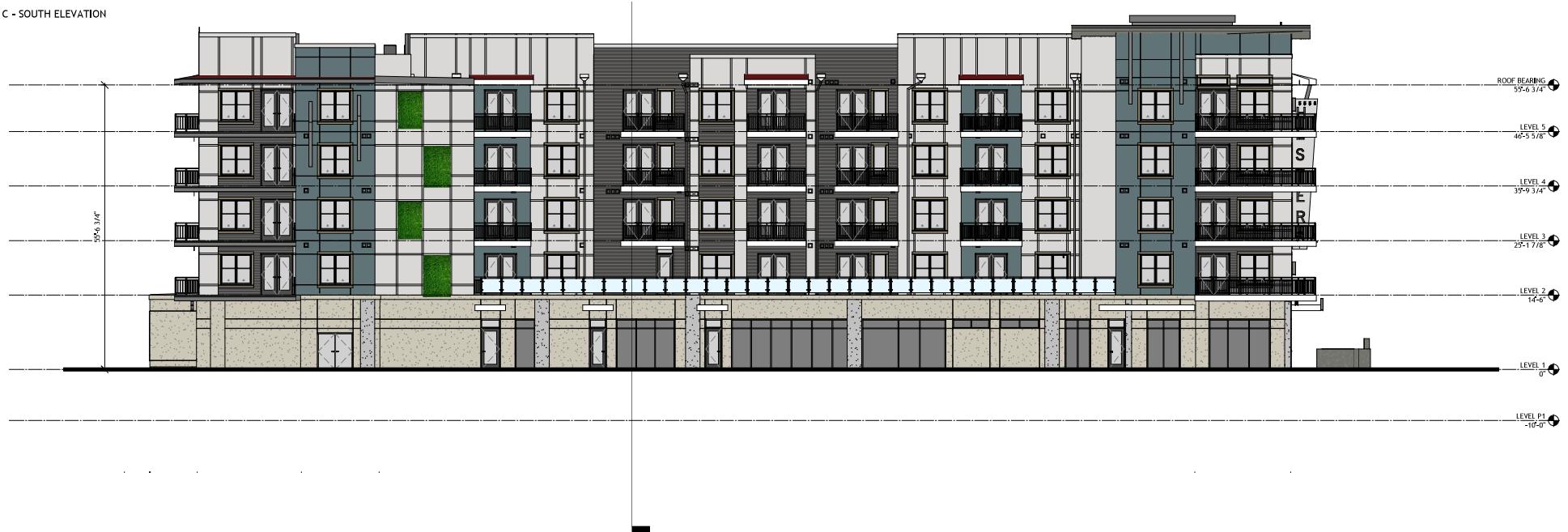


EXHIBIT D - EAST ELEVATION

