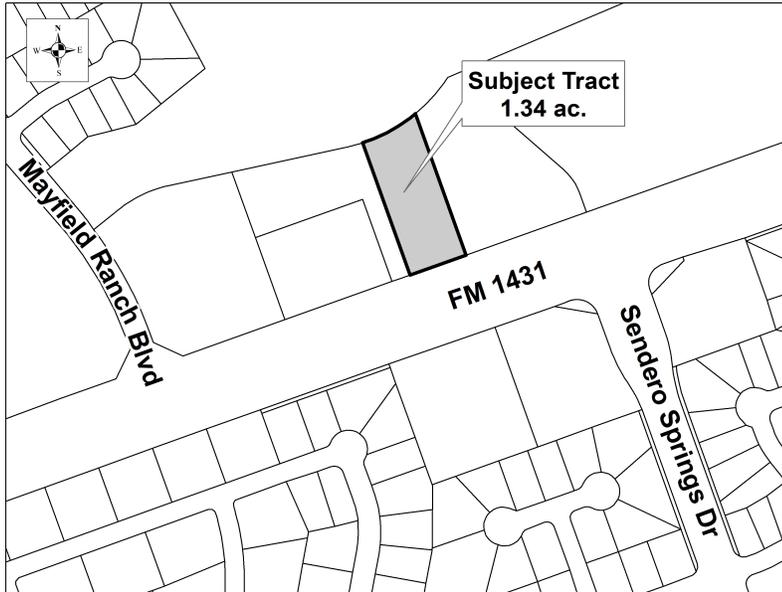


**Preserve at Stone Oak PUD 23 Amend. No. 6
ZONING ZON2003-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of Amendment No. 6 to the Preserve at Stone Oak PUD (Planned Unit Development)

ZONING AT TIME OF APPLICATION: PUD No. 23

DESCRIPTION: 1.34 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD No. 23

ADJACENT LAND USE:

- North: common lot single family - PUD No. 23
- South: (across FM 1431) local commercial - Brushy Creek MUD
- East: drug store - PUD No. 23
- West: undeveloped - PUD No. 23

PROPOSED LAND USE: commercial - car wash

TOTAL ACREAGE: 1.34

Owner:
MDSR GP, Inc.
Blake J. Magee, President
1011 North Lamar Blvd.
Austin, TX 78703

Agent:
Mahoney Engineering
Daniel Mahoney
8201 South Congress Ave.
Austin, TX 78745

**Preserve at Stone Oak PUD 23 Amend. No. 6
ZONING ZON2003-003**

HISTORY: PUD (Planned Unit Development) No. 23, containing 371.66 acres of land, was approved by the City Council in 1995 and it provided for single family and business park uses. It has since been amended five times, focusing on the approximately 54 acres located along RM 1431.

DATE OF REVIEW: April 15, 2020

LOCATION: Northwest of the intersection of FM 1431 and Sendero Springs Dr.

STAFF REVIEW AND ANALYSIS:

The subject of the amendment is 1.34 acres, which is a portion of Parcel 4-D of the PUD, a portion of the approximately 54 acres along RM 1431. Parcel 4-D is currently zoned for local commercial uses, including a day care, a drug store/pharmacy, a car wash, retail sales and services and eating establishments. The purpose of the amendment is to update the regulations for a car wash, provide an additional description of the roof requirements and to establish a side setback on the site's western boundary.

A car wash is proposed for the 1.34 acre site. Exhibit D-4 of the PUD contains development standards for a car wash and the roof type of any building. The car wash standards currently in the PUD are those for a multi-bay car wash, but a single bay car wash is being planned. The Zoning and Development Code was revised recently to add standards for a single bay car wash, and these are the standards contained in this revision to the PUD.

In addition, the roof standards currently in the PUD require a pitched roof or a roof with architectural elements that give the appearance of pitched-type construction. Because these elements are not further described, when the drug store on this PUD parcel was constructed, an alternative design had to be submitted for approval. To avoid this process for the car wash, a description of the architectural elements required have been added to the PUD.

Finally, the applicant requested a required setback reduction from 10' to 5' on the western boundary of the site, so this provision has been added to the PUD.

Additional Considerations: The site has direct access to FM 1431 via an existing driveway. The applicant met with the homeowner's association for the adjacent Preserve at Mayfield Ranch to describe the project. The City received a letter of support from the HOA for the project, as proposed.

RECOMMENDED MOTION:

Staff recommends approval of Amendment No. 6 to PUD (Planned Unit Development) No. 23.



**Subject Tract
1.34 ac.**

Mayfield Ranch Blvd

FM 1431

Sendero Springs Dr



**Revisions to EXHIBIT D-4
USES AND DEVELOPMENT STANDARDS FOR PARCEL 4d**

Replace Section 1.3 with:

- 1.3. Single-bay car washes are permitted with the following conditions:
- 1.3.1. The building shall not be less than 100 feet from any residential property line.
 - 1.3.2. The entrance and exit of the bay shall face as few residential properties as possible.
 - 1.3.3. Vacuuming facilities may be outside the building but shall not be in the street yard and shall not be closer than 150 feet from any single-family or two-family property line
-

Revise Section 3.4:

3.4 Roofs

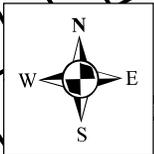
- 3.4.1 All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.
 - 3.4.2 Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).
 - 3.4.3 The architectural elements for roof areas without a pitch shall include parapets which provide screening of the roof surface, including roof mounted mechanical equipment, from public view.
-

Add Section 3.7:

3.7 Setbacks

- 3.7.1 The side setback for the western boundary of Parcel 4d, Lot A, as identified on Exhibit "C-1" shall be 5 feet.

Exhibit C-1



Lot A
1.34 ac.

Parcel 4d

Mayfield Ranch Blvd

FM 1431

Sendero Springs Dr

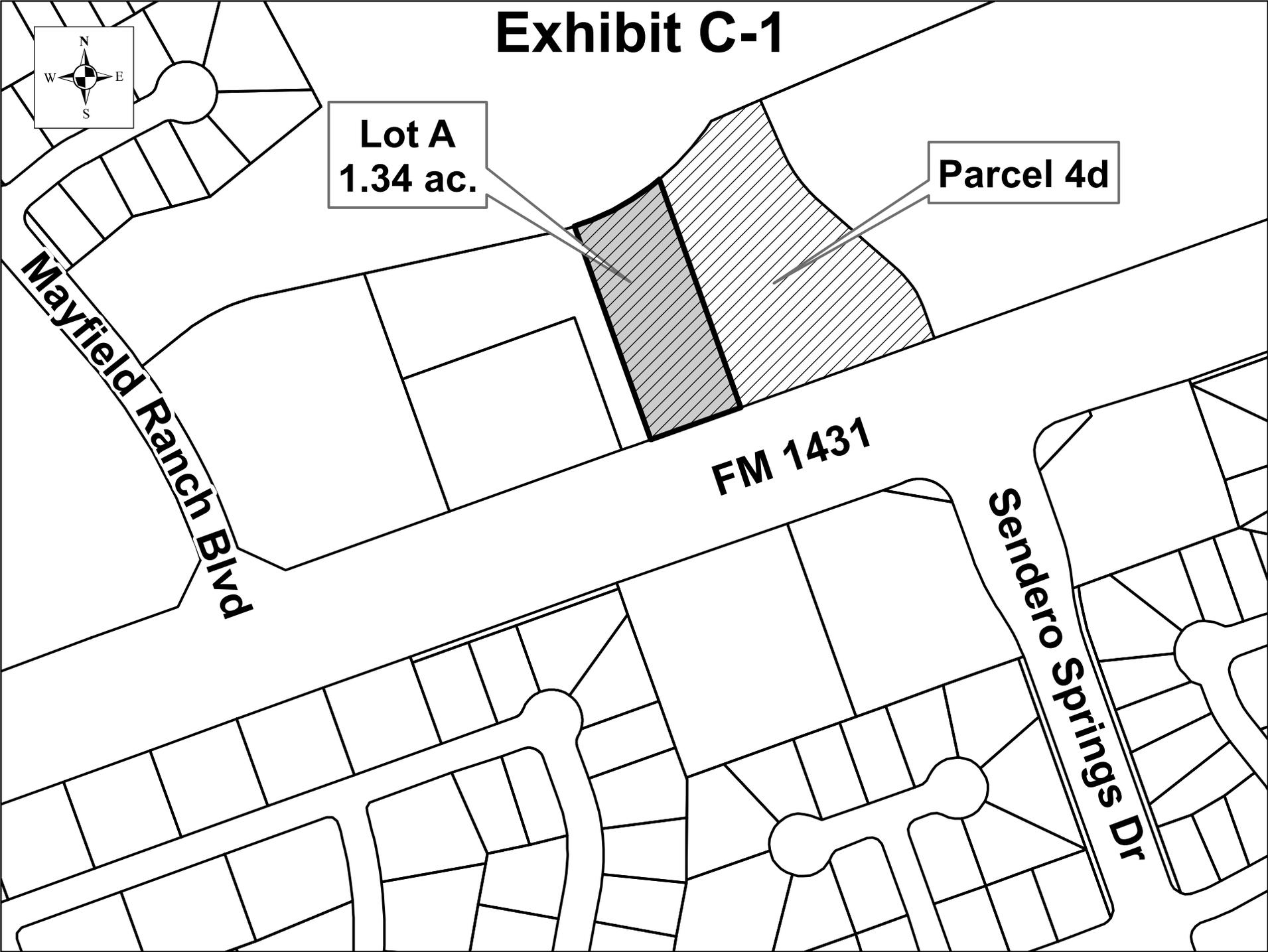


EXHIBIT D-4
USES AND DEVELOPMENT STANDARDS FOR PARCEL 4d

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4d on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-4"**. All aspects not specifically covered by these use regulations, design standards and development standards shall be regulated by applicable sections of the Code. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in the **C-2 (Local Commercial)** and **OF (Office)** zoning districts, as defined in Sections 11.410 and 11.411 of the Code, respectively, with the following additional provisions:

- 1.1. Day Care facilities have a maximum gross floor area of 20,000 square feet. In addition:
 - 1.1.1. All day care facilities must meet the minimum state requirement for such facilities
- 1.2. A Drug Store/Pharmacy shall have a maximum gross floor area of 16,000 square feet.
 - 1.2.1. Drive through facilities shall be permitted.
- 1.3. Car Wash facilities are permitted with the following conditions:
 - 1.3.1. The entrance and exit of the bays shall be aligned parallel with FM 1431 to limit the visibility of the interior of the bays
 - 1.3.2. The queuing area shall be screened from view from FM 1431 by either a masonry wall extending from the side of the outside bay or by a landscaped berm.
 - 1.3.3. The car wash shall be limited to six (6) bays.
 - 1.3.4. The building shall not be less than 100 feet from any residential district.
- 1.4. Retail Sales and Service facilities shall have a maximum gross floor area of 10,000 square feet. In addition:
 - 1.4.1. Drive through facilities shall be permitted for banks.
- 1.5. Eating Establishments shall have a maximum gross floor area of 5,000 square feet. In addition:
 - 1.5.1. Drive-through facilities are allowed, with the following conditions:
 - 1) Free-standing Eating Establishments or Eating Establishments in a multi-tenant building which include outdoor eating, drinking or entertainment areas, patios, or drive-through and associated facilities shall be located more than 150 feet from any residential property line.

2. TRAFFIC IMPACT

The Traffic Impact Analysis (TIA) for the land uses contained in Amendment No. 3 to the PUD was reanalyzed using the land uses contained on Parcels 4-a and 4-b of Amendment No. 3 and the land uses contained on Parcels 4-c, 4-d and 4-e contained herein. This reanalysis, contained in **Exhibit "G"**, indicates the total trip generation for the land uses proposed. If the land uses on the Property are in substantial compliance with the land uses contained in **Exhibit "G"**, no further analysis of the transportation impacts of the land uses

shall be required. If the land uses on the Property are not in substantial compliance with the land uses contained in **Exhibit "G"**, further analysis of the transportation impacts of the land uses may be required.

3. DESIGN STANDARDS

3.1. Standard Requirements

3.1.1. Section 11.410(3)(h) (Special Conditions for Sites Larger Than Two Acres in Area) shall not apply.

3.2. Additional Requirements

In addition to the requirements set forth in Section 3.1 above, the following requirements shall apply to improvements constructed within Parcel 4d.

3.3. Exterior Wall Finish

3.3.1. One hundred percent (100%) of the exterior building sides of all buildings shall be constructed of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.

3.3.2. Earth-colored Portland cement plaster and concrete masonry units shall be allowed to satisfy up to thirty percent (30%) of the requirement for masonry construction.

3.3.3. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section.

3.3.4. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

3.3.5. Trash Disposal, Storage and Mechanical Equipment

- (1) Any walls required for the screening of trash disposal areas, storage areas or mechanical equipment shall be native stone which is similar in color and quality to that utilized on walls, entryways and the amenity center buildings within the common areas of the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.
- (2) Mechanical equipment located on the roof shall be screened with an enclosure constructed of the same exterior materials as the building.
- (3) Dumpster pads shall be concrete.

3.4. Roofs

3.4.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.

3.4.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).

3.5. Lighting

3.5.1. Lighting fixtures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of 20 feet.

3.5.2. Up-lighting on buildings and building signs is permitted so long as the provisions of Section 11.410 (5)(d) are not violated. Specifically, up-lighting shall be designed in order that:

- (1) The light source shall not be visible from any street right-of-way or residential district.
- (2) Fixtures shall be mounted so that the cone of light does not cross any property line of the site.

3.6. Landscaping and Fencing

3.6.1. The provisions of Section 11.500 shall apply, with the exception that landscaping along FM 1431 shall be subject to the location of the water line located adjacent to FM 1431, as illustrated in **Exhibit "H"**.

3.6.2. The required fencing along the northern boundary of the parcel abutting the residential uses in Parcel 4-b shall meet the following requirements:

- (1) Shall be constructed of native stone masonry similar in color and quality to that utilized on the walls as illustrated in **Exhibit "E"**.
- (2) Shall be a minimum of six feet (6') in height.

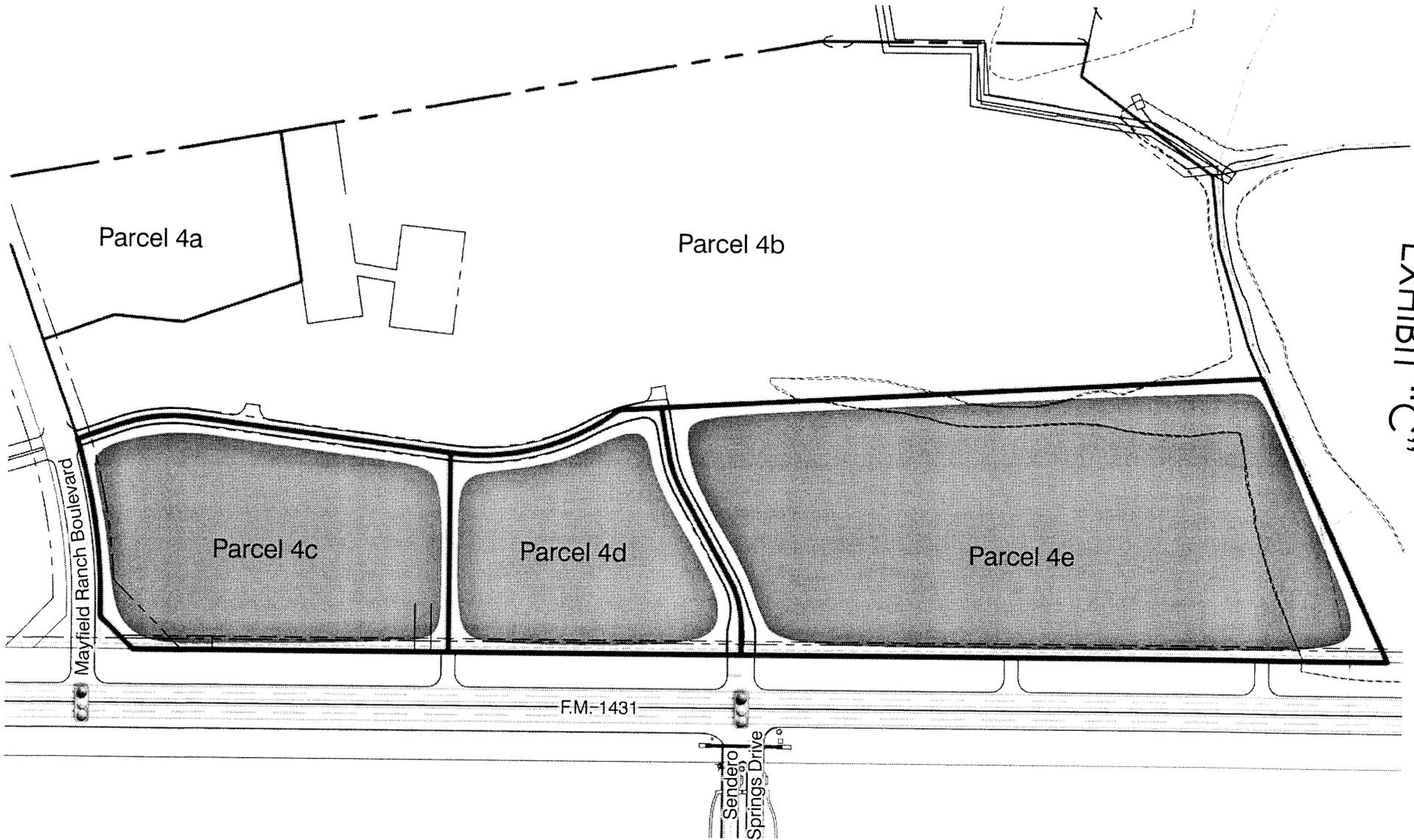
4. SIGNS

1.1.1. All free-standing signs shall be Monument Signs, subject to the following conditions:

- 1) Any business may utilize a Monument Sign with a maximum of one (1) sign per lot. For lots with multiple tenants, a multi-tenant Monument Sign may be used.
- 2) Unless there is a conflict with public utilities or required sight distance, there shall be no front setback requirements for a Monument Sign.
- 3) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.
- 4) Minimum Monument Sign width shall be two feet (2'). Allowed sign cladding materials are limited to: concealed fastener prefinished metal panels; native limestone similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**; or cut limestone.
- 5) Maximum Monument Sign height for a single tenant shall be 10 feet above finish grade. Maximum single tenant Monument Sign shall be 200 square feet including stone base. Maximum single tenant display area shall be 80 square feet.
- 6) Maximum Monument Sign height for multi-tenants shall be 20 feet above finish grade. Maximum Monument Sign shall be 400 square feet including stone base. Maximum multi-tenant display area shall be 200 square feet, provided no single tenant is allocated more than 80 square feet of display area.
- 7) A Monument Sign shall not include a changeable copy feature; provided however that a fuel outlet may utilize a changeable copy feature that is up to fifty percent (50%) of the display area to post fuel prices. The changeable copy feature may utilize electronic digital display technologies (i.e. LED).

- 8) A Monument Sign shall not be an animated sign with the following exception: a monument sign may utilize electronic digital display technologies (i.e. LED) if:
- (a) the electronic sign display area is no greater than twenty-five percent (25%) of the maximum allowed display area;
 - (b) the total display area of the combined electronic and static display areas do not exceed the maximum areas defined in this section;
 - (c) the electronic sign area does not display scrolling or flashing text/images

1.1.2. Reference **Exhibit "F"** for Monument Sign illustrations.





The Preserve at Mayfield Ranch
3451 Mayfield Ranch Boulevard
Round Rock, TX 78681

February 28, 2020

Mr. Clyde Rosenberg, Senior Planner
Planning and Development Services
City of Round Rock
221 East Main Street
Round Rock, TX 78684

Mr. Rosenberg,

This letter confirms the Board of Directors of The Preserve at Mayfield Ranch Homeowners Association's support of the construction of a single bay carwash being undertaken by Mr. Jay Hill with the following stipulations:

- The subject carwash is constructed on the property described as (ENCLAVE AT MAYFIELD RANCH (LTS 19 & 20 & 21), BLOCK A, LOT 21, ACRES 1.34.
- The carwash is constructed as detailed in the preliminary site plan provided to the Board.

Further, The Board supports the amendment of the current PUD documents to allow the construction of said carwash provided it adheres to the City of Round Rock's current regulations for a single bay carwash.

Please free to contact me if you have any questions. I can be reached by phone (512 761-3009) or email (helen.pmr.hoa@gmail.com).

Sincerely,

Helen Tate, President
The Preserve at Mayfield Ranch HOA