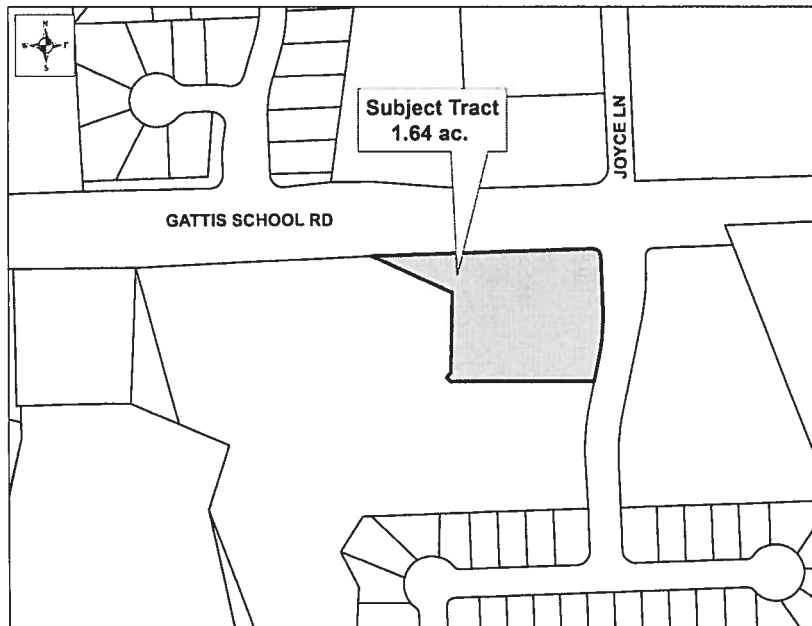


**Randall's Town Centre PUD No. 56 - Amend. No. 11**  
**ZONING ZON1805-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Amend the PUD to allow local commercial uses with no fuel sales

**ZONING AT TIME OF APPLICATION:** PUD 56 (office)

**DESCRIPTION:** 1.64 acres out of the Asa Thomas Survey

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: (across Gattis School Road) large lot single family -SF-2

South: undeveloped - PUD 56 (office)

East: (across Joyce Lane) private school - PUD 56

West: undeveloped - PUD 56 (office)

**PROPOSED LAND USE:** commercial and office

**TOTAL ACREAGE:** 1.64

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**Owner:**

Hickerson Round Rock Land, LP  
Kim Wise c/o Provident Realty Advisor  
10210 North Expressway, Ste. 300  
Dallas, TX 75231

**Agent:**

Jones / Carter  
Shawn Graham  
6509 Windcrest Dr. Ste. 600  
Plano, TX 75024

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**Randall's Town Centre PUD No. 56 – Amend. No. 11**  
**ZONING ZON1805-002**

**HISTORY:** PUD (Planned Unit Development) No. 56, containing approximately 105 acres, was approved in 2002 and has since been amended twice to provide for land use changes. A private school parcel was created in 2011 and additional land was added to that parcel in 2015. Additional administrative amendments have been completed for minor changes.

**DATE OF REVIEW:** June 20, 2018

**LOCATION:** Southeast of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the area as residential. The PUD zoning district currently provides for office uses on a 9.06 parcel.

Zoning Request: The request is to change the zoning on a 1.64-acre portion of the 9.06-acre Parcel 1 of the PUD. The 1.64 acres is to be designated as Parcel 1-C and all C-2 (Local commercial) uses would be allowed, except for fuel sales.

The parcel is located at the southwest corner of Gattis School Road and Joyce Lane and will have driveway access to both roads. It is bounded on its southern and western borders by the remainder of Parcel 1, which will remain zoned for office uses only.

The development standards for Parcel 1-C would be those currently required by the C-2 (Local commercial) zoning district, replacing the standards contained in the PUD.

C-2 (Local Commercial): The C-2 zoning district allows retail sales and services, with limits on the size of each unit space. Since this site has 50 percent or greater frontage on an arterial roadway, individual unit spaces will be limited to 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks with an intervening building that effectively screens the drive-through area, including stacking spaces, from adjacent residences. The C-2 district also allows office uses, not to exceed 10,000 square feet of gross floor area per unit space. Medical offices are also allowed, but not emergency medical services. Except for sleep clinics, medical offices are limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m.

**RECOMMENDED MOTION:**

Staff recommends approval of the amendment to PUD No. 56 to allow for local commercial uses, excluding fuel sales, on the 1.64-acre Parcel 1-C.



**Subject Tract  
1.64 ac.**

**GATTIS SCHOOL RD**

**JOYCE LN**



SOUTH CREEK  
SEC. 19

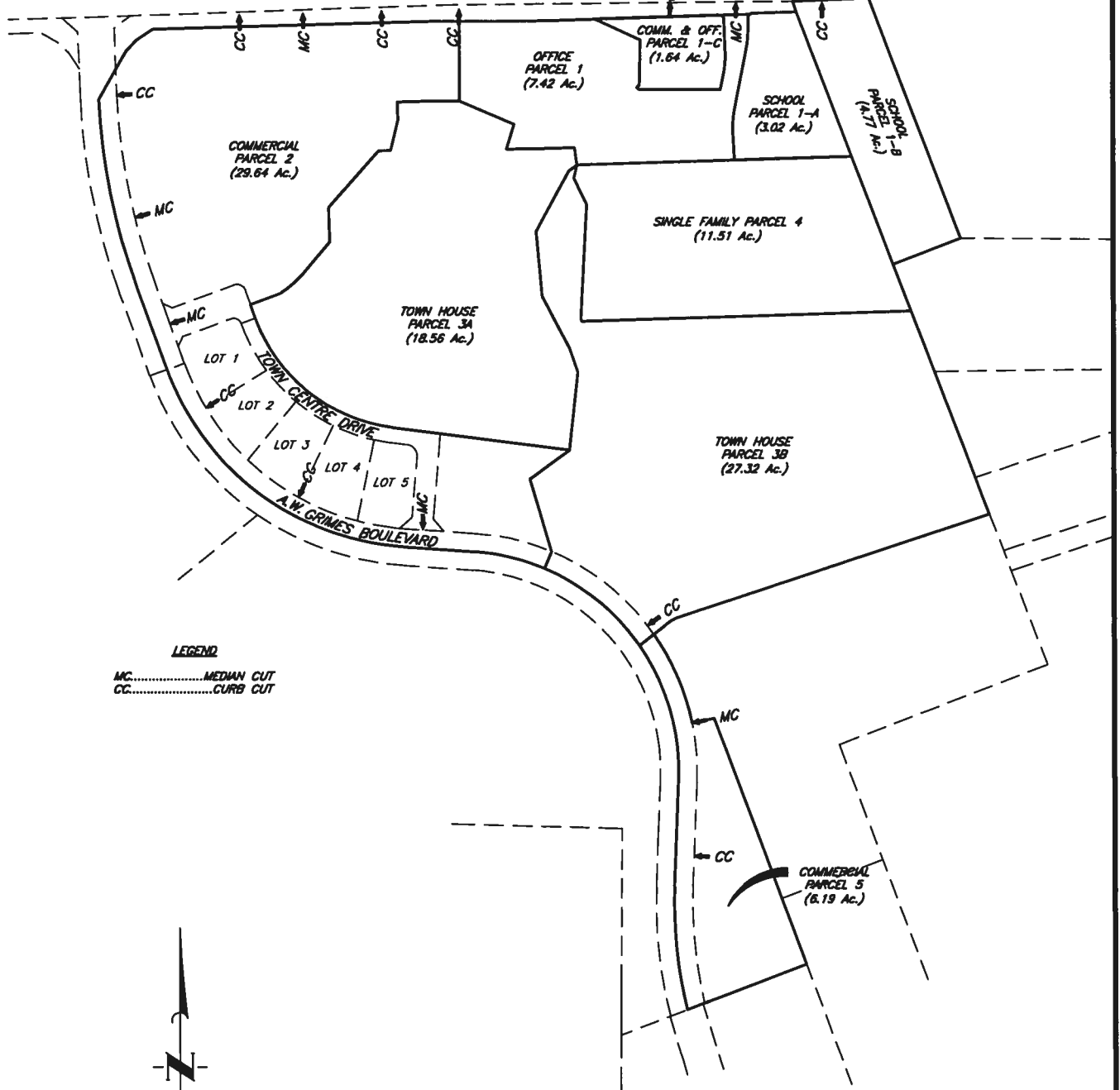
SOUTH CREEK  
SEC. 2 AMENDED

SOUTH CREEK DR.

S. CROSSING DRIVE

JOYCE LANE

GATTIS SCHOOL RD



**LEGEND**

MC.....MEDIAN CUT  
CC.....CURB CUT



SCALE: 1" = 500'

CHALLENGER SCHOOL FOUNDATION  
**EXHIBIT C REVISED**  
**DRIVEWAY ACCESS & PARCEL**  
**LAYOUT**

**JC JONES & CARTER, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS**  
 Texas Board of Professional Engineers Registration No. F-439  
 1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 500'  
 DATE: 06-07-2018  
 JOB NO: 0A023-0040-00

**EXHIBIT "D"**  
**DEVELOPMENT PARCEL 1-C**  
**Commercial and Office**

**1. PROPERTY DESCRIPTION**

This portion of the Plan area covers approximately 1.64 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A-3"**.

**2. PERMITTED USES**

All uses permitted in the **C-2 (Local Commercial)** zoning district, except that fuel sales shall be prohibited.

**3. DESIGN STANDARDS**

All aspects not specifically covered by this Plan shall be regulated by the **C-2 (Local Commercial)** zoning 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. LANDSCAPE EASEMENTS & STREET TREES**

In addition to the landscaping requirements of the C-2 (Local Commercial) district, the following shall apply:

**4.1. Landscape Easement**

- (1) A thirty foot (30') wide landscape easement shall be provided adjacent to Gattis School Road, as identified on **Exhibit "C"**.
- (2) All areas located within the easement shall be used solely for the purpose of landscaping and sidewalks, except for driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property.
- (3) Surface drainage swales may be placed within the easement provided they are approved as part of a comprehensive landscape plan.
- (4) Drainage detention and water quality structures are prohibited in the easement.

- (5) Landscaping within the easement shall be credited against street yard landscape requirements.

#### 4.2. Street Trees

- (1) Street trees shall be planted within the landscape easement described above, in accordance with the following criteria:
  - (a) Large species trees with a minimum caliper size of 3.5 inches, planted no more than 40 feet apart.
- (2) Street trees shall comply with the following standards:
  - (a) Avoid interference with street lights, signage and other features;
  - (b) No plantings in street intersection triangles, a minimum of 35 feet by 35 feet, as measured from the face of the curb;
  - (c) Planted no less than five feet (5') from underground utilities and fifteen feet (15') from underground utilities;
  - (d) Planted no less than five feet (5') from fire hydrants;
  - (e) Planted no less than four feet (4') from the back of curb;
  - (f) Irrigated by a permanent automatic irrigation system;
  - (g) The Owner shall submit a street tree planting plan with the submittal of a site plan for development.
  - (h) Street trees and their associated irrigation system along Gattis School Road shall be installed to the satisfaction of the City prior to the issuance of a Certificate of Occupancy for any development on the Property.
  - (i) A fiscal maintenance guarantee shall be provided by the Owner for replacement of the street trees and repair of the irrigation systems for a period of two years. The City shall have the authority to identify all trees or other plant materials which require replacement. The fiscal guarantee shall be extended for one year for plants that are replaced.
  - (j) A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

5. TRANSPORTATION

The requirement for a Traffic Impact Analysis (TIA), as required by Section 46-197 of the Code, for the 1.64-acre Parcel 1-C shall be determined by the City at the time of platting or site plan submittal.

## II.

*(Replacing the current Section 10):*

### 10. **DRIVEWAY ACCESS TO A. W. Grimes Boulevard and Gattis School Road:**

Exhibit 'C' identifies the general locations for driveways serving each parcel, indicated by 'MC' (median cut) and 'CC' (curb cut). The exact location for all driveways are subject to the approval of the City.