



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Rob Wendt
Alternate Vice Chair Jennifer Henderson
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Michelle Ly
Commissioner Greg Rabaey
Commissioner Jennifer Sellers

Wednesday, September 18, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2019-130](#) Consider approval of the minutes for the September 4, 2019 Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [PZ-2019-131](#) Consider public testimony regarding, and approval concerning the request filed by Burgess & Niple, on behalf of the property owner, CAAP, LP, for approval of a Concept Plan to be known as Integrated Senior Living, generally located southwest of the intersection of Eagles Nest St. and University Blvd. Case No. CP1908-002
- E.2 [PZ-2019-132](#) Consider public testimony regarding, and a recommendation concerning the request filed by Burgess & Niple, on behalf of the property owner, CAAP, LP, for approval of the original zoning to the following zoning districts: (a) approximately 10.55 acres to SR (Senior) and (b) approximately 10.73 acres to MF-1 (Multifamily - Low Density), generally located southwest of the intersection of Eagles Nest St. and University Blvd. Case No. ZON1908-006

- E.3 [PZ-2019-133](#) Consider approval of the Townhomes at Gattis Preliminary Plat, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. PP1908-001
- E.4 [PZ-2019-134](#) Consider approval of the Townhomes at Gattis Final Plat, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. FP1908-001
- F. STAFF REPORT:**
- F.1 [PZ-2019-135](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 12th day of September 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 4, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on September 4, 2019, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek and Gerald Pohlmeier from the Transportation Department; Katie Baker and Rachael Morris from PARD; and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D1. Consider approval of the minutes for the August 21, 2019, Planning and Zoning Commission meeting.**

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Emerson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

- E1. Consider public testimony regarding, and approval concerning the request filed by BGE, Inc., on behalf of the property owner, The Quick Living Trust, et al., for approval of a Concept Plan to be known as Quick Farm Concept Plan, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. CP1908-001**
- E2. Consider public testimony regarding, and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner, The Quick Living Trust, et al., for approval of the original zoning of 26.10 acres of land to Planned Unit Development (PUD) for single family detached condominiums, to be known as the Quick Farm PUD, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. ZON1908-001**
- E3. Consider public testimony regarding, and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner, The Quick Living Trust, et al., for approval of the original zoning to the following zoning districts: (a) approximately 13.6 acres to C-1a (General Commercial – Limited), (b) approximately 7.5 acres to MF-1 (Multifamily – Low Density), (c) approximately 2.3 acres to OF-1 (General Office), (d) approximately 5.6 acres to OF-2 (Mid-Rise Office), and (e) approximately 31.6 acres to OS (Open Space), generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. ZON1908-002**

The Commission agreed to have one presentation for agenda items E1, E2, and E3 since they were related to each other; each item had a separate vote. Mr. von Rosenberg proceeded by reviewing the Concept Plan (E1) noting that the General Plan 2020 shows the property for commercial/multi-family and open space designations. He stated that the Quick Farm tract is surrounded by city limits on all sides and the tract includes a portion of Meadow Lake.

He explained that a proposed 4-lane extension of College Park Drive through the property from north to south is shown in the Transportation Master Plan map. The property also borders Bluff's Landing Way on the eastern boundary, where a second public hearing connection is proposed.

Mr. von Rosenberg continued to discuss the Quick Farm PUD (E2) noting that the purpose of the PUD (Planned Unit Development) was to develop a maximum of 150 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. He noted that all dwellings will be established as condominium units and briefly explained the exterior design elements, amenities, and parking requirements specified in the PUD.

It was also noted that approval of the PUD will amend the General Plan 2020 to support a higher density single family detached condo product.

Lastly, Mr. von Rosenberg concluded his presentation by reviewing the 60.6-acre original zoning (E3) noting the proposed zoning districts included C-1a (General Commercial – limited), OF-1 (General Office), OF-2 (Mid-Rise Office), MF-1 (Multifamily – low density), and OS (Open Space). He explained the allowed uses in the proposed zoning districts and their limitations and stated that a traffic impact assessment could not yet be completed because the size and type of development still had to be determined. He noted it is anticipated that the City's transportation impact fees will be in effect when development is initiated on the property. The fees will be the development's contribution to the roadway system improvements in the area.

Mr. von Rosenberg stated public hearing notices were mailed to abutting property owners, on-site signs were posted on the property, and an ad was posted in the newspaper. Staff recommended approval of the concept plan, the Planned Unit Development, and the original zoning districts.

The owner's representatives Mr. Ron Thrower, with Thrower Designs, and Mr. Jim Bellevue, with the Law Office of James Bellevue, were available to answer questions.

Chairman Pavliska opened the public hearing for each agenda item and asked anyone wishing to speak for or against an agenda item to come forward. Ms. Morda Scott, 1140 Apollo Circle, Round Rock, Texas 78665, stated her opposition to the proposed higher density. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Following a discussion regarding the proposed PUD and original zoning districts a separate motion was offered for each agenda item.

Agenda Item E1

Motion: Motion by Commissioner Bryan, second by Commissioner Clawson to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

Agenda Item E2

Motion: Motion by Commissioner Vice Chair Wendt, second by Commissioner Bryan to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

Agenda Item E3

Motion: Motion by Commissioner Sellers, second by Commissioner Rabaey to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider a presentation and update on the City of Round Rock Transportation Plan.

Mr. Polasek gave an update on the City's transportation projects.

F2. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman noted City Council approved the Amendments to Rockin' J PUD and University Village PUD.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:29 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Integrated Senior Living
CONCEPT PLAN CP1908-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: Unzoned - ETJ (Extraterritorial Jurisdiction)

DESCRIPTION: 21.28 acres out of the N.B. Anderson Survey, Abstract No. 29 and the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot)

East: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot) & TF (Two Family)

West: Multi-Family - Zoned PUD (Planned Unit Development) No. 90

PROPOSED LAND USE: Senior apartments and low-density multifamily apartments/townhomes

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	21.28

Owner:
CAAP, LP
3636 Broken Elm Dr.
Spring, TX 77388

Agent:
Burgess & Niple
Vanessa McElroy, P.E.
12750 Merit Dr., Ste. 425
Dallas, TX 75251

**Integrated Senior Living
CONCEPT PLAN CP1908-002**

HISTORY: The 21.28-acre subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and the Applicant has requested annexation into the City of Round Rock. Action on the annexation (AN1908-001) and original zoning (ZON1908-006) applications is tentatively scheduled for consideration on the October 24, 2019 City Council agenda. There is no platting history on this tract.

DATE OF REVIEW: September 18, 2019

LOCATION: Southwest of the intersection of Eagles Nest St. and University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property for residential land uses. The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and is unzoned.

Traffic, Access and Roads: The applicant intends to develop senior apartments and low-density multi-family apartments/townhomes. The subject tract will have one driveway along University Boulevard. Additional driveway locations will be determined at the site development permit stage. A traffic impact study is not required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the am or pm peak hour. However, the applicant will be dedicating right-of-way and adding turn lane improvements including a deceleration lane along University Boulevard.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The proposed development will connect to an existing 20-inch water line on University Boulevard to the north and an existing 8-inch water line near Satellite View to the east. Wastewater service will be obtained from the existing 6-inch wastewater line located near Satellite View, which will be upgraded to an 8-inch wastewater line. A private lift station will also be constructed.

Drainage: The site drains to the northwest of the subject tract and discharges near Bartz Ranch Apartments. The development will detain drainage on-site in a detention pond on the northwest corner of the subject tract.

RECOMMENDED MOTION:

Staff recommends approval of this Concept Plan

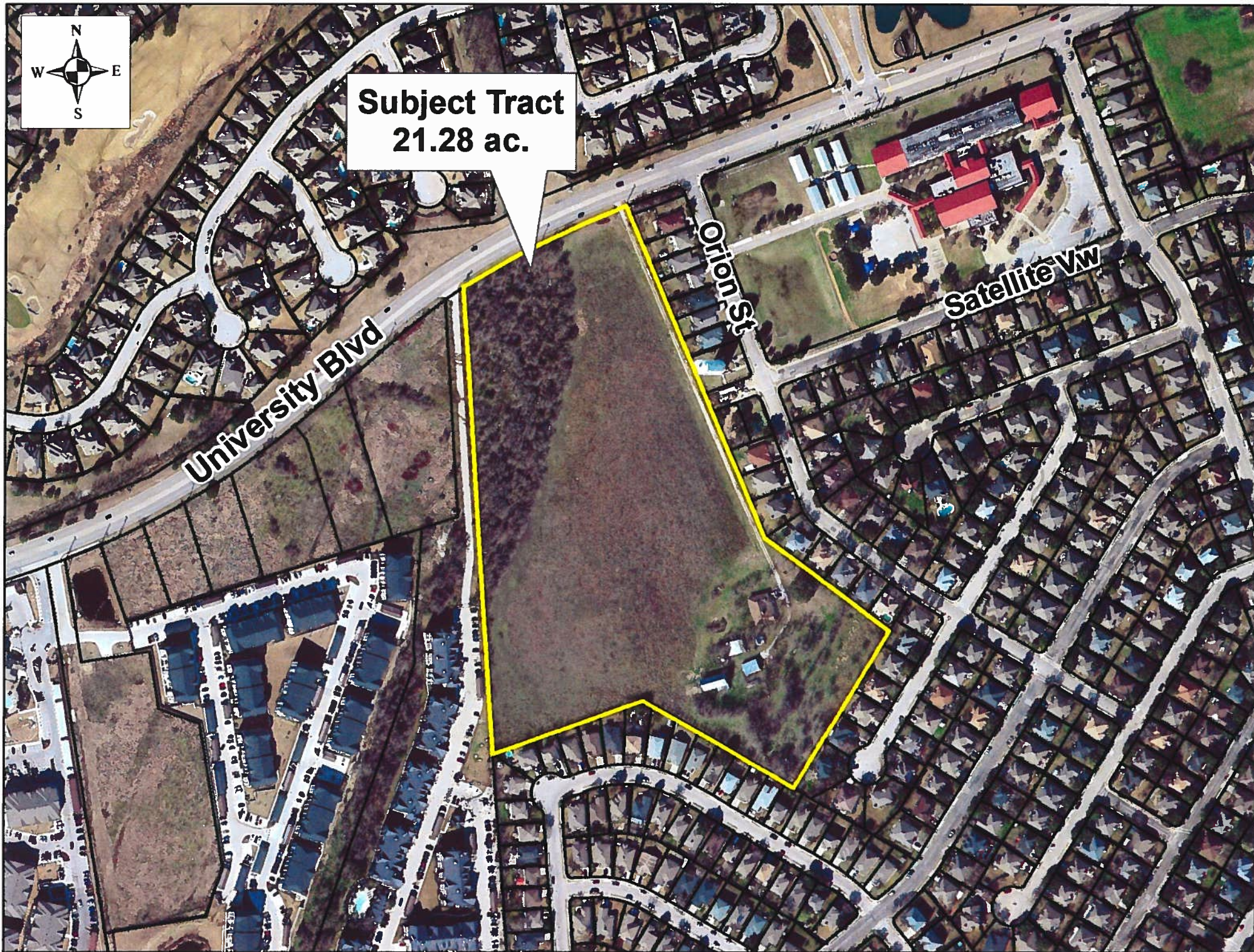


**Subject Tract
21.28 ac.**

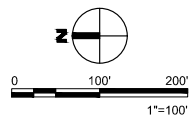
University Blvd

Orion St

Satellite VW



VICINITY MAP
NOT TO SCALE



Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C1	1955.00'	345.86'	N61° 23' 36"E	345.41'

PROPERTY INFORMATION KEY									
NORTH		SOUTH				EAST		WEST	
N1	S1	S21	S41	S61	S82	E1	E21	W1	
N2	S2	S22	S42	S62		E2	E22	W2	
N3	S3	S23	S43	S63		E3	E23	W3	
N4	S4	S24	S44	S64		E4	E24		
N5	S5	S25	S45	S65		E5	E25		
N6	S6	S26	S46	S66		E6	E26		
N7	S7	S27	S47	S67		E7	E27		
N8	S8	S28	S48	S68		E8	E28		
N9	S9	S29	S49	S69		E9	E29		
N10	S10	S30	S50	S70		E10	E30		
N11	S11	S31	S51	S71		E11	E31		
N12	S12	S32	S52	S72		E12	E32		
N13	S13	S33	S53	S73		E13	E33		
N14	S14	S34	S54	S74		E14			
N15	S15	S35	S55	S75		E15			
N16	S16	S36	S56	S76		E16			
N17	S17	S37	S57	S77		E17			
N18	S18	S38	S58	S78		E18			
N19	S19	S39	S59	S79		E19			
	S20	S40	S60	S81		E20			

NOTE:
"A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS."

OWNER:
CAP LP
701 UNIVERSITY BLVD
ROUND ROCK, TEXAS 78665
ACREAGE: 21.2800 ACRES
SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
(817) 312-4405
CONTACT: ERIC SPOONER, RPLS

SUBMITTAL DATE: AUGUST 20, 2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: SEPTEMBER 18, 2019

BENCHMARK DESCRIPTION & ELEVATION:
THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (4203), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. COORDINATES SHOWN ARE SCALED TO SURFACE DISTANCES AT N: 10,179,191.312 AND E: 3,134,505.892 USING A COMBINED SCALE FACTOR OF 1.0001281744. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS. ELEVATIONS SHOWN ARE NAVD88 (Geoid99), BASED ON GPS OBSERVATION ON CITY OF ROUND ROCK MONUMENT 01-011, HAVING A PUBLISHED ELEVATION OF 852.5604.

PATENT SURVEY:
N.B. ANDERSON SURVEY, ABSTRACT NO. 29 AND ABEL L. EAVES SURVEY, ABSTRACT NO. 215
ENGINEER:
BURGESS & NIPLE, INC.
12750 MERIT DR., SUITE 425
DALLAS, TX 75251
(972) 620-1255
CONTACT: VANESSA MCELROY

**A
CONCEPT PLAN
OF
"INTEGRATED SENIOR LIVING"
A
21.28 ACRE TRACT
LOCATED IN THE
N.B. ANDERSON SURVEY,
ABSTRACT NO. 029
IN THE
EXTRA-TERRITORIAL
JURISDICTIONAL OF CITY OF
ROUND ROCK WILLIAMSON
COUNTY, TEXAS**

BURGESS & NIPLE
PARK CENTER 7, 12750 MERIT DR, SUITE 425
DALLAS, TX 75251
PHONE: (972) 620-1255
TSP# FIRM REGISTRATION NO. F-10834

**Integrated Senior Living
ZONING ZON1908-006**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Original zoning to the MF-1 (Multi-Family – Low Density) and SR (Senior) districts.

ZONING AT TIME OF APPLICATION: Unzoned - ETJ (Extraterritorial Jurisdiction)

DESCRIPTION: 21.28 acres out of the N.B. Anderson Survey, Abstract No. 29 and the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot)

East: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot) & TF (Two Family)

West: Multi-Family - Zoned PUD (Planned Unit Development) No. 90

PROPOSED LAND USE: Senior apartments and low-density multifamily apartments/townhomes

TOTAL ACREAGE: 21.28

Owner:
CAAP, LP
3636 Broken Elm Dr.
Spring, TX 77388

Agent:
Burgess & Niple
Vanessa McElroy, P.E.
12750 Merit Dr., Ste. 425
Dallas, TX 75251

Integrated Senior Living ZONING ZON1908-006

HISTORY: The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and the Applicant has requested annexation into the City of Round Rock. Action on the annexation (AN1908-001) and original zoning (ZON1908-006) applications is tentatively scheduled for consideration on the October 24, 2019 City Council agenda.

DATE OF REVIEW: September 18, 2019

LOCATION: Southwest of the intersection of Eagles Nest St. and University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property for residential land uses. This category provides for all types of residential development, including low density multi-family and senior housing. The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and is unzoned.

Requested Zoning: The applicant intends to develop a total of 400 units comprised of senior apartments and low-density multi-family apartments/townhomes including two 4-story senior apartment buildings. The proposed development includes 1 story villas and 2 story townhomes adjacent to the existing single family neighborhood to provide a buffer from the two 4-story apartment buildings.

The property contains 21.28 acres of land, with 10.73 acres to be designated for the MF-1 (Multi-Family – Low Density) district and 10.55 acres to be designated for the SR (Senior) district in one development lot. The MF-1 district requires building elevation variation and special design features. The MF-1 district allows a maximum density of 12 units per acre, in either apartments, townhouses or multi-family homes. No more than 120 dwelling units shall be permitted in any single apartment complex. No more than 12 dwelling units shall be permitted in any single residential structure. The maximum height of a principal building is 2.5 stories. At least one (1) amenity accessible to all residents shall be provided for each low-density multifamily complex with 30 or more dwelling units.

The SR district allows apartments, townhouses (single lot or common lot), and assisted living facilities. The maximum height is up to 4 stories except when immediately adjacent to single-family or two-family uses. The SR district requires building elevation variation and special design features. A minimum of 25% of the required parking spaces are required to be covered.

Where sites zoned MF-1 and SR abut SF-2 (Single-Family Standard Lot) or TF (Two Family) zoned property, specific setbacks and compatibility buffering are required:

For the MF-1 district -

- Minimum 15-foot landscape buffer, with no other use permitted within the buffer;
- *Rear and Side* building setbacks are 25 feet from the property line when using a pre-cast concrete panel fence; and
- *Rear and Side* building setbacks are 20 feet from the property line when using a masonry fence.

For the SR district -

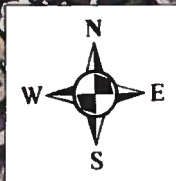
- Minimum 15-foot landscape buffer, with no other use permitted within the buffer;
- *Rear and Side* building setbacks are established by the number of stories on a building and the type of fencing material used (Pre-cast concrete panel) (1 story - 25 ft; 2 stories - 50 ft; 3 stories - 75 ft; 4 stories not permitted when immediately adjacent to single family and two family development); and
- *Rear and Side* building setbacks are established by the number of stories on a building and the type of fencing material used (Masonry fence) (1 story - 20 ft; 2 stories - 40 ft; 3 stories - 65 ft; 4 stories not permitted when immediately adjacent to single family and two family development).

**Integrated Senior Living
ZONING ZON1908-006**

Traffic, Access and Roads: The subject tract will have one driveway along University Boulevard. Additional driveway locations will be determined at the site development permit stage. A traffic impact study is not required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the am or pm peak hour. However, the applicant will be dedicating right-of-way and adding turn lane improvements including a deceleration lane along University Boulevard.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the MF-1 (Multifamily – Low Density) and SR (Senior) districts.



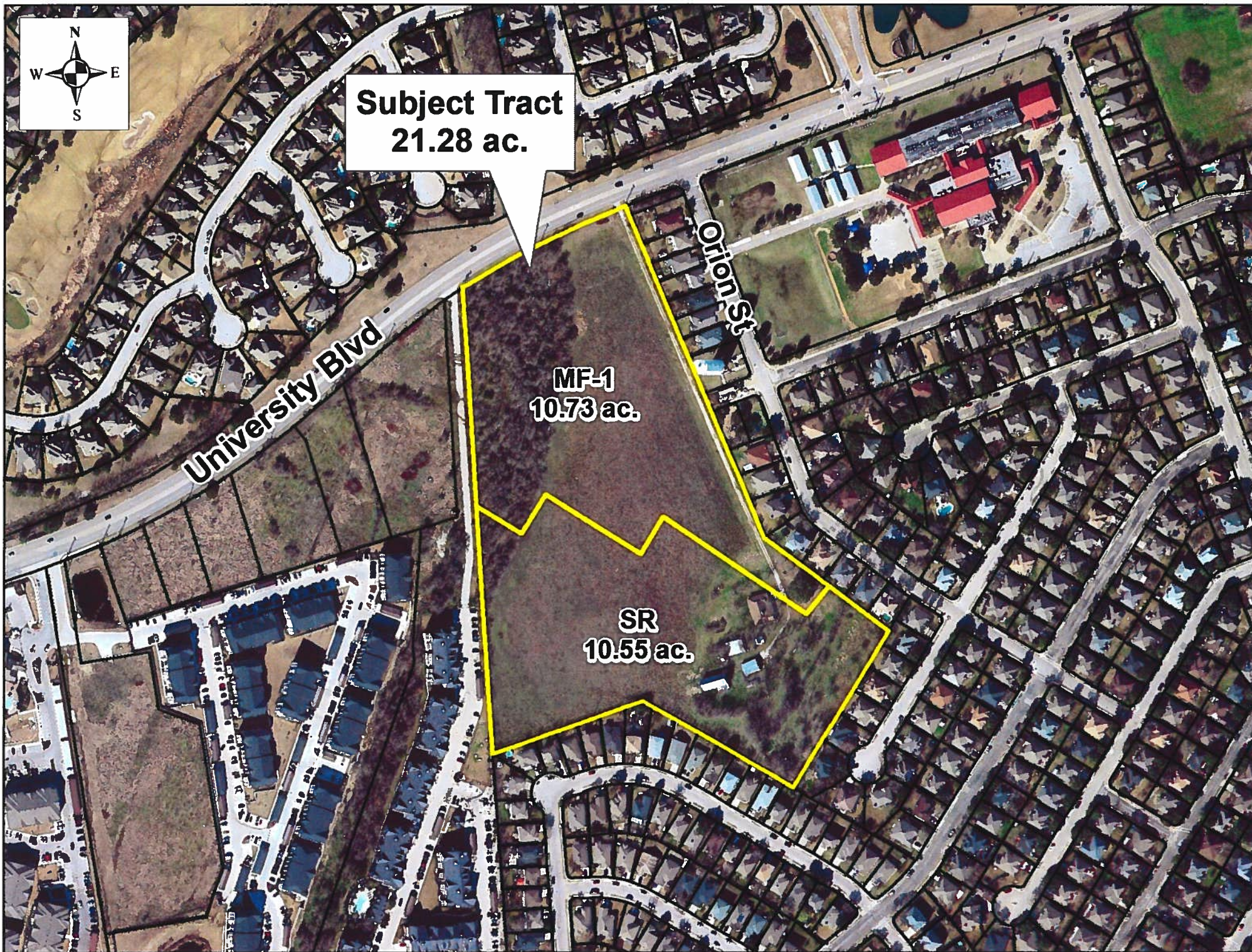
**Subject Tract
21.28 ac.**

University Blvd

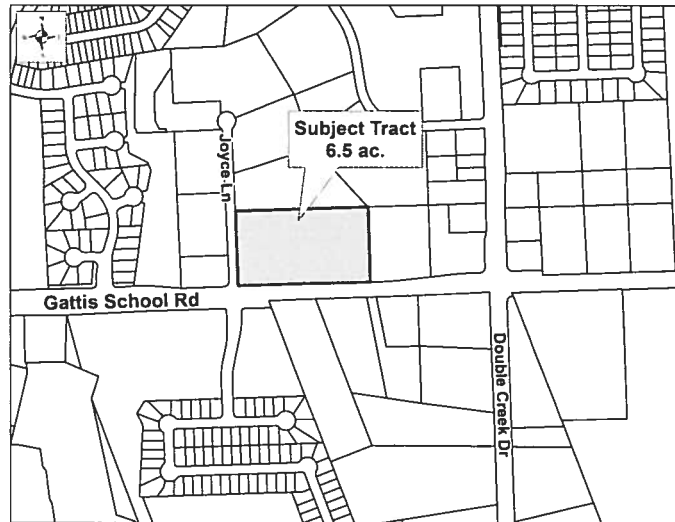
Orion St

**MF-1
10.73 ac.**

**SR
10.55 ac.**



**Townhomes at Gattis
PRELIM PLAT PP1908-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Preliminary Plat approval to create 1 development lot and 2 right-of-way lots.

ZONING AT TIME OF APPLICATION: Multifamily - Low Density (MF-1)

DESCRIPTION: 6.5 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Single Family Residence

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single Family - Standard Lot (SF-2)
 South: Right-of-way for Gattis School - Unzoned.
 East: General Commercial (C-1) - Anytime Fitness
 West: Right-of-way for Joyce Lane (unzoned)

PROPOSED LAND USE: Multi-family townhomes (Multi-Family - Low Density MF-1)

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	6.31
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.19
Parkland:	0	0
Other:	0	0
TOTALS:	3	6.5

Owner:
 Greene Abode Developers, LLC
 Varun Patel
 27511 Gardenvue Point Ct.
 Katy, TX 77494

Agent:
 Civil & Environmental Consultants, Inc.
 Jennifer Garcia, P.E.
 3711 S. MoPac Expwy., Bldg.1, Ste. 550
 Austin, TX 78746

Townhomes at Gattis
PRELIM PLAT PP1908-001

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1812-002) for this site on January 9, 2019.

DATE OF REVIEW: September 18, 2019

LOCATION: Generally located northeast of the intersection of Joyce Lane and Gattis School Road.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates this property for residential purposes. The property is zoned MF-1 (Multifamily – Low Density) and allows for low density apartments, townhomes (either individual lot or common lot), places of worship or neighborhood parks by right. MF-1 zoning requires buildings to include details that provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and the variation of roof lines.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1812-002).

Traffic, Access and Roads: The subject tract will take access from Joyce Lane and Gattis School Road. Driveway access points will be determined at the site development permit review stage. A Traffic Impact Analysis was deemed unnecessary based on the trip generation numbers provided for both AM and PM peak trips. Two lots are being dedicated for right-of-way along Gattis School Road totaling 0.19 acres.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to existing water lines south of the tract on Gattis School Road and west of the tract on Joyce Lane. Wastewater will be connected to an existing wastewater manhole at the northeast corner of the subject tract.

Drainage: The subject tract will drain towards a drainage easement and channel along the eastern property line. A flood study (FLOOD1811-0004) was required for the proposed development and was approved on September 9, 2019.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reduce page size to 18" X 24".
2. Remove "Per Appraisal District" and include instrument number for North Forest Office-Space Austin, LLC.
3. Assign a block and lot number for right-of-way lots.
4. Revise lot table to reflect right-of-way lots in acreage not square feet.
5. Revise note 11 to state, "No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0635E, effective date September 26, 2008 for Williamson County, Texas."

Townhomes at Gattis
PRELIM PLAT PP1908-001

6. Revise tie to Patent Survey to include bearing with distance.
7. Correct recordation number to read 2007070162 in all instances and revise floodplain note to state "Ultimate 100-year Floodplain"

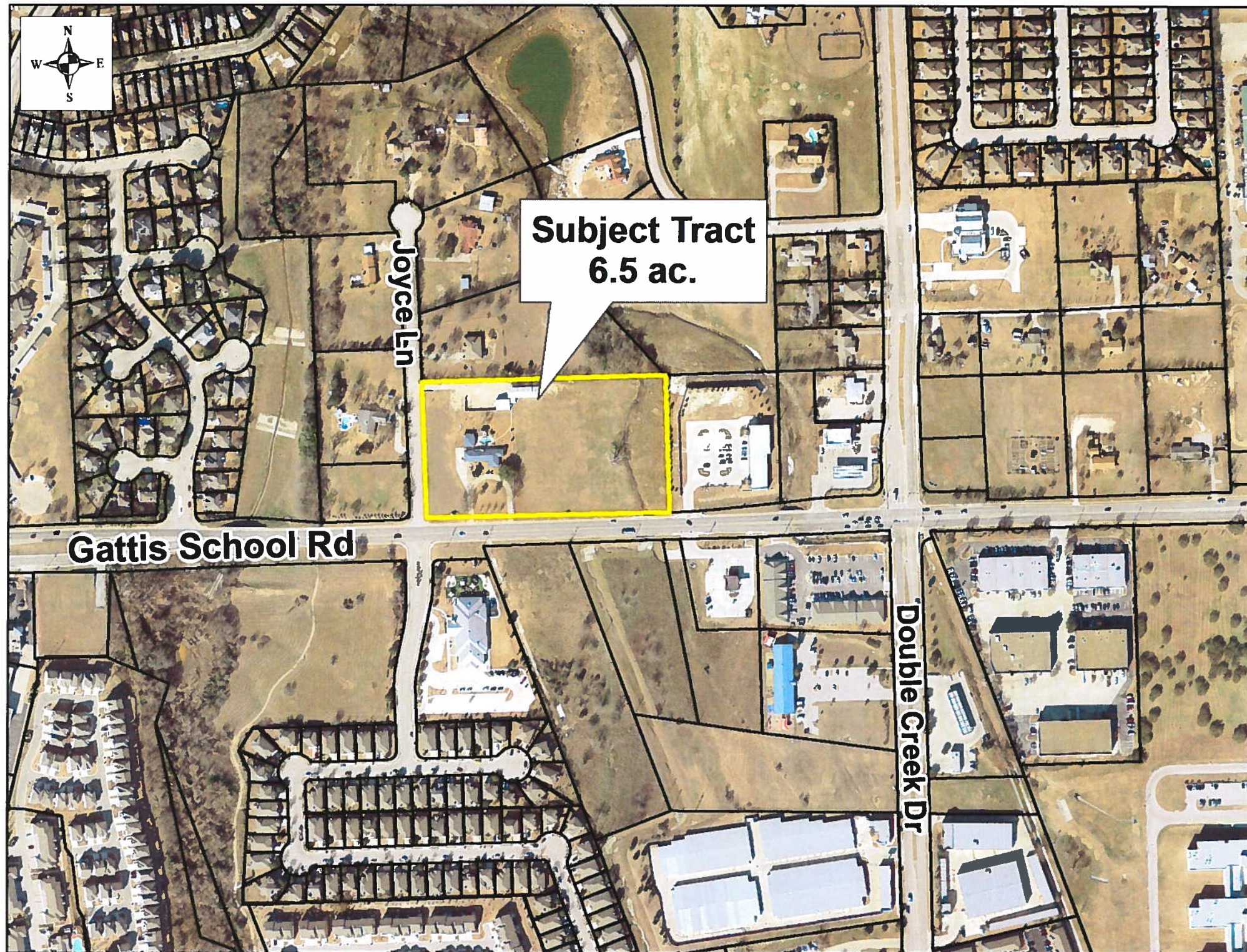


**Subject Tract
6.5 ac.**

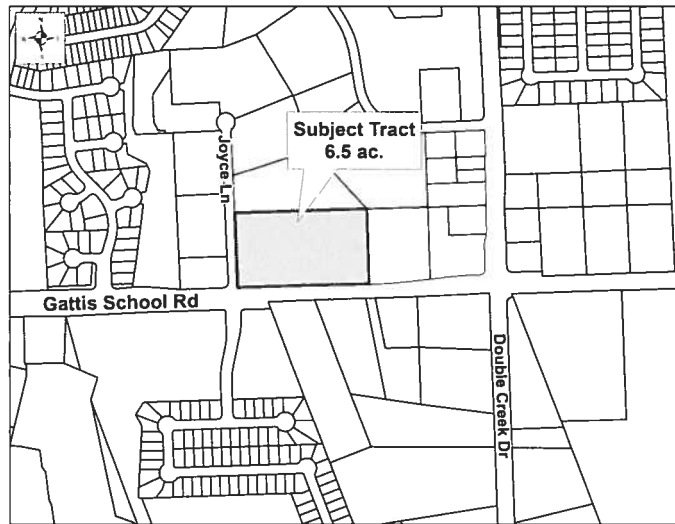
Joyce Ln

Gattis School Rd

Double Creek Dr



Townhomes at Gattis
FINAL PLAT FP1908-001



CASE PLANNER: CAITLYN REEVES

REQUEST: Final Plat approval to create 1 development lot and 2 right-of-way lots.

ZONING AT TIME OF APPLICATION: Multifamily - Low Density (MF-1)

DESCRIPTION: 6.5 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Single family residence

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single Family - Standard Lot (SF-2)
 South: Right-of-way for Gattis School - Unzoned.
 East: General Commercial (C-1) - Anytime Fitness
 West: Right-of-way for Joyce Lane (unzoned)

PROPOSED LAND USE: Multi-family townhomes (Multi-Family - Low Density MF-1)

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	6.31
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.19
Parkland:	0	0
Other:	0	0
TOTALS:	3	6.5

Owner:
 Greene Abode Developers LLC
 Varun Patel
 11601 Century Oaks Terrace #4105
 Austin, TX 78758

Agent:
 Civil & Environmental Consultants, Inc.
 Jennifer Garcia, P.E.
 3711 S. MoPac Expwy., Bldg. 1, Ste. 550
 Austin, TX 78746

Project Name
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HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1812-002) for this site on January 9, 2019.

DATE OF REVIEW: September 18, 2019

LOCATION: Generally located northeast of the intersection of Joyce Lane and Gattis School Road.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates this property for residential purposes. The property is zoned MF-1 (Multifamily – Low Density) and allows for low density apartments, townhomes (either individual lot or common lot), places of worship or neighborhood parks by right. MF-1 zoning requires buildings to include details that provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and the variation of roof lines.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat (PP1909-004) being processed simultaneously with this application.

Traffic, Access and Roads: The subject tract will take access from Joyce Lane and Gattis School Road. Driveway access points will be determined at the site development permit review stage. A Traffic Impact Analysis was deemed unnecessary based on the trip generation numbers provided for both AM and PM peak trips. Two lots are being dedicated for right-of-way along Gattis School Road totaling 0.19 acres.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to existing water lines south of the tract on Gattis School Road and west of the tract on Joyce Lane. Wastewater will be connected to an existing wastewater manhole at the northeast corner of the subject tract.

Drainage: The subject tract will drain towards a drainage easement and channel along the eastern property line. A flood study (FLOOD1811-0004) was required for the proposed development and was approved on September 9, 2019.

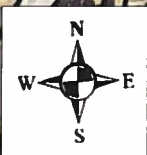
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reduce page size to 18" X 24".
2. Remove "Per Appraisal District" and include instrument number for North Forest Office-Space Austin, LLC.
3. Assign a block and lot number for right-of-way lots.
4. Revise lot table to reflect right-of-way lots in acreage not square feet.
5. Revise note 11 to state, "No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0635E, effective date September 26, 2008 for Williamson County, Texas."
6. Revise to include lot information (i.e. owners, acreage, etc.) on sheet one.

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7. Revise "To be Dedicated" to "Hereby Dedicated".
8. Revise tie to Patent Survey to include bearing with distance.
9. Correct recordation number to read 2007070162 in all instances and revise floodplain note to state "Ultimate 100-year Floodplain"
10. Revise previously approved flood study to depict the right-of-way dedication for Gattis School Road improvements prior to recordation.



Joyce Ln

**Subject Tract
6.5 ac.**

Gattis School Rd

Double Creek Dr

