



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

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

Wednesday, February 19, 2020

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. CONSENT AGENDA:

- E.1 [PZ-2020-020](#) Consider approval of the minutes for the February 5, 2020, Planning and Zoning Commission meeting.
- E.2 [PZ-2020-012](#) Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP1911-004
- E.3 [PZ-2020-013](#) Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 2 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP2001-002
- E.4 [PZ-2020-014](#) Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003

F. PLATTING AND ZONING:

- F.1 [PZ-2020-015](#) Consider public testimony regarding, and approval concerning the request filed by Bleyl Engineering, on behalf of the property owners, The Madsen Joyce Trustee of the Madsen Family Revocable Trust, et al, for approval of a Concept Plan to be known as Chester Ranch Subdivision, generally located northeast of the intersection of CR 117 and Red Bud Ln. Case No. CP2001-002
- F.2 [PZ-2020-016](#) Consider public testimony regarding, and a recommendation concerning the request filed by Bleyl Engineering, on behalf of the property owners, The Madsen Joyce Trustee of the Madsen Family Revocable Trust, et al, for the following zoning districts: (a) approximately 22.78 acres to SF-3 (Single Family Mixed Lot), 22.57 acres of which is original zoning and 0.21 acres of which is being rezoned from OF-1 (General Office); (b) approximately 8.80 acres to MF-1 (Multifamily - Low Density), 1.86 acres of which is original zoning, 3.31 acres of which is being rezoned from C-2 (Local Commercial) and 3.63 acres of which is being rezoned from OF-1 (General Office); and (c) approximately 6.0 acres to OS (Open Space), 4.26 acres of which is original zoning and 0.75 acres of which is being rezoned from C-2 (Local Commercial) and 0.99 acres of which is being rezoned from OF-1 (General Office), generally located northeast of the intersection of CR 117 and Red Bud Ln. Case No. ZON2001-002
- F.3 [PZ-2020-017](#) Consider public testimony regarding, and a recommendation concerning the request filed by Drenner Group, PC, for Amendment No. 5 to Planned Unit Development No. 42 (Warner Ranch PUD) to modify the PUD to allow high-density multi-family apartments, generally located southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr. Case No. ZON2001-001
- F.4 [PZ-2020-018](#) Consider approval of the Safa Valley Subdivision Preliminary Plat, generally located southeast of the intersection of Windy Park Dr. and Gattis School Rd. Case No. PP2001-001

G. STAFF REPORT:

- G.1 [PZ-2020-019](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. 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 13th day of February 2020 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, FEBRUARY 5, 2020 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on February 5, 2020, 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, Commissioner Stacie Bryan, Commissioner Paul Emerson, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Vice-Chair Jennifer Henderson and Commissioner Casey Clawson were absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Hunter Maples, Joelle Jordan, Juan Enriquez, Laton Carr, Nicole Haggerty, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

- D1. Consider approval of the minutes for the January 8, 2020, Planning and Zoning Commission meeting.**
- D2. Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP1911-004**
- D3. Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003**

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

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING:

- E1. Consider public testimony regarding, and approval concerning the request filed by Peloton Land Solutions, on behalf of the property owner, Responsive Education Solutions, for approval of a Concept Plan to be known as Round Rock Founders Academy, generally located east of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. CP2001-001**

Commissioner Emerson recused himself from the discussion and voting on Agenda Item E1 and left the Council Chamber.

Mr. Enriquez reviewed the concept plan application noting that the preliminary and final plats will be submitted after the concept plan approval. He noted that the applicant intends to develop an open enrollment charter school and stated that access points to the site will be finalized during the site development review.

He explained that a Traffic Impact Analysis (TIA) is under review and will need to be approved prior to the preliminary plat or site plan submittal, whichever comes first. Furthermore, the applicant will dedicate 12 feet of right-of-way along east Old Settlers Blvd for future road widening.

Lastly, Mr. Enriquez noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper, and staff

reached out to the Chandler Creek HOA regarding the public hearing. Staff recommended approval of the concept plan as presented.

The owner's representatives, Mr. Lynn Tompkins, with Responsive Education Solutions, and Mr. Justin Lange, with Peloton Land Solutions, were available to answer questions and stated that a road extension, with the Chandler Creek neighborhood located to the south of the site, is not being proposed for this project.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. Mr. Christopher Yarbrough, 112 Chandler View Trail, and Ms. Sierra Wood, 202 Chandler View Trail, spoke during the public hearing and expressed concerns about the street extension. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Mr. Polasek confirmed a street extension is not being proposed, however, the updated TIA must prove the site can work without it based on an identified signal location on Old Settlers Blvd.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Bryan to approve the Concept Plan as presented.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 5 - 0. The motion carried unanimously.

Commissioner Emerson returned to the Council Chamber following the vote.

F. STAFF REPORT:

F1. Consider a presentation and update on the *Round Rock 2030* comprehensive plan.

Mr. Jordan gave a brief overview of the *Round Rock 2030* comprehensive plan noting that the purpose of the presentation was to update the Commission on an upcoming comprehensive plan draft. She stated the public input process began last year; it included a series of public meetings, online public engagement, and a future land use mapping exercise.

Ms. Jordan explained that staff presented a presentation to City Council in January and it was well received; the plan will be presented to City Council for adoption later this year.

She continued to briefly discuss the 12 policies developed through the public engagement process and the list of implementation strategies for each policy.

Lastly, Ms. Jordan noted that a draft of the *Round Rock 2030* comprehensive plan will be available online for public comment on February 21. The public is welcome to review the draft plan, talk to staff, and provide comments in one of the two open houses scheduled for March. In addition, there are three office hours dates scheduled for the public to meet with staff in March.

A Planning and Zoning public hearing and recommendation is tentatively scheduled for April 1.

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

Mr. Wiseman informed the Commission that City Council had not taken action on any Commission related items since the last meeting.

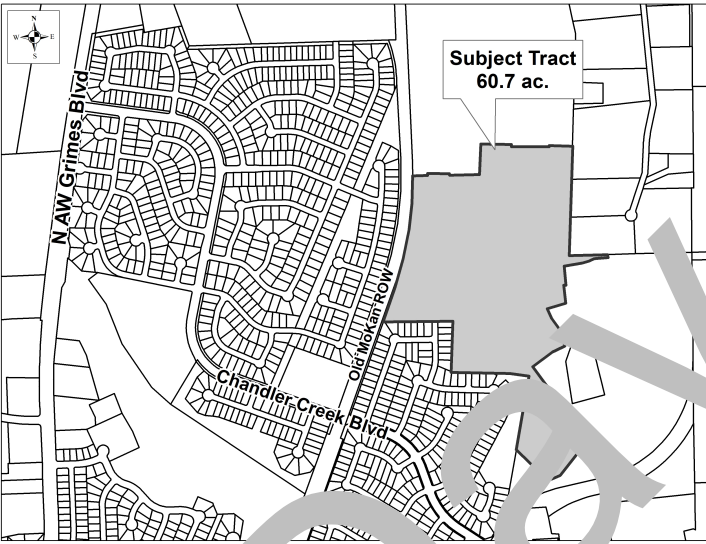
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:26 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

Homestead at Old Settlers Park Ph. 1
FINAL PLAT FP1911-004



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 60.7 acres out of the Willis Donal, Survey, Abstract No. 173 and the P.A. H... Survey, Abstract No. 297.

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North
South
East
West

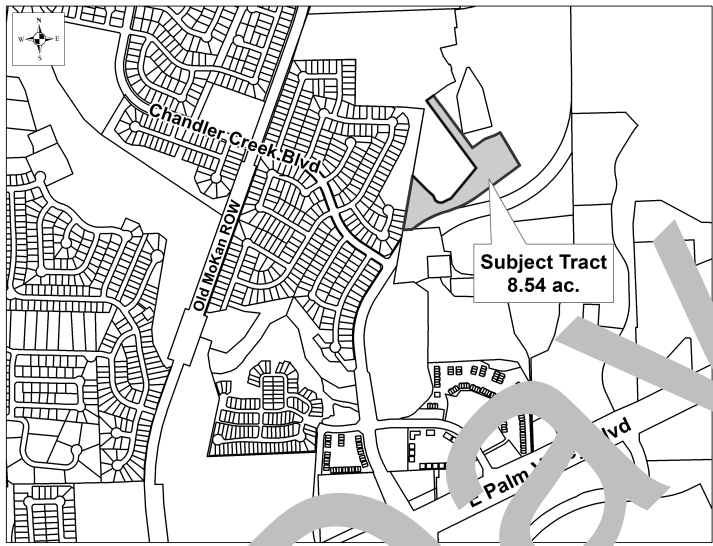
PROPOSED LAND USE:

<u>PROPOSED LOT 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:	195	60.7

Owner:
Brian Cressman
3200 E. palm Valley Blvd.
Round Rock, TX 78665

Agent:
Kitchen Table Civil Solutions
Peggy Carrasquillo
6805 N. Capital of Texas Hwy., Ste. 315
Austin, TX 78731

Homestead at Old Settlers Park Ph. 2
FINAL PLAT FP2001-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 8.54 acres out of the P.A. Holder, et al. Abstract No. 297

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

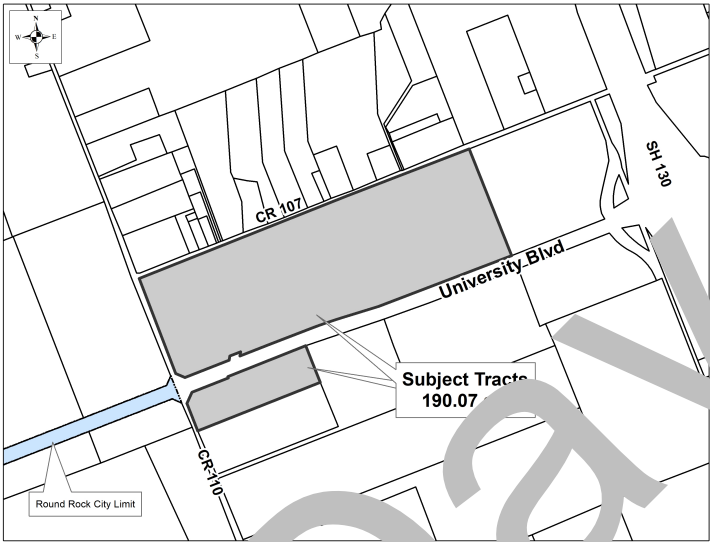
PROPOSED LAND USE:

<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:	5	8.54

Owner:
Brian Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Kitchen Table Civil Solutions
Peggy Carrasquillo
6805 N. Capital of Texas Hwy., Ste. 315
Austin, TX 78731

University Heights Preliminary Plat
PRELIM PLAT PP1911-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 190.07 acres out of the Henry M. and S. Survey, Abstract No. 452

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USES:

North:
South:
East:
West:

PROPOSED LAND USE:

<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:	577	190.07

Owner:
JSL North Investments, LLC
John S. Lloyd
4720-4 Rockcliff Road
Austin, TX 78746

Agent:
Randall Jones & Associates Engineering, Inc.
Israel Ramirez
2900 Jazz Street
Round Rock, TX 78664

Chester Ranch Subdivision CONCEPT PLAN CP2001-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan

ZONING AT TIME OF APPLICATION: unzoned - treated as AG (Agricultural)

DESCRIPTION: 37.58 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: agriculture

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: ETJ - single family

South: C-2 (Local Commercial), OF-1 (General Office) and PUD (Planned Unit Development) No. 98 - day care, undeveloped and single family

East: ETJ - single family and agriculture

West: ETJ - single family

PROPOSED LAND USE: single family and low density multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	22.78
Residential - Multi Unit:	0	8.8
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	6
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	37.58

Owner: Madsen Joyce Trustee of The Madsen Family Revocable Trust 1501 N. County Road 122 Round Rock, TX 78665	Agent: Bleyl Engineering Steve Ihnen 125007 Technology Blvd., Ste. 150 Austin, TX 78727
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Chester Ranch Concept Plan CP2001-002

HISTORY: The property, 37.58 acres, was annexed into the City in 2006, as a part of a larger annexation area. A small portion of the property was zoned in 2007 to C-2 (Local Commercial) and OF-1 (General Office).

DATE OF REVIEW: February 19, 2020

LOCATION: North east of the intersection of CR 117 and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for residential. Most of the site, approximately 30 acres, is un-zoned, while approximately 8 acres are zoned for C-2 (Local Commercial) or OF-1 (General Office).

Traffic, Access and Roads: The site has access to both County Road 122 and N. Redbud Lane. The concept plan indicates that there will be public street connections to N. Redbud Lane and to County Road 122 on the east side of the property. The southern side of the property also has frontage on County Road 122. A TIA (Traffic Impact Assessment) has been approved by the City and the project will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Redbud Lane and County Road 122 / County Road 117 and for intersection improvements at N. Redbud Lane and Old Settlers Blvd. (US 79).

Water and Wastewater Service: The project proposes connections to existing water lines along N. Redbud Lane and along County Road 122. Wastewater will be discharged into an existing sewer line located in McNutt Creek.

Drainage: The site drains to McNutt Creek and stormwater detention will be required.

RECOMMENDED MOTION:

Staff recommends approval of the Chester Ranch Concept Plan.



Subject Tracts
37.58 ac.

N Red Bud Ln

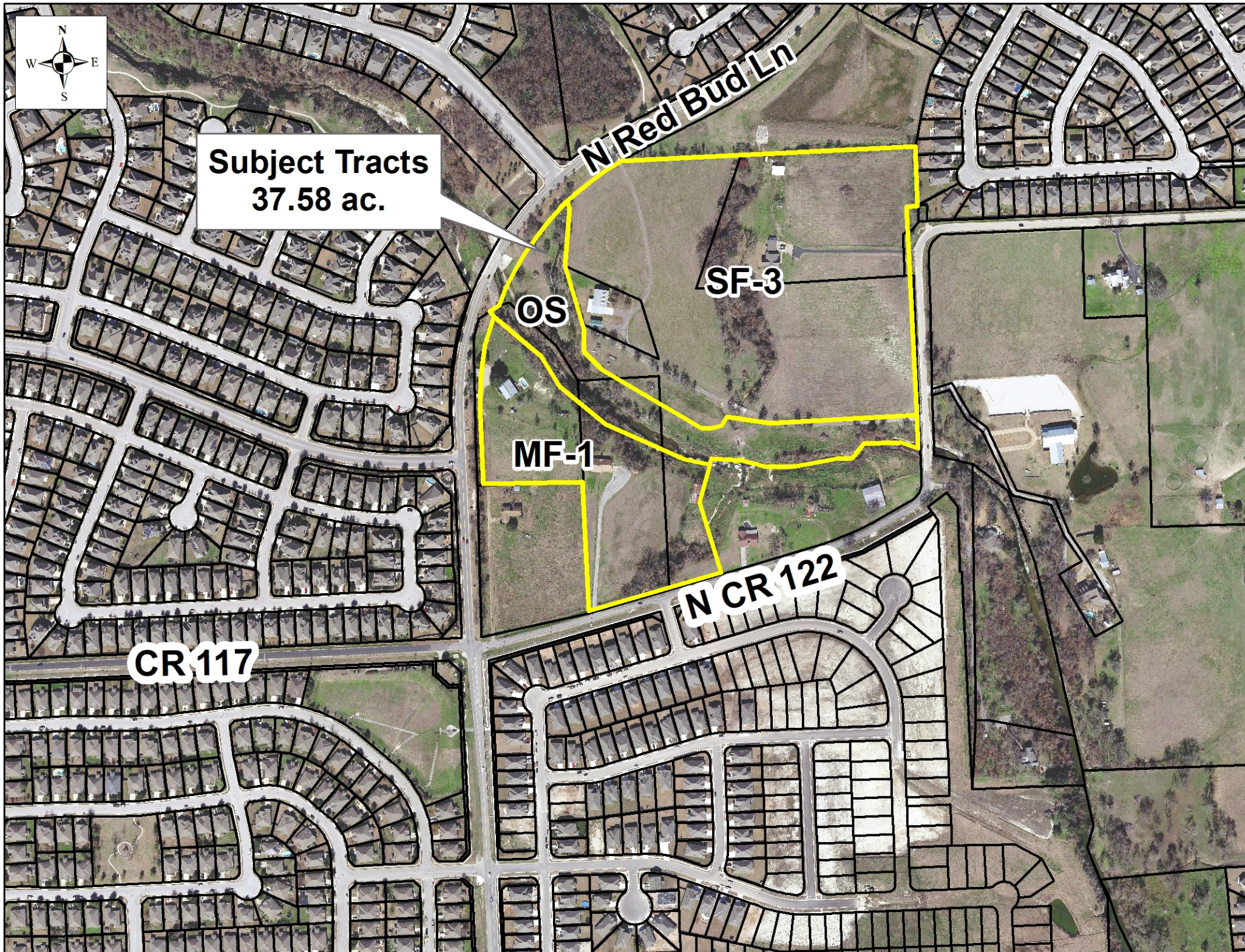
SF-3

OS

MF-1

N CR 122

CR 117



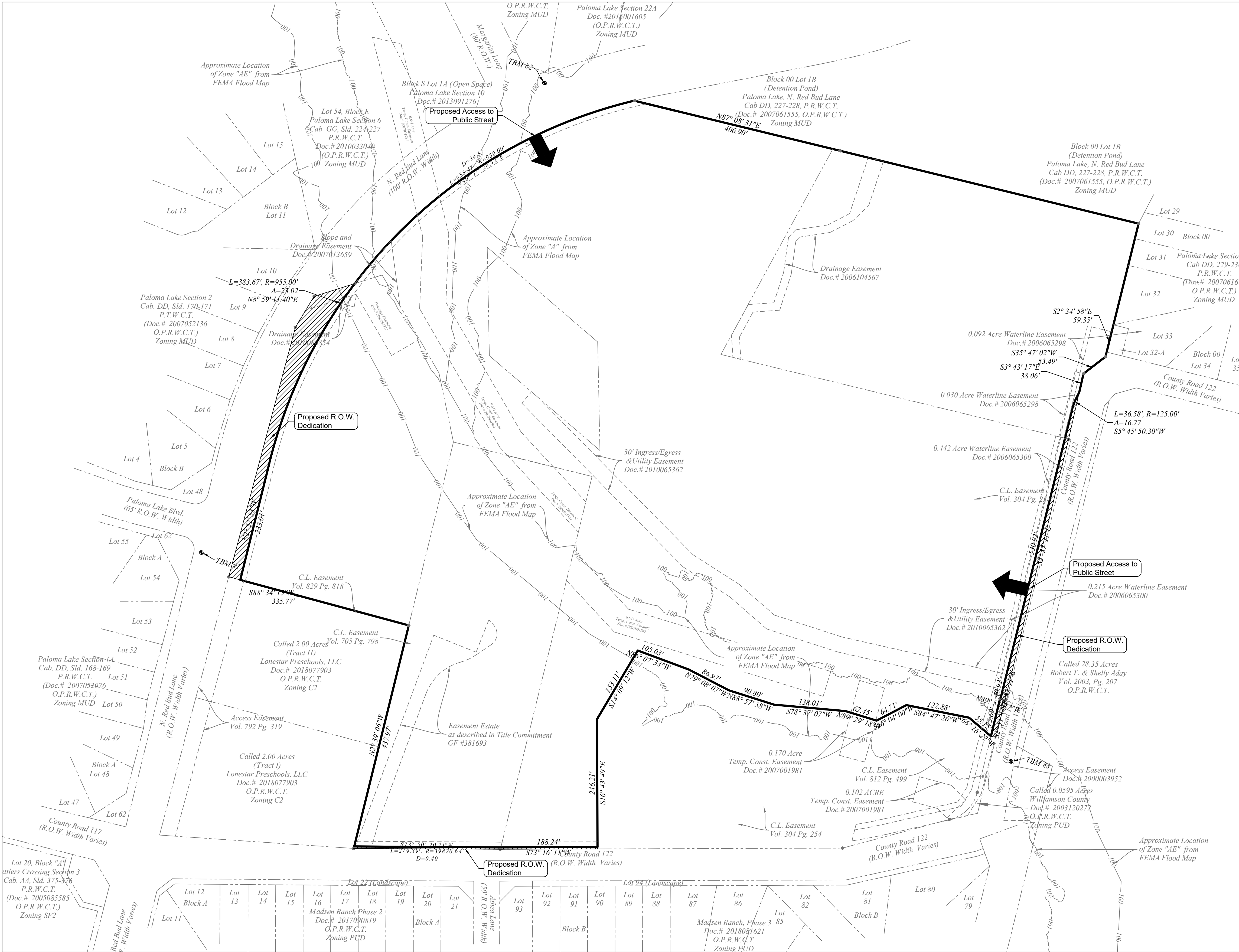
ORIGINAL LAYOUT SIZE - 24x36

©2020 H:\JOBFILES\SIGNATURE\SIG 18035 RED BUD LN\PROJECT\LOT SHEETS CONCEPT PLAN\DIMENSIONAL CONTROL PLAN.DWG 2/13/2020 Cwtizel

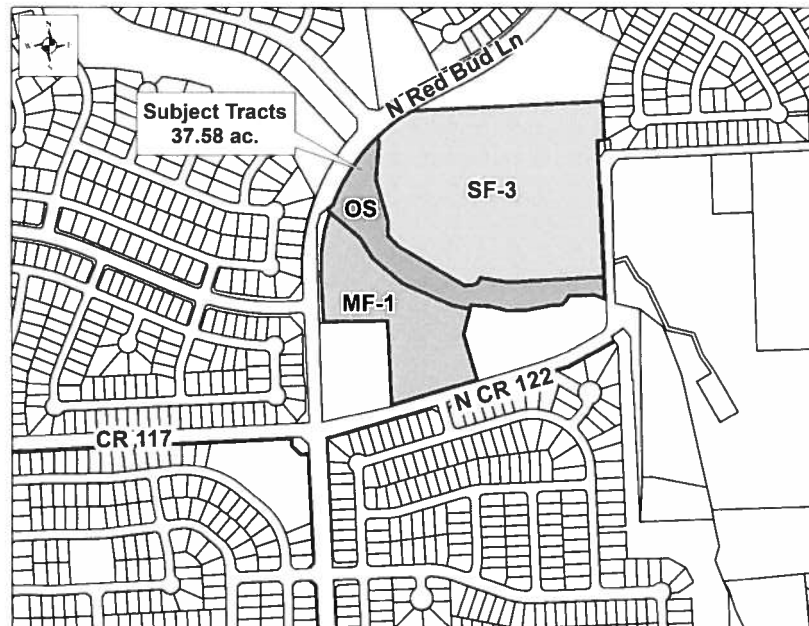
Owners	
Property – R056261,	Madsen Joyce Trustee of the Madsen Family Revocable Trust 1501 CR 122 N, Round Rock, Tx 78665
Property – R396389,	Madsen, Larry & Nancy 1807 N CR 122, Round Rock, Tx 78665
Property – R056262,	Madsen, Lesly 1875 N CR 122, Round Rock, Tx 78665
Property – R050883,	Madsen, Lesly 1875 N CR 122, Round Rock, Tx 78665
Property – R056263,	Madsen, Ronald & Janette 1455 N CR 122, Round Rock, Tx 78665
Property – R050815,	Madsen, Ronald 1455 N CR 122, Round Rock, Tx 78665
Property – R056273,	Jarl, Duval C 1407 N CR 122, Round Rock, Tx 78665
Developer:	Pinehurst Builders LLC 4700 Snake Eagle Cv Austin, TX 78738 (217) 202-1248 Contact: Steve Meid
Surveyor:	4Ward Land Surveying 2201 Woodward Street, Ste 2201 Austin TX 78744 (512) 537-2384 Contact: Jason Ward
Submittal Date:	1/21/2020
Date of Planning and Zoning Commission Review:	2/19/2020
Benchmark Description & Elevation with Vertical Datum and Geoid:	BM #1 - Square cut on top of a concrete curb inlet on the west side of N. Red Bud Lane, and being at the southwest corner of the intersection of N. Red Bud Lane and Paloma Lake Boulevard, bieng +/- 70' west of the most westernly southwest corner of the subject tract. Elevation = 686.73' BM #2 - Square cut on top of concrete curb inlet on the west side of N. Red Bud Lane, and being at the northwest corner of the intersection of N. Red Bud Lane and Margarita Loop, bieng +/- 176' west of the northwest corner of the subject tract. Elevation = 677.26' BM #3 - Square cut on the southeast corner of a concrete bridge structure, being on the east side of County Road 122, and being approximately 88' northeast of a 1/2" iron rod with "Williamson County" cap found at a point of curvature in the northwest right-of-way line of said county road 122, and being a point of curvature in the southeast line of the subject tract. Elevation = 658.14'
Patent Survey:	Robert McNutt Survey
Engineer:	Garrett-Ihnen Civil Engineers A Bleyl Engineering Company 12007 Technology Blvd, Ste 150 Austin, TX 78727 (512) 454-2400 Contact: Steve Ihnen, P.E.



Location Map
Not to Scale



**Chester Ranch Subdivision Original Zoning
ZONING ZON2001-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the original zoning to SF-3 (Single Family - Mixed Lot), MF-1 (Multifamily - Low Density) and OS (Open Space)

ZONING AT TIME OF APPLICATION: unzoned - treated as AG (Agricultural), C-2 (Local Commercial) and OF-1 (General Office)

DESCRIPTION: 37.58 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: agriculture

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: ETJ - single family

South: C-2 (Local Commercial), OF-1 (General Office) and PUD (Planned Unit Development) No. 98 - day care, undeveloped and single family

East: ETJ - single family and agriculture

West: ETJ - single family

PROPOSED LAND USE: single family and low density multifamily

TOTAL ACREAGE: 37.58

Owner:

Madsen Joyce Trustee of the Madsen Family
Revocable Trust
1501 N County Road 122
Round Rock, TX 78665

Agent:

Bleyl Engineering
Steve Ihnen
125007 Technology Blvd., Ste. 150
Austin, TX 78727

Chester Ranch Original Zoning ZONING ZON2001-002

HISTORY: The property, 37.58 acres, was annexed into the City in 2006, as a part of a larger annexation area. A small portion of the property was zoned in 2007 to C-2 (Local Commercial) and OF-1 (General Office).

DATE OF REVIEW: February 19, 2020

LOCATION: North east of the intersection of CR 117 and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for residential. Most of the site, approximately 30 acres, is un-zoned, while approximately 8 acres are zoned for C-2 (Local Commercial) or OF-1 (General Office).

Traffic, Access and Roads: The site has access to both County Road 122 and N. Redbud Lane. A TIA (Traffic Impact Assessment) has been approved by the City. The project will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Redbud Lane and County Road 122 / County Road 117 and for intersection improvements at N. Redbud Lane and Old Settlers Blvd. (US 79).

Zoning Districts: The proposal is for three zoning districts:

1. **SF-3 (Single Family – Mixed Lot)** An approximately 23 acre single family development on the northern portion of the site. The concept plan indicates that there will be public street connections to N. Redbud Lane and to County Road 122.
2. **MF-1 (Multifamily – Low Density)** An approximately 9 acre low density multifamily development on the southern portion of the site. This tract has frontage on County Road 122.
3. **OS (Open Space)** Approximately 6 acres of land along McNutt Creek which separates the northern portion of the site from the southern portion.

SF-3 (Single Family – Mixed Lot): The SF-3 district allows for three lot sizes: (1) estate lots with a minimum of 10,000 square feet; (2) standard lots with a minimum of 6,500 square feet; and (3) small lots with a minimum of 5,000 square feet. The required lot mix is that at least 40% of the total number of lots be estate lots, 30% standard lots, and 30% small lots. A variation from this lot mix is allowed if a higher roadway connectivity index is achieved and special design features are included in the development. Under this scenario, the required number of estate lots can be 10%, so long as the number of estate lots and standard lots combined are more than 50% of the total. Finally, the district contains an incentive which allows the development to contain 60% standard lots and 40% small lots if exterior finish standards are met. The SF-3 district also has design standards for the garage doors and the front elevations of the houses.

MF-1 (Multifamily – Low Density): The purpose of this district is to provide for low density multifamily residential development that is compatible with abutting and nearby single-family neighborhoods. Building height is limited to 2 ½ stories and the maximum density is 12 units per acre. The size of the complex is also limited, with no more than 120 dwelling units permitted and no more than 12 units in any single building. The complex buildings are required to meet orientation, design and variation standards. Should the site be large enough for a second complex, the two must be separated by an open space or natural features. Amenities are required for the residents. All the required parking must be within a garage(s), which must follow design guidelines, including their orientation to the street. Surface parking areas are not allowed between the buildings and any street.

**Chester Ranch Original Zoning
ZONING ZON2001-002**

OS (Open Space): Allowed uses in this district are generally limited to open space, including parks and drainage areas. This property consists of floodplain which cannot be developed.

RECOMMENDED MOTION:

Staff recommends approval of the SF-3 (Single Family – Mixed Lot), MF-1 (Multifamily – Low Density) and OS (Open Space) zoning districts.



Subject Tracts
37.58 ac.

N Red Bud Ln

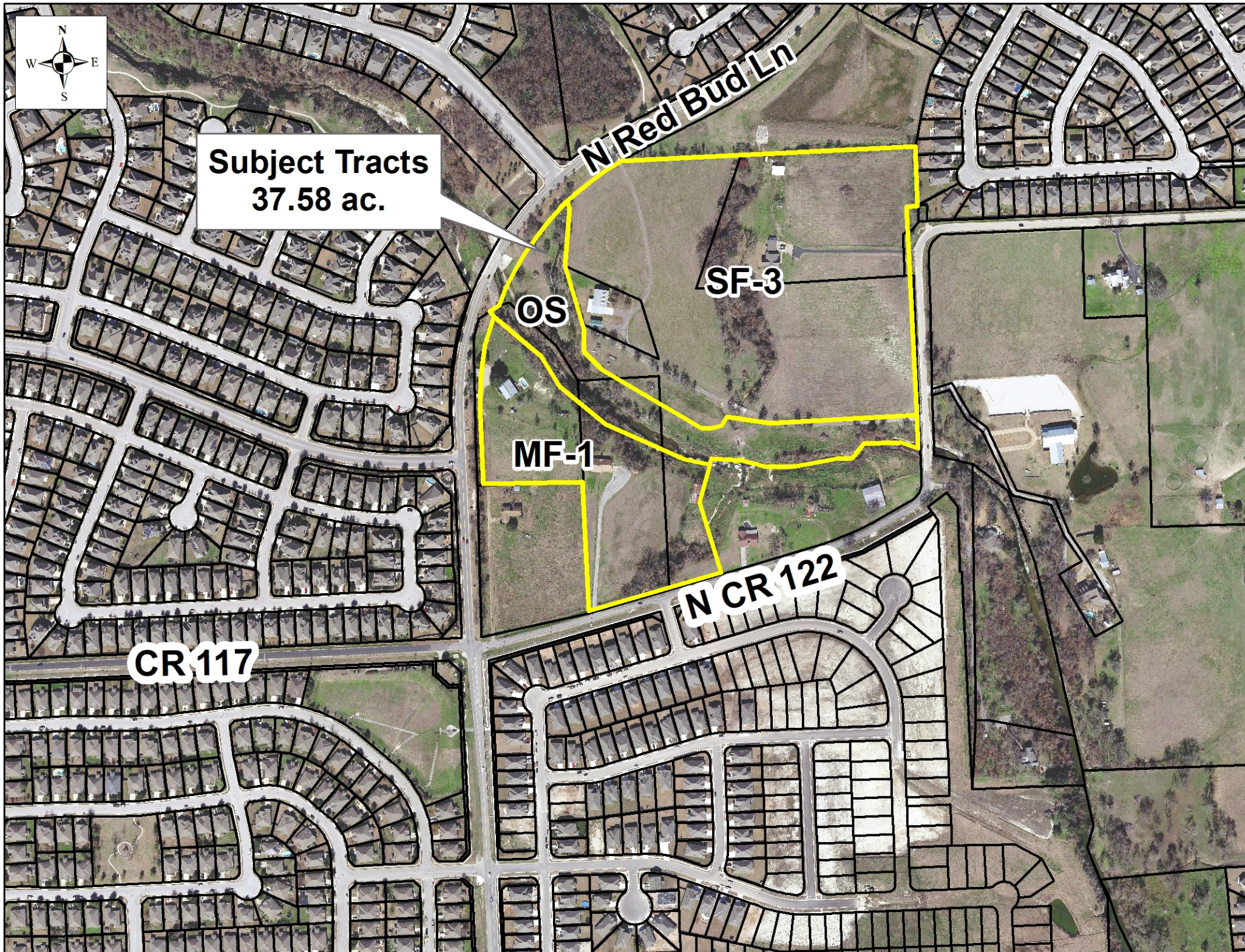
SF-3

OS

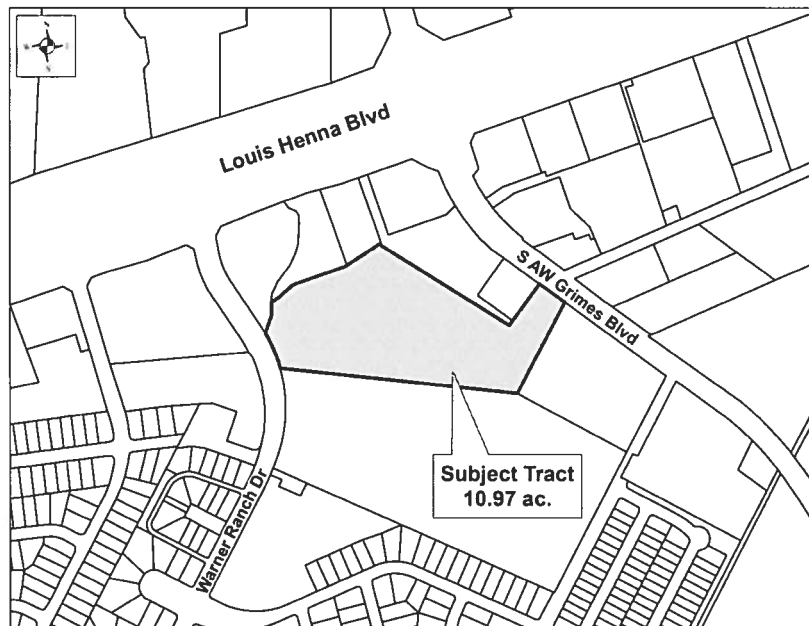
MF-1

N CR 122

CR 117



**Warner Ranch PUD 42 - Amend. No. 5
ZONING ZON2001-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Amendment to PUD No. 42 to allow urban multifamily

ZONING AT TIME OF APPLICATION: PUD No. 42 - commercial

DESCRIPTION: 10.97 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD No. 42 - mixed use

ADJACENT LAND USE:

North: PUD No. 42 - commercial

South: PUD No. 42 - apartments

East: un-zoned - vacant

West: PUD No. 42 - hotel

PROPOSED LAND USE: urban multifamily

TOTAL ACREAGE: 10.97

Owner:
BCCA Grimes LLC
Greg Gitcho, Manager Member
515 Congress Ave., Ste. 1515
Austin, TX 78701

Agent:
Drenner Group, PC
Amanda Swor
200 Lee Barton Dr., Ste. 100
Austin, TX 78704

Warner Ranch PUD 42 – Amend. No. 5
ZONING ZON2001-001

HISTORY: PUD (Planned Unit Development) No. 42, Warner Ranch, was approved in 1999 and has since been amended four times.

DATE OF REVIEW: February 19, 2020

LOCATION: Southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The PUD establishes the General Plan land use designation for the area as mixed use, with both residential and commercial uses.

Amendment Site: The project site is approximately 11 acres, a portion of Parcel “6” of the PUD, which is currently zoned for commercial use. The proposal is to amend the PUD to identify the 11 acres as Parcel “6-B” and to allow an urban multifamily project on the site. A private access drive will be completed, connecting A.W. Grimes Blvd. with Warner Ranch Drive. This drive will provide access to the commercial tracts now identified as Parcel “6-A”.

Urban Multifamily proposal: The proposed multifamily development will have a minimum density of 30 units per acre and garage parking will be provided for at least 50% of total of required parking. The remainder of the required parking can be provided with surface parking lots. Two types of residential buildings are allowed: one that contains an internal structured parking garage, where the garage is wrapped by the residences; and a second where individual garages are tucked under the building, directly attached to the units. All buildings are limited to five stories in height.

The development will otherwise meet or exceed the MF-3 (Multifamily – Urban) zoning district requirements:

Feature	PUD No. 42 Amendment	MF-3
<i>Balconies</i>	75% of all units	25% of all units
<i>Internal Stairways</i>	👍	👍
<i>Number of Amenities</i>	5	4
<i>Open Space</i>	👍	👍
<i>Special Streetscape & Landscape Features</i>	4	4

The development proposal will feature buildings with an urban style design, examples of which have been provided. The development must comply with the examples, including, but not limited to the elevation variation, roof pitch and orientation.

RECOMMENDED MOTION:

Staff recommends approval of Amendment No. 5 to PUD (Planned Unit Development) No. 42 for Warner Ranch.

Exhibit D: Development Standards

PARCEL 6-B: MULTI-FAMILY OR COMMERCIAL DEVELOPMENT

The following shall apply to all development on Parcel 6-B, as identified on **Exhibit “C-1”**.

1. PERMITTED USES:

One of the following principal uses is permitted:

- a. Commercial development according to the standards contained in **Exhibit “D”, Parcels 6-A, 6-B & 7**; or
- b. Multi-family residential development with a minimum density of thirty (30) residential dwelling units per acre, in accordance with the **MF-3 (Multifamily - Urban)** zoning district standards, and as further regulated by the remainder of this exhibit.

2. HEIGHT:

No building on the property shall exceed five (5) stories in height of occupiable floors.

3. PRIVATE ACCESS DRIVE:

- a. With the development of the multi-family site, a 26-foot wide private access drive shall be constructed, connecting to the existing 26-foot wide access drive providing access to Lot 1 and Lot 2 of the Warner Ranch Subdivision, Phase 1, Block D. As generally depicted on **Exhibit “H”**, the completed access drive will provide for a continuous 26-foot wide private access drive between A.W. Grimes Boulevard and Warner Ranch Drive.
- b. The private access drive shall not be gated or otherwise designed to impede traffic from accessing the adjoining lots.

4. BUILDING SETBACKS:

Minimum building setbacks:

- a. Warner Ranch Road – 35 feet
- b. Internal property lines – 20 feet
- c. A.W. Grimes Blvd. – 25 feet
- d. The private access drive, described in Section 3 above, shall not be used to measure any setback provisions.

5. PARKING REQUIREMENTS:

- a. The following parking requirements shall be provided with each phase of development.
 - 1) 1-bedroom unit: 1 space
 - 2) 2-bedroom unit: 2 spaces
 - 3) 3-bedroom unit: 2.5 spaces

Exhibit D: Development Standards

- b. Additional parking in the amount equal to five percent (5%) of the combined parking required for the dwelling units shall be provided to accommodate guest parking.
- c. Tandem parking shall be permitted so long as the tandem space is located in front of a garage that is attached to a residential structure. Tandem spaces shall measure a minimum of 9 feet in width by 18 feet in length.

6. GARAGE PARKING REQUIREMENT:

A minimum of fifty percent (50%) of all required residential parking, in accordance with Section 5 above, shall be provided within a garage, in either:

- a. A structured parking garage that is directly attached to a residential structure, so that the parking garage is internal to, or wrapped by, the residential structure; a minimum of thirty-five percent (35%) of all required residential parking shall be accommodated in the structured parking garage; or
- b. Tuck-under garage spaces attached to a residential structure; the remainder of the 50% garage requirement shall be accommodated in the tuck-under garage spaces.

7. BUILDING DESIGN

The design elements of the buildings shall substantially comply with the depictions contained in **Exhibit "I"**, including, but not limited to: elevation variation, roof pitch, and orientation, incorporating an urban style.

8. BALCONIES:

No less than seventy-five (75) percent of all dwelling units shall have a balcony.

9. AMENITIES

A minimum of five (5) residential amenities, as described in the MF-3 (Multifamily – Urban) zoning district, Section 2-24 (d)(4) of the Code, shall be provided.

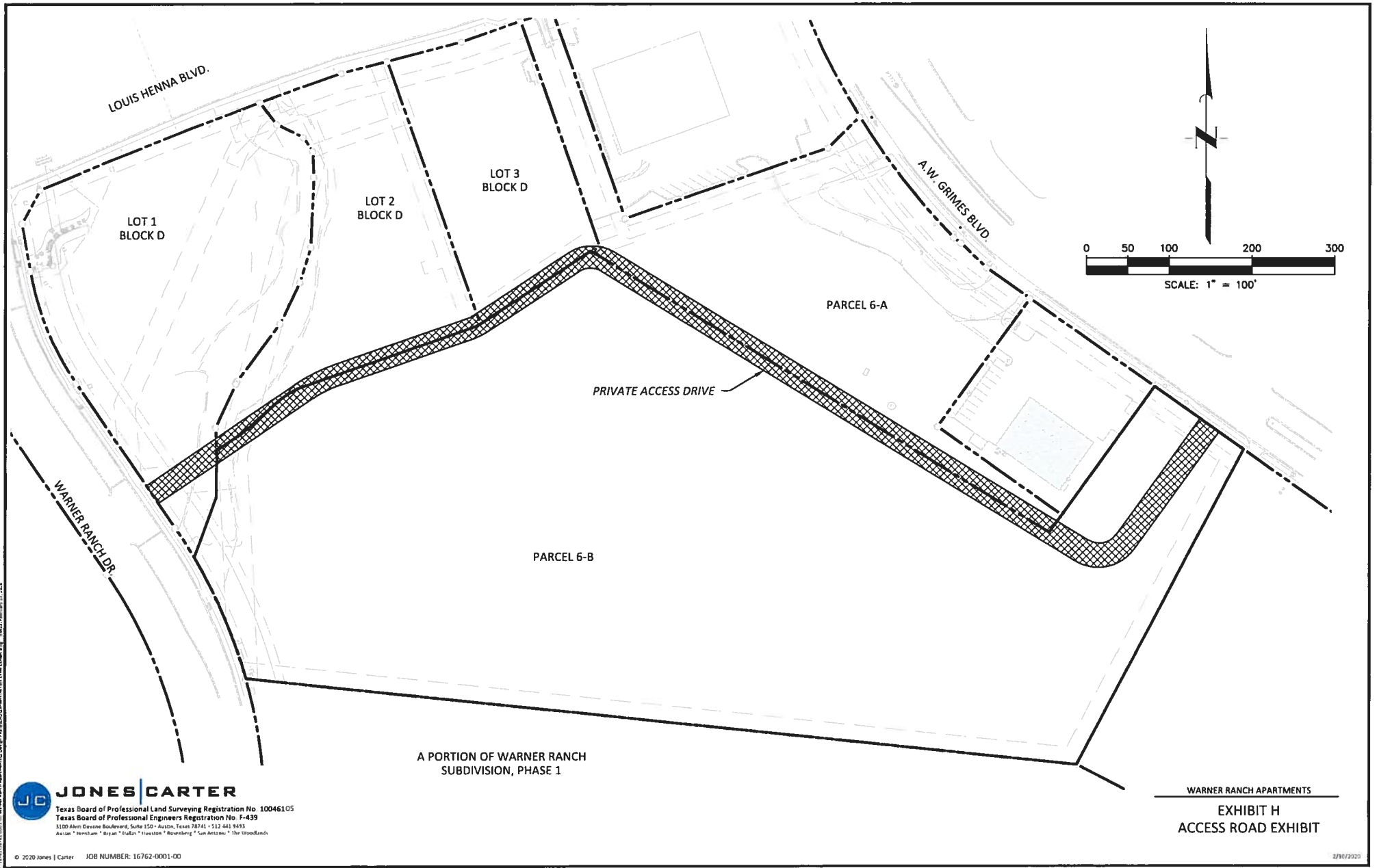




EXHIBIT "I"

Concept Images

STANMORE 19-39 | Warner Ranch

Plotted 2-03-2020



Louis Henna Blvd

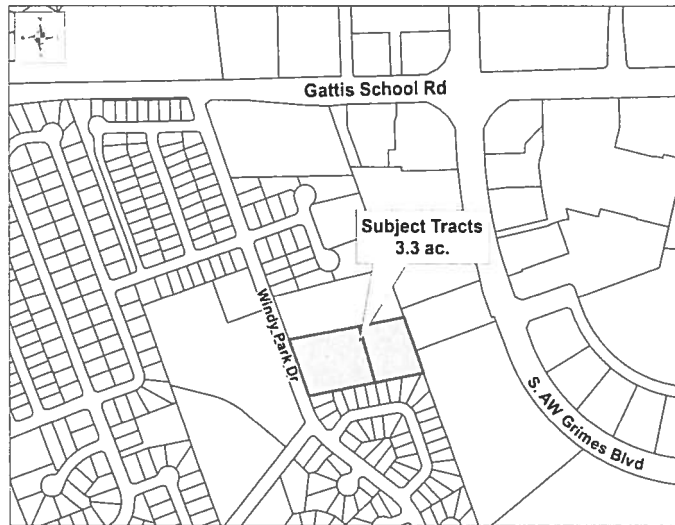
SAW Grimes Blvd

Warner Ranch Dr

Subject Tract
10.97 ac.



**Safa Valley Subdivision
PRELIM PLAT PP2001-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to Create 13 Development Lots, 1 Open Space/Drainage Lot, and 1 Right-of-Way Lot

ZONING AT TIME OF APPLICATION: SF-2 (Single Family Standard Lot)

DESCRIPTION: 3.3 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Existing Single Family Dwelling

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single Family Residence - Zoned SF-2 (Single Family Standard Lot)
 South: Single Family Residences - Zoned SF-2 (Single Family Standard Lot)
 East: Commercial Uses - Zoned PUD (Planned Unit Development) No. 62
 West: Windy Park Drive Right-of-Way - Unzoned

PROPOSED LAND USE: Single Family Residences

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	13	2.36
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	0.3
ROW:	1	0.64
Parkland:	0	0
Other:	0	0
TOTALS:	15	3.3

Owner:
 Zeem Realty LLC
 Mohideen, Mohamed & Mohamed
 Segudhuman
 2009 Hat Bender Loop
 Round Rock, TX 78664

Agent:
 Waeltz & Prete Inc.
 Shane Cannon, P.E.
 211 N. A.W. Grimes Blvd.
 Round Rock, TX 78665

Safa Valley Subdivision
PRELIMINARY PLAT PP2001-001

HISTORY: The 3.3-acre subject tract has no platting history. A Final Plat will follow after Preliminary Plat approval.

DATE OF REVIEW: February 19, 2020

LOCATION: South of Gattis School Road and east of Windy Park Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right.

Traffic, Access and Roads:

The subject tract will have access from Windy Park Drive. A Traffic Impact Analysis (TIA) was deemed not necessary as the development does not meet the a.m. and p.m. peak hour trip threshold to require a TIA. As part of the platting application, the Applicant will be dedicating approximately 380 linear feet of right-of-way, 50 feet in width, for the creation of a new cul-de-sac (Safa Cove) to provide legal access to each of the newly created lots. Safa Cove will be designed and constructed by the Applicant and then dedicated to the City of Round Rock.

Water and Wastewater Service:

Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line located along Windy Park Drive. Wastewater will connect to an existing 15-inch wastewater line located along Windy Park Drive.

Drainage:

A drainage lot will be developed on Lot No. 14 to detain stormwater on-site. Additionally, there are existing storm sewer and inlets along Windy Park Drive that will convey runoff from the subdivision.

RECOMMENDED MOTION:

Staff recommends approval of the Preliminary Plat as presented

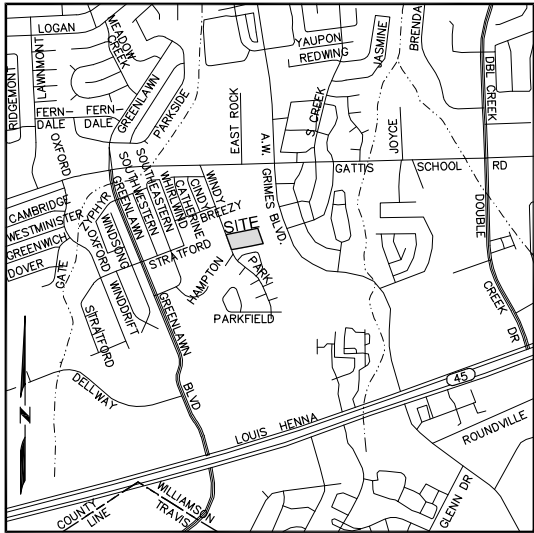


Gattis School Rd

**Subject Tracts
3.3 ac.**

Windy Park Dr

S. AW Grimes Blvd



VICINITY MAP
(NOT TO SCALE)

OWNERS:
MOHAMED MOHIDEEN &
MOHAMED SEGUDHUMAN
2009 HAT BENDER LOOP
ROUND ROCK, TEXAS 78664

SURVEYOR:
SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10006900

ENGINEER:
ANTONIO A. PRETE, P.E.
WELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665

SUBMITTAL DATE:
JANUARY 21, 2020

DATE OF PLANNING AND
ZONING COMMISSION REVIEW: FEBRUARY 19, 2020

PATENT SURVEY: ASA THOMAS SURVEY, ABSTRACT 609

BENCHMARK DESCRIPTION: PK NAIL SET IN TOP OF CURB,
WEST SIDE OF WINDY PARK DRIVE.
ELEVATION: 749.06'
VERTICAL DATUM: NAVD 88 (GEOID 2012A)
GRID COORDINATES:
N=10153070.39
E=3138722.54

ACREAGE: 3.301

NUMBER OF LOTS: 15

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 377.5'

CONNECTIVITY INDEX: 1.0

ACREAGE BY LOT TYPE: 2.365 ACRES DEVELOPMENT
0.300 ACRE OPEN SPACE DRAINAGE
0.636 ACRE RIGHT-OF-WAY

NUMBER OF LOTS BY TYPE: 13 DEVELOPMENT
1 OPEN SPACE DRAINAGE
1 RIGHT-OF-WAY

LOT TABLE		
LOT/BLOCK	AREA IN SQUARE FEET	USE
LOT 1, BLOCK A	7,683	DEVELOPMENT
LOT 2, BLOCK A	7,623	DEVELOPMENT
LOT 3, BLOCK A	7,690	DEVELOPMENT
LOT 4, BLOCK A	7,906	DEVELOPMENT
LOT 5, BLOCK A	8,502	DEVELOPMENT
LOT 6, BLOCK A	8,300	DEVELOPMENT
LOT 7, BLOCK A	9,292	DEVELOPMENT
LOT 8, BLOCK A	8,978	DEVELOPMENT
LOT 9, BLOCK A	8,456	DEVELOPMENT
LOT 10, BLOCK A	7,918	DEVELOPMENT
LOT 11, BLOCK A	7,650	DEVELOPMENT
LOT 12, BLOCK A	6,508	DEVELOPMENT
LOT 13, BLOCK A	6,536	DEVELOPMENT
LOT 14, BLOCK A	13,049	OPEN SPACE DRAINAGE
LOT 15, BLOCK A	27,898	ROW



WELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

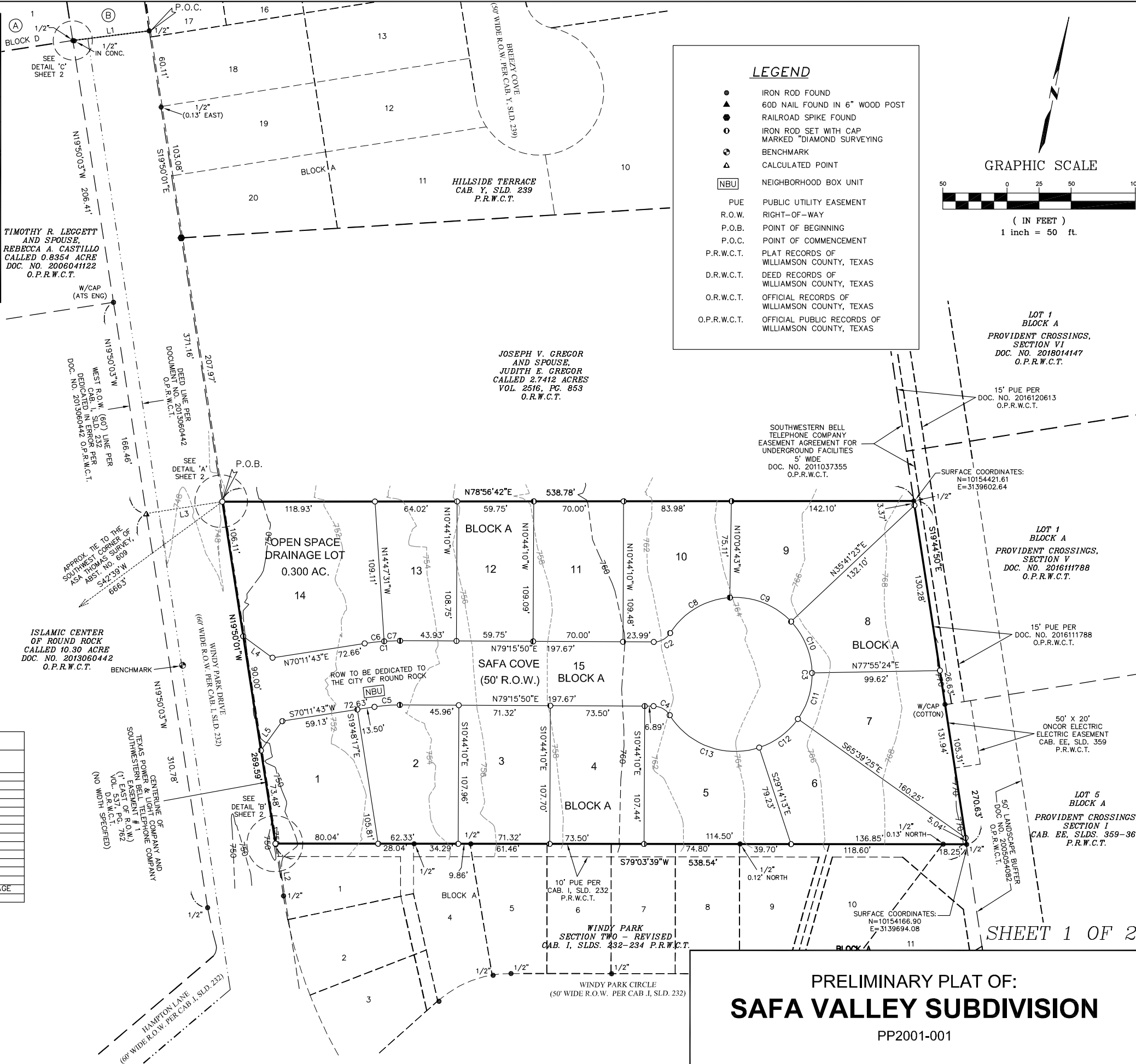


DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900



METES AND BOUNDS DESCRIPTION

FOR A 3.301 ACRE TRACT OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO MOHAMED MOHIDEEN AND MOHAMED NIJAM MANJI SEGUDHUMAN, RECORDED IN DOCUMENT NO. 2019028366 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 1.30 ACRE TRACT OF LAND CONVEYED TO MOHAMED MOHIDEEN AND MOHAMED NIJAM MANJI SEGUDHUMAN, RECORDED IN DOCUMENT NO. 2019028382 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.301 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found monumenting the most northerly northeast corner of Windy Park Drive a 60' wide right-of-way as shown on Windy Park Section Two - Revised, a subdivision recorded in Cabinet I, Slides 232-234 of the Plat Records of Williamson County, Texas, and the southwest corner of Windy Park Drive a 60' wide right-of-way as shown on Windy Park Section One Revised, a subdivision recorded in Cabinet H, Slides 273-274 of the Plat Records of Williamson County, Texas, same being on the west boundary line of Lot 17, Block A, Hillside Terrace a subdivision recorded in Cabinet Y, Slide 239 of the Plat Records of Williamson County, Texas, from which a 1/2" iron rod found monumenting the northwest corner of said Windy Park Section Two - Revised, the southwest corner of Lot 1, Block D of said Windy Park Section One Revised, the northeast corner of the called 0.8354 acre tract of land conveyed to Timothy R. Leggett and spouse, Rebecca A. Castillo, recorded in Document No. 2006041122 of the Official Public Records of Williamson County, Texas, and the most northerly northwest corner of the called 10.30 acre tract of land conveyed to Islamic Center of Round Rock, recorded in Document No. 2013060442 of the Official Public Records of Williamson County, Texas, same being on the west right-of-way line said Windy Park Drive, bears S 71°48'02" W for a distance of 59.93 feet;

THENCE, S 19°50'01" E with said east right-of-way line of Windy Park Drive common with said Windy Park Section Two - Revised, the west boundary line of said Hillside Terrace and the west boundary line of the called 2.7412 acre tract of land conveyed to Joseph V. Gregor and spouse, Judith E. Gregor, recorded in Volume 2516, Page 853 of the Official Records of Williamson County, Texas, passing at a distance of 60.11 feet a 1/2" iron rod found 0.13' east of this line, passing at a distance of 163.19 feet a railroad spike found monumenting the southwest corner of Lot 20, Block A of said Hillside Terrace and the northwest corner of said 2.7412 acre Gregor tract, in all a total distance of 371.16 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said 2.7412 acre Gregor tract and the northwest corner of said 2.00 acre Mohideen and Segudhuman tract, for the northwest corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found bears S 78°56'42" W for a distance of 0.20 feet;

THENCE, N 78°56'42" E with the south boundary line of said 2.7412 acre Gregor tract, the north boundary line of said 2.00 acre Mohideen and Segudhuman tract and the north boundary line of said 1.30 acre Mohideen and Segudhuman tract for a distance of 538.78 feet to a 1/2" iron rod found monumenting the southeast corner of said 2.7412 acre Gregor tract and the northeast corner of said 1.30 acre Mohideen and Segudhuman tract, same being on the west boundary line of Lot 1, Block A, Provident Crossings Section V, a subdivision recorded in Document No. 2016111788 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, S 19°44'50" E with the east boundary line of said 1.30 acre Mohideen and Segudhuman tract, said west boundary line of Lot 1, Block A and in part with the west boundary line of Lot 5, Block A, Provident Crossings, Section I, a subdivision recorded in Cabinet EE, Slides 359-360 of the Plat Records of Williamson County, Texas, passing at a distance of 160.28 feet an iron rod found with cap marked "COTTON" monumenting the southwest corner of said Lot 1, Block A and the northwest corner of said Lot 5, Block A, in all a total distance of 270.63 feet to a 1/2" iron rod found monumenting the southeast corner of said 1.30 acre Mohideen and Segudhuman tract and the northeast corner of Lot 11, Block A of said Windy Park Section Two - Revised, for the southeast corner hereof;

THENCE, S 79°03'39" W with the south boundary line of said 1.30 acre Mohideen and Segudhuman tract, the south boundary line of said 2.00 acre Mohideen and Segudhuman tract, and the north boundary line of Block A of said Windy Park Section Two - Revised, passing at a distance of 18.25 feet a 1/2" iron rod found 0.13' north of this line, passing at a distance of 176.56 feet a 1/2" iron rod found 0.12' north of this line, passing at a distance of 386.32 feet a 1/2" iron rod found, passing at a distance of 430.47 feet a 1/2" iron rod found, in all a total distance of 538.54 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said 2.00 acre Mohideen and Segudhuman tract and the northwest corner of Lot 1, Block A of said Windy Park Section Two - Revised, same being on said east right-of-way line of Windy Park Drive, for the southwest corner hereof, from which a 1/2" iron rod found bears S 35°17'24" E for a distance of 0.90 feet;

THENCE, N 19°50'01" W with the west boundary line of said 2.00 acre Mohideen and Segudhuman tract and said east right-of-way line of Windy Park Drive for a distance of 269.59 feet to the POINT OF BEGINNING hereof and containing 3.301 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

PLAT NOTES:

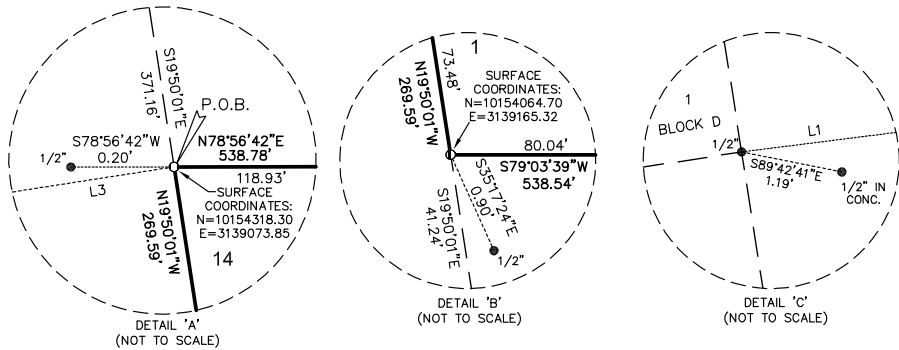
- 1) NO PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
- 2) NO PORTION OF THIS TRACT IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 4) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 6) A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 7) SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 8) WITH THE EXCEPTION OF LOT 1, ALL RESIDENTIAL LOTS (LOT 2 THRU 13) SHALL TAKE DRIVEWAY ACCESS FROM SAFA COVE. THERE SHALL BE NO MOTORIZED VEHICULAR ACCESS FROM WINDY PARK DRIVE.
- 9) ALL OPEN SPACE DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY HOA.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°48'02"W	59.93'
L2	S19°50'01"E	41.24'
L3	S70°09'57"W	59.90'
L4	S64°49'09"E	28.29'
L5	S25°10'51"W	28.28'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	175.02'	27.70'	9°04'07"	N74°43'47"E
C2	15.00'	15.12'	57°46'09"	N50°22'46"E
C3	60.00'	309.49'	295°32'17"	S10°44'10"E
C4	15.00'	15.12'	57°46'09"	N71°51'05"W
C5	125.02'	19.79'	9°04'07"	S74°43'47"W
C6	175.02'	15.31'	5°00'46"	N72°42'06"E
C7	175.02'	12.39'	4°03'22"	N77°14'10"E
C8	60.00'	56.18'	53°38'45"	N48°19'04"E
C9	60.00'	52.93'	50°32'56"	S79°35'05"E
C10	60.00'	44.23'	42°14'01"	S33°11'37"E
C11	60.00'	38.14'	36°25'12"	S06°08'00"W
C12	60.00'	38.14'	36°25'12"	S42°33'11"W
C13	60.00'	79.87'	76°16'12"	N81°06'07"W

RECORD INFORMATION
SHEET 1

A	WINDY PARK SECTION ONE REVISED CAB. H, SLDS. 273-274 P.R.W.C.T.
B	WINDY PARK DRIVE (60' WIDE R.O.W.) PER CAB. H, SLD. 273)



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PRELIMINARY PLAT OF:
SAFA VALLEY SUBDIVISION

PP2001-001