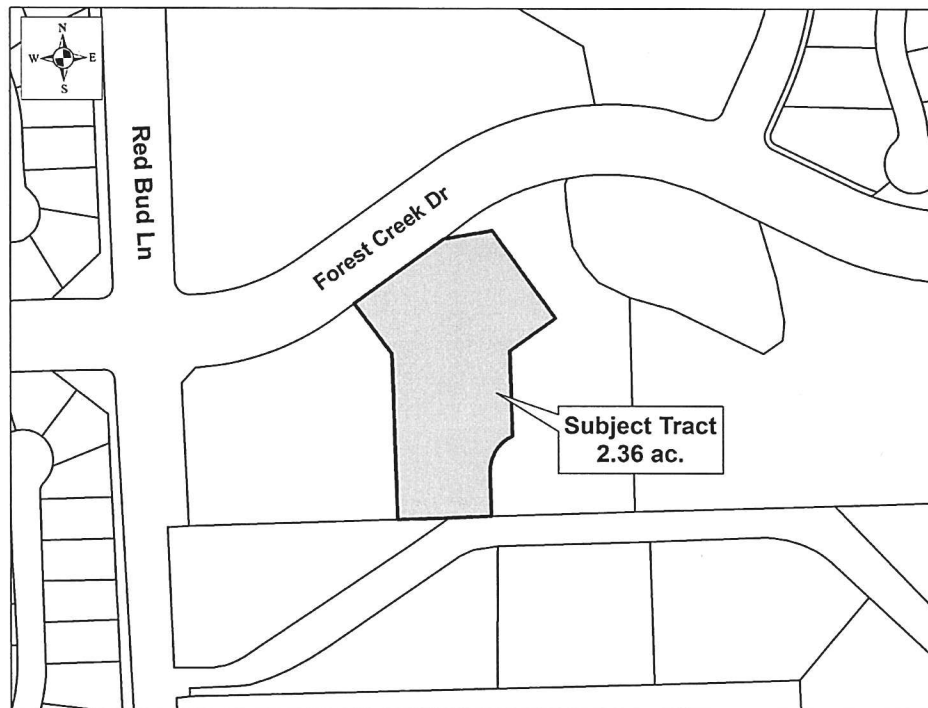


**Forest Creek - PUD 4 Amendment No. 7**  
**ZONING ZON1503-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of amendment to PUD No. 4

**ZONING AT TIME OF APPLICATION:** PUD No. 4

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** PUD No. 4 - residential

**ADJACENT LAND USE:**

North: attached residential - PUD No. 4

South: large lot single family - ETJ

East: elementary school - PUD No. 4

West: day care - PUD No. 4

**PROPOSED LAND USE:** office, medical office or senior housing

**TOTAL ACREAGE:** 2.36

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**Owner:**

JR Fischer Ventures II LP  
Jay & Robin Fischer  
3309 Forest Creek Dr.  
Round Rock, TX 78664

**Agent**

JR Fischer Ventures II LP  
Jay & Robin Fischer  
3309 Forest Creek Dr.  
Round Rock, TX 78664

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**Forest Creek - PUD 4 Amendment No. 7**  
**ZONING ZON 1503-002**

**HISTORY:** The property was zoned as Parcel G, approximately 10 acres, in PUD (Planned Unit Development) No. 4 – Forest Creek, in 1991. Two day care facilities, one on 2.48 acres at the corner of Red Bud Lane and Forest Creek Drive and one on 2.20 acres on the eastern side of Parcel G, have been developed. The remaining undeveloped property, approximately 2.36 acres, is the subject of this rezoning request.

**DATE OF REVIEW:** April 1, 2015

**DESCRIPTION:** Village at Forest Creek, Section 2, Block A, Lot 2 - 2.36 acres

**LOCATION:** Southeast of the intersection of Forest Creek Dr. and Red Bud Ln.

**STAFF REVIEW AND ANALYSIS:**

Current Zoning – Land Uses: The subject tract is within a PUD development area referred to both as Parcel G and as Parcel P-8 in PUD No. 4. The area ("Parcel G") contains approximately 10 acres and land uses are restricted to: single family residential, attached residential, limited commercial, day care, churches and schools. Commercial uses must be located adjacent to CR 122 (Red Bud Lane).

Current Zoning – Development Standards: The PUD establishes the following standards for development on Parcel G: (1) all buildings other than single family detached dwellings shall be set back at least 100 feet from the southern boundary of the property; (2) residential lots within 150 feet of the southern property line shall be limited to single family; (3) one direct access may be allowed onto CR 122; (4) only 5 acres of the area may be developed as neighborhood commercial and office uses; (5) commercial uses shall be located adjacent to CR 122; and (6) landscaping, berming or fencing shall be required along the southern property line shall be provided; total impervious cover shall not exceed 80% of each lot. In addition, a plat note on the property requires a 50-foot landscape easement along Forest Creek Drive.

Remaining Allowed Uses on the 2.36 acres: The portion of Parcel G with frontage along CR 122, approximately 2.48 acres, has been developed as a day care center. Since this lot contains all of the CR 122 frontage, no commercial uses are allowed on the remainder of Parcel G. The eastern portion of Parcel G, approximately 2.20 acres, is a lot which also contains a day care center. The subject tract, the remaining 2.36 acres of Parcel G, is therefore limited to the following uses: day care, church, single family residential or attached residential. With day care centers on two sides, the subject parcel is not likely to be used as a day care center, which leaves church, single family residential or attached residential as allowed uses. Given the size of the site, these are not likely to be viable uses either.

Purpose of the Amendment – Land Uses: The purpose of the PUD amendment is to provide for viable uses for the remainder of Parcel G which are compatible with the character of Forest Creek and its surrounding neighbors. The PUD amendment proposes to allow the following uses on the remainder of Parcel G: office, medical office with no emergency services and senior housing or assisted living.

Proposed Amendment – Development Standards: Development on the remainder of Parcel G must meet the following development standards: (1) a masonry fence and landscape buffer on the south property line. The masonry fence must be made of brick or natural stone and meet specific construction requirements. The landscape buffer must be at least 8-feet wide and contain large and small species trees, planted according to specified standards. (2) Building setbacks from the southern property line shall be 40 feet for a one story office, 80 feet for a two story office, 20 feet for a one story senior housing unit and 40 feet for a 2-story senior housing unit. The requirements for a 50-foot landscape easement along Forest Creek Drive and a maximum of 80% of impervious cover for each lot remains.

**Forest Creek - PUD 4 Amendment No. 7**  
**ZONING ZON 1503-002**

Traffic, Access and Roads: Access to the site will be from Forest Creek Drive and the specific location will be determined during the site plan review process. Depending on the uses proposed, a traffic impact analysis (TIA) may be required. This determination will also be made during the site plan review process.

Additional Considerations: The site has a significant number of protected trees along the front half along Forest Creek Drive. These trees serve as an amenity to the neighborhood, but also limit development to the rear of the site. The southern boundary of the site borders the Jackrabbit Subdivision, a large lot single family subdivision in the ETJ (extraterritorial jurisdiction). Reducing the building setbacks along the southern property line will have little impact on the homes in that subdivision because the property line directly borders a local street, not a residential property. In addition, the lots in the subdivision are over an acre in size and no homes are located near the property line. The required masonry wall and landscape buffer and building setback requirements match what is required in the zoning code for the OF (Office) zoning district.

**RECOMMENDED MOTION:**

Staff recommends approval of the amendment to PUD No. 4.

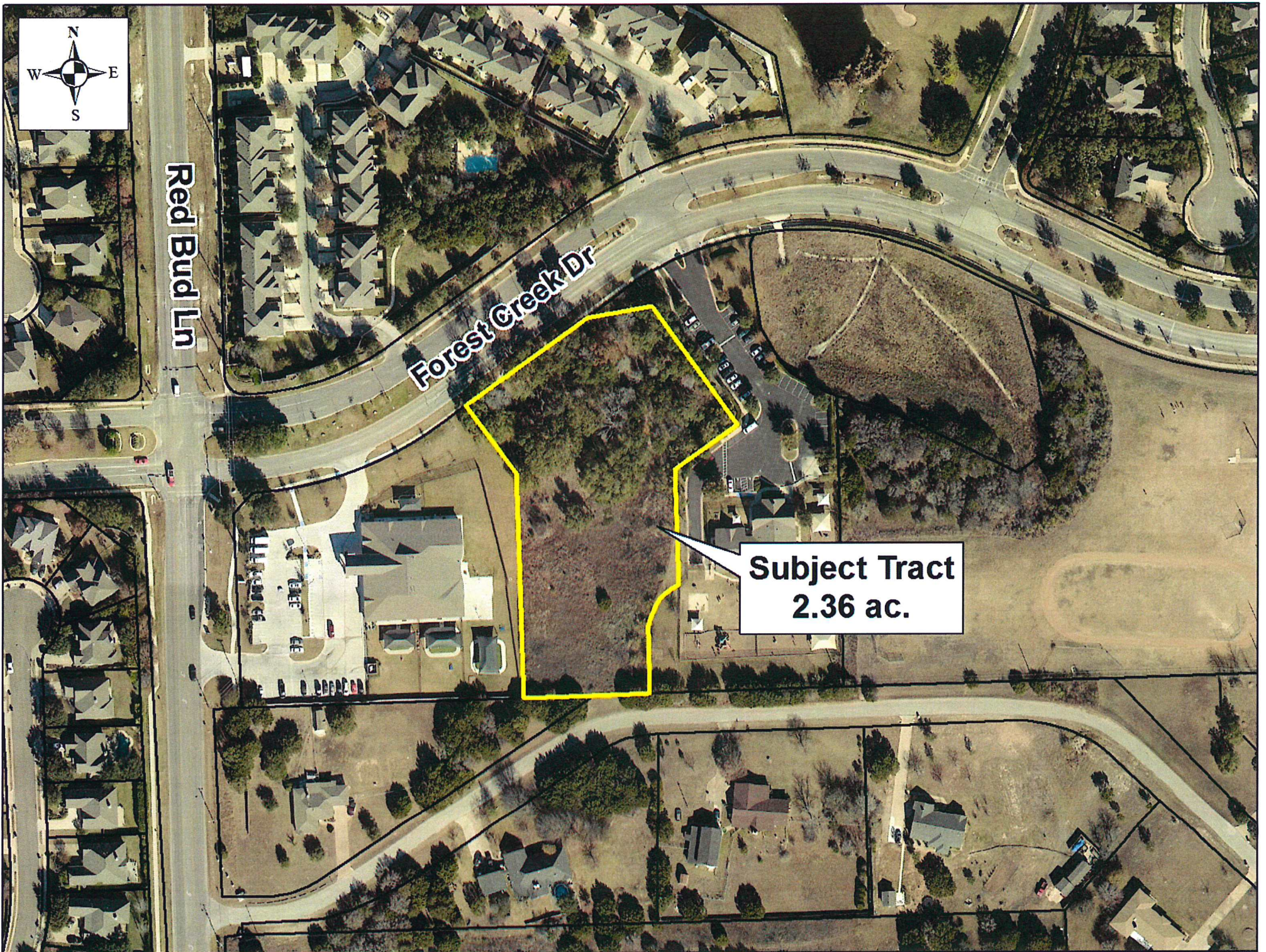




Red Bud Ln

Forest Creek Dr

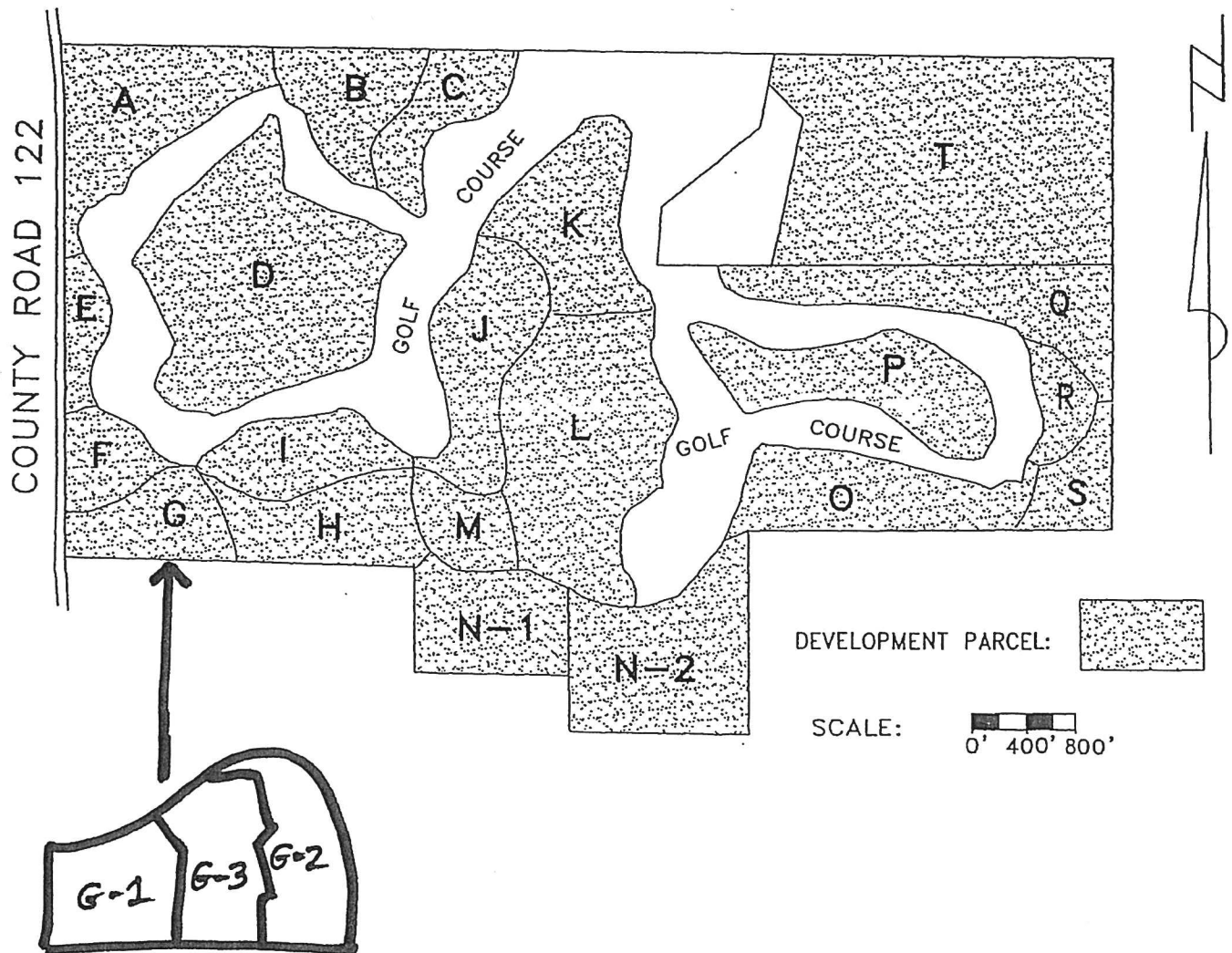
**Subject Tract  
2.36 ac.**





FOREST CREEK PUD NO. 4

EXHIBIT "C"



[illegible]

## EXHIBIT D – LAND USES AND DEVELOPMENT CONDITIONS Page 2 of 2

1. Lots adjacent to the northern property lines shall have a minimum size of 10,000 square feet.
2. Lots adjacent to County Road 22 shall have a minimum lot size of 10,000 square feet.
3. A maximum of two access points from this parcel to County Road 122 may be permitted.
4. A maximum of four access points to County Road 122 may be permitted.
5. All buildings, other than single family detached homes, shall maintain a 100 foot setback from the southern boundary of the parcel.
6. Commercial uses shall be located adjacent to County Road 122.
7. A buffer along the southern property line shall be provided by the use of landscaping, berming or fencing.
8. Lots adjacent to the southern property line shall have a minimum lot size of 10,000 square feet.
9. Total impervious cover shall not exceed 80 percent of each lot.
10. One direct access shall be allowed to County Road 122.
11. Minimum lot size is 10,000 square feet.
12. Must meet standards listed on Exhibit D-1.

## EXHIBIT D-1 – DEVELOPMENT STANDARDS FOR PARCEL G-3

### Development Standards

1. Landscape Easement: A 50-foot landscape easement shall be required along the parcel's Forest Creek Drive frontage.
2. Masonry Fence: A masonry fence shall be required along the southern property line. The fence shall meet the following standards:
  - a. Constructed of brick or natural stone. Shall not include cement-based siding such as HardiPlank, Fencecrete, or similar construction materials.
  - b. Masonry materials, construction standards, and miscellaneous requirements shall be as follows:
    - i. Brick or natural stone;
    - ii. A cast-in-place structural footing;
    - iii. Top capped;
    - iv. Both sides of the fence shall have a finished face;
    - v. The fence shall have a height of a minimum of six feet; and
    - vi. Construction details or shop drawings must be sealed by a structural engineer and provided within the Site Development permit plans.
3. Landscape Buffer: A landscape buffer shall be required along the southern property line. The buffer shall meet the following standards:
  - a. A minimum of eight feet (8') in width
  - b. Landscape plantings shall be required, based on the linear footage that extends along the length of the property line. The minimum quantity of landscaping shall be determined by the following requirements:
    - i. One large tree per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; or
    - ii. One medium tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and
    - iii. One hundred percent of trees utilized shall be of an evergreen species.
    - iv. Other than the required landscaping, nothing shall be placed within the landscape buffer, including without limitation, accessory buildings, parking lots, storage of materials and refuse containers. The landscape buffer may not be used as a utility easement.
4. Building Setback for Office use: The building setback along the southern property line shall be 40 ft. for buildings with one story or 80 ft. for buildings with two stories.
5. Building Setback for Senior use: The building setback along the southern property line shall be 20 feet for buildings with one story or 40 feet for buildings with two stories.



## **EXHIBIT D-1 – DEVELOPMENT STANDARDS FOR PARCEL G-3**

6. All aspects not specifically covered by this Plan shall be regulated by OF (Office) or the SR (Senior) zoning districts 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.
7. All other Ordinances within the Code, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.