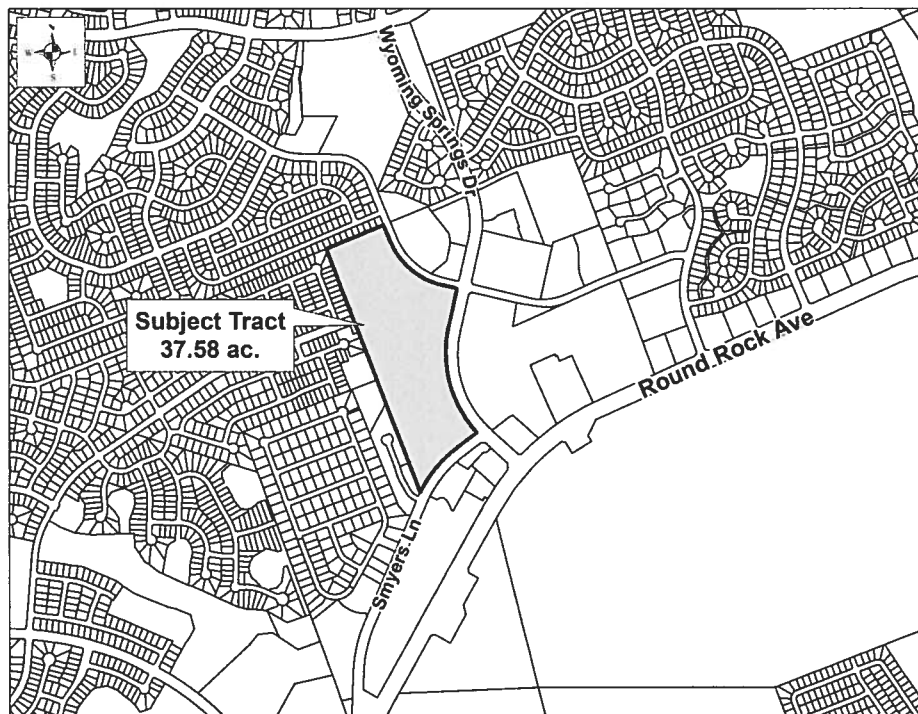


**The Reserve at Wyoming Springs - Rezoning**  
**ZONING ZON1802-007**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Rezoning from the OF (Office) district to the SF-3 (Single Family - mixed lot) district.

**ZONING AT TIME OF APPLICATION** OF (Office)

**DESCRIPTION:** 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** commercial

**ADJACENT LAND USE:**

North: (across Park Valley Dr.) medical office and senior housing - OF (Office) and SR (Senior)

South: (across Smyers Lane) bank and drug store - C-1 (General Commercial)

East: (across Wyoming Springs Dr.) hospital - PF-3 (Public Facilities - high intensity)

West: single family residential - ETJ (extraterritorial jurisdiction)

**PROPOSED LAND USE:** single family

**TOTAL ACREAGE:** 37.58

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**Owner:**

Robinson Land Ltd. Partners

P.O. Box 9556

Austin, TX 78766-9556

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**Agent**

CalAtlantic Homes of Texas, Inc.

John Stanley

13620 FM 620 North, Bldg. B, Ste.

150

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**The Reserve at Wyoming Springs - Rezoning**  
**ZONING      ZON1802-007**

**HISTORY:** The property was annexed into the City in 2007 and zoned as OF (Office). It is undeveloped.

**DATE OF REVIEW:** March 21, 2018

**LOCATION:** Northwest corner of Wyoming Springs Dr. and Smyers Ln.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated for commercial in the General Plan and is currently zoned as OF (Office).

SF-3 zoning district: The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of large lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

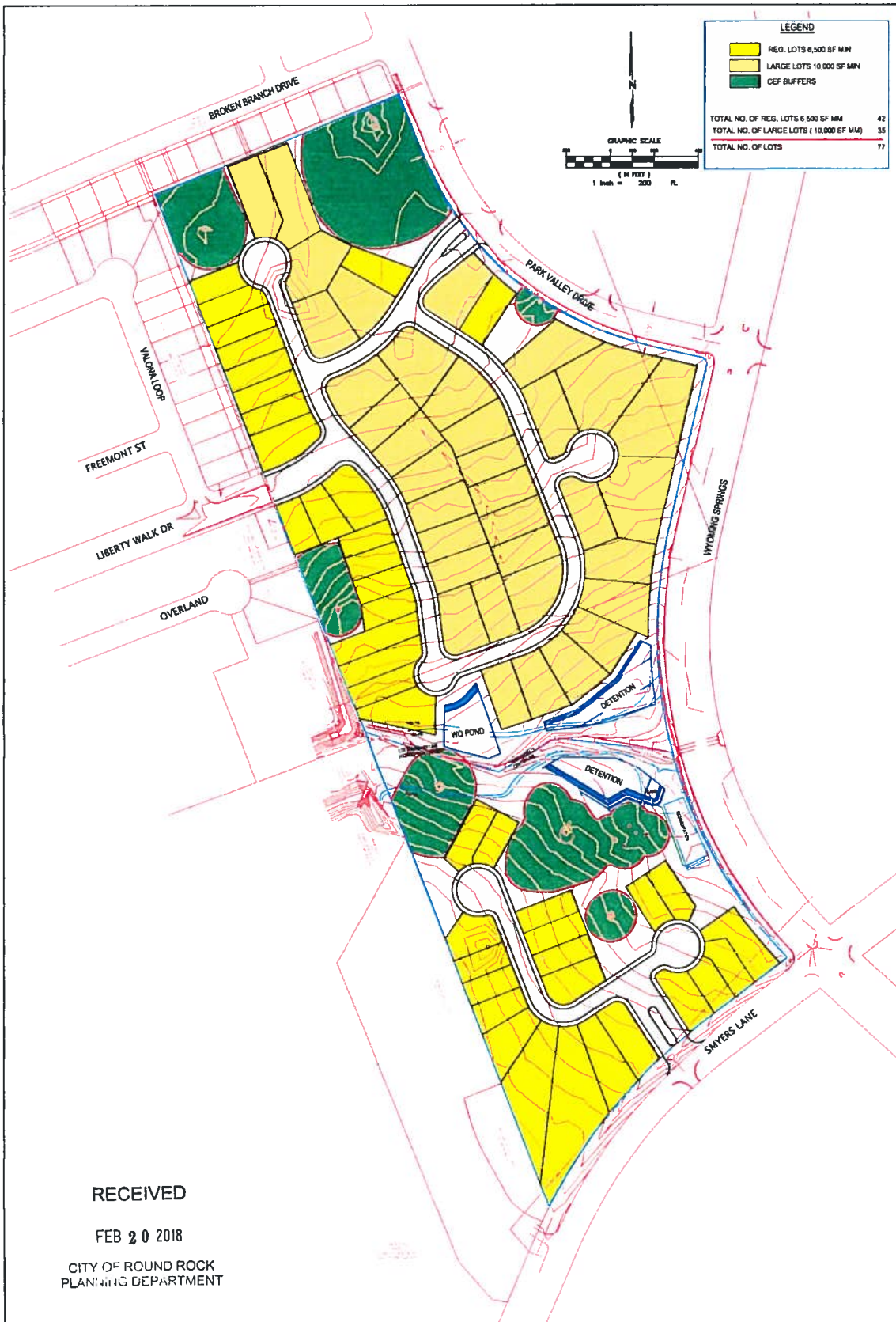
Connectivity Index requirement: The connectivity index requirement provides residents with more options for traveling into and within their neighborhoods, which reduces travel time and increases the attractiveness of walking and biking. The index is measured by dividing the number of links, which are the street segments between intersections, by the number of nodes, which are the intersections or the cul-de-sacs. A well-connected subdivision will have a connectivity index of 1.4 or greater. The subdivision code sets the minimum index at 1.35, but includes an exception when natural features of the land make strict compliance impractical.

Draft site layout: The draft site layout prepared by the developer indicates that the project will provide both estate lots and standard lots, with no small lots. The layout results in a connectivity index of 1.08, which is less than the minimum requirement of 1.35. The site has several karst features and is crossed by a significant drainage swale, which makes connecting the two parts of the property impractical. The swale contains ultimate 1% annual chance floodplain, which would make a crossing cost prohibitive. The connectivity section of the code allows for an index of less than 1.35 in this situation. The layout also indicates that Liberty Walk Drive, which stubs out on the eastern border of the tract, will be extended across the site to Park Valley Drive.

Additional Considerations: Liberty Walk is a collector roadway that traverses through the City's ETJ (extraterritorial jurisdiction) from the western side of the subject property, for more than one mile, to Great Oaks Drive. It provides a travel-way generally parallel to RM 620 for several neighborhoods. An extension of Liberty Walk as a collector roadway, connecting to Park Valley Drive or Wyoming Springs Drive, is preferred by the City's Transportation Department. The street design is not being determined with this zoning recommendation, however, the subdivision process will require a concept plan, at which time the roadway system must be defined.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from the OF (Office) district to the SF-3 (Single Family – mixed lot) district.



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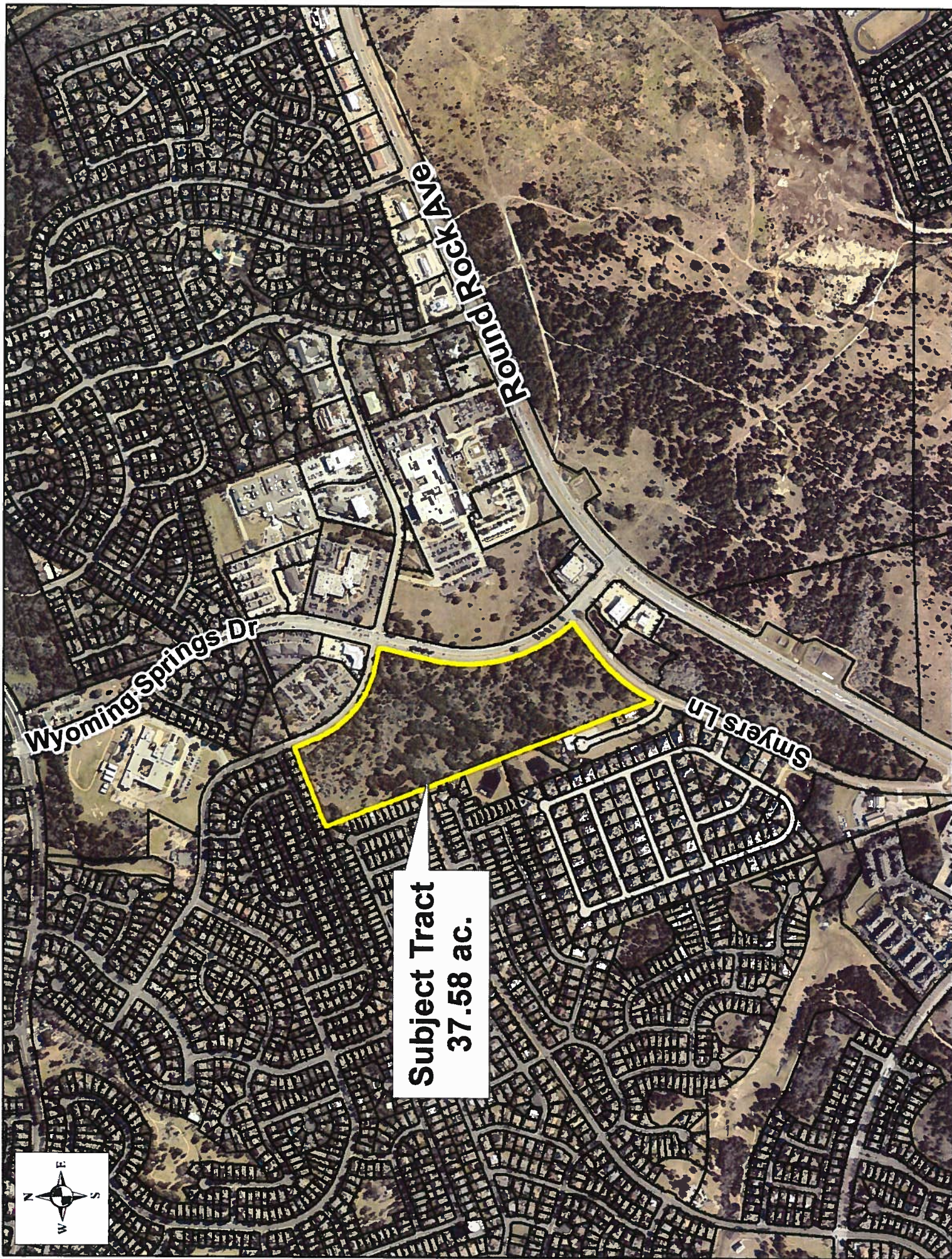
CITY OF ROUND ROCK  
 PLANNING DEPARTMENT

PROJECT ADDRESS:  
**7151 WYOMING SPRINGS DR,  
 ROUND ROCK, TX 78681**

TITLE:  
**WYOMING SPRINGS CONCEPT PLAN**



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**Subject Tract  
37.58 ac.**

Wyoming Springs Dr

Round Rock Ave

Smyers Ln

