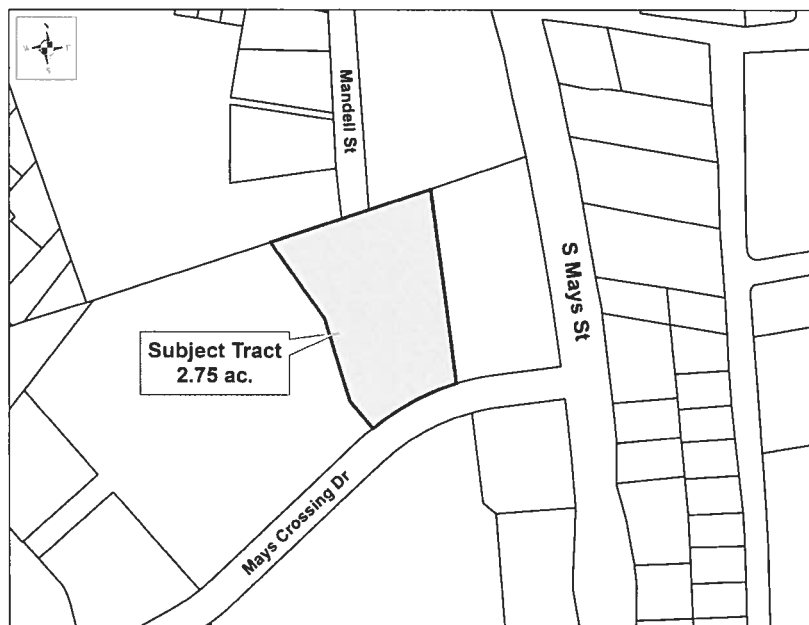


**Rock Springs Apts. PUD 9 Amendment No. 2
ZONING ZON1807-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of an amendment to PUD No. 9 to allow for high density multifamily residential

ZONING AT TIME OF APPLICATION: PUD No. 9 - commercial

DESCRIPTION: 2.75 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: parking lot and vacant commercial pad site

GENERAL PLAN LAND USE DESIGNATION: The site is within PUD No. 9, which serves as the general plan designation.

ADJACENT LAND USE:

North: SF-2 (Single family - standard lot) - drainage area and Buck Egger Park

South: PUD No. 9 - retail center (across Mays Crossing Drive)

East: PUD No. 9 - credit union

West: PUD No. 9 - retail center

PROPOSED LAND USE: high density multi-family

TOTAL ACREAGE: 2.75

Owner:

TI Shopping Center, LLC
Melissa Tumino
P.O. Box 493999
Redding, CA 96049

Agent:

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

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HISTORY: PUD (Planned Unit Development) No. 9, totaling 29.39 acres, was originally approved for multi-family development in 1993. No development occurred, and the PUD was amended to provide for commercial uses in 1998. The property is currently developed for commercial uses, except for the portion of the property which is the subject of this rezoning.

DATE OF REVIEW: September 5, 2018

LOCATION: Northwest of the intersection of S. Mays St. and Mays Crossing Dr.

STAFF REVIEW AND ANALYSIS:

General Plan & Current Zoning: The general plan designates this site for commercial uses. Approval of this amendment to PUD No. 9 serves as an amendment to the general plan. PUD No. 9 allows for C-1 (General Commercial) uses, except for flea markets, sexually oriented businesses, amusements parks or carnivals, portable building sales, recreational vehicle parks, wholesale nurseries or outdoor shooting ranges.

Proposed Zoning: The amendment would provide for MF-3 (Multifamily – urban) uses on 2.75 acres. This site currently contains a parking lot and an undeveloped pad site. The multifamily development will have a minimum density of 45 dwelling units per acre, with 245 units planned. The maximum building height is 5-stories, with an allowance that the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials. The site layout is contained on **Exhibit “E”**. The MF-3 zoning district requires that:

1. All required residential parking be provided within a parking structure that is directly attached to the residential structure.
2. At least 25% of all dwelling units have a balcony.
3. All stairways are located completely within the residential structure.
4. At least three amenities are provided. Potential amenities include: a private fitness facility, picnic area, swimming pool, business center, rooftop patio or garden, and a kitchen or social room available for resident use.
5. A landscaped open space is provided immediately adjacent to or across a local street from each residential building containing 100 or more dwelling units.
6. A minimum of four of the following streetscape and landscape features are provided along the public right-of-way: benches, bicycle racks, public art to be installed or displayed along the primary street frontage, courtyards or plazas, decorative paving, water features such as fountains, or other features as approved by the City.

The exterior materials on the sides of the building that face S. Mays Ave. and Mays Crossing will consist of 60% masonry – stone, simulated stone or brick – with the remainder of the materials consisting of stucco, fiber cement panels, fiber cement siding, glass or architectural steel or metal. At least two different materials must be used on each elevation and building facades longer than 150 feet must have offsets. On the other two sides of the building, masonry is required on 30% of each elevation, with the remainder consisting of the same additional materials. Building facades longer than 150 feet must have offsets.

The landscaped open space requirement, noted in item #5 above, will be met by the location of two courtyards, as depicted on **Exhibit “E”**. In addition, a sidewalk connection will be made to Buck Egger Park to the north.

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Landscaping, Screening & Lighting: The applicable zoning code requirements for landscaping, mechanical equipment screening, interior parking lot landscaping, parking lot landscape buffers, foundation treatment, screening of ponds, and irrigation will apply. In addition, requirements to direct lighting away from residential areas, including a parking lot light pole height limit of 20 feet and a pedestrian area light pole height limit of 12 feet will apply.

Traffic, Access and Roads: Access will be provided using the existing driveway from Mays Crossing. Mays Crossing connects the northbound IH-35 frontage road to S. Mays Avenue, where there is an existing traffic signal. No traffic impact study was required for the zoning application.

Public Notice: The applicant mailed a letter to the property owners within 300 feet of the boundary of the site before the public hearing notices were sent. A comment was received expressing that no public street connection to Mandell Street to the north of the site should be provided. The PUD currently prohibits vehicular access other than emergency access. A sign was posted on the site and public hearing notices were mailed. No neighborhood association was identified for the residential area to the north, along Mandell Street and south of Logan Drive.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD (Planned Unit Development) No. 9 to allow for a high density multi-family residential development.



Mandell St

S Mays St

**Subject Tract
2.75 ac.**

Mays Crossing Dr



**II.
DEVELOPMENT STANDARDS**

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This section applies to approximately 2.753 acres of land located within the City of Round Rock, Texas, and more particularly described as Lot 4B of the Replat of Lot 4, Block B, Mays Crossing Subdivision, Document No. 2005042934, Williamson County, Texas. The location of the 2.753 acres in relation to the remainder of the property within the Plan area is indicated on **Exhibit “A-1”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multifamily – urban)** zoning district and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

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.

5. PERMITTED USES

All uses permitted in the **MF-3 (Multifamily – urban)** zoning district. The development shall conform with requirements of the MF-3 district, unless otherwise specified by this Plan, and shall be developed in accordance with **Exhibit “E”**.

6. DEVELOPMENT STANDARDS

6.1. Density, Units and Building Height

- 1) Minimum density for the Plan area shall be 45 dwelling units per acre;
- 2) 5-story maximum building height; the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials, subject to approval by the City.

6.2. Setbacks

- 1) 10' building setback from any property line.
- 2) Balconies may extend to within 5' of the property line, as long as fire protection requirements are met.

6.3. Parking

- 1) Parking shall be provided at a minimum ratio of one (1) parking space per bedroom.
- 2) All the required parking shall be provided within the structured parking garage.
- 3) A maximum of 25 surface parking spaces shall be allowed along the perimeter of the building.

6.4. Exterior Materials and Design

- 1) Building elevations facing Mays Crossing and Mays Street:
 - a) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
 - i. Masonry: stone, simulated stone, or brick
 - ii. 3-step hard coat stucco
 - iii. Fiber cement panels
 - iv. Fiber cement siding
 - v. Glass
 - vi. Architectural steel or metal with a minimum 30-year warranty.
 - b) Sixty percent (60%) or more of the elevation shall be masonry, as defined in section (1) (A) (I) above.

- c) A minimum of two different materials listed in Section (A) shall be used. Architectural steel or metal shall be limited to thirty three percent (33%) of the elevation. Fiber cement panels/siding shall be limited to forty percent (40%) of the elevation.
 - d) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
 - e) Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards, excluding corporate architecture.
 - f) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
 - g) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.
- 2) Building elevations for the remaining frontages:
- a) The exterior finish materials, except for doors, windows, accents and trip shall consist of:
 - i. Masonry: stone, simulated stone, or brick
 - ii. 3-step hard coat stucco
 - iii. Fiber cement panels
 - iv. Fiber cement siding
 - v. Glass
 - vi. Architectural steel or metal with a minimum 30-year warranty.
 - b) Thirty percent (30%) or more of the elevation shall be masonry, as defined in section (2) (A) (I) above.
 - c) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
 - d) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
 - e) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

6.5. Landscaping and Compatibility

The landscaping and compatibility standards contained in Section 46-195 of the Code shall apply as applicable, including visual screening, mechanical equipment, lighting, interior parking lot landscaping, parking lot landscape buffers, foundation treatment, screening, and irrigation.

6.6. Site Lighting

- 1) Fixture (luminaire). The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
- 2) Light source (lamp). Only incandescent, fluorescent, compact fluorescent (CFL), light-emitting diodes (LED), metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.
- 3) Mounting. Fixtures shall be mounted in such a manner that the cone of light does not exceed one (1) foot candle at any property line shared with a non-residential use and two (2) foot-candles at any property line abutting a public street (right-of-way). Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
- 4) All site and building lighting shall be accomplished with light that does not flash, blink, or pulse.
- 5) Height of fixture. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
 - a) Excessive illumination:
 - i. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 - ii. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
 - iii. Exterior shielding of light fixtures or other light mitigation measures shall be required if deemed necessary by city staff during the site plan review process.

6.7. Open Space

The landscaped open space requirement shall be met by the courtyards as depicted on **Exhibit “E”**.

6.8. Pedestrian Connection

A sidewalk shall be provided to the existing sidewalk in Buck Egger Park shall be provided, as depicted on **Exhibit “E”**.

7. CHANGES TO DEVELOPMENT PLAN

7.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively if approved in writing by the Director of Planning and Development Services and the City Attorney.

7.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit “A”	Property Description for 30.42 acres
Exhibit “A-1”	Property Overview
Exhibit “B”	Lienholder’s Consent
Exhibit “C”	Drainage Improvements
Exhibit “D”	Drainage Easement Location Map
Exhibit “E”	Site Layout for 2.753 acres – MF-3

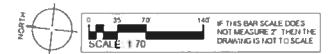
MAYS CROSSING

ROUND ROCK, TX

EXHIBIT "A-1"



- ☐ PUD #9 AREA
- ☒ SUBJECT TRACT
(2.753 ACRES)



SITE PLAN

KELLY GROSSMAN
ARCHITECTS, LLC

2000 WEST 10TH STREET, SUITE 100, ROUND ROCK, TX 78664-1000

MAYS CROSSING

ROUND ROCK, TX

EXHIBIT "E"

BUCK EGGER PARK

SIDEWALK TO PARK

MANDELL STREET

MAYS CROSSING DRIVE

5 STORY BUILDING

PARKING GARAGE

COURTYARD

COURTYARD

5 STORY BUILDING

15.50

15.50

10.50

8.00

10.50

KELLY GROSSMAN
ARCHITECTS LLC



SCALE 1" = 20'
IF THIS BAR SCALE DOES NOT MEASURE, THEN THE DRAWING IS NOT TO SCALE

SITE PLAN-SUBJECT TRACT