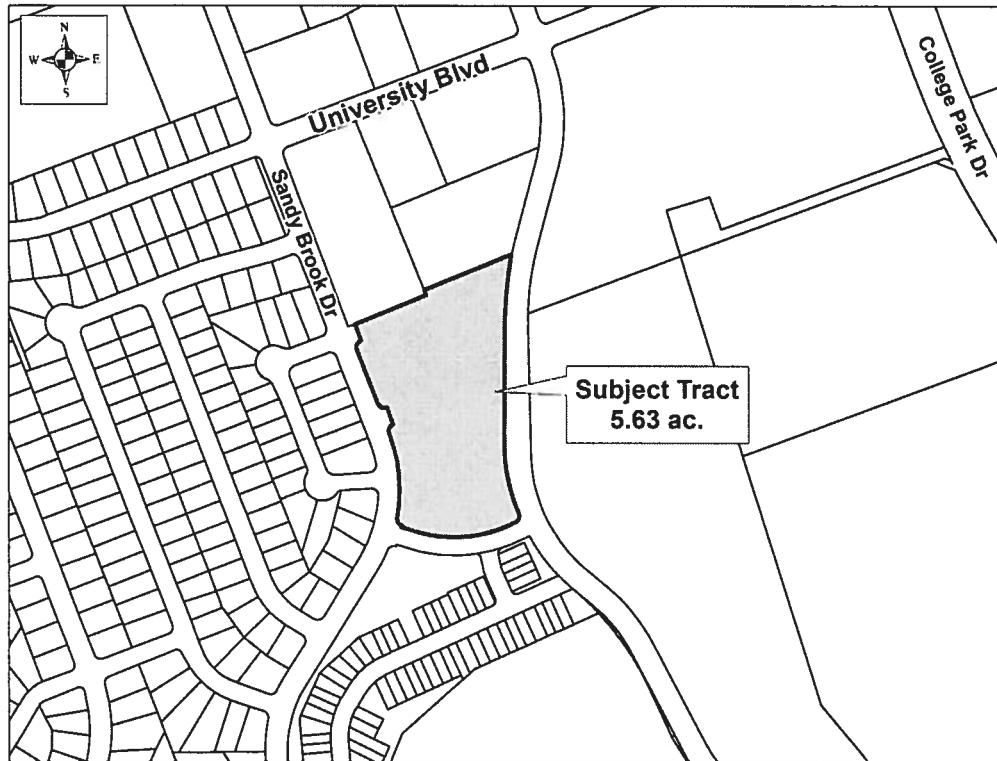


**University Village PUD 83 - Amendment No. 8
ZONING ZON1907-006**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of an amendment to allow place of worship as a permitted use.

ZONING AT TIME OF APPLICATION: PUD 83

DESCRIPTION: 5.63 acres out of the Abel. L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: PUD 83

ADJACENT LAND USE:

North: office and commercial - PUD 83
South: (across Zodiac Lane) townhouse - PUD 83
East: (across Campus Village Drive) - college campus
West: single family - SF-2 (Single Family - Standard Lot)

PROPOSED LAND USE: place of worship

TOTAL ACREAGE: 5.63

Owner:
The Church in Round Rock
Joe Jenkinson
4205 Pebblestone Trail
Round Rock, TX 78665

Agent:
Masterplan
Karen Wunsch
6500 River Place Blvd., Bldg. 7, Ste. 250
Austin, TX 78730

University Village PUD 83 – Amendment No. 8
ZONING ZON1907-006

HISTORY: PUD (Planned Unit Development) No. 83 was approved in August of 2010, for 73.52 acres of land located southeast of the intersection of University Blvd. and Sandy Brook Drive. Land uses include commercial, office, multi-family, townhouse and open space. The PUD has since been amended seven times, four of which were minor amendments approved administratively, and three of which were major amendments approved by the City Council. Most of the property has been developed.

DATE OF REVIEW: August 7, 2019

LOCATION: South of University Blvd. and Sandy Brook Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The uses in PUD No. 83 establish the General Plan designation for the property.

Parcel 3 of PUD No. 83: This amendment is for the 8.83 acre Parcel 3, as identified on Exhibit 'B' of the PUD. Permitted uses on Parcel 3 include: office, medical office and day care. The owner of a 5.63 acre portion of Parcel 3 is requesting the amendment to add a place of worship as a permitted use.

A place of worship can also include accessory uses, including: principal or secondary educational facilities, offices, community recreational facilities, and day care facilities. Size limits for these accessory uses are determined by the type of roadway the place of worship is located on. The 5.63 acre subject tract borders Sandy Brook Drive on the west and Campus Village Drive on the east, both of which are collector roadways. Any accessory uses therefore must total less than 20,000 square feet.

PUD 83 establishes a maximum height of two stories on Parcel 3, with a one story limit for buildings within 150 feet of Sandy Brook Drive. Buildings within 150 feet of Sandy Brook Drive must also meet the following standards:

- Masonry exterior finish
- 5,000 square feet is the maximum building size

Additional standards that apply to any Parcel 3 development are:

- Minimum building setback along Sandy Brook Drive of 30 feet
- Roofs shall have a minimum pitch of 4:12
- An eighteen foot (18') landscape and sidewalk easement along Sandy Brook Drive
 - ✓ 4'-wide meandering sidewalk
 - ✓ Street trees
 - ✓ Berm and landscaping.

Traffic, Access and Roads: The 5.63 acre tract has frontage on Sandy Brook Drive, Campus Village Drive and Zodiac Lane.

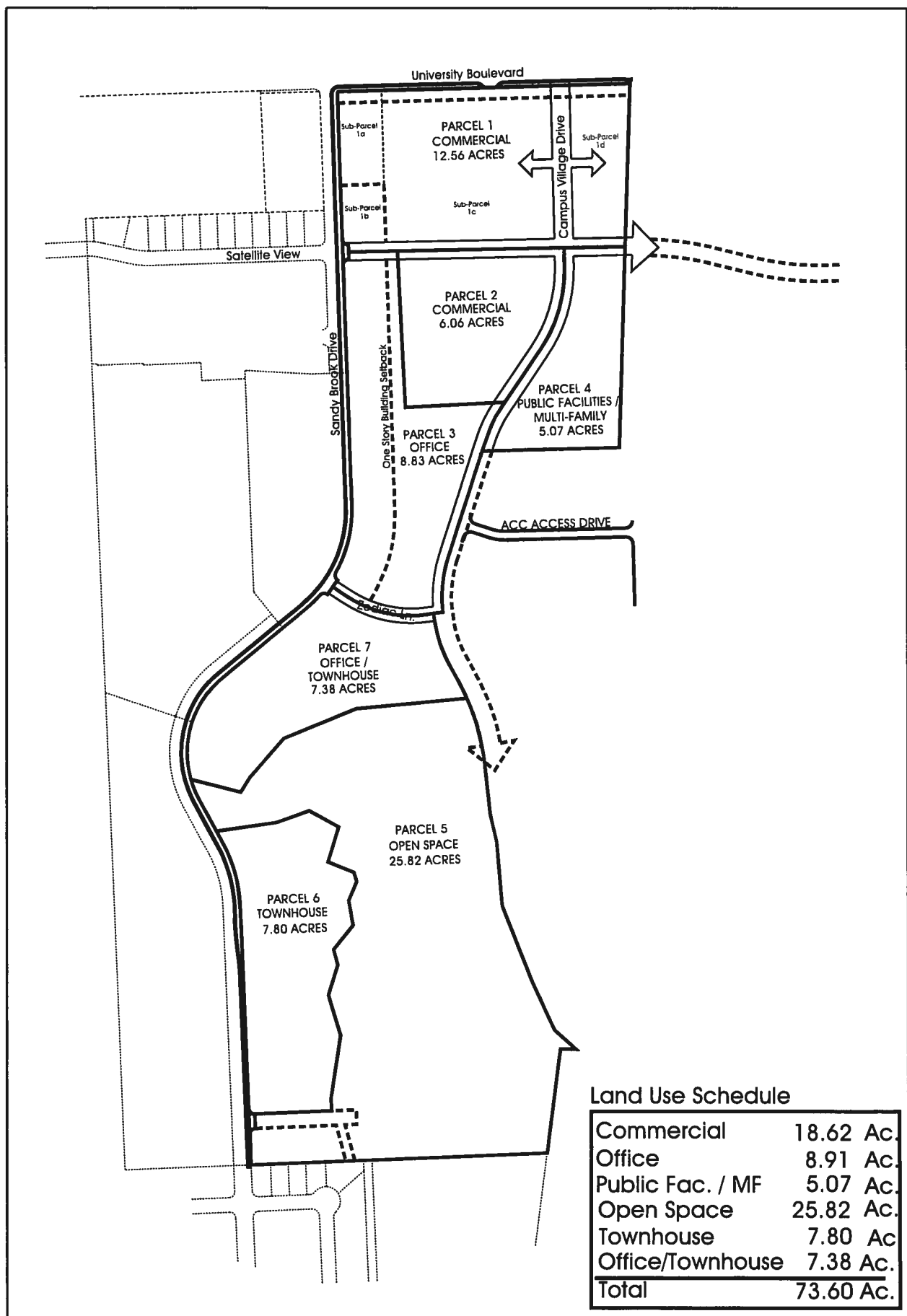
RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD (Planned Unit Development) No. 83 to allow a place of worship as a permitted use on Parcel 3.

5.3 Parcel 3 (±8.83 acres) - Office

(1) Permitted Uses:

- (a) Day Care
- (b) Office
- (c) Place of Worship, with accessory uses limited to less than 20,000 square feet
- (d) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
 - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (e) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (f) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (g) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (h) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.



UNIVERSITY VILLAGE
ROUND ROCK, TX

PUD EXHIBIT - B



Revised
November 17, 2009

300 150 0 300
SCALE 1" = 300'



University Blvd

Sandy Brook Dr

College Park Dr

Subject Tract
5.63 ac.

