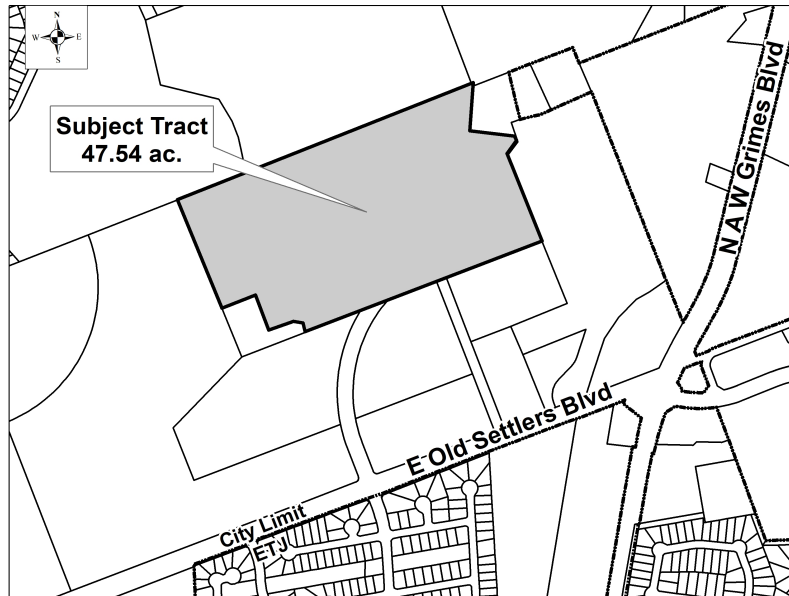


**Urbana at Meadow Lake PUD
ZONING ZON2006-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-R to PUD

ZONING AT TIME OF APPLICATION: SF-R (Single Family - Rural)

DESCRIPTION: 47.54 acres out of the George W. Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: single family rural

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: vacant - PUD No. 84
South: PUD No. 117 - single family common lot
East: PUD No. 73 - senior multifamily
West: Meadow Lake - SF-2 and OS

PROPOSED LAND USE: single family detached and attached housing on a common lot

TOTAL ACREAGE: 47.54

Owner:
Estate of Ardelia Ellen Stark
Frank E. Martin III, Executor
P.O. Box 1403
Round Rock, TX 78680

Agent:
The Tynan Law Firm
Matthew W. Tynan
1801 East 51st St., #365-105
Austin, TX 78723

Urbana at Meadow Lake PUD
ZONING ZON2006-002

HISTORY: The property was annexed into the City in 2004 and has been zoned SF-R (Single Family – Rural) since that time.

DATE OF REVIEW: August 5, 2020

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential use on the 2030 Future Land Use Map.

Traffic, Access, and Roads: The property is currently provided public access via the stub out of Bluff's Landing Way. The Concept Plan indicates that Bluff's Landing Way will be extended into the property, connecting with an extension of College Park Drive.

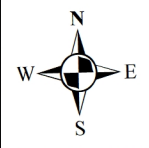
Proposed Development: The project proposes single family detached and single family attached dwelling units on a common lot. The units are to be arranged around a common drive aisle and parking area, similar to the layout of an apartment complex. There will be a maximum of 280 total dwelling units, of which 60% may be attached. Also included will be a commercial leasing and/or management center and amenities for the residents.

Additional Considerations:

- Buildings will be a maximum of two stories in height and will have two design features on the upper floors that face any public or private drive. The building types and colors will also be varied.
- At least 50% of the required parking will be covered or in garages, with at least 25% in garages.
- Landscaping will be required throughout the site.
- At least 8 amenities will be provided, including a dog park and at least two other amenities on each side of College Park Boulevard.
- Part of the site containing floodplain will be dedicated as park land.

RECOMMENDED MOTION:

Staff recommends approval of the PUD (Planned Unit Development) for single family detached and single family attached dwelling units on a common lot.



**Subject Tract
51.54 ac.**



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 Plan covers approximately 47.54 acres of land, more particularly described in **Exhibit “A” – Property Description**.

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 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 neighborhood properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse) zoning district**, 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 applicable and 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. PROJECT OVERVIEW

5.1 Concept Plan

The Concept Plan required by Chapter 10, Article V, Section 10-26 of the Code is contained in **Exhibit “B” – Concept Plan**. The Concept Plan contains the parent tract of 51.54 acres.

5.2 Permitted Uses

- 1) Single family detached or single family attached dwelling units, on a common lot.
- 2) A maximum of 280 dwelling units.
- 3) A maximum of 60% of the total number of units may consist of single family attached units.
- 4) A commercial leasing and/or management center.
- 5) Drive aisles, garages and parking areas, both covered and uncovered.
- 6) Amenities, as described in Section 6.6.
- 7) The layout of the development shall substantially conform with **Exhibit “C” - Typical Layout.**

5.3 Transportation

College Park Drive and Bluffs Landing Way shall be extended through the property, as indicated on **Exhibit ‘B’ – Concept Plan.** The approval of a Traffic Impact Assessment (TIA) or the waiver of the TIA will be required prior to the submittal of the application for a preliminary plat for the property.

6. DEVELOPMENT STANDARDS

6.1 Exterior Design Elements

- 1) The following design elements shall be exhibited across the development:
 - a) No more than three building types shall be repeated in a row with the same orientation.
 - b) No more than two adjacent buildings shall share the same color scheme.
- 2) One of the following design elements will be implemented on the upper floor elevations of multi-story units facing any public or private drive on the property:
 - a) Shutters
 - b) Awning or shed roofs
 - c) Box windows
- 3) One design feature from the following list shall be required on the upper floor elevations of multi-story units facing any public or private drive on the property:
 - a) Two unique roof eave lines
 - b) Dormer
 - c) Two unique wall planes
 - d) Two unique material patterns or colors

6.2 Fencing

- 1) *Yards.* Any dwelling unit fencing shall be constructed of any of the following materials, individually or in combination; brick, stone, reinforced concrete,

decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" (nominal) with metal posts and treated rails, or other equivalent material approved by the Zoning Administrator. The typical use and location of yard fencing is depicted on **Exhibit "C" – Typical Layout**.

- 2) *Pools*. Swimming pool fencing shall be view fencing of 4-feet in height, with masonry columns at every 100 linear feet on center. The typical use and location of pool view fencing is depicted on **Exhibit "C" – Typical Layout**.
- 3) *Perimeter*. The location and types of required perimeter fencing are indicated on **Exhibit "D" – Perimeter Fencing**. The types of fencing are:
 - a) 6-foot masonry wall, in compliance Section 4-30 – Subdivision Walls of the Code.
 - b) 6-foot view fencing, with masonry columns at every 100 linear feet on center.

6.3 Building Setbacks & Height Limits

- 1) The setbacks for primary buildings for any lot on which multiple residential units are located shall be:
 - a) 10' from public open space or parkland
 - b) 15' from any unit abutting any property with a residential zoning designation
 - c) 10' minimum between buildings
 - d) All required setbacks shall be free from any encroachments, including but not limited to, eaves, roof overhangs, bay windows, and fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.
- 2) All primary buildings shall be limited to a height of not greater than two (2) stories.

6.4 Parking

- 1) Parking requirements shall be:
 - a) 1.5 per 1-bedroom unit;
 - b) 2 per 2-bedroom unit;
 - c) 2.5 per 3+ bedroom unit; and
 - d) Additional 5 percent of total number of required spaces
- 2) No less than 50 percent of the required residential parking shall be covered or in garages, and no less than 25 percent of all required residential parking shall be in garages
- 3) No parking shall be permitted in any street yard.
- 4) If a flat roof is installed as a canopy for covered parking it shall have a minimum six-inch wide decorative banding.

- 5) Detached garages shall not be placed in conflict with pedestrian access to adjacent drive aisles from the front of any residence, as shown on **Exhibit “C”**.

6.5 Sidewalks

- 1) Internal walkways consisting of 38” wide sidewalks shall provide access from the front door of each unit to the parking described in Section 6.5, as depicted on **Exhibit “C”**.
- 2) Sidewalks along public roadways are depicted on **Exhibit “E”**:
 - a) College Park Drive:
 - i. 8-foot wide sidewalk along any ultimate southbound lanes constructed, along the western edge
 - ii. 6-foot wide sidewalk along any ultimate northbound lanes constructed along the eastern edge
 - b) Bluff’s Landing Way
 - i. 4-foot wide sidewalk along both sides of the roadway

6.6 Amenities

- 1) A minimum of eight (8) total amenities from the list below shall be included on the property and made available to residents.
 - a) Playground equipment;
 - b) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet; and
 - c) Dog wash station;
 - d) Private fitness facility*;
 - e) Hike and bike trails;
 - f) Bike rack and repair station;
 - g) Picnic area, to contain no fewer than two tables and two cooking grills;
 - h) Swimming pool;
 - i) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*;
 - j) Lending library*;
 - k) Tennis court;
 - l) Basketball court;
 - m) Volleyball court;
 - n) Kitchen available for resident use*;
 - o) Social room available for resident use*;

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

- 2) Repetition of any amenity listed in Section (1) above shall be considered and counted as a separate inclusion for the purpose of the meeting the numerical requirements of this plan.
- 3) Distribution of amenities shall be balanced across the property and shall comply with the following provisions:
 - a) A dog park satisfying the criteria of Section (1)(b) shall be located on each side of College Park Boulevard; and
 - b) At least two (2) additional amenities listed in Section (1) shall be placed on either side of College Park Boulevard.

6.7 Landscaping and Screening

- 1) All applicable requirements for landscaping found in Section 8-10 of the Code shall apply, with the following exception:
 - a) Section 8-10 (h) – Foundation treatment by zoning district is replaced with:
 - i. *Landscape Planting*. The area used for plantings shall include the entirety of the unpaved areas surrounding and between the buildings, except that only Ornamental Trees may be planted within an enclosed private rear yard intended for the resident's sole use. A minimum number of landscape planting points (LPP) must be provided based on the site layout and the specifications set forth below.
 - ii. Notwithstanding the requirements of the Tree Technical Manual, large species trees used to meet the landscape planting requirements may be planted closer than 30 feet to a building, but in no event closer than 12 from a building.
 - iii. Landscape planting points (LPP) shall be calculated as measured by the linear footage of the unpaved area(s) surrounding the exterior facades of the buildings, excluding any facades within an enclosed private rear yard intended for the resident's sole use. Calculate the LPP by multiplying the linear footage by two (2). For example, a 50 linear foot façade will require 100 LPP.
 - iv. Landscape planting point credits shall be achieved by providing a combination of no less than two (2) of the following elements:

<u>Planting Element</u>	<u>Landscape Planting Points (LPP)</u>
Large Species Tree (including Shade Trees)	30 points per tree measuring between 3 and 6 caliper inches; 60 points per tree measuring in excess of 6 caliper inches
Preserved in Place Trees	100 points per tree
Ornamental Tree	15 points
Large Species Shrub	5 points

Small Species Shrub	3 points
Groundcover planting	2 points per square foot
Decorative groundcover	1 point per square foot
Perennials and annuals	0.5 points per square foot

- 2) All applicable requirements for screening from public view in Section 8-40 of the Code shall apply, with the following exceptions:
 - a) Ground mounted air conditioning units for individual living units are exempt from screening;
 - b) Except for the side which contains the service door, ground mounted electric transformers shall be screened with Large Species Shrubs (3-gallon or 5-gallon size) in a 3-foot wide bed (minimum), mulch, irrigation and edging. When feasible, screening of the service door side at a distance of 6 feet is required. Minor modifications of this screening requirement may be made if the utility provider disapproves for safety reasons.
- 3) All development areas which include turf shall utilize drought tolerant species of permanent grasses as defined by the Code.
- 4) Plant species utilized through the Property shall be of a native or adapted species.
- 5) A private association or management company for the property will be established or retained for the maintenance of any landscape and irrigation of common areas and private yards, as well as for all community signage, walls, fencing, medians, and common open spaces.

7. PARKLAND DEDICATION

The parkland dedication requirement contained in Part III, Chapter 4, Article V, Section 4 of the Code shall be met by the dedication to the City of the portion of the property containing 100-year floodplain, as indicated on **Exhibit “B” – Concept Plan**.

8. CHANGES TO DEVELOPMENT PLAN

8.1 Minor Changes

Minor changes to the 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.

8.2 Major Changes

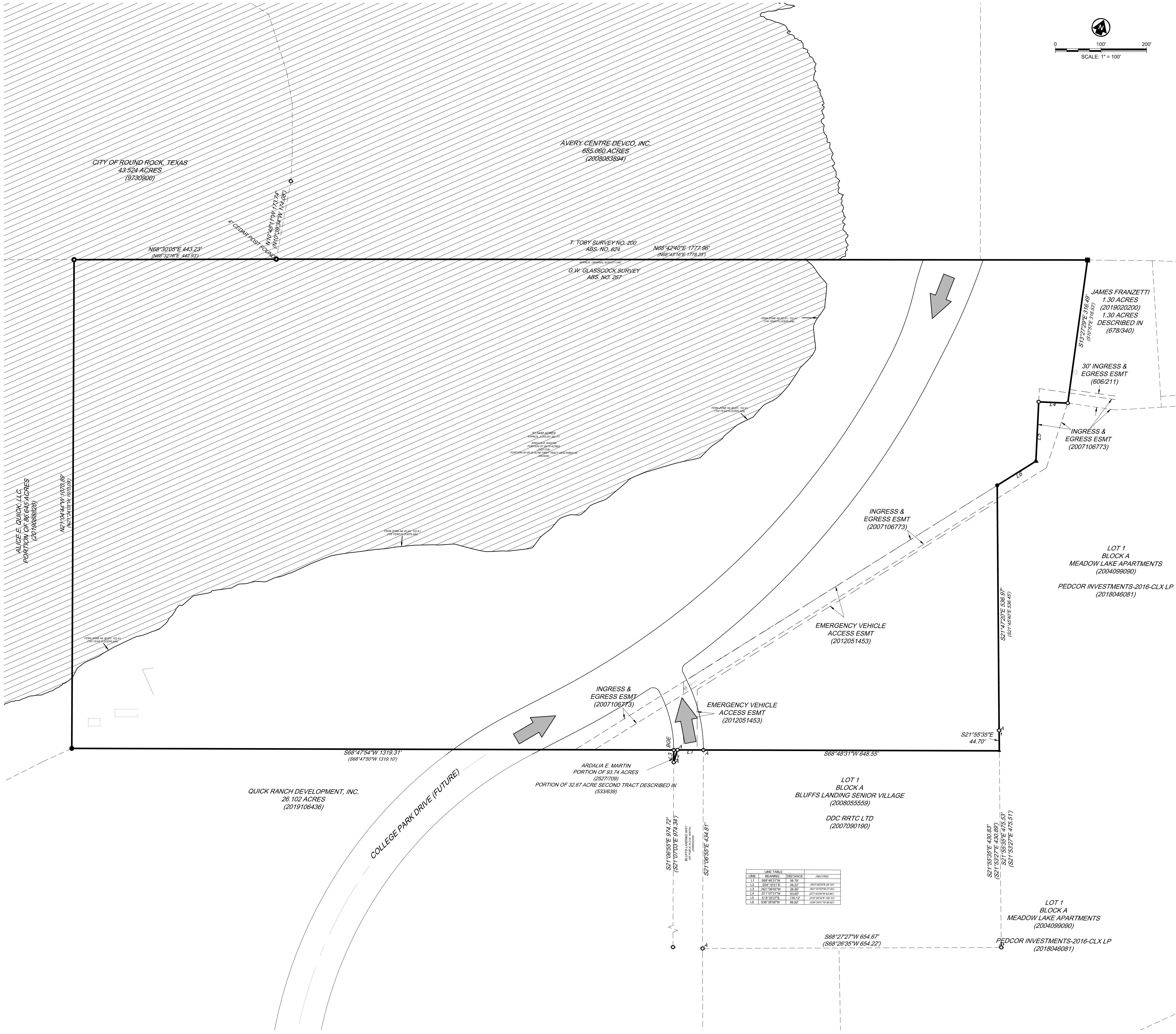
All changes not permitted by the section above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

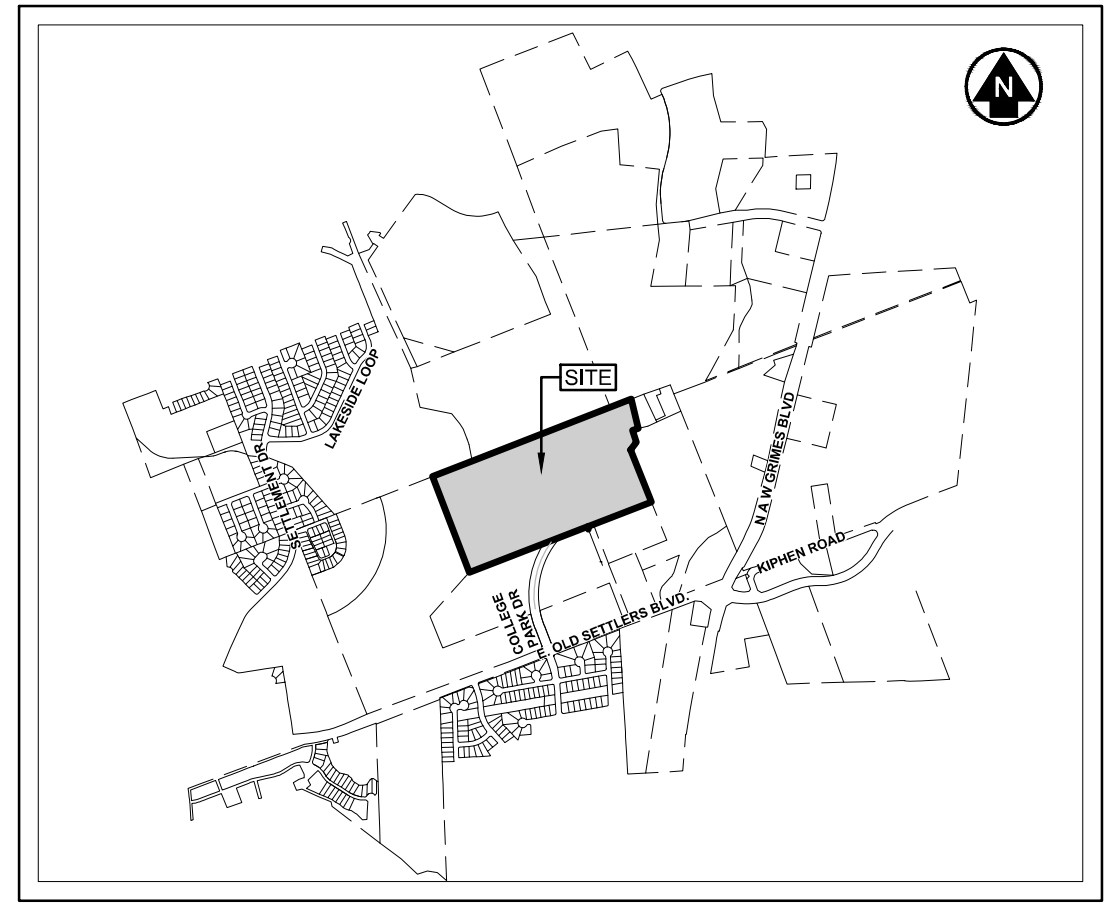
- Exhibit “A”** Property Description
- Exhibit “B”** Concept Plan
- Exhibit “C”** Typical Layout
- Exhibit “D”** Perimeter Fencing
- Exhibit “E”** Sidewalk Plan



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MEADOW LAKE CONCEPT PLAN



- PLAN LEGEND**
- PROJECT BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - EASEMENT LINE
 - FEMA ZONE AE 100 YEAR FLOODPLAIN
- PROPOSED PUBLIC CONNECTION POINT**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "ALL POINTS" CAP FOUND
 - 1/2" REBAR WITH "BGE" CAP FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
 - 3/4" IRON PIPE FOUND (OR AS NOTED)
 - CONCRETE MONUMENT FOUND
 - MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
 - CALCULATED POINT
 - FENCE POST FOUND (SIZE AND TYPE NOTED)
 - CONTROL POINT/BENCHMARK LOCATION

OWNER
FRANK E MARTIN III, INDEPENDENT EXECUTOR OF THE ESTATE OF ARDALLA E MARTIN
P: 512.980.0662
CONTACT: FRANK E MARTIN III

SURVEYOR
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512.202.8831
CONTACT: JOE BEN EARLY, RPLS #6016

SUBMITTAL DATE
JUNE 16, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW
JULY 15, 2020

TOTAL SITE ACREAGE
51.5448 ACRES

BENCHMARK INFORMATION
MAG NAIL WITH WASHER SET IN CONCRETE RIBBON CURB, WEST SIDE OF ACCESS ROAD INTO PROPERTY +/- 135' NORTHWEST OF THE SOUTH PROPERTY LINE, AND +/- 25' EAST OF A CATTLE GUARD.
ELEVATION: 731.53
VERTICAL DATUM: NAVD 88 (GEOID 128)

PATENT SURVEY
GLASSCOCK SURVEY ABS. NO. 267

CIVIL ENGINEER / DEVELOPER'S AGENT
KTCIVIL
6805 N. CAPITAL OF TEXAS HWY, #315
AUSTIN, TEXAS 78731
P: 512.758.7474
CONTACT: PEGGY CARRASQUILLO

DEVELOPER
ATLANTIC URBANA JV HOLDINGS I LLC
255 NORTH ROSEMONT #14890
TUCSON, AZ 85732
P: 520.237.4404
CONTACT: JOHN WARD

- NOTES:**
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 28 DWELLING UNITS.
 - PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
- NOTES:**
- EASEMENT: RECORDED: VOLUME 282, PAGE 528, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TEXAS POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE - MAY AFFECT, UNABLE TO LOCATE EASEMENT ON THE GROUND WITH INFORMATION PROVIDED IN DOCUMENT.
 - EASEMENT: RECORDED: VOLUME 458, PAGE 584, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 PURPOSE: FLOODWATER RETARDING STRUCTURE NO. 14 - AFFECTS SUBJECT, NOT PLOTTABLE

ATLANTIC URBANA
HOLDINGS, LLC
345 E CONGRESS ST., #201
TUSCON, AZ 85701

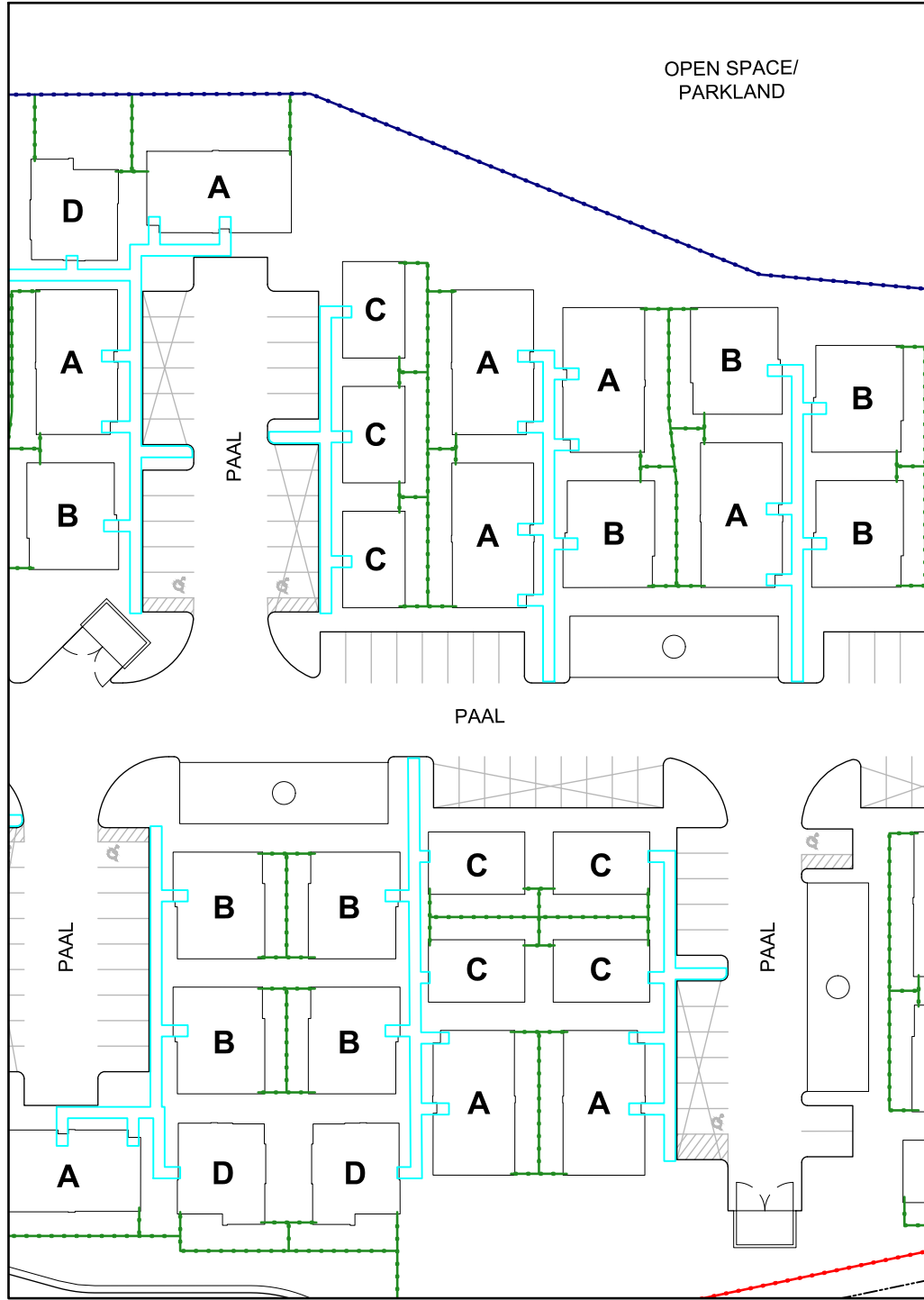
MEADOW LAKE
ROUND ROCK, WILLIAMSON
COUNTY, TEXAS

CONCEPT PLAN

SHEET
EXH

KTCIVIL
6805 N. CAPITAL OF TEXAS HIGHWAY I, SUITE 315
AUSTIN, TEXAS 78731
TE: (512) 758-7474
TBPE FIRM NO. F-18129

MEADOW LAKE



TYPICAL LAYOUT



PLAN LEGEND

- TRACT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT-OF-WAY
- FACE OF CURB
- INTERNAL 36" SIDEWALK
- SUBDIVISION WALL
- PERIMETER VIEW FENCE
- YARD FENCE
- POOL VIEW FENCE
- PARKING AND ACCESS LANE

PAAL



GARAGE



COVERED PARKING

LIVING UNITS



A



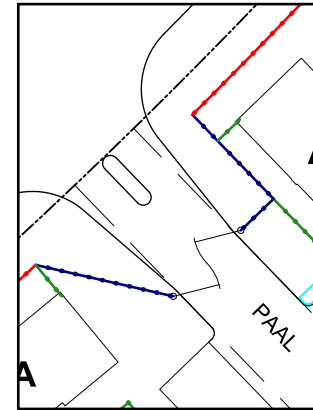
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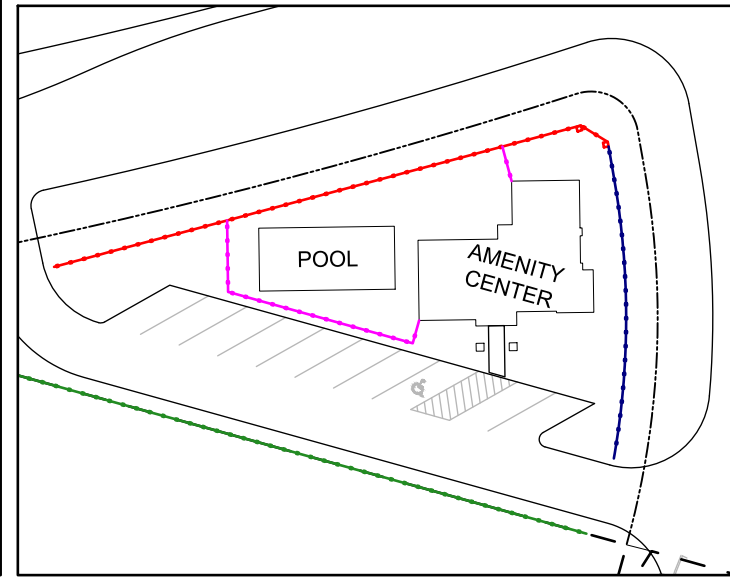
C



D



TYPICAL DRIVE ENTRY



POOL LOCATION AND FENCE (CONCEPT)

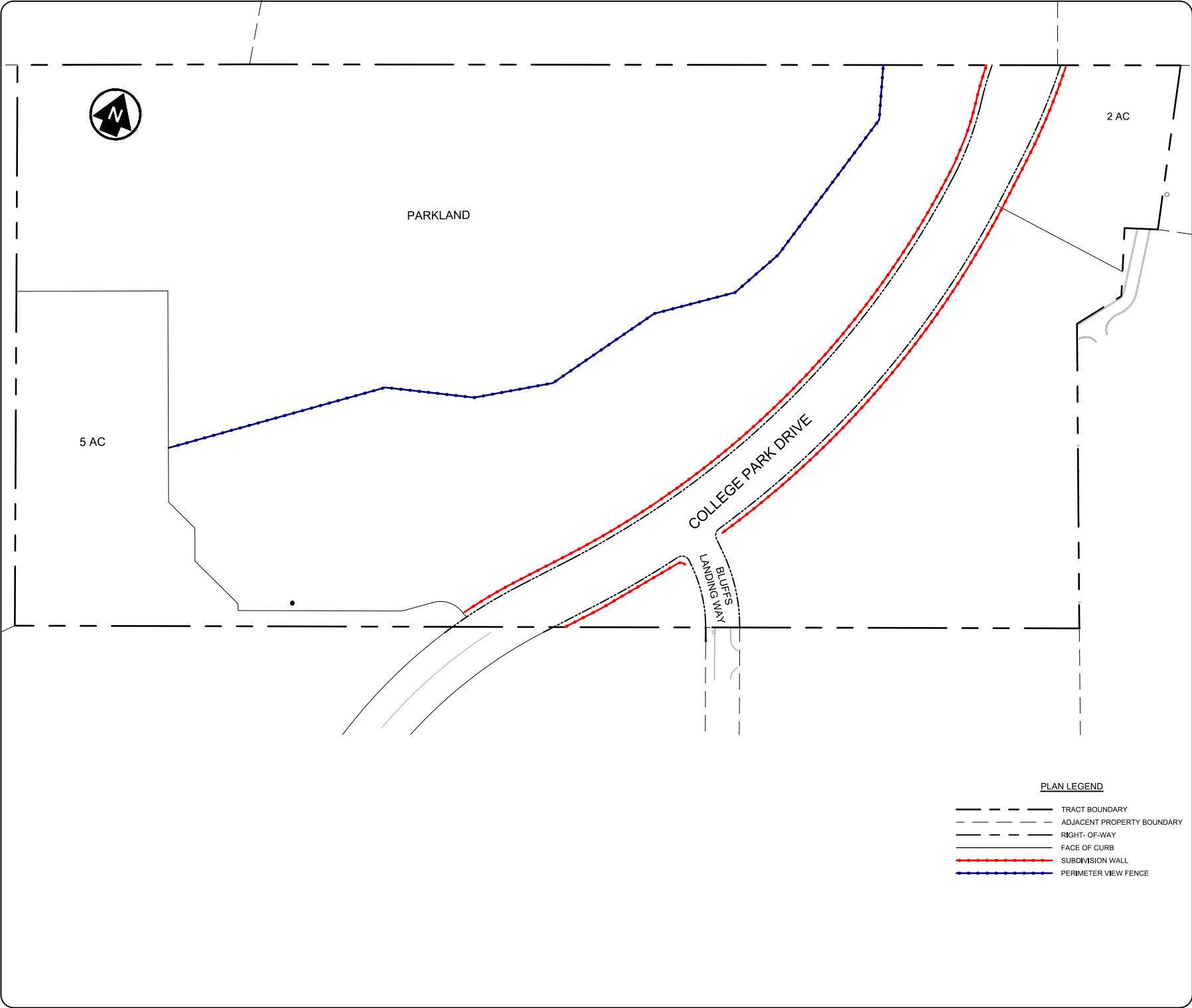
TYPICAL LAYOUT

MEADOW LAKE
ROUND ROCK, WILLIAMSON COUNTY,
TEXAS

ATLANTIC URBANA
HOLDINGS, LLC
345 E CONGRESS ST., #201
TUSCON, AZ 85701

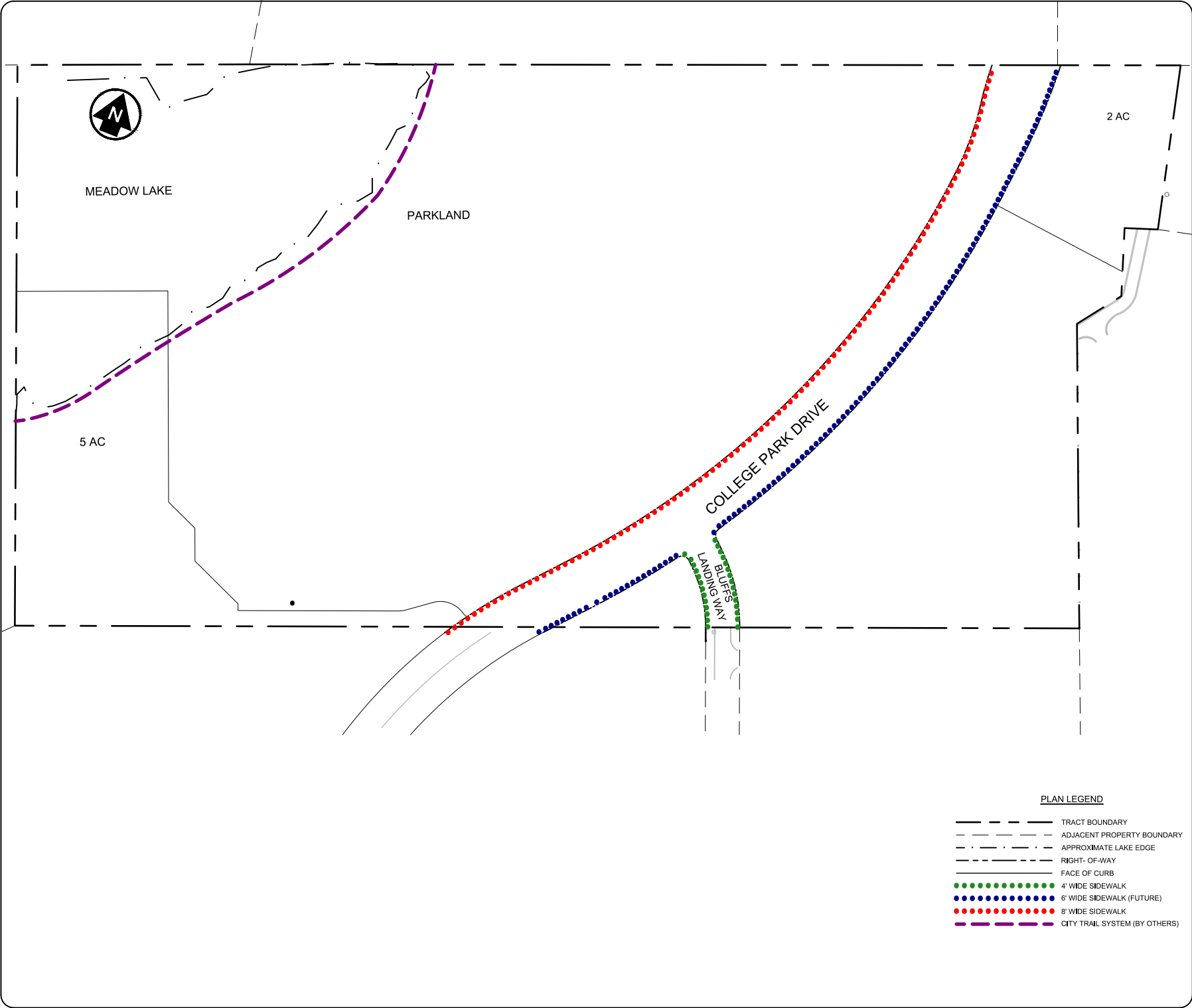


6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBP# FIRM NO. F-18129



ATLANTIC URBANA HOLDINGS, LLC 345 E CONGRESS ST., #201 TUSCON, AZ 85701	PERIMETER FENCING	
	MEADOW LAKE ROUND ROCK, WILLIAMSON COUNTY, TEXAS	
KTCIVIL 6805 N. CAPITAL OF TEXAS HIGHWAY SUITE 315 AUSTIN, TEXAS 78731 TEL. (512) 758-7474 TBPE FIRM NO. F-18129		

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PLAN LEGEND

- TRACT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- APPROXIMATE LAKE EDGE
- RIGHT- OF-WAY
- FACE OF CURB
- 4' WIDE SIDEWALK
- 6' WIDE SIDEWALK (FUTURE)
- 8' WIDE SIDEWALK
- CITY TRAIL SYSTEM (BY OTHERS)



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBP# FIRM NO. F-18129

ATLANTIC URBANA
HOLDINGS, LLC

345 E CONGRESS ST., #201
TUSCON, AZ 85701

SIDEWALK PLAN

MEADOW LAKE
ROUND ROCK, WILLIAMSON COUNTY,
TEXAS

EXH E