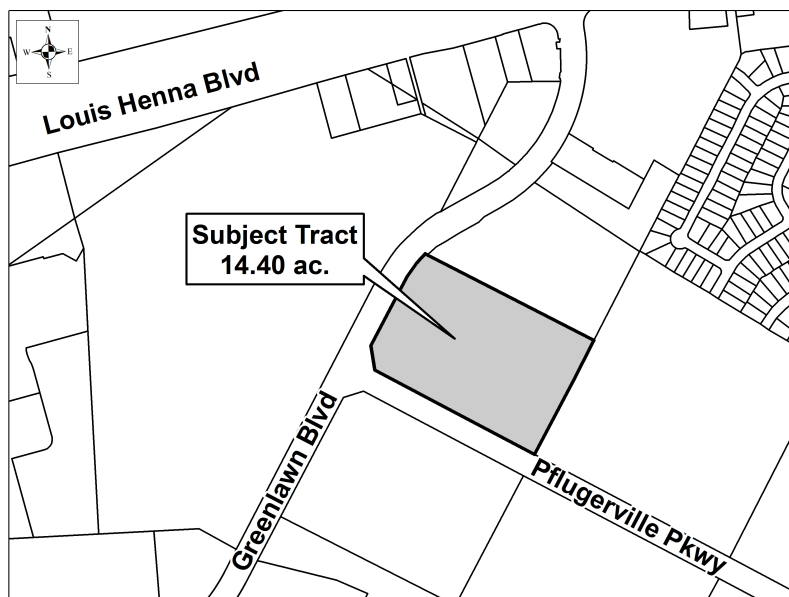


**Leppin Tract PUD  
ZONING ZON2103-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning to allow for a mixed use development.

**ZONING AT TIME OF APPLICATION:** PUD (Planned Unit Development) No. 107 - low density multifamily

**DESCRIPTION:** 14.4 acres out of the SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232

**CURRENT USE OF PROPERTY:**undeveloped

**COMPREHENSIVE PLAN LAND USE DESIGNATION:**mixed use

**ADJACENT LAND USE:**

North: PF-2 (Public Facilities - Medium Intensity) - charter school  
 South: MF-2 (Multifamily - Medium Intensity) - apartments  
 East: City of Pflugerville  
 West: C-1 (General Commercial) - undeveloped

**PROPOSED LAND USE:** mixed use

**TOTAL ACREAGE:** 14.4

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**Owner:**  
 Karen Leppin Jones  
 P.O. Box 1  
 Round Rock, Tx 78680

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**Agent:**  
 Cunningham-Allen, Inc.  
 Richard G. Couch  
 3103 Bee Caves Rd  
 Ste. 202  
 Austin, TX 78746

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## Leppin Tract PUD ZONING ZON2103-001

**HISTORY:** The 27.24-acre property was zoned as PUD (Planned Unit Development) No. 107 in 2016. The PUD provided for commercial uses on the corner and low density multifamily on the remainder. Approximately 13 acres of the site were rezoned in 2019 to provide for a charter school. There has been no development on the remaining approximately 14.40 acres.

**DATE OF REVIEW:** April 7, 2021

**LOCATION:** Northeast corner of Greenlawn Blvd and Pflugerville Pkwy.

### STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The comprehensive plan designates the site for mixed use.

Proposed PUD: The proposed new PUD zoning district will provide for a mixture of uses on the site, in accordance with the MU-G (Mixed-Use Greenfield and Large Lot) district. There are no development plans currently.

MU-G (Mixed-Use Greenfield and Large Lot) district: This district provides development standards for a comprehensive mixed-use development on a large tract of land. Mixed-use zoning for this district refers to the combining of complementary residential and commercial uses in the same building, on the same site, or in the same block.

- Main Street Orientation: The standards require the development to be of an urban scale, oriented toward the pedestrian, with a designated main street configured in a specified block layout. The buildings on the main street are to be oriented towards the street and the design of the facades within a block will reflect those on the main street.
- Internal Roadways/Street Design: The MU-G district describes a roadway system that emphasizes a grid pattern that allows for pedestrian linkages. Street design is to include a build-to line for commercial and residential buildings, preventing parking in front and emphasizing community-serving retail. The main street is to be designed in accordance with the district's "Walkable Thoroughfares" standards, which include block length limits, pedestrian crossings, and wide pedestrian areas.
- Parking/Pedestrian Access: Standards encourage a pedestrian-friendly environment by minimizing curb cuts and requiring the design of parking areas to minimize impacts to pedestrian circulation. No parking garages or surface parking lots can have a driveway on the main street. Pedestrian interconnectivity, such as sidewalks, plazas, and trails, is required between land uses.
- Building Design Standards: MU-G building design standards include orientation requirements, elevation variation, articulation, and design features, including window types, entryways, and balconies. The maximum building height limit is 15 stories.
  - Multifamily Design Standards: The MF-3 (Multifamily – Urban) design standards will apply to all multifamily buildings. These standards include interior stairways, balconies, amenities, and structured parking.

Leppin Tract PUD: The MU-G district's development standards serve as the base for future development. While no specific development is entitled by the Leppin Tract PUD, Exhibit "B" – Concept Plan, contains an estimate of the anticipated land uses and the approximate percentages for each:

<b>Commercial, Retail</b>	<b>10%</b>
<b>Multi-family</b>	<b>75%</b>
<b>Open Space</b>	<b>15%</b>

**Leppin Tract PUD  
ZONING ZON2103-001**

Traffic, Access, and Roads: **Exhibit “B”** indicates four roadway access points to the site, arranged to meet the separation requirements along Greenlawn Blvd. and Pflugerville Parkway. The precise locations of these access points are subject to site plan approval by the City.

**RECOMMENDED MOTION:**

Staff recommends approval of the Leppin Tract PUD.



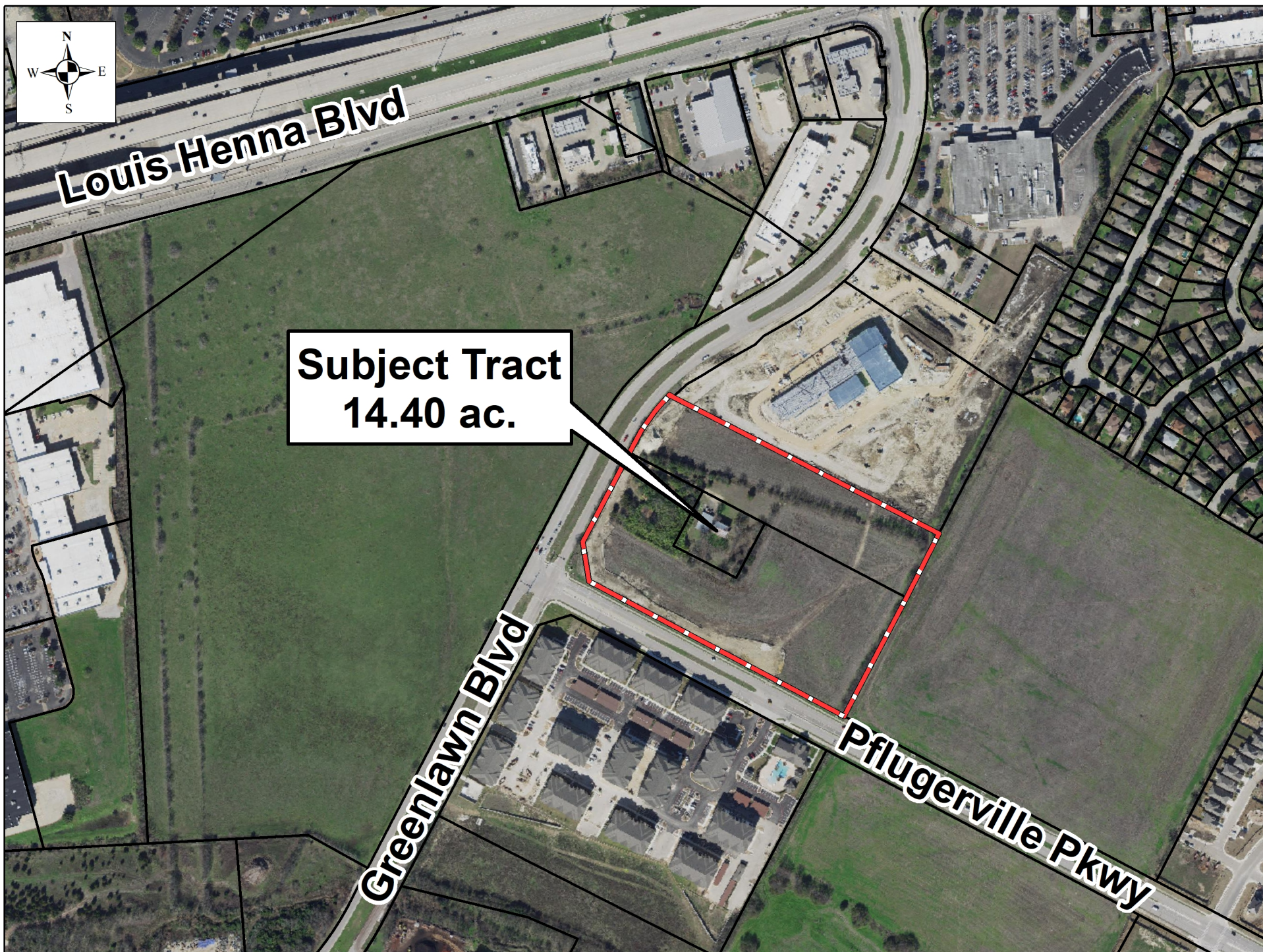


**Louis Henna Blvd**

**Subject Tract  
14.40 ac.**

**Greenlawn Blvd**

**Pflugerville Pkwy**





## II.

### LEPPIN TRACT 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 14.40 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit "A"**.

#### 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 **MU-G (Mixed-Use Greenfield)** and **MF-3 (Multifamily – Urban)** 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.

##### 4.2 **Traffic Impact Analysis**

As stated in Section 2-75 (f)(2) of the Code, a Traffic Impact Analysis (TIA) shall be required for any development in the MU-G district.

##### 4.3 **Concept Plan**

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

#### **4.4 Other Ordinances**

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, 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. LAND USES**

#### **5.1 Permitted and Prohibited Uses**

Section 2-75 (d) of the Code contains the permitted and prohibited uses in the **MU- G (Mixed Use - Greenfield)** zoning district.

### **6. DENSITY AND DEVELOPMENT STANDARDS**

#### **6.1 Height**

Maximum building height is fifteen (15) stories.

#### **6.2 Building Design**

All buildings shall be constructed in accordance with **MU-G (Mixed-Use Greenfield)** district design standards.

#### **6.3 Building Design – Multifamily**

All multifamily structures shall be constructed in accordance with the **MF-3 (Multifamily – Urban)** district standards.

### **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”	Survey
Exhibit “B”	Concept Plan

### FIELD NOTE DESCRIPTION

BEING 14.4 ACRES, MORE OR LESS, OF LAND SITUATED IN THE SOCRATES DARLINE SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE TRACT OF LAND CONVEYED TO DAVID WILSON LEPPIN IN VOLUME 985, PAGE 442, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE TRACT OF LAND CONVEYED TO LEE ANN BRUNELLI IN DOCUMENT NO. 2010099769, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE THAT TRACT OF LAND CONVEYED TO KDL MEADOWCREST PARTNERS, LP IN DOCUMENT NO. 2010099770, OF SAID OFFICIAL PUBLIC RECORDS, AND THE REMAINDER OF A CALLED 16 ACRE TRACT OF LAND CONVEYED TO DAVID WILSON LEPPIN IN VOLUME 7489, PAGE 534, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO KAREN ALICE LEPPIN JONES IN VOLUME 7619, PAGE 982, OF SAID DEED RECORDS; SAID 14.4 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING in the east line of the remainder of said 16.0 acre tract of land at the northeast corner of that 2.86 acres tract of land conveyed to the City of Pflugerville in a special warranty deed recorded in Document No. 2006138942, Official Public Records Travis County, Texas, and being in the north right-of-way line (R.O.W.) of W Pflugerville Parkway (120' R.O.W.);

THENCE in a northwesterly direction with the north line of said 2.86 acres tract and north right-of-way line of said W Pflugerville Parkway to northwest corner of said 2.86 acres tract being in west line of said 16 acre tract, same being the intersection of the north right-of-way line of said W Pflugerville Parkway and the east right-of-way line of Greenlawn Boulevard (120' R.O.W.);

THENCE in a northeasterly direction with the east right-of-way line of Greenlawn Boulevard (120' R.O.W.), to the southwest line of Lot 2, Block A, IDEA GREENLAWN SUBDIVISION, according to the map or plat thereof recorded in Document No. 2019082713, of said Official Public Records of Williamson County, Texas;

THENCE in a southeasterly direction, departing the east right-of-way line of said Greenlawn Boulevard (120' R.O.W.) with the southwest line of said Lot 2, Block A and Lot 1, Block A, IDEA GREENLAWN SUBDIVISION, to the southeast corner of said Lot 1, Block A, being in the east line of a said 43 acre tract;

THENCE in a southwesterly direction with the east line of a said 43 acre tract and the east line of said 16 acre tract to the POINT OF BEGINNING, containing 14.4 acres, more or less, of land.

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Cunningham | Allen, Inc. • Engineers • Surveyors

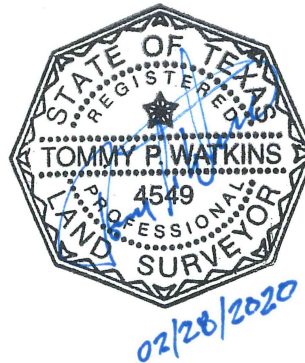
3103 Bee Cave Road, Suite 202 • Austin, Texas 78746-6819 Tel: (512) 327-2946 • Fax: (512) 327-2973 •

TBPELS FIRM #: F-284 & 10000900

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.  
Texas Registration No. 4549  
3103 Bee Caves Rd., Ste. 202  
Austin, TX 78746  
512.327.2946  
TBPELS Firm No. 10000900



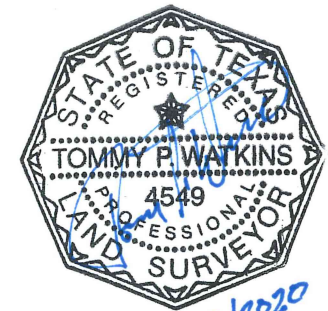
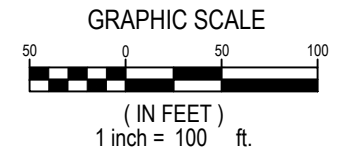


# ZONING EXHIBIT

SHEET 3 OF 3

## LEGEND

(WC)	WILLIAMSON COUNTY
(TC)	TRAVIS COUNTY
DR	DEED RECORDS
OPR	OFFICIAL PUBLIC RECORDS
CM	CONTROLLING MONUMENT
PR	PLAT RECORDS
P.O.B.	POINT OF BEGINNING



GREENLAWN BOULEVARD  
(120' R.O.W.)

LOT 2, BLOCK A  
IDEA GREENLAWN SUBDIVISION  
DOCUMENT NO. 2019082713, OPR

LOT 1, BLOCK A

REMAINDER OF 43 ACRES  
1/3 INTEREST VOL. 985, PG. 442, DR (WC)  
1/3 INTEREST DOC. 2010099769, OPR (TC)  
1/3 INTEREST DOC. NO. 2010099770, OPR (TC)

KAREN ALICE LEPPIN JONES  
1 ACRE  
VOLUME 7619, PAGE 982, DR (TC)

**14.4 ACRES**

DAVID WILSON LEPPIN  
REMAINDER OF 16 ACRES  
VOLUME 7489, PAGE 534, DR (TC)

P.O.B.

W PFLUGERVILLE PARKWAY  
(120' R.O.W.)

SOCRATES' DARING SURVEY NO. 102  
ABSTRACT NO. 232, TRAVIS CO., TX

REFERENCE IS HEREBY MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



Cunningham|Allen

Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900

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3103 Bee Cave Road

Suite 202

Austin, Texas 78746

Tel.: (512) 327-2946

Fax: (512) 327-2973

TECH:

#### POTENTIAL LAND USES

Commercial, Retail (CO/R):	10%	3.60 Ac.
Multi-Family:	75%	10.8 Ac.
Open Space:	15%	2.20 Ac.
Total:		14.4 Ac.

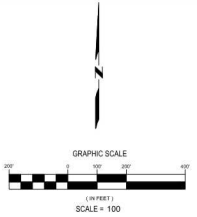
#### KEY MAP

Proposed Driveway Locations



#### NOTE

- DRIVEWAY LOCATIONS ARE APPROXIMATE AND SHALL BE  
SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF A SITE  
PLAN



GREENLAWN BOULEVARD

WEST PFLUGERVILLE PARKWAY

3401 GREENLAWN BLVD.

**EXHIBIT 'B'**  
(CONCEPTUAL PLAN W/ POTENTIAL LAND USES)



Cunningham | Allen, Inc.  
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www.cunningham-allen.com  
TBP# REG. NO. F-254  
TBP#S FIRM NO. 10060500