City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2016-3336		
Type:	Ordinance	**Status:**	Passed
File created:	3/16/2016	**In control:**	City Council
On agenda:	4/28/2016	**Final action:**	4/28/2016
Title:	Consider an ordinance approving original zoning as the PUD (Planned Unit Development) No. 106 zoning district, providing for single family common lot development on 19.70 acres located Northeast of the intersection of Old Settlers Blvd. and A.W. Grimes Boulevard. (Second Reading)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Exhibit B, 4. Aerial Photo, 5. Vicinity Map with zoning		

Date	Ver.	Action By	Action	Result
4/28/2016	2	City Council	adopt on second reading	Pass

Consider an ordinance approving original zoning as the PUD (Planned Unit Development) No. 106 zoning district, providing for single family common lot development on 19.70 acres located Northeast of the intersection of Old Settlers Blvd. and A.W. Grimes Boulevard. (Second Reading)

The site contains approximately 19.7 acres and is being annexed as a separate agenda item. The development will take public street access from Old Settlers Boulevard in two locations and there will be a third access point solely for emergency vehicles. The proposed PUD zoning district provides for a maximum of 100 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All units are to be sold as condominiums and maintenance of the common areas and private drive aisles will be the responsibility of the property owners association. The size and density of the development is consistent with other common lot single family projects that have been recently approved.

Exterior finish requirements for the homes include 100% masonry with a maximum of 75% 2-step hard coat stucco, on both the front and rear elevations. This same finish is also required on any side elevation that faces a private drive aisle. Masonry is defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco. In addition, shake style cement based siding may be used on the front facades of 25% of the total number of homes, only on non-load bearing elements. All homes with a rear side facing Old Settlers Boulevard or facing the eastern or western property boundaries will have a minimum 10-foot by 10-foot covered patio. Two story homes in these configurations will also have a window enhancement on the second floor elevation. Upgraded garage doors are required on all units, except for side entry garages. The site will have perimeter fencing consisting of masonry or concrete panels. The private drive aisles that provide access to the single family units will be designed to provide for parallel parking on one side and also allow sufficient width for a fire lane. Each unit will provide four (4) parking spaces outside of the private drive aisle, two in the garage and two on the driveway behind the garage.

The Planning and Zoning Commission voted 7-0 to recommend approval of the original zoning at

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their meeting on March 2, 2016.

Staff recommends approval.