City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2017-4315		
Type:	Ordinance	**Status:**	Passed
File created:	3/13/2017	**In control:**	City Council
On agenda:	4/13/2017	**Final action:**	4/13/2017
Title:	Consider public testimony regarding, and an ordinance amending Planned Unit Development (PUD) No. 62, to allow a restaurant with a drive through, subject to specific conditions. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. PUD 62 - Exhibit E, 3. PUD 62 - Exhibit F, 4. PUD 62 - Exhibit G, 5. Aerial Photo, 6. Vicinity Map with surrounding zoning		

Date	Ver.	Action By	Action	Result
4/13/2017	1	City Council	approve	Pass
4/13/2017	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance amending Planned Unit Development (PUD) No. 62, to allow a restaurant with a drive through, subject to specific conditions. (First Reading)*

PUD 62 currently allows for C-1 (General Commercial) uses, with specific exceptions including 'fast food restaurants that use a microphone and speaker system to place orders from the drive thru area." This amendment to the PUD would allow a drive-through restaurant which meets specific conditions on one 2.02 acre part of the PUD site.

The code currently requires drive thru restaurants to locate their drive-through lanes, speaker boxes and associated facilities a minimum of 150 feet from any residential property line. This requirement, which is designed to reduce noise and other impacts on adjacent residences, had not been adopted when the PUD was approved. The amendment to the PUD is to allow the drive through restaurant, so long as the following minimum distances from the residential property line are met: 164 feet to the building, 154 feet to the speaker box and 141 feet to the drive through aisle. In addition, a five foot high earthen berm with landscape plantings would be built along the property line between the building and the residential area. The PUD currently requires a fifty-foot (50') wide landscape buffer, including an eight foot (8') high precast concrete panel wall, with a brick or stone design, along the property line. This wall is currently in place, as it was constructed with the first site that was developed on the property.

P&Z Recommendation: The Planning and Zoning Commission voted 6-0 to recommend approval of the PUD amendment. One citizen spoke at the public hearing, expressing concern regarding the type of business proposed and the hours of operation.

powered by Legistar™