



Legislation Text

File #: 2023-152, **Version:** 1

Consider public testimony regarding, and an ordinance zoning 71.64 acres located east of CR 110 and south of Avery Nelson Parkway to the Planned Unit Development (PUD) No. 149 zoning district. (First Reading)*

History: The subject tract is located east of CR110 and south of Avery Nelson Pkwy, within the city's ETJ (extraterritorial jurisdiction), and will be annexed prior to being zoned.

Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for residential uses. It is not currently zoned as it has not been annexed. The proposed PUD complies with the Round Rock 2030 location criteria for low density multifamily residential which requires primary access to be from a collector roadway or arterial street. Direct access to abutting single-family neighborhoods is discouraged unless it enables implementation of transportation objectives. For this property, there is a need to provide connectivity as it does not have roadway frontage.

Traffic, Access and Roads: The property has proposed access via existing road stubs on (Toscano Trace to the east and Fisciano Lane to the north) as depicted on the Concept Plan (Exhibit B) and may be required to provide additional fire access in locations to be determined at time of site development permit through adjacent private property. The project will be subject to the Roadway Impact Fee regulations. The location of driveways will be determined during subdivision improvement permit review, in accordance with city standards. Internal circulation within the PUD boundary will be provided via private drives.

Proposed PUD: The Verona PUD proposes an attached residential townhouse development consisting of fee simple lots and private drives and will utilize a base zoning district of TH (Townhouse). The maximum density will be ten (10) dwelling units per acre, less than the 12-14 units permitted by the base zoning district.

A compatibility buffer is required for attached residential development when adjacent to existing or planned single family development. The PUD is proposing an eight (8) foot landscape buffer and fence as shown on Exhibit B of the PUD adjacent to the Siena and Salerno neighborhoods. The compatibility buffer will be located within common open space rather than on individual lots. To further aid in transitioning to the adjacent single family residential, abutting lots will provide a rear setback of twenty five (25) feet and upper story balconies, if provided, are not permitted on facades that face adjacent single family development along the north and west PUD boundaries.

Each unit will provide four (4) parking spaces, with two (2) parking spaces located within an enclosed

garage. The PUD proposes amenities at a rate of one (1) amenity per thirty (30) dwelling units, 13.6 acres of centrally located open space, and 2,230 linear feet of trails as depicted on Exhibit B. The more intense amenities such as pool and clubhouse will not be located within the central open space area; however, less intense recreational amenities may be located within the central open space.

In regard to appearance, the townhouse units shall comply with the building and design standards included in the PUD and each façade will provide 85% masonry, excluding doors and windows. Foundation plantings and trees will be required for each unit. Street trees will be provided throughout the community along private drives that abut common open space or other special purpose lots.

Planning and Zoning Commission: On April 5, 2023, the project was heard by the Planning and Zoning Commission. Several citizens spoke at the hearing regarding concerns of increased traffic in the area, construction traffic, and compatibility to adjacent single-family neighborhoods. The Commission recommended approval of the PUD with a 9-0 vote. Since the hearing, in response to concerns from the adjacent neighborhood, the applicant has requested to increase the compatibility fence height to a minimum height of eight (8) feet along the western property line.