



Legislation Text

File #: 2023-132, **Version:** 2

Consider an ordinance rezoning 10.85 acres located south of E. Old Settlers Boulevard and west of W. Mesa Park Drive from the C-1 (General Commercial) zoning district to the Planned Unit Development (PUD) No. 148 zoning district. (Second Reading)

The property, located south of E Old Settlers Blvd and west of West Mesa Park Drive, was annexed into the City in 1984 and zoned C-1 (General Commercial) but has remained vacant.

Comprehensive Plan and Zoning: The 2030 Future Land Use Map (FLUM) designates the property for commercial use. If adopted, the PUD will amend the FLUM for the subject area to mixed-use to accommodate the proposed multifamily residential development with limited commercial and/or office warehouse space along E Old Settlers Blvd.

The mixed-use land use designation is used for any parcel or tract of land that is appropriate for the combination of residential and non-residential land uses. Mixed-use can be on a large site with the uses combined on the site or on a small site with the uses combined in a single building.

The site is situated between two existing multi-storied office structures along E Old Settlers Blvd. The Chapel Hill North and Settlement residential subdivisions are adjacent to the south. The mixed-use land use designation is appropriate for this parcel because it provides an infill opportunity to continue the pattern of commercial/office uses along E Old Settlers Blvd while providing a residential transition to the existing residential neighborhoods to the south.

Location criteria: The Round Rock 2030 Comprehensive Plan provides location criteria for each land use category. Pertinent to the subject property, the Plan states that urban multifamily development should be located near employment centers or major transportation or commercial nodes. The proposed PUD complies with the above-listed location criteria.

Traffic, Access, and Roads: The project proposes access from E Old Settlers Blvd. and Mesa Park Dr. as depicted on the Concept Plan (Exhibit B). The project will be subject to the Roadway Impact Fee regulations. Right-turn deceleration lane analysis, cross lot access, the location of driveways and other potential transportation improvements will be determined during site plan review, in accordance with city standards.

Proposed PUD (Planned Unit Development) zoning: The PUD is divided into two parcel areas as depicted on the Concept Plan (Exhibit B). Area 1 proposes urban multifamily development and Area 2

proposes commercial development. Base zoning districts for each of the parcel areas are listed below:

	Proposed Use	Base Zoning District
Area 1	Urban Multi-family	MF-3 (High Density Multi-family)
Area 2	Commercial	C-1a (General Commercial Limited)

Area 1 will include two multi-family residential structures, each with a maximum height of four (4) stories. A maximum of 325 residential units are proposed, with a minimum of 130 units to be provided in a residential multifamily structure that includes attached or integrated structured garage parking not to exceed four and a half (4.5) stories, and no more than 195 units to be located in a separate residential multifamily structure with “tuck under” parking. At least 80% of the required parking for both structures shall be provided within the shared structured parking garage and the remainder will be provided with a combination of “tuck under” parking and surface parking on Area 1. The PUD incorporates the requirements of the MF-3 (Multifamily - Urban) zoning district and proposes six (6) amenities (five are required by the Code), balconies on at least 25% of the units, internal stairways, and foundation planting. To fulfill the requirement for landscaped open space, a minimum of 1200 linear feet of trail will be provided along the south and west property lines outside of the existing drainage easement.

A compatibility buffer is required for multifamily residential development when adjacent to existing or planned single family development. The compatibility buffer section of the Code requires an eight (8) foot landscape buffer and a fence; however, the PUD is proposing a 15 foot landscape buffer and fence along the south property line. 100 foot building setbacks for the residential structures and 50 foot setbacks for active amenities, such as swimming pools and dog parks, are proposed from the south property line to provide additional transition between the higher density residential and the existing single family to the south. Additionally, balconies shall not be permitted on the south facing building façades of the residential structures.

Planning and Zoning Commission: This item was heard at the March 1, 2023 Planning and Zoning Commission and several citizens from the adjacent neighborhood to the south provided testimony regarding concerns about the project including height, traffic, and privacy. The Commission recommended approval 6-0.

Changes since Planning and Zoning Commission: The applicant has agreed to limit the height of the residential structures to four (4) stories and the parking structure to four and a half (4.5) stories in response to citizen concerns about privacy during the public hearing and staff's urging post meeting.

