

Kenny's Fort Multi-Family Tract Round Rock, Williamson County, Texas

SUMMARY

Site Location:

Forest Creek Road and Arterial A (Kenny Fort Boulevard), Round Rock, Texas

Acreage:

26.6 acres

- +/- 17.6 acres developable
- +/- 9 acres parkland/open space

Subdivision:

Not platted.

It will be necessary to subdivide the property in conjunction with the development of this site. Parkland must be subdivided as a separate lot and dedicated to the City as public parkland at the time of final platting.

The City of Round Rock requires completion of a Subdivision Concept Plan, Preliminary Subdivision Plat and a Final Plat. In this case, the property is within an approved Planned Unit Development (PUD); therefore the Concept Plan may be waived. A pre-development meeting is required and will outline which platting requirements will apply. Each plan/plat requires review by the City and an approval by the Planning and Zoning Commission.

Zoning:

The parcel is zoned PUD, and is approved PUD #40 – Kenny's Fort. The subject tract is identified as **Parcel C** within the approved PUD ordinance. All development must comply with the PUD ordinance and associated development regulations. Below is an outline of the applicable standards that will apply to development.

- 17.6 net developable acres
- 9 acres of parkland or open space along Brushy Creek and its tributaries

- Parkland/Open Space must be used for hike and bike trails or passive park like uses such as picnic areas. Street crossings, utilities and drainage facilities may be constructed within the area as well.
- Residential density shall be calculated on gross acres.
- Permitted Uses:
 - Townhouses
 - Multi-family residential
 - Cluster housing
 - Residential condominiums
 - Single-family residential
 - Place of worship
 - Local commercial services, including daycare and restaurants (excludes drive thru restaurants)
 - Offices
- No outdoor storage of materials or equipment is permitted.
- Density:
 - Cluster Housing – Minimum lots size of 5,000 square feet.
 - Townhouses and Townhouse Condominiums – One dwelling unit for each 3,000 square feet of Lot area.
 - Multi-family Residential and Multi-family Condominium – 20 units per acre.
 - Single-family – Densities shall be in accordance with the SF-2 zoning district.
 - Local Commercial Services – Densities shall be in accordance with the C-2 zoning district.
- Development and Design Standards:
 - Exterior Finish – The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, brick, stucco or cement based siding such as hardi-plank. Cement based siding shall not comprise more than fifty (50) percent of the exterior finish.
 - Roofing Materials – Roofing materials shall consist of twenty-five (25) year architectural dimensional shingles, tile or non-reflective metal.
 - Special Design Features – All multi-family buildings, excluding townhouses or garages shall contain a minimum of four (4) of the following design features, as chosen by the Owner.
 - Bow window
 - Bay window
 - Arched window
 - Gable window
 - Oval or round windows
 - Shutters
 - Arched entry, balcony or breezeway entrance
 - Stone or brick accent wall
 - Decorative stone or brick band

- Decorative tile
 - Veranda, terrace, porch or balcony
 - Projected wall or dormer
 - Variation of roof lines on the building
 - Decorative caps on chimneys
 - Gable, gambrel, mansard and hip roof design
- Building Setbacks:
 - Single-Family Residential uses:
 - Front Yard – 25 feet
 - Rear Yard – 20 feet
 - Side Yard – 5 feet
 - Side Yard abutting a street – 15 feet
 - Cluster Housing and Townhouse:
 - Building setbacks shall be in accordance with the definition of Cluster Housing and Townhouse in the Development Agreement.
 - All uses other than single-family, and cluster housing uses.
 - Street Yard – 25 feet
 - Rear Yard – 20 feet
 - Side Yard – 15 feet
- Height:
 - No building within one hundred (100) feet of a single-family residential lot, shall exceed two (2) stories in height.
 - All other buildings shall be limited to three (3) stories in height.
- Sign Regulations:
 - All freestanding signs shall be monument signs as defined in the Code.
 - Freestanding signs shall not exceed six (6) feet in height.
 - One freestanding sign shall be permitted for each lot.
 - Additional sign standards are outlined in the Agreement.
- Parking and Loading:
 - 1 BR unit – 2 spaces
 - 2 BR unit – 2 spaces
 - 3 BR unit – 3 spaces
 - Additional parking spaces in the amount equal to 3% of the combined parking required for all the dwelling units shall be provided to accommodate guest parking.
 - All parking spaces shall be nine (9) feet wide.
 - Tandem parking shall be permitted only when its located in front of a garage, which is attached to a dwelling unit and the tandem space is assigned solely to the dwelling unit to which the garage is attached.
- Landscape and Buffering:
 - The following apply to all development other than single-family and cluster housing.
 - A landscape screen shall be provided to provide a visual screen of any parking or loading areas. The screen shall consist of a berm,

landscaping, masonry wall or a combination of these materials. The screen shall be a minimum of three (3) feet in height and shall be landscaped to provide a visual screen of any parking or loading areas.

- The following apply to all development.
 - A site plan shall be submitted to the Director of Planning for approval prior to the issuance of a building permit. A tree survey, which identifies all protected trees as defined in the Code, shall be provided as part of the site plan applications (single-family, duplex and fourplex lots are exempted).
 - Trees shall be planted in a landscape easement immediately abutting all public streets or PUE's that abut these streets. Trees must be selected from the City's list of preferred trees and must be a minimum of 3 caliper inches and must be planted at intervals of 25 to 40 feet apart. This may be waived by the Director of Planning if native trees are protected on-site and its determined that the protected trees compensate for the waiver of the street tree requirement.
- Lighting Standards:
 - Maximum light pole height shall be thirty (30) feet.
 - All lighting shall be hooded or shielded to direct light down.
 - Lighting levels at adjacent property boundaries shall not exceed typical lighting for residential street lighting.
- Utility Lines:
 - All utility service lines must be underground to connection points provided by the service provider.
 - All transformers must be screened.
- Fencing:
 - Fencing may be constructed in any yard and along any property line.
 - Street yard: Fencing in street yards shall be constructed of wrought iron or similar material, masonry or woodcrete. Street yard fence materials shall wrap around and extend a minimum of fifty (50) feet along side property lines.
 - Other yards: Fencing in yards other than street yards shall be constructed of wood, woodcrete, masonry or wrought iron.

The City of Round Rock is currently processing new Multi-family zoning regulations and imposing a rezone of all properties that are currently zoned MF or zoned PUD with a MF designation. The new regulations applicable to properties zoned PUD will be the MF-2 regulations; development standards as outlined in the approved PUD will supersede the new ordinance unless the PUD does not address specific items included in the new ordinance. The ordinance is in review and scheduled to be heard by Round Rock City Council in the coming weeks. We recommend a review of the ordinance once approved to understand additional regulations that may apply.

Water Quality and Detention:

Since this parcel is not over the Edwards Aquifer, it will not be necessary to provide water quality. The City of Round Rock defers to the Texas Commission on Environmental Quality (TCEQ) regulations for water quality, and this site is not over the aquifer per TCEQ maps.

Per the PUD, the owner at their expense must construct all stormwater and/or detention ponds necessary to serve the public roads and development of the property. Regional storm water ponds may be constructed, in lieu of providing on-site detention, if the downstream capacity of the receiving waterway has been documented to the satisfaction of the Director of Public Works. Additionally, drainage facilities may be contained within the open/space parkland as indicated within the PUD.

The City of Round Rock requires facilities be designed in compliance with the City of Austin Drainage Criteria Manual. Where conflicts exist, the City of Round Rock Code applies. All facilities must be designed to intercept and transport the projected runoff from a 25-year frequency storm. Overflow and/or transport provisions must be provided for the 100-year storm.

Landscape and Tree Ordinance:

Per the PUD and City Code, a tree survey delineating all Protected Trees is required to accompany all site plans. A Protected Tree is a tree having a diameter of eight inches or more. Trees of all species meeting this size requirement, except for Hackberry, China Berry, Chinese Tallow, Osage-orange and Texas Common Cedar, can be considered protected. A request for tree removal is processed with the subdivision or site plan. A tree replacement and tree protection plan is required to be included with the site plan.

Furthermore, the City defines Monarch Trees as protected trees that cannot be removed, unless its designation is removed by City Council action. Below is a list of the current Monarch Tree species and sizes.

TREE SPECIES	SIZE (diameter inches)
American Elm	38
Bald Cypress	34
Burr Oak	32
Catalpa	32
Cedar Elm	25
Italian Stone Pine	20
Live Oak	36
Magnolia	14

Pecan	34
Post Oak	24
Shumard Oak	21
Sycamore	37

Parkland Dedication:

Approximately 9 acres of the subject tract will be dedicated for open space and parkland, as identified in the PUD. The area will be used for hike and bike trails and passive park uses. Dedication of this acreage will satisfy the City’s parkland requirements. Parkland will be subdivided as a separate lot and dedicated to the City as public parkland at the time of final platting. Drainage facilities, utilities and street crossings may also be located within the designated parkland/open space areas.

Impervious Cover:

This parcel is entitled to approximately 17.6 net developable acres per the PUD. This equates to approximately 66% impervious cover of gross site area.

Transportation and Access:

This tract was included in the Kenny Fort PUD Traffic Impact Analysis (TIA) which is dated June 30, 2000 and on file with the City of Round Rock Transportation Department. The TIA includes phasing and roadway construction requirements that were approved in conjunction with the PUD. Per the PUD, the owner is responsible for dedication of all required right-of-way and roadway construction, including Forest Creek Drive and Arterial A (Kenny Fort Boulevard).

Arterial A (Kenny Fort Boulevard) is currently under construction and will provide an alternate north/south route for east Round Rock. Construction is slated to be complete by September 2013, per the City of Round Rock.

All access and curb cuts must be coordinated and approved by the City of Round Rock Transportation Department.

Floodplain:

Per the FEMA Firm Map, dated September 26, 2008, portions of this site area within the defined 100-year floodplain. Specifically, the northern and western tract boundaries are bordered by Brushy Creek and its tributaries. This area will be designated as parkland and dedicated to the City.

Water/Wastewater:

There is a 16-inch water line in the south side of Forest Creek Drive, adjacent to the parcel's southern boundary.

There is a 21-inch wastewater line in the creek along the parcel's western boundary.

It appears adequate utilities should be available per the City's GIS viewer, but capacity needs to be confirmed once densities are known.

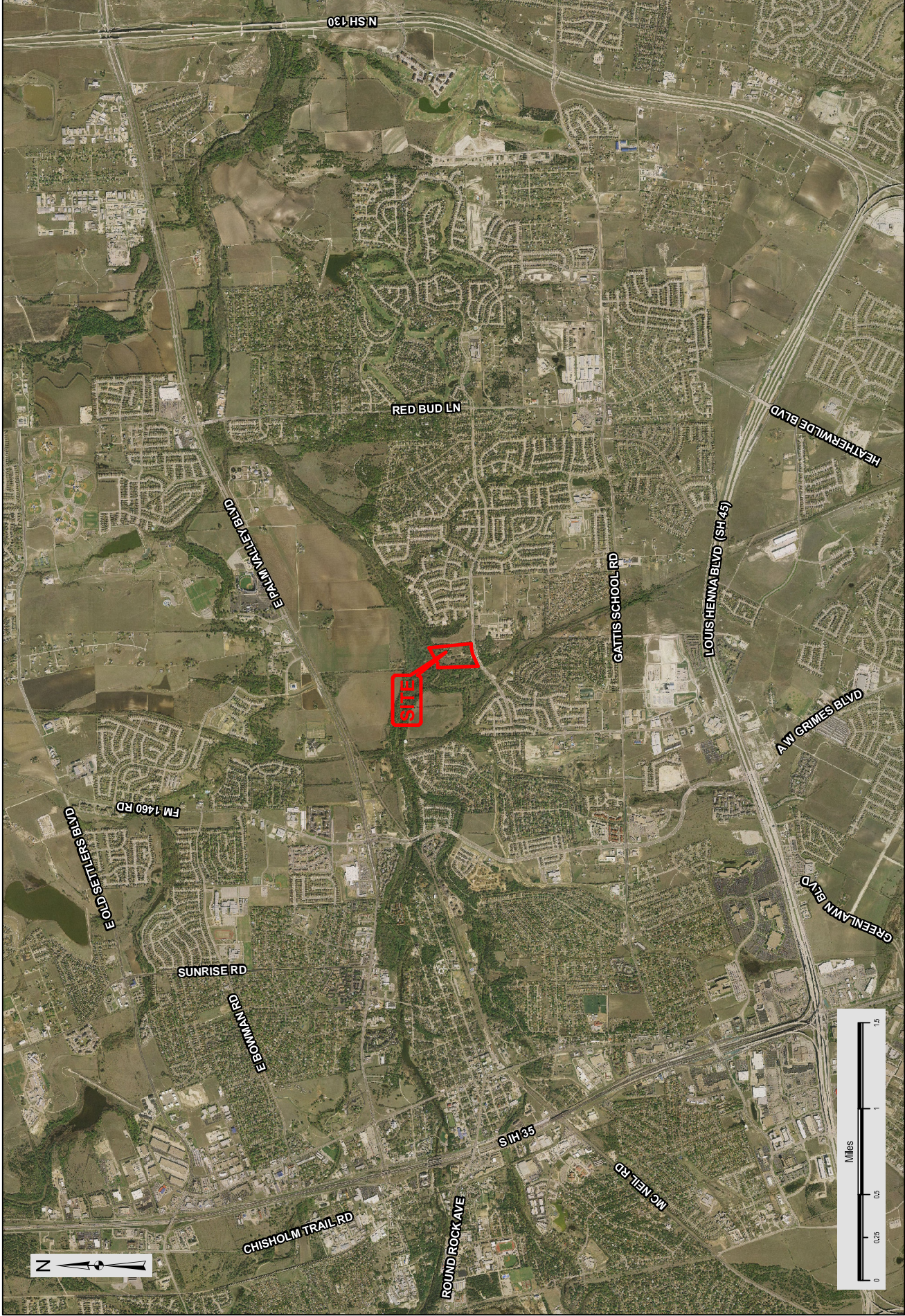
EXH
SHEET

PRINT SCALE: 1"=1/4" DATE: 07/10/2012
FILE: J:\BUSDEV\ROUNDROCK\F_Aerial.mxd
DRAWN BY: JEB
REVIEWED BY: MMN
PROJECT NO.: BUSDEV-10

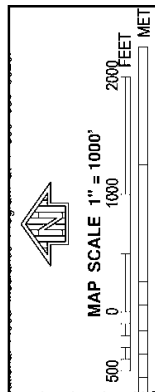
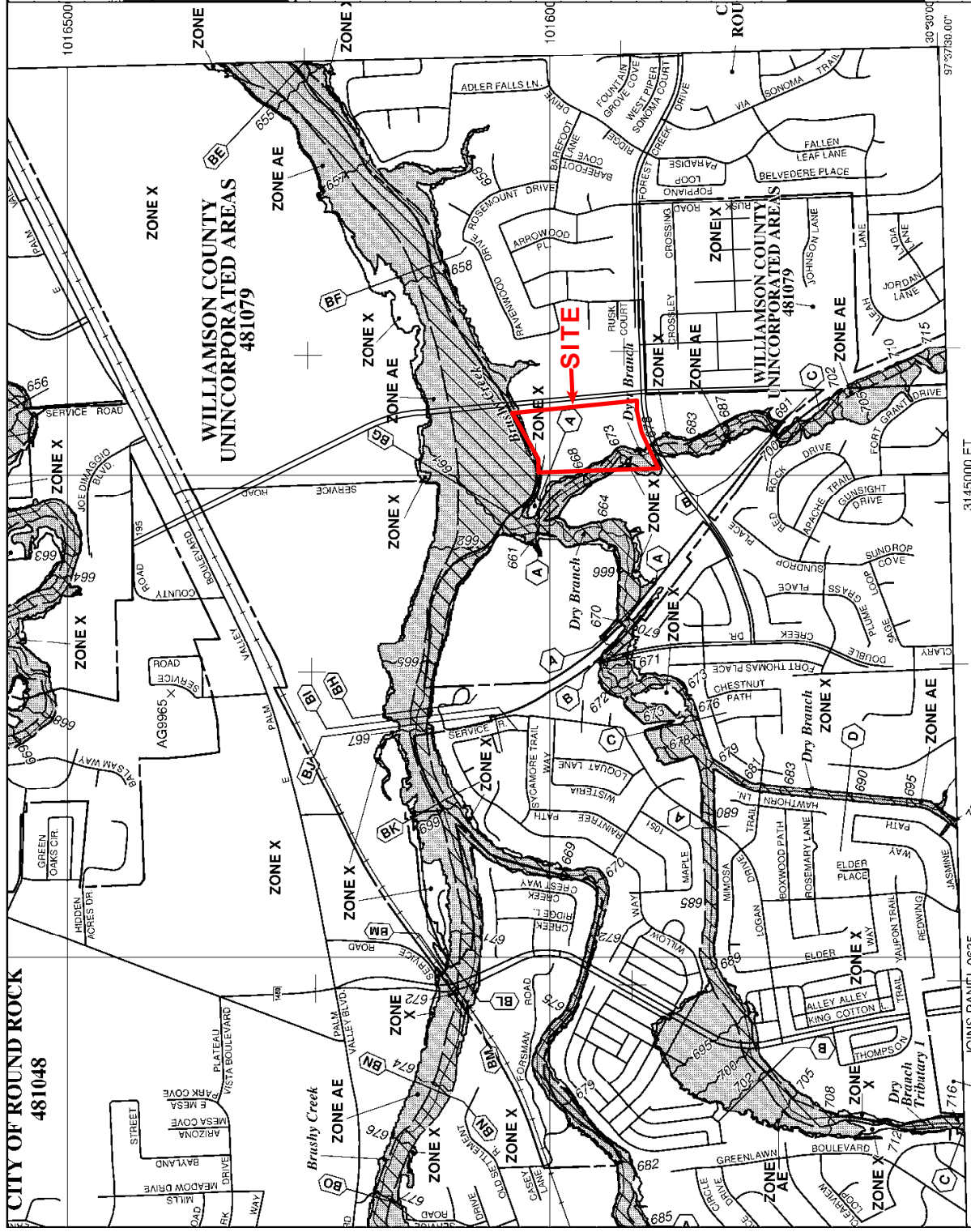
**KENNEY'S FORT
ROUND ROCK, TEXAS**

**TAYLOR COMMERCIAL
AERIAL EXHIBIT**

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CITY OF ROUND ROCK
481048



FIRM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 485 OF 750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: NUMBER PANEL SHEET
WILLIAMSON COUNTY 481079 0495 ONE E
ROUND ROCK, CITY OF 481048 0495 ONE E

MAP NUMBER
48495C0495E
MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

INFO
PANEL 0495E

This is an official copy of a portion of the above referenced flood map. It was extracted using FEMA's Flood Map Service Center (FMSC) software. Any changes or amendments which may have been made subsequent to the date on the map are not shown on this map. For more information on the National Flood Insurance Program, flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

EXH

SHEET

Feet



PROJECT NO.: BUSDEV-10
REVIEWED BY: MMN
DRAWN BY: JEB
FILE: J:\BUSDEV\ROUND ROCK\KENNEY.FTK...
PRINT SCALE: 11"X17" DATE: 07/10/2012

**KENNEY'S FORT
ROUND ROCK, TEXAS**

**TOPOGRAPHICAL
EXHIBIT**

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