

FOR SALE

MULTI-FAMILY DEVELOPMENT OPPORTUNITY

3517 GATTIS SCHOOL RD. ROUND ROCK, TEXAS

LISTED @ \$1.9 MM



DETAILS

- 5.1 ACRES
- ~229 FT OF FRONTAGE
- PUD 111
- CITY WATER AVAILABLE
- ELECTRICITY AVAILABLE
- SEPTIC
- 2,344 SQFT HOME
- RENTAL INCOME:
\$3,500/MO
- LEASE EXPIRES 5/31/2020

Fantastic development opportunity! This 5.1-acre lot is located within PUD 111 with zoning that will allow for a variety of development types. The site allows up to 12 townhomes per acre ((approximately 80 townhomes)).

Existing improvements include a 2,344 sqft home, situated at the front of the lot is currently income producing. This home can be torn down or included as an amenity center for future development.

MF-1 (Multi-Family - Low Density)
SR (Senior)
SF-3 (Single Family - Mixed Lot)
OF (Office)
C-1a (General Commercial - Limited)

D|R
DEVORA REALTY

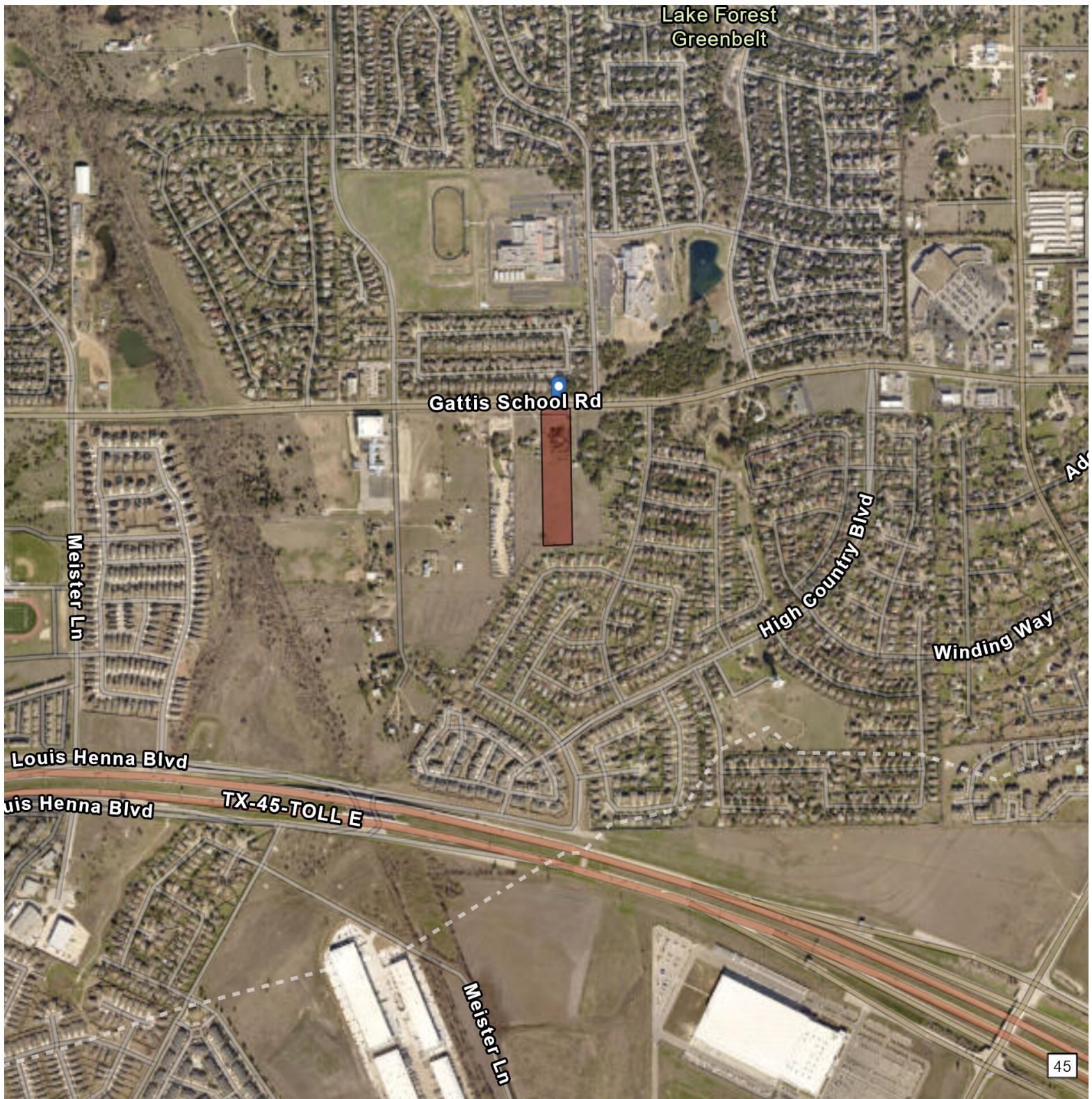
COMMERCIAL
ACQUISITION
DISPOSITION &
DEVELOPMENT

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512.626.5712

KELTON@KELTONREALTOR.COM

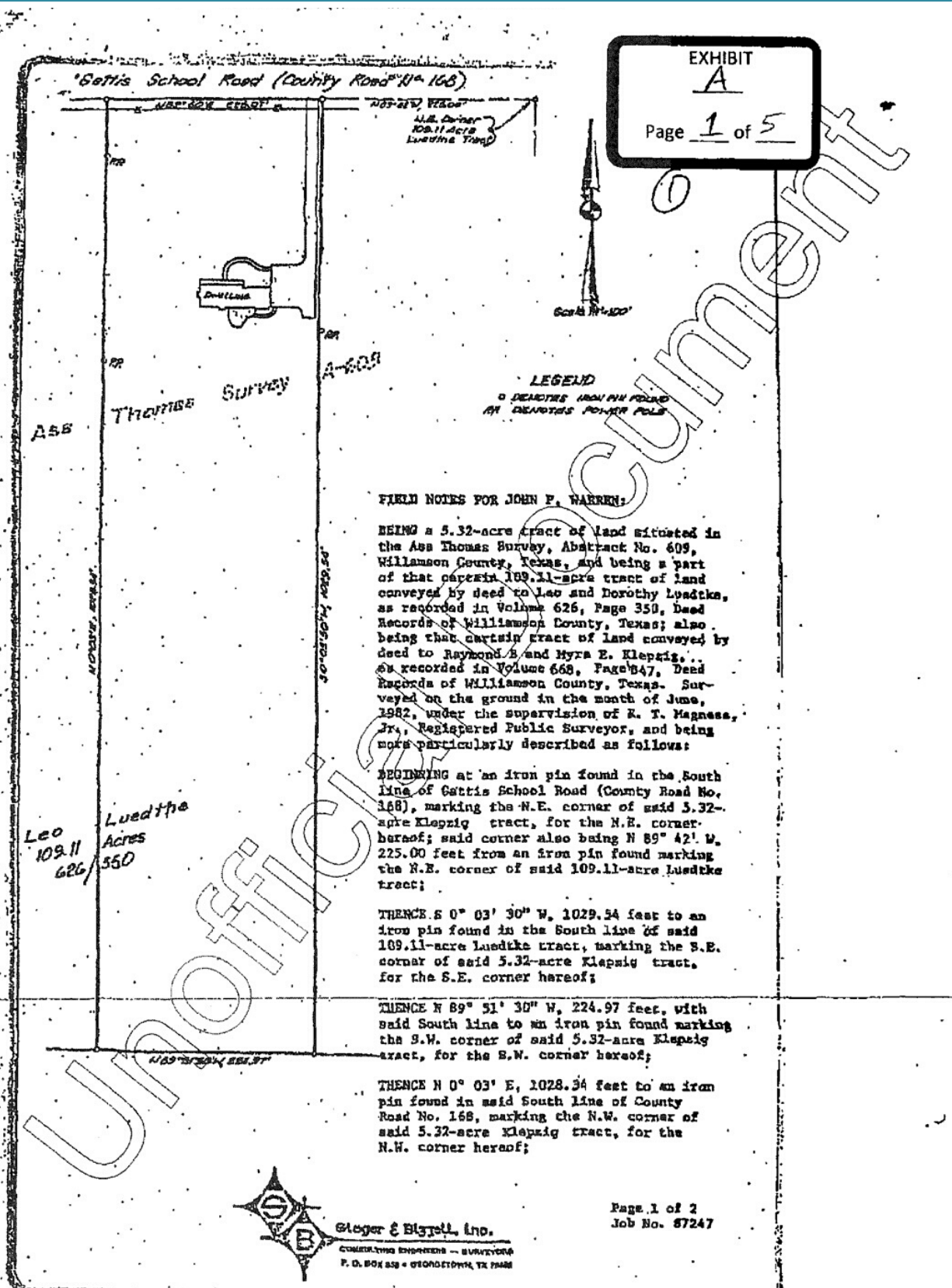


LOCATION



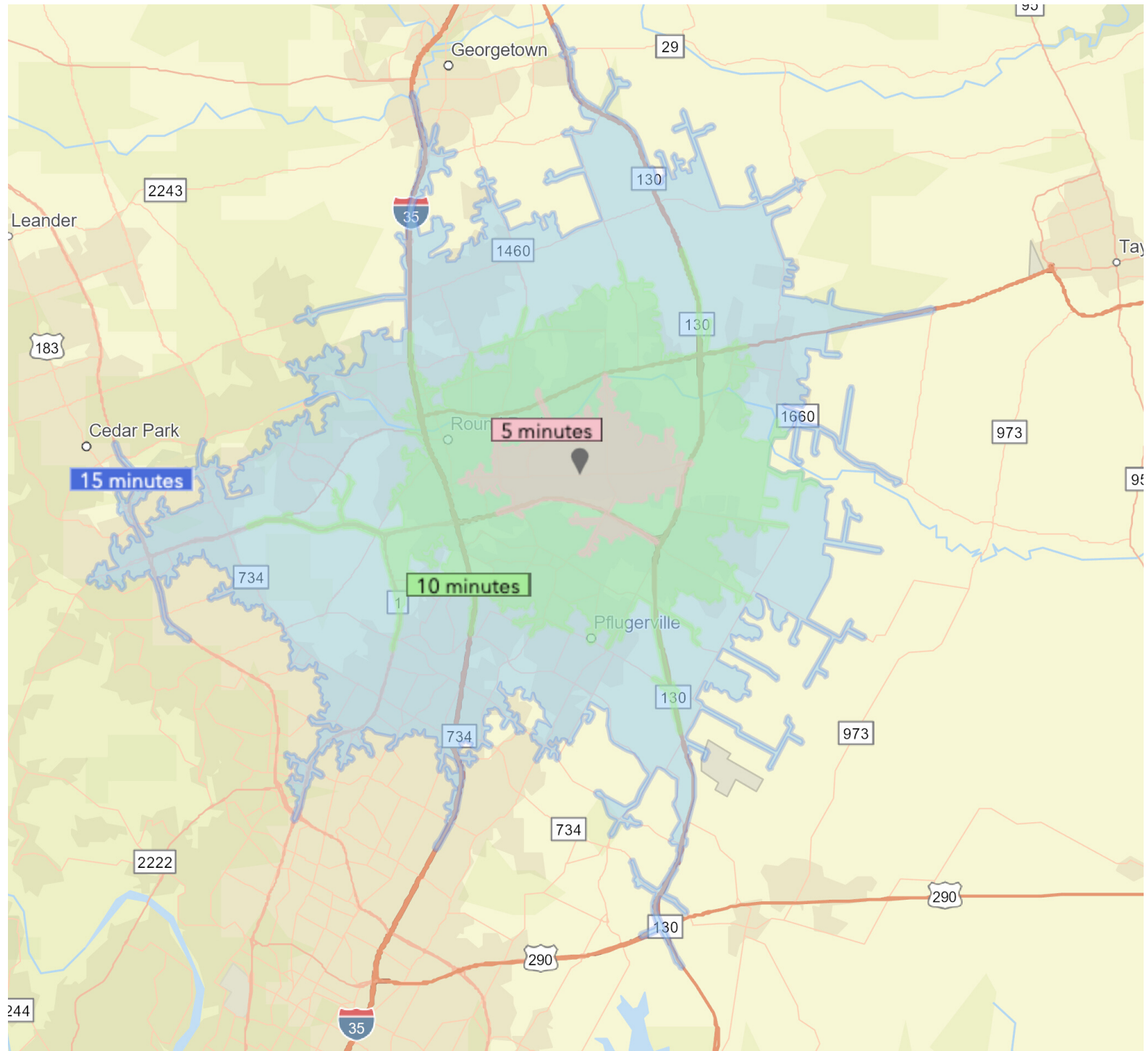
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SITE



LOCATION

5, 10 & 15 MIN DRIVE TIME



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DEMOGRAPHICS

5 MIN DRIVE TIME

KEY FACTS

35,427

Population



Average
Household Size

33.9

Median Age

\$98,895

Median Household
Income

EDUCATION

5%

No High School
Diploma



17%

High School
Graduate



33%

Some College



45%

Bachelor's/Grad/Pr
of Degree

BUSINESS



491

Total Businesses



7,005

Total Employees

EMPLOYMENT



73%

White Collar



14%

Blue Collar



13%

Services

4.5%

Unemployment
Rate

INCOME



\$98,895

Median Household
Income



\$40,476

Per Capita Income



\$245,137

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (25.3%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator	Value	Difference	
<\$15,000	3.7%	-0.9%	
\$15,000 - \$24,999	2.6%	-2.2%	
\$25,000 - \$34,999	4.2%	-2.0%	
\$35,000 - \$49,999	7.1%	-3.8%	
\$50,000 - \$74,999	17.4%	-0.5%	
\$75,000 - \$99,999	15.5%	+0.7%	
\$100,000 - \$149,999	25.3%	+3.8%	
\$150,000 - \$199,999	10.0%	+0.6%	
\$200,000+	14.2%	+4.2%	

Bars show deviation from
Williamson County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

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DEMOGRAPHICS

10 MIN DRIVE TIME

KEY FACTS

158,644

Population

33.5

Median Age

2.9

Average
Household Size

\$83,387

Median Household
Income

EDUCATION

6%

No High School
Diploma

20%

High School
Graduate

35%

Some College

39%

Bachelor's/Grad/Pr
of Degree

BUSINESS



4,302

Total Businesses



67,593

Total Employees

EMPLOYMENT



71%

White Collar



16%

Blue Collar



13%

Services

4.5%

Unemployment
Rate

INCOME



\$83,387

Median Household
Income



\$35,739

Per Capita Income



\$155,850

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.9%)

The smallest group: <\$15,000 (4.4%)

Indicator	Value	Difference	
<\$15,000	4.4%	-0.2%	
\$15,000 - \$24,999	4.4%	-0.4%	
\$25,000 - \$34,999	5.3%	-0.9%	
\$35,000 - \$49,999	10.0%	-0.9%	
\$50,000 - \$74,999	19.3%	+1.4%	
\$75,000 - \$99,999	16.2%	+1.4%	
\$100,000 - \$149,999	22.9%	+1.4%	
\$150,000 - \$199,999	8.8%	-0.6%	
\$200,000+	8.7%	-1.3%	

Bars show deviation from
Williamson County

DEMOGRAPHICS

15 MIN DRIVE TIME

KEY FACTS

381,941

Population



2.7

Average Household Size

33.8

Median Age

\$81,964

Median Household Income

EDUCATION

7%

No High School Diploma



19%

High School Graduate



31%

Some College



43%

Bachelor's/Grad/Pr of Degree

BUSINESS



10,297

Total Businesses



146,117

Total Employees

EMPLOYMENT



73%

White Collar



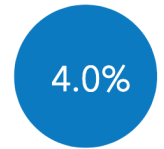
15%

Blue Collar



12%

Services



4.0%

Unemployment Rate

INCOME



\$81,964

Median Household Income



\$37,163

Per Capita Income



\$129,444

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.6%)

The smallest group: <\$15,000 (4.0%)

Indicator	Value	Difference	
<\$15,000	4.0%	-0.6%	
\$15,000 - \$24,999	4.7%	-0.1%	
\$25,000 - \$34,999	5.8%	-0.4%	
\$35,000 - \$49,999	10.9%	0	
\$50,000 - \$74,999	19.2%	+1.3%	
\$75,000 - \$99,999	15.6%	+0.8%	
\$100,000 - \$149,999	22.6%	+1.1%	
\$150,000 - \$199,999	9.3%	-0.1%	
\$200,000+	7.9%	-2.1%	

Bars show deviation from Williamson County

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PHOTOS



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DEVELOPMENT STANDARDS

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 21.18 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MF-1 (Multifamily – low density)**, **SR (Senior)**, **SF-3 (Single Family -Mixed Lot)**, **OF (Office)** or **C-1a (General Commercial – limited)** zoning district and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the Property except as clearly modified by this Plan. In the event of a conflict the terms of this Plan shall control.

DEVELOPMENT STANDARDS

5. **PERMITTED USES AND DEVELOPMENT STANDARDS**

5.1 MF-1 (Multifamily – low density)

In accordance with Section 46-140, as amended, with the following additions:

- (1) Townhouse has a maximum of 16 units per acre.

5.2 SR (Senior)

- (1) In accordance with Section 46-152, as amended, for one-story and two-story buildings.
- (2) Maximum height of principal building is three (3) stories.
- (3) Three-story buildings shall be in accordance with Section 46-152, as amended, with the following addition:
 - a) Minimum side and rear setbacks for a three-story building when abutting SF (Single-family) zoned property is 75 feet.
- (4) Attached independent living shall provide one parking space per dwelling unit;
- (5) Attached independent living units shall provide covered or garage parking for a minimum of 25% of the required parking spaces.
- (6) All uses which abut SF (Single-family) zoned property shall be required to install and maintain a compatibility buffer, which meets the requirements of Section 46-200 of the Code, along every property line which abuts said uses.

5.3 SF-3 (Single Family – Mixed Lot)

In accordance with Section 46-136.2, as amended.

5.4 Single Family – Common Lot

In accordance with the development standards contained in the attached **Exhibit “B”**, hereby incorporated.

5.5 OF (Office)

In accordance with Section 46-144, as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;

DEVELOPMENT STANDARDS

- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.
- (4) Colleges and universities are permitted by right;
- (5) Community service is permitted by right;
- (6) Schools: business or trade is permitted by right;
- (7) Eating establishment is permitted only when incorporated into the ground floor of an office building which is greater than two (2) stories in height; the eating establishment shall not be in a building which contains no other uses;
- (8) Retail sales and services are permitted only when incorporated into the ground floor of an office building greater than two (2) stories in height; retail sales and services may not be located in a building with no other uses.
- (9) The following uses are prohibited: animal boarding, art and craft studios with welding or heavy machinery, auto parts sales, auto sales, rental, and leasing facilities, boat sales, camper sales, donation centers, flea markets, fortune tellers/psychic readers, heavy equipment sales, machinery repair and services, manufactured home sales, mortuaries, pawn shops, portable building sales, sexually oriented businesses, shooting/archery ranges, tattoo/piercing shops, taxidermists, and title loan or payday loan services.

5.6 Schools (elementary, middle, high; public, private or charter)

In accordance with Section 46-142 (C-1a – General Commercial – limited) and as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;
- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure

DEVELOPMENT STANDARDS

shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.

5.7 Place of Worship

In accordance with Section 46-142 (C-1a – General Commercial – limited), and as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;
- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.

6. ACCESS EASEMENT AND DRIVEWAYS

6.1 A Reciprocal Access Easement, in which the Owners grant to each other a permanent, non-exclusive easement for vehicular and pedestrian access on their respective properties is attached as **Exhibit “C”**. This easement shall be recorded with the County Clerk upon approval of the PUD.

6.2 The site shall be allowed a maximum of three (3) driveways to Gattis School Road, as generally indicated on **Exhibit “D”**. All driveway locations must meet the approval of the City, based upon established standards for separation and safety.

7. CHANGES TO DEVELOPMENT PLAN

7.1 Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively if approved in writing by the Director of Planning and Development Services and the City Attorney.

7.2 Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED

DEVELOPMENT STANDARDS Single Family Detached, Common Lot

1. The Property shall be regulated for purposes of zoning and subdivision by the standards contained in this Exhibit. All aspects not specifically covered by this Exhibit shall be regulated by the **TH (Townhouse)** zoning district.
2. **Density** - Maximum of 12 units per acre.
3. **Setbacks** – The minimum building setback from the private drive aisle shall be 15 feet. Setbacks between structures shall be measured from eave to eave.
4. **Exterior Finish** - The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim and accent features.
 - a. Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
 - b. The use of materials such as wood shingles or wood siding shall be limited to accent features.
 - c. The front of all homes and the drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
 - d. Horizontally installed cement based siding may be used on rear and side elevations. On two story homes with a rear side facing Gattis School Road, however, the following shall be required on the second-floor elevation:
 - i. One window enhancement from the following list:
 1. Shutters
 2. Awnings or shed roofs
 3. Window trim
 4. Arch windows
 - ii. One design feature from the following list:
 1. Board and batten siding
 2. Stucco
 3. Balcony
 4. Building offset
 5. Box window
5. **Garage Door Treatment** - Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door. Upgraded garage doors shall not be required for swing in, side entry garages.

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED

6. Fencing Design Standards

- a. Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- b. Perimeter fencing shall be constructed of brick, stone, split-faced or decorative concrete masonry unit (CMU), except when they are abutting open space or amenity areas, in which case they shall be constructed of wrought iron or tubular steel with masonry columns.

7. Landscaping

- a. The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - i. All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - ii. Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - iii. Each single family dwelling unit shall be provided with six inch (6") caliper of large species trees whether through the preservation of existing trees or planting of three inch (3") caliper container-grown trees.
 - iv. A private home owners association will be established for the maintenance of landscape and irrigation areas located between the private drive lanes and town houses as well as for all community signage, walls, medians, common open spaces and detention areas.

8. Parking

- a. A total of 4 parking spaces per unit are required:
 - i. Two (2) garage enclosed parking spaces.
 - ii. Two (2) parking spaces located in front of the garage and outside of the private access drive.
- b. Guest parking shall be provided by one of the following:
 - i. Providing for parallel parking on one side of the drive aisle. This requires a drive aisle width equivalent to 30-feet measured 'face of curb to face of curb'; or

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED

- ii. A minimum of one (1) guest parking space must be provided for every three (3) residential units. These spaces shall be located outside of the private drive aisle and the maximum distance from any residential unit to a guest parking space shall be three hundred feet (300'), measured along the drive lanes.

9. **Private Drive Aisles** - Private drive aisles to serve the units shall be built, at a minimum, in the 'curb and gutter street section' configuration indicated below.

- a. Each private drive aisle configuration includes a four foot (4') wide sidewalk on one side of the drive.
- b. Private drive aisles are not built to public street standards and may therefore be gated, subject to the access requirements established by the Fire Marshal.
- c. In order for private drive aisles to accommodate parallel parking on one side, the width must measure 30-feet from 'face of curb to face of curb'.

