

# City annexes Avery Center development

City allows historic family to cultivate major development

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The Avery family's 900-acre mixed-use development situated off University Boulevard and FM 1460 in the northeast corridor of Round Rock is now one step closer to becoming a reality.

The Round Rock City Council unanimously approved the annexation and zoning of the planned unit development — a designed grouping of varied and compatible land uses — at its Thursday meeting.

Anticipated to take 10 to 15 years to complete, Avery Center will be surrounded by the expanding Round Rock Higher Education Center — which will include the current branch of Texas State University-San Marcos and future Austin Community College and Texas A&M Health Science Center campuses — and the new Seton Medical Center Williamson, all on land the Averys either donated or sold.

## Avery Center

- Where: Off University Boulevard and FM 1460
- What: Mixed-use project to include houses, apartments, condos, townhomes, retail, restaurant, entertainment and office space
- When: Currently, there is an anticipated 10- to 15-year completion schedule
- Also: Special provisions call for raised intersections and a prohibition of drive-through restaurants

"The PUD identifies nine different development parcels, seven of which are mixed use," Director of Planning and Community Development Jim Stendebach said. "Two parcels provide for residential development and one of the residential development parcels also provides an alternate option for research and

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# AVERY: Developers planning new urban approach for project

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development uses that might be demanded because of the synergy that is developing between the universities and the hospital.

Stendebach said a new urban approach is being proposed for the majority of the development, which is characterized by wide sidewalks with street trees, buildings are located more closely to the street and higher density multi-family housing.

The mixed-use land parcels will allow for up to 40 units per acre of multi-family housing and 15 units per acre of

townhomes, for a maximum of 5,100 dwelling units — with only 3,500 to be designed for rental use — as well as a mixture of retail, restaurant, entertainment and office space.

Building height in the mixed-use areas will be limited to a maximum two stories and a maximum five stories but also allows for two buildings to be up to 10 stories high. All utilities are also required to be underground, so as not to interfere with street trees.

It also provides for hotels, banks, assisted living and nursing homes — limited to specific areas — day care, elementary and private schools

and fuel sales," Stendebach said, explaining there can only be a total of three fuel stations in the entirety of the PUD. "It's restricted to, I believe, eight pumps maximum and they have to actually be behind the building so again you maintain this pedestrian-oriented streetscape."

Special development standards included to cater to the pedestrian also include the prohibition of drive-through restaurants — though a bank can have a drive-through in the back of its building — and raised intersections where the street is elevated to the level of the sidewalk at key locations in the

most high density areas. "It rises and creates a sort of speed bump and then levels out so that pedestrians are at sidewalk level when they cross the street," Stendebach said. "It slows down traffic and it gives priority to pedestrians so they do not have to go on and off the curbs."

The two residential parcels allow for a maximum of 1,200 units between them, with a maximum of 200 smaller lots (a minimum of 4,000 square feet) and up to 500 homes in gated communities, restricted to 120 homes per community as required by city ordinance. "There is also a provision for

an accessory dwelling that is simply a bedroom suite with a bathroom for guests," Stendebach said. "It is attached to the house but is intended as a guest facility or could be a home office or if someone is well-to-do enough that they can have live-in help. It can be used for that as well but it cannot be an apartment — no cooking facilities are permitted."

The PUD also reserves 152 acres for parkland and trails, as well as additional small parks and plazas for every 10 acres of residential development within the mixed-use district.

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