

ORDINANCE NO. O-2022-179

AN ORDINANCE AMENDING ORDINANCE NO. O-2021-067, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON MARCH 11, 2021, BY AMENDING SECTION II.5.2, EXHIBITS B AND C, AND ADDING EXHIBITS C-1 AND C-2 OF THE DEVELOPMENT PLAN OF PUD NO. 125, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on March 11, 2021, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2021-067, which established PUD No. 125, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Section II.5.2, Exhibits B and C, and to add Exhibits C-1 and C-2 to the Development Plan of PUD No. 125, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. O-2021-067 on the 6th day of April, 2022, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. O-2021-067 be amended, and

WHEREAS, on the 12th day of May, 2022, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. O-2021-067, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. O-2021-067 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10,

Article I, Section 10-2 and Article IV, Section 10-22, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #125 meets the following goals and objectives:

- (1) The amendment to P.U.D. #125 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #125 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #125 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Section II.5.2. of the Development Plan of PUD No. 125, as approved in Ordinance No. O-2021-067, is hereby amended to read as follows:

5. **LAND USE PARCELS AND PERMITTED USES**

5.2 Permitted Uses

- (1) The land uses permitted are in **Exhibit "C."**
- (2) Development standards for MF-3 (Multifamily – Urban) are in Exhibit "C-1".
- (23) Development standards for Common Lot Single Family are in **Exhibit "D."**

III.

That Exhibits "B" and "C" of the Development Plan of PUD No. 125, as approved in Ordinance No. O-2021-067, are hereby deleted and replaced with new Exhibits "B" and "C," attached hereto and incorporated herein.

IV.

That Exhibits "C-1" and "C-2", as attached hereto and incorporated herein, are hereby added to the Development Plan No. 125.

V.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

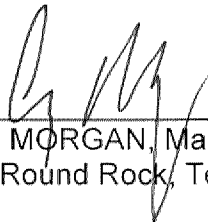
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 12th day of May, 2022.

Alternative 2.

READ and APPROVED on first reading this the ____ day of _____, 2022.

READ, APPROVED and ADOPTED on second reading this the ____ day of _____, 2022.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, City Clerk

EXHIBIT 'B' - CONCEPT PLAN

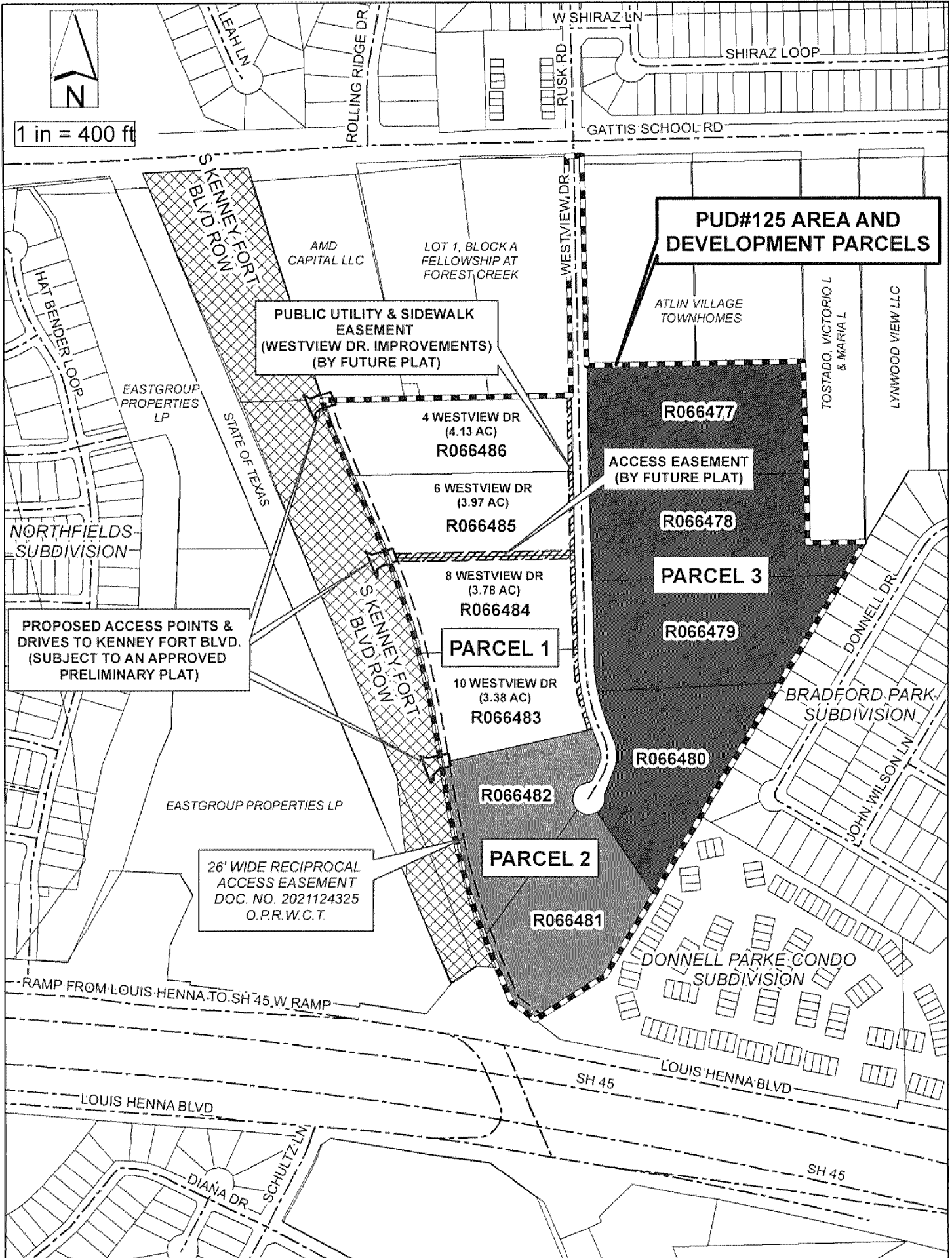


EXHIBIT “C”

PERMITTED USES

1. PARCEL 1

- a) OF-1 (General Office)
- b) OF-2 (Mid-Rise Office)
- c) MF-1 (Multi-Family – low density)
- d) SR (Senior)
- e) **Retail Sales and Services: Personal Service Oriented only, in accordance with C-1a (General Commercial – Limited)** (*Typical uses include: Banks; trade schools; Dance, art, or music studios or classes; Dry-cleaning and laundry drop-off establishments; Athletic or health clubs; Cosmetic services; Laundromats; Mortuaries; Photographic studios; Small animal day care, training, and grooming facilities*)
- f) **Retail Sales and Services: Restaurant/Bar, no drive-through service is allowed, in accordance with C-1a (General Commercial – Limited)**
- g) **MF-3 (Multifamily – Urban)**, in accordance with the standards in Section 2-24 of the Code and those found in Exhibit “C-1”.

2. PARCEL 2

- a) C-1a (General Commercial – Limited)
- b) MF-1 (Multi-Family – low density)

3. PARCEL 3

- a) OF-1 (General Office)
- b) MF-1 (Multi-Family – low density)
- c) SR (Senior)
- d) **Single Family – Common Lot**, in accordance with the standards contained in Exhibit “D”.
- e) *The following development limitations shall apply to Parcel 3:*
 - i. *A second point of access shall be required for more than 29 detached residential units.*
 - ii. *A second point of access shall be required for any non-residential use with a building height of greater three-stories or 30 feet.*
 - iii. *If all buildings are constructed with fire suppression in accordance with the Code, one point of access shall limit development to a maximum of 200 attached residential uses and a maximum of 124,000 square feet of non-residential use.*

All aspects not specifically covered by this Plan shall be regulated by the zoning district referenced.

EXHIBIT 'C-1'

ADDITIONAL DEVELOPMENT STANDARDS FOR MF-3 – MULTIFAMILY URBAN

I. Maximum Number of Units

- a. 1,200

II. Lot and building dimensional standards

Standard	Unit of Measure
Minimum Building Setback from Street (R.O.W.)	20 feet
Minimum Building Side Setback	10 feet
Minimum Building Rear Setback	10 feet
Maximum Building Height ¹	7 stories

¹A structured parking facility shall not exceed the height of the building it serves

III. Building and Site Layout

- a. Buildings shall contain design elements which substantially comply with the depictions contained in Exhibit "C-2", including, but not limited to elevation variation, roof pitch and orientation.
- b. Buildings located adjacent to Kenney Fort Boulevard shall:
 - i. be oriented with their primary entrances/facades facing Kenney Fort Boulevard; and
 - ii. have no garage facades facing Kenney Fort Boulevard.
- c. Building sites shall provide the landscape buffer contained in Section 8-10 (g) (1) of the Code along the Kenney Fort Boulevard frontage.

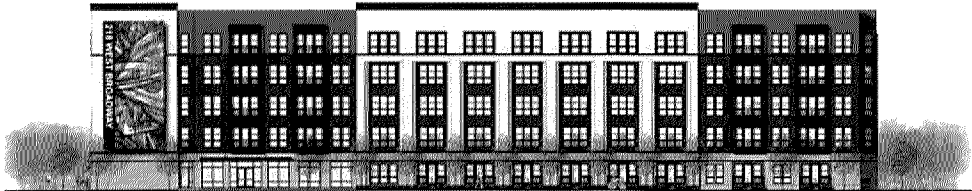
IV. Parking Requirements

- a. Residential Parking
 - i. The following minimum off-street parking requirements shall be met within a parking structure that is directly attached to the residential structure:
Studio: 1.00 space; 1 bedroom: 1.25 spaces; 2 bedrooms: 2.00 spaces; 3 bedrooms: 2.50 spaces
- b. Guest Parking
 - i. Additional parking for the residential units shall be provided in the amount of five percent (5%) of the total resident parking required in (a) above. This additional parking may be provided either within the parking structure directly attached to the residential structure or on surface parking areas.
- c. Non-residential parking
 - i. The minimum off-street parking requirements, in accordance with Section 8- 46 of the Code, shall be met either within the parking structure directly attached to the residential structure or on surface parking areas.
 - ii. Ancillary uses to the residential use (such as the Leasing Office and Amenity areas) shall have no parking requirement.

EXHIBIT 'C-1'

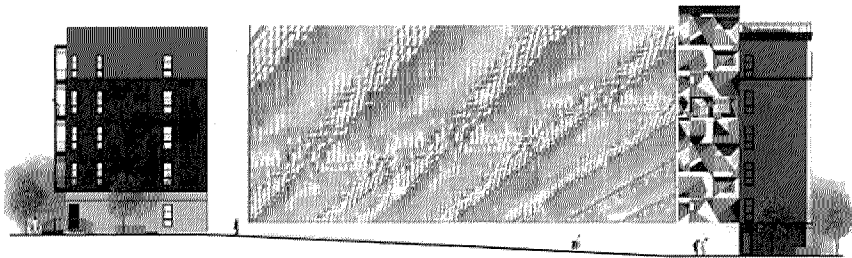
- V. **Amenities**
 - a. The number of amenities required by Section 2-24 (d)(4) of the Code shall be calculated for each of the multifamily buildings within the complex.
- VI. **Streetscape Features and Landscaping**
 - a. Special Streetscape and Landscape Features
 - i. Private driveways and surface parking shall include a minimum of four (4) of the following site features:
 1. Benches
 2. Bike Racks
 3. Public Art
 4. Courtyard or plazas
 5. Decorative paving
 6. Water features, such as fountains
 7. Decorative trash receptacles
 8. Street trees
 - b. Landscaping and Irrigation
 - i. Landscaping and irrigation shall comply with the applicable requirements for the MF-3 zoning district located in Chapter 8-10, Article II Landscaping.
- VII. **Dedication of a Public Access Easement between Westview Drive and Kenney Fort Boulevard**
 - a. Prior to, or concurrent with, the recordation of a final plat for Parcel 1, the Owner shall dedicate a public access easement of sufficient width to provide for two-way traffic flow between Westview Drive and Kenney Fort Boulevard, aligning with the middle of three proposed access points, as depicted on **Exhibit "B"**.
- VIII. **Dedication of Public Utility and Sidewalk Easement along Westview Drive**
 - a. Prior to, or concurrent with, the recordation of a final plat for Parcel 1, the Owner shall dedicate to the City a minimum of thirteen and one-half feet (13.5') of a public utility and sidewalk easement immediately adjacent to the existing Westview Drive Right-of-Way and along the entire boundary of Parcel 1 for the accommodation of the 3-lane collector roadway section and 10-foot concrete shared-use path, as depicted on **Exhibit "B"**.
- IX. **Construction of Westview Drive segment**
 - a. Prior to the issuance of any Certificate of Occupancy (temporary or otherwise) for any building on Parcel 1, the Owner shall construct a 3-lane collector roadway section within the Westview Drive right-of-way and parallel to the entire boundary of Parcel 1. The owner shall also construct a 10' shared access path within the public utility and sidewalk easement required in Section VII. Acceptance of the road construction by the City shall be a condition of the issuance of any certificate of occupancy (temporary or otherwise) for any building on Parcel 1.

EXHIBIT 'C-2'



RENDERED ELEVATION - SOUTH
3/20" = 1' 0"

218 WEST BROADWAY
FORT WORTH, TEXAS
11.13.20



RENDERED ELEVATION - EAST
3/32" = 1' 0"

218 WEST BROADWAY
FORT WORTH, TEXAS
11.13.20

EXHIBIT 'C-2'




ARCHITECTURE DEMAREST
2000 W. Main Street, Suite 100 • Fort Worth, TX 76102

CONCEPTUAL ELEVATION
SCALE: 3/32" = 1'-0"

FORT WORTH, TX
HUDGINS CO
01/23/2019



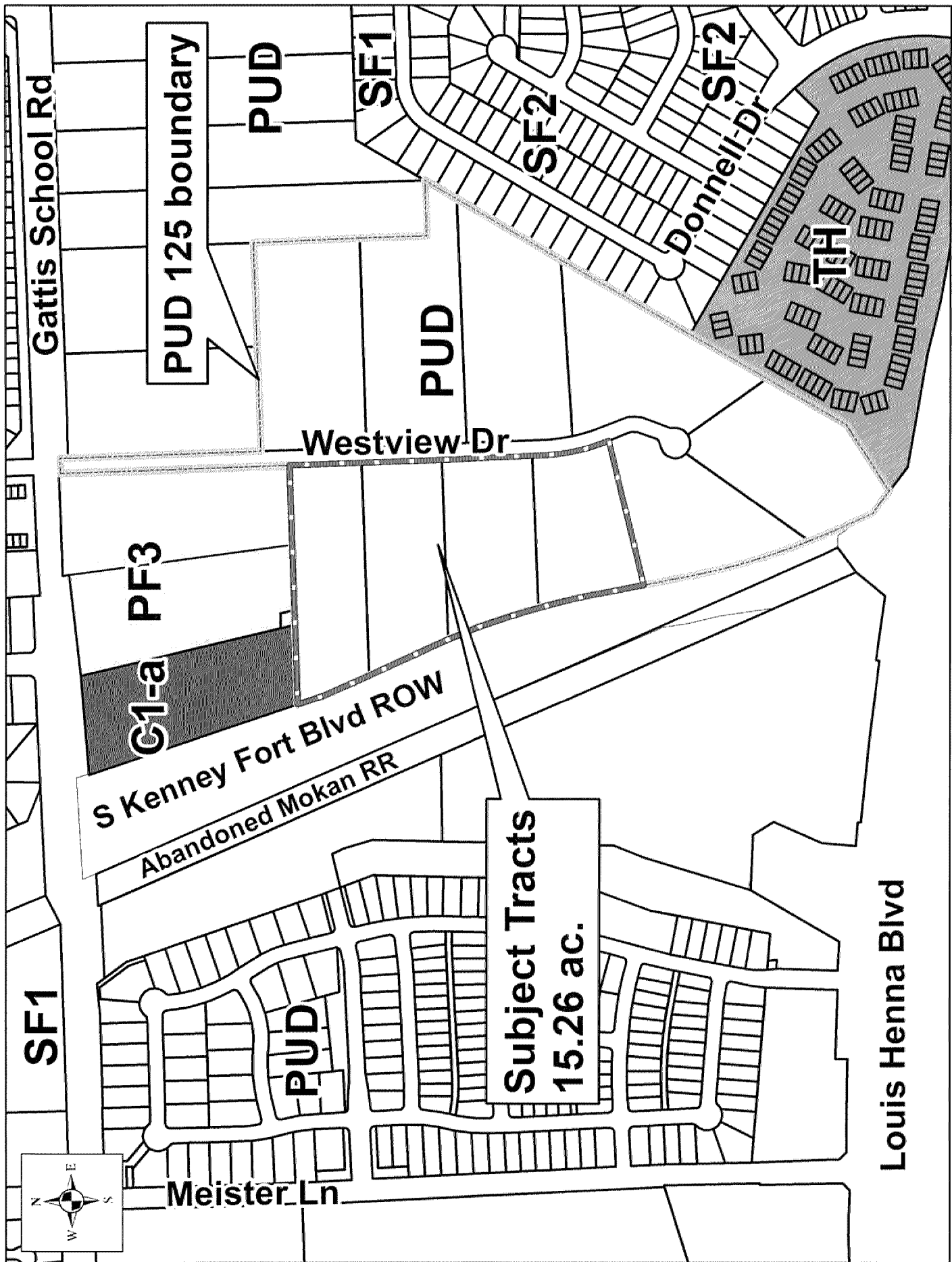

ARCHITECTURE DEMAREST
2000 W. Main Street, Suite 100 • Fort Worth, TX 76102

CONCEPTUAL 3D RENDERING

15053 MAGNOLIA
FORT WORTH, TEXAS
HUDGINS CO
05/14/17

EXHIBIT 'C-2'





Gattis School Rd

PUD 125 boundary

PUD

SF1

SF2

SF2

Donnell Dr

TH

PUD

Westview Dr

C1-a PF3

S Kenney Fort Blvd ROW

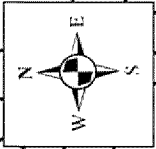
Abandoned Mokon RR

SF1

PUD

Subject Tracts
15.26 ac.

Louis Henna Blvd



Meister Ln



Gattis School Rd

PUD 125 boundary

Donnell Dr

Westview Dr

S Kenney Fort Blvd ROW
Abandoned Mokane RR

Subject Tracts
15.26 ac.

Louis Henna Blvd

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