

ORDINANCE NO. O-2024-062

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 112 ACRES OF LAND, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM PF-3 (PUBLIC FACILITIES – HIGH INTENSITY) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 154 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 112 acres of land, out of the Wiley Harris Survey, Abstract No. 298, in Round Rock, Williamson County, Texas, being more fully described in Exhibit “A” attached hereto, from PF-3 (Public Facilities – High Intensity) zoning district to PUD (Planned Unit Development) No. 154 zoning district, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 6th day of February, 2024, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit “A” be changed to PUD No. 154, and

WHEREAS, on the 14th day of March, 2024, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the 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 2, Article I, Section 2-2 and Chapter 10, Article I, Section 10-2 and, 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 has hereby determined the Planned Unit Development (PUD) No. 154 meets the following goals and objectives:

- (1) The development in PUD No. 154 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No.154 is in harmony with the general purposes, goals, objectives and standards of the Round Rock Comprehensive Plan.
- (3) P.U.D. No. 154 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 general welfare.
- (4) P.U.D. No. 154 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 154 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A," attached hereto and incorporated herein shall be, and is hereafter designated as PUD (Planned Unit Development) No. 154, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 154 attached hereto as Exhibit "B," which agreement shall govern the development and use of said property.

III.

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 Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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.

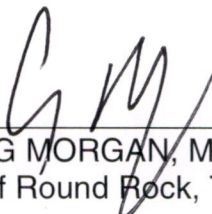
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 14th day of March, 2024.

Alternative 2.

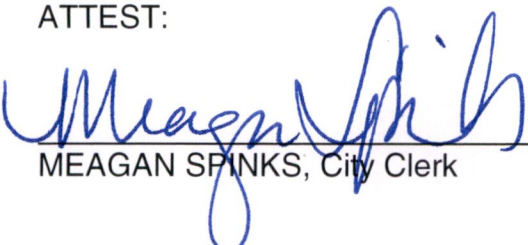
READ and **APPROVED** on first reading this the _____ day of _____, 2024.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2024.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, City Clerk

EXHIBIT

"B"

Texas Baptist Children's Home and Family Services

**City of Round Rock, Texas
Planned Unit Development (PUD)
Development Plan**

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications are approved as stated in Section II.8.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-32, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1 Severability

In case one or more provisions contained in this Plan are deemed invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2 Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County, Texas.

4.3 Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

TEXAS BAPTIST CHILDREN'S HOME AND FAMILY SERVICES 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 112.4 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 the purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-G (Mixed-Use Greenfield)**, **MF-1 (Multi Family - Low Density)**, and **PF-3 (Public Facilities High Intensity)** zoning districts 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 Concept Plan

This Plan, as depicted in Exhibit "B", shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

4.3 Comprehensive Plan

Approval of this development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan land use designation for Parcel Areas 1 and 2, as depicted on the Concept Plan, as Mixed Use. Parcel Areas 3 and 4, as depicted on the Concept Plan, will be designated as Public Facilities.

4.4 Other Ordinances

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, 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.

5. LAND USES.

5.1 Permitted and Prohibited Uses

A. Parcel Areas 1 and 2:

1. Parcel areas 1 and 2 shall utilize the **MU-G (Mixed Use - Greenfield)** zoning district as the base zoning district. Permitted and prohibited uses for parcel areas 1 and 2 shall be in accordance with Section 2-75.d.1 of the Code.

B. Parcel Area 3:

Parcel Area 3 shall retain the **PF-3 (Public Facilities High Intensity)** zoning district, which is the existing zoning district, as the base zoning district.

1. Permitted and prohibited uses shall be in accordance with the Summary Use Table in Chapter 2, Article IV, Section 2-60 of the Code.
2. Additional permitted uses in **Parcel Area 3**, as indicated on the Concept Plan Exhibit "B" shall include:
 - a. Donation Center – a location for donation of goods for public or charitable cause

C. Parcel Area 4:

Permitted and prohibited uses of the MF-1 zoning district as specified in Chapter 2, Article II, Section 2-25 of the Code. Additional permitted uses in **Parcel 4**, as indicated on the Concept Plan Exhibit "B" shall include:

1. Attached single family dwelling units on a common lot
2. Detached single family dwelling units on a common lot
3. Dormitory – a residence hall providing rooms for individuals or groups
4. Amenities as described in Section 10.1.a below.

5.2 Additional Prohibited Uses for Parcel Areas 1-4.

In addition to the prohibited uses listed in Section 2-75 (d) of the Code, the following uses are also prohibited:

- A. Drive-through facilities,
- B. Individual single-story buildings of more than 50,000 square feet.

6. GENERAL DEVELOPMENT STANDARDS

6.1 Compatibility Buffer and Fencing

A landscape buffer and compatibility fence shall be provided along the eastern property line in the locations shown Exhibit "B". The fence shall be constructed of brick, stone or precast concrete panels and shall be minimum height of six (6) feet tall.

6.2 Fencing

Where fencing is desired throughout the PUD for security or separation of land uses, with the exception of areas where compatibility fencing is required, ornamental picket view fencing shall be permitted.

7. PARCEL AREA 1 DEVELOPMENT STANDARDS

7.1 The existing Texas Baptist Children's Home Chapel shall be preserved and incorporated into the plans of any future mixed use development on Parcel 1. The chapel may be relocated within Parcel Area 1 if deemed necessary for the ultimate site layout of the Mixed Use development; however, the front of the chapel shall be oriented toward and maintain visibility from the Mays Street or Palm Valley Right-of-ways.

7.2 All development within Parcel Area 1 shall comply with the standards of the **MU- G (Mixed Use - Greenfield)** zoning district except as specified below:

A. Building Height

1. Maximum building height shall not exceed twelve (12) stories.
2. Maximum building height shall be limited to two (2) stories for buildings or portions of buildings that are located within 300 feet of the Eastern property line.

B. Building Orientation and Elevation Variation:

In addition to the orientation requirements and the building elevation requirements of the MU(G) zoning district, the following shall apply:

1. Buildings facing Mays Street and/or Palm Valley Blvd. shall be oriented such that the front of building and primary entrance(s) faces those streets. Where it is not possible to orient the functional main entrance toward those streets, the facades facing Mays Street and/or Palm Valley Blvd. shall provide the appearance of a primary entrance through utilization of architectural elements that convey the level of detail and articulation suitable for "front of building" appearance.
2. All utility panels and boxes shall be screened from view or strategically located to minimize the visual impact from Mays Street and/or Palm Valley Blvd.

C. Multi-family Residential

Multi-family residential uses shall be developed in accordance with the standards of the **MF-3 (Multifamily-Urban)** zoning district.

D. Parkland Dedication and Fees

1. The parkland dedication requirement for Parcel Area 1, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication prior to permit issuance of the first Site Development Permit within Parcel Area 1.
2. Site Development Permit issuance shall not occur for the first (1st) site development permit for Parcel Area 1 until parkland fees have been paid for Parcel Area 4, as described in Section 10.1.C below.

8. PARCEL AREA 2 DEVELOPMENT STANDARDS

- 8.1** All development within Parcel Area 2 shall comply with the standards of the **MU-G (Mixed Use - Greenfield)** zoning district except as specified below:

A. Multi-family Residential

Multi-family residential uses shall be developed in accordance with the standards of the **MF-3 (Multifamily-Urban)** zoning district.

B. Parkland Dedication and Fees

The parkland dedication requirement for Parcel Area 2, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication prior to permit issuance of the first Site Development Permit within Parcel Area 2.

9. PARCEL AREA 3 DEVELOPMENT STANDARDS

- 9.1** All development within Parcel Area 3 shall comply with the standards of the **PF-3 (Public Facilities High Intensity)** zoning district except as specified below:

A. Building Height

Maximum building height shall not exceed three (3) stories.

B. Parkland Dedication and Fees

The parkland dedication requirement for Parcel Area 3, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication prior to permit issuance of the first Site Development Permit within Parcel Area 3.

10. PARCEL AREA 4 DEVELOPMENT STANDARDS

- 10.1** All development within Parcel Area 4 shall comply with the standards of the **MF-1 (Multi Family – Low Density)** zoning district except as specified below:

A. Amenities:

The following private amenities will be provided within Parcel Area 4:

1. Resident Community Building
2. Indoor and outdoor basketball
3. Resident dining
4. Commercial kitchen facility
5. Indoor recreation center with gaming room and offices
6. Playground
7. Trails

8. Open Play fields

B. Parking

The garage parking requirement of Section 8-46 of the Zoning and Development Code for single family attached and detached, townhouse, and MF-1 shall not apply to Parcel Area 4.

C. Parkland Dedication and Fees

The parkland dedication requirement for Parcel Area 4, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication that is assessed at the rate applicable to non-residential development. Payment of parkland fee in lieu shall occur prior to permit issuance of the first Site Development Permit within Parcel Area 1.

In such case that Texas Baptist Children's Home conveys land within Parcel Area 4 for residential development that is not associated with the Children's Home, the difference between the nonresidential parkland fee and the applicable residential parkland fee for the proposed development shall apply.

11. CHANGES TO DEVELOPMENT PLAN

11.1 Minor Changes

A. The PDS director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. The PDS director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.

B. Minor amendments shall not include:

- A. changes in land use;
- B. increases in density, building height, or coverage of the site;
- C. decreases in setbacks abutting residential land uses and zoning districts;
- D. decreases in parkland or open space;
- E. any proposed modification that reduces the quality of the PUD, as determined by the PDS director; or any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result of public testimony during a planning and zoning commission or a city council hearing.

11.2 Major Changes

All changes not permitted above shall be resubmitted following the same procedure

required by the original PUD application.

12. LIST OF EXHIBITS

Exhibit "A" Survey

Exhibit "B" Concept Plan

NUMBER OF ADJ.	DATE	TIME
1.1	04/20/01	12.27
1.2	04/25/01	2.56
1.3	04/28/01	7.00
1.4	04/29/01	105.27



- [illegible]



ONLY THOSE EASMENTS AS LISTED IN TITLE COMMITMENT OF RECORD NUMBER 004025 FEBRUARY 17, 2008 AND AS LISTED PRIOR WERE EVALUATED FOR THIS SURVEY. NO ADDITIONAL RESEARCH OF EASMENTS OF RECORD WAS PERFORMED BY HANER, KAULEN AND ASSOCIATES, INC.

- 1 COFFAGE 1
- 2 COFFAGE 2
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- 4 COFFAGE 4
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- 6 COFFAGE 6
- 7 COFFAGE 7
- 8 COFFAGE 8
- 9 COFFAGE 9
- 10 COFFAGE 10
- 11 ADDRESS INDICATION
- 12 CAMPUS SERVICES
- 13 STUDENT OFFICES
- 14 CHAPEL
- 15 COMMUNISSARY
- 16 ACTIVITY CENTER
- 17 MAINTENANCE
- 18 TRAILER HOUSE
- 22 STORAGE
- 23 GARAGE APARTMENTS
- 26 COMPT. SUITES
- 27 BROWN MANGER
- 28 VAPLE HOUSE
- 30 FAMILY HOUSE
- 31 STORAGE
- 32 FAMILY CENTER
- 33 MAYFIELD HOUSE
- 34 HENNA HOUSE
- 35 WINDHAM HOUSE
- 36 BED HOUSE
- 37 PORTABLE BUILDINGS

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TRACTS 1014 ACRES OF LAND OUT OF THE WALEY HARRIS SURVEY, ABSTRACT NO. 286, AS DESCRIBED IN THAT DEED RECORDED IN VOLUME 708 PAGE 81 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LAND AND A CERTAIN PORTION THEREOF TO THE STATE OF TEXAS PER VOL. 408, PAGES 427 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

DATE OF STUDENT'S COMPLETION APPROXIMATE TO 1900

[illegible]

1. UPDATES HAVE NOT BEEN LOCATED: THIS SUBJECT IS THE ONLY ONE LISTED UNDER "PENDING LOCATIONS" IN THE NEWSPAPER AND IS THE EXISTENCE OF LOCATIONS AT ANY SUCH SITE AND THEN SAVING THE SUBJECT TRACTS FOR THE FUTURE USE OF ONE OR MORE OF THE SUBJECTS.
2. SUBJECT AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS STUDY.
3. THIS IS NOT A VANDAL TITLE SUBJECT.
4. M. MULLER/BAUER HAS BEEN BEEN DISOWN.
5. M. MULLER/BAUER AND OTHERS (BROOKS AND OTHERS) WERE IDENTIFIED FROM THE DATA FROM THE CITY OF AROUND ROUNDT. NO OTHER SOURCE (SUCH AS THE GROUND SURVEY) WAS USED FOR THE INFORMATION.
6. THE 11 CIRCLES CANNOT BE MADE FROM A COMBINATION OF THE GROUND SURVEY AND A GROUND SURVEY FROM THE GROUND SURVEY. THE GROUND SURVEY WAS USED FOR THE LOCATION OF EACH.
7. THE NEW AND BUILT-UPON LOCATIONS WERE IDENTIFIED AND SET UP BY THE GROUND SURVEY OF THE CITY OF AROUND ROUNDT. NO OTHER SOURCE OF INFORMATION WAS USED TO IDENTIFY EACH LOCATIONS FOR THE LOCATIONS OF EACH.

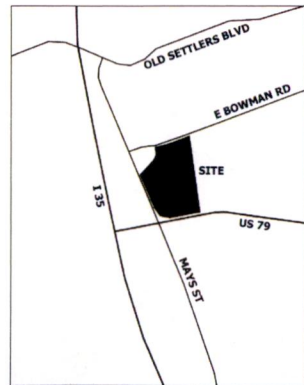
Parcel	Owner	Area (Acres)	Area (Acres)
1	TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES	42.6	42.6
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96	TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES	42.7	42.7
97	TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES	42.7	42.7
98	TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES	42.7	42.7
99	TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES	42.7	42.7
100	TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES	42.7	42.7

OWNERS:
TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES

SURVEYOR:
PAPE DAWSON ENGINEERS
10801 NORTH MOPAC EXPRESSWAY, BLDG. 3, STE 200
AUSTIN, TX 78759

ENGINEER:
PAPE DAWSON ENGINEERS
10801 NORTH MOPAC EXPRESSWAY, BLDG. 3, STE 200
AUSTIN, TX 78759

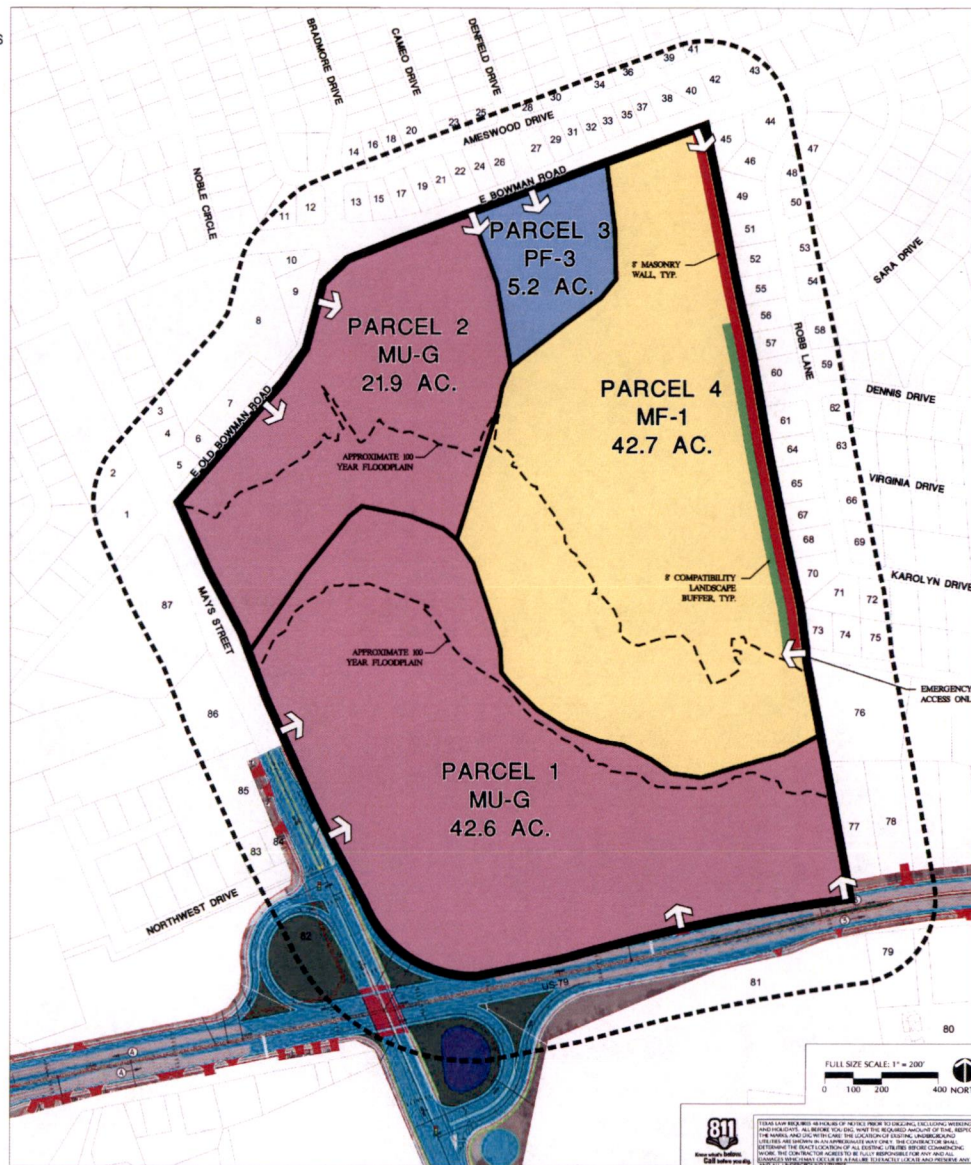
SURVEY
AW0298 HARRIS, W. SUR., 112.4 ACRES



LOCATION KEY
1" = 2000'

LEGEND	
ZONING DISTRICTS	ACREAGE
MF-1	42.7 ACRES
MU-G	64.5 ACRES
PF-3	5.2 ACRES
TOTAL: 112.4 ACRES	
8' MASONRY FENCE	
8' COMPATIBILITY LANDSCAPE BUFFER	

General Notes:
A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units.
Proposed site access/curb cuts are conceptual in nature. The configuration, location, and quantity are subject to change and shall be determined in accordance with City Standards at time of Subdivision Platting and/or Site Development Permit.



FULL SIZE SCALE: 1" = 200'
0 100 200 400 NORTH



TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES
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AUSTIN, TX 78759
PAPE DAWSON ENGINEERS
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AW0298 HARRIS, W. SUR., 112.4 ACRES



EXHIBIT B
CONCEPT PLAN
TEXAS BAPTIST CHILDRENS HOME
ROUND ROCK, TEXAS

Drawing File Name: 210053-TBCH
Project Number: 210053-TBCH
Issue Date: 1/29/2024
Issue By: TW
Reviewed By: MB
Project No: 210053-TBCH
CONCEPT PLAN
Sheet No: 1
The information on this drawing was prepared by the engineer and is not to be used for any other purpose without the written consent of SEC Planning, LLC.
SEC Planning, LLC

