

## **ORDINANCE NO. O-2025-180**

**AN ORDINANCE AMENDING ORDINANCE NO. O-2022-178, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON MAY 12, 2022, BY AMENDING AND RESTATING SECTION II. DEVELOPMENT PLAN, AND EXHIBIT "B" CONCEPT PLAN OF THE DEVELOPMENT PLAN OF PUD NO. 139, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on May 12, 2022, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2022-178, which established PUD No. 139, and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Section II. Development Plan, and Exhibit "B" Concept Plan of the Development Plan of PUD No. 139, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. O-2022-178 on the 4th day of June, 2025, 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-2022-178 be amended, and

**WHEREAS**, on the 10th day of July, 2025, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. O-2022-178, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. O-2022-178 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 #139 meets the following goals and objectives:

- (1) The amendment to P.U.D. #139 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #139 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #139 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. Development Plan of PUD No. 139, as approved in Ordinance No. O-2022-178, is hereby amended and restated in its entirety with the new Section II. Development Plan, attached hereto and incorporated herein as **Exhibit "A."**

### III.

That **Exhibit "B"** of Development Plan of PUD No. 139, as approved in Ordinance No. O-2022-178, is hereby amended and replaced in its entirety with the new **Exhibit "B"**, attached hereto and incorporated herein.

### IV.

**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.

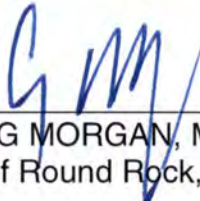
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

**READ, PASSED, and ADOPTED** on first reading this 10<sup>th</sup> day of July, 2025.

Alternative 2.

**READ** and **APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**READ, APPROVED** and **ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

  
\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
ANN FRANKLIN, City Clerk



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 as stated in section II. IO.

**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 Part III, Article II, Code Of Ordinances, City of Round Rock, Texas, as amended.

**4. MISCELLANEOUS PROVISIONS**

**4.1 Severability**

In case one or more provisions contained of 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.

**4.3 Effective Date**

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

## II.

### DEVELOPMENT PLAN

#### 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 Development Plan covers approximately 11.25 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A".

#### 3. **PURPOSE**

The purpose of this Plan is to insure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements, (2) is in harmony with the General Plan of the City of Round Rock, Texas, (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 to not 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 Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **Multifamily - Urban (MF-3)** zoning district and the **Townhouse (TH)** zoning district, 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 shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

5. **CONCEPT PLAN**

**Exhibit "B"** shall serve as the Concept Plan for the project, according to Section 10-26 of the Code.

6. **COMPREHENSIVE PLAN**

The approval of this PUD amendment conforms with the Future Land Use Map of the comprehensive plan for land uses.

7. **PERMITTED USES**

The following principal uses are permitted on the Property, which is divided into four development areas for the purpose of this description, as depicted on **Exhibit "B"**:

**7.1 Parcel Area One**

- 1) High density multifamily residential development, in accordance with the **MF-3** (Multifamily - Urban) zoning district standards, as amended in this Plan
  - a) The following uses shall be permitted accessory to the multi-family development:
  - b) Parking
  - c) Leasing office
  - d) Mail structure or kiosk
  - e) Amenities and amenity structures
  - f) Stormwater management

**7.2 Parcel Areas Two and Three**

- 1) Townhouse development, in accordance with the **TH (Townhouse)** zoning district standards, as amended in this Plan.
- 2) Duplexes/single family attached, in accordance with the **TH (Townhouse)** zoning district standards, as amended in this Plan.
- 3) Uses a-f from Parcel Area 1 above may be located within Parcel Area 2 where constructed in association with the multi-family residential development of Parcel Area One.

**7.3 Private Open Space Area**

- 1) The private open space area may include trails, pathways, and amenities.

**8. SITE ACCESS**

**8.1 Existing and Planned Public Street Access**

- 1) The site has frontage and proposed access points on S. Mays St. and Logan St., as depicted on Exhibit "B".
- 2) The right-of-way for Tassey St. and E. Nash St., as depicted on Exhibit "B", is proposed to be vacated.
- 3) In no instance shall the Owner deny access from any vacated section of E. Nash St. to the property located at 603 S. Mays St., also identified as B&M Addition (Amended), Lot 1 and as R455263 by the Williamson Central Appraisal District.

**9. AMENITIES**

**9.1 Amenities shall be selected from the list provided in Section 2-24 (d)(4) of the Code.**

- 1) A minimum of six (6) amenities shall be provided for the entire PUD development area.
- 2) Amenities shall be shared between residents of Parcel Area One (MF-3), Parcel Area Two (TH), and Parcel Area Three (TH).
- 3) Amenities shall be located in either Parcel Area One, Two, or Three.

**10. DEVELOPMENT STANDARDS FOR PARCEL AREA ONE**

**10.1 The requirements of the **MF-3 (Multifamily - Urban)** zoning district shall apply, except as modified by the standards below:**

**2) Setbacks and Dimensional Standards**

- a) The maximum number of units is limited to 350
- b) Building height shall be limited to five (5) stories above finished grade.
- c) The following minimum building setbacks shall be required:
  1. South Mays St. - 15 feet
  2. Logan St. - 10 feet
  3. Eastern property boundary adjacent to single family zoned lots - 75 feet

**3) Balconies**

Balconies shall not be permitted on building facades facing the eastern property line adjacent to single-family residential zoning or use.

**4) Fencing**



## **PUD #139 Amendment No. 1 – Applicant's Request**

A fence, six (6) feet in height and consisting of masonry, pre-cast concrete or decorative metal, shall be required along portions of the eastern boundary of the site, as depicted on **Exhibit "B"**.

### **5) Landscaping**

Landscaping shall be provided in accordance with Chapter 8, Article 2, Section 8-10 Landscaping, as amended except as modified below:

- a) A landscape buffer, ten (10) feet in width, shall be provided along the eastern boundary of the Property. The buffer shall be clear of obstructions, easements, or other planting limitations. The following elements shall be applied within the landscape buffer:
  1. One medium tree, as defined in the Code, per twenty-five (25) linear feet (75% of selected trees shall be of an evergreen species).
  2. One small tree, as defined in the Code, per ten (10) linear feet (75% of selected trees shall be of an evergreen species).
  3. One large shrub, as defined in the Code, per six (6) linear feet.
  4. One large tree, as defined in the Code, per forty (40) linear feet.
- b) A rainwater collection system for the development shall provide for irrigation on-site for up to 2,000 gallons
- c) Foundation treatment in accordance with Chapter 8, Article 2, Section 8-10 Landscaping shall be provided along all street facing building facades.
- d) Subsection (1)a. of the Interior Parking Lot Landscape requirements shall be modified as follows:
  1. The construction of off-street parking areas requires the planting of one large tree in each island so that there are no more than 12 contiguous parking spaces between islands. Each island shall be the same size as a typical parking space, which is 9 feet wide by 18 feet long.
- e) Trees provided to comply with the Interior Parking Lot Landscape and Parking Lot Landscape Buffer requirements of Section 8-10 shall be installed at the following caliper sizes:
  1. Large trees                      4" caliper
  2. Medium trees                    3" caliper
  3. Ornamental trees                2" caliper

### **6) Parking**

- a) The minimum off-street parking requirements shall be:

1. 1 space for each 1-bedroom unit
  2. 1.8 spaces for each 2-bedroom unit
  3. 2 spaces for each 3-bedroom unit
  4. Five percent (5%) of the total number of required spaces for guest parking
- b) Required parking shall be provided in surface parking areas, garages, tuck-under parking, or carport covered parking areas. There is no minimum percentage of parking that is required to be covered or enclosed.
  - c) Tandem parking spaces, where proposed, shall be assigned to a specific unit and located directly in front of a garage parking space that is also assigned to that specific unit.

**7) Site Lighting**

Lighting shall comply with Section 8.1(b)4 Site Lighting with the exception that LED lighting shall be added to the permitted light source types.

Maximum height for pole light fixtures shall be 20 feet.

**8) Building Design**

Multifamily residential buildings shall contain design elements which substantially comply with the depictions contained in **Exhibit "C"**, including, but not limited to elevation variation, roof pitch and orientation.

**11. DEVELOPMENT STANDARDS FOR PARCEL AREA TWO AND THREE**

11.1 The requirements of the **TH** (Townhouse) zoning district shall apply, except as modified by the standards below:

**1) Setbacks and Dimensional Standards**

- a) Townhome and duplex/single-family attached setbacks to the south, west, and east shall be 10 feet.
- b) A maximum of six (6) townhome and/or duplex/single family attached units are permitted within the entirety of the PUD.
- c) Maximum building height for townhouse and duplex/single-family attached units shall be limited to three (3) stories

**2) Parking**

Off-street parking requirements for townhouses and duplex/single-family attached shall be as follow:

- a) Two (2) garage parking spaces are required per each townhouse or duplex/single-family attached unit
- b) Five percent (5%) of the total number of required spaces shall be

provided for guest parking.

**12. DEVELOPMENT STANDARDS FOR PRIVATE OPEN SPACE AREA**

**12.1 Private Open Space**

- 1) Fencing shall be provided as conceptually depicted in **Exhibit "D"**:
  - a) All fencing shall be designed and located so as not to impede flowing water, in accordance with the approved flood study associated with the Plan.
  - b) Should any flood study associated with this Property determine that fence placement will impede flow, cause detrimental damage, or in any other way be unsafe, the fencing will not be required and shall be subject to removal.
  - c) The precise location and length of the fencing shall be determined and approved with the site plan for the Plan.
- 2) In the general area of the fence locations depicted, planting of shrubs including, but not limited to Pyracantha, Rotunda or Needlepoint Holly, Prickly Pear Cactus or similar plant materials approved by the City shall be required in accordance with City landscaping standards.
- 3) Should a City hike and bike trail or a public trail connection be established at this location, the fencing and landscaping is no longer required and shall be subject to removal.

**13. CHANGES TO DEVELOPMENT PLAN**

**13.1 Minor Changes**

- 1) 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.
- 2) 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.

## **PUD #139 Amendment No. 1 – Applicant's Request**

- 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
- f. 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.

### **13.2 Major Changes.**

All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application and will require city council approval.

### **LIST OF EXHIBITS**

- |             |  |
|-------------|--|
| Exhibit "A" | Legal Description and Sketch of 11.25-acre tract |
| Exhibit "B" | Concept Plan                                     |
| Exhibit "C" | Building Elevations                              |
| Exhibit "D" | Private Open Space Fencing                       |



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[illegible]

10-10-2008 09:00  
 Mike Davis  
 10/10/08  
 Williams County Trust

[illegible]

<sup>67</sup> W along the southerly line of said Lot 1 of the Township Plat of the S & M Addition according to the plat recorded as T-2098 in the Towne Record-book.

10. Along the westernly line of the Great Street, a distance of 150.00 to 160.00 feet from the intersection of the westernly corner of the said Westfield & Wilson Street, the westernly corner of the said Westfield & Wilson Street is at an angle of 90° and the westernly corner of the said Wilson Street is at an angle of 90° from the westernly corner of the said Westfield Street.

11. Along the northernly line of the Great Street, a distance of 150.00 to 160.00 feet from the intersection of the northernly corner of a called 100° East Street, said East Street is at an angle of 90° and the northernly corner of the said East Street is at an angle of 90° from the northernly corner of the said Great Street.

12. Along the southerly line of the 100° East Street, a distance of 150.00 to 160.00 feet from the intersection of the southerly corner of a called 100° East Street, said East Street is at an angle of 90° and the southerly corner of the said East Street is at an angle of 90° from the southerly corner of the said 100° East Street.

13. Along the easternly line of south Allen Street, a distance of 150.00 to 160.00 feet from the intersection of the easternly corner of a called 100° East Street, said East Street is at an angle of 90° and the easternly corner of the said East Street is at an angle of 90° from the easternly corner of the said south Allen Street.

[illegible]

100' along the westerly line of Lot 20 East, Section 1, Block 4 according to the Plan of the County Map Records, a distance of 100.00 ft. to a 1/4 sec. and 1/4 sec. line of the S. 1/4 of the N. 1/4 of Section 1, according to the plan shown on County Clerk's Map 100' as a single point of the former described tract.

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U.S. INCREASED IN TIME  
Wiley States, New York  
January 1961  
Williamstown County, New York

[illegible][illegible]

 **UNIVERSITÄT  
DUISBURG  
ESSEN**

**FAKULTÄT FÜR  
INGENIEURWISSENSCHAFTEN**

**INSTITUT FÜR  
TRAGWERKE**

75. Jahrestagung, 19. bis 21. September 2017  
[www.ingenieurtagung-tragwerke.de](http://www.ingenieurtagung-tragwerke.de)

P.O. Box 1000 • 47040 Duisburg-Essen • Germany  
E-Mail: [ingenieurtagung@uni-due.de](mailto:ingenieurtagung@uni-due.de)  
Telefon: +49 (0)203 365-1100 • Fax: +49 (0)203 365-1109

EFFECTIVE FEMA PANEL & VICINITY MAP  
(NOT TO SCALE)  
SCALED LOCATION OF PROPERTY

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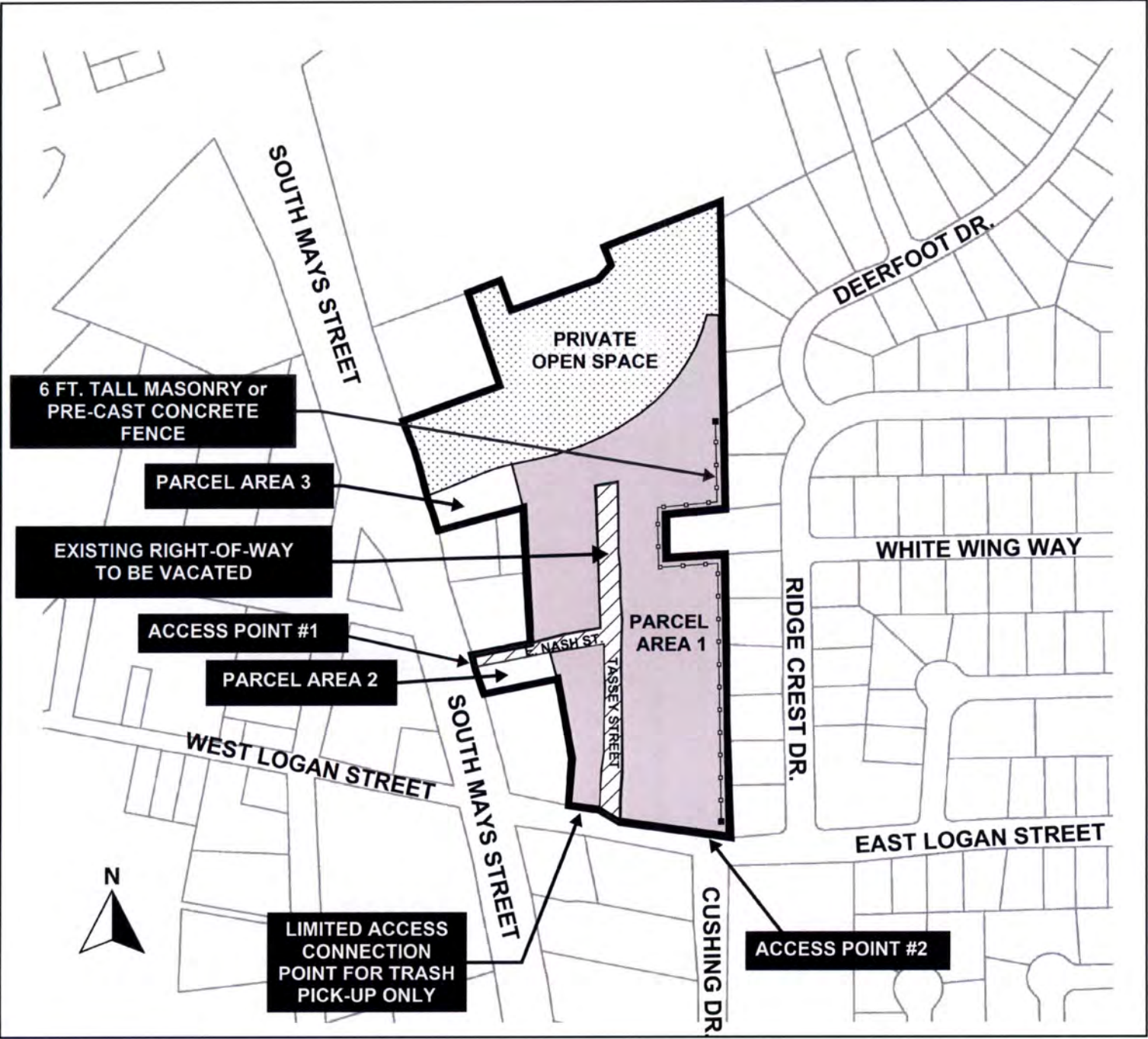
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LOT 1  
BLOCK 8  
LAKE CREEK ADDITION  
&  
REPLAT OF LOT 6  
LAKE CREEK SUBDIVISION  
C.B. & N.E. 128-380  
COUNTY MAP RECORDS

10.41 ACRES

0.85 ACRES

E. LOGAN STREET  
P.O. BOX 10-10  
TAMPA, FL 33601

EXHIBIT B - CONCEPT PLAN





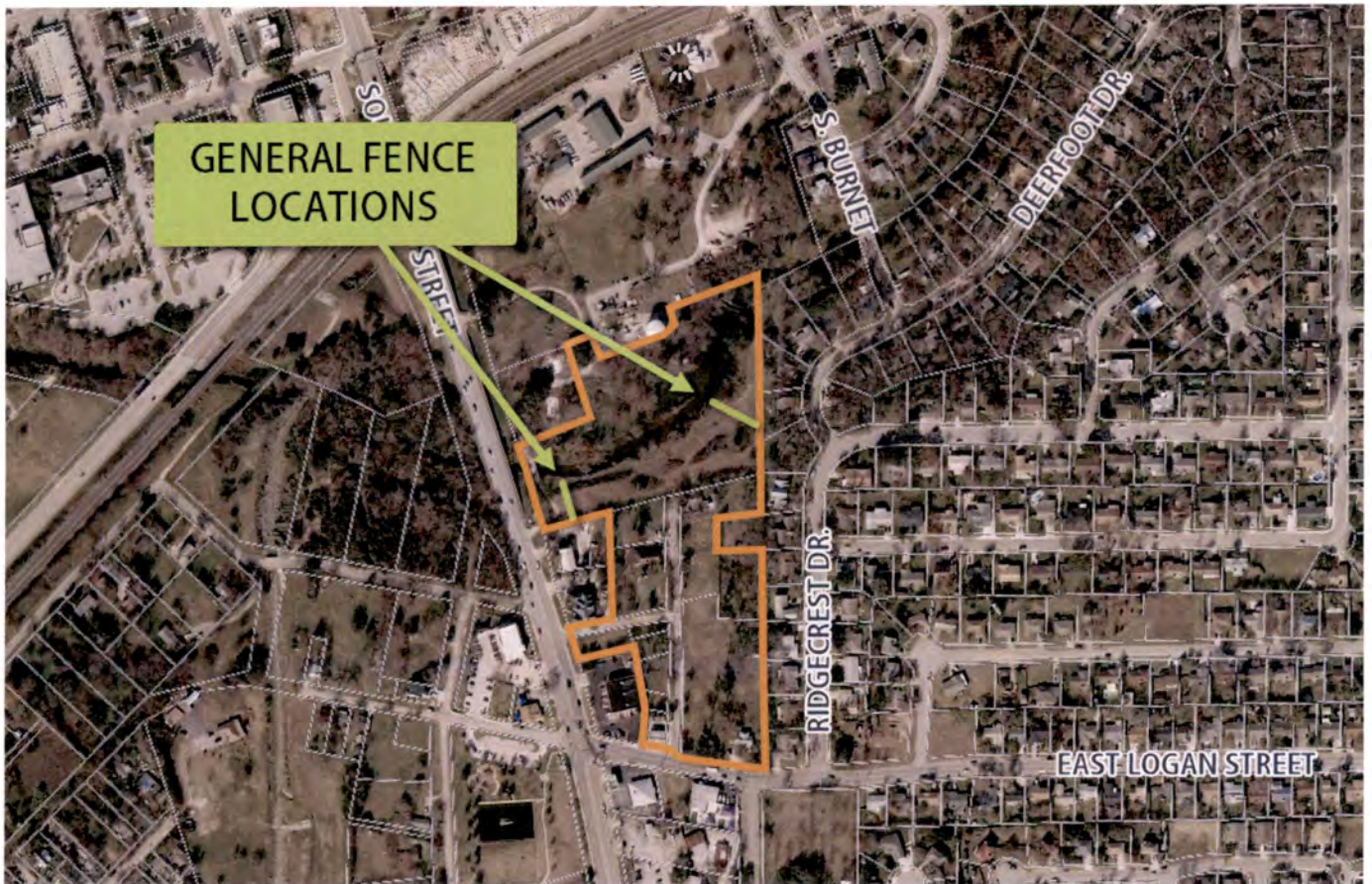
## EXHIBIT C



All images above are for inspiration purposes only



## EXHIBIT "D"







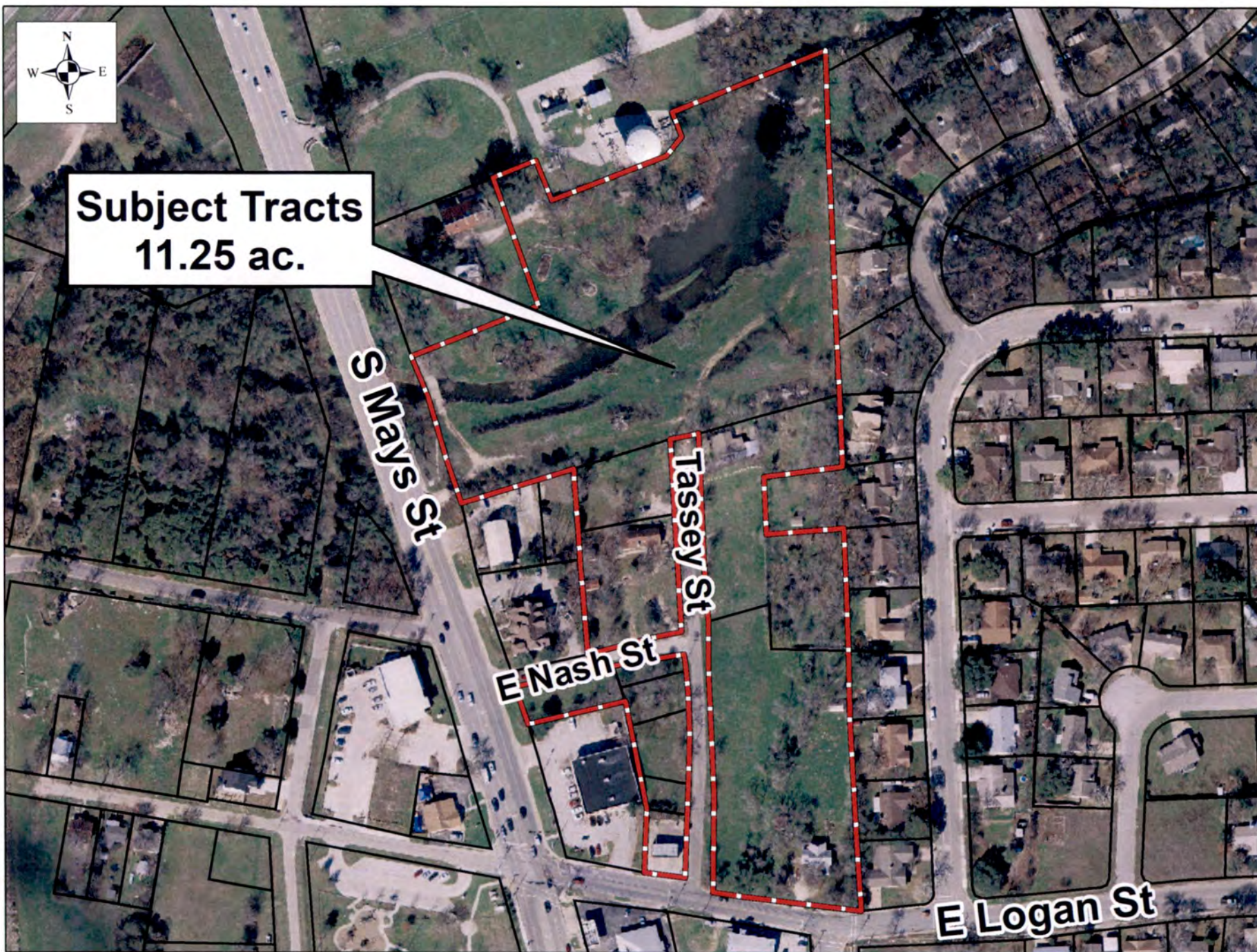
**Subject Tracts**  
**11.25 ac.**

**S Mays St**

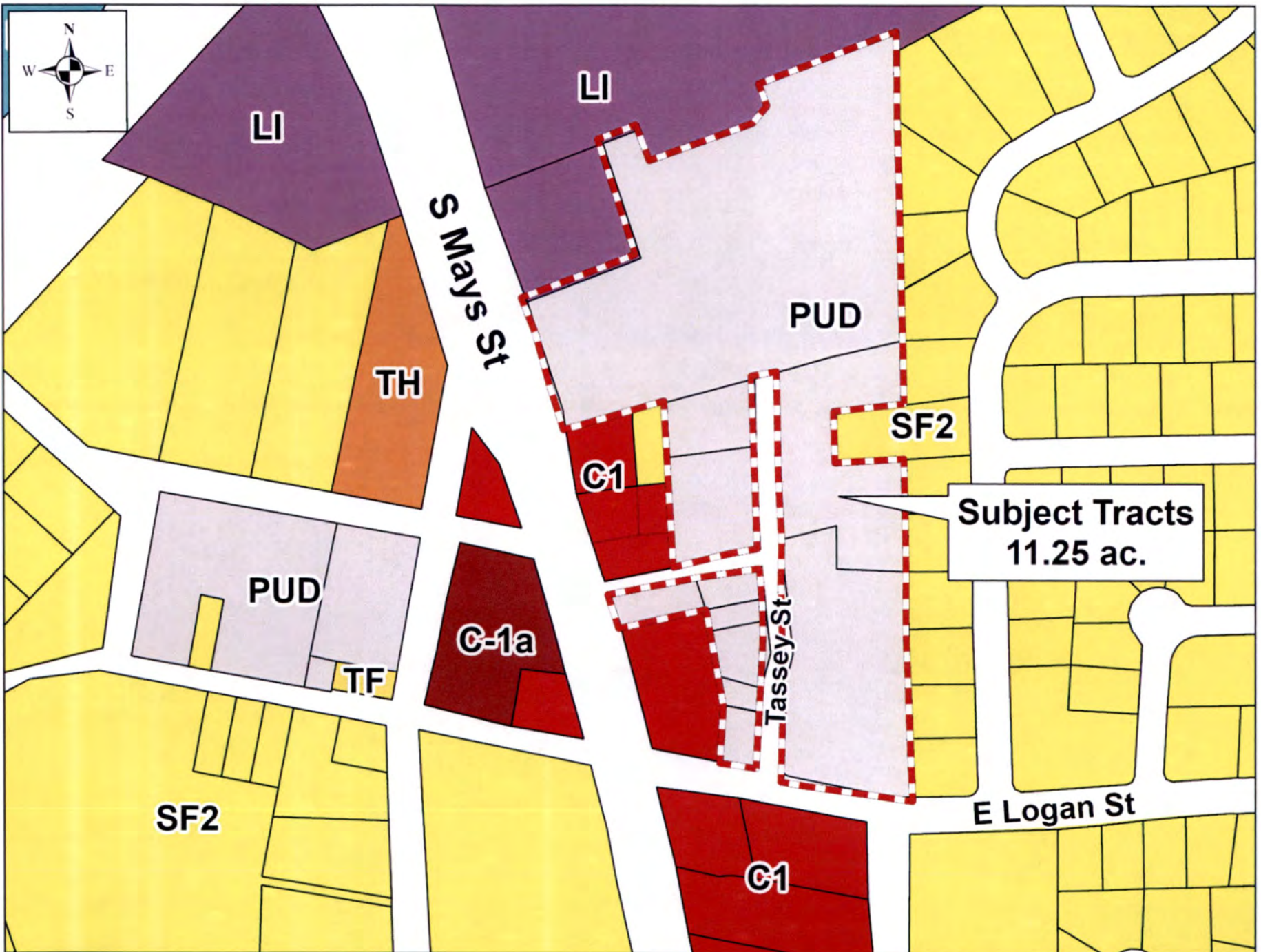
**Tassey St**

**E Nash St**

**E Logan St**







## EXHIBIT B - CONCEPT PLAN

