

ORDINANCE NO. O-2025-226

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 6.04 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM TH (TOWNHOUSE) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 156 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 6.04 acres of land, out of the David Curry Survey, Abstract No. 130, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from TH (Townhouse) zoning district to PUD (Planned Unit Development) No. 156 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 16th day of July, 2025, 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. 156, and

WHEREAS, on the 28th day of August, 2025, 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. 156 meets the following goals and objectives:

- (1) The development in PUD No. 156 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 156 is in harmony with the general purposes, goals, objectives and standards of the Round Rock Comprehensive Plan.
- (3) P.U.D. No. 156 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. 156 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. 156 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. 156, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 156 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.

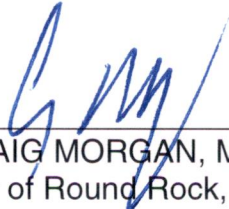
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 28th day of August, 2025.

Alternative 2.

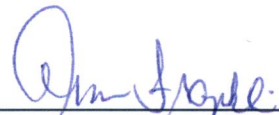
READ and **APPROVED** on first reading this the _____ day of _____, 2025.

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

Exhibit A

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.0351 ACRES (262,889 SQUARE FEET), OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.811 ACRE TRACT CONVEYED TO GLOBAL FUNDAMENTALS, INC. IN DOCUMENT NO. 2014028558 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAVE AND EXCEPT A CALLED 11.842 ACRE TRACT CONVEYED TO UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENTS DISTRICT IN DOCUMENT NO. 2022087443 (O.P.R.W.C.T.), SAID 6.0351 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with "Baker-Aicklen" cap found in the west right-of-way line of Sunrise Road (also known as County Road 115, right-of-way varies), being the northeast corner of said 17.811 acre tract, being the northwest corner of a called 0.2075 acre right-of-way dedication to Williamson County, Texas in Volume 1544, Page 616 (O.P.R.W.C.T.), and being the southeast corner of Lot 1, Block A, Sweet Home Subdivision, a subdivision recorded in Document No. 2009050273 (O.P.R.W.C.T.), for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found in the west right-of-way line of said Sunrise Road, being the northeast corner of said Lot 1, and being the southeast corner of Lot 5, Luther Peterson Subdivision, a subdivision recorded in Cabinet M, Slides 75-79 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), bears, N20°27'14"W, a distance of 452.70 feet;

THENCE, with the west right-of-way line of said Sunrise Road, with the east line of said 17.811 acre tract, and with the west line of said 0.2075 acre right-of-way dedication, **S21°16'50"E**, a distance of **454.47** feet to a 1/2-inch iron rod with "Baker-Aicklen" cap found for the southeast corner hereof, said point being the southeast corner of said 17.811 acre tract, being the southwest corner of said 0.2075 acre right-of-way dedication, and being the northeast corner of Lot 4B, Block A, Chandler Crossing, Replat of Lot 4, a subdivision recorded in Cabinet DD, Slides 338-339 (P.R.W.C.T., also recorded in Document No. 2007082507, O.P.R.W.C.T.), from which a 1/2-inch iron rod found for a point of curvature in the west right-of-way line of said Sunrise Road, being a point of curvature in the east line of said Lot 4B, bears, S21°37'56"E, a distance of 587.20 feet;

THENCE, leaving the west right-of-way line of said Sunrise Road, with the common line of said 17.811 acre tract and said Lot 4B, **S68°06'58"W**, a distance of **639.43** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being the southeast corner of said 11.842 acre tract;

THENCE, over and across said 17.811 acre tract, and with the east line of said 11.842 acre tract, the following four (4) courses and distances:

- 1) **N01°00'09"E**, a distance of **167.04** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N06°37'08"W**, a distance of **104.88** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 3) **N21°24'04"W**, a distance of **109.51** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 4) **N33°23'22"W**, a distance of **98.72** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northwest corner hereof, said point being in the north line of said 17.811 acre remainder tract, being the northeast corner of said 11.842 acre tract, and being in the south line of said Lot 1, from which a 1/2-inch iron rod with "Baker-Aicklen" cap found for the northwest corner of said 11.842 acre tract, being the southwest corner of said Lot 1, being the southeast corner of Lot 2, of said Sweet Home Subdivision, and being the northeast corner of a called 10.5157 acre tract conveyed to the City of Round Rock, Texas in Volume 1544, Page 621 of the Official Records of Williamson County, Texas (O.R.W.C.T.), bears, S68°48'21"W, a distance of 1,475.37 feet;

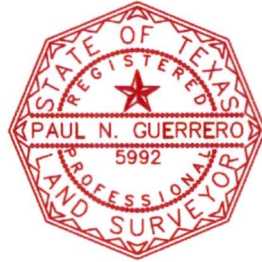
THENCE, with the common line of said 17.811 acre tract and said Lot 1, **N68°48'21"E**, passing at a distance of 357.97 feet a 5/8-inch iron rod found for a point on line, and continuing for a total distance of **570.45** feet to the **POINT OF BEGINNING** hereof and containing 6.0351 Acres (262,889 Square Feet) more or less.

NOTE:

Surveyed on the ground on May 19, 2025. All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000123015912. See attached drawing (reference drawing: 02044.dwg).

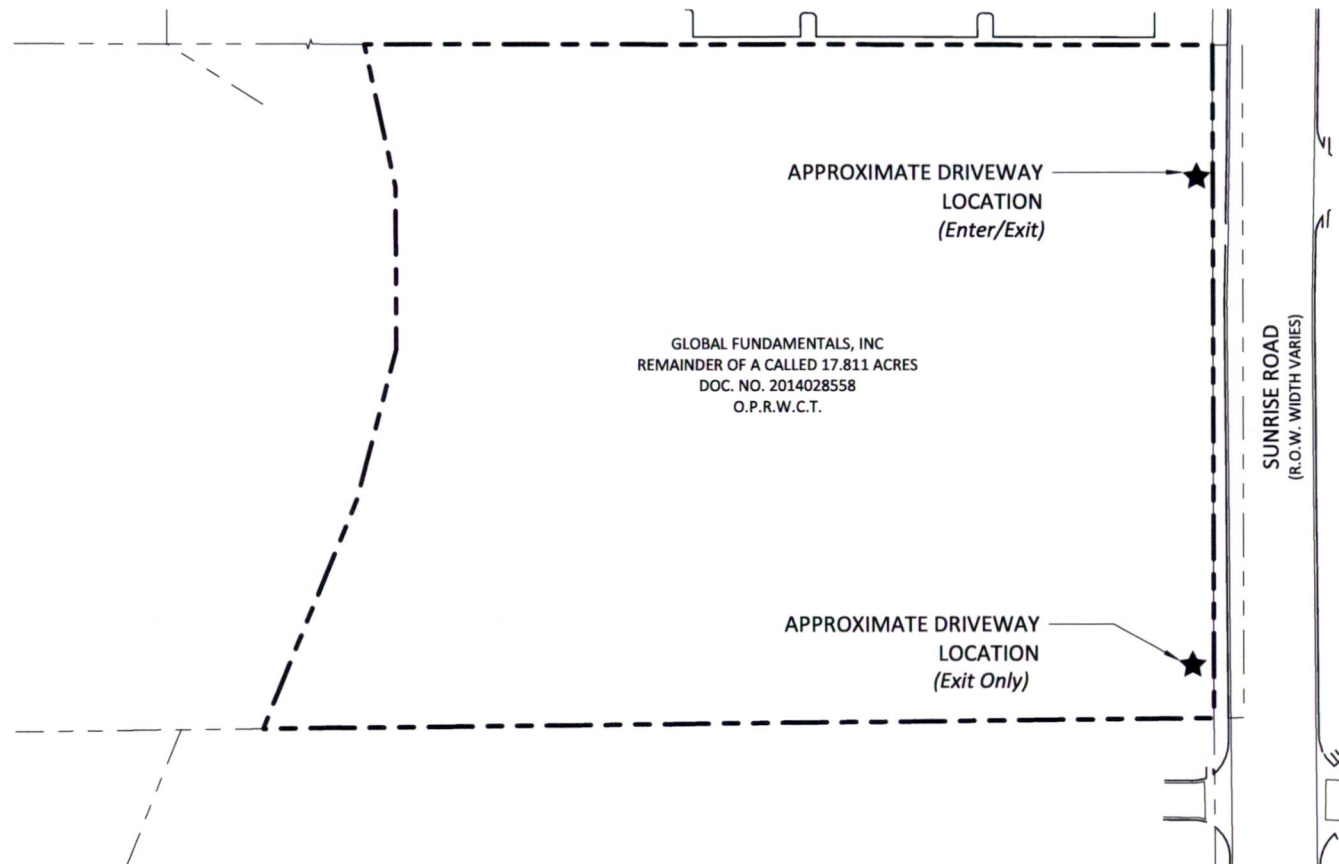
 **5/20/25**

Paul Guerrero, RPLS #5992
4Ward Land Surveying, LLC
TBPLS Firm #10174300



NOTE: DRIVEWAY LOCATIONS ARE CONCEPTUAL AND WILL
BE FINALIZED AT THE TIME OF THE SITE DEVELOPMENT
PERMIT (SDP) IN ACCORDANCE WITH CITY STANDARDS

Exhibit B



6/26/25

Scale: 1" = 80'-0"

Exhibit C



SUNRISE RD ELEVATION



SUNRISE RD ELEVATION

7/7/25

Scale: 3/64" = 1'-0"

esg

Sunrise Road Multifamily
3000 Sunrise Road, Round Rock, TX

Sunrise Road Elevation

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

Any changes or modifications to this plan must be made in accordance with the provisions of Section II.10 herein.

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 II, Article II, Section 1-9, 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 6.04 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 ensure 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, 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 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, 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 applicable and as amended, 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, in accordance with Section 10-26 of the Code.

6. **COMPREHENSIVE PLAN**

Approval of this development plan complies with the residential land use shown on the Future Land Use Map of the Round Rock 2030 Comprehensive Plan.

7. **PERMITTED USES**

The following principal uses are permitted on the Property:

7.1 **Multifamily Uses**

- 1) Multifamily residential development, in accordance with the **MF-3 (Multifamily - Urban)** zoning district standards, as amended in this Plan.
- 2) A maximum of 220 residential units are permitted.

8. **SITE ACCESS**

8.1 **Existing and Planned Public Street Access**

- 1) The site has frontage and two (2) proposed access points on Sunrise Road, as depicted on **Exhibit “B”**. The southern access point shall be designated as “Exit Only”. The locations shown on Exhibit B are conceptual and may be adjusted during the site development permitting process based on City Transportation Department and City Fire Department review.

9. **DEVELOPMENT STANDARDS**

9.1 The applicable requirements of the **MF-3 (Multifamily – Urban)** zoning district shall apply, except for the following modifications:

1) **Building Setbacks**

- a) The following minimum building setbacks shall be required:
 - i. Sunrise Road – 20 feet
 - ii. Rear and side yards – 20 feet

2) **Building Height**

- a) The maximum building height, including the parking structure, shall be five (5) stories.

3) **Parking**

- a) A minimum of fifty percent (50%) of all required residential parking

shall be provided within a parking garage structure that is directly attached to the residential structure.

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

- i. 1 space for each 1-bedroom unit
- ii. 2 spaces for each 2-bedroom unit
- iii. 2 spaces for each 3-bedroom unit
- iv. Five percent (5%) of the total number of required residential spaces shall be required for guest parking

4) **Balconies**

- a) Seventy-five percent (75%) of all dwelling units shall have a usable balcony.

5) **Amenities**

- a) A minimum of six (6) amenities shall be provided.
- b) Amenities shall be chosen from the list contained in 2-24 (d)(4) of the Code, except as provided below in subsection (c).
- c) The following are additional amenities that may be considered and counted toward the required minimum amenities provided in this Section:
- i. Work from home space including individual suites and a conference room
 - ii. Social services space – multifunctional space with kitchen for services and programming that may include but is not limited to: after-school programs, financial literacy, health, and nutrition courses, computer workshops, tutoring, and ESL classes. This space shall be provided separately from the “social room with kitchen available for resident use” from the list in 2-24 (d)(4) to be counted as an additional amenity.

6) **Foundation Treatment**

Foundation treatment shall be provided for street facing building facades in accordance with the foundation treatment standards of Section 8-10.

7) **Special Streetscape and Landscape Features**

- a) A minimum of four (4) special streetscape and landscape features shall be provided; and

- b) Special streetscape and landscape features shall be chosen from the list contained in 2-24(d)(6) of the Code.

8) **Building Design**

- a) At a minimum, the facade facing Sunrise Road 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.
- b) All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza, or public open space. The parapet shall utilize the same or similar materials as the principal structure.

9) **MF-3 Open Space Requirement**

- a) A 3,500 square foot (SF) open play space with benches and associated amenities located adjacent to the residential building shall satisfy the requirement for landscaped open space.

10. **CHANGES TO DEVELOPMENT PLAN**

10.1 **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 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.

10.2 Major Changes

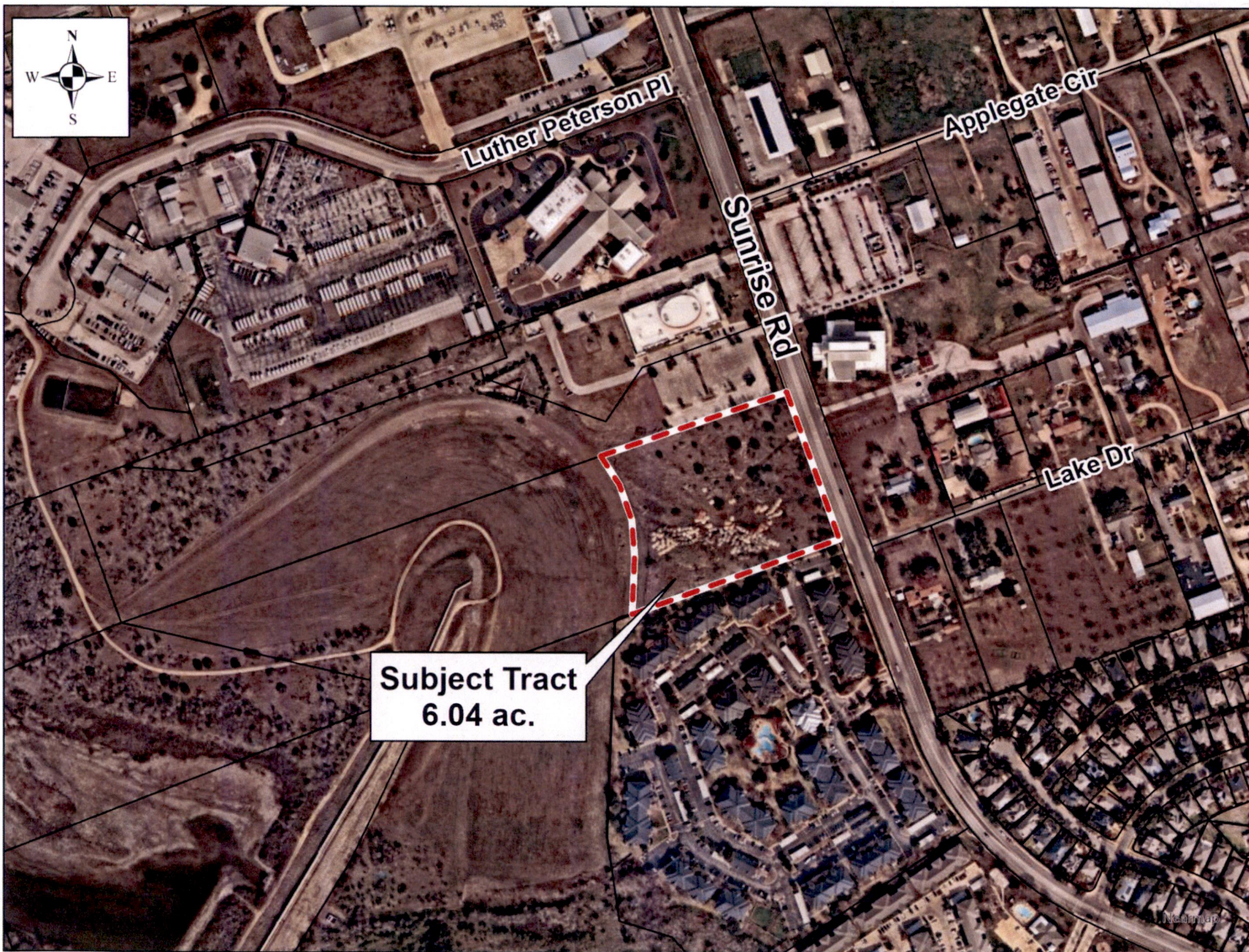
All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application and will require city council approval.

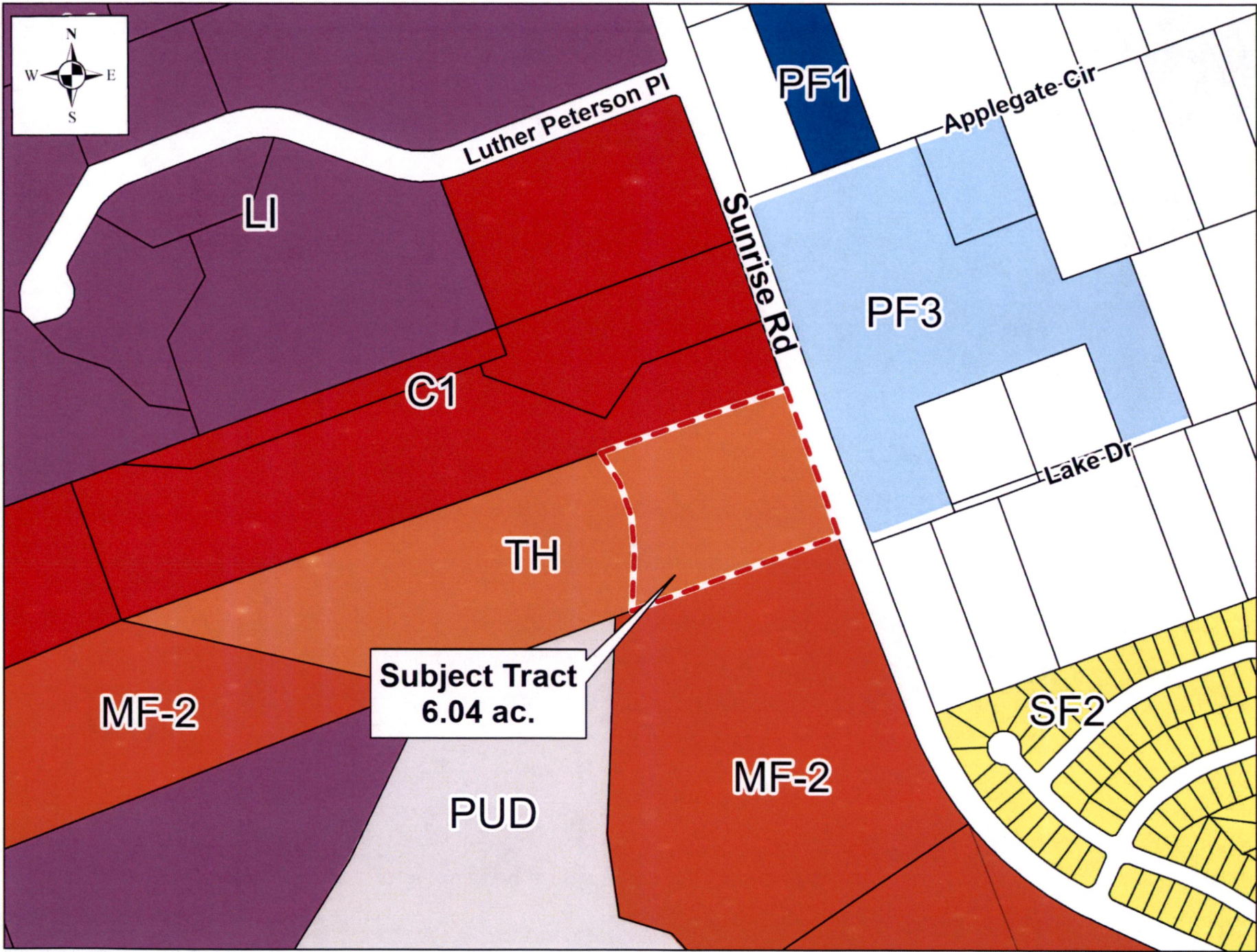
LIST OF EXHIBITS

Exhibit "A" Legal Description of the Property

Exhibit "B" Concept Plan

Exhibit "C" Building Elevations





Luther Peterson Pl

PF1

Applegate Cir

LI

Sunrise Rd

PF3

C1

Lake Dr

TH

Subject Tract
6.04 ac.

MF-2

PUD

MF-2

SF2