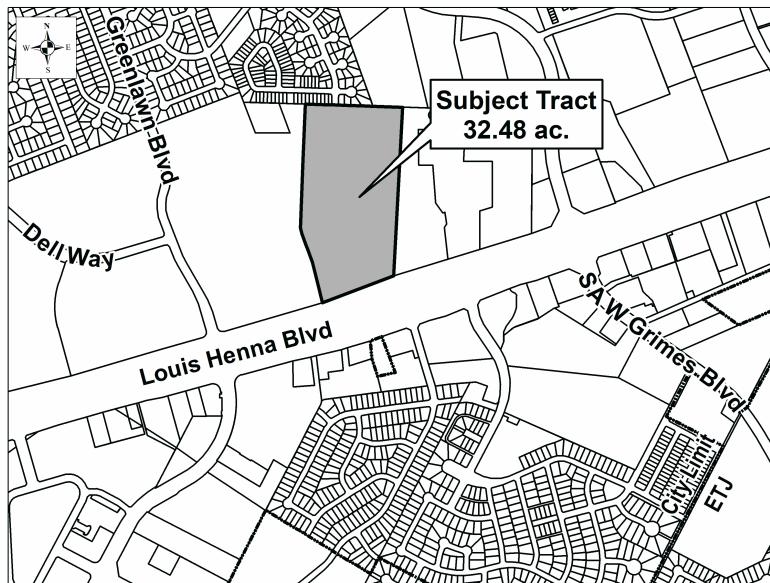


**Switch PUD**  
**Planned Unit Development**      **PUD23-00001**



**CASE PLANNER:** Lindsay Darden

**REQUEST:** Rezone 32.48 ac from C-1 (General Commercial) to PUD

**ZONING AT THE TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 32.48 acres out of the Asa Thomas Survey, Abstract No. 609

**CURRENT USE OF THE PROPERTY:** Vacant/Parking

**COMPREHENSIVE PLAN LAND DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Windy Park Subdivision

South: State Highway 45

East: Alta Vista Round Rock Multifamily

West: Dell East Campus

**PROPOSED LAND USE:** Data Center with Electric Substation and Communications Tower.

**TOTAL ACREAGE:** 32.48

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**Owner:**  
Switch, Ltd.  
Steven Roberts  
7135 S. Decatur Blvd  
Las Vegas, TX 89118

**Developer:**  
Switch, Ltd.  
Steven Roberts  
7135 S. Decatur Blvd  
Las Vegas, TX 89118

**Applicant:**  
Switch, Ltd.  
Steven Roberts  
7135 S. Decatur Blvd  
Las Vegas, TX 89118

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**Switch PUD**  
**Planned Unit Development PUD23-00001**

**HISTORY:** The property has been zoned C-1 since the early 1990's when Dell was established.

**DATE OF REVIEW:** September 20, 2023

**LOCATION:** North of Louis Henna and east of Greenlawn Blvd.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The 2030 Future Land Use Map (FLUM) designates the property for commercial use. Data center is not a use that is defined in the City's Code and there are recent precedents for permitting such use, and the accessory uses that support a data center such as electric substation and communication tower, with a PUD in commercial zoning districts. Although currently zoned C-1 (General Commercial) which allows the widest variety of commercial uses, the PUD would amend the base zoning district to C-1a (General Commercial Limited) to limit the potential allowable uses for the site. The proposed PUD complies with the location criteria of the Round Rock 2030 Comprehensive Plan for commercial development.

The site is situated, and has frontage along, State Highway 45 and was previously part of the Dell Campus, envisioned to accommodate future expansion. The Round Rock 2030 Plan addresses the need for the City to adapt to change. The market has changed and is more supportive of remote work for many industries, minimizing office space needed for onsite employees and freeing up the land for repurpose. An implementation strategy associated with adapting to change mentions consideration for land uses related to modernization of communications infrastructure and ensuring the accommodation of more advanced networks. Data centers play an integral role in cloud based storage of data since hard copy data storage is becoming obsolete. Another portion of the Dell Campus was procured for a data center and is currently under construction.

Traffic, Access and Roads: The proposed site will be accessed from the SH 45 Service Road and from the Dell East Campus which is adjacent to the west of the subject property. Exact location of driveways will be determined during site development permit review, in accordance with city standards. The project will be subject to the Roadway Impact Fee regulations at time of building permit.

Proposed PUD (Planned Unit Development) zoning: The PUD is proposing a data center with a supporting electric substation and communications tower as depicted on the Concept Plan (Exhibit B). The base zoning district for the PUD is the C-1a (General Commercial-Limited) zoning district which requires more protective setbacks along the north property line with the intent to better transition to the existing two family neighborhood that is adjacent. Allowable uses within the C-1a zoning district are more limited than those permitted by the existing C-1 (General Commercial) zoning.

The PUD proposes perimeter walls to enclose the data center, electric substation, and communications tower to provide for security and visual screening. Limited parking is required for data centers due to the low staffing requirements and parking is not visible from the street. In lieu of required landscaping that would ordinarily be required for internal parking areas, foundation plantings, and parking lot screening, the PUD proposes landscape buffers on the perimeter of the site as described below.

**Switch PUD  
Planned Unit Development PUD23-00001**

Along the SH-45 frontage (south property line), an eight (8) foot wide landscape buffer consisting of trees and shrubs will provide buffering and enhance views from the SH 45 roadways. Additional evergreen buffering is also provided along the west side and south sides of the electric substation to mitigate the views of the substation as depicted on the concept plan. The compatibility buffer section of the Code requires an eight (8) foot landscape buffer and a fence/wall adjacent to single family and two family developments.

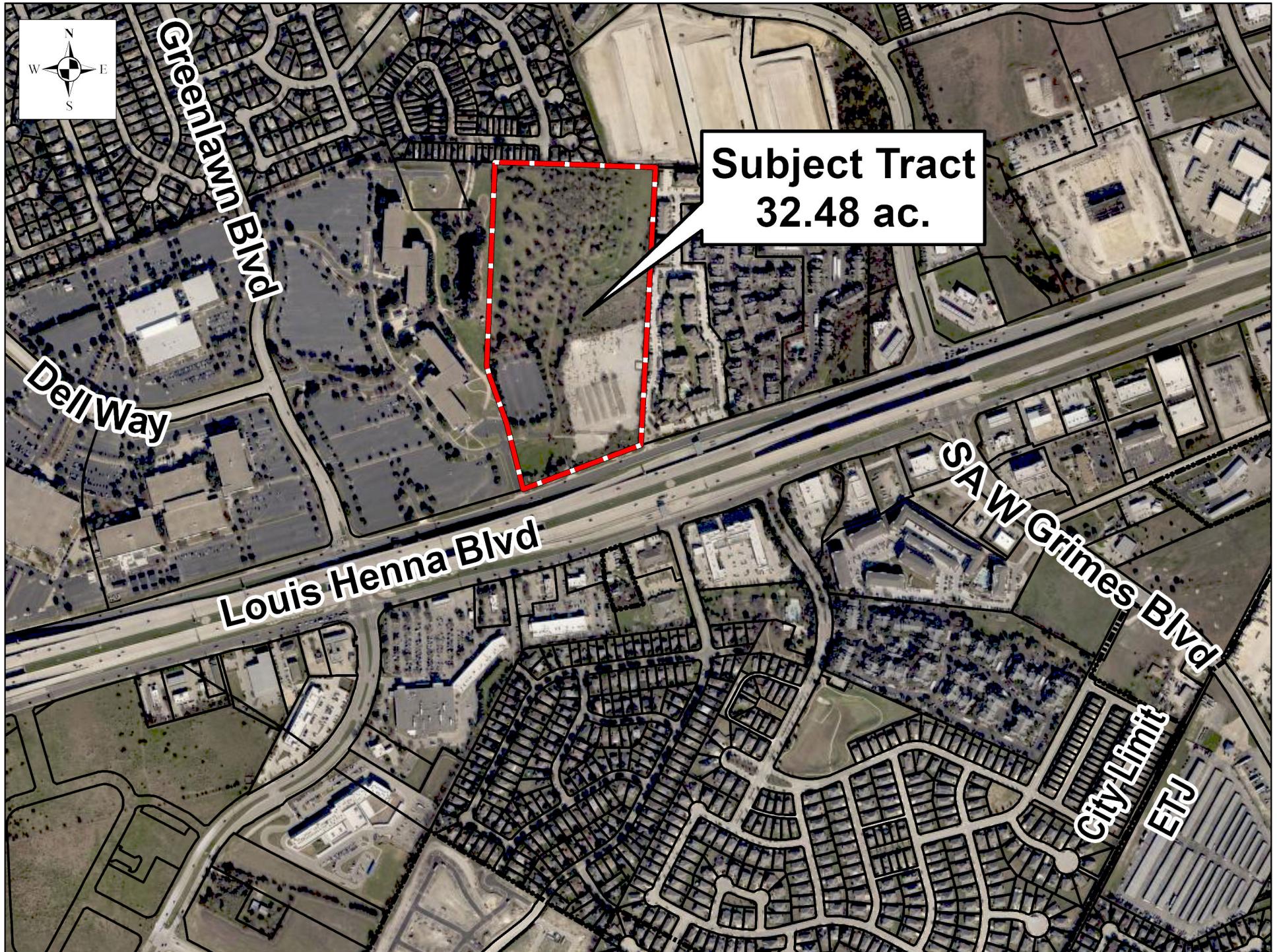
For this project, the compatibility buffer would only be required along the north property line; however, the PUD is proposing to provide the compatibility wall/fence and the buffer along the north property line as well as along the eastern property line adjacent to the multi-family residential development.

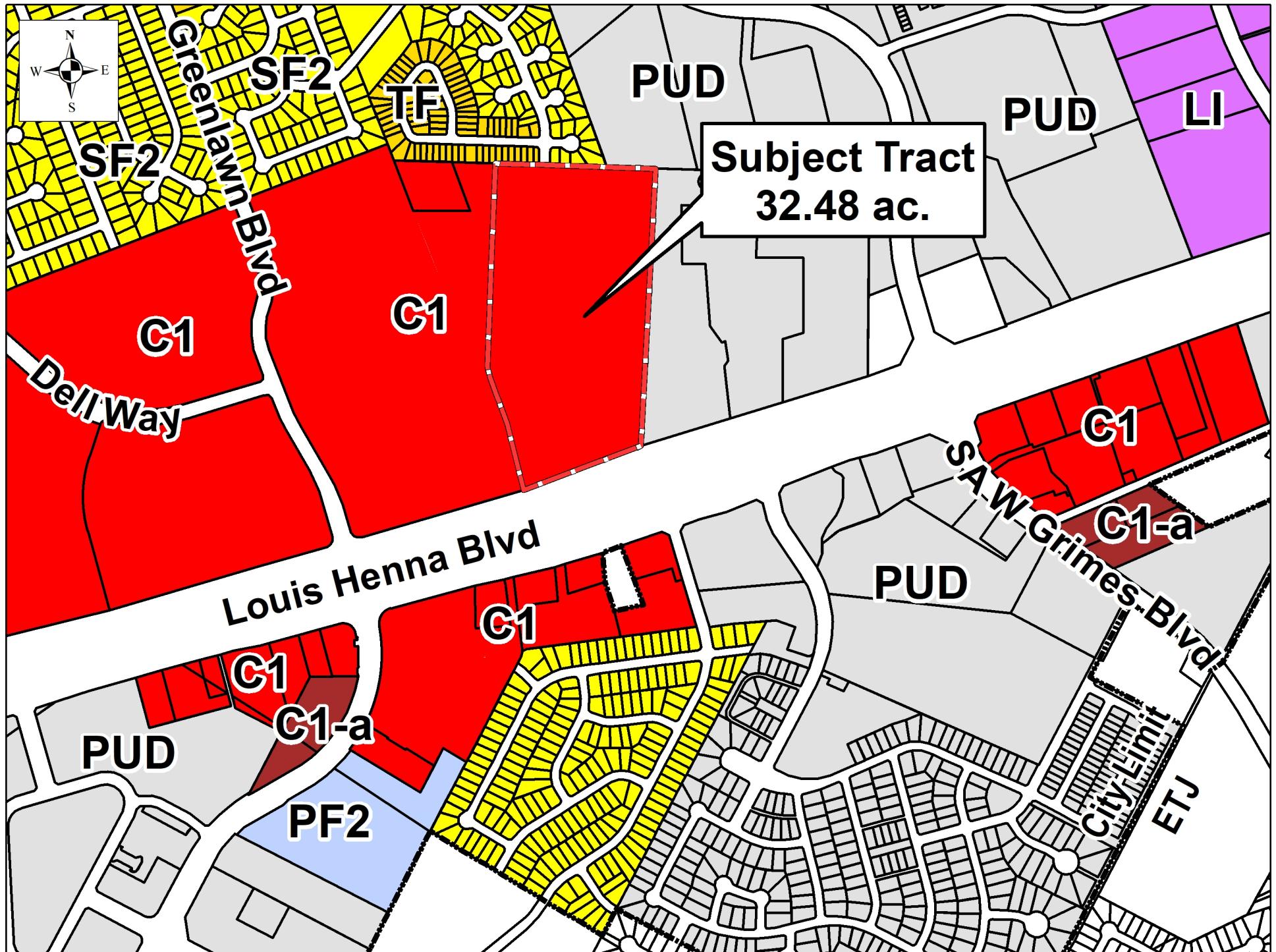
The data center shall be limited to six (6) stories in height and subject to the setback requirements of the C-1a (General Commercial - Limited) zoning district. Elevations for the building and the perimeter walls shall substantially comply with "Exhibit C" of the PUD.

The lattice style communications tower shall be limited in height to eighty (80) feet above finished grade and located as depicted "Exhibit D" of the PUD. The tower will strictly support the data center and will not provide collocation for other communication providers. The electric substation shall be located as depicted on the concept plan "Exhibit B".

**RECOMMENDED MOTION:**

Staff recommends approval of the PUD.





## 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. 14.

#### **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 1-9, 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 Other Ordinances**

All other Ordinances within the Code, as amended, 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.

## II.

### 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, City of Round Rock, Texas, hereinafter referred to as "the Code."

#### 2 PROPERTY

This Plan covers approximately 32.488 acres of land, a portion of a 41.10 acre tract, 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 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 purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial-Limited)** zoning district 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 Other Ordinances

All other Ordinances within the Code, as amended, 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 PERMITTED USES

- 5.1 All uses in the **C-1a (General Commercial-Limited)** zoning district, in addition to:
- A. "Data Center", subject to the following:
    1. Data Center shall be defined as an establishment primarily involved in the compiling, storage, and maintenance of digital documents, records, and other types of information in digital form utilizing a mainframe computer, switches, routers, and other infrastructure critical for technology providers.
    2. For the purpose of this PUD, a data center shall be entirely contained within a perimeter wall, and the primary buildings shall not exceed 6 stories in height.
  - B. "Communications Tower", lattice style, subject to the provisions listed in Section 12 below, Communications Tower.
  - C. "Major Utility - Primary Electric Substation", subject to the screening provisions listed in Section 9 below and shall be located as depicted on the Concept Plan.
- 5.2 Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Code of the City of Round Rock, as amended.

## 6 ACCESSORY STRUCTURES

- 6.1 Accessory structures may be permitted in compliance with the setbacks of the **C-1a (General Commercial-Limited)** zoning district with the following exceptions:
- A. Accessory structures located between the primary structure and the western property line shall be limited to a maximum height of forty (40) feet.
  - B. Accessory structures located between the primary structure and the eastern property line shall be limited to a maximum height of twenty (20) feet and shall be set back a minimum distance of fifty (50) feet from the eastern property line. Such accessory structures shall not extend beyond the northern façade of the primary structure towards the north property line adjacent to single family/two family residential use.

## **BUILDING DESIGN**

**7.1** Building materials, articulation, and design shall be substantially consistent with "**Exhibit B**".

## **8 SIGNAGE**

**8.1** Signage shall be permitted on the building façade and perimeter walls. No free-standing signage is permitted.

A. Signage shall be back lit; each sign shall not exceed 175 square feet in sign area. The data center shall have a maximum of three (3) signs.

## **9 LANDSCAPING FOR DATA CENTER USE**

**9.1** All applicable requirements for landscaping found in 8-10 of the Code shall apply, with the following exceptions:

A. Interior parking lot landscape requirements:

1. End islands and interrupting islands for new construction shall not be required to contain landscaping within each landscape island.
2. The number of trees required of parking lot landscaping shall be planted onsite and outside of the boundary of the perimeter wall. Parking lot landscaping trees shall be planted within public view.

B. The development of a data center shall be exempt from foundation treatment requirements and parking lot landscape buffer requirements.

C. Perimeter Buffers

In lieu of foundation treatment requirements and parking lot landscape buffer requirements, the following minimum landscaping shall be required within landscape buffers that measure at least eight (8) feet wide in locations depicted on the Concept Plan. Buffers shall be subject to the following planting requirements:

1. Buffer Type 1 (Along the SH45 frontage as depicted on the Concept Plan):

a) One large tree shall be provided every fifty (50) linear feet of buffer length, on center, and shall be planted outside all utility easements. Large trees shall be a minimum caliper of four (4) inches in diameter at time of planting.

b) One (1) medium tree, with a minimum caliper of two (2)

inches at time of planting, shall be provided for each fifty (50) linear feet of buffer length.

- c) One (1) large shrub shall be provided for every eight (8) linear feet of buffer length.

2. Buffer Type 2 (Along the North and East Property line adjacent to residential uses as depicted on the Concept Plan):

- a) One (1) large tree, with a minimum caliper of three (3) inches at time of planting, shall be planted for each fifty (50) linear feet of buffer length.
- b) One (1) medium tree, with a minimum caliper of two (2) inches at time of planting, shall be planted for each fifty (50) linear feet of buffer length.

3. Buffer Type 3 (Adjacent to the major utility/electric substation as depicted on the Concept Plan)

- a) One (1) medium evergreen tree, with an upright growth habit, shall be provided for each twenty (20) linear feet of buffer length. Trees shall be installed at a minimum size of two (2) inches in caliper and chosen from the following species: Eastern Red Cedar, Arizona Cypress, Carolina Cherry Laurel, Magnolia grandiflora cultivars 'Greenback', 'Hasse', or 'Little Gem'. Tree species selections may be mixed to add visual interest.

D. If conflicting elements prevent trees from on center spacing, trees may be clustered provided they meet the minimum spacing required for large trees within the City Tree Technical Manual.

E. All trees shall be an evergreen species selected from the City Tree Technical Manual.

## **10 WALLS/ FENCES FOR DATA CENTER USE**

**10.1** The following requirements apply to walls and fences proposed for perimeter security and/or screening purposes:

- A. All walls shall provide a finished face to abutting public rights-of-way and all adjacent properties.
- B. Walls shall not conflict with sight visibility triangles at street intersections or obstruct views from adjacent driveways.

- C. Walls shall be constructed of brick, natural stone, precast concrete panel or architectural concrete masonry units (CMU) and have a decorative finish.
- D. Pillars shall be constructed of masonry or steel.
- E. The maximum height for perimeter or screening walls/ fences shall be no more than twenty (20) feet.
- F. The wall design shall be substantially consistent with "**Exhibit B**".

## **11 SITE LIGHTING**

- 11.1** The following requirements apply to site lighting:
  - 1) Free standing light fixtures shall not exceed thirty (30) feet in height; however, if a light fixture is within twenty-five (25) feet of a residential or multi-family property line, it shall not exceed twenty (20) feet in height.
  - 2) The cone of light shall not encroach onto residential properties, with a maximum foot candle reading of zero (0) foot candles at the shared property line. At no point shall a free standing light pole be constructed between the perimeter wall and a residential property line.
  - 3) No lighting shall be mounted on an exterior wall/fence facing a residential property line, nor shall any ground lighting be directed towards a residential property line.

## **12 COMMUNICATIONS TOWER**

- A. The following requirements apply to a single lattice style communications tower proposed with the development of the data center:
- B. A communications tower shall not exceed eighty (80) feet in height. The maximum height of the tower shall apply to both the tower and any structures attached to the tower.
- C. The communications tower shall be exclusive to the operations of the data center and shall not allow collocation of separate users.
- D. The communications tower shall meet all state and federal regulations regarding the construction and operation of a communications tower.
- E. The communications tower shall be subject to the location identified within **Exhibit "B"** and shall be located a minimum of 200 feet from residential property lines and a minimum of 100 feet from the centerline of a public right-of-way.

## 13 CHANGES TO DEVELOPMENT PLAN

### 13.1 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:
  - 1. Changes in land use;
  - 2. Increases in density, building height, or coverage of the site;
  - 3. Decreases in setbacks abutting residential land uses and zoning districts;
  - 4. Decreases in parkland or open space;
  - 5. Any proposed modification that reduces the quality of the PUD, as determined by the PDS director; or
  - 6. 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.

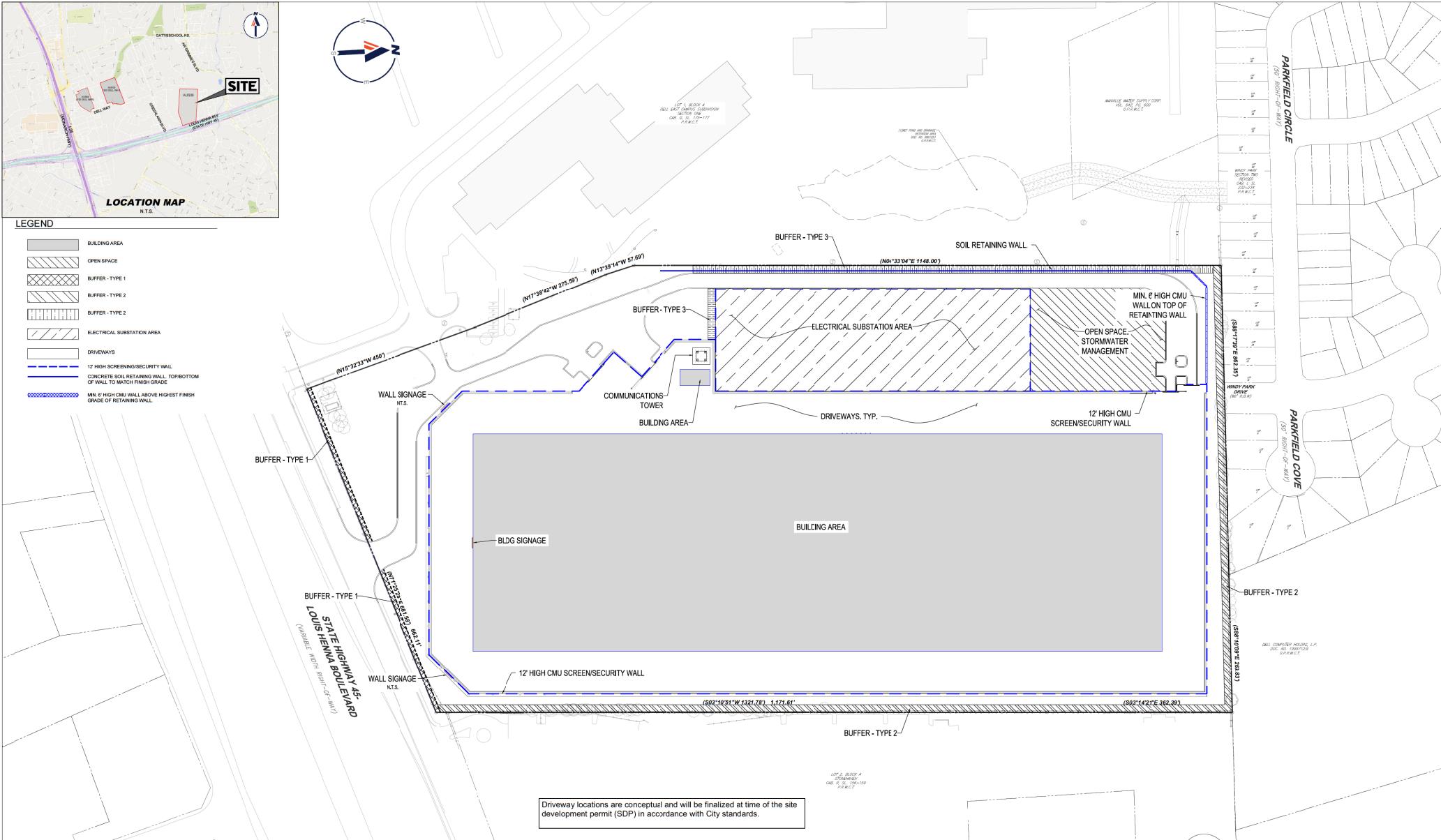
### 13.2 Major Changes

All changes not permitted under section 13.1 above shall be resubmitted following the same procedure required by the original PUD application and will require city council approval.

## **LIST OF EXHIBITS**

<b><u>EXHIBIT</u></b>	<b><u>DESCRIPTION</u></b>
Exhibit "A"	Legal Description of Property
Exhibit "B"	Concept Plan
Exhibit "C"	Building and Perimeter Wall Elevations
Exhibit "D"	Communication Tower Elevation





**BOHLER //**

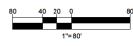
6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 456-7300  
[TXBohlerEng.com](http://TXBohlerEng.com)  
TBPE No. 18065 | TBPLS No. 10194413

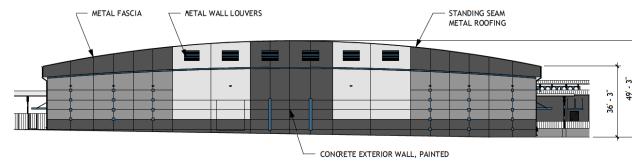
## PROPOSED DATA CENTER - CONCEPT PLAN

640 LOUIS HENNA BOULEVARD

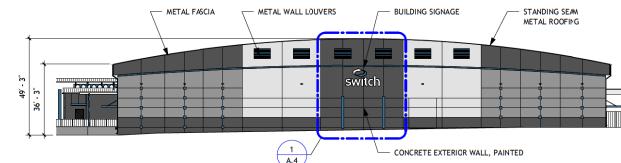
ROUND ROCK TX

Exhibit B

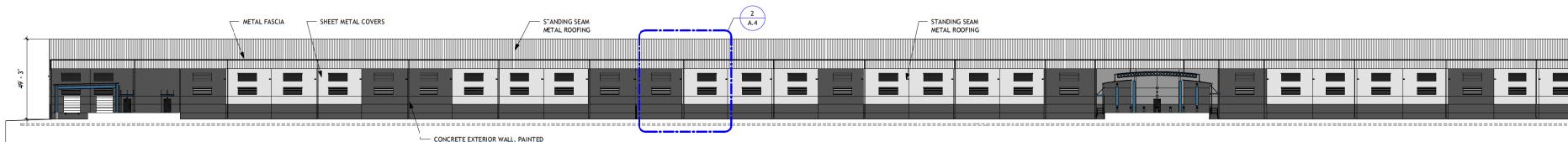




1 AUS NAP 06 - NORTH ELEVATION  
1' = 30'-0"



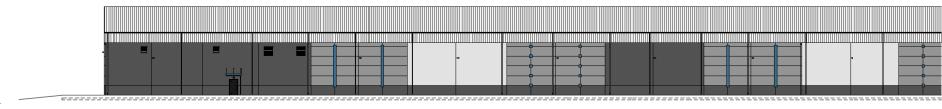
2 AUS NAP 06 - SOUTH ELEVATION  
1' = 30'-0"



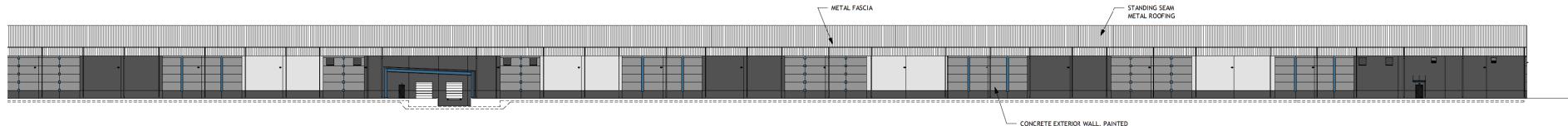
3 AUS NAP 06 - WEST ELEVATION (PARTIAL)  
1' = 30'-0"



4 AUS NAP 06 - WEST ELEVATION (PARTIAL)  
1' = 30'-0"



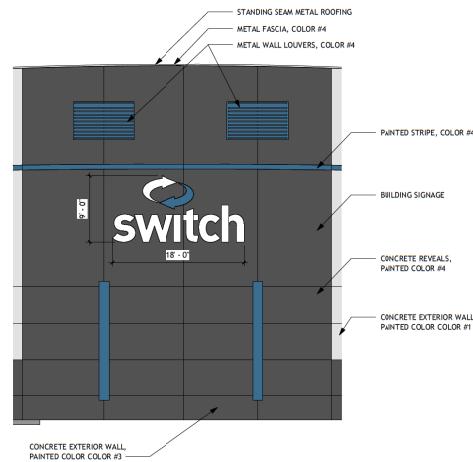
5 AUS NAP 06 - EAST ELEVATION (PARTIAL)  
1' = 30'-0"



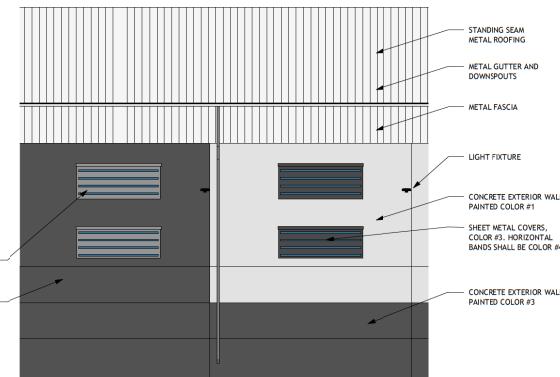
6 AUS NAP 06 - EAST ELEVATION (PARTIAL)  
1' = 30'-0"

**ELEVATION COLOR KEY**

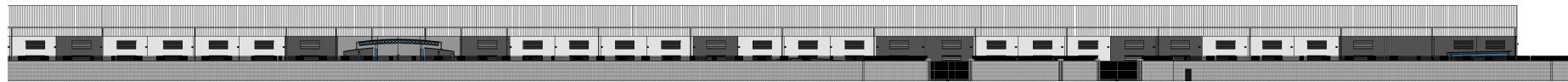
<span style="background-color: #f0f0f0; display: inline-block; width: 15px; height: 15px;"></span>	COLOR #1 - 'WHITE'
<span style="background-color: #808080; display: inline-block; width: 15px; height: 15px;"></span>	COLOR #2 - 'GRANITE GREY'
<span style="background-color: #333333; display: inline-block; width: 15px; height: 15px;"></span>	COLOR #3 - 'DARK GREY'
<span style="background-color: #003366; display: inline-block; width: 15px; height: 15px;"></span>	COLOR #4 - 'BLUE'



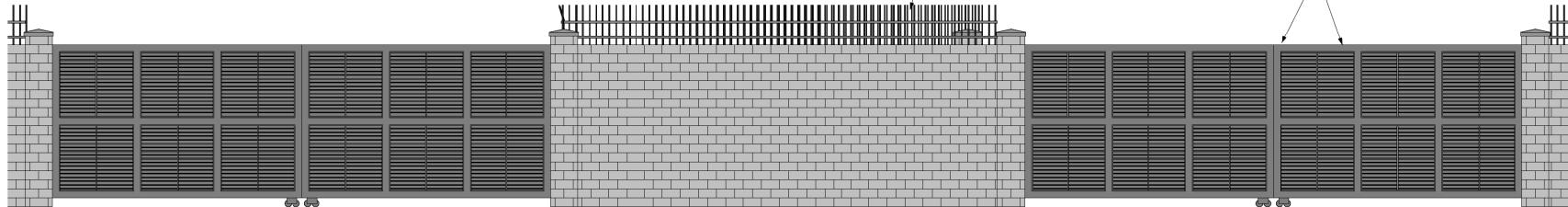
1 TYPICAL SIGNAGE  
1/8" = 1'-0"



2 TYPICAL COLOR SCHEME  
1/8" = 1'-0"



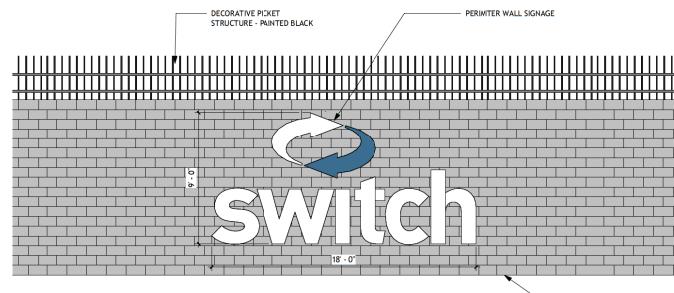
3 TYP SITE WALL AT ENTRY  
1" = 30'-0"



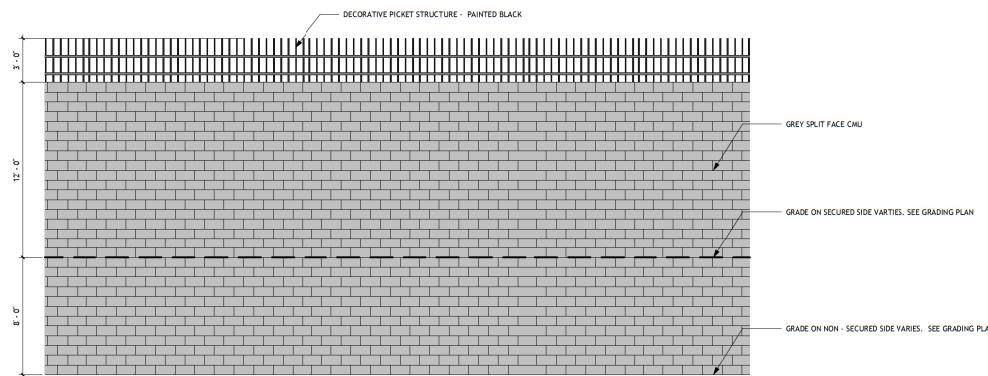
4 TYP. ENTRY GATE  
1/4" = 1'-0"

ELEVATION COLOR KEY

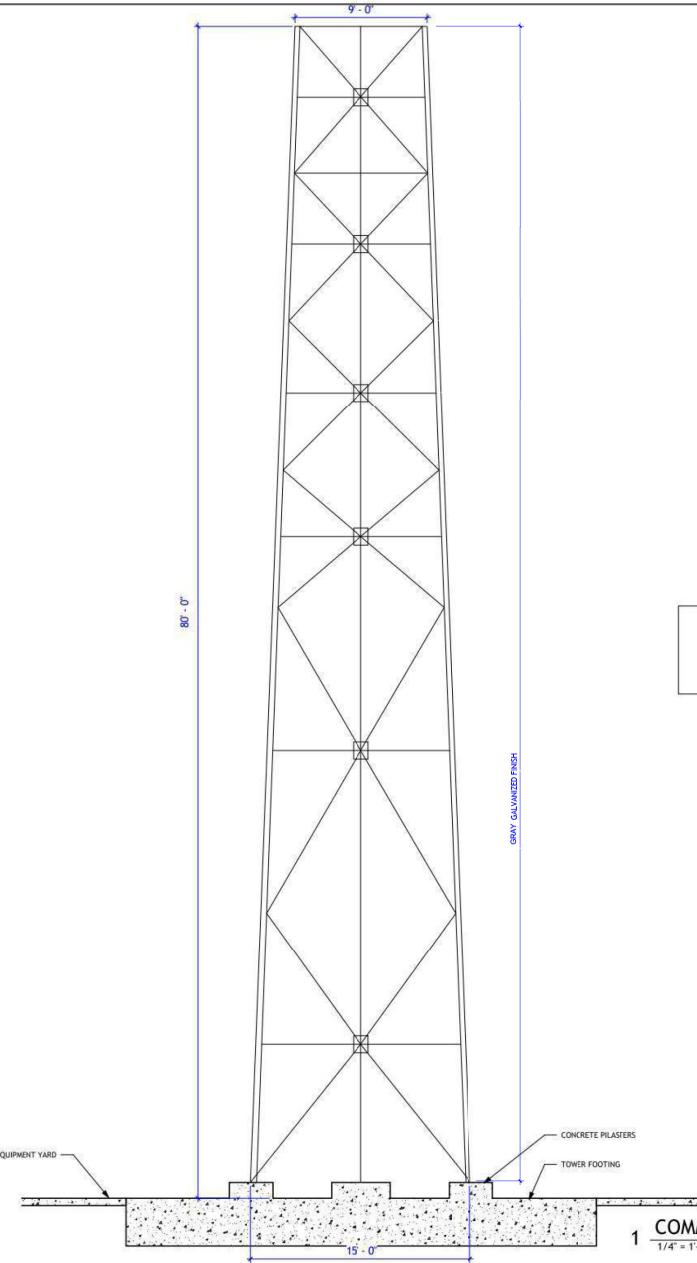
Light Gray Box	COLOR #1 - 'WHITE'
Dark Gray Box	COLOR #2 - 'GRANITE GREY'
Medium Gray Box	COLOR #3 - 'DARK GREY'
Blue Box	COLOR #4 - 'BLUE'



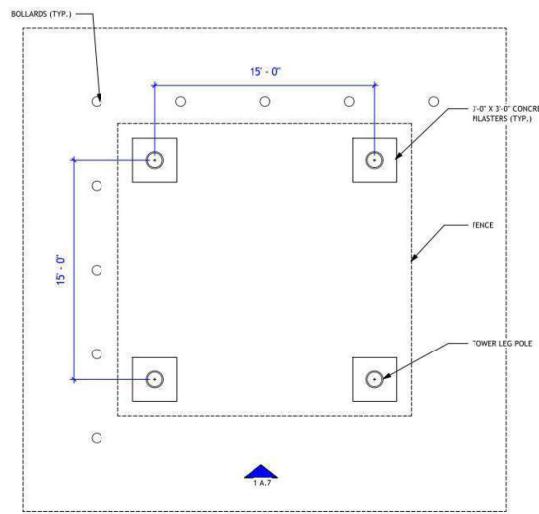
1 WALL ELEVATION - SIGN  
1/4" = 1'-0"



2 TYP CMU WALL AT RETAINAGE  
1/4" = 1'-0"



TOWER LOCATION IS SPECIFIED  
ON EXHIBIT B - CONCEPT PLAN



2 COMMUNICATION TOWER PLAN

ELEVATION COLOR KEY

COLR #2 - 'GRANITE GREY'