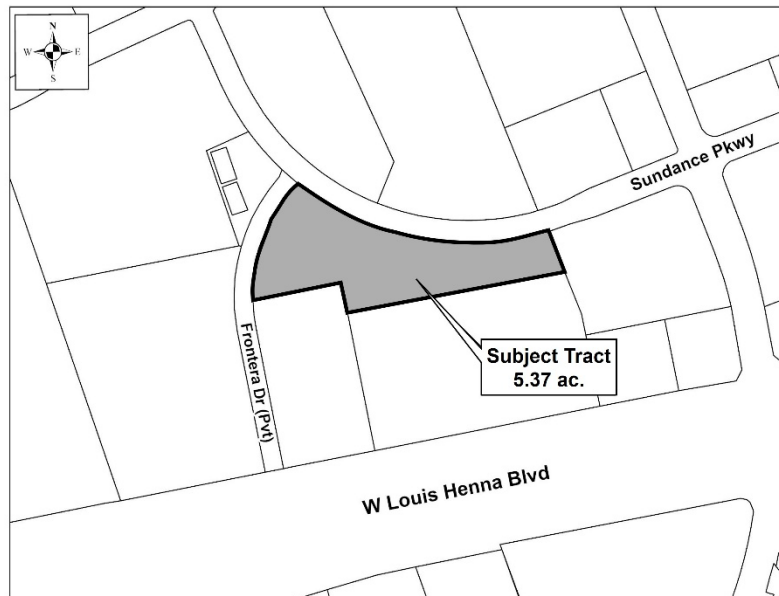


**Frontera #2 PUD
Planned Unit Development PUD25-00001**



CASE PLANNER: Lindsay Darden

REQUEST: Approval of Planned Unit Development for Urban Multi-family and Commercial

ZONING AT TIME OF APPLICATION: PUD 89 (Frontera Vista)

DESCRIPTION: 5.37 acres out of the J.M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Mixed Use

ADJACENT LAND USE:

North: La Frontera Park/Apartments

South: Emerson/South University

East: Home2Suites Hilton

West: Office/ Apartments

PROPOSED LAND USE: Urban Multi-family and/or Commercial

TOTAL ACREAGE: 5.37 acres

Owner:

Fisher-Rosemount Systems Inc.
Steve Clarke
8027 Forsyth Blvd
Saint Louis, MO 63105-1706

Applicant:

H.D. Brown Consulting
Amanda Brown
707 W 34th
Austin, TX 78705

Developer:

Fisher-Rosemount Systems Inc.
Steve Clarke
8027 Forsyth Blvd
Saint Louis, MO 63105-1706

**Frontera #2 PUD
Planned Unit Development PUD25-00001**

HISTORY: In 1999, the 5.37 acre property was zoned, with additional acreage surrounding it, to a Planned Unit Development (PUD) known as La Frontera West (PUD #39). In March 2011, this property was rezoned, also including surrounding acreage, to a different new PUD known as Frontera Vista (PUD #89) but has remained undeveloped. Although PUD #89 allows for multi-family residential and commercial development, there is a cap on the number of total residential units within that PUD that would not allow for the number of units proposed for this development. The existing PUD also includes some development standards that have become outdated. For these reasons, and because everything around this property is now developed, a new PUD with new development standards is now proposed.

DATE OF REVIEW: August 20, 2025

LOCATION: East of Frontera Dr and south of Sundance Pkwy.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for mixed use. If adopted, the PUD proposes multi-family development and/or commercial development which are permitted within the mixed use land use designation.

The Round Rock 2030 Comprehensive Plan recommends the City consider rezoning proposals that provide for a variety of housing forms and price points to meet the needs of our growing population. The intent is to enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.

Location criteria: The Round Rock 2030 Comprehensive Plan provides location criteria for each land use category. Pertinent to the subject property, the Plan states that urban multifamily development should be located near employment centers or major transportation or commercial nodes. Commercial development should be located as an extension of an established commercial area that does not conflict with adjacent residential uses. Since 1999, this site has been included in PUDs that allow for commercial development. In this scenario, the PUD proposes development standards that limit commercial uses to those that are compatible with nearby residential multi-family developments. Therefore, the proposed PUD complies with the above-listed location criteria.

Traffic, Access, and Roads: The PUD proposes utilization of one (1) existing driveway and identifies (2) conceptual driveway locations from Sundance Pkwy and one (1) additional conceptual driveway location from Frontera Dr. The location of driveways and potential transportation improvements will be finalized during site plan review in accordance with city standards.

Proposed PUD (Planned Unit Development) zoning: The proposed PUD allows for urban multi-family residential development and a limited list of commercial uses from the C-1a (General Commercial Limited) zoning district as defined in the PUD development standards.

Urban multifamily development will have a maximum of 375 residential units and a maximum building height of five (5) stories, including parking structures. The PUD incorporates the requirements of the MF-3 (Multifamily – Urban) zoning district, which include balconies on at least 25% of all dwelling units, internal stairways, amenities, and streetscape and landscape features.

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Planned Unit Development PUD25-00001**

For this PUD, required residential garage parking percentages are proposed to be based on the proposed density at time of site development permitting. Where proposed density exceeds 45 dwelling units per acre, all required residential parking shall be located within a structured parking garage that is directly attached to the residential structure.

Where proposed density is less than 45 dwelling units per acre, a hybrid parking arrangement is proposed that would require at least 50% of required residential parking to be accommodated within garage parking. At least 35% shall be located within a structured parking garage directly attached to the residential structure so that the parking garage is internal to or wrapped by the residential structure. The remaining 15% of required garage parking spaces can be located within detached garage structures and/or tuck-under garage parking spaces located beneath the residential structures. All remaining required residential parking can be surface parking that is not located within street yards. Detached and tuck-under garage entrances shall be oriented so that they do not face Sundance Pkwy or Frontera Drive.

Generally, the MF-3 (Multi-family Urban) zoning district requires all residential parking to be within structured parking; however, to incentivize the development of additional housing units in Round Rock and based on feedback we have received regarding changing market conditions, the City is amenable to allowing the required garage parking for this development to be based on the proposed residential density at time of site development permitting.

The design elements of the building shall substantially comply with the depictions contained in Exhibit 'C.1 and C.2', including, but not limited to elevation variation, roof pitch, and orientation. The urban multifamily open space requirement shall be satisfied with a landscaped open space area or the provision of one (1) additional amenity beyond what is required by the MF-3 (Urban Multi-family) zoning district.

The proposed development will exceed the requirements of the MF-3 (Urban Multi-family) zoning district by providing foundation treatment for building facades facing Sundance Parkway and Frontera Drive in accordance with Section 8-10.

RECOMMENDED MOTION:

Staff recommends approval of the PUD.

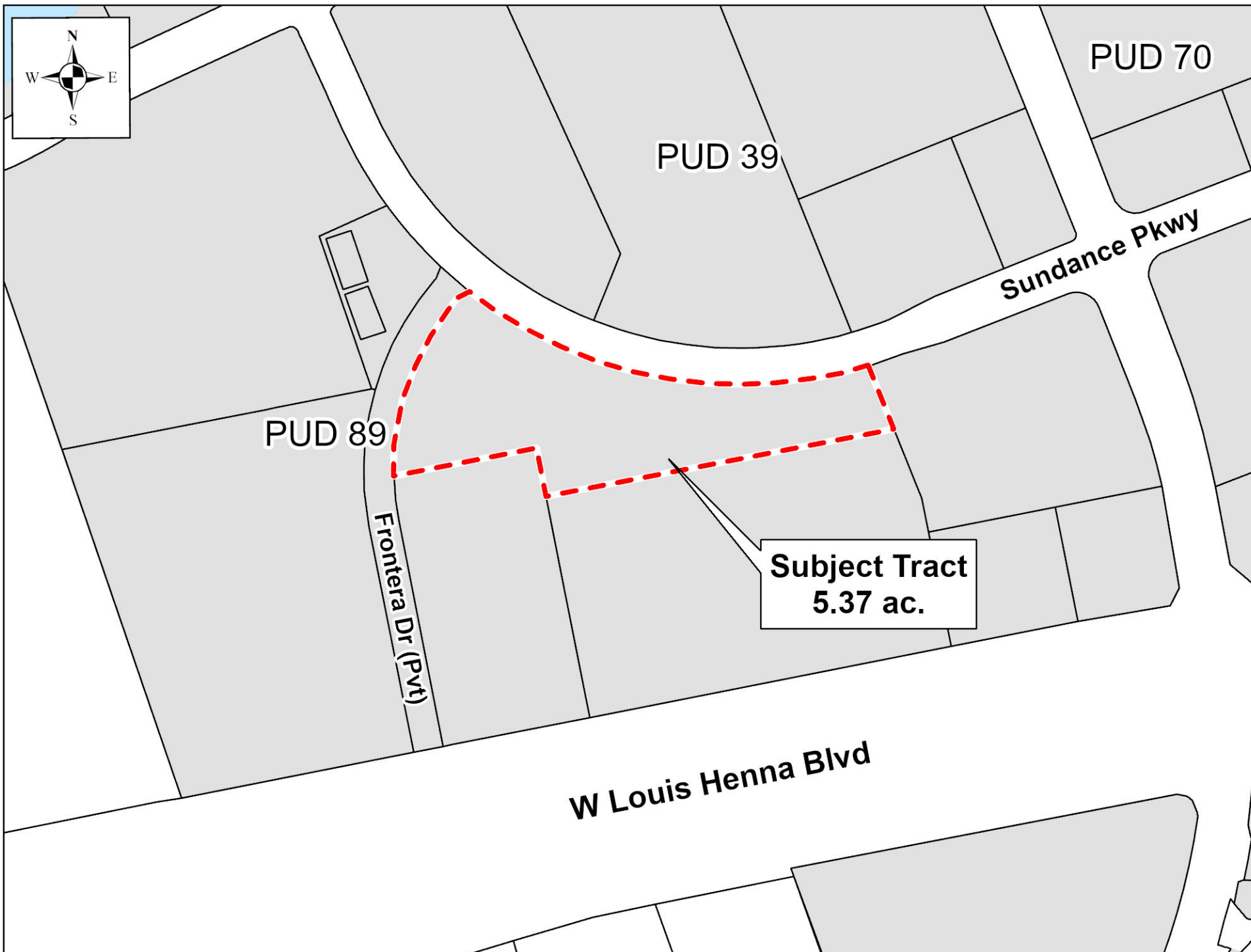


**Subject Tract
5.37 ac.**

W Louis Henna Blvd

Sundance Pkwy

Frontera Dr (Pvt)



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 5.37 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) and the C1-A (General Commercial – Limited)** zoning districts, 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 mixed 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 Multi-family 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 375 residential units shall be permitted.

7.2 Commercial Uses

- 1) The following commercial uses are permitted in accordance with the **C1-a (General Commercial – Limited)** zoning district:
 - a) Hotel
 - b) Research and Development
 - c) Office/Medical Office
 - d) Restaurant without drive-through
 - e) Retail Sales and Services
 - f) Cosmetic Services
 - g) Daycare
 - h) Colleges and Universities
 - i) Schools: Business and Trade
 - j) Activity Centers, children’s
 - k) Indoor Entertainment Activities
 - l) Sports Training Facilities/ Specialty Gyms
 - m) Urgent Care Facility
 - n) Veterinary Clinics, Small Animals, excluding outdoor kennels
- 2) The following commercial uses are prohibited:
 - a) Auto sales, rental, or leasing facilities

- b) Auto Service
- c) Call Center
- d) Car Wash
- e) Commercial Parking
- f) Fuel Sales
- g) Funeral Home
- h) Drive-throughs
- i) Indoor shooting and Archery Ranges
- j) Shooting and Archery Ranges

8. **SITE ACCESS**

8.1 **Existing and Planned Public Street Access**

- 1) Proposed access points are depicted on **Exhibit “B”**. 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 FOR MULTI-FAMILY RESIDENTIAL**

- 9.1 The applicable requirements of the **MF-3 (Multifamily – Urban)** zoning district and **Chapter 8: Zoning and Development Standards** shall apply, except for the following modifications:

1) **Building Setbacks**

- a) The following minimum building setbacks shall be required:
 - i. Sundance Parkway – 10 feet
 - ii. Frontera Drive – 10 feet
- b) In cases where public utility easements (PUE’s) are applicable, buildings shall set back to accommodate required foundation treatment and special streetscape and landscape elements.

2) **Building Height**

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

3) **Parking**

- a) The minimum off-street parking requirements shall be:
 - i. 1 space for each studio and/or 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 spaces for guest parking
- b) Garage parking requirement applicable to multi-family developments with a density less than 45 dwelling units per acre:
 - i. A minimum of fifty percent (50 %) of all required residential parking, in accordance with Section 3(a) above, shall be provided within a garage, as follows:
 - 1. A minimum of 35% of all required residential parking shall be accommodated in a structured parking garage that is directly attached to the residential structure, so that the parking garage is internal to, or wrapped by, the residential structure.
 - 2. The remaining 15% of the garage parking requirement shall be accommodated in either: tuck-under spaces attached to a residential structure; or detached garages built with similar building materials to match the primary structures in a location that does not face Sundance Parkway or Frontera Drive or access easements.
 - ii. The remainder of the required parking that is not within a garage structure may be located in surface parking areas.
 - iii. Except for parking associated with a leasing center or amenity, no surface parking shall be permitted in street yards facing Sundance Parkway or Frontera Drive.
 - iv. Tuck under garage entrances and/or garage doors shall not be oriented to be visible from Sundance Parkway or Frontera Drive.
- c) Garage parking requirement applicable to multi-family developments with a density of 45 dwelling units per acre and greater:
 - i. All required parking shall be provided within a structured parking garage that is directly attached to the residential structure.

4) **Amenities**

- a) Amenities shall be provided as specified in Section 2-24 (d)(4) of the Code.

- b) Proposed amenities that are not included in the list in Section 2-24(d)(4) of the Code shall require approval by the zoning administrator.

5) **Foundation Treatment**

Foundation treatment shall be provided for all building facades facing Sundance Parkway and Frontera Drive in accordance with the foundation treatment standards of Section 8-10.

6) **Special Streetscape and Landscape Features**

This section shall apply to the Sundance Parkway frontage

- 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.

7) **Building Design**

- a) At a minimum, the building facades facing Sundance Parkway and Frontera Drive shall contain design elements which substantially comply with one of the depictions contained in **Exhibit “C.1”** for a project with a density less than 45 dwelling units per acre and **Exhibit “C.2”** for a project with a density of 45 dwelling units per acre and greater, 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 to prevent visibility from abutting streets and drives, public plazas, or public open space. The parapet shall utilize the same or similar materials as the principal structure.

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

- a) A landscaped open space area or one amenity, as approved by the zoning administrator, shall be provided in addition to those required in 9.1.4 above, to meet the open space requirement.

10. **DEVELOPMENT STANDARDS FOR COMMERCIAL DEVELOPMENT**

- 10.1 The requirements of the **C-1a (General Commercial - Limited)** zoning district shall apply.

11. **CHANGES TO DEVELOPMENT PLAN**

11.1 **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.

11.2 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

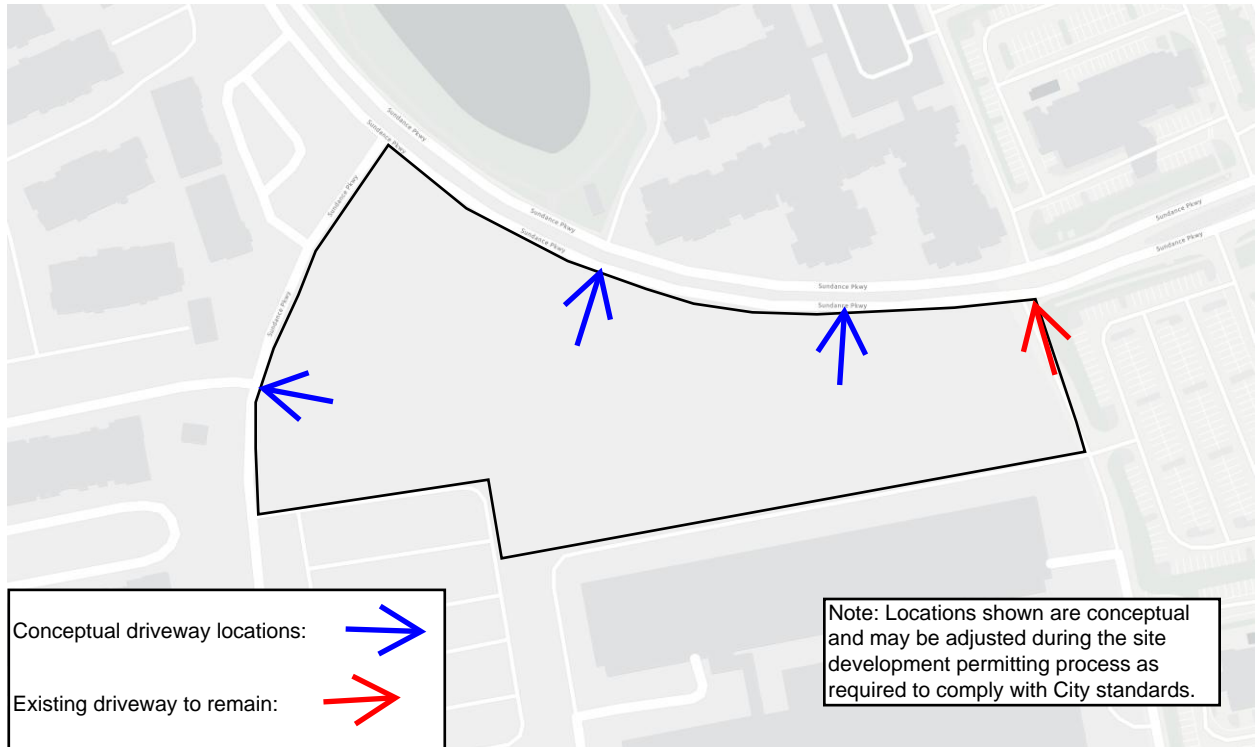
Exhibit “C.1” Building Elevations

Exhibit “C.2” Building Elevations

Exhibit A
Legal Description

A 5.366 acre tract of land out of Lot 1, Block A, FRONTERA VISTA, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Document No. 2016028539 of the Official Public Records of Williamson County, Texas.

Exhibit B Concept Plan





Note #1: Images are intended to show building facade design elements only.

Note #2: Building facade design elements are conceptual in nature and may be altered through the development process.



Note #1: Images are intended to show building facade design elements only.

Note #2: Building facade design elements are conceptual in nature and may be altered through the development process.