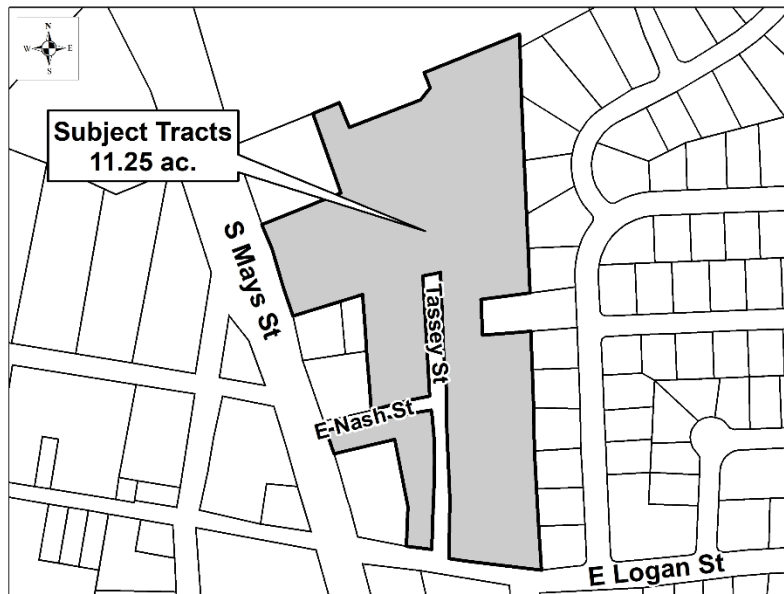


**Arte PUD #139 Amendment 1
Planned Unit Development PUD25-00000**



CASE PLANNER: Lindsay Darden

REQUEST: Approval of Amendment No. 1 to the Arte Planned Unit Development (PUD #139)

ZONING AT TIME OF APPLICATION: Arte Planned Unit Development (PUD #139)

DESCRIPTION: 11.25 acres out of the W. Harris Survey, Abstract 298

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Municipal Services
 South: W. Logan St.
 East: Dove Creek Subdivision
 West: Commercial/S. Mays St.

PROPOSED LAND USE: Residential

TOTAL ACREAGE: 11.25 acres

Owner: WB Property Group David Weinstein 495 Broadway New York, NY 10012	Applicant: WB Property Group David Weinstein 495 Broadway New York, NY 10012	Developer: WB Property Group David Weinstein 495 Broadway New York, NY 10012
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**Arte PUD #139 Amendment 1
Planned Unit Development PUD25-00000**

HISTORY: The Planning and Zoning Commission approved the original Arte PUD (PUD #139) on May 12, 2022.

DATE OF REVIEW: June 04, 2025

LOCATION: East of S. Mays St. and north of E. Logan St.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Round Rock 2030 Comprehensive Plan designates the subject property for residential development. Residential development was proposed with the original PUD and is proposed for this amendment.

This project is located approximately 0.4 miles from Main Street. Included in the list of Round Rock 2030 Plan implementation strategies for Downtown is the direction to facilitate a mixture of residential development types and to develop a minimum of 1,000 residential dwelling units within one quarter mile of Main Street. While this property is located slightly further than one quarter mile from Main Street, the close proximity to downtown and direct connection for pedestrians and vehicles will serve to bring people to the downtown area.

The Code limits the scope of minor PUD amendments and the proposed changes to this PUD were determined by the Planning and Development Services Director to exceed what could be approved administratively through a minor PUD amendment.

Traffic, Access, and Roads:

The original PUD provided for potential access points from S. Mays St. and Logan St. as depicted on Exhibit "B". The existing rights of way for Tassey St. and E. Nash Street are proposed to be vacated while still preserving access to the property located at 603 S. Mays Street. The proposed PUD amendment proposes no change to the previously approved terms of access.

Proposed PUD Amendment:

To provide clarity and aid in administering the PUD for future permitting processes, staff reorganized the development standards within the PUD document which makes it difficult to provide the typical red lines. New and/or revised language which was added to the PUD is highlighted in yellow and underlined. Additionally, below is a chart with staff analysis that highlights the proposed changes:

Existing PUD	Proposed PUD Amendment 1
Parking for Multifamily-Urban (MF-3):	Parking for Multifamily-Urban (MF-3):
A minimum of 90% of required parking spaces shall be located within a structured	There is no minimum percentage of parking that is required to be covered or enclosed.

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parking garage. A maximum of 10% of required parking spaces may be in surface parking areas.	Required parking may be comprised of surface parking areas, garage parking, tuck-under parking spaces, or carport covered surface parking areas.
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Permitted Unit Count and Multifamily-Urban (MF-3) Building Height:	Permitted Unit Count and Multifamily-Urban (MF-3) Building Height:
Unit Count: <ul style="list-style-type: none"> • 410 max - Multifamily-Urban (MF-3) Units. • 19 max – Townhouse (TH) Units Multifamily-Urban (MF-3) Building Height : <ul style="list-style-type: none"> • 6 stories for the building furthest from Logan St. • 5 stories for the building closest to Logan St. 	Unit Count: <ul style="list-style-type: none"> • 350 max - Multifamily-Urban (MF-3) Units. • 6 max - Townhouse Units + Duplex/Attached Single Family Units Multifamily-Urban (MF-3) Building Height : <ul style="list-style-type: none"> • 5 stories for all MF-3 buildings

Staff Analysis: Citing changing market conditions and construction costs, the applicant proposes to amend the PUD to eliminate the requirement for 90% of required Multifamily-Urban (MF-3) residential parking to be located within structured parking. Eliminating structured parking in favor of surface parking areas, garage parking, tuck-under parking spaces, or carport covered surface parking areas results in a lower unit potential for the site which is reflected in the lower unit counts and reduced MF-3 building height that are proposed with PUD Amendment 1.

The Multifamily-Urban (MF-3) zoning district specifies that all required parking shall be located within structured parking. Other less intense multifamily zoning districts (MF-2 and MF-1) require a specific percentage of garage and/or covered parking.

Amending the PUD to remove the requirement for structured parking without implementing a minimum percentage of parking that is required to be covered or enclosed is a tradeoff to incentivize additional housing units within close proximity to Main Street as directed by the Round Rock 2030 Downtown Implementation Strategy.

Existing PUD	Proposed PUD Amendment 1
Permitted Uses:	Permitted Uses:
Multifamily-Urban Residential (MF-3) Townhouse (TH)	Multifamily-Urban Residential (MF-3) Townhouse (TH) Duplex/Attached Single Family

Staff Analysis: The addition of duplex/attached single family to the PUD is not intended to allow for a new, separate use category but instead to allow for two (2) unit buildings. The

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Townhouse (TH) base zoning district allows for 5% of a townhouse development area to be comprised of two-unit duplex/attached single family buildings; however, the proposed total number of townhouse units in the PUD amendment is too low to generate an allowance for any duplex/attached single family units (6 units proposed \times 0.05 = 0.3 unit). Duplex/attached single family shall be developed in accordance with the standards of the **Townhouse (TH)** zoning district, and it is anticipated they will be visually similar to the larger three (3) unit townhouse buildings.

Existing PUD	Proposed PUD Amendment 1
Location of Townhouse Areas:	Location of Townhouse Areas:
A single development area for townhomes was previously proposed along the eastern property line as depicted on Exhibit B.	Parcel Areas 2 and 3 depict Townhouse and/or duplex/attached single family development areas on the western side of the PUD area. Exhibit B has been revised to show those areas.

Setbacks for Townhouse Areas:	Setbacks for Townhouse and Duplex/Single-family attached:
Side setbacks from the eastern property line adjacent to single family zoned lots: <ul style="list-style-type: none"> • Two story townhouses – 10 feet • Three story townhouses – 20 feet • Rear setbacks – 40 feet 	Setbacks to the south, west, and east shall be 10 feet.

Building Orientation and Balconies:	Building Orientation and Balconies:
Multifamily-Urban (MF-3) <ul style="list-style-type: none"> • No orientation restrictions • No balcony restrictions Townhouse (TH) <ul style="list-style-type: none"> • Buildings shall be oriented such that no fronts of structures face the eastern property line adjacent to single family zoned lots. • No Balconies shall face the eastern property line adjacent to single-family zoned lots. 	Multifamily-Urban (MF-3) <ul style="list-style-type: none"> • Balconies shall not be permitted on building facades facing the eastern property line adjacent to single-family residential zoning or use. Townhouse (TH) development areas are no longer proposed adjacent to single family zoned lots with PUD Amendment 1.

Staff Analysis: The applicant proposes to relocate the townhouse development areas from the east side of the PUD area to the west side as depicted on Exhibit “B”.

The setbacks for the townhouse development area that were approved with the existing PUD anticipated the adjacent existing single family neighborhood to the east. Now that the

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townhouse development areas are no longer proposed adjacent to single family development, the proposed setbacks have been reduced to account for adjacent non-residential uses.

Previously the Townhouse (TH) development area was along a portion of the eastern property line and provided a transition to the existing single family neighborhood located east of the PUD area; however, the existing PUD required a minimum setback of seventy five feet (75') from the Multifamily-Urban (MF-3) structures to the eastern property line as well as a ten foot wide (10') landscape buffer. These standards are proposed to remain unchanged with PUD Amendment 1. Additionally, the applicant has proposed language that would prohibit balconies on Multifamily-Urban (MF-3) building facades that face the eastern property line adjacent to the single-family residential zoning or use.

Existing PUD	Proposed PUD Amendment 1
Amenities:	Amenities:
The existing PUD specifies that 6 amenities be provided from the list in Section 2-24 (d)(4) of the code	Added language that clarifies: <ul style="list-style-type: none"> • Amenities are to be shared between the Multifamily-Urban (MF-3) and Townhouse development areas. • Additional amenities shall not be required to serve the Townhouse and duplex/single family attached development areas • Amenities may be located in Parcel areas 1, 2, or 3.

Staff analysis: This PUD is anticipated to function as a single rental community, and it was always anticipated that amenities be shared. To avoid any future confusion, and because the Townhouse (TH) zoning district also has an amenity requirement, language was added to clarify the amenity requirements of the PUD.

Existing PUD	Proposed PUD Amendment 1
Foundation Treatment for Multifamily-Urban MF-3):	Foundation Treatment for Multifamily-Urban (MF-3):
Foundation treatment was not proposed in the PUD, nor is it required by Section 8-10 landscaping for the Multifamily-Urban (MF-3) zoning district.	Foundation treatment shall be provided along all street facing building facades in accordance with Chapter 8, Article 2, Section 8-10 Landscaping.

Site Lighting:	Site Lighting:
No standards for parking lot lighting were included in the existing PUD because structured parking was anticipated.	<ul style="list-style-type: none"> • Added LED lighting as a permitted light source type • Limited pole light fixtures to a maximum height of 20 feet.

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Staff Analysis: The Multifamily-Urban (MF-3) zoning district is a customized zoning district that does not include development standards that are commonly prescribed by other zoning districts. The proposed elimination of structured parking will result in surface parking, so staff recommended adding a maximum height for pole light fixtures that were typical for other districts that permit surface parking in proximity to single family zoning or use. Staff recommended adding a requirement for foundation treatment to improve the aesthetic of Multifamily-Urban (MF-3) structure facades that could potentially face Logan St. or N. Mays St.

Existing PUD	Proposed PUD Amendment 1
Interior Parking Lot Landscaping for Multifamily-Urban (MF-3):	Interior Parking Lot Landscaping for Multifamily-Urban (MF-3):
The existing PUD proposed structured parking with limited surface parking permitted. Where surface parking was proposed, it would have been in accordance with Section 8-10 Landscaping.	<p>In lieu of the Section 8-10 requirement that one interrupting island with 3" caliper tree be provided to break up rows of parking so that no more than 10 spaces are in a row, the following is proposed:</p> <ul style="list-style-type: none"> • In all surface parking areas, a minimum of ninety (90) square feet for each twelve (12) parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas. • Upgraded tree sizing for interior parking lot landscape and parking lot landscape buffer requirements where such requirements are applicable: Large Trees – 4" caliper Medium Trees – 3" caliper Ornamental Trees – 2" caliper

Staff Analysis: If approved, the elimination of the structured parking requirement for the Multifamily-Urban (MF-3) project that is proposed with PUD Amendment 1 would be a large concession from the City; therefore, staff does not recommend approval of a lesser landscape standard for interior surface parking areas because the Code requires that PUDs be equivalent or superior to standard zoning districts. Interrupting tree islands are required for all zoning districts in the city with the exception of industrial zoning districts. These tree islands break up areas of surface parking and add to the city's tree canopy thus reducing the urban heat island effect which is vital for projects where city residents frequent.

**Arte PUD #139 Amendment 1
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Existing PUD	Proposed PUD Amendment 1
Revision Criteria for PUDs:	Revision Criteria for PUDs:
The existing PUD included outdated language describing the process by which PUDs could be amended.	Updated PUD to include the Code language for Major and Minor PUD Amendments.

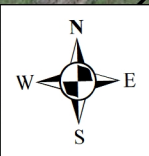
Staff Analysis: The existing PUD was approved before standardized language for Major and Minor PUD Amendments was provided by legal and adopted into the Code. The PUD was revised to include the updated language for PUD amendment processes.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The interior parking lot landscaping shall be in accordance with Section 8-10 Landscaping.

Staff does not support the proposed language to reduce/eliminate parking lot interrupting tree islands as specified in proposed PUD Amendment No. 1.



**Subject Tracts
11.25 ac.**

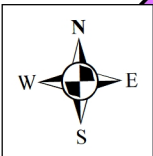
S Mays St

Tassey St

E Nash St

E Logan St





**Subject Tracts
11.25 ac.**

LI

SF2

SF2

SF2

SF2

S Mays St

C1

Tassey St

C1

E Nash St

C1-a

C1

C1

TF

SF2

SF2

SF2

E Logan St

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**

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) In lieu of the requirement to provide one interrupting tree island for each ten (10) parking spaces, the following shall apply:
 1. In all surface parking areas, a minimum of ninety (90) square feet for each twelve (12) parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas.
- 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 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

EXHIBIT B - CONCEPT PLAN

