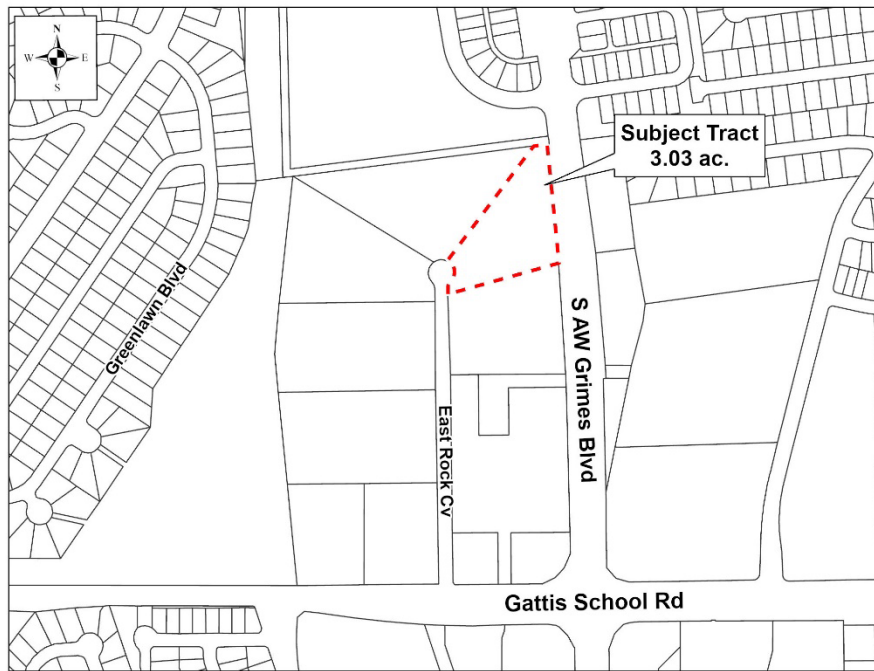


**PUD 81 Amendment No. 1
David Hernandez Ministries – East Rock Cove PUD
PUD25-00005**



CASE PLANNER: Alice Guajardo

REQUEST: Amendment of the PUD to allow for place of worship, dormitories, and recording and broadcasting studios as permitted uses.

ZONING AT TIME OF APPLICATION: PUD 81

DESCRIPTION: 3.03 acres out of the P.A. Holder Survey, Abstract 297

CURRENT USE OF PROPERTY: David Hernandez Ministries

COMPREHENSIVE PLAN LAND USE DESIGNATION: Employment Center

ADJACENT LAND USE:

North: RRISD – PUD 47(residential)
 South: residential
 East: S. AW Grimes Blvd. ROW
 West: East Rock Cove ROW/residential

PROPOSED LAND USE: Place of worship, dormitories, and recording and broadcasting studios

TOTAL ACREAGE: 3.03

Owner:
 Empower Autism Academy, LLC
 Arun Palaniswamy
 11316 Wet Season Dr
 Austin, TX 78754

Applicant:
 Central Texas Permit Partners
 Tisha Ritta
 2880 Donnell Dr
 Ste 2802
 Round Rock, TX 78664

Developer:
 Central Texas Permit Partners
 Tisha Ritta
 2880 Donnell Dr
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 Round Rock, TX 78664

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HISTORY: The property was zoned PUD 81, Reavis Rehab, on July 24, 2008. The PUD originally allowed for a rehabilitation facility with physical, speech and occupational therapy. David Hernandez Ministries, which includes a place of worship and recording/broadcasting studios, has since taken over the lease and established operations in the former rehabilitation facility. Accordingly, the current uses of place of worship and recording/broadcasting studios do not comply with the originally approved uses in PUD 81. Therefore, the PUD requires an amendment to facilitate the continued use of David Hernandez Ministries.

DATE OF REVIEW: October 1, 2025

LOCATION: West of S AW Grimes Blvd. and north of Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

Proposed PUD amendment: The proposal is to amend PUD 81 to allow for places of worship, dormitories, and recording and broadcasting studios, with a base zoning district of PF-3 (Public Facilities – High Intensity). This would permit the use of places of worship and dormitories with accessory uses as defined by code. The PUD amendment removes allowances for rehabilitation facilities since that previous use is no longer located at this site.

Round Rock 2030 Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property as Employment Center, which does not provide for places of worship. If amended, the PUD proposes places of worship, dormitories, and recording and broadcasting studios to be permitted. To accommodate this use, staff proposes to amend the FLUM from Employment Center to the Public Facilities land use designation. While Round Rock 2030 includes a Public Facilities land use designation, it is not location specific. However, the Development Code does include location criteria for medium to large scale places of worship with unrestricted square footage of accessory uses provided they front on or have direct access to an arterial street, which this site meets.

Traffic, Access and Roads: This property is impacted by a Capital Improvement Project within the adopted Capital Improvement Program. Specifically, Gattis School Rd 3 which is under construction between Windy Park Drive and Double Creek Drive. The intersection of A.W. Grimes and Gattis School Road is included in this project and A.W. Grimes is subject to delays and disruption of traffic patterns during temporary lane closures and signal modifications. However, the primary access to the site is via a driveway on AW Grimes, and the CIP only affects traffic coming up from Gattis on East Rock Cove. Construction began on August 28, 2024, and the total project timeline is approximately 2 years.

Proposed PUD (Planned Unit Development) zoning: The proposed PUD amendment allows for places of worship, dormitories, and recording and broadcasting studios to accommodate the mission of David Hernandez Ministries. The ministry focuses on recording and streaming its services for a worldwide audience. The future use of dormitories is intended to provide housing for interns while assisting with the ministry program. There are no current plans to expand the existing building on site. Any future plans for expansion will require compliance with the PUD development agreement.

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RECOMMENDED MOTION:

Staff recommends approval of the major PUD amendment.



Greenlawn Blvd

East Rock Cv

S AW Grimes Blvd

Gattis School Rd

Subject Tract
3.03 ac.

Nearmap

