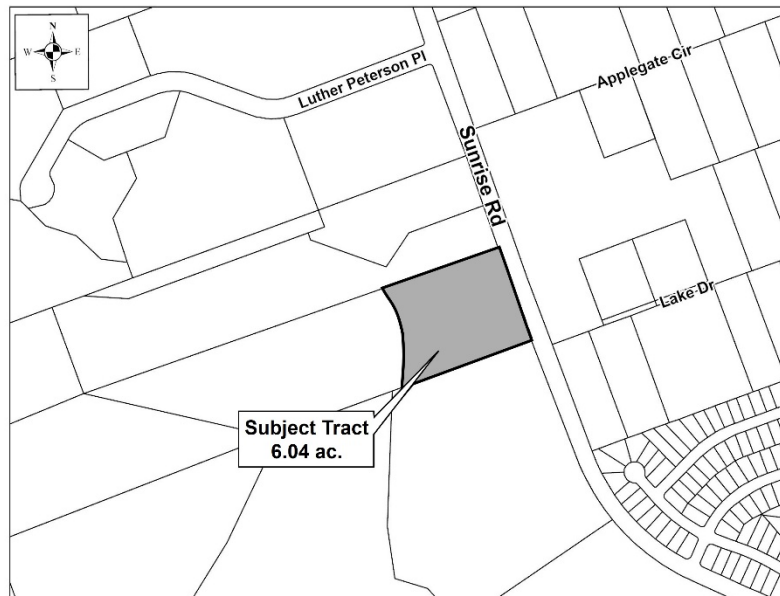


**3000 Sunrise Rd.
Planned Unit Development PUD25-00002**



CASE PLANNER: Lindsay Darden

REQUEST: Approval of Planned Unit Development for Urban Multifamily

ZONING AT TIME OF APPLICATION: TH (Townhouse)

DESCRIPTION: 6.04 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Sweet Home Baptist Church

South: City North Apartments

East: Sunrise Road

West: Upper Brushy Creek WCID

PROPOSED LAND USE: Apartment complex

TOTAL ACREAGE: 6.04 acres

Owner:

Global Fundamentals Inc.
4219 Pebblestone Trl
Round Rock, TX 78665

Applicant:

Broadway Street Development
Willy Boulay
550 Broadway Street
St. Paul, TX 55101

Developer:

LSBD Round Rock Sunrise, LLC
Willy Boulay
550 Broadway Street
St. Paul, TX 55101

**3000 Sunrise Rd.
Planned Unit Development PUD25-00002**

HISTORY: In 2019, the 6.05 acre property was zoned TH (Townhouse) but has remained undeveloped.

DATE OF REVIEW: July 16, 2025

LOCATION: West of Sunrise Rd and south of Luther Peterson Pl.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for residential uses. If adopted, the PUD proposed multi-family development which complies with the residential use designation.

The Round Rock 2030 Comprehensive Plan recommends that 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. Based on public input received during the Comprehensive Plan update process, housing affordability was a primary concern of stakeholders. This PUD offers affordable housing units at 60% of the AMI (Area Median Income) and, in conjunction with this request, the applicant will be requesting a resolution of no objection from City Council to qualify for low income tax credits from the State.

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. The proposed PUD complies with the above-listed location criteria.

Traffic, Access, and Roads: The property has two (2) proposed access locations from Sunrise Road as depicted on the Concept Plan "Exhibit B". The northern driveway is proposed to be full access, while the southern driveway is proposed for exit-only. The project will be subject to the Roadway Impact Fee regulations. 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 urban multifamily development will have a maximum of 220 residential units and a maximum building height of five (5) stories. The PUD incorporates the requirements of the MF-3 (Multifamily – Urban) zoning district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities, and streetscape and landscape features.

The PUD proposes a multi-family urban residential development with fifty percent (50%) of parking to be located within a structured parking garage that is directly attached to and beneath the primary structure with the remaining 50% of parking spaces to be provided in surface parking areas. Generally, the MF-3 (Multi-family Urban) zoning district requires all residential parking to be within structured parking; however, to incentivize the development of affordable rental units in Round Rock, the City is amenable to allowing the required parking for this development to be split between structured and surface parking.

Foundation treatment will be provided for street-facing building facades in accordance with

3000 Sunrise Rd.

Planned Unit Development PUD25-00002

Section 8-10. The design elements of the building shall substantially comply with the

depictions contained in Exhibit 'C', including, but not limited to elevation variation, roof pitch, and orientation. The open space requirement of the MF-3 (Multi-family Urban) zoning district shall be satisfied with 3,500 square foot (SF) open play space with benches and other amenities.

The proposed development will exceed the requirements of the MF-3 (Multifamily Urban) zoning district by providing a higher percentage of balconies (75% of units will have a usable balcony) and two (2) additional amenities beyond what would typically be required for a 220 unit multifamily urban development.

RECOMMENDED MOTION:

Staff recommends approval of the PUD.



Luther Peterson Pl

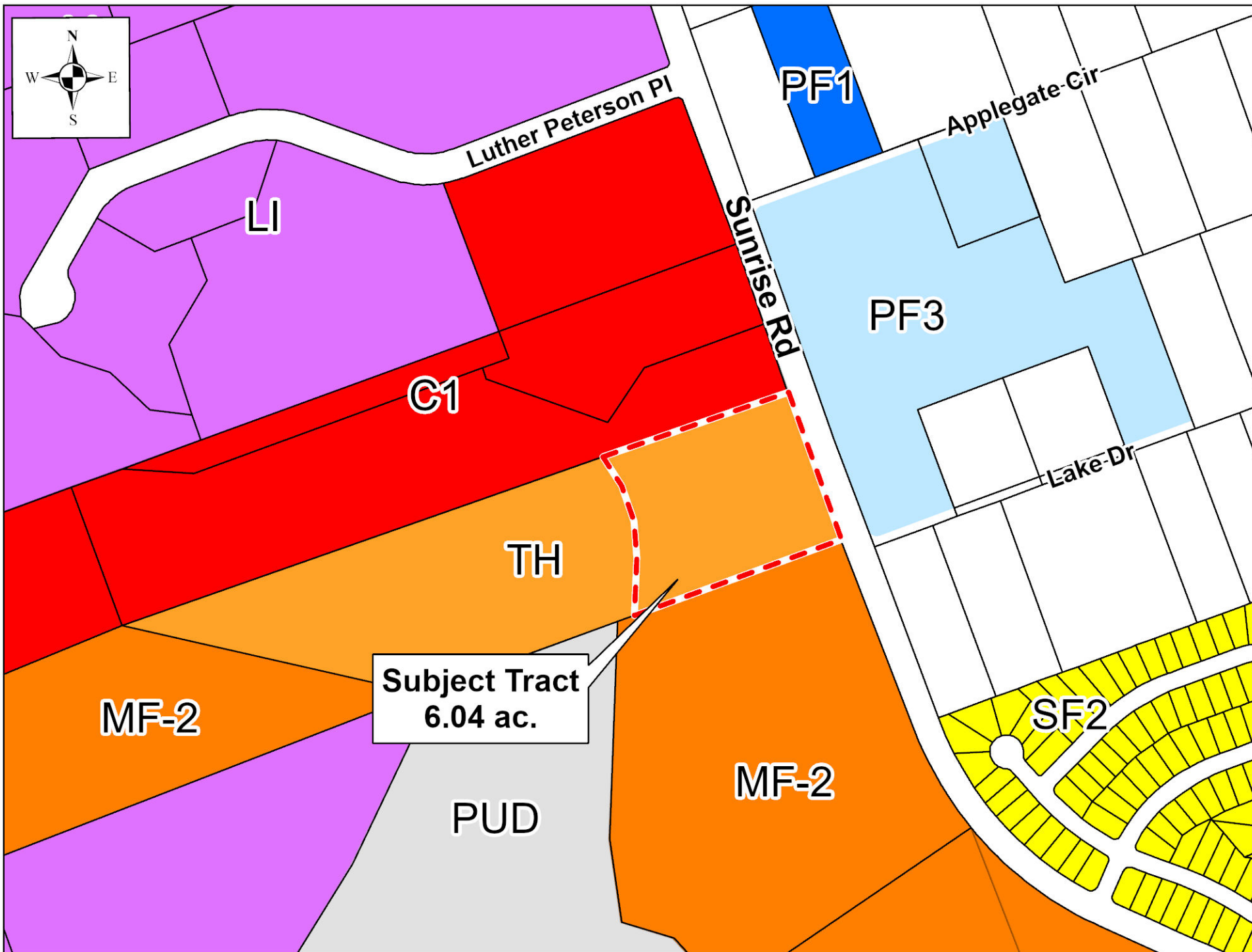
Applegate Cir

Sunrise Rd

Lake Dr

**Subject Tract
6.04 ac.**

Neatmap



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

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

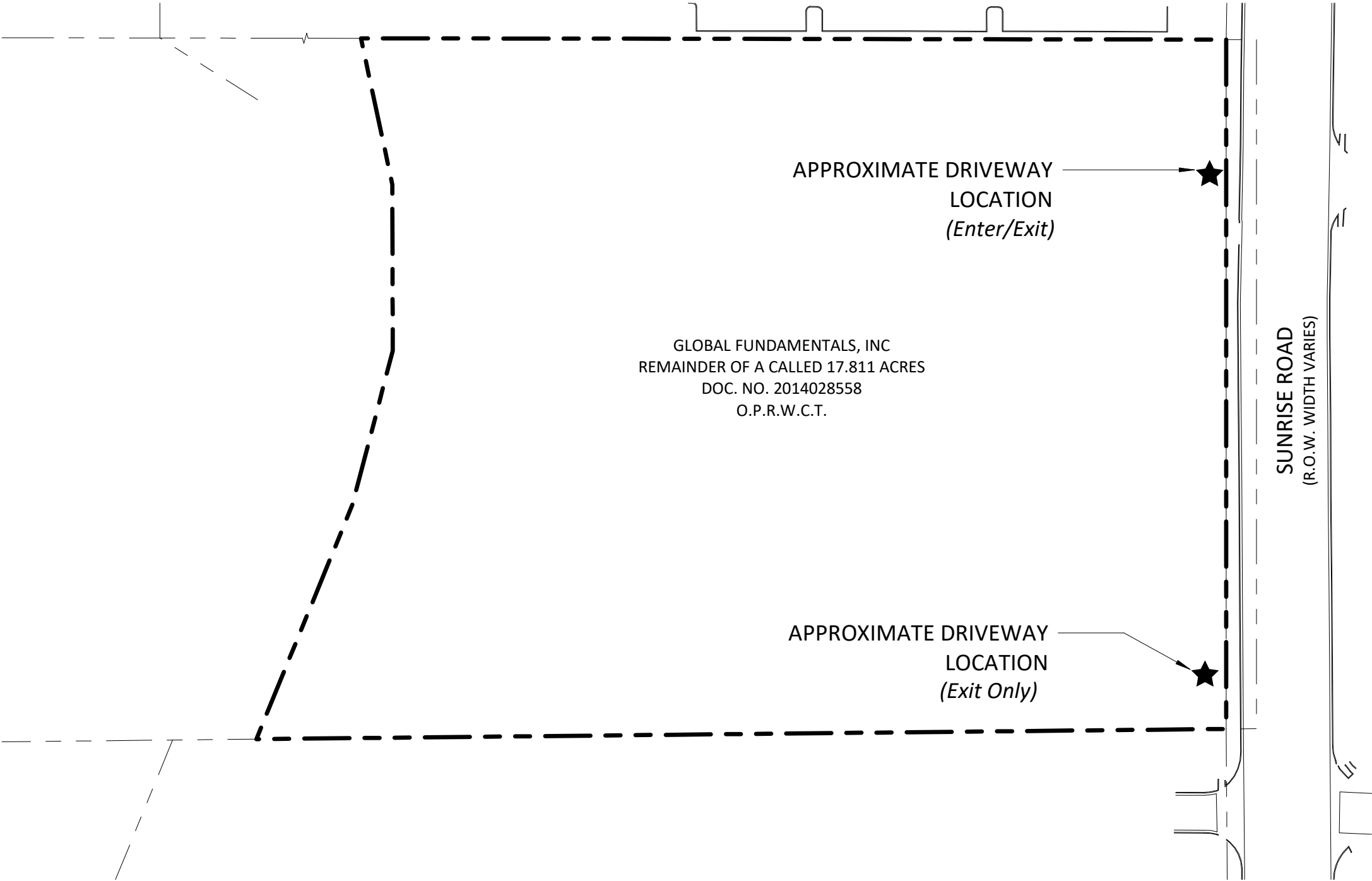


Exhibit C



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