

**PUD 148 (Slate) Amendment No. 1**  
**Planned Unit Development PUD26-00002**

**HISTORY:** In 2023, the property was rezoned from C-1 (General Commercial) to Slate Round Rock Planned Unit Development (PUD) to accommodate high density urban multi-family development. Due to changing market conditions, the applicant requests approval of an amendment to add a medium density urban multi-family development option without a requirement for structured garage parking to the PUD.

**DATE OF REVIEW:** April 1, 2026

**LOCATION:** South of E Old Settlers Blvd and west of W Mesa Park Dr

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The existing PUD amended the Round Rock 2030 Future Land Use Map (FLUM) designation from commercial to residential. The proposed amendment is in keeping with the residential land use designation

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 multi-family development should be located near employment centers or major transportation or commercial nodes. The proposed PUD amendment is compliant with the above-listed location criteria.

Traffic, Access, and Roads: The project proposes access from E Old Settlers Blvd. and Mesa Park Dr. as depicted on the Concept Plan (Exhibit B) and remains unchanged from the previous PUD approval. The project will be subject to the Roadway Impact Fee regulations. Right-turn deceleration lane analysis, cross lot access, the location of driveways, and other potential transportation improvements will be determined during site plan review, in accordance with city standards.

Proposed PUD Amendment: This property was previously zoned PUD to allow for High density Multi-family Urban (MF-3) development. The proposed amendment maintains that development option (referenced in the amendment as “High Density Urban Multi-family Development Option) and adds a second development option (referenced as “Medium Density Urban Multi-family”).

Highlights of the Medium Density Urban Multi-family development option are as follows:

- A maximum building height of four (4) stories is proposed to include a mix of three and four-story apartment buildings.
- To transition to the single-family residential to the south of this property, building height would transition from three stories on the southern side of the property to four stories moving northward toward Old Settler’s Blvd.
- Three (3) story buildings would be setback a minimum of 90 feet from the southern property line. This is above and beyond the equivalent requirement in the Zoning & Development Code, which requires an 80-foot setback.
- Four (4) story buildings would be set back a minimum of 135 feet from the southern property line (no change from setback required in the Existing PUD). This is above and beyond the equivalent requirement in the Zoning & Development Code, which requires a 100-foot setback.
- Instead of a structured parking garage, a mix of surface parking, detached garage parking, tuck-under parking, and carport parking is proposed.

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- The existing High Density Urban Multi-family Development option prohibits balconies on the building facades facing the adjacent single-family neighborhood. The proposed amendment would provide an allowance for Juliet balconies to be utilized on south facing building facades only for the Medium Density Urban Multi-family development option. The PUD defines Juliet balconies as a railing or panel attached to a structure adjacent to a door or full-length window. In contrast to a traditional balcony which extrudes from a structure, a Juliet balcony is an architectural feature that provides no occupiable space, but which allows for upper story doors and full-length windows to be safely opened for ventilation

**RECOMMENDED MOTION:**

Staff recommends approval of the PUD.



E Old Settlers Blvd

Greenhill Dr

W Mesa Park Dr

Subject Tract  
10.85 ac.

