

ORDINANCE NO. O-2025-043

AN ORDINANCE AMENDING ORDINANCE NO. O-2021-159, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON JUNE 10, 2021, BY AMENDING SECTIONS II.6., II.7., II.10., AND II.11. OF THE DEVELOPMENT PLAN OF PUD NO. 129, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on June 10, 2021, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2021-159, which established PUD No. 129, and

WHEREAS, to date, there have been three (3) minor amendments to development standards included in PUD No. 129, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.6., II.7., II.10., and II.11 of the Development Plan of PUD No. 129, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. O-2021-159 on the 15th day of January, 2025, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. O-2021-159 be amended, and

WHEREAS, on the 13th day of February, 2025, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. O-2021-159, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. O-2021-159 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Section 10-22, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #129 meets the following goals and objectives:

- (1) The amendment to P.U.D. #129 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #129 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #129 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Section II.6 of the Development Plan of PUD No. 129, as approved in Ordinance No. O-2021-159, is hereby amended to read as follows:

6. DENSITY AND DEVELOPMENT STANDARDS

6.1 Height

Maximum building height is fifteen (15) stories.

6.2 Street Types & Pedestrian Corridors (Paseos)

1. Street types, indicated on **Exhibit “B”**, are categorized as follows for the purpose of assigning design standards:
 - a) Main Street is ‘District Way’, including both public right of way and private drive segments as depicted on the concept plan and shall meet the standards for livable streets outlined in Section 1.21 Paseos and Livable Streets of Exhibit “C” The District, Open Space Plan.
 - b) Internal Streets are ‘Marshall Circle’, ‘Rickenbacker Way’, Gibson Way and Washburn Road.
 - c) Public and Private Road Designations:
 - i. District Way and Washburn Road are Public Streets.
 - ii. Marshall Circle, Rickenbacker Way, Gibson Way, and the central portion of District Way (as depicted on the concept plan) are Private Drives.
2. Pedestrian corridors providing connectivity between blocks shall be designed and incorporated into future Site Development Permits. In no area shall a pedestrian corridor have less than 20’ of width between walls of adjacent buildings. Within the pedestrian corridors there will be walking surfaces called paseos, which may vary in width to allow for landscaped areas and other programmed uses.

6.3 Building Setbacks

1. Maximum Front Setback
 - a) 25 feet along SH45 frontage road
 - b) 15 feet along Greenlawn
 - c) 10 feet along Main Street, Internal Streets and Access Streets.
 - d) Setback requirements shall be satisfied so long as thirty-three (33) percent of the of the building façade length facing the street meets the maximum front setback.
 - e) Building setbacks may exceed ten (10) feet along Main Street, Internal Streets, and Access streets where areas between the front of buildings and private or public road right-of-way are utilized to create amenity areas for pedestrians and event programming.
 - f) Along District Way and Fender Road, building setbacks may exceed ten (10) feet where roadway standards and grades prevent compliance with the maximum building setback. The additional area between the building and the roadway shall include landscape areas and other foundation treatment to enhance the pedestrian experience into the site.
2. Minimum Rear Setback
 - a) 0 feet

6.4 Maximum Block Size

1. The maximum block size shall be ten (10) acres and 600 feet. This requirement replaces Section 2-75(b)(4)a.
2. Proposed pedestrian corridors on **Exhibit “B”** are conceptual. Their final locations and configuration shall be determined with the site plan.

6.5 Building Design

1. All buildings other than stand-alone Multifamily shall be constructed in accordance with **MU-G (Mixed-Use Greenfield)** district design standards with the following modifications:
 - a) The first phase of the project, as shown on **Exhibit “B”**, shall include an office use. This requirement replaces Section 2-75(b)(5)(b).
 - b) The following requirements replace Section 2-75(b)(4)c. regarding the design of building facades in the first block off the Main Street, which is

not applicable. These requirements are in addition to those in Section 2-75(g)(1-5):

- i. Concrete tilt wall with a painted, integrated color, or otherwise decorative finish shall be an acceptable Exterior Wall Finish in addition to the those listed in 2-75(g)(1) and as depicted in **Exhibit “D”**.
Article I.
- c) Buildings with facades that are longer than one hundred feet (100’) shall have their continuous facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies, and architectural features such as plazas, patios, courtyards, tower elements, bay windows, balconies, columns, reliefs, colors, textures or other means approved by the Zoning Administrator.
- d) A unified theme for pedestrian amenities (light poles, benches, trash receptacles, bicycle racks, bus stops) and directional sign and wayfinding design is required along the Main Street, Access Street, and Internal Streets.
- e) All roof-mounted mechanical equipment shall be screened from public view by parapets or other opaque screening materials so as to not be visible from the ground level within the development and abutting streets and properties. The parapet or screen shall utilize the same or similar materials as the principal structure, customary screening material or other as approved by the zoning administrator.

6.6 Multifamily Parking Standards and Building Design

1. All standalone Multifamily structures shall be constructed in accordance with the MF-3 (Multifamily – Urban) district standards, with the following modifications:
 - a) All required residential parking shall be provided within structured parking. Visitor or temporary stalls may be provided as surface spaces. This replaces Section 2-24(d)(1).
 - b) Multifamily residential parking shall be provided at a ratio of one (1) parking space per unit.
 - c) Section 2-24(d)(2) requiring no less than 25 percent of all dwelling units shall have a balcony shall not apply.
 - d) Section 2-24(d)(4) requiring at least one amenity accessible to all residents shall be provided for each urban multifamily complex shall not apply.
 - e) Where **MF-3 (Multi-family Urban)** development is proposed, elevations shall be required for each individual MF-3 development and become attachments of the PUD. Elevations shall be added to the PUD through the minor amendment process.
 - i. The design elements of the multi-family residential structure located in the area labeled as “Mixed Use/MF-3 Area 1” on the Concept Plan shall substantially comply with Exhibit E of the PUD, including, but not limited to elevation variation, roof pitch, and orientation.

6.7 License Agreement

Architectural features, including but not limited to chimneys, balconies, retaining walls and cantilevers, may project into the right-of-way. Any architectural feature projecting into the right-of-way shall be noted in a license agreement.

III.

That Section II.7, subsection 7.2 of the Development Plan of PUD No. 129, as approved in Amendment No. 2, is hereby amended to read as follows:

7. PARKING, STREET DESIGN AND SCREENING

7.2 Table in Section 2-75(c)(2) shall be replaced with the following:

Characteristic	Walkable Thoroughfares	Vehicle-Oriented Thoroughfares
Applicable Streets	Gibson Way, Rickenbacker Rd, Marshall Circle, District Way (Private portion)	, District Way, Washburn Rd
Target speed range	15-25 mph	25-35 mph
Pedestrian separation from moving traffic	Curb parking and streetside landscaping and/or furnishing	Optional, typically separation achieved with planting strip.
Streetside width	Minimum 9 feet (residential) and 12 feet (commercial) to accommodate sidewalk, landscaping and street furniture. Where enhanced areas for pedestrian gathering and amenity areas are provided between the street and building, the streetside width may be reduced to a minimum width of 5 feet with approval of the zoning administrator.	Minimum 5 feet
Block lengths	As needed to accommodate pedestrian demands and building design	As needed to accommodate pedestrian demands and building design
Protected pedestrian crossing frequency (pedestrian signals or high-visibility markings at unsignalized crossings)	As needed to accommodate pedestrian demands	As needed to accommodate pedestrian demands
Pedestrian priority at signalized intersection	Pedestrian signals and pedestrian countdown heads, adequate crossing times, and shorter cycle lengths.	Vehicle priority: may have longer cycle lengths and require two cycles for slower pedestrians to cross wide streets with medians.
Pedestrian crossings	High-visibility crosswalks shortened by curb extensions where there is on-street parking.	Full street-width
Median width	Optional	Optional
Vehicular access across sidewalks	24 feet or less, except if specific frequent design vehicle requires added width.	As needed
Curb parking	Normal condition except at bus stops and pedestrian crossings.	None
Curb return radius	0—30 feet or as required to accommodate emergency response vehicles; low-speed channelized right turns where other options are unworkable.	30—75 feet or as required to accommodate emergency response vehicles; high-volume turns channelized.

IV.

That Section II.10 of the Development Plan of PUD No. 129, as approved in Ordinance No. O-2021-159, is hereby amended to read as follows:

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.

V.

That Section II.11 of the Development Plan of PUD No. 129, as approved in Ordinance No. O-2021-159, is hereby amended to read as follows:

11. LIST OF EXHIBITS

Exhibit A	Survey
Exhibit B	Concept Plan
Exhibit C	Open Space Plan (included for reference only, no changes)
Exhibit D	Livable Street Illustrations
Exhibit E	MF-3 Area 1 Architectural Elevations

VI.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this _____ day of _____, 2025.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2025.

READ, APPROVED and **ADOPTED** on second reading this the _____ day of _____, 2025.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

ANN FRANKLIN, City Clerk