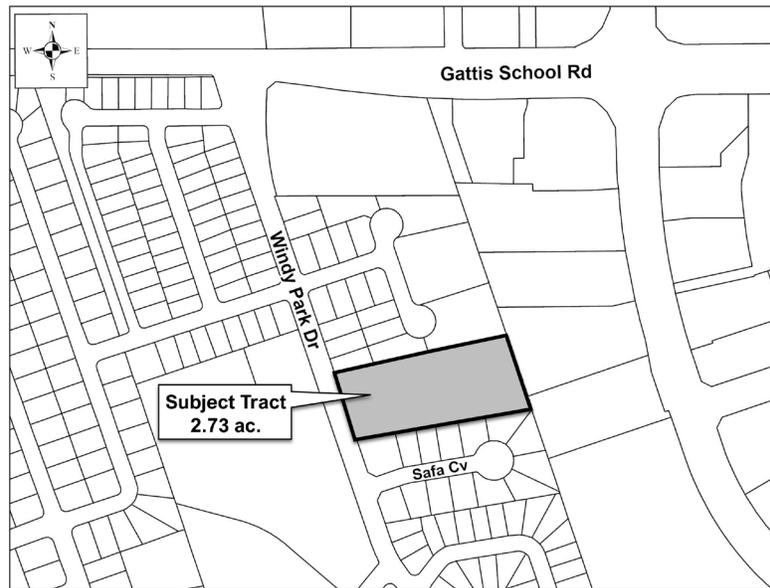


**Homes at Windy Park PUD
Planned Unit Development PUD25-00004**



CASE PLANNER: Lindsay Darden

REQUEST: Approval of Planned Unit Development for detached single family on a common lot

ZONING AT TIME OF APPLICATION: SF-2 (Single Family - Standard Lot)

DESCRIPTION: Approximately 2.73 acres, more or less, out of the Thomas Survey, Abstract 609.

CURRENT USE OF PROPERTY: Single Family Residential

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Hillside Terrace Single Family Subdivision

South: Safa Valley Single Family Subdivision

East: Single Family Residential/Vacant Lot from Hampton Subdivision

West: Provident Crossings Shopping Center

PROPOSED LAND USE: Detached single family on a common lot

TOTAL ACREAGE: 2.73 acres

Owner:
Zeem Realty LLC
Mohamed Mohideen
2009 Hat Bender
Round Rock, TX 78664

Applicant:
Waeltz & Prete Inc.
Antonio A. Prete
211 N A.W. Grimes Blvd
Round Rock, TX 78665

Developer:
Zeem Realty LLC
Mohamed Mohideen
2009 Hat Bender
Round Rock, TX 78664

**Homes at Windy Park PUD
Planned Unit Development PUD25-00004**

HISTORY: The property is an existing 2.73 acre single family residential lot zoned SF-2. Land to the north and south has developed into higher density single family residential subdivisions. The shape and size of this parcel have limited the development of multiple residential lots in compliance with the SF-2 zoning district; therefore, a PUD is proposed.

DATE OF REVIEW: October 15, 2025

LOCATION: East side of Windy Park Dr. and south of Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for residential development. If adopted, the PUD proposes detached single family residential on a common lot which is in keeping with the land use designation.

The Round Rock 2030 Comprehensive Plan recommends 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.

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 single family residential development should minimize potential conflicts with non-residential uses. The nearest non-residential land use is the shopping center that abuts the subject property to the east. Provided on the shopping center property is an existing compatibility buffer that includes plantings and fencing that serves to minimize conflict between the non-residential and residential uses. Therefore, the proposed PUD complies with the above-listed location criteria.

Traffic, Access, and Roads: The PUD proposes site access via one (1) proposed private access drive from Windy Park Drive. The location of driveways and potential transportation improvements will be finalized during site plan review in accordance with city standards and this project will be subject to roadway improvement fees.

Proposed PUD (Planned Unit Development) zoning: The proposed PUD allows for single family residential on a common lot and will utilize the TH (Townhouse) zoning district as the base district. The PUD development standards specify that residential units shall be established as condo units with a required homeowners association to be established for maintenance of private drives, common open spaces, community signage, walls and fencing, and areas that require irrigation and landscaping.

The development does not have a unit cap; however, the land area is such that setbacks and other requirements of the development standards will limit the number of residential structures that can fit on the parcel. The maximum building height shall be 2.5 stories, and each residential structure will provide four (4) parking spaces (two (2) within a garage attached to the unit and two (2) in the driveway).

One (1) amenity is proposed for the development, consisting of a private park area with a minimum size of 3,500 square feet to include picnic tables and grills, playground equipment, or other amenities approved by the zoning administrator.

On the east side of the property, there is an existing fencecrete compatibility fence separating the shopping center from the subject property. The PUD proposes 6 foot tall wood fencing along the north and south property lines adjacent to the abutting residential subdivisions. Along the Windy Park Drive frontage, fencing will vary depending on the

**Homes at Windy Park PUD
Planned Unit Development PUD25-00004**

proposed layout of the residential structures at time of site development permit. Where the front facades of residential structures face Windy Park Drive, ornamental picket view fencing is permitted. Where residential structures are oriented so that side and rear yards face Windy Park Drive, street yard fencing shall be comprised of brick, stone, or precast concrete panel (commonly referred to as fencecrete).

Residential structures with rear facades facing Windy Park Drive shall provide exterior design elements for the upper story of the rear facade consisting of one window enhancement and one design feature from the list provided in the PUD development standards.

Landscaping is proposed in the PUD development standards to include foundation treatment, an average of two (2) – 3 inch caliper large species trees per residential structure to be planted throughout the development, and streetscape plantings which include both tree and shrub/ornamental grass plantings.

RECOMMENDED MOTION:

Staff recommends approval of the PUD.



Gattis School Rd

Windy Park Dr

Subject Tract
2.73 ac.

Safa Cv



SF2

C-1a

MF-2

Gattis School Rd

TF

Windy Park Dr

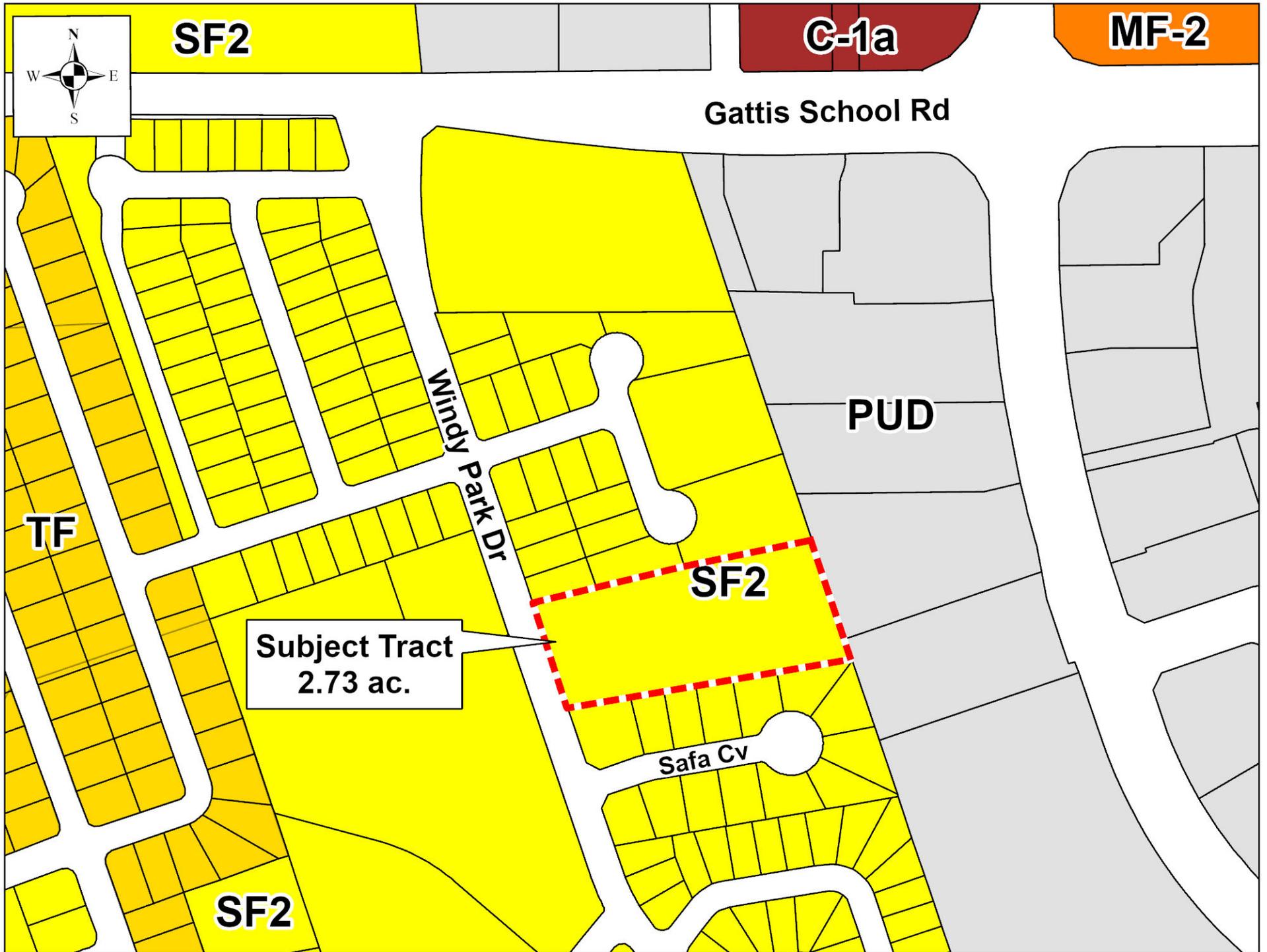
PUD

SF2

**Subject Tract
2.73 ac.**

Safa Cv

SF2



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.

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, 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 STANDARDS

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 Plan covers approximately 2.73 acres of land, more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, 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 not to 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 **TH (Townhouse)** 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 this Plan shall control.

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development on a common lot. Private drive aisles will provide access to the units.

5.2. Concept Plan

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code.

5.3. Land Use

- (1) The residential housing types shall be single family detached units on a common lot, with each dwelling unit having a private entrance, private parking and a private yard area.
- (2) Access shall be provided via private drive aisles, as described in Section 6.3 below.
- (3) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property code.

5.4. Homeowners Association

A private homeowners association shall be established for the maintenance of the private drive aisles, landscape and irrigation areas located between the private drive lanes and single family units, and for all community signage, walls, medians, and common open spaces.

6. DEVELOPMENT STANDARDS

6.1. Building Setbacks & Height

- 1) The setbacks for any lot on which multiple residential units are located shall be:
 - (a) A minimum setback of ten (10) feet shall apply from the Windy Park Drive ROW
 - (b) A minimum setback of ten (10) feet shall apply from all perimeter lot boundary lines
 - (c) A minimum garage setback of twenty (20) feet shall apply from the private access drive
 - (d) A minimum setback of ten (10) feet is required between buildings.
- 2) The maximum height of any structure shall be limited to 2.5 stories.

6.2. Parking

- 1) A total of four (4) parking spaces per unit will be provided

- (a) Two (2) garage enclosed parking spaces shall be provided for each unit.
- (b) Two (2) surface parking spaces shall be provided for each unit, located in front of the garage.

6.3. Private Drive Aisles

- 1) Private drive width shall be a minimum dimension of 26 feet wide as measured from face of curb to face of curb.
- 2) An internal walkway, consisting of a four-foot (4') wide sidewalk along one side of all private drive aisles shall be required.
- 3) Pavement Design and Construction shall be in accordance with the City's Design and Construction Standards for Local Streets.

6.4. Amenities

A park, measuring no smaller than 3,500 square feet, and with no minimum dimension less than 25 feet. Park shall contain no fewer than two (2) tables and two (2) cooking grills and playground equipment, or other features as approved by the zoning administrator.

6.5. Exterior Building Design Elements

The following design elements shall be required on the rear upper floor elevations of multi-story units when the rear facades face Windy Park Drive:

- 3) One window enhancement from the following list:
 - (a) Shutters
 - (b) Awnings or shed roofs
 - (c) Arch windows

and:

- 4) One design feature from the following list:
 - (a) Balcony
 - (b) Dormer or projected wall
 - (c) Box window

6.6. Street Yard Fencing

- 1) Where detached housing units are oriented so that the front entrance facade faces Windy Park Drive, street yard fencing may be comprised of wrought iron or aluminum ornamental picket view fencing with a minimum height of 6 feet tall.
- 2) Where detached housing is oriented such that side or rear building facades face Windy Park Drive, street yard fencing shall be comprised of brick, stone, or precast concrete panel (commonly referred to as fencecrete) and shall be a minimum height of 6 feet tall.

6.7. Fencing for Individual Yards

Where fencing is provided to enclose private yard areas for individual units, fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 4" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.8. Perimeter Fencing

6-foot wood fence shall be installed along the north and south property lines abutting single family zoning or use. Fencing shall be comprised of cedar privacy fence with a picket size of 1" x 4", treated rails and metal posts; the finished side shall face the abutting properties.

6.9. Landscaping

- (1) The landscape development standards outlined in Part III, Section 8-10 of The Code of Ordinances (2018 Edition), City of Round Rock, Texas, shall apply, with the following modifications:
 - (a) For each single family dwelling unit, a minimum of two (2) - three-inch (3") caliper large species trees shall be provided, whether through the preservation of existing trees or planting of three-inch (3") caliper container-grown trees. Trees can be located throughout the development but shall not be credited toward required streetscape tree plantings.
 - (b) Foundation treatment shall be required for facades of homes facing private drives.
 - (c) Streetscape plantings shall be required along Windy Park Drive between the street yard fence and the public right of way in compliance with the following standards:
 1. No plantings shall occur within a public utility easement.
 2. One (1) medium or large growing shade tree shall be provided for each 40 linear feet of road frontage excluding driveway or private

drive width. Trees shall be installed at 3” caliper and shall be container grown.

3. One large shrub, small shrub or ornamental grass per four (4) linear feet, or fraction thereof or frontage length excluding driveways or private drives. Any combination of large shrubs, small shrubs and ornamental grasses is acceptable.

7. CHANGES TO DEVELOPMENT PLAN

7.1. 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.

7.2. Major Changes

All changes not permitted under section 7.1 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

Exhibit "B" Concept Plan

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

A 2.737 ACRE TRACT, OUT OF THE ASA THOMAS SURVEY, ABSTRACT No. 609, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.7412 ACRE TRACT DESCRIBED IN A DEED TO JOSEPH V. GREGOR AND JUDITH E. GREGOR, RECORDED IN VOLUME 2516, PAGE 853, OFFICIAL RECORDS OF WILIAMSON COUNTY, TEXAS; SAID 2.737 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, with plastic cap marked "DIAMOND", in the east right-of-way line of Windy Park Drive (60' R.O.W.), at the southwest corner of the Gregor 7.412 acre tract, being also the northwest corner of LOT 14, BLOCK A, SAFA VALLEY SUBDIVISION, according to the plat thereof recorded in Document No. 2021179733, Plat Records of Williamson County, Texas, for the southwest corner hereof;

THENCE North 19° 48' 54" West a distance of **208.06 feet** (North 17° 51' 33" West, 207.79 feet, record deed), with the west boundary line of the Gregor 7.412 acre tract, being also the east right-of-way line of Windy Park Drive, to a railroad spike found at the northwest corner of the Gregor 7.412 acre tract, being also the southwest corner of LOT 20, BLOCK A, FINAL PLAT OF HILLSIDE TERRACE, according to the plat thereof recorded in Cabinet Y, Slide 239, Plat Records of Williamson County, Texas, for the northwest corner hereof;

THENCE North 75° 34' 29" East a distance of **534.70 feet** (North 77° 20' 34" East, 534.86 feet, record deed), with the north boundary line of the Gregor 7.412 acre tract, being also the south line of LOT 20, LOT 11 and LOT 10, BLOCK A of said FINAL PLAT OF HILLSIDE TERRACE, to a 1/4 inch iron rod found in the west line of LOT 1, BLOCK A, PROVIDENT CROSSING, SECTION 6, according to the plat thereof recorded in Document No. 2018014147, Plat Records of Williamson County, Texas, at the northeast corner of the Gregor 7.412 acre tract, being also the southeast corner of LOT 10, BLOCK A of said FINAL PLAT OF HILLSIDE TERRACE, for the northeast corner hereof;

THENCE South 19° 49' 46" East with the east boundary line of the Gregor 7.412 acre tract, being also the west line of LOT 1, BLOCK A of said PROVIDENT CROSSING, SECTION 6, passing at approximately 200 feet, the southwest corner of said LOT 1, BLOCK A of said PROVIDENT CROSSING, SECTION 6, being also the northwest corner of LOT 1, BLOCK A, PROVIDENT CROSSING, SECTION 5, according to the plat thereof recorded in Document No. 2016111788, Plat Records of Williamson County, Texas, and continuing with the west line of LOT 1, BLOCK A of said PROVIDENT CROSSING, SECTION 5, for a total distance of **239.80 feet** (South 17° 51' 12" East, 240.57 feet, record deed), to 1/2 inch iron rod found, with plastic cap marked "DIAMOND", at the southeast corner of the Gregor 7.412 acre tract, being also the northeast corner of LOT 9, BLOCK A of said SAFA VALLEY SUBDIVISION, for the northeast corner hereof;

THENCE South 78° 56' 17" West a distance of **538.67 feet** (South 80° 49' 00" West, 538.80 feet, record deed), with the south boundary line of the Gregor 7.412 acre tract, being also the north line of LOT 9 through LOT 14, BLOCK A of said SAFA VALLEY SUBDIVISION, to the **POINT OF BEGINNING**, containing 2.373 acres of land;

Basis of Bearing: Texas South Central NAD 83
All 1/2 inch iron rods set are capped with "AmeriSurveyors" cap.

STATE OF TEXAS §

March 14, 2025

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

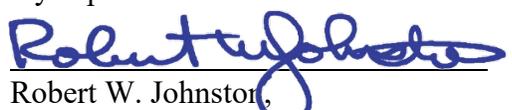

Robert W. Johnston,
Registered Professional Land Surveyor
Registration No. 5579



EXHIBIT B

CONCEPT PLAN

NOTE: DRIVEWAY LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF THE SITE DEVELOPMENT PERMIT (SDP) IN ACCORDANCE WITH CITY STANDARDS.



HOMES AT WINDY PARK
1721 WINDY PARK DRIVE
ROUND ROCK, TX 78664

