City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2022-021		
Type:	Ordinance	**Status:**	Approved
File created:	12/17/2021	**In control:**	City Council
On agenda:	1/13/2022	**Final action:**	1/13/2022
Title:	Consider public testimony regarding, and an ordinance zoning 6.50 acres of land located north of E. Old Settlers Boulevard and west of Bluffstone Drive to the Planned Unit Development (PUD) No. 135 zoning district. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Exhibit B, 4. Aerial Photo, 5. Map with surrounding zoning		

Date	Ver.	Action By	Action	Result
1/13/2022	1	City Council	approve	Pass
1/13/2022	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance zoning 6.50 acres of land located north of E. Old Settlers Boulevard and west of Bluffstone Drive to the Planned Unit Development (PUD) No. 135 zoning district. (First Reading)*

This zoning request was made by the property owners Hossain and Orlena Mehrabian on behalf of the developer, Dan Rigney of RGC Multifamily. The 6.50-acre property was annexed into the city in 2009 as part of an approximately 20-acre area on the north side of Old Settlers Blvd. No zoning was applied to this area upon annexation. The adjacent property to the west was zoned as OF-1 (General Office) on November 4, 2021.

The PUD (Planned Unit Development) district provides for townhomes to be built at a height of three stories instead of the two and one-half stories permitted in the TH (Townhouse) zoning district. The development will also provide three amenities instead of the two required in the TH district. In addition, there will be a minimum ten-foot setback, including a masonry wall and trees, from the adjacent residential neighborhood to the east. Finally, the front or rear of the living units are prohibited from facing the neighborhood. The aforementioned PUD requirements exceed those of the TH district, providing a superior development than would otherwise be permitted under the Zoning and Development Code.

The Planning and Zoning Commission held a public hearing and voted 9-0 to recommend approval of the zoning. There were no speakers at the public hearing.