



Legislation Text

File #: 2022-383, Version: 1

Consider public testimony regarding an ordinance zoning 21.41 acres located south of University Boulevard and east of CR 110 to Planned Unit Development (PUD) No. 143 zoning district. (First Reading)*

Generally located south of University Blvd and east of CR 110 in the ETJ.

Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for residential uses. It is not currently zoned as it has not been annexed. If adopted, the PUD will amend the FLUM for the subject area to mixed use to accommodate the proposed residential development and the node of commercial space that is proposed adjacent to University Boulevard.

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 Plan states that low-density multifamily (town homes) shall have primary access via arterial roadway or collector street. Lastly, the Plan states that commercial development should be an extension of established commercial area that does not conflict with adjacent residential uses. The proposed PUD complies with the above-listed location criteria.

Traffic, Access, and Roads: The property has proposed access from University Blvd. and will connect to the Salerno subdivision on the south side of the property via public streets as depicted on the Concept Plan (Exhibit B). The location of driveways and potential deceleration lanes will be determined during site plan review, in accordance with city standards.

Proposed PUD (Planned Unit Development) zoning: The Discovery Tract PUD is divided into three parcel areas as depicted on the Concept Plan (Exhibit B). The western half proposes a multi-level, urban residential building with structured parking at the rear of the property and commercial building site at the front, along University Boulevard. Town Homes are proposed on the remainder of the tract. Base zoning districts for each of three parcels are listed below:

	Proposed Use	Base Zoning District
Parcel 1	Commercial	C-1a (General Commercial - Limited), limited by Section 7.1
Parcel 2	Town Home	TH (Town Home)
Parcel 3	Multifamily MF-3 (Multi-family Urban). and Structured Parking	

The urban multifamily development on Parcel 3 will have a maximum of 600 residential units and a maximum building height of 6-stories. The PUD incorporates the requirements of the MF-3

(Multifamily-Urban) district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities and streetscape and landscape features. The development will provide five amenities, one more than required by the MF-3 district.

At least 95% of the required residential parking will be provided in a multi-level parking structure, which will be directly attached to and integrated into the residential structure. 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.

A compatibility buffer is required for urban multifamily development when adjacent to existing or planned single family development. A landscape buffer and a compatibility fence will be required along the southern boundary. In addition, the developer has committed to a minimum setback of 275 feet from the southern property boundary abutting the Salerno subdivision.

The commercial parcel allows for development under the C-1a (General Commercial-Limited) district standards, with specific uses either prohibited or allowed. Additional prohibited uses have been included in the PUD development standards.

The town home parcel would be developed in accordance with the standards of the TH (Townhome) zoning district. A compatibility buffer is required for townhome development when adjacent to existing or planned single family development. A landscape buffer and fence will be provided along the south property line adjacent to the Salerno subdivision and along the east property line to buffer the proposed town homes from the adjacent non-residential development. Along the University Boulevard frontage, the townhome parcel will provide either a masonry wall or a decorative view fence with masonry columns and shade tree plantings. The TH (Townhome) zoning district requires three (3) story townhomes to be set back at least 20 feet from the property line adjacent to the Salerno subdivision as well as orientation standards.

The Planning and Zoning Commission unanimously recommended the PUD at its October 17, 2022 hearing (9-0). There were no comments from the public.