



## Legislation Text

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**File #:** 2023-166, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning 2.77 acres located south of W. Nash Street and west of Mandell Street from the TF (Two-Family) zoning district to the Planned Unit Development (PUD) No. 150 zoning district. (First Reading)\*

Proposal: The owner, Ramendu Duplex, LLC, is requesting to rezone 2.77 acres from TF (Two-Family) to PUD (Planned Unit Development) No. 150 to accommodate a multi-family apartment development.

Comprehensive Plan and Zoning:

The 2030 Future Land Use Map (FLUM) designates the property for residential use and open space (drainage). If adopted, the PUD will amend the FLUM for the subject area to residential to accommodate the proposed use of multi-family apartments and/or town home development.

The original proposal for the property consisted of a fee-simple duplex development. The request for rezoning is due to new constraints caused by the recent adoption of Atlas 14 rainfall data. The City is amenable to a more compact residential proposal with a reduced building footprint given the new floodplain boundaries caused by Atlas 14. Town home development in accordance with the Townhouse (TH) base zoning district is also permitted in the PUD to provide additional flexibility.

The development helps implement the following Round Rock 2030 housing policy: *enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.*

Proposed PUD (Planned Unit Development) zoning:

The Ramendu Complex PUD proposes a multi-family residential development with a maximum building height of five (5) stories, inclusive of parking for apartments fronting on W. Nash Street and Mandell Street and a maximum building height of four (4) stories, inclusive of parking for apartments fronting on Logan Street. A build-to line of fifteen (15) feet is proposed for structures fronting public right-of-way to encourage urban style development. A combination of enclosed parking and surface parking are permitted. Additionally, the PUD incorporates upgraded streetscape features, a compatibility wall along single-family property lines as seen in Exhibit "B", and architectural design standards. As noted above, town home development in accordance with the Townhouse (TH) base zoning district is also permitted in the PUD to provide additional flexibility.

Traffic, Access, and Roads:

The property proposes access from W Nash St and W Logan St as depicted on the Concept Plan (Exhibit B). The project will be subject to Roadway Impact Fee regulations. The location of the driveways and potential transportation improvements will be determined during site plan review, in

accordance with City standards.

At is April 19, 2023 meeting, the Planning and Zoning Commission unanimously recommended approval of the proposed zoning and there were no public speakers.