Legislation Text

File #: 2025-226, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 6.04 acres out of the David Curry Survey, Abstract No. 130 from the TH (Townhouse) zoning district to the PUD (Planned Unit Development) No. 156 zoning district. (First Reading)

HISTORY: In 2019, the 6.05 acre property was zoned TH (Townhouse) but has remained undeveloped.

DATE OF REVIEW: July 16, 2025

LOCATION: West of Sunrise Rd and south of Luther Peterson Pl.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The 2030 Future Land Use Map (FLUM) designates the property for residential uses. If adopted, the PUD proposed multifamily development which complies with the residential use designation. The Round Rock 2030 Comprehensive Plan recommends that 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. Based on public input received during the Comprehensive Plan update process, housing affordability is a primary concern of stakeholders. This PUD offers affordable housing units at 60% of the AMI (Area Median Income) and, in conjunction with this request, the applicant will be requesting a resolution of no objection from city council to qualify for low income housing tax credits from the State.

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, major transportation corridors, and/or commercial nodes. The proposed PUD complies with the location criteria.

Traffic, Access, and Roads: The property has two (2) proposed access locations from Sunrise Road as depicted on the Concept Plan "Exhibit B". The northern driveway is proposed to be full access, while the southern driveway is proposed for exit-only. The project will be subject to the typical Roadway Impact Fee regulations. The location of driveways and potential transportation improvements will be finalized during site plan review in accordance with adopted city standards.

Proposed PUD (Planned Unit Development) zoning: The development will have a maximum of 220 residential units and a maximum building height of five (5) stories. The PUD incorporates the

requirements of the MF-3 (Multifamily - Urban) zoning district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities, and streetscape and landscape features. The PUD proposes a multifamily urban residential development with fifty percent (50%) of parking to be located within a structured parking garage that is directly attached to and beneath the primary structure with the remaining 50% of parking spaces to be provided in surface parking areas. Generally, the MF-3 zoning district requires all residential parking to be within structured parking; however, to encourage the development of affordable rental units in Round Rock, staff is amenable to allowing the required parking for this development to be split between structured and surface parking. The PUD requires all surface parking to be located behind the residential building and outside the street yard.

Foundation treatment will be provided for street-facing building facades in accordance with Section 8-10 of the Zoning & Development Code. 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. The open space requirement of the MF-3 zoning district shall be satisfied with 3,500 square foot open play space with benches and other amenities.

The proposed development will exceed the requirements of the MF-3 zoning district by providing a higher percentage of balconies (75% of units will have a usable balcony) and two (2) additional amenities beyond what would typically be required for a 220 unit multifamily urban development.

On July 16, 2025, the Planning and Zoning Commission recommended approval of the PUD request by a vote of 7-0, with one commissioner absent. There were no speakers during the public hearing.

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