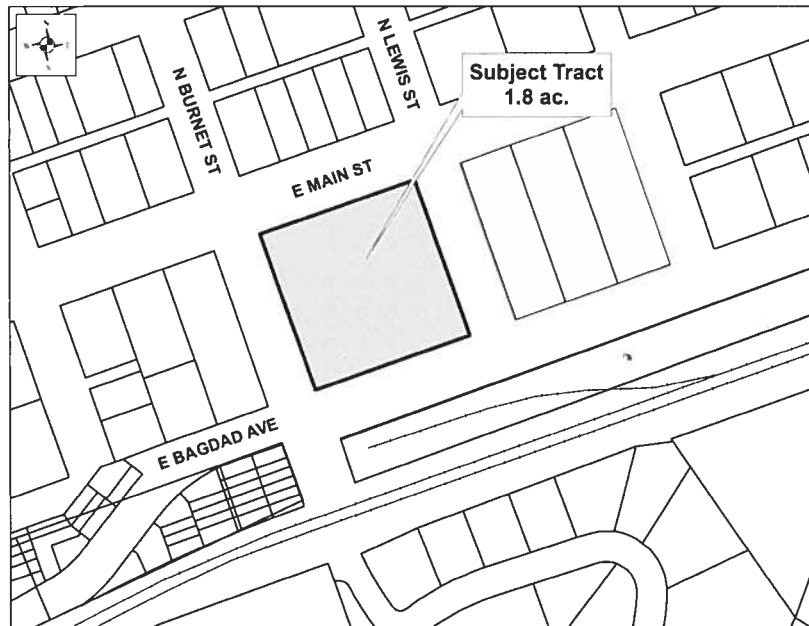


**Woodbine Event Center PUD
ZONING ZON1805-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a PUD (Planned Unit Development) to allow for an event center use.

ZONING AT TIME OF APPLICATION: MU-L (Mixed-use limited) and H (Historic overlay)

DESCRIPTION: 1.8 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: single family - MU-L (Mixed Use - limited) and H (Historic overlay)

GENERAL PLAN LAND USE DESIGNATION: Downtown mixed-use

ADJACENT LAND USE:

North: (across E. Main St.) single family; MU-2 (Mixed-use - downtown medium density)

South: street right-of-way and railroad; LI (Light Industrial)

East: (across S. Lewis St. right-of-way) office; MU-L (Mixed-use - limited)

West: (across S. Burnett St.) office; MU-1 (Mixed-use - historic commercial core)

PROPOSED LAND USE: event center

TOTAL ACREAGE: 1.8

Owner:
405 E. Main Street, LLC
Robert and Olga Levin
4009 Sinclair Avenue
Austin, TX 78756

Agent:
Dietz & Jarrard, PC
R. Mark Dietz
106 Fanning Avenue
Round Rock, TX 78664

The Woodbine Event Center ZONING ZON1805-001

HISTORY: The Nelson-Crier House was constructed between 1895 and 1900. Three generations of the Nelson family lived in it. It was significantly remodeled in 1931. In 1960, Eugene N. and Jean Crier Goodrich bought and renovated the mansion and named it Woodbine. It has been a single family home since its construction.

DATE OF REVIEW: July 18, 2018

LOCATION: 405 E. Main Street

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The general plan designates the property as downtown mixed-use. It is zoned as MU-L (Mixed-use – limited) and H (Historic overlay). Uses allowed in the MU-L district include single-family and limited commercial uses in structures that are single-family residential in style. Specific uses include bed and breakfast, office, live/work units, and very limited retail uses. The purpose of the H district is to preserve structures, sites or areas that have outstanding historical and cultural significance. This requires that a certificate of appropriateness be received from the historic preservation commission prior to the start of any development.

There are three mixed use zoning districts in the downtown area. The MU-1 (Mixed-use historic commercial core) district allows a variety of complementary commercial uses, such as retail, office, restaurant and entertainment uses, in the same building, on the same site, or in the same block. The MU-2 (Mixed-use downtown medium density) district, which is mostly located to the north and west of the historic commercial core, allows for more limited complementary residential and commercial development. An event center is an allowed use in MU-1 and allowed with the approval of a special exception in MU-2, but it is not a use allowed in the MU-L district. The purpose of the proposed PUD (Planned Unit Development) zoning district is to include an event center as an allowed use on the property.

Event Center: The zoning code defines an event center as a facility consisting of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social gatherings such as weddings, parties, receptions and dances.

Proposed Use: The property is to be converted from a single family residence to an event center. Events will be held both on the grounds and in the house itself. Any on-site parking spaces must be located behind the house. Additional parking will include nearby on-street public spaces and private parking lots made available through agreements with the property owners. For events with 200 guests or more, a shuttle will be provided to private parking areas farther from the site. Any noise from events will be subject to the City's noise ordinance, which limits noise levels in residential zoning districts, including MU-L, both at night, from 9:00 p.m. to 7:00 a.m. the following day, and during the day, from 7:00 a.m. to 9:00 p.m. the same day. The event center operating hours will be limited to 7:00 am to 1:00 am for access to the public and no outdoor activities shall occur after 11:00 pm.

RECOMMENDED MOTION:

Staff recommends approval of the PUD (Planned Unit Development) zoning district for the Woodbine Event Center.

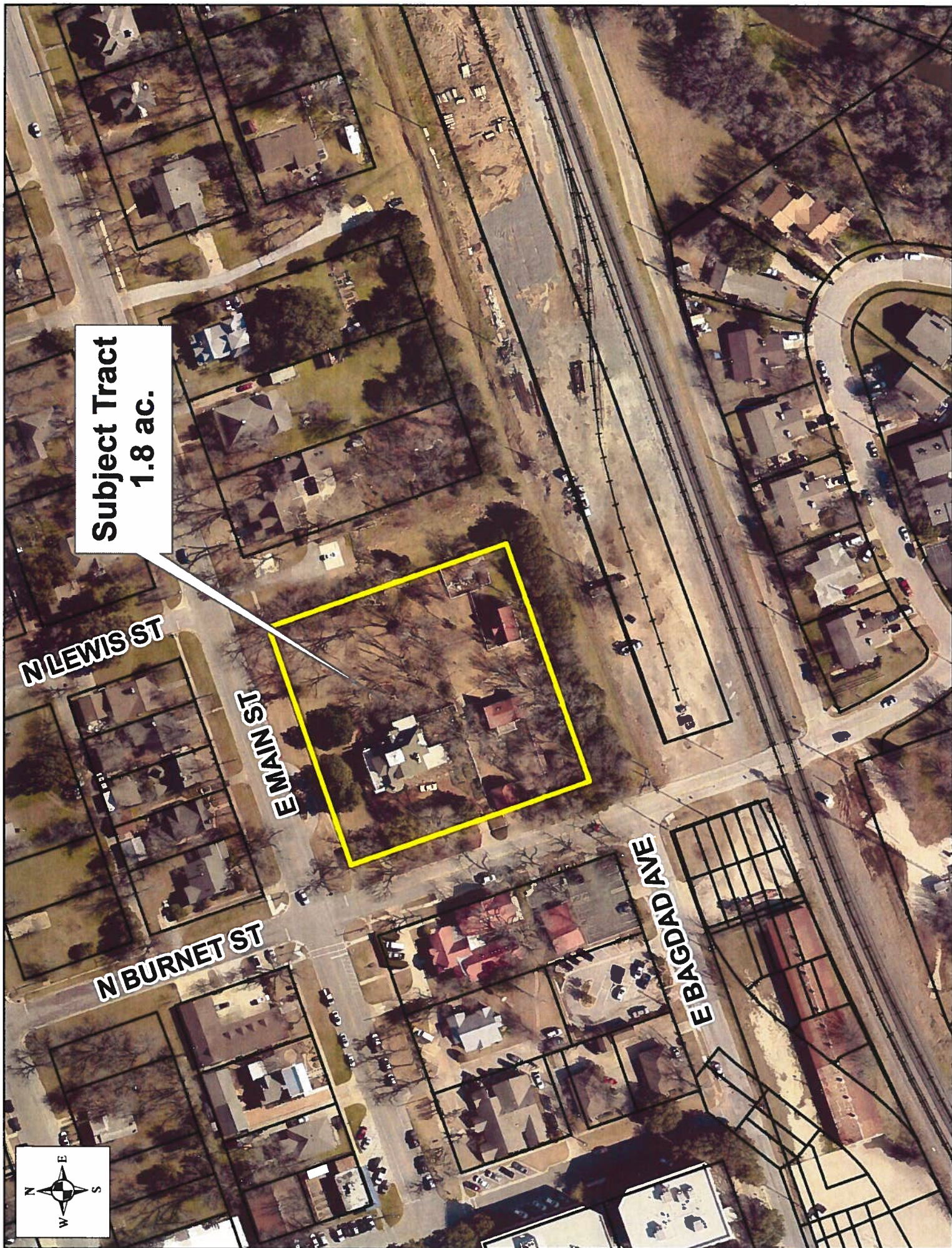
**Subject Tract
1.8 ac.**

N LEWIS ST

E MAIN ST

N BURNET ST

E BAGDAD AVE



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. 8.

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 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.

4.2. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

THE WOODBINE MANSION PLANNED UNIT DEVELOPMENT 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 1.80 acres of land located within the City of Round Rock, Texas, and more particularly as 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 and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-L (Mixed-use limited)** and the **H (Historic overlay)** zoning districts and other sections of the Code, as applicable and 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 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.

4.3 Traffic Impact Analysis

No traffic impact analysis (TIA) is required.

5. PERMITTED USES

5.1 All uses permitted in the **MU-L (Mixed-use limited)** district; and

5.2 **Event Center:** A facility consisting of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social and corporate gatherings such as weddings, parties, receptions, and dances.

6. DEVELOPMENT STANDARDS

6.1 **Event Center Site Layout:** The site layout of the property is depicted in **Exhibit "B"**.

6.2 **Event Center Parking Plan:** The following shall be the required parking for the event center use:

- (1) Any on-site parking areas shall be located within the McNeil Road/Bagdad Avenue street yard of the primary building, as depicted in **Exhibit "B"**.
- (2) Off-site parking agreements providing a minimum of 50 spaces on private property shall be in place within one (1) block of the Property; and
- (3) Events with an anticipated attendance of 200 guests or more shall provide a parking shuttle service to a location(s) with an off-site parking agreement providing a minimum of 75 spaces; and
- (4) Patrons of the event center shall be directed to use the following public parking locations, as indicated on **Exhibit "C"**:
 - a) E. Main Street, between Sheppard Ave. and Lewis Street;
 - b) Burnet Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - c) Lewis Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - and
 - d) the City-owned parking lot at 304 E. Bagdad Ave.
- (5) Patrons shall not be directed to the city-owned parking garage adjacent to city hall.

6.3 **Amendments to Parking Plan:** In recognition that parking needs and industry standards may change, modifications to the parking plan outlined in Sec. 6.2 above may be approved by the Zoning Administrator.

7. EVENT CENTER USE

- 7.1 Noise:** The event center shall be subject to Chapter 14, Article VIII – Noise. As an area zoned PUD (Planned Unit Development) with mixed-use land development characteristics, it is classified as a commercial district and is therefore subject to the general noise prohibitions and sound level limitations for commercial uses.
- 7.2 Operating Hours:** The event center operating hours shall be limited to 7:00 am to 1:00 am for access to the public. The event center shall not conduct outdoor activities after 11:00 pm.

8. SITE AND BUILDING FEATURES

- 8.1 Fencing:** As depicted on **Exhibit “B”**, the existing wood picket fencing is permitted to remain, and maintenance and replacement with like materials shall be permitted. Fencing of a style other than the existing wood picket fence shall comply with the MU-L district.
- 8.2 Lighting:** Free-standing light fixtures shall not exceed ten feet (10') from grade.
- 8.3 Height:** The maximum height of buildings shall not exceed three (3) stories above grade.
- 8.4 Driveways:** New driveways shall not exceed 26 feet in width.
- 8.5 Accessibility:** Where ramps or other accessibility-related structures are installed such that they are visible from East Main Street, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

9. CHANGES TO DEVELOPMENT PLAN

9.1 Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively if approved in writing by the Director of Planning and Development Services and the City Attorney.

9.2 Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit “A”	Property Description
Exhibit “B”	Site Layout
Exhibit “C”	Designated Public Parking Locations

EXHIBIT "A"

Lots 1-12, Block 12, CITY OF ROUND ROCK, in Williamson County, Texas, according to the map or plat recorded in Volume 25, Page 314, Deed Records of Williamson County, Texas transcribed into Cabinet A, Slide 190, Plat Records, Williamson County, Texas.



EXHIBIT "B"

WOODBINE MANSION, EVENT CENTER SITE LAYOUT

405 East Main Street - Round Rock, Texas

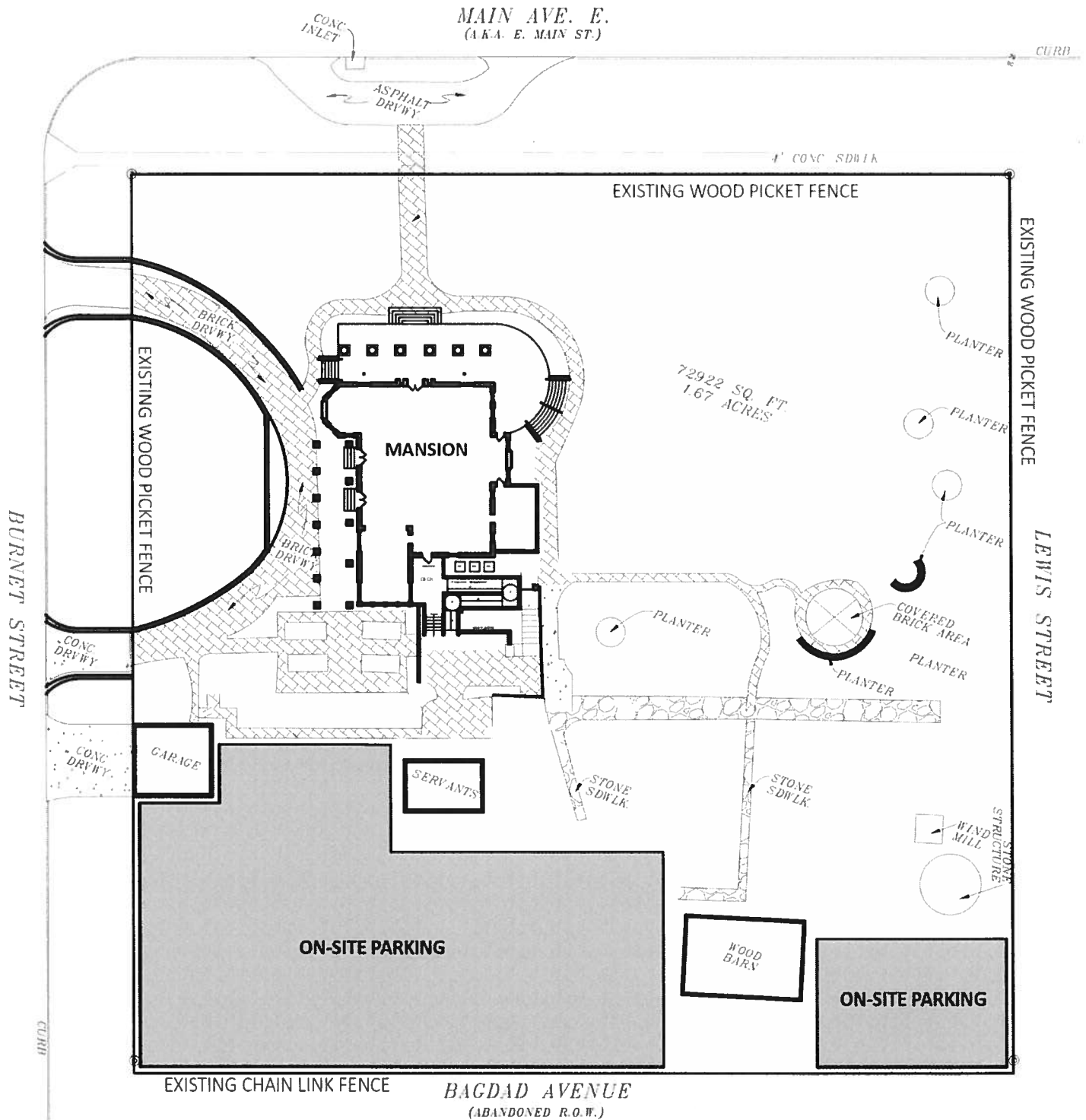


EXHIBIT "C"

WOODBINE MANSION Public PARKING



Location

- A. Public Lot on Bagdad Avenue
- B. North Burnet parallel parking, Main St. to Liberty St.
- C. East Main Street parallel parking, Sheppard St. to Lewis St.
- D. Lewis Street, McNeil to Main