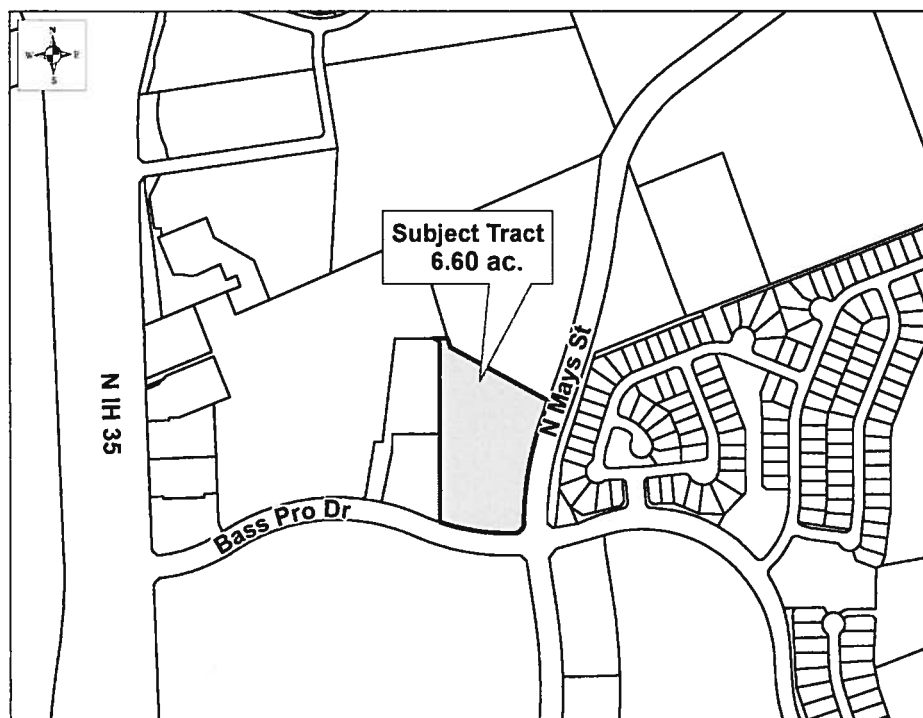


Simon North PUD 61 Amendment No. 3
ZONING ZON1711-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of Amendment No. 3 to PUD No. 61

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 61

DESCRIPTION: 6.60 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: vacant - PUD (Planned Unit Development) No. 61

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: vacant - PUD (Planned Unit Development) No. 61

South: vacant - PUD (Planned Unit Development) No. 60

East: single family (across N. Mays Avenue) - ETJ - Teravista MUD (Municipal Utility District)

West: retail and restaurant - PUD (Planned Unit Development) No. 61

PROPOSED LAND USE: hotel and conference center

TOTAL ACREAGE: 6.60

Owner:

Stonemill Hospitality, LLC

Raj Patel

P.O. Box 2249

South Padre Island, TX 78597

Agent

Garrett-Ihnen Civil Engineer

Jason Rogers

12007 Technology Blvd, Suite 150

Austin, TX 78727

Simon North PUD 61 – Amendment No. 3
ZONING ZON1711-002

HISTORY: PUD (Planned Unit Development) No. 61 was approved by the City Council in May of 2005 and it was amended in November of 2013 for elements of the Bass Pro Shop development. An administrative amendment was approved in April of 2016 to clarify sign regulations for several businesses.

DATE OF REVIEW: December 6, 2017

LOCATION: Northwest corner of Bass Pro Dr. and North Mays St.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for commercial uses and the property is zoned as PUD No. 61, allowing for a variety of commercial uses.

Additional Considerations: PUD No. 61 allows commercial uses, including retail, office, hotel, restaurants, offices, conference centers, and theaters. These uses are to be developed using the C-1 (General Commercial) zoning district standards, which establish a 5-story building height limit for properties which do not have frontage on Interstate Highway 35. The proposed PUD amendment would allow for a hotel, on a 6.60 portion of PUD No. 61 to have a 6-story building height limit. In addition, the proposed PUD amendment establishes parking standards for the hotel, proposed meeting space, restaurant and commercial lease space which allow for a sharing of spaces for all the uses. The standards include the assumption that most of the attendees of meetings and customers of the restaurant and commercial uses will also be hotel guests. This is based upon an analysis by the developer of similar projects that they have constructed and are in operation. Staff considers this analysis valid.

The City Council established an economic development program and approved an agreement with Stonemill Hospitality LLC for the construction of an Embassy Suites Hotel and Convention Center under Chapter 380 of the Texas Local Government Code. The Council adopted Resolution No. R-2017-4153 on January 26, 2017, authorizing an agreement whereby Stonemill Hospitality LLC is obligated to purchase the property, construct the hotel and convention center and employ at least 60 full-time equivalent employees. The City, under the terms of Chapter 380, will then return a percentage of tax generated by the project to Stonemill Hospitality LLC.

RECOMMENDED MOTION:

Staff recommends approval of Amendment No. 3 to PUD (Planned Unit Development) No. 61.

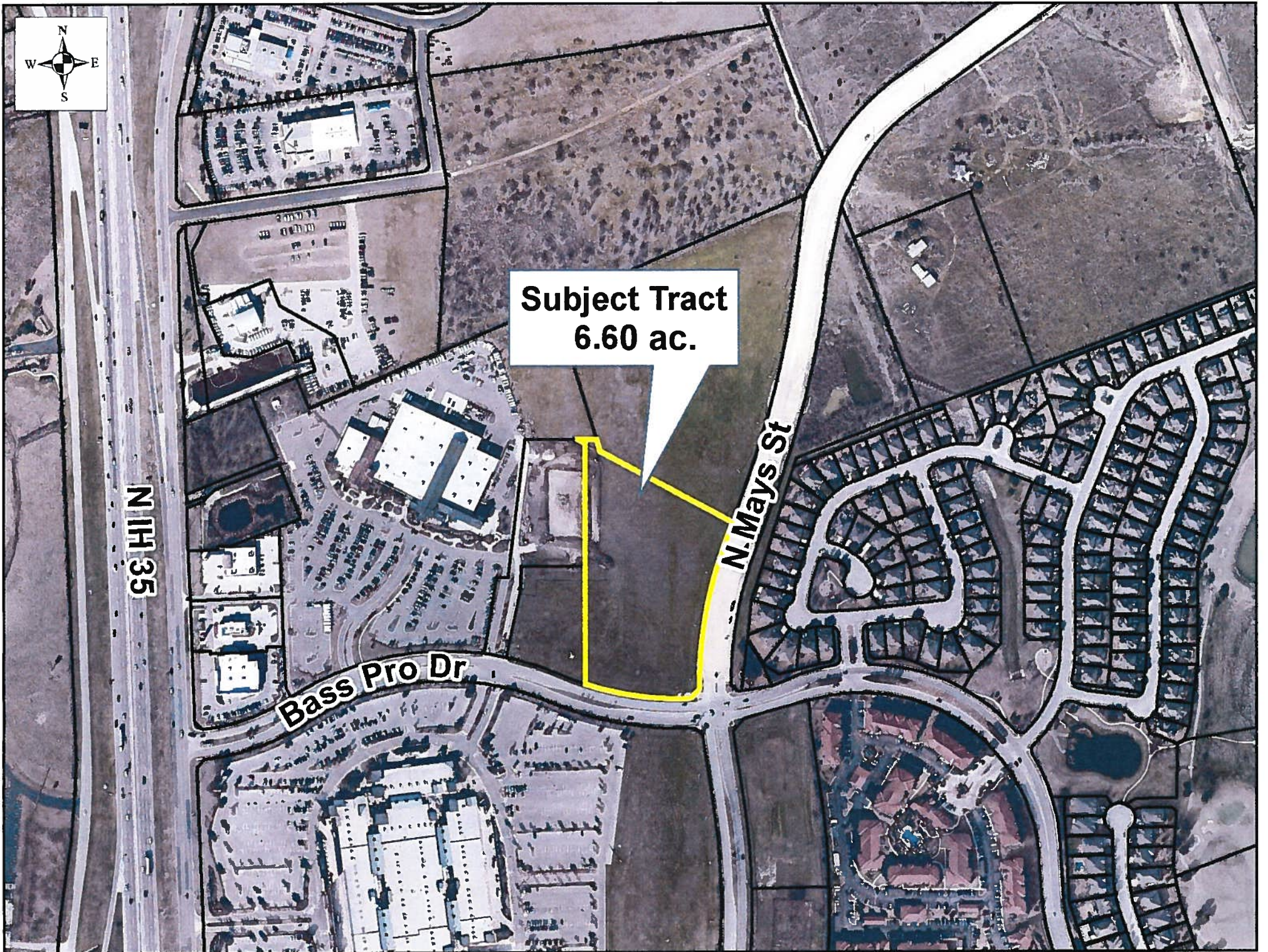


N IH 35

Bass Pro Dr

N Mays St

Subject Tract
6.60 ac.



PUD No. 61 – Amendment #3

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition) as amended, City of Round Rock, Texas, hereinafter referred to as “the Code.”

2. PROPERTY

This Development Plan (“Plan”) covers approximately 54.492 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in PUD No. 61 Exhibit “A”.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to or superior to development that 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 in accordance with any existing zoning district.

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 applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as

PUD No. 61 – Amendment #3

clearly modified by this Plan. In the event of a conflict, the terms of this Agreement shall control.

5. PERMITTED USES ON PARCEL 1 AND PARCEL 1-A

The following principal uses are permitted on the portion of the Property identified as Parcel 1 and Parcel 1-A on PUD No. 61 Exhibit "C" and further described by metes and bounds in PUD No. 61 Exhibit "C-1" and Exhibit "C-4":

- Retail Sales, including the following uses as secondary uses:
 - Boat Sales and Service
 - Camper Sales and Service
 - All-Terrain Vehicle (ATV) Sales and Service
 - An all-terrain vehicle (ATV), also known as a quad, quad bike, three-wheeler, or four-wheeler, is a motorized vehicle designed to handle a wide variety of terrain. It travels on low-pressure tires, with a seat that is straddled by the operator, along with handlebars for steering control.
 - Shooting Ranges
- Retail Services, which shall be limited to the following:
 - Florist
 - Cleaners (drop-off and pick-up only)
 - Hair Salon
 - Alteration Shop (Tailor)
 - Copy Business Center
 - Athletic or health club
- Theater/Cinema
- Indoor Entertainment Activities
- Eating Establishments
- Bars/Pubs/Taverns, which is the use of a site for the retail sale of alcoholic beverages for consumption on premises
- Hotel
- Conference Center
- Bank or Financial Services, which is the use of a site for the provision of financial and banking services. This includes banks, stocks and bonds brokers, loan and lending activities, off-site cash machines, and other similar services.
- Office
- Office, Medical
- Day Care, as an accessory use
- Fire or Police Station

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- Visitor Center, which is the use of a site for the provision of information to the public regarding a development, project, or the surrounding community, as well as related activities, events, programs and tourist locations.
- Wireless Transmission Facility, Stealth
- Wireless Transmission Facility, Attached
- Park, Private
- Park, Linear/Linkage
- Park, Community
- Park, Neighborhood
- Park, Regional/Metropolitan

6. PROHIBITED USES ON PARCEL 1 AND PARCEL 1-A

The following uses are prohibited:

- Gasoline & fuel sales
- Outdoor Entertainment
- Automotive & machinery repair
- Automotive & machinery services
- Automotive parts
- Automotive sales
- Automotive rental
- Automotive & machinery washes
- Wrecking yards
- Sale of used goods
- Sexually oriented businesses
- Trucking terminals
- Truck service or repair
- Truck stops
- Bulk distribution centers
- Flea markets
- Portable building sales
- Manufactured home sales
- Boat sales (as a primary use)
- Camper sales (as a primary use)
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Shooting ranges

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- Kennels
- Video arcades (as a primary use)
- Billiard parlors & pool halls (as a primary use)
- Tattoo parlors
- Donation centers
- Recycling centers
- Wholesale nurseries
- Recreational vehicle parks
- Pawn shops
- Heavy equipment sales, rental & leasing
- Wireless Transmission Facility, Self-Standing

7. REMAINING USES

All other uses that are not specifically addressed in this ordinance will require an amendment in accordance with Section 14 of this Agreement.

8. USES ON PARCEL 2

Parcel 2, as identified on **PUD No. 61 Exhibit "C"** and further described by metes and bounds in **PUD No. 61 Exhibit "C-2"**, shall only be used for stormwater detention and landscaping.

9. LANDSCAPING AND SCREENING

9.1 General

Landscaping and screening shall be in accordance with the City of Round Rock Code of Ordinances.

Trees shall be planted to avoid interference with streetlights, signage and other fixtures.

Trees shall be kept out of street intersection sight triangles at a minimum of thirty-five (35) feet by thirty-five (35) feet as measured from the face of curb.

Trees shall be planted no less than five (5) linear feet whether horizontal or on an angle from underground utilities and fifteen (15) feet from overhead lines.

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Trees shall be planted no less than five (5) linear feet whether horizontal or on an angle from fire hydrants.

Caliper size, height, measurement and other specifications shall be as specified in the Round Rock Zoning Ordinance and the Round Rock Tree Standards Technical Manual.

9.2 Streetscapes

A license agreement from the City is required prior to any improvements in the public right-of-way.

Streetscapes shall be landscaped in accordance with **PUD No. 61 Exhibits "D-1" and "D-2"**. Street medians and streetside planting areas shall have a minimum of two (2) large trees and three (3) small trees for every one hundred (100) linear feet.

Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner.

Streetscape improvements for the median of Oakmont Drive shall be completed in conjunction with the construction of the road.

To the extent that no easements, licenses or other similar instrument is necessary, the landscape areas on both sides of Oakmont Drive may remain without streetscape improvements until the property on the west side of Oakmont Drive is developed. Streetscape improvements for both sides of the road within the Property shall then be constructed in conjunction with the issuance of the first Site Development Permit for improvements on the property west of Oakmont Drive.

To the extent that no easements, licenses or other similar instrument is necessary, the landscape area north of Teravista Parkway may remain without streetscape improvements until the property on the north side of Teravista Parkway is developed. Streetscape improvements within the Property shall then be constructed in conjunction with the issuance of the first Site Development Permit for improvements on the property north of Teravista Parkway.

If construction of streetscape improvements on the north side of Teravista

PUD No. 61 – Amendment #3

Parkway is commenced within two (2) years after the completion of the construction of Teravista Parkway, tree caliper sizes for required streetscape trees shall be as specified in **PUD No. 61 Exhibits “D-1” and “D-2.”** However, if construction of streetscape improvements on the north side of Teravista Parkway is commenced between two (2) and five (5) years after the completion of the construction of Teravista Parkway, tree caliper sizes for required streetscape trees shall be increased to reflect the growth of the trees originally planted in conjunction with the construction of Teravista Parkway. These matching sizes shall ensure comparable tree sizes along the entire section of Teravista Parkway from the IH-35 frontage road to its intersection with Oakmont Drive. Notwithstanding the foregoing, all streetscape improvements shall be installed within five (5) years after the completion of construction of Teravista Parkway.

10. SIGNAGE

Except as provided below, signage shall be in accordance with the City of Round Rock Code of Ordinances.

The Property may contain one (1) sign not to exceed forty-five (45) feet in height. Additional height may be granted by the Director of Planning if the Owner can demonstrate that the sign cannot be seen from any main lane of IH-35 from a location more than one thousand (1,000) feet prior to the nearest northbound exit that provides access to the Property. The point from which the one thousand (1,000) feet is measured shall be the point of tangency between the main lanes of IH-35 and the exit ramp. Under no circumstances shall the sign exceed sixty-five (65) feet in height.

Signage for a theater/cinema use shall generally be in accordance with the attached **PUD No. 61 Exhibit “E”**. Freestanding pylon signage associated with a theater/cinema use shall not be permitted.

11. DESIGN STANDARDS AND SITE LAYOUT

11.1 Prohibited Materials

The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos

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- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal (except for trim or minor decorative features approved by the Director of Planning)
- Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning)

11.2 Design Standards

Except as modified by this ordinance, the project shall comply with the Design Standards specified in Section 11.409(4) of the Round Rock Zoning Ordinance. The Design Standards for a theater/cinema use shall generally be in accordance with the attached Exhibit "E."

11.3 Exception to Design Standards

Retail buildings with a minimum of 250,000 square feet containing a single business may be exempt from the provisions of Section 11.2 and the Round Rock Code of Ordinances as they relate to site development requirements, including, but not limited to height, signage, lighting and building materials, through a Council-approved amendment to this PUD ordinance.

11.4 Building Height

All buildings shall comply with the maximum building height established by the C-1 (General Commercial) zoning district, except that a hotel located on Parcel 1-A shall have a maximum building height of six (6) stories.

11.5 Off-Street Parking

All uses shall comply with Section 46-196 of the Zoning Code regarding off-street parking requirements, except that a hotel located on Parcel 1-A shall, at a minimum, provide parking spaces at a ratio of 1.7 parking spaces for each hotel room.

12. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. All transformers must be visually screened.

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be visually screened.

13. DRIVEWAY THROAT LENGTH

Primary driveways, as determined by the City of Round Rock Director of Transportation, shall provide a minimum driveway throat of one hundred (100) feet. All other driveways shall provide a minimum driveway throat of fifty (50) feet. No parking spaces or internal access drives shall intersect with access driveways within these throat lengths. Throat length shall be measured from the property line along the street right-of-way.

14. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

14.1 Minor Changes

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

14.2 Major Changes

All changes not permitted under section 14.1 above shall be resubmitted following the same procedure required by the original PUD application.

15. CONCEPT PLAN APPROVED

Approval of this Agreement constitutes Concept Plan approval under the City Subdivision Ordinance.

16. GENERAL PLAN 2000

This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

PUD No. 61 – Amendment #3

LIST OF PUD No. 61 EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
PUD No. 61 Exhibit "A"	Metes and Bounds Description of Property
PUD No. 61 Exhibit "B"	Reserved
PUD No. 61 Exhibit "C"	Parcel Map
PUD No. 61 Exhibit "C-1"	Metes and Bounds Description of Parcel 1
PUD No. 61 Exhibit "C-2"	Metes and Bounds Description of Parcel 2
PUD No. 61 Exhibit "C-3"	Metes and Bounds Description of Oakmont Drive
<u>PUD No. 61 Exhibit "C-4"</u>	<u>Metes and Bounds Description of Parcel 1-A</u>
PUD No. 61 Exhibit "D-1"	Overall Landscape Concept Plan
PUD No. 61 Exhibit "D-2"	Teravista Parkway Streetscape Design – Plan
PUD No. 61 Exhibit "D-3"	Teravista Parkway Streetscape Design – Section
PUD No. 61 Exhibit "D-4"	Oakmont Drive Streetscape Design – Plan
PUD No. 61 Exhibit "D-5"	Oakmont Drive Streetscape Design – Section
PUD No. 61 Exhibit "E"	Theater/Cinema Design and Signage

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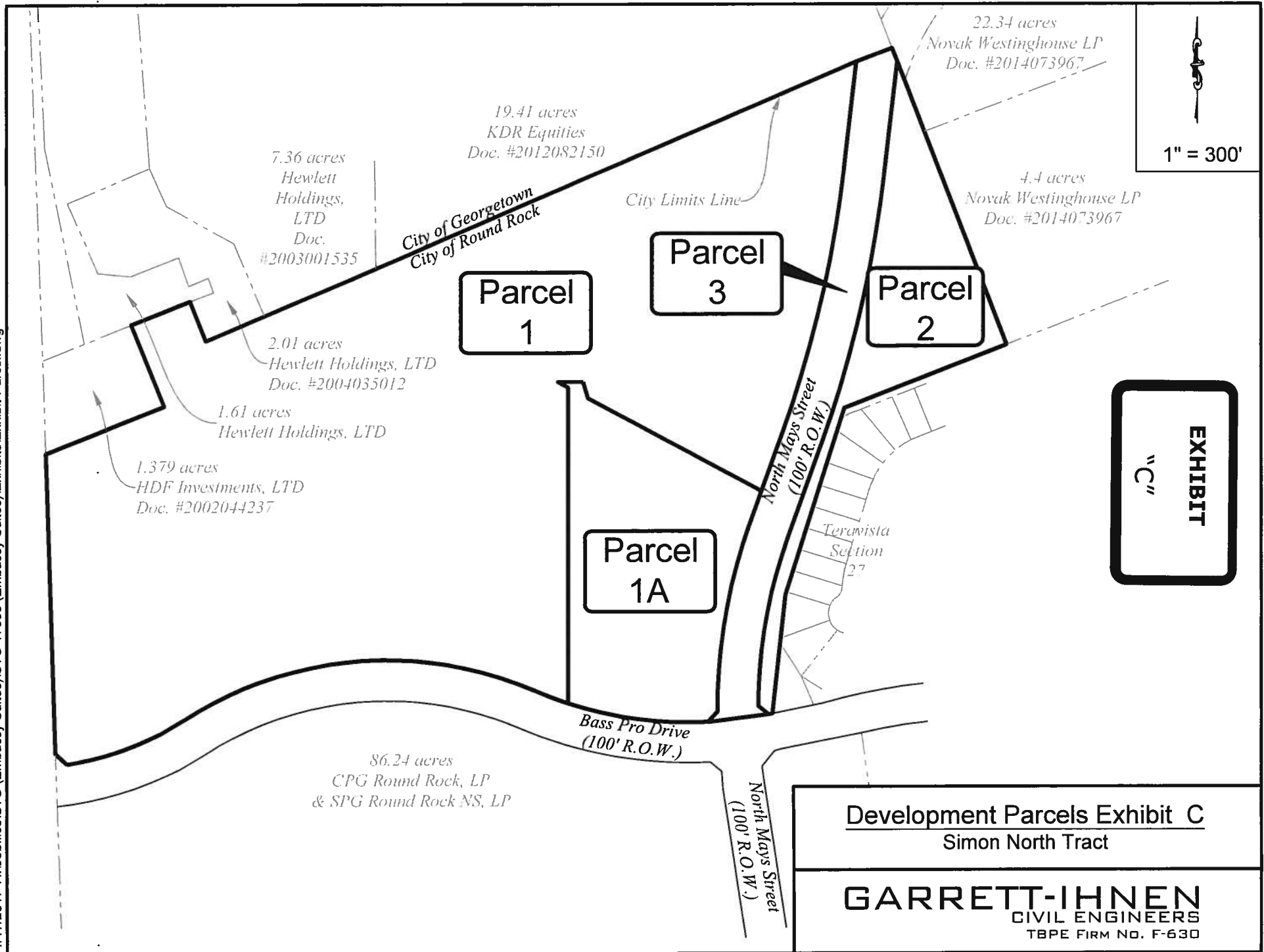
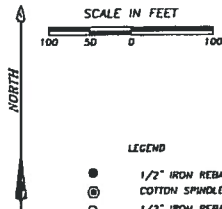


EXHIBIT
C-4



LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- COTTON SPINDLE FOUND
- 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDSCAPE" SET
- ⊕ UTILITY POLE
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- OHE OVERHEAD ELECTRIC LINE
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

THIS PROPERTY IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP NO. 48491C000C REVISED SEPTEMBER 25, 2000, ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS.

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE GRID COORDINATES. VERTICAL DATUM IS BASED ON TERAVISTA SECTION 27 PLAT (DOCUMENT NO. 2004093532 O.P.R.W.C.T.) MONUMENT NO. 27-2, ELEVATION 800.23, NAVD 83.

LOT 1 BLOCK "A"
CPC PARTNERS COMMERCIAL TRACT
A REPLAT OF LOT 1A AND 5A,
BLOCK "B", SECTION 4
DOC. NO. 2014014737
O.P.R.W.C.T.

LOT 2A
A REPLAT OF CPC
PARTNERS COMMERCIAL
TRACT, REPLAT OF LOTS 1A
AND 5A, BLOCK B, SECTION
4, LOT 2
DOC. NO. 2016070930
O.P.R.W.C.T.

LOT 1
BLOCK B
A REPLAT OF LOT 2B - CPC
PARTNERS
COMMERCIAL TRACT REPLAT
DOC. NO. 2017023654
O.P.R.W.C.T.

LOT 1A, BLOCK "A",
REPLAT OF LOT 1, BLOCK "A" OF CPC
PARTNERS COMMERCIAL TRACT, SECTION 1
DOC. NO. 2007055697
O.P.R.W.C.T.

EPHRAIM EVANS SURVEY
ABSTRACT NO. 212

LOT 2 (REMAINDER)
BLOCK B
A REPLAT OF LOT 2B - CPC PARTNERS
COMMERCIAL TRACT REPLAT
DOC. NO. 2017023654
O.P.R.W.C.T.

WATERLINE EASEMENT
DOC. NO. 2016113910

20' LANDSCAPE BUFFER
CAB BB, SLIDES 58-59
DOC. NO. 2012071042 &
2014014737
O.P.R.W.C.T.

20' EASEMENT
DOC. NO. 2012074857
O.P.R.W.C.T.

20' LANDSCAPE EASEMENT
DOC. NO. 2008005777
O.P.R.W.C.T.

20' BUILDING AND PARKING LINE
DOC. NO. 2005040168
O.P.R.W.C.T.

20' LANDSCAPE BUFFER
DOC. NO. 2005095398
O.P.R.W.C.T.

ACCESS EASEMENT
EXHIBIT C
DOC. NO. 2016118630
O.P.R.W.C.T.

6.601 ACRES
(287,548 SQ. FT.)

10' SIDEWALK ESMIT
DOC. NO. 2014014737
O.P.R.W.C.T.

15' PUBLIC UTILITY ESMIT
CAB BB, SLIDES 58-59
DOC. NO. 2012071042 &
2014014737
O.P.R.W.C.T.

CITY OF ROUND ROCK
WASTEWATER EASEMENT
DOC. NO. 2008065109
O.P.R.W.C.T.

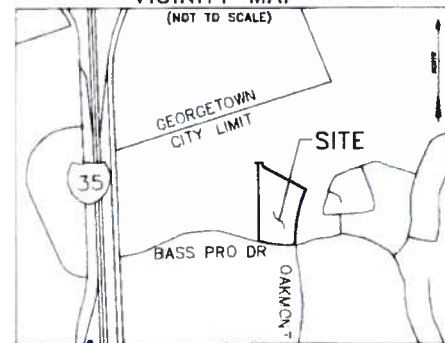
CITY OF ROUND ROCK
WATERLINE EASEMENT
DOC. NO. 2008065109
O.P.R.W.C.T.

TERAVISTA COMMUNITY
ASSOCIATION, INC.
DOC. NO. 2016001978
O.P.R.W.C.T.

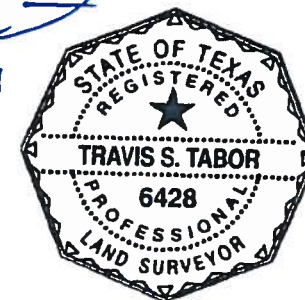
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S19°38'33"W	88.11'
L2	S42°54'27"W	38.12'
L3	N61°33'40"W	28.23'
L4	S89°58'52"E	61.58'
L5	S16°58'32"E	41.77'

CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Direction
C1	471.32'	1350.00'	20°00'12"	S00°35'03"W
C2	348.46'	950.00'	21°00'59"	N82°15'04"W

VICINITY MAP
(NOT TO SCALE)



11/03/2017



TITLE SURVEY OF 6.601 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPC PARTNERS COMMERCIAL TRACT REPLAT RECORDED IN DOCUMENT NO. 2017023654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PROJECT NAME: EVANS SURVEY
JOB NUMBER: 387-15-1
DATE: 04/24/2017
DRAWING FILE PATH:
L:\Engineering\Projects\387-15-1\387-15-1.dwg
PLT: 387-15-1.dwt
TECH: 15
DRAWN BY: JTB
CHECKED BY: JTB
DRAWING NAME: 3870103

SHEET
1 of 2

