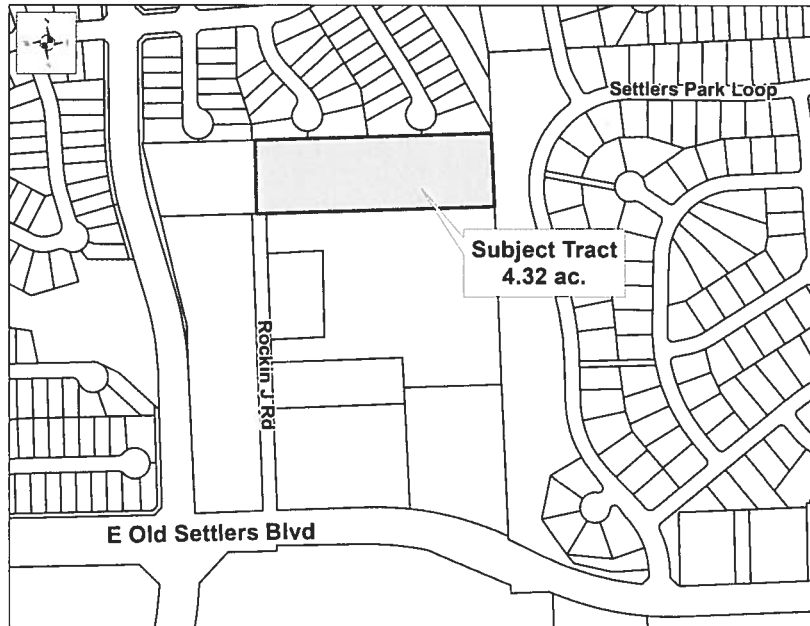


**Rockin' J PUD 87 - Amendment No. 1
ZONING ZON1906-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the amendment to PUD No. 87 to allow for business park uses

ZONING AT TIME OF APPLICATION: PUD No. 87 - private events venue

DESCRIPTION: 4.32 acres out of the Willis Donaho Survey, Abstract No. 173

CURRENT USE OF PROPERTY: office, light industrial and private events venue

GENERAL PLAN LAND USE DESIGNATION: PUD No. 87

ADJACENT LAND USE:

North: single family (Settlers Overlook)
 South: light industrial
 East: single family (Estates at Settlers Park)
 West: future Kenney Fort Blvd. right of way

PROPOSED LAND USE: business park and private events venue

TOTAL ACREAGE: 4.32

Owner: Rockin' J Partners, LLC Michael Sanchez and Frank Rubio 3580 Rockin' J Road Round Rock, TX 78665	Agent: 2P Consultants Don Pool 203 E. Main St., Ste. 204 Round Rock, TX 78664
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ZONING ZON1906-002

HISTORY: The PUD (Planned Unit Development) was approved in January of 2011, for 6.22 acres of land at the northern end of Rockin' J Road. At that time, a 1.90 acre portion of the property on the west side of Rockin' J Road was fully developed with office and light industrial buildings and parking areas. The remainder of the property, 4.32 acres to the east of Rockin' J Road, contained similar buildings and an undeveloped area. The PUD designated the 1.90 acres to the west of Rockin' J Road as LI (Light Industrial) and the 4.32 acres to the east of Rockin' J Road for use as a private events venue. Since the approval of the PUD, site and building façade improvements have been made to the events venue parcel, but no additional facilities have been constructed.

DATE OF REVIEW: July 17, 2019

LOCATION: North end of Rockin' J Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The uses in PUD No. 87 establish the General Plan designation for the property. The surrounding property, also accessed by Rockin' J Road, is designated as business park in the General Plan.

Traffic, Access and Roads: The property is at the northern terminus of Rockin' J Road, which connects with Old Settlers Blvd. at its southern terminus.

Existing PUD No. 87 provisions – 4.32 acre parcel: The PUD provides for the following use and development standards on the 4.32 acre parcel to the east of Rockin' J Road:

- *Entertainment-oriented services:* private special events venue with typical uses including, but not limited to: weddings, private parties, family reunions, school and church events, place of worship, and farmer's markets; Prohibited uses: pool halls, dance halls, and flea markets;
- The existing buildings and any additions are exempt from required setbacks since the buildings are immediately adjacent to the property line;
- A masonry wall and a landscape buffer are required along the common property line with adjacent single family development;
- Sign regulations are specified in the PUD.

Proposed changes to PUD No. 87 provisions – 4.32 acre parcel: The proposed PUD provides for the following uses and development standards on the 4.32 acre parcel, which is now divided into two parcels:

~1.06 acre parcel (contains a building suitable for events):

- *Entertainment-oriented services:* private special events venue with typical uses including, but not limited to: weddings, private parties, family reunions, school and church events, place of worship, and farmer's markets; Prohibited uses: pool halls, dance halls, and flea markets;
- The BP (Business Park) district development standards apply to any new development, except that the maximum building height is limited to two stories.

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ZONING ZON1906-002

~3.26 acre parcel (contains several buildings and an open area):

- Any uses allowed in the BP (Business Park) district;
- BP standards require that all activities occur within a fully enclosed building and outdoor loading docks or service areas are prohibited;
- Maximum building height is limited to two stories;
- The existing buildings and any additions are exempt from required setbacks since the buildings are immediately adjacent to the property line;
- A pre-cast concrete or masonry fence and landscape buffer will be required along the common property line with adjacent single family development. The masonry fence option allows for reduced building setbacks;
- Signs will be regulated according to the code. When PUD No. 87 was adopted, the code did not contain the current up-to-date sign regulations.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to the Rockin' J PUD (Planned Unit Development) No. 87.

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Zoning and Development Code of the City of Round Rock, as amended.

2. PROPERTY

This Plan covers approximately 6.22 acres of land, located within the city limits of Round Rock, Texas, and more particularly 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 Development Code

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 **Light Industrial (LI)** or the **Business Park (BP)** zoning district, as applicable and other sections of the Development Code of the City of Round Rock, as amended and as applicable, hereinafter referred to as “the Code.” 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 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.

6. **PERMITTED USES**

The following uses are permitted, as referenced on **Exhibit “B”**. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

6.1. **Parcel A (1.90 acres)**

- (1) All uses allowed in the **LI (Light Industrial)** district.

6.2. **Parcel B-1 (~1.06 acres)**

- (1) *Entertainment-oriented services: private special events venue* with typical uses including, but not limited to: weddings, private parties, family reunions, school and church events, place of worship, farmers market); Prohibited uses: pool halls, dance halls and flea markets;
- (2) Offices;
- (3) Accessory uses.

6.3. **Parcel B-2 (~3.26 acres)**

- (1) All uses allowed in the **BP (Business Park)** district.

7. **DEVELOPMENT STANDARDS**

7.1. **Parcel A (1.90 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring after the effective date of this Plan shall be subject to the provisions of the **LI (Light Industrial)** district.

7.2. **Parcel B-1 (~1.06 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring after the effective date of this Plan shall be subject to the provisions of the **BP (Business Park)** district.
- (2) Maximum height of principal building: 2 stories.

7.3. **Parcel B-2 (~3.26 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan shall be subject to the provisions of the **BP (Business Park)** district, except for the existing buildings located adjacent to the northern property boundary, as indicated on **Exhibit “B”**. Any enlargements of or additions to these buildings, shall not be subject to

the building setback requirements of the BP (Business Park) district.

(2) Maximum height of principal building: 2 stories.

8. TRANSPORTATION

8.1. The Transportation Department has waived the requirement for a Traffic Impact Assessment (TIA).

9. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020.

10. CHANGES TO DEVELOPMENT PLAN

10.1. 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 Planning and Development Services Director and the City Attorney.

10.2. Major Changes

All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	PUD Parcels

PARCEL 'B'
4.32 acres

PARCEL 'B-2'
APPROX.
3.26ac.
BUSINESS
PARK

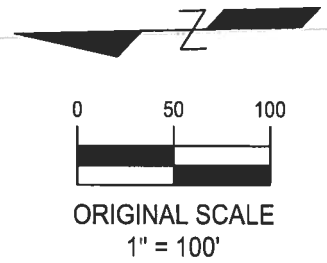
LOT 1
BLOCK 'A'
4.3216 ACRES
188,250 SQ. FT.

PARCEL 'B-1'
APPROX.
1.06ac.
PRIVATE
SPECIAL
EVENTS
VENUE

PARCEL 'A'
1.90 acres



203 E. MAIN STREET, STE. 204
ROUND ROCK, TEXAS 78664
P: 512-344-9664
TBPE FIRM #F-19351



ROCKIN J ROAD
EXHIBIT "B"

BREEZY POINT COVE

MOONMIST COVE



Settlers Park Loop



**Subject Tract
4.32 ac.**

Rockin' J Rd

E Old Settlers Blvd