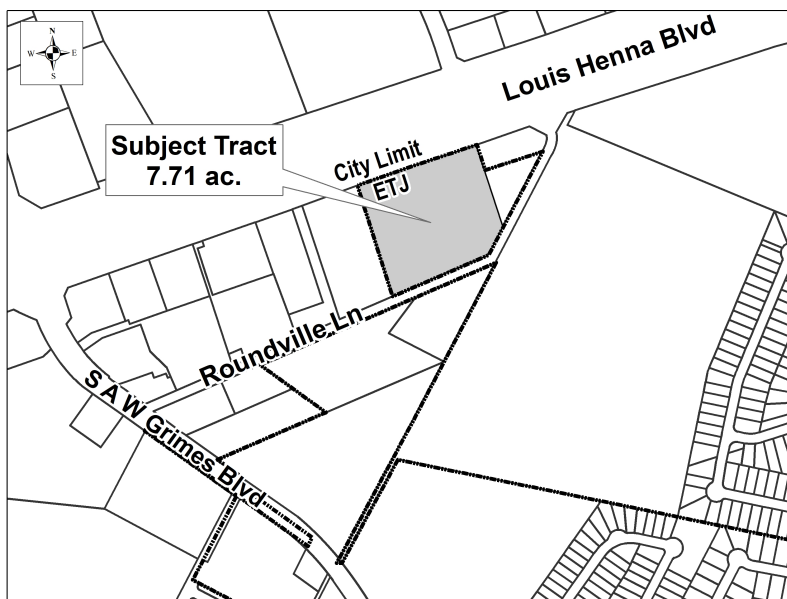


**Vermeer Bobcat PUD
ZONING ZON2004-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of original zoning to PUD.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 7.71 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: heavy equipment sales and leasing

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: State Highway 45
 South: (across Roundville Lane) light industrial
 East: ETJ and PUD No. 105 - residential and undeveloped
 West: electric substation - C-1 (General Commercial)

PROPOSED LAND USE: heavy equipment sales and leasing

TOTAL ACREAGE: 7.71

Owner:
 EOC Holdings, LLC
 Daren Tallman
 3025 N. State Highway 161
 Irving, TX 75062

Agent:
 M&S Engineering
 Jennifer Henderson
 102 W. Morrow St., Ste. 101
 Georgetown, TX 78626

**Vermeer Bobcat PUD
ZONING ZON2004-003**

HISTORY: These two adjacent tracts, which are under common ownership, are referred to as the Vermeer tract and the Bobcat tract. Both are in the City's ETJ (extraterritorial jurisdiction) and within the City's water and sewer service areas. The Vermeer tract has been developed as a heavy equipment sales and leasing facility since 1999. The owner's intent to develop the Bobcat tract with a similar facility led to an agreement with the City, which was approved on May 10, 2018.

DATE OF REVIEW: May 20, 2020

LOCATION: Southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

Agreement: The agreement between the City and the owner states that the annexation and zoning of the two tracts is to occur after construction of a heavy equipment sales and leasing facility on the Bobcat tract is complete. At that time, both tracts are to be zoned as a PUD (Planned Unit Development), using the I (Industrial) district as a base, and providing for the outdoor display of heavy equipment in front of the buildings. The agreement also includes design standards for the development of the Bobcat tract.

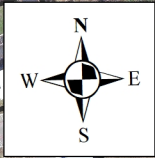
General Plan and Zoning: General Plan 2020 designates the site as commercial.

Traffic, Access, and Roads: The property has access to the frontage road of State Highway 45. No TIA (Traffic Impact Assessment) is required.

Development Standards: The Vermeer tract, as developed in 1999, conforms with the I (Industrial) zoning district standards. The Bobcat tract also conforms with those standards and, in addition, the PUD contains requirements for masonry on the front façade of the building, design options for screening of the service bays, landscaping along the SH 45 frontage and a retaining wall with landscaping along Roundville Lane. In addition, the PUD specifies that heavy equipment can be displayed for sale in front of the building.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to PUD to provide for the sale and leasing of heavy equipment.



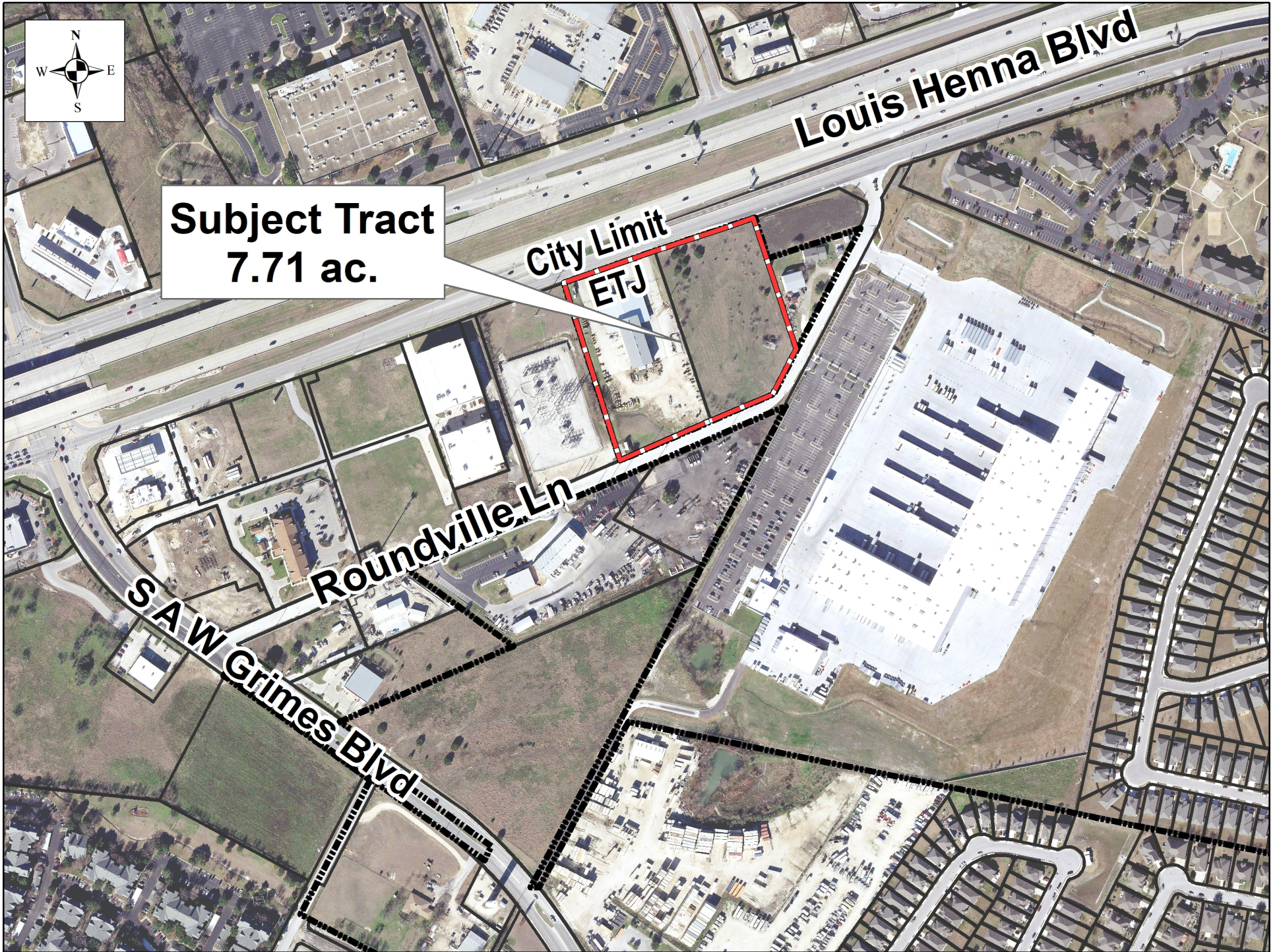
Subject Tract
7.71 ac.

City Limit
ETJ

Louis Henna Blvd

Roundville Ln

S A W Grimes Blvd



II. 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 7.71 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”** as the 3.89 acre ‘**Vermeer Tract**’ and the 3.82 acre ‘**Bobcat Tract**’.

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 Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **I (Industrial)** zoning district, 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 applicable and 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.

5. PROJECT OVERVIEW

5.1. Permitted Uses

- (1) Heavy Equipment and Large Vehicle Sales and Leasing;
- (2) Large Vehicle and Equipment Repair.

6. DEVELOPMENT STANDARDS

6.1. Outdoor Display

Display of heavy equipment is allowed outside in front of the building(s), between the face of the building and the street. No fencing shall be required for display located more than 10 feet from the wall of the principal building.

6.2. Site Layout and Buildings

- (1) The buildings, structures and site improvements, as represented on **Exhibit “B”**, for the **Vermeer Tract**, conform to the standards of the **I (Industrial)** zoning district and shall continue to be regulated by those standards.
- (2) The buildings, structures and site improvements, as represented on **Exhibit “B”**, for the **Bobcat Tract**, conform to the standards of the **I (Industrial)** zoning district and shall continue to be regulated by those standards, in addition to the following:
 - (a) The front facade of the building shall be constructed with one hundred percent (100%) masonry, as defined in Section 46-5 of the Code;
 - (b) The service bays near the rear of the building shall be screened from public view by:
 - i. the configuration of the building;
 - ii. a retaining wall(s); and/or
 - iii. wing wall(s) on either side of the front façade.
 - (c) Landscaping shall be installed in the front street yard, along the State Highway 45 frontage, pursuant to the Code;
 - (d) A retaining wall with landscaping shall also be constructed along the frontage along Roundville Lane.

7. CHANGES TO DEVELOPMENT PLAN

7.1. 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.

7.2. 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 A

Vermeer Tract

Field Notes for 3.892 acres, more or less, out of the Memucan Hunt Survey, Abstract No. 314, Williamson County, Texas, being that 5.011 acre tract recorded in Document No. 9824283, Williamson County Official Public Records (WCOPR), SA VE AND EXCEPT that 1.106 acre tract conveyed to the State of Texas by Deed Recorded in Document No. 2003065330, WCOPR, said 3.892 acres being described by metes and bounds as follows:

Beginning at a 1/2" steel pin found at the southeast corner of said 5.011 acres and the southwest corner of a 5.00 acre tract recorded in Book 2335, Page 260, WCOPR, in the north ROW line of Roundville Lane, for the southeast corner hereof;

THENCE S 66 degrees 18 minutes 25 seconds W 301.80 feet with the south line of said 5.011 acres and the north ROW line of Roundville Lane to a computed point for the southwest corner of said 5.011 acres and the southeast corner of Lot 1, TXU Substation Subdivision, as recorded in Cabinet T, Slide 98 of the Williamson County Plat Records, for the southwest corner hereof;

THENCE N 18 degrees 11 minutes 56 seconds W 576.59 feet with the east line of said Lot 1, passing at 0.85 feet a 1/2" steel pin found, to a mag nail set in a steel lid on a 4'x6' vault on the south ROW of State Highway 45, as described in Document No. 2003065330, WCOPR, for the southwest corner hereof;

THENCE, with the south ROW of State Highway 45 the following two courses:

- 1) N 69 degrees 22 minutes 12 seconds E 85.40 feet to a 1/2" steel pin set with orange cap for angle,
- 2) N 71 degrees 46 minutes 01 seconds E 214.05 feet to a 1/2" steel pin set with orange cap for the northeast corner hereof;

THENCE S 18 degrees 18 minutes 25 seconds E 551.45 feet with the west line of said 5.00 acres and east line of said 5.011 acres to the POINT OF BEGINNING, containing 3.892 acres of land, more or less.

Bearing basis is the west line of said 5.011 acre tract.

EXHIBIT A

Bobcat Tract

FIELD NOTES FOR 3.82 ACRES OF LAND OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT 314, IN WILLIAMSON COUNTY, TEXAS, BEING A 5.00 ACRE TRACT CONVEYED TO CWC PARTNERSHIP BY DEED RECORDED IN BOOK 2335, PAGE 260, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, SAVE AND EXCEPT A 1.181 ACRE TRACT (PARCEL 203) CONVEYED TO STATE OF TEXAS BY DEED RECORDED IN DOCUMENT NO. 2003051695, SAID 3.82 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" steel pin found at the southwest corner of said 5.00 acres, also the southeast corner of a 5.011 acre tract conveyed to Vermeer Equipment of Texas Inc. by deed recorded in Document No. 2010066248, Williamson County Official Public Records (WCOPR), being also the in the north right-of-way (ROW) line of Roundville Lane, for the southwest corner hereof;

THENCE N18°15'28"W 551.36 feet with the mutual line of said 5.00 acres and 5.011 acres, generally following a fence, to a 1/2" steel pin found with a broken cap at the southwest corner of said 1.181 acres, for the northwest corner hereof;

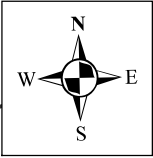
THENCE with the south line of said 1.181 acres these 2 courses:

- 1) N71°46'01"E 242.91 feet with the south line of said 1.181 acres to a TXDOT brass disc found in concrete for angle;
- 2) N70°43'50"E 78.01 feet to a 1/2" steel pin with cap found at the southeast corner of said 1.181 acres, also the northwest corner of a 1.911 acre tract conveyed to Daugherty Family Registered Limited Liability Partnership #1, for the northeast corner hereof;

THENCE S18°02'27"E 424.61 feet with the east line of said 5.00 acres, generally following a fence, to a 1/2" steel pin found at the southwest corner of a 1.00 acre tract conveyed to Texas and Maria Flaniken by deed recorded in Book 1590, Page 309, WCOPR, said pin also being in the north ROW line of Roundville Lane, for the southeast corner hereof;

THENCE with the north ROW line of Roundville Lane and south line of said 5.00 acres, generally following a fence, these 2 courses:

- 1) S27°20'30"W 158.01 feet to a 1/2" steel pin found for angle,
- 2) S66°54'12"W 207.14 feet to the POINT OF BEGINNING, containing 3.82 acres of land, more or less.



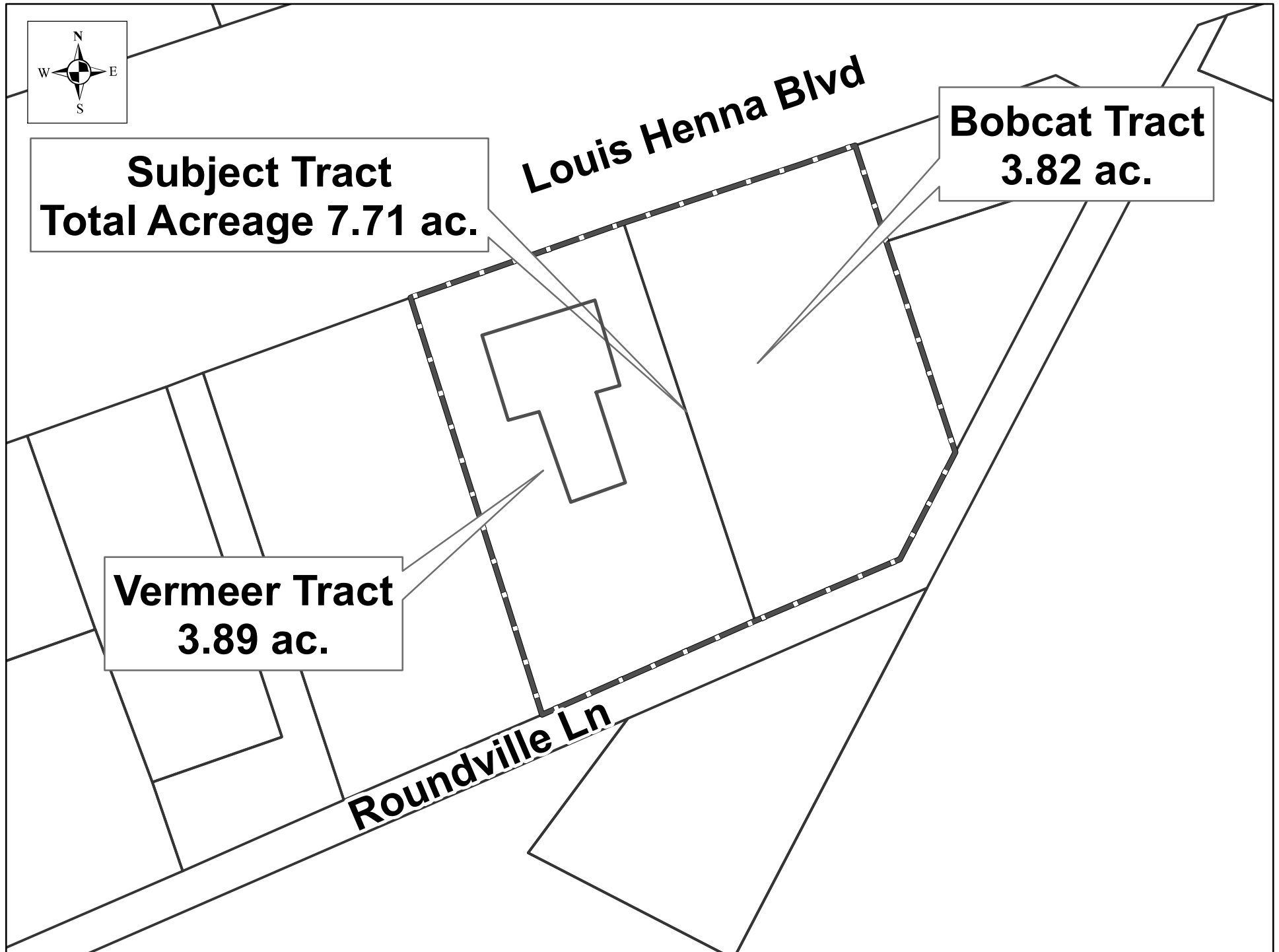
**Subject Tract
Total Acreage 7.71 ac.**

Louis Henna Blvd

**Bobcat Tract
3.82 ac.**

**Vermeer Tract
3.89 ac.**

Roundville Ln



Vermeer Tract

EXHIBIT 'B'

Bobcat Tract

TAG LEGEND	
NUMBER	DESCRIPTION
01	RETAINING WALL BY OTHERS.
02	EXISTING DRIVEWAY CONNECTION TO BE ADJUSTED TO BE CENTERED ON PROPERTY LINE. SEE DRIVEWAY DETAIL ON SHEET C28.
03	NEW GUARDRAIL ALONG TOP OF WALL. REFER TO STRUCTURAL FOR MORE INFORMATION.
04	NEW CHAIN LINK FENCE. REFER TO ARCHITECT FOR STYLE AND DETAILS.
05	NEW CHAIN LINK FENCE GATE. REFER TO ARCHITECT FOR STYLE AND DETAILS.
06	NEW WASTEWATER LINE. SEE SHEET C10 FOR MORE INFORMATION.
07	NEW WATER LINE. SEE SHEET C10 FOR MORE INFORMATION.
08	NEW DUMPSTER ENCLOSURE. REFER TO ARCHITECT FOR DETAILS.
09	EXISTING FIRE HYDRANT
10	NEW 5' WIDE CONCRETE SIDEWALK PER DETAIL ON SHEET C25.
11	TYPE 7 CURB RAMP PER DETAIL ON SHEET C27
12	EXISTING TXDOT CURB INLET TO BE RELOCATED.
13	TYPE 5 ADA RAMP PER DETAIL ON SHEET C27

LEGEND

#	TAG (SEE TAG LEGEND)
#	PARKING BAY COUNT (TOTAL COUNT=56)
LOC	LIMITS OF CONSTRUCTION (4.93 ACRES)
ADA	ACCESSIBLE ROUTE

NOTES:
1. A TXDOT DRIVEWAY APPLICATION SUBMITTAL TO THE CITY OF ROUND ROCK DSO IS REQUIRED.

