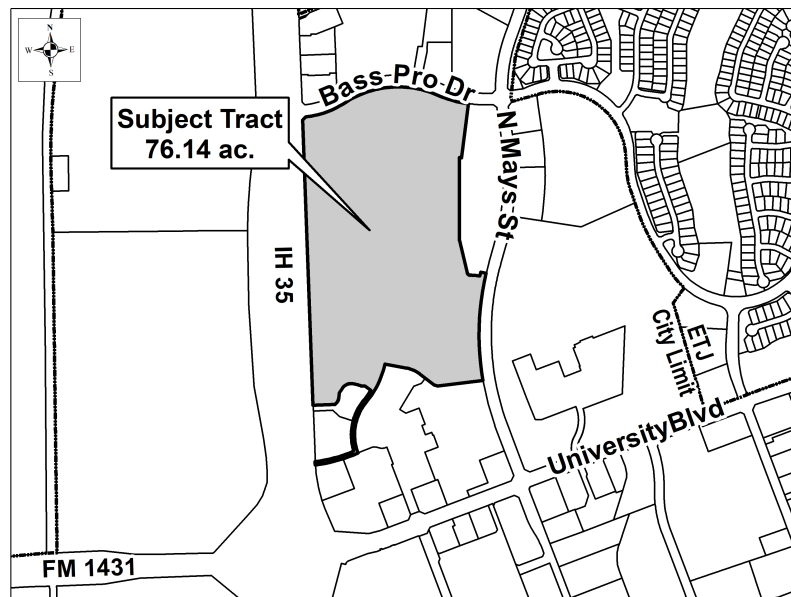


**RR Premium Outlets PUD 60 Amend 3
ZONING ZON2103-005**



CASE PLANNER: LINDSAY DARDEN

REQUEST: Amend the permitted uses specified in Exhibit C-1 of PUD No. 60 to permit limited duration seasonal and holiday events.

ZONING AT TIME OF APPLICATION: PUD No. 60 Round Rock Outlet Mall

DESCRIPTION: 76.14 acres out of the EPHRAIM EVANS SURVEY, ABSTRACT NO. 212

CURRENT USE OF PROPERTY: PUD No. 60; Outlet Mall

COMPREHENSIVE PLAN LAND USE DESIGNATION: Regional Attraction

ADJACENT LAND USE:

North: Bass Pro Drive ROW; Simon North (PUD No. 61)

South: Chandler IH-35, Ltd. (PUD No. 59)

East: Outlet Mall Apartments (PUD No. 124 - Not yet constructed); North Mays Street ROW

West: IH 35 Service Road ROW

PROPOSED LAND USE: PUD No. 60; Outlet Mall

TOTAL ACREAGE: 76.14

Owner:
CPG ROUND ROCK LP & SPG ROUND
ROCK NS LP
PO BOX 6120
INDIANAPOLIS, IN 46206

Applicant:
Johnathon Dickerson
General Manager
11200 Lakeline Mall Dr
Cedar Park, TX 78613

Agent:
Johnathon Dickerson
General Manager
11200 Lakeline Mall Dr
Cedar Park, TX 78613

**RR Premium Outlets PUD 60 Amend 3
ZONING ZON2103-005**

HISTORY: PUD (Planned Unit Development) No. 60, approximately 87.19 acres, was approved by the City Council in May of 2005. The PUD is comprised of the Premium Outlet Mall, a movie theater, retail, and restaurant uses. It was amended twice in 2006, once to adopt revised design standards for the movie theater and once to revise the entry sign plan. PUD No. 61, which borders PUD No. 60 to the north, includes the Bass Pro Shop and other retail uses. It was amended twice in 2018, once to change the height requirement to allow a six-story hotel at the northwest corner of Bass Pro Dr. and N. Mays St. and again to provide for an urban multi-family development to the north of the hotel site. The most recent amendment to PUD No. 60, approved in October 2020, removed approximately 10.09 acres from the PUD to create a new PUD known as Outlet Mall Apartments (PUD No. 124) which will include urban style multi-family and commercial uses.

DATE OF REVIEW: April 7, 2021

LOCATION: Southeast corner of the Bass Pro Dr. and N. I-35 Service Road intersection.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Comprehensive Plan designates the site as Regional Attraction.

Proposed PUD: The applicant requests approval of an amendment to PUD No. 60 to revise the permitted uses specified in exhibit C-1 to allow for seasonal and holiday-focused events. These events would be outdoors in the onsite parking areas on the west side of the development adjacent to the I-35 service road and may include but not be limited to farmers markets, outdoor concerts, Christmas tree sales, and pumpkin patches, along with food trucks and sales of seasonal goods directly associated with such events. Such uses shall be limited in duration to 45 consecutive days with exception of farmers markets which may occur once weekly. Events which are subject to a special event permit shall follow the regulations of the City of Round Rock Code of Ordinances Part II, Section 34, Article II. Vendors and temporary structures hosted on-site shall comply with the requirements of the Williamson County and/or City of Round Rock Health District and City of Round Rock Fire Department permitting and inspections. The PUD amendment would also revise the off-street parking standards for Parcel 1, located within exhibit C-1, to specify that parking would not be required for seasonal and holiday focused events.

The outlet mall functions as a pedestrian-oriented commercial center for Round Rock and attracts people from throughout the region which is in keeping with the comprehensive plan designation of regional attraction. The addition of seasonal and holiday-focused events in the west parking area will add to the special events and sales that are already hosted within the central portion of the outlet mall and could allow a venue for more localized vendors and events. PUD zoning is intended to permit a more flexible response to the market and encourage innovative site plan design that may not be explicitly accommodated by the standards contained within the Development Code. A disadvantage to PUD development is that uses that were not anticipated at the time the PUD was established require amendment of the PUD to add such uses if they are desired at a later time.

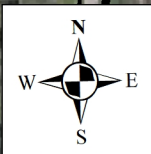
Staff recommends limiting the location of seasonal and holiday-focused events to the west side of the development adjacent to the I-35 N. Service Road to minimize impacts to adjacent development. The language included in the proposed amendment to PUD No. 60 was approved by the applicant and staff finds it to be compatible with the variety of uses that are permitted in

**RR Premium Outlets PUD 60 Amend 3
ZONING ZON2103-005**

Parcel 1 of PUD No. 60.

RECOMMENDED MOTION:

Staff recommends approval of the PUD amendment to revise the permitted uses and the off-street parking for Parcel 1 as depicted in exhibit C-1.



**Subject Tract
76.14 ac.**

Bass Pro Dr

N Mays St

IH 35

**City Limit
ETJ**

University Blvd

FM 1431

PUD No. 60 EXHIBIT D-1

USES AND DEVELOPMENT STANDARDS FOR PARCEL 1

In accordance with Section 11.314 of the Round Rock Zoning Ordinance, the following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 1 on the Parcel Map, attached to this ordinance as **PUD No. 60 Exhibit "C"**, and further described by metes and bounds in **PUD No. 60 Exhibit "C-1"**. Unless otherwise defined, all terms used shall correspond to the definitions in the City of Round Rock Code of Ordinances.

1. PERMITTED USES

Parcel 1 shall be developed as a shopping mall with a minimum area of 400,000 square feet as generally shown on **PUD No. 60 Exhibit "C"**. The mall shall consist of any of the following uses:

- Retail Sales and Services
- 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.
- 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.
- Day Care
- Outdoor Entertainment, which shall include the use of children's amusement rides.
- Pack and Ship Service, which is the use of a site for the packaging and shipping of goods, and related packaging, shipping and postal uses.
- 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

- Seasonal and holiday-focused events, to be located outdoors in the onsite parking areas on the west side of the development adjacent to the I-35 service road, including but not limited to farmers markets, outdoor concerts, Christmas tree sales, and pumpkin patches, along with food trucks and sales of seasonal goods directly associated with such events. Such uses shall be limited in duration to 45 consecutive days with exception of farmers markets which may occur once weekly. Events which are subject to a special event permit shall follow the regulations of the City of Round Rock Code of Ordinances Part II, Section 34, Article II. Vendors and temporary structures hosted on-site shall comply with the requirements of the Williamson County and/or City of Round Rock Health District and City of Round Rock Fire Department permitting and inspections.

2. PROHIBITED USES

The following uses are prohibited:

- Grocery stores
- Gasoline & fuel sales
- 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
- Mini warehouses
- Flea markets
- Portable building sales
- Manufactured home sales
- Boat sales
- Camper sales
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Shooting ranges
- 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
- Wireless Transmission Facility, Self-Standing

3. **REMAINING USES**

All other uses that are not specifically addressed in this ordinance will require an amendment in accordance with Section 15 of this Agreement.

4. **DESIGN STANDARDS**

4.1 **Permitted and Prohibited Materials**

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

- Asbestos
- 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)

Texture or finish-painted tilt-up concrete wall panels are permitted.

4.2 **Requirements**

Exterior wall finish, exterior color, orientation, building articulation and architectural offsets shall be generally in accordance with **PUD No. 60 Exhibit "J"**.

5. **ROOF MOUNTED MECHANICAL EQUIPMENT**

Roof mounted mechanical equipment shall be of consistent color and shall be similar to or match the roof color and shall be located in a uniform alignment. Screening is not required.

6. OFF-STREET PARKING

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

No parking is required for any Community Park on Parcel 1.

One (1) parking space is required per two hundred fifty (250) feet of Gross Floor Area for any Eating Establishment or Bar/Pub/Tavern use on Parcel 1.

No parking is required for seasonal and holiday-focused events uses on Parcel 1.

7. ACCESS DRIVES

7.1 Emergency Access Drives

Emergency access drives shall be at least twenty (20) feet in width from face of curb to face of curb.

7.2 Width of Access

Not including the landscaped center median, individual driveway width shall be no greater than forty-eight (48) feet from back of curb to back of curb.

8. DRIVEWAY THROAT LENGTH

Throat length shall be measured from the property line immediately adjacent to the street right-of-way. No parking spaces or internal access drives shall intersect with access driveways within this throat length.

Driveways from Oakmont Drive shall provide a minimum throat length of one hundred fifty (150) feet.

Driveways from Teravista Parkway shall provide a minimum throat length of one hundred (100) feet.

Right-turn-only driveways from the frontage road of IH-35 shall provide a minimum throat length of one hundred (100) feet. All other driveways from the frontage of IH-35 shall provide a minimum throat length of two hundred fifty (250) feet.