



Legislation Text

File #: 2018-5326, **Version:** 1

Consider public testimony regarding, and an ordinance amending the PUD (Planned Unit Development) No. 61 (Simon North) zoning district to allow high density residential development on approximately 11.57 acres northwest of Bass Pro Drive and North Mays Street. (First Reading)*

Armbrust and Brown, PLLC, submitted this application on behalf of the owner, SPG Round Rock, NS, LP, and the developer, Columbus Realty Partners.

PUD (Planned Unit Development) No. 61, approximately 55 acres, was approved by the City Council in May of 2005. It allows commercial uses, including retail, office, hotel, restaurants, offices, conference centers, and theaters. It was amended in November of 2013 for elements of the Bass Pro Shop development and an administrative amendment was approved in April of 2016 to clarify sign regulations for several businesses. Most recently, it was amended on January 25, 2018 to change the height requirement to allow six stories for a hotel at the northwest corner of Bass Pro Dr. and N. Mays St.

This amendment adds a high density multifamily residential development on an 11.58-acre site. The density will be a minimum of 35 units per acre and the project will contain two types of buildings. Most of the units will be in 4 or 5-story buildings, with attached structured parking. The remainder will be 2-story buildings, with tuck-under garage parking for each unit. The site will include a 2.4-acre private open space with amenities, and food trucks will be permitted to operate on the property. The development will be regulated by the MF-3 (Multifamily - urban) zoning district, which must be adopted as a PUD, allowing for negotiated development standards. The requirements for this development include:

1. Parking for the 4 or 5-story buildings will be provided at a rate of one space per bedroom. At least 75% of the required parking for the 4 or 5-story buildings will be in an attached parking garage(s).
2. Two tuck-under garage spaces will be provided for each unit in the 2-story buildings.
3. Additional parking for guests will be provided, at a rate of 5% of the total amount of required residential parking.
4. At least 25% of all dwelling units must have a balcony, an at-grade patio or a private yard.
5. No external stairways are allowed on the residential buildings.
6. A minimum of 4 amenities will be provided for the use of the residents.
7. A minimum of 4 streetscape and landscape features, including trees along N. Mays, will be provided.
8. All building elevations facing N. Mays Avenue and the interior driveways will be at least 50% masonry, with at least one other material, including stucco, fiber cement siding, fiber

cement panels, and architectural steel or metal. Architectural steel or metal will be limited to 33% and fiber cement siding or panels will be limited to 50% of the elevation.

9. All building elevations facing the perimeter driveways will consist of masonry, stucco, fiber cement siding, fiber cement panels, and architectural steel or metal, without minimums or maximums on any material.
10. Horizontal building facades longer than 150 feet must include offsets or be inset at least two feet in depth.

The developer provided the Tera Vista home owner's association with information about the proposed project and it was included in the HOA newsletter. In addition, the developer mailed letters outlining the project to the adjacent property owners. The Planning and Zoning Commission held a public hearing and recommended approval of the PUD amendment on a vote of 8-0. There were no speakers for or against the item.