



Legislation Text

File #: 2020-0336, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 10.09 acres located southeast corner of the intersection of Bass Pro Drive and N. Mays Street from the PUD (Planned Unit Development) No. 60 zoning district to the PUD (Planned Unit Development) No. 124 zoning district. (First Reading)*

The property is located at the southwest corner of N. Mays St. and Bass Pro Drive, to the east of the Round Rock Premium Outlet Mall. on the south side of E. Pecan Ave. between Spring St. and Circle Ave. It is designated as Regional Attraction in the comprehensive plan and zoned as PUD (Planned Unit Development) No. 60. The rezoning is requested by the owner, CPG Round Rock LP & SPG Round Rock NS LP.

PUD (Planned Unit Development) No. 60, approximately 87.19 acres, was approved by the City Council in May of 2005. The PUD provides for the Premium Outlet Mall, a movie theater, and retail and restaurants. 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, contains the Bass Pro Shop and other retail uses. It contains a hotel site at the northwest corner of Bass Pro Dr. and N. Mays St. and an urban multi-family development to the north of the hotel site.

This ordinance will create a new PUD on a 10.09 acre portion of the property currently zoned as PUD No. 60. The new PUD proposes commercial uses on 2.97 acres and urban-style multifamily on 7.12 acres. The C-1a (General Commercial - limited) zoning district will regulate the uses and development standards for the commercial tract. In addition to the uses allowed in C-1a, a visitor center is permitted. Commercial uses which are prohibited include: Auto Sales/Rental/Leasing Facilities; Auto Service Facilities; Call Center; Fuel Sales; Funeral Home; Commercial Parking; and Shooting and Archery Ranges.

The MF-3 (Multi-Family - Urban) zoning district will regulate the uses and development standards for the urban-style multifamily tract, unless otherwise specified by the PUD. The minimum overall density will be 35 dwelling units per acre and the living units will be in buildings which are a maximum of 5-stories with an attached structured parking garage. At least four amenities will be provided for the residents. At least 75% of the required parking will be in the structure and the remainder can be provided on surface parking lots. Guest parking will be provided, at a rate of 5% of the total amount of required parking. In addition, at least 25% of all dwelling units must have a balcony and landscaped open areas and streetscape and landscape features are required. The PUD contains an illustration of a number of building elevations and the approved design must substantially comply with these depictions. In addition to the residential development, a food truck area will be

permitted.

The Planning and Zoning Commission conducted a public hearing and voted 9-0 to recommend approval of the rezoning at their meeting on October 6, 2020. There were no speakers at the hearing.