

Report Date: August 5, 2022
Case No: 2021-21-PUD

Item Details

Project Name: The Summit at Westinghouse- Amendment No. 5

**Project Location
and Acreage:**

The subject property is part of a Planned Unit Development District (PUD). The PUD in its entirety is approximately 72 acres and is located east of I-35, south of Westinghouse Road, and north of the Terravista community in Round Rock. The proposed amendment to the PUD is substantially limited to Zone F. Zone F is located at the southwest corner of Boselli Way and Westinghouse Drive.

Applicant:

Steger Bizzell, P.E. c/o David Platt, P.E.

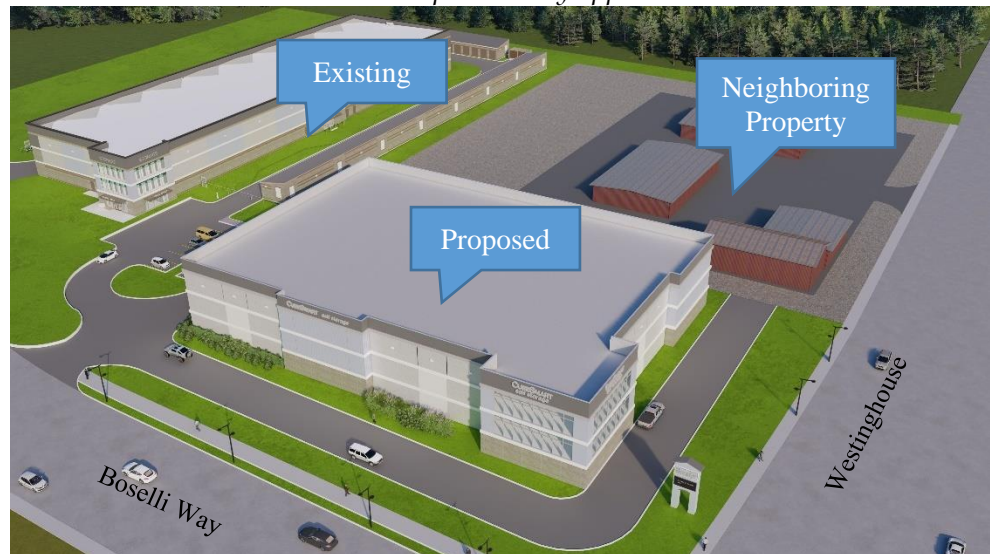
Property Owner:

Novak Brothers c/o Jim Cramer and Neil Kadakia

Request:

The requested change to the existing PUD is proposed to impact zone F. The applicant is seeking a PUD amendment to allow a 70,000 square foot increase to the allowable square footage for self-storage in Zone F. The PUD as approved allows 180,000 square feet of storage. Currently there is 140,000 square feet of self-storage developed in Zone F. The applicant is seeking to utilize the remaining 40,000 square feet and the requested 70,000 along the frontage of Westinghouse.

exhibit provided by applicant

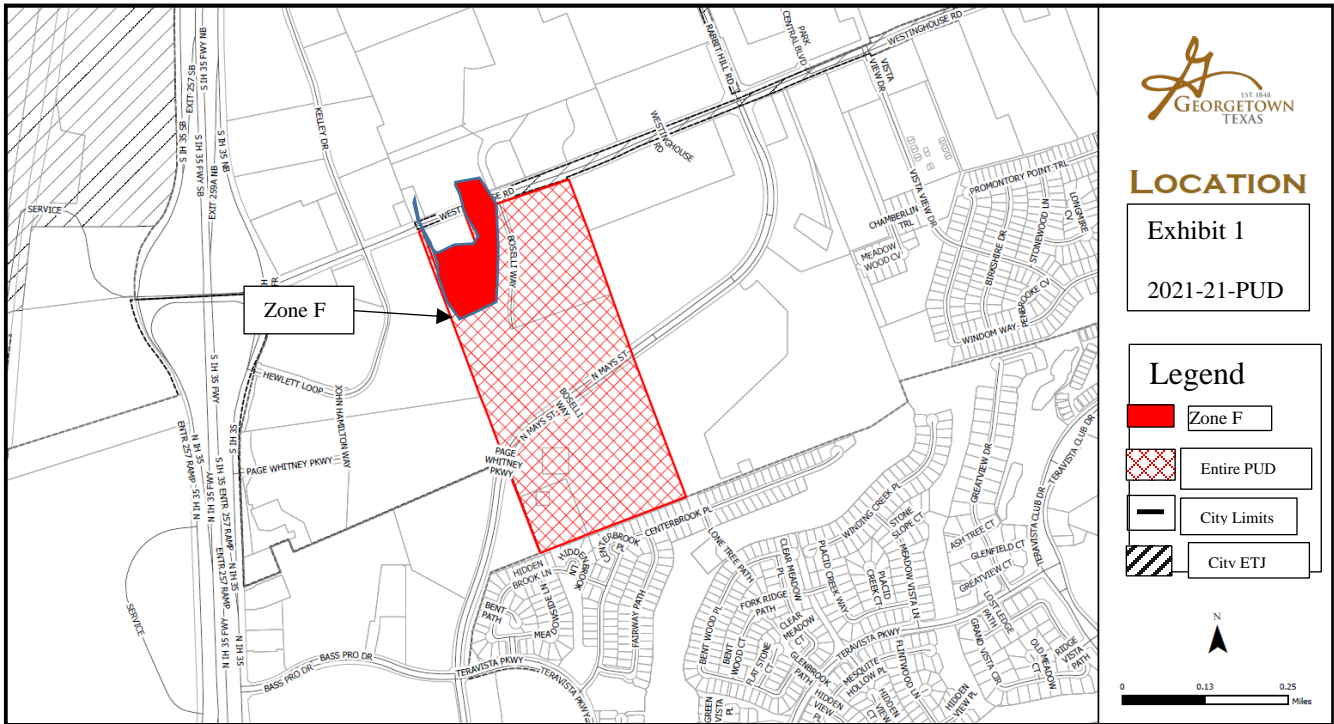


Case History:

This is the fifth amendment to PUD. In 2017/ 2018 the property owner developed a Planned Unit Development (PUD) that supported the development of a mixed-use community offering new commercial and residential opportunities along Mays Street. The adopted PUD established use restrictions within the proposed General Commercial (C-3) areas, established a maximum number of units, a minimum commercial acreage and development standards that allowed for

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vertical mixed use in addition to the mixture of uses across the proposed development. The PUD adopted a concept plan for land use and a concept plan for proposed open space and trail connections. The PUD allowed for a phased development approach while maintaining flexibility in building placement, open space/trails, and traffic flow.



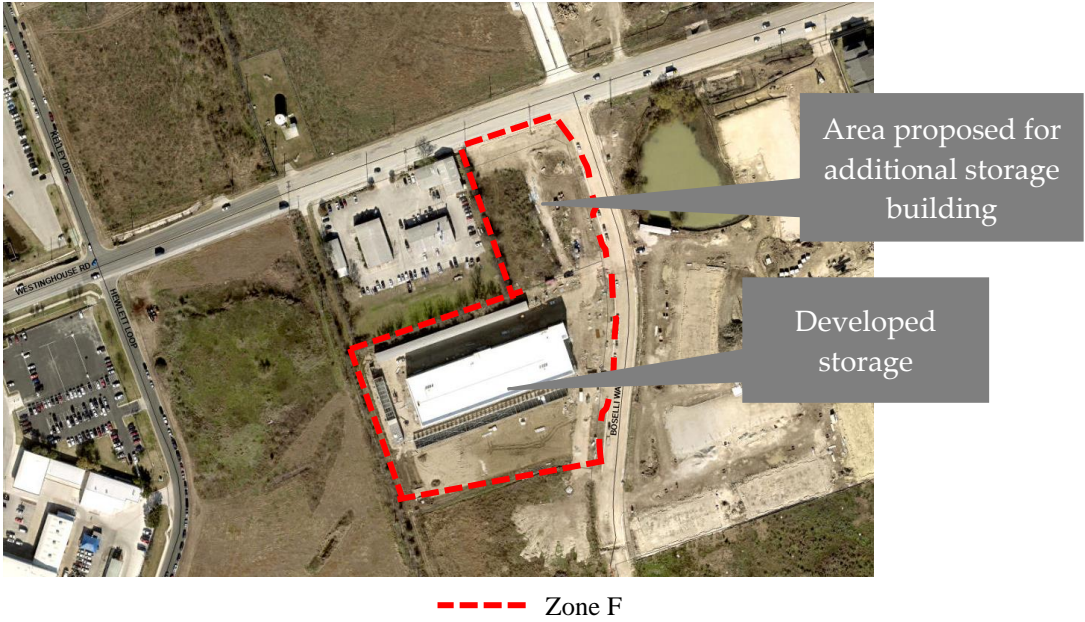
Overview of the Applicant's Request

The subject property (Zone F) is approximately 6 acres in size. Approximately 5.3 acres of the subject property is developed as a self-storage facility with four buildings approximately 140,000 square feet in size.

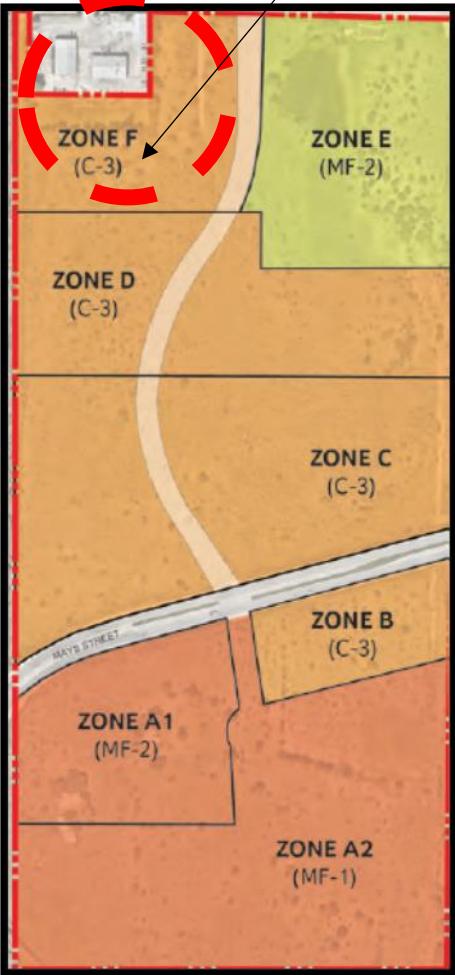
The applicant seeks to amend the PUD to allow for the following change:

- To allow an increase in self-storage square footage from 180,000 square foot to 250, 000 square ft. with an additional 4, 000 sq. ft of retail space built into the storage building.

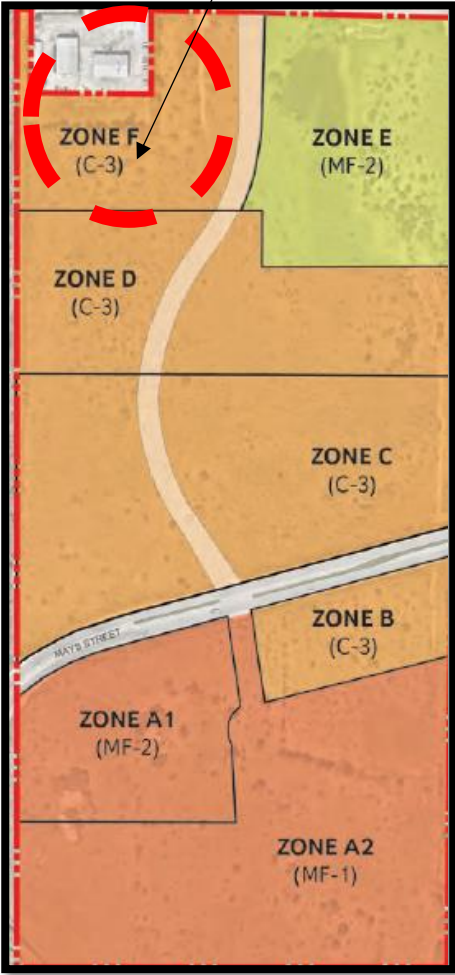
The increase in self-storage square feet would allow for the expansion of a planned self-storage facility on the corner of Westinghouse and Boselli Way. The PUD as approved allows 180,000 square feet of storage by right across zone F. Currently there is 140,000 square feet of self-storage. The applicant is seeking to utilize the remaining 40,000 square feet (permitted by right per the existing PUD) and the requested 70,000 along the frontage of Westinghouse. Based on the floor plan of the existing storage facility it appears one floor of self-storage could be developed on the site (first floor square footage of the existing building is approximately 40,000 square feet). The request for additional square footage would permit the construction of two more stories. Zone F permits a maximum building height of 40 feet.



1. Development Zone F: 180,000 sq. ft.



252,000 sq. ft.



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Amendment Current PUD Zone F

Table.1					
Non-Residential Development					
Zone	Use(s)	Max. Approx. Acres	Max. Building SF	Approx. Density	Max. # LUEs
F	Commercial (C-3)	6.00	180,000	0.95	52.94

* Self Storage is permitted by right without a Special Use Permit.

Proposed PUD Zone F

Table.2					
Non-Residential Development					
Zone	Use(s)	Max. Approx. Acres	Max. Building	Approx. Density	Max. # LUEs
F	General Commercial C-3	6.00	252,000	0.96	52.94

Site Information

Physical and Natural Features:

The site slopes downward from Westinghouse Rd. toward N. Mays St. This impact the deceleration construction and hinders a reasonable and safe right turn from Westinghouse. A 10 ft elevation drop exists. There are no significant woodlands or surface water features on the site. The property is located over the Edwards Aquifer Recharge Zone.

Future Land Use and Zoning Designations:

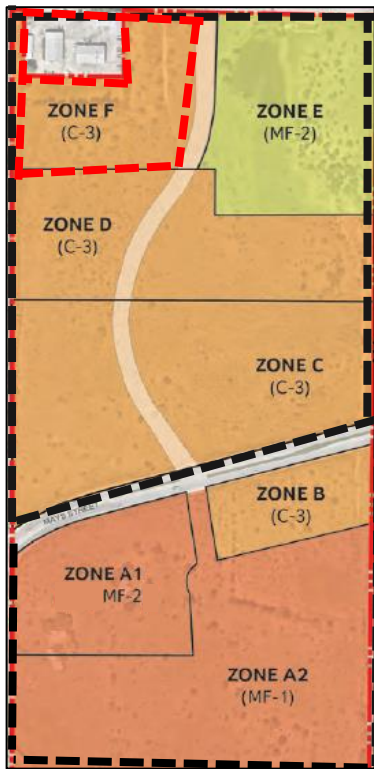
The subject property is located within the Regional Center future land use designation. The zone C-3 is appropriate (See the discussion under Comprehensive Guidance).

Surrounding Properties:

The Westinghouse and Mays Street corridors have seen a significant amount of residential, primarily multi-family, development with limited supporting commercial development. The current zoning, Future Land Use designation, and existing uses of the properties adjacent to zone F (the area of proposed change) to the north, south, east and west are outlined in the table below:

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DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	North of Westinghouse the property is zoned PUD with allowance for Local Commercial and High-Density Multi-family	Regional Center	Westinghouse Road
South	Summit at Westinghouse PUD Zone D an C	Regional Center	15,600 square feet of retail and 227 units under development
East	Summit at Westinghouse PUD Zone E	Regional Center	300-unit multi-family development under development
West	Agriculture (Ag)	Regional Center	Service King (Car Repair Shop)



Surrounding land use-- proposed PUD amendment area - - - - Part of the Summit at Westinghouse but not seeking amendments currently - - - -

Comprehensive Plan Guidance

Current Future Land Use Map:

The *Regional Center* designation is meant to facilitate large scale commercial development that serves a larger geographic area. These developments are generally located at key locations along major highways and arterial roads as they tend to be more automobile oriented. High density residential development can complement the commercial uses in these areas but should be a secondary use in the area. Care should be taken to ensure that there is an appropriate transition of land uses from these high intensity development areas to lower intensity uses such as single-family residential.

DUA: 18 or more

Target Ratio: 75% nonresidential, 25% residential

Primary Use: Large retailers

Secondary Uses: Mixed use, high density residential, chain restaurants, specialty retailers, professional office, and civic uses

Future Land Use Map in Effect at Time of initial PUD approval:

The *Employment Center* category is intended for tracts of undeveloped land located at strategic locations, which are designated for well planned, larger scale employment and business activities, as well as supporting uses such as retail, services, hotels, and high density residential development (stand-alone or in mixed-use buildings) as a conditional use. These areas often act as a transition between more intensely developed commercial uses and residential neighborhoods. Primary uses include offices, flex offices, and technology research and development, as well as environmentally friendly manufacturing.

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within the City of Georgetown and Oncor dual service area for electric service.

Transportation

The portion of the PUD site requested for amendment is bordered by Westinghouse to the north, which is designated as a Major Arterial on the Overall Transportation Plan. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Access to Zone F is limited to Boselli

Proposed Zoning district

The requested change to the PUD specifically involves the development of Zone F. Zone F has an existing base zoning designation of General Commercial (C-3). Zone F consists of approximately six (6) acres of land and is depicted as the north west portion of the PUD. This Zone acts as a transition from the existing auto repair/ collision center and is intended for Self-Storage. Self-Storage shall be permitted by right without the approval of a Special Use Permit (SUP). Outdoor storage will not be permitted within this zone. C-3 uses are permitted in this zone. Unless otherwise noted within this PUD, Zone F shall be developed to C-3 standards with the following use restrictions

The following uses are prohibited throughout the project:

- Cemeteries, columbaria, mausoleums, or memorial parks

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- Driving and firing ranges
- Landscape supply sales/garden centers
- Permanent farmers and flea markets
- Pest control and janitorial services
- Lumber yards
- Small engine repair
- Large animal veterinarian services
- Veterinary clinic or kennel with outdoor pens
- Sexually oriented business
- Major event entertainment
- Stone, mulch or dirt sales yards
- Manufactured housing sales
- Heavy equipment sales and repair
- Recreational vehicle sales, rental or service
- Fuel sales
- Automotive repair and service general
- Bus barn
- Transportation and utility use, except for uses involving parking lots, parking garages, private transport dispatch services, valet parking, transit passenger terminal and minor utility services

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it generally does not comply with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete, and the information contained within the application is enough and correct enough to allow adequate review and final action.	Complies
An application must provide the necessary information to review and make a knowledgeable decision for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	Partially Comply
The subject property has a Future Land Use designation of <i>Regional Center</i> . However, when approvals were first considered for the initial PUD, the property had a designation of Employment Center. Both designations support large scale employment, retail, and multi-family uses that require well planned connectivity for the traffic they generate. However, as deviations to existing PUDs are requested, the deviations are expected to support the vision of the overall PUD as well as the goals of the comprehensive plan in place.	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

Regional Center (the future land use district currently in place) supports developments configured as major shopping centers, stand-alone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. These developments are typically automobile-oriented with convenient access from major transportation routes and highway interchanges, however internal pedestrian connectivity is maximized and includes opportunities for pedestrian activity. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed use encouraged.

When the initial PUD was approved the allowance of self-storage was intended to provide a transition in intensity from the auto/body facility and Westinghouse Road into the mixed-use development proposed for the remainder of the property. Additionally, the storage was intended to support the large amount of multi-family residential units being developed along Westinghouse and Mays Street. The additional square footage request for the self-storage facility partially supports the intent of the regional center to have larger regional supporting residential uses located in this area. However, this particular regional center and the Westinghouse corridor has limited secondary uses such as restaurants, retailers, and neighborhood service-related uses that support the density that has been developed in this area. It is important to note the proposed amendment to the PUD attempts to create a transition in intensity as called for in the 2030 plan, however given primary uses encouraged in regional centers, the vision for the PUD as a whole and surrounding developments the proposed PUD change will not fully support the intended goals of the Regional Center or Employment Center.

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.

Partially Complies

The proposed request for additional self-storage square footage in Zone F allows for the opportunity to cluster self-storage space in one area rather than spread across parcels that are more accessible and visible. However, as the Westinghouse corridor is analyzed for future opportunities for secondary uses such as restaurants, retailers, and neighborhood services the amount of unentitled areas or entitled areas (that are not already developed) that would permit such uses is very limited, particularly in the regional center node.

4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

Partially Complies

The Westinghouse corridor between I-35 and Mays Street is largely developed with car dealerships on the western end of the corridor and developed and entitled multifamily on both north and south sides of Westinghouse. The proposed request to add additional square footage for self storage is generally compatible with the newly developed self storage to the south and building form of the car dealerships and adjacent auto body facility. The use has the possibility of supporting the surrounding multi-family uses but does not take steps to support the vision of the adopted PUD which is stated to be “ To create a community which will be built in phases, but still maintain creativity in building placement, people movement, traffic flow and to create a comfortable place to live, work and play. It allows flexibility to accommodate the evolution of living space designs, workplace environments, supporting services, hospitality and entertainment corridors.

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ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
5. The zone to be change is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
The zone is of suitable size for the uses permitted by the PUD. The property proposed for the additional square footage of storage has been permitted for the use from the first approved version of the PUD.	

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

The below evaluation is based on the PUD request for amendment to permit and additional 70,000 square feet of self- storage facility to zone A.

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	Does Not Comply
<p>The PUD has created an opportunity for a variety of multi-family housing types and has reserved some ground floor retail north of Mays Street and a small commercial tract south of Mays Street. The proposed area of change would introduce an upper story retail with the expanded commercial usage if the self-storage is approved. This development proposal does not appear to be supportive of the goals promoted by the Future Land Use Plan regarding employment center or regional center designations.</p> <p>Integrated supporting uses such as retail and restaurants are considered, to support the high-density residential area. The increase in self-storage development does not encourage the balance, the Employment Center or Regional Center is trying to achieve between the residential and non-residential areas that exist in Summit at Westinghouse community.</p>	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Partially Complies
The proposed arrangement for this zone seeks to cluster the self-storage use in a spot that is challenging to plan for due to the surrounding auto/body shop and the lack of direct access to Westinghouse. However, the arrangement of the proposed use is one that does not allow for the furthering of the intent of the PUD and does not in large part relate to the remainder of the mixed-use development along Mays Street or Boselli Way.	
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.	Partially Complies
The Summit at Westinghouse PUD will be developed with a combination of private driveways, and private and public streets to best serve the dense mixture of the proposed uses. An open space plan has also been included to support pedestrian walkways, both north and south of Mays Street. However, the proposed development / parcel does not take steps nor was it planned to take steps to integrate into the plan.	

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PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
4. The provisions of cultural or recreational facilities for all segments of the community.	Partially Complies.
The Summit at Westinghouse PUD included an open space plan which has largely been developed as private recreational facilities for residents of the individual multi-family developments. The proposed development / parcel does not take steps to increase cultural or recreational facilities.	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Partially Complies
Building footprints are not part of this PUD amendment. A general location of where the additional storage square footage will be constructed has been provided. When the PUD was first approved the PUD stated that zone F was envisioned to act as a transition from the existing collision center (manmade environment) and is intended for Self-Storage.	
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	Partially Complies
The PUD allows for multiple site plans within each zone to allow for phased development with submitted plans. The self-storage if approved, will have to submit all the necessary plats, plans and studies for approval.	

In summary the request for an amendment to the PUD supports the general vision of zone F of the PUD. However, the requested change does not take steps to address the overall vision established for the PUD as a whole or the future land use designation of Employment center or Regional Center. As it offers minimal space for area supporting retail and commercial and would not be considered a major employment generator.

It is important to note that due to the remaining 40,000 square feet of storage still permitted on zone F a storage facility will be constructed on this property. Based on the floor plan of the existing storage facility it appears one floor of self-storage could be developed on the site (first floor square footage of the existing building is approximately 40,000 square feet). The request for additional square footage would permit the construction of two more stories.

Meetings Schedule

09/6/2022 – Planning and Zoning Commission
 9/13/2022 – City Council First Reading of the Ordinance
 9/27 /2022 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request, a legal notice advertising the public hearing was placed in the Sun Newspaper (August 21, 2022), and 1 sign was posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

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Attachments

- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – Zoning Map
- Exhibit 4 – PUD Development Plan
- Exhibit 5 – Letter of Intent