

**301 Chisholm Trail FLUM Amendment
CPF23-00006**

HISTORY: The site was zoned PUD 18 in 1994. An emergency care Veterinary Hospital is on site. The Round Rock 2030 Comprehensive Plan designates the majority of the site as Open Space. A small area to the north is designated as Commercial.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd.

STAFF REVIEW AND ANALYSIS:

Request: The applicant requests to amend approximately 9.40 acres on the Future Land Use map from Open Space to Commercial.

Comprehensive Plan: The FLUM (Future Land Use Map) of the Comprehensive Plan 2030 designates this site as both Commercial and Open Space. In this case, the subject tract is currently developed as a PUD with commercial use. Open space was likely assigned to the FLUM due to its proximity to flood plain. All proposed development within the city is required to comply with local and federal flood plain regulations, and it is not necessary to designate those regulated areas as open space on the comprehensive plan.

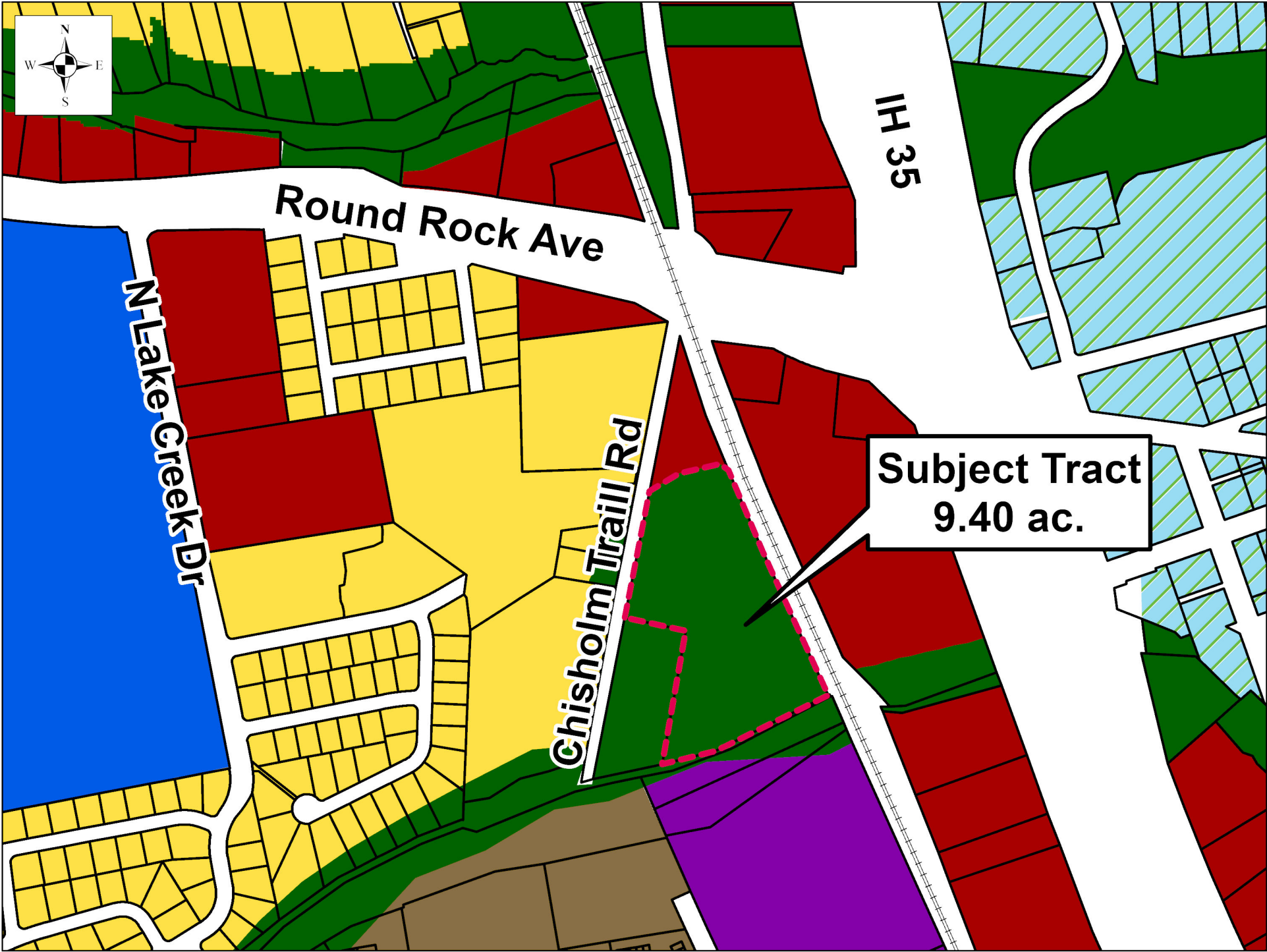
Amendment Policies: According to the Comprehensive Plan 2030, Commercial land use location criteria are:

1. At the intersection of two arterial roadways or an arterial/major collector; or
2. At an extension of an established commercial area that does not conflict with adjacent residential uses.
3. Some uses are appropriate only when located on property with highway frontage.

The site doesn't meet the first criteria regarding intersections because Chisholm Trail is considered a local street. However, it does meet the second criteria since the site is located at an extension of an established commercial area that does not conflict with adjacent residential uses. Existing PUD 18 modified the comprehensive plan in 1994 by allowing commercial development (mini-golf center with accessory uses). Additionally, an existing commercial shopping center to the east has been in place for decades. This justifies the change, because only one of the three location criteria must be met. The proposed amendment to the Commercial land use designation provides opportunities for additional commercial development in an already established commercial area. Additionally, amendments to the plan should consider several factors, including changing market conditions. Designating the entire tract to the Commercial land use designation will facilitate a rezone to accommodate a wider range of commercial uses.

RECOMMENDED MOTION:

Staff recommends approval of the FLUM (Future Land Use Map) amendment from Open Space to Commercial.



Round Rock Ave

N-Lake-Creek-Dr

Chisholm Trail Rd

IH 35

Subject Tract
9.40 ac.