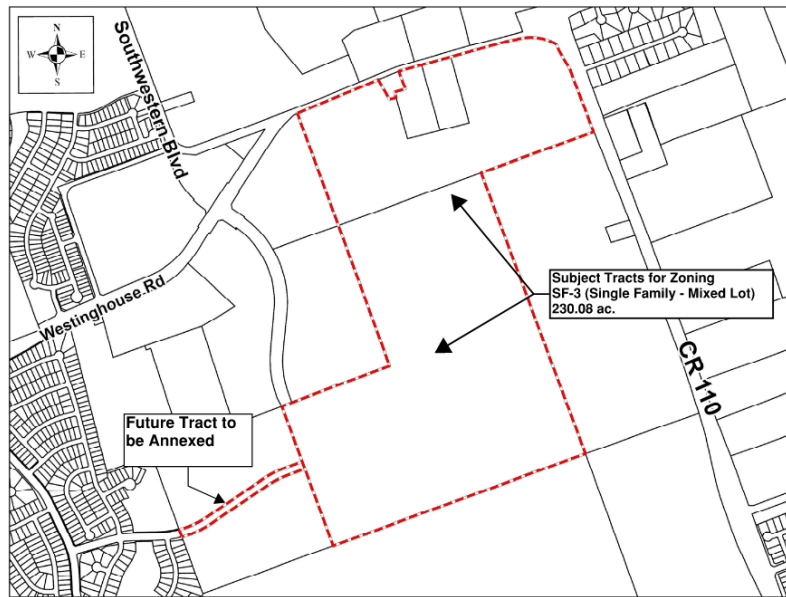


**Briggs Tract Original Zoning  
Zoning            ZON25-00000**



**CASE PLANNER:** Caitlyn Reeves

**REQUEST:** Approval of an original zoning to the SF-3 (Single Family - Mixed Lot) district.

**ZONING AT THE TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 230.08 acres out of the Joseph Mott Survey Abstract No. 427 and Calvin Bell Survey, Abstract No. 112

**CURRENT USE OF THE PROPERTY:** Vacant

**COMPREHENSIVE PLAN LAND DESIGNATION:** Residential - A Comprehensive Plan amendment to designated a portion of this tract to Residential is under consideration as a separate agenda item (F.2).

**Adjacent Land Use**

North: Right-of-Way - Westinghouse Road

South: Unzoned - ETJ

East: Unzoned - ETJ, Right-of-Way - Country Road 110

West: Unzoned - ETJ

**PROPOSED LAND USE:** Residential

**TOTAL ACREAGE:** 230.08 acres

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**Owner:**

Marc & Debra Briggs  
3634 CR 110  
Georgetown, TX 78626

**Developer:**

New Home Company  
Kevin Forader  
10800 Pecan Park Blvd  
Suite 310  
Austin, TX 78750

**Applicant:**

LJA Engineering, Inc  
Lauren Crone  
7500 Rialto Boulevard Building II  
Suite 100  
Austin, TX 78735

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**Briggs Tract Original Zoning  
Zoning ZON25-00000**

**HISTORY:** A portion of the subject tract was originally located within the City of Georgetown's Extraterritorial Jurisdiction (ETJ). On September 24, 2024, the Georgetown City Council approved the disannexation of 66.66 acres from its ETJ boundaries. On April 8, 2025, the Georgetown City Council approved the disannexation of an additional 9.998 acres. Following these actions, the developer has requested that the City of Round Rock accept the combined 76.66 acres into its ETJ boundaries. A resolution of ETJ acceptance into Round Rock's jurisdiction is scheduled to be heard by the Round Rock City Council on June 12, 2025.

Along with the resolution to accept the additional acreage into the City's ETJ boundary, the developer has submitted requests for annexation, the creation of an in-city Municipal Utility District (MUD), and original zoning to SF-3 (Single Family – Mixed Lot) for 230.08 acres. These items are set to be heard by the City Council on June 12, 2025.

**DATE OF REVIEW:** May 7, 2025

**LOCATION:** South of Westinghouse Rd and west of CR 110.

**STAFF REVIEW AND ANALYSIS:**

Proposal: The proposed use for the subject tract is for a single-family residential development and will include the construction of public roads, sidewalks, landscaping, stormwater management infrastructure, as well as water and sanitary sewer utilities.

Comprehensive Plan and Zoning: A proposal to amend the Round Rock 2030 FLUM (Future Land Use Map) and designate 76.66 acres of this tract as Residential is being considered under a separate agenda item (F.2). The remaining 153.42 acres are already designated for residential uses on the FLUM. The proposed zoning complies with the Round Rock 2030 location criteria for single-family residential development, which recommend that such housing be located to minimize potential conflicts with non-residential uses. The subject tract is located along a developing corridor that includes several existing single-family neighborhoods and would be consistent with the established growth pattern.

Traffic, Access and Roads: The subject property has access to existing right-of-way along Westinghouse Road and County Road 110. Additionally, the developer has negotiated with the adjacent property owner to the west of the subject tract to request an annexation of 2.673 acres in order to facilitate the extension of Varano Bend into the development. This annexation will provide the necessary contiguity for annexing the subject tract. Additional street stubs will be provided to the south and west to allow for future ROW extensions. Fire and/or access locations may be required and would be determined at time of subdivision improvement permit and/or platting. The project will be subject to the roadway impact fee regulations.

Water and Wastewater Service: An in-city Municipal Utility District (MUD) has been requested by the applicant for the subject tract. The City of Round Rock will provide wastewater service to the site. The subject tract lies within a split service boundary for water providers, with service shared between the City of Round Rock and the Jonah Special Utility District. Final utility layouts will be determined during the subdivision improvement permitting process.

**Briggs Tract Original Zoning  
Zoning ZON25-00000**

SF-3 (Single Family Mixed Lot) Zoning District: The purpose of the SF-3 district is to establish and preserve areas of low intensity land use primarily devoted to low density residential development on lots of various sizes that have increased design standards as compared to other single-family residential zoning districts.

The SF-3 Zoning district requires a prescribed mix of estate lots (10,000 SF), standard lots (6,500 SF) and small lots (5,000 SF). However, the zoning district has provisions which allow for exceptions to the prescribed lot mix where developers opt to include additional subdivision features and/or design incentives that are over and above those that would be required if the prescribed lot mix was followed. The SF-3 zoning district also includes supplementary development standards for garage and driveway treatment and street facing building elevations.

**RECOMMENDED MOTION:**

Staff recommends approval.





**Subject Tracts**  
**230.08 ac.**

Southwestern Blvd

CR-110

Westinghouse Rd



