

**Caffey Tract General Plan Amendment
GEN PLAN AMEND GP1903-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST:

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 11.31 acres out of the

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

- North: proposed residential (across University Blvd.)
- South: undeveloped – ETJ
- East: undeveloped – ETJ
- West: undeveloped – ETJ

PROPOSED LAND USE: commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	11.31
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	11.31

Owner:
Creek Bend Land Holdings, LLC
Stuart Caffey
6201 CR 110
Hutto, TX 78634

Agent:
Carlson, Brigance & Doering, Inc.
Geoff Guerrero
5501 W. William Cannon Drive
Austin, TX 78749

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HISTORY: The property was included on the Future Land Use Map, approved in 2010.

DATE OF REVIEW: May 15, 2019

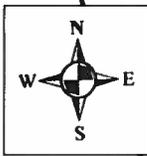
LOCATION: East of CR 110 and west of SH 130; south of University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan: The subject property is designated for residential use. As this is the far northern edge of the City's planning area, nearby to SH130, the residential designation was selected in 2010, with commercial applied only at existing street intersections. This commercial proposal will serve the proposed single family development to the south that it abuts where a collector road is proposed. With this residential development and the proposed residential development to the north of University Blvd., the commercial land use designation is justified.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to the Future Land Use Map to change the land use designation from residential to commercial.



CR-110

11.31 ac.

University Blvd

CR 112

SH 130

