

**Briggs FLUM Amendment
Comprehensive Plan Amendment CPF25-00000**

HISTORY: 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.

DATE OF REVIEW: May 7, 2025

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

STAFF REVIEW AND ANALYSIS:

Request: The applicant requests an amendment to the Future Land Use Map (FLUM) to designate approximately 76.66 acres for Residential land use to add acreage for a proposed large scale single-family residential subdivision to the south. The entirety of the subdivision is proposed to be an in-city Municipal Utility District (MUD) and will ultimately be fully annexed into Round Rock city limits.

Round Rock 2030 Comprehensive Plan: The subject area is currently undesignated and is situated directly adjacent to existing land designated in the FLUM as Residential.

Amendment Policies:

The Round Rock 2030 Comprehensive Plan emphasizes the development of complete neighborhoods, the expansion of housing options, and the importance of managed growth. The Comprehensive Plan supports the Residential land use designation in areas that promote compatibility and minimize potential land use conflicts with non-residential development.

The subject property is directly adjacent to land already designated as Residential on the FLUM. Extending this designation to the subject tract promotes land use continuity, reinforces the existing development pattern, and helps avoid future incompatibilities.

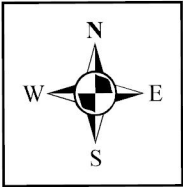
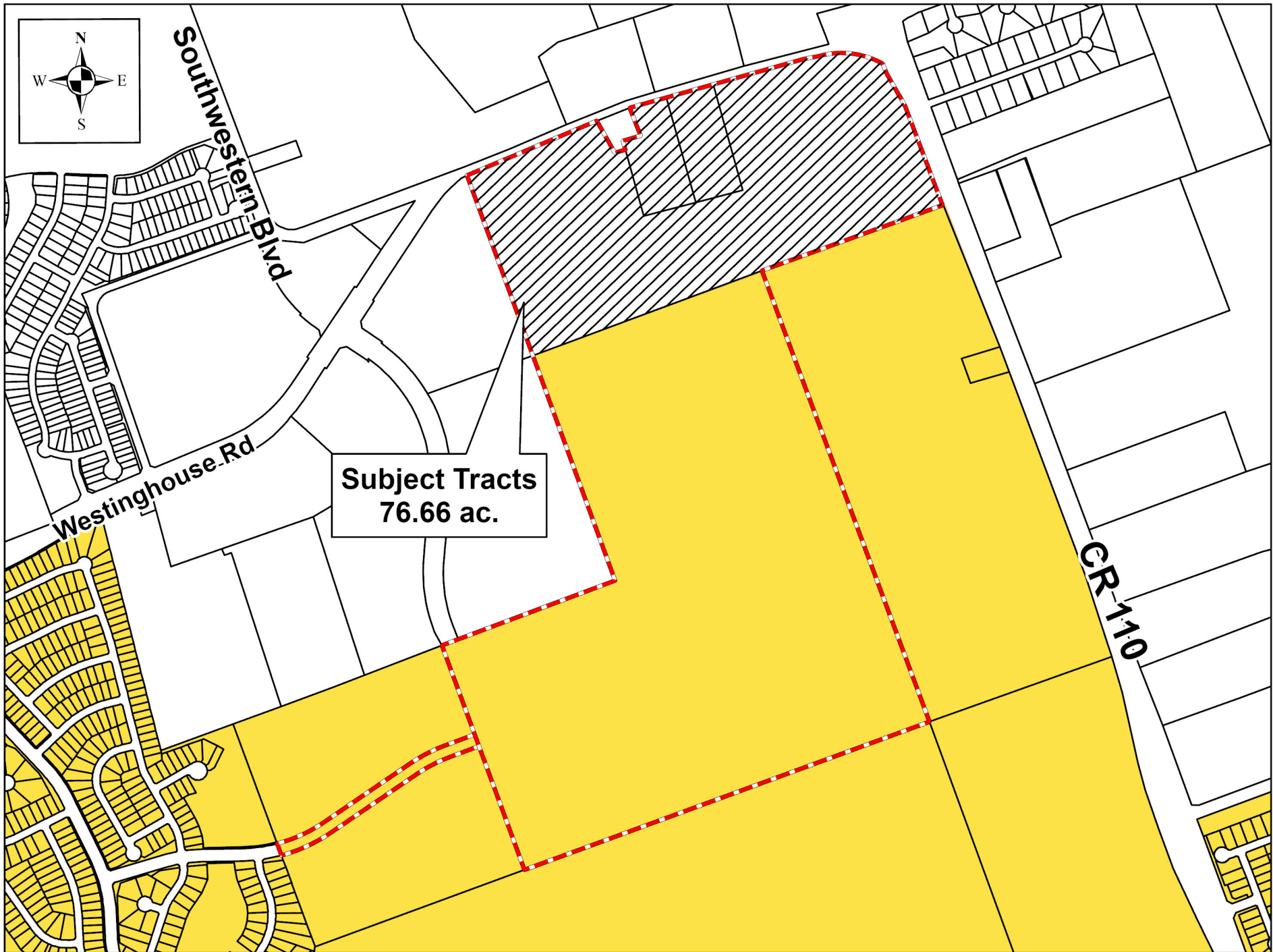
This proposal aligns with the objectives for Residential designation outlined in Round Rock 2030 by:

- Introducing a compatible single-family neighborhood that complements the surrounding residential context.
- Providing new housing opportunities in close proximity to major employment centers, educational institutions, and transportation corridors which support the city's goals for balanced and accessible growth.

An original zoning request to the SF-3 (Single Family – Mixed Lot) zoning district is under consideration as a sperate agenda item (F.3).

RECOMMENDED MOTION:

Staff recommends approval of the FLUM (Future Land Use Map) designation to Residential.



Southwestern Blvd

Westinghouse Rd

Subject Tracts
76.66 ac.

CR-110