

**The Preserve at Mustang Creek FLUM Amendment  
Comprehensive Plan Amendment CPF24-00000**

**HISTORY:** The subject tract is currently unzoned and located in the City's extraterritorial jurisdiction (ETJ). The City Council approved a development agreement for the property on July 14, 2022, prescribing land use and development standards. Preliminary and final plats were approved on January 11, 2023.

**DATE OF REVIEW:** April 3, 2024

**LOCATION:** Generally located northwest of the intersection of CR 118 and SH 130.

**STAFF REVIEW AND ANALYSIS:**

Request: The applicant requests to amend approximately 11.32 acres on the Future Land Use map from the Commercial to Residential land use designation.

Round Rock 2030 Comprehensive Plan: The 2030 Future Land Use Map designates the subject tract as Commercial.

Amendment Policies: The Round Rock 2030 Comprehensive Plan recommends the City consider proposals that provide for a variety of housing forms and price points to meet the needs of our growing population. The intent is to enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life. Based on public input received during the Comprehensive Plan update process, housing affordability was a main concern of stakeholders. A development agreement adopted by City Council for this tract supports affordable housing units for those earning between 30% and 60% of the Area Median Income (AMI). An original zoning request for MF-2 (Multifamily - Medium Density) is under consideration as a separate agenda item (F.2).

The Comprehensive Plan designation of Residential allows for medium-density multifamily development with the following location criteria:

- Primary access allowed via arterial roadway; and
- Located near existing or planned commercial nodes (areas of commercial activity); and
- New medium-density multifamily buildings shall not be located within 500 feet of any single-family neighborhood or one-half (1/2) mile of any existing or zoned medium-density or urban multifamily use.

The subject tract meets the location criteria above.

**RECOMMENDED MOTION:**

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

