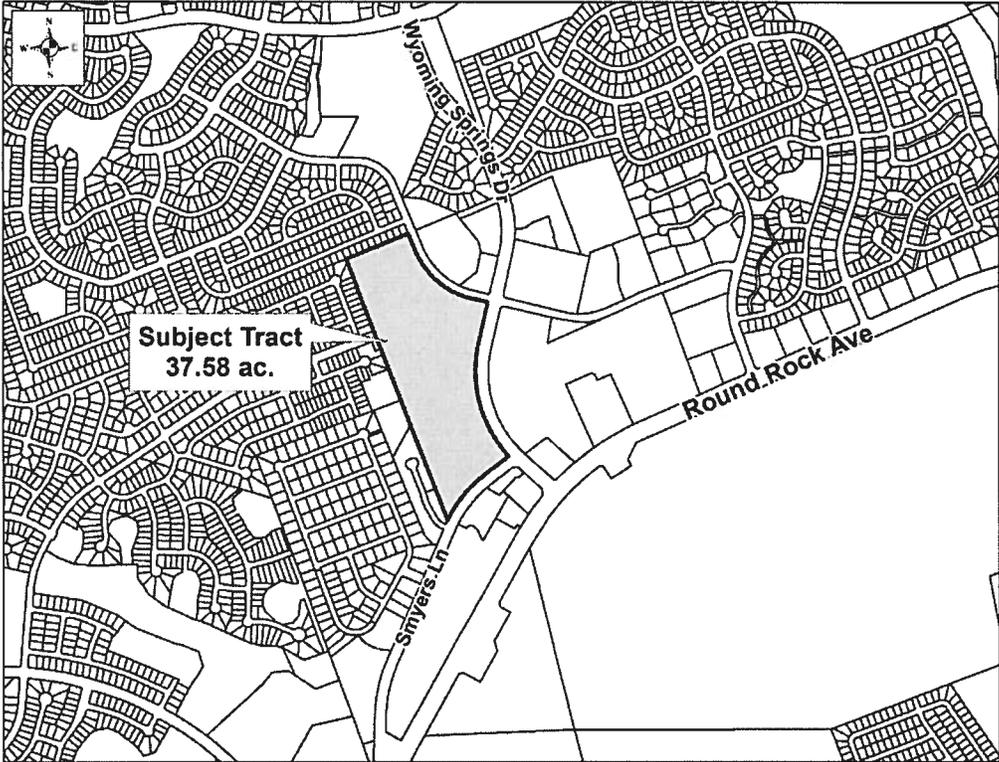


The Reserve at Wyoming Springs
GEN PLAN AMEND GP1803-001



CASE PLANNER: Clyde von Rosenberg
REQUEST: Rezoning from the OF (Office) district to the SF-3 (Single Family – mixed lot) district.
ZONING AT TIME OF APPLICATION: OF (Office)
DESCRIPTION: 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284
CURRENT USE OF PROPERTY: Undeveloped
GENERAL PLAN LAND USE DESIGNATION: Commercial
ADJACENT LAND USE:
 North: (across Park Valley Dr.) medical office and senior housing – OF (Office and SR (Senior)
 South: (across Smyers Lane) bank and drug store – C-1 (General Commercial)
 East: (across Wyoming Springs Dr.) hospital – PF-3 (Public Facilities – high intensity)
 West: single family residential – ETJ (Extraterritorial jurisdiction)
PROPOSED LAND USE: single family
TOTAL ACREAGE: 37.58

Owner:
 Robinson Land Ltd. Partners
 P.O. Box 9556
 Austin, TX 78766-9556

Agent:
 CalAtlantic Homes of Texas, Inc.
 John Stanley
 13620 FM 620 North, Bldg., B, Ste. 150
 Austin, TX 78717

**The Reserve at Wyoming Springs
GEN PLAN AMEND GP1803-001**

HISTORY: The Planning and Zoning Commission received a memo and heard a staff presentation of this proposed amendment at their meeting on March 21, 2018. No action was scheduled because the public hearing notice had not been posted. The Commission also conducted a public hearing on the rezoning of this property from OF (Office) to SF-3 (Single Family – mixed lot) and voted 8-0 to recommend approval. Action on the amendment and the rezoning will be scheduled for consideration on the April 26, 2018 City Council agenda.

DATE OF REVIEW: April 4, 2018

LOCATION: Northwest corner of Wyoming Springs Dr. and Smyers Ln.

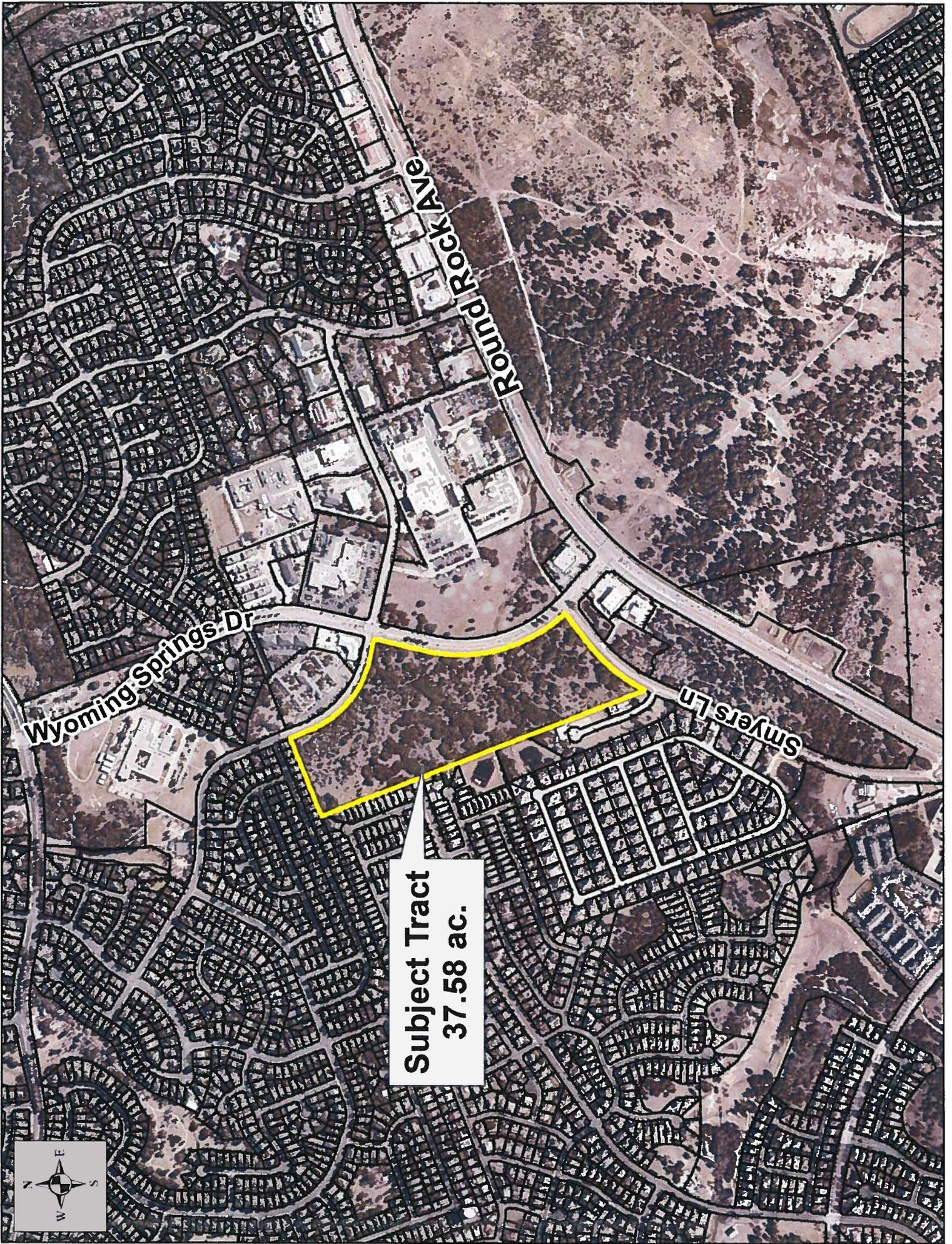
STAFF REVIEW AND ANALYSIS:

Current General Plan designation: The Future Land Use Map in General Plan 2020 designates the site for commercial uses. This was based upon the site's proximity to Round Rock Hospital, in anticipation of medical offices or related retail uses. The site contains several karst features and a creek tributary which limit it from being used efficiently for these uses, however.

Proposed General Plan designation: The proposal is to amend the Future Land Use Map to designate the site for residential uses. It is bordered on the west by a single family residential neighborhood located in the City's extraterritorial jurisdiction. The property to the north across Park Valley Drive contains a senior assisted living facility, which is zoned as SR (Senior), and offices zoned as OF (Office). The uses in both of these zoning districts are compatible with residential uses. The property to the east across Wyoming Springs Blvd. contains a hospital zoned as PF-3 (Public Facilities – high intensity). The property to the south across Smyers Lane contains a bank and a drug store zoned as C-1 (General Commercial).

RECOMMENDED MOTION:

Staff recommends approval of the General Plan Amendment from commercial to residential.



**Subject Tract
37.58 ac.**

