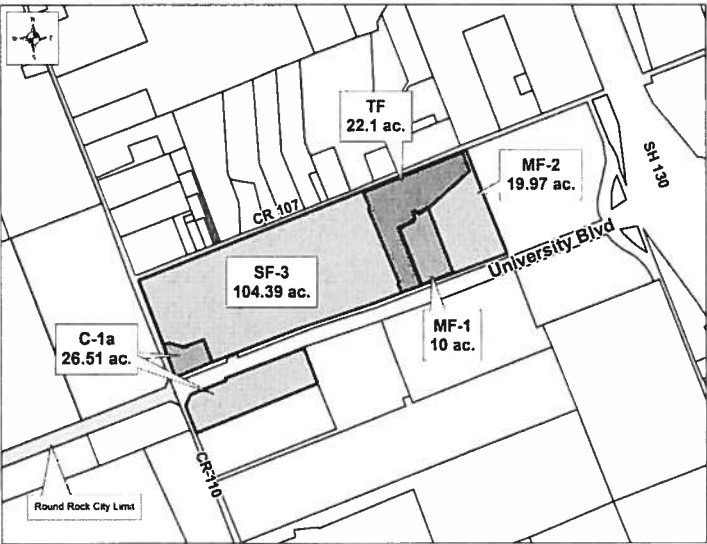


Sauls East Tract
GEN PLAN AMEND GP1902-001



CASE PLANNER: Clyde von Rosenberg
REQUEST: Approval of amendment from business park to residential
ZONING AT TIME OF APPLICATION: ETJ
DESCRIPTION: 182.97 acres out of the Henry Millard Survey, Abstract No. 452
CURRENT USE OF PROPERTY:undeveloped
GENERAL PLAN LAND USE DESIGNATION:business park
ADJACENT LAND USE:
North: ETJ - large lot residential and agricultural
South: ETJ - light industrial and undeveloped
East: ETJ - undeveloped
West: ETJ - undeveloped

PROPOSED LAND USE: residential

<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	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	0
Owner: JSL North Investments LLC John Lloyd 4720-4 Rockcliff Road Austin, TX 78756		Agent: Randall Jones & Associates Engineering, Inc. R. Brent Jones 2900 Jazz Street Round Rock, TX 78664

**Sauls East Tract
GENERAL PLAN AMENDMENT GP1902-001**

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

DATE OF REVIEW: March 6, 2019

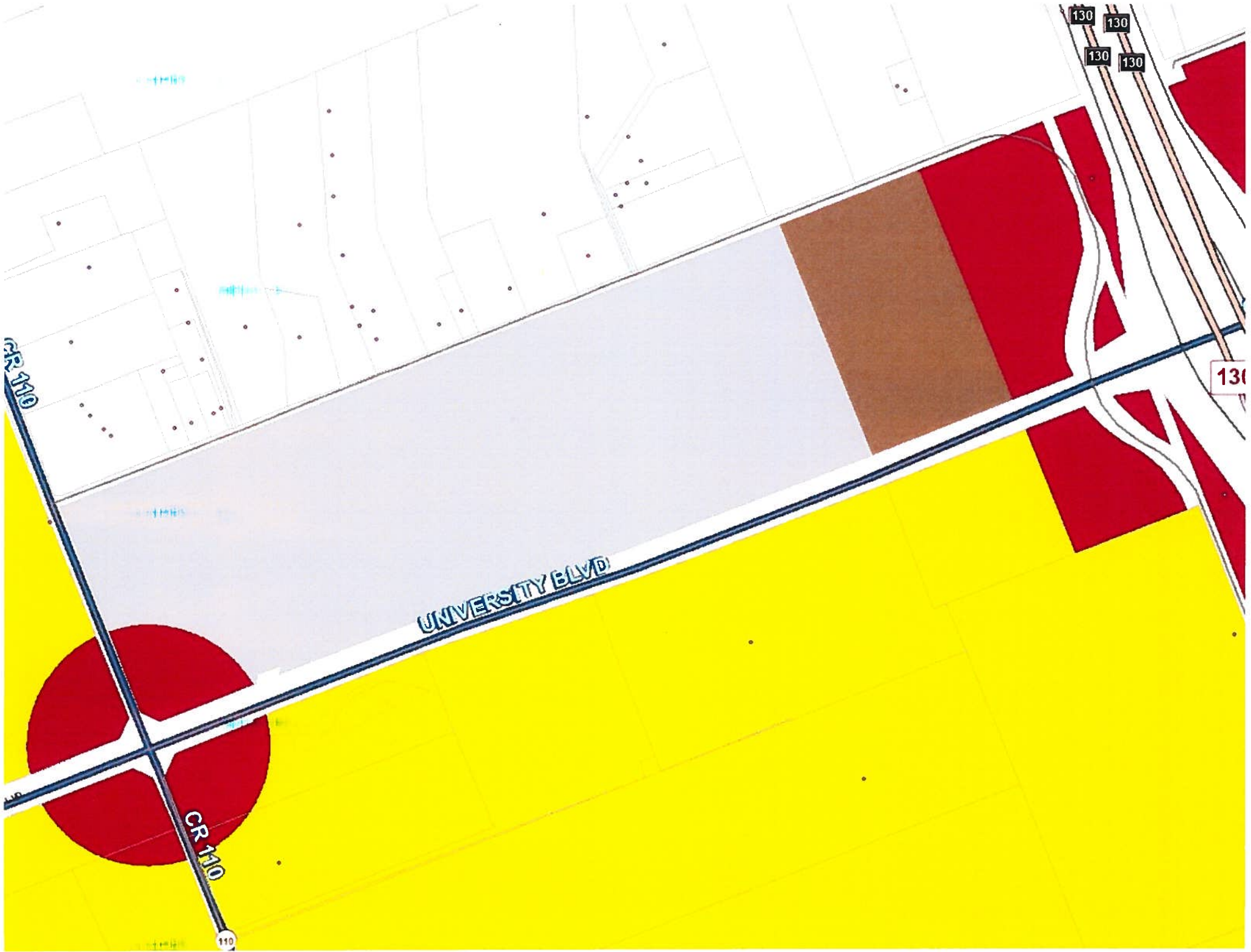
LOCATION: East of CR 110 and west of SH 130; north of University Blvd.

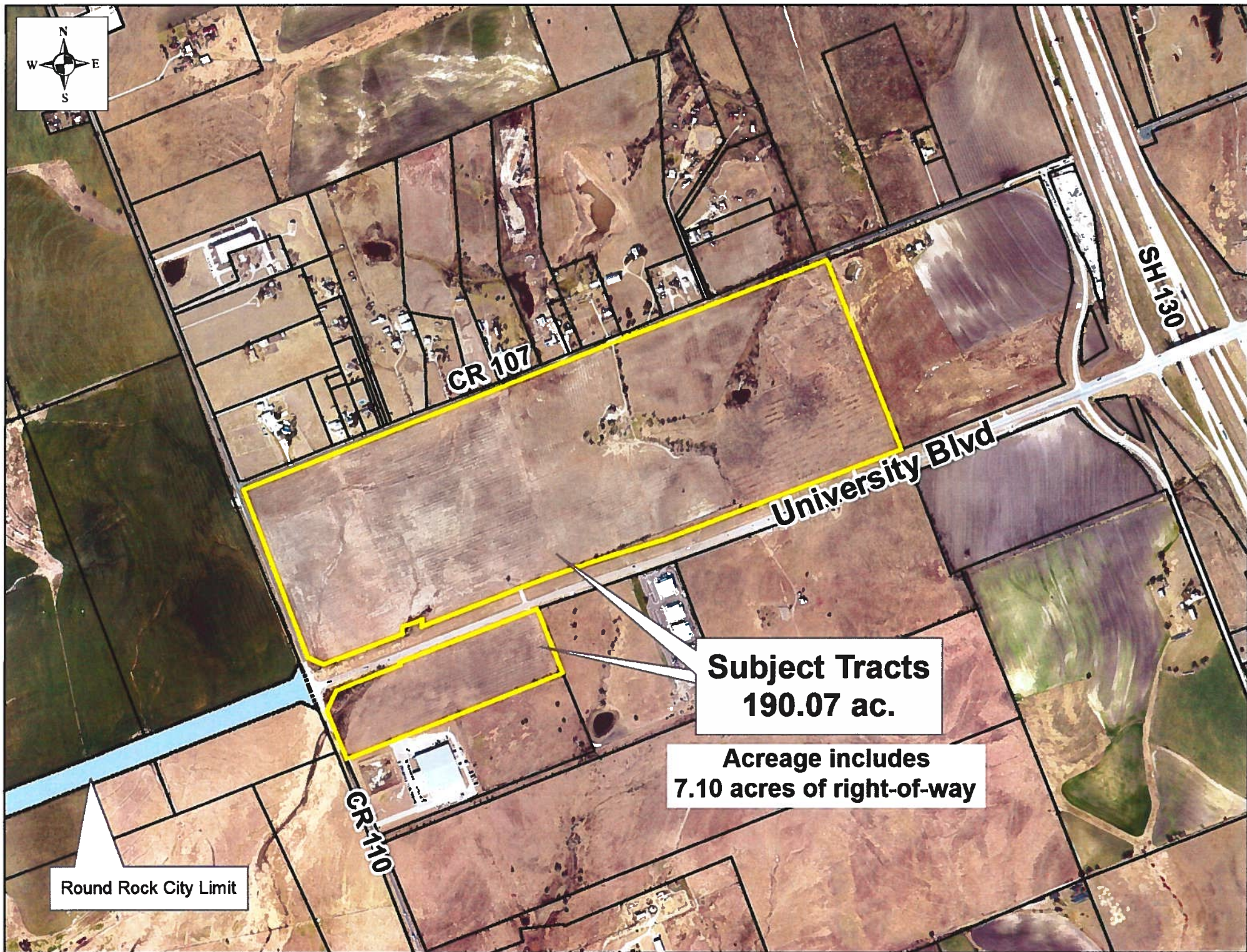
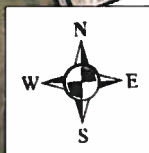
STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: Except for the corner of University Blvd. and CR 110, which is designated as commercial, the subject property is designated for business park. As this is the far northern edge of the City's planning area, nearby to SH130, the business park designation was selected in 2010. This residential proposal, including single family, two-family and both low density and medium density multi-family is now a viable project and the change to the residential 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 business park to residential.





CR 107

University Blvd

SH 130

CR 110

Round Rock City Limit

**Subject Tracts
190.07 ac.**

**Acreage includes
7.10 acres of right-of-way**