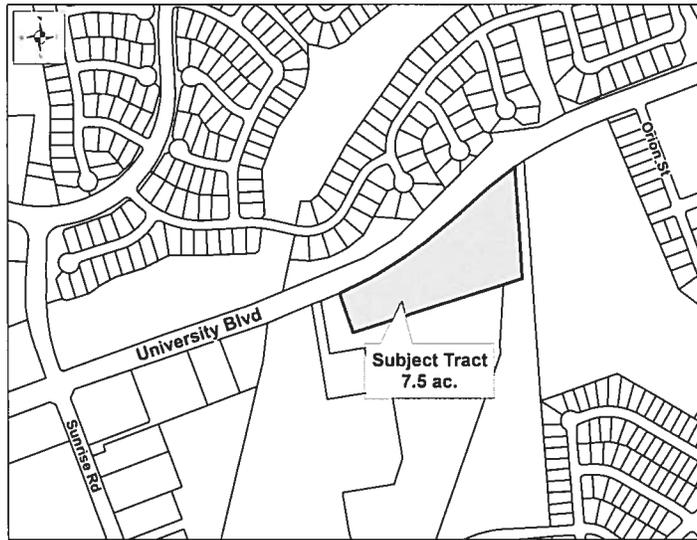


**University Crossing
GEN PLAN AMEND GP1811-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: General Plan Amendment from residential to commercial for a portion of the subject tract

ZONING AT TIME OF APPLICATION: Unzoned - ETJ (Extraterritorial Jurisdiction)

DESCRIPTION: 7.5 acres out of the N.B. Anderson Survey, Abstract No. 29

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential and Commercial

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Multifamily - Zoned PUD (Planned Unit Development) No. 90

East: Multifamily - Zoned PUD (Planned Unit Development) No. 90

West: Multifamily - Zoned PUD (Planned Unit Development) No. 90

PROPOSED LAND USE: Commercial pad sites

TOTAL ACREAGE: 7.5

Owner:
A & W LIMITED PARTNERSHIP
1626 Medical Center St., Ste 500
El Paso, TX 79902

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete
3000 Joe DiMaggio Boulevard #72
Round Rock, TX 78665

**University Crossing
GEN PLAN AMEND GP1811-001**

HISTORY: The 7.50-acre subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and the Applicant has requested annexation into the City of Round Rock with a proposed original zoning of C-1a (General Commercial – Limited). Action on the amendment, annexation, and original zoning applications will be scheduled for consideration on the January 10, 2019 City Council agenda.

DATE OF REVIEW: December 5, 2018

LOCATION: Southeast of University Boulevard and east of Sunrise Road

STAFF REVIEW AND ANALYSIS:

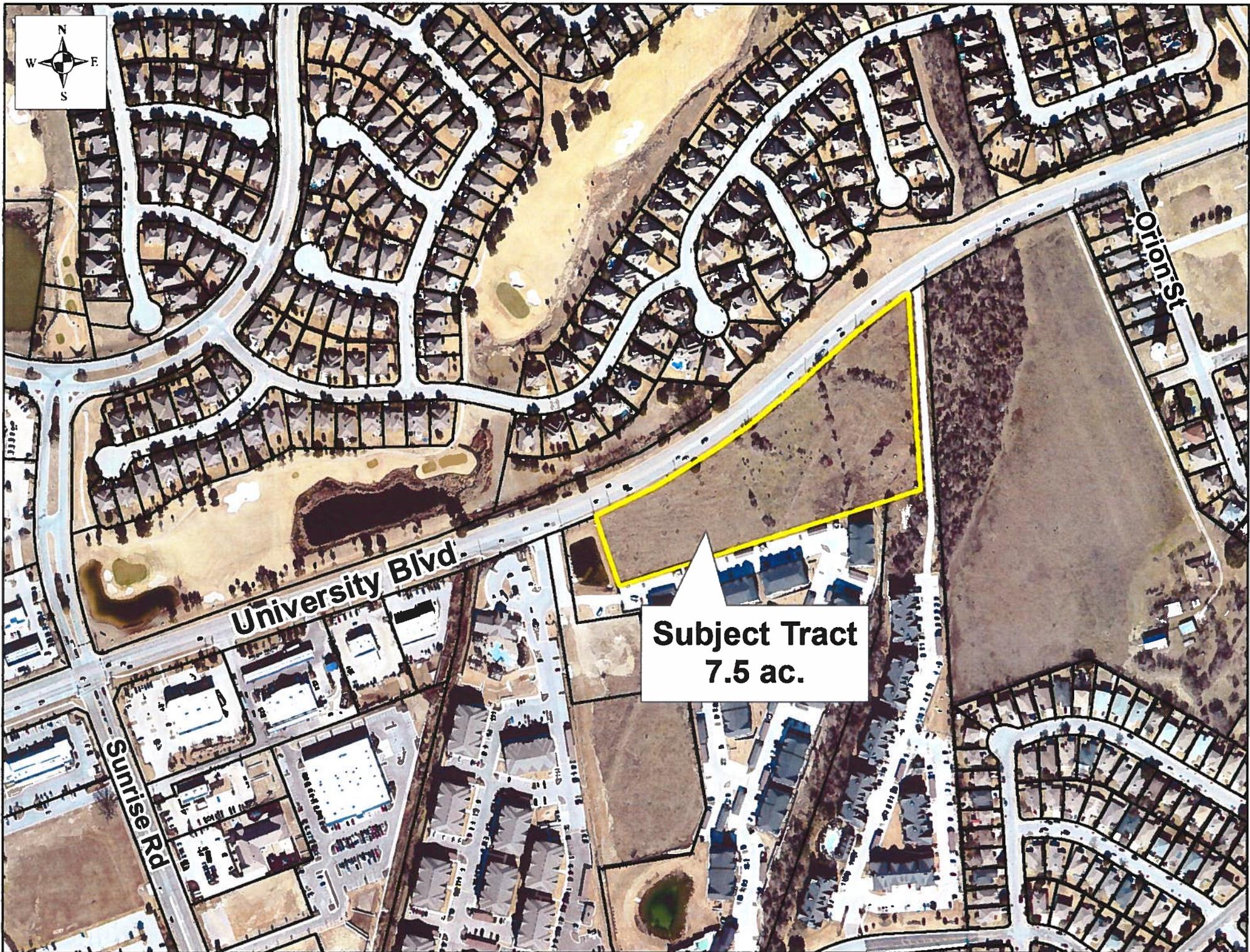
Current General Plan Designation: The Future Land Use Map in General Plan 2020 designates the subject tract for residential and commercial purposes. The western half of the property is designated commercial, while the eastern half of the property is designated residential. The designation assumed that a portion of the tract would be developed as residential. This tract has never been developed and has remained vacant in the City's ETJ.

Proposed General Plan Designation: The proposal is to amend the Future Land Use Map to designate the eastern half of the tract to commercial so that the entire 7.50 acres may be developed for commercial purposes. The west, south, and east sides of the subject tract border property within the City limits, which is zoned PUD No. 90 (Planned Unit Development) also known as the Bartz Tract. The Teravista neighborhood, also in the City's ETJ, is located to the north of the tract across University Boulevard.

Staff is favorably recommending the proposed amendment to a commercial land use for the following reasons. Due to the tract's limited residential acreage, it is unlikely that it will be developed as a low density residential project (single family detached; townhome; or low density multifamily). The ultimate lot/unit yield will likely not make it feasible from a financial standpoint. Similarly, a traditional mid-size apartment complex is unlikely to be developed due to its size/scale. Furthermore, the General Plan's multi-family location criteria will prevent an apartment complex from locating on the tract due to its close proximity to the existing apartments nearby. Given the tract's location along University Boulevard and the ongoing lack of residential activity on the site, it is staff's opinion that the tract is appropriate for commercial development to serve the needs of residents in northeast Round Rock.

RECOMMENDED MOTION:

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



University Blvd.

Sunrise St.

Sunrise Rd.

Subject Tract
7.5 ac.