

City of Round Rock - Red Bud Fire Station Rezoning (from PUD 69 to PF-2)
ZONING ZON1507-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning to PF-2 (Public Facilities - medium intensity)

ZONING AT TIME OF APPLICATION: PUD 69

DESCRIPTION: 2.30 acres out of the Joseph Marshall Survey, Abstract No. 409

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: PUD 69

ADJACENT LAND USE:

North: single family - Forest Ridge - PUD No. 11

South: office - OF

East: large lot single family - ETJ

West: large lot single family - PUD 69

PROPOSED LAND USE: fire station

TOTAL ACREAGE: 2.30

Owner:
City of Round Rock

Agent
City of Round Rock
Clyde von Rosenberg
301W. Bagdad Ave., Ste. 210
Round Rock, TX 78665

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HISTORY: This property was part of an area annexed into the City in 2006. It was zoned as PUD No. 69 later that year. The site contained a single family home since that time. The home has since been removed.

DATE OF REVIEW: August 5, 2015

LOCATION: West side of Red Bud Ln. at Doris Ln.

STAFF REVIEW AND ANALYSIS:

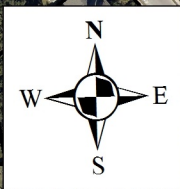
General Plan and Zoning: The General Plan designates the property as residential. The property is zoned as Planned Unit Development No. 69. The portion of the PUD the site is located within allows for office uses.

Additional Considerations: This site has been chosen by the City as a location for a fire station. The appropriate zoning for such a facility at this location is PF-2 (Public Facilities – medium intensity). This district provides for governmental facilities and public offices with a compatibility buffer for the adjacent single family neighborhood. Noise resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency is exempt from the City's noise ordinance.

Specific criteria were used by the City Fire Department to select this location, with the overall goal of reducing response times in order to ensure public safety. These criteria and the location and design process for the station will be presented during the public hearing.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning to PF-2 (Public Facilities – medium intensity).



**Subject Tract
2.301 ac.**

Doris Ln

Red Bud Ln