

**3751 Fischer Cove FLUM Amendment  
Comprehensive Plan Amendment CPF24-00002**

**HISTORY:** The subject tract is a vacant lot that was zoned MF-1 (Multifamily – Low Density) by City Council on February 9, 2023. It was previously zoned OF-1 (General Office) by City Council on July 11, 2013.

**DATE OF REVIEW:** November 20, 2024

**LOCATION:** Generally located west of Red Bud Ln and south of Fischer Cv.

**STAFF REVIEW AND ANALYSIS:**

Request: The applicant requests to amend approximately 1.02 acres on the Future Land Use map from the Residential to Mixed Use land use designation.

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

Amendment Policies: The Round Rock 2030 Comprehensive Plan encourages mixed-use development in locations that are compatible with the surrounding area and supported by employment and transportation infrastructure. The zoning district is designed for general use rather than being location specific. The district provides relief to allow the development of infill lots that are constrained by suburban commercial development standards. A rezoning request from MF-1 (Multifamily – Low Density) to MU-R (Mixed – Use Redevelopment and Small lot) is under consideration as a separate agenda item (G.2).

The Comprehensive Plan designation of Mixed Use allows for mixed-use developments with the following location criteria:

Generally, the land must be located so that the mixed-use is compatible with the surrounding area and is supported by employment and transportation infrastructure. The designation of this specific area for mixed-use development meets the following guidelines:

- For smaller parcels, mixed-use land use designations should be located along commercial collector or arterial roadways where the desired development or redevelopment cannot be accommodated with existing commercial district standards.

Since this tract does not qualify for the commercial land use designation that accommodates the proposed use of indoor entertainment, the mixed-use district provides options for indoor entertainment, while limiting a variety of commercial uses that would not be appropriate at this location.

The subject tract meets the location criteria above.

**RECOMMENDED MOTION:**

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





ETJ  
City Limit

Fischer Cv

Doris Ln

**Subject Tract**  
1.02 ac.

Red Bud Ln

Gattis School Rd





