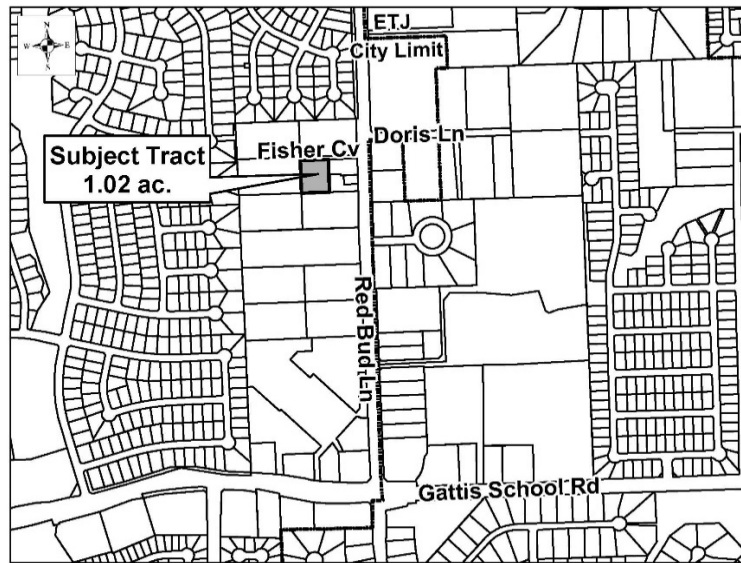


**3751 Fischer Cove
Rezoning ZON24-00007**



CASE PLANNER: Alice Guajardo

REQUEST: Approval of rezoning of 1.02 acres from MF-1 (Multifamily – Low Density) to MU-R (Mixed Use - Redevelopment) district

ZONING AT TIME OF APPLICATION: MF-1 (Multifamily – Low Density)

DESCRIPTION: 1.02 acres out of the Joseph Marshall Survey, Abstract No. 409

CURRENT USE OF PROPERTY: Vacant lot

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential – A Comprehensive Plan amendment request to amend the FLUM from Residential to Mixed Use is under consideration as a separate agenda item (G.1).

ADJACENT LAND USE:

North: PF2 – Round Rock Fire Department Station 8
 South: PUD 69 – single family residential
 East: OF-1 – new office building
 West: PUD 69 – vacant lot

PROPOSED LAND USE: Indoor Pickleball Courts

TOTAL ACREAGE: 1.02 acres

Owner:
 Red Doris LLC
 3119 Millstream Dr
 Cedar Park, TX 78613

Applicant:
 Trine Engineering, PLLC
 Javier Barajas, PE.
 2620 Choctaw Tr.
 Austin, TX 78745

Developer:
 Robert Fischer
 3119 Millstream Dr.
 Cedar Park, TX 78613

**3751 Fischer Cove
Rezoning ZON24-00007**

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 Cove

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The subject tract is located within the city limits and zoned MF-1 (Multifamily – Low Density).

The 2030 Future Land Use Map designates the subject tract as residential. MU-R is not supported by the Residential designation. A Comprehensive Plan amendment request to amend the FLUM from Residential to Mixed Use is under consideration as a separate agenda item (G.1). 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.

Specifically, redevelopment mixed-use (MU-R) should be located on small lots along commercial collector or arterial roadways where the desired development or redevelopment cannot be accommodated with existing commercial district standards. This tract meets these criteria.

The intent of mixed-use zoning districts is to permit flexibility in land uses and building densities not accommodated by traditional zoning districts. This allows a variety of uses to locate in the same building, site, or block, and in structures of varying size and design. The MU-R zoning district, in particular, limits uses to a neighborhood scale and provides protections to ensure compatibility with surrounding properties.

Traffic, Access, and Roads: This property is impacted by the Transportation Capital Improvement Projects specifically, the Red Bud South CIP which will not be constructed until the Gattis School Segment 6 CIP is complete, Gattis will be an 18-month project with an approaching construction date to commence. Roadway impact fees will be assessed based on the date of plat recordation and charged at the time of building permit.

**3751 Fischer Cove
Rezoning ZON24-00007**

MU-R District: The Mixed-Use zoning district allows for the development of small lots where the desired development or redevelopment cannot be accommodated with existing commercial district standards.

The rezone to MU-R will permit the use of indoor entertainment with the following supplementary standards:

- a. Video arcades with more than five (5) machines and firing ranges are prohibited.
- b. Outdoor rear or side patio areas shall be screened by a natural stone, simulated stone, or brick fence that is six feet in height.

The zoning administrator may waive the above requirement based on a finding of any of the following:

- 1. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;
- 2. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or
- 3. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from MF-1 (Multifamily – Low Density) to MU-R (Mixed Use - Redevelopment) district.



ETJ
City Limit

Fischer Cv

Doris Ln

Subject Tract
1.02 ac.

Red Bud Ln

Gattis School Rd



