

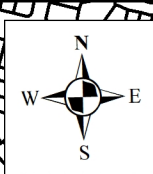
Presentation/Discussion

GENERAL PLAN AMENDMENT

Item #F-1 on this agenda is a rezoning of 37.58 acres located at the northwest corner of Wyoming Springs Drive and Smyers Lane. This rezoning will also require an amendment to the General Plan, changing the land use designation from commercial to residential. Since the public hearing on this item was not part of the public notice for this meeting, it will be held at the Commission's April 18, 2018 meeting. The City Council can then consider both the General Plan Amendment and the rezoning at their meeting on April 26, 2018.

Current General Plan designation: The Future Land Use Map in General Plan 2020 designates the site for commercial uses. This was based upon the site's proximity to Round Rock Hospital, in anticipation of medical offices or related retail uses. The site contains several karst features and a creek tributary which limit it from being used efficiently for these uses, however.

Proposed General Plan designation: The proposal is to amend the Future Land Use Map to designate the site for residential uses. It is bordered on the west by a single family residential neighborhood located in the City's extraterritorial jurisdiction. In addition, the property to the north across Park Valley Drive, contains an office and is zoned as OF (Office). This zoning district provides for uses which are generally considered compatible with residential uses.



Subject Tract
37.58 ac.

Wyoming Springs Dr

Smyers Ln

Round Rock Ave