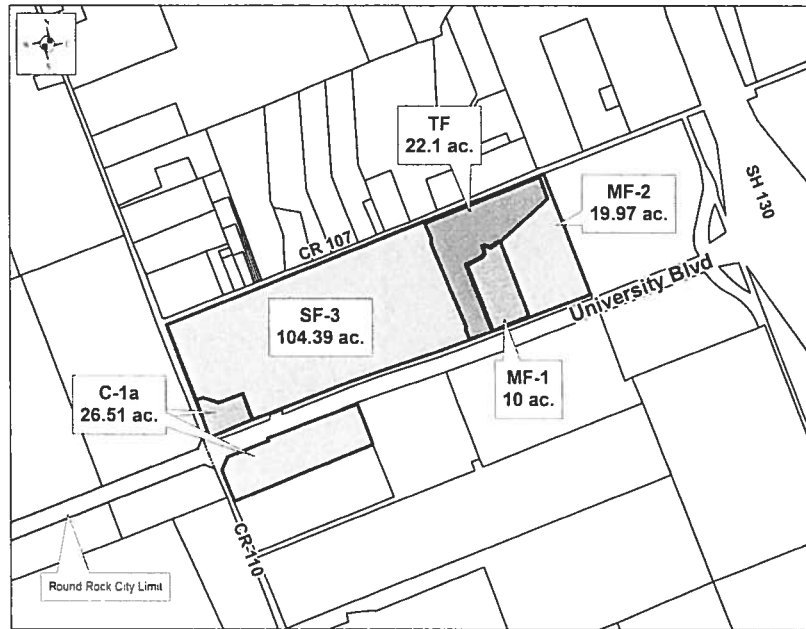


**Sauls East Tract Original Zoning
ZONING ZON1901-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Recommendation for zoning to allow for residential and commercial uses.

ZONING AT TIME OF APPLICATION: ETJ (extraterritorial jurisdiction)

DESCRIPTION: 182.97 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: residential and business park

ADJACENT LAND USE:

North: ETJ - large lot residential and agricultural
 South: ETJ - light industrial and undeveloped
 East: ETJ - undeveloped
 West: ETJ - undeveloped

PROPOSED LAND USE: residential and commercial

TOTAL ACREAGE: 182.97

Owner:
 JSL North Investments LLC
 John Lloyd
 4720-4 Rockcliff Road
 Austin, TX 78746

Agent:
 Randall Jones & Associates Engineering, Inc.
 R. Brent Jones
 2900 Jazz Street
 Round Rock, TX 78664

Sauls East Tract Original Zoning
ZONING ZON1901-001

HISTORY: This property is in the ETJ (extraterritorial jurisdiction) of the City and is eligible for annexation. The City limits extend via the right-of-way of University Blvd. to the western boundary of CR 110. In addition, the City adopted annexation development agreements with this property owner and with the owners of the properties between these tracts and the existing City boundary. These agreements provide for annexation under certain terms and conditions.

DATE OF REVIEW: March 6, 2019

LOCATION: East of CR 110 and west of SH 130; north and south of University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as business park, residential and commercial in the General Plan. A General Plan amendment to change the business park portion to residential is a separate agenda item.

Traffic, Access and Roads: The property has frontage along University Blvd., CR 110 and CR 107. Upon annexation of the property, all the adjacent portions of these roadways will be annexed into the City. A TIA (Traffic Impact Analysis) is being prepared and all relevant issues have been identified. An approved TIA will be required prior to submittal of a preliminary plat.

Water and Wastewater Service: The property is within the water service area of the Jonah Water SUD (Special Utility District) and it is within the wastewater service area of the City of Round Rock.

Zoning Districts: The property consists of approximately 183 acres of land to be zoned, with approximately 7 acres of property to be designated as right of way for the roads that border it. The proposed zoning is:

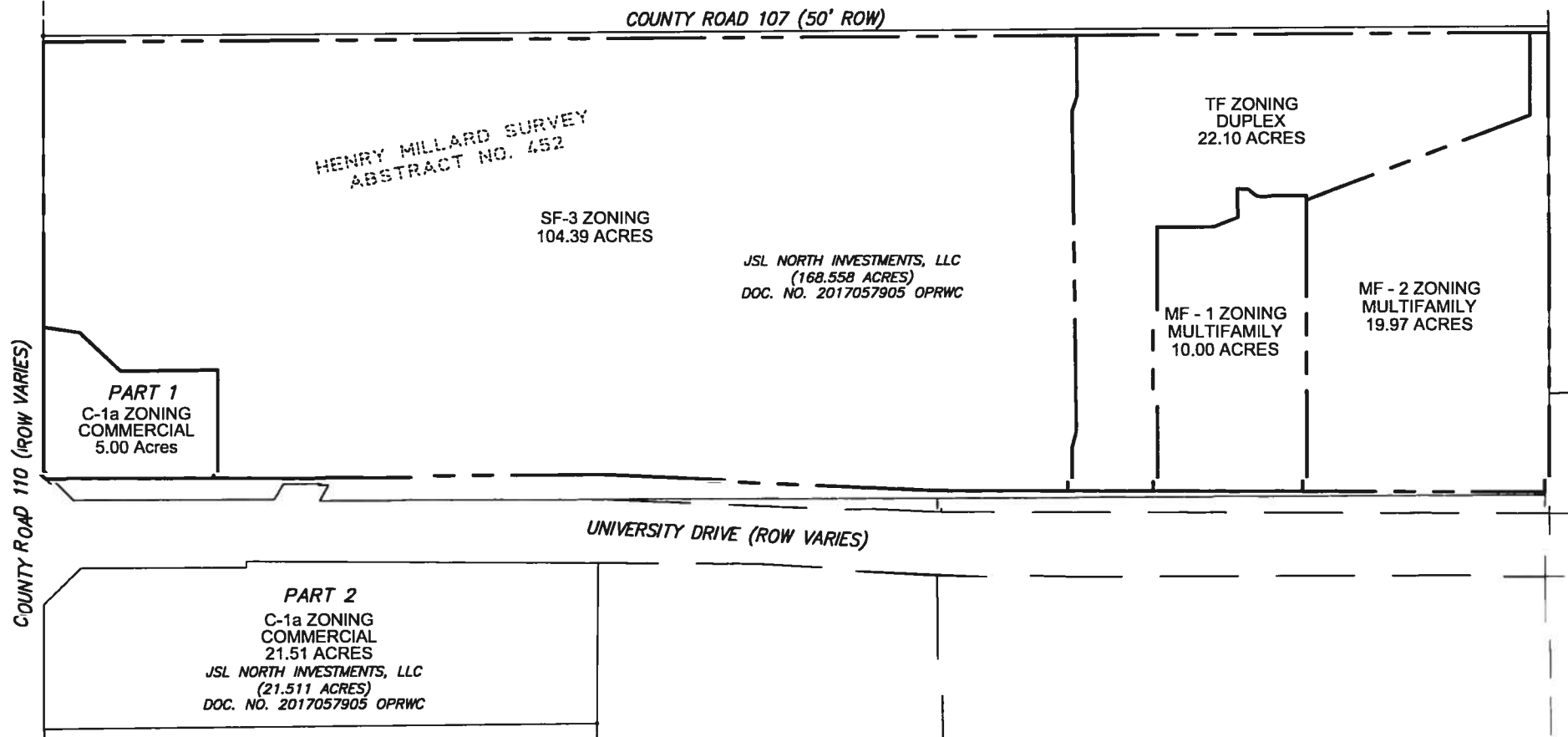
- 21.51-acre tract at the southeast corner of University Blvd. and CR 110 as C-1a (General Commercial – limited)
- On the approximately 161 acres on the north side of University Blvd.:
 - ✓ 5 acres at the northeast corner of the intersection with CR 110 as C-1a (General Commercial – limited)
 - ✓ 104 acres surrounding the C-1a parcel as SF-3 (Single Family – Mixed Lot)
 - ✓ 22 acres as TF (Two-Family), located to the east of the SF-3 tract
 - ✓ 10 acres of MF-1 (Multi-Family – low density), located to the east of the TF tract
 - ✓ 20 acres of MF-2 (Multi-Family – medium density), located to the east of the MF-1 tract

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Townhouse) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; and C-1a (General Commercial – Limited) 26.51 acres.

SAULS EAST TRACT ZONING KEY MAP

500' 250' 0 500'

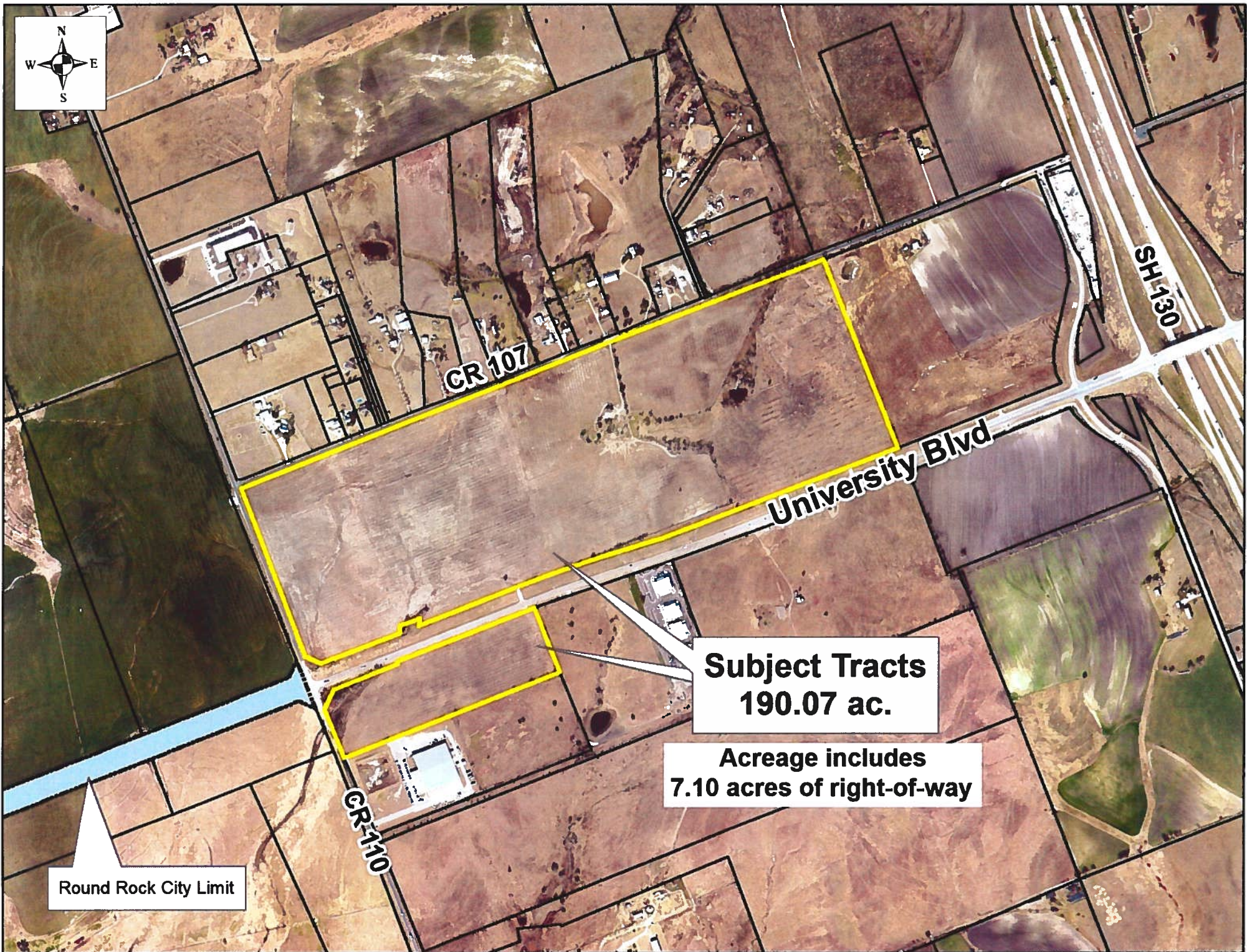


DATE: FEB. 13, 2019 SCALE: 1" = 500'

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-10015400 (512) 836-4793 FAX: (512) 836-4817



CR 107

SH 130

University Blvd

CR 110

**Subject Tracts
190.07 ac.**

**Acreage includes
7.10 acres of right-of-way**

Round Rock City Limit