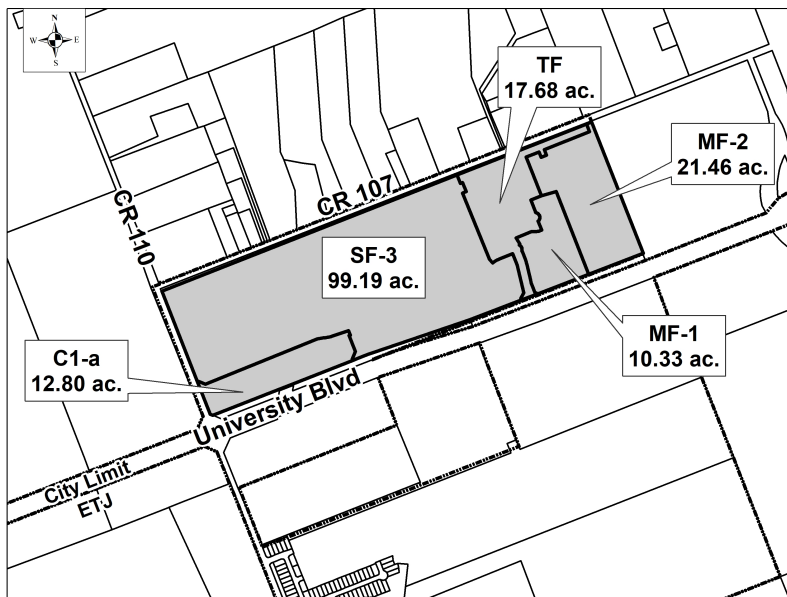


University Heights Rezoning ZONING ZON2007-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the rezoning to SF-3 (Single-Family Mixed Lot); TF (Two Family); MF-2 (Multi-Family); MF-1 (Multi-Family/Low Density); and C1-a (General Commercial Limited)

ZONING AT TIME OF APPLICATION: SF-3 (Single-Family Mixed Lot); TF (Two Family); MF-2 (Multi-Family); MF-1 (Multi-Family/Low Density); and C1-a (General Commercial Limited)

DESCRIPTION: 161.46 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential and commercial

ADJACENT LAND USE:

North: large lot single family - ETJ

South: undeveloped commercial and developed light industrial - C-1a and ETJ

East: vacant - ETJ

West: vacant - ETJ

PROPOSED LAND USE: residential and commercial development

TOTAL ACREAGE: 161.46

Owner:
JSL North Investments, LLC
John S. Lloyd
6504 West Courtyard Dr.
Austin, TX 78730

Agent:
Randall Jones & Associates Engineering, Inc.
Israel Ramirez, P.E.
2900 Jazz St.
Round Rock, TX 78664

University Heights Rezoning ZONING ZON2007-002

HISTORY: The property was zoned as SF-3 (Single-Family Mixed Lot); TF (Two Family); MF-2 (Multi-Family/Medium Density); MF-1 (Multi-Family/Low Density); and C1-a (General Commercial Limited) on March 6, 2019.

DATE OF REVIEW: August 5, 2020

LOCATION: Generally, west of SH 130 on the north side of University Blvd.

STAFF REVIEW AND ANALYSIS:

This minor adjustment to the approved zoning boundaries is necessary because of a required change to the layout of the subdivision, increasing the throat depth of a road which connects to University Boulevard. This roadway change caused the rearrangement of the lots, making them no longer in alignment with the approved zoning boundaries. The differences in acreage by zoning district are:

| | | |
|-------------|----------------------------|--------------------|
| SF-3 | 96.16 acres to 99.19 acres | +3.03 acres |
| TF | 22.03 acres to 17.68 acres | -4.35 acres |
| MF-2 | 19.97 acres to 21.45 acres | +1.48 acres |
| MF-1 | 10 acres to 10.33 acres | +0.33 acres |
| C-1A | 13.30 acres to 12.80 acres | -0.50 acres |

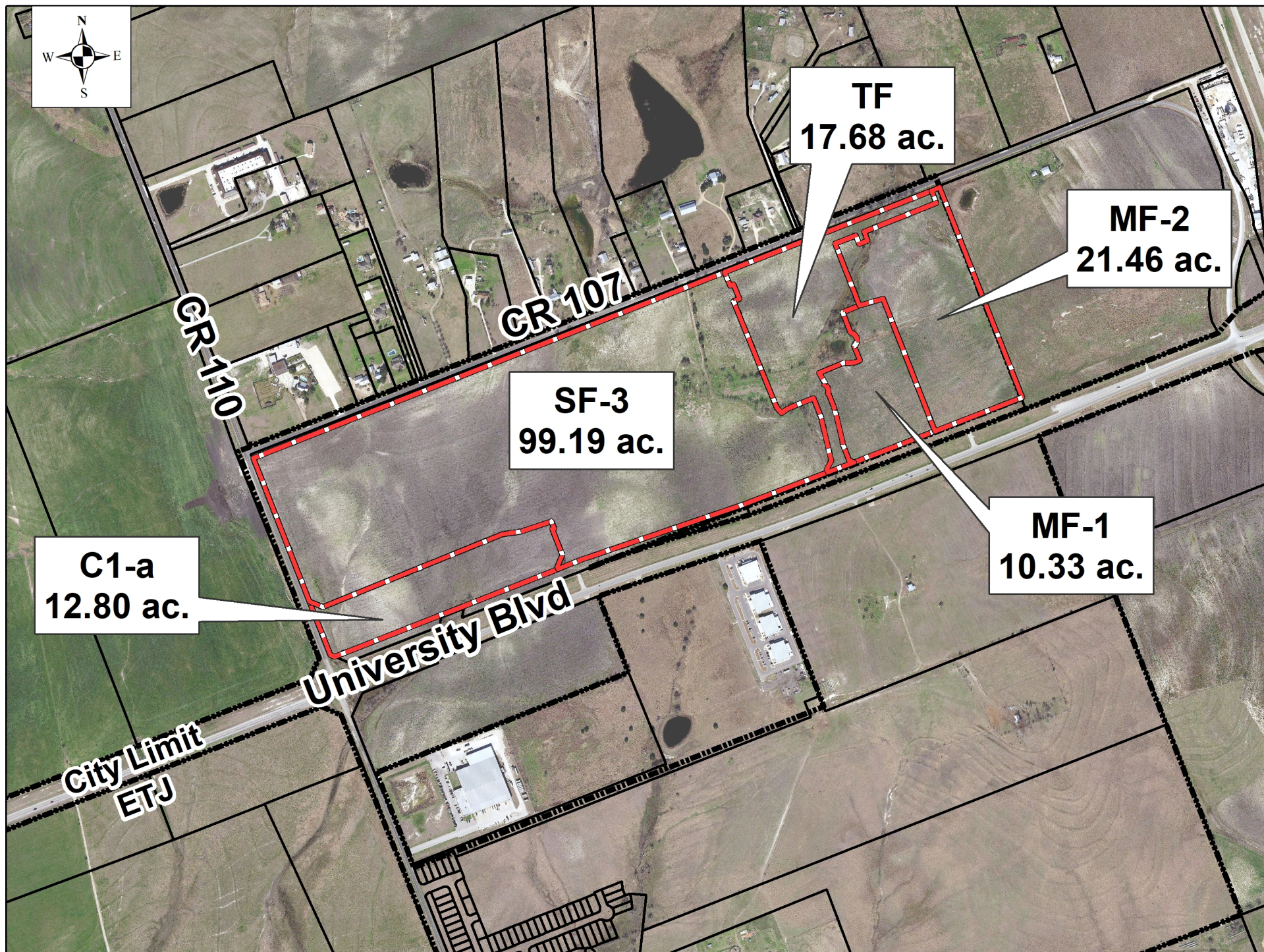
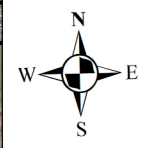
The changes are not significantly different than the previously approved boundaries and the new zoning boundaries are consistent with the revised subdivision boundaries.

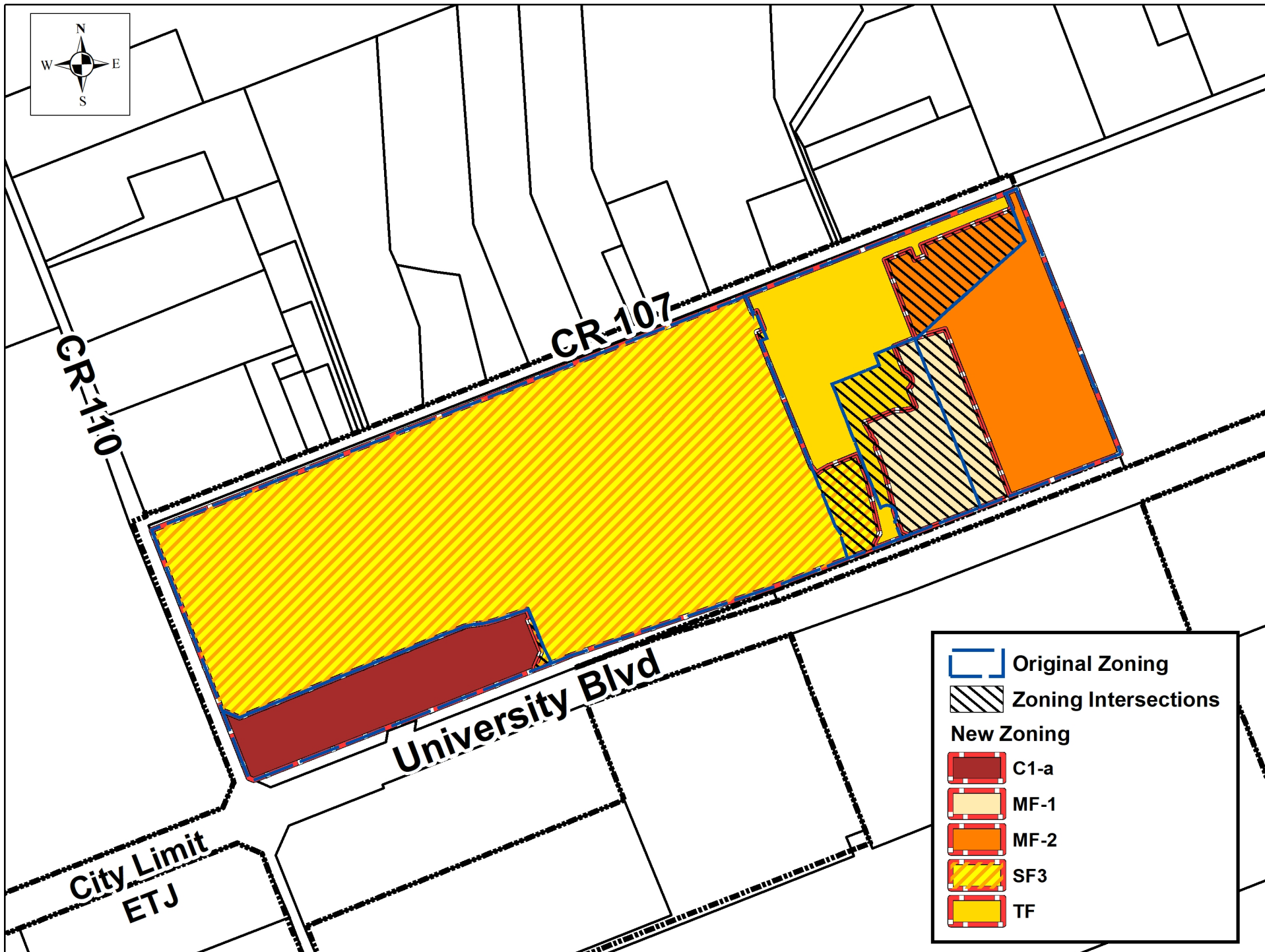
The permitted uses for each zoning district are summarized:

- SF-3 (Single-Family Mixed Lot) - low density residential development on lots of various sizes
- TF (Two Family) – single family attached (duplex)
- MF-2 (Multi-Family/Medium Density) – Maximum of 20 units per acre
- MF-1 (Multi-Family/Low Density) – Maximum of 12 units per acre
- C1-a (General Commercial Limited) – Retail, restaurant, office, medical office, etc.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning.





UNIVERSITY HEIGHTS TRACT

ZONING KEY MAP

500' 250' 0 500'



COUNTY ROAD 107 (50' ROW)

SF-3 ZONING
99.186 ACRES

JSL NORTH INVESTMENTS, LLC
(168.558 ACRES)
DOC. NO. 2017057905 OPRWC

TF ZONING
17.680 ACRES

MF - 2 ZONING
MULTIFAMILY
21.455 ACRES

MF - 1 ZONING
MULTIFAMILY
10.332 ACRES

C-1a ZONING
COMMERCIAL
12.802 ACRES

UNIVERSITY BOULEVARD (ROW VARIES)

LEGEND

--- ZONING APPLICATION
— PREVIOUS ZONING

DATE: JULY 9, 2020 SCALE: 1" = 500'

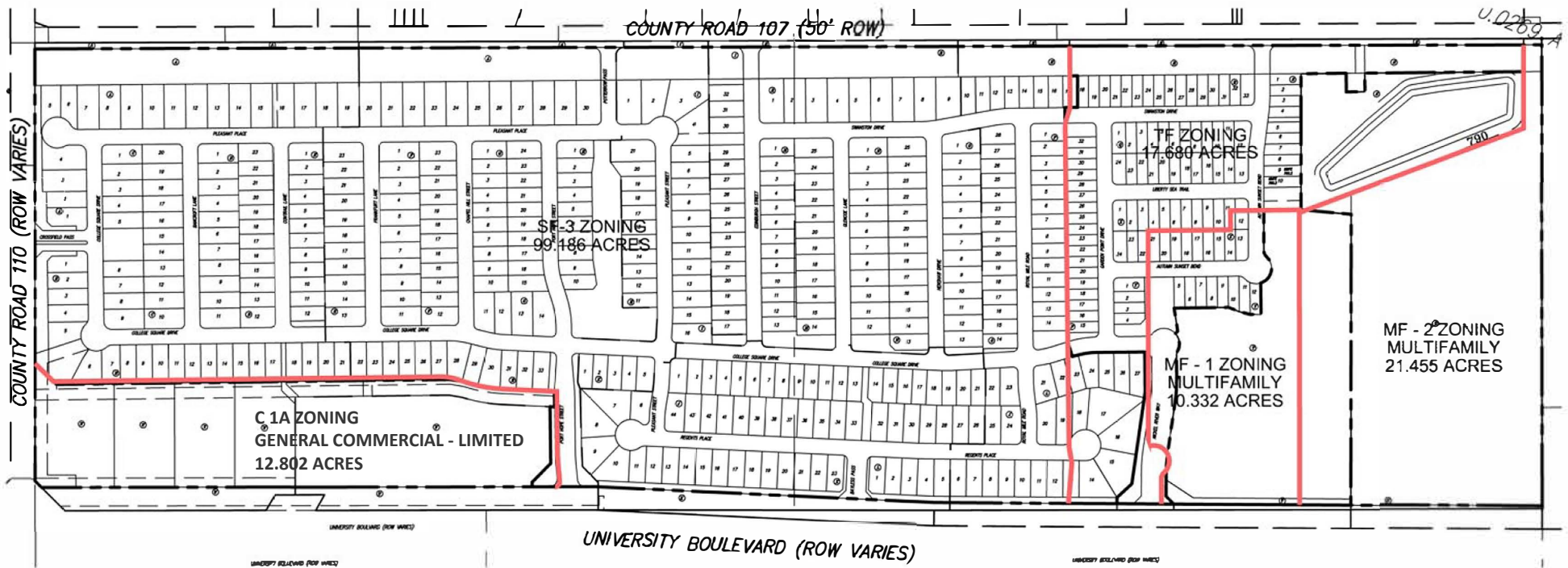
RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

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

UNIVERSITY HEIGHTS TRACT ZONING KEY MAP

500' 250' 0 500'



LEGEND

— — — — — ZONING APPLICATION
— — — — — PREVIOUS ZONING

DATE: JULY 9, 2020 SCALE: 1" = 500'

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

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