City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2019-0274		
Type:	Ordinance	**Status:**	Approved
File created:	6/7/2019	**In control:**	City Council
On agenda:	6/27/2019	**Final action:**	6/27/2019
Title:	Consider public testimony regarding, and an ordinance zoning 34.81 acres of land located at or near the intersection of University Boulevard and CR 110 to the C-1 a (General Commercial - Limited) zoning district. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Vicinity Map		

Date	Ver.	Action By	Action	Result
6/27/2019	1	City Council	approve	Pass
6/27/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance zoning 34.81 acres of land located at or near the intersection of University Boulevard and CR 110 to the C-1 a (General Commercial - Limited) zoning district. (First Reading)*

The 34.81 acres proposed for the C-1a (General Commercial - limited) zoning district is part of 190.07 acres being annexed into the City at the request of the property owner, JSL Investments, LLC. It is proposed for residential and commercial development by Scott Felder Homes. The property is designated as business park, residential and commercial in the General Plan.

The proposed C-1a (General Commercial - Limited) zoning district will include the land at the northeast and southeast corners of University Boulevard and CR 110. The C-1a district allows for a variety of retail sales and services, in addition to offices and medical offices. All development must conform to the standards of the zoning district, including building finish and design and landscaping. A compatibility buffer is required where the property is adjacent to single family development.

The Planning and Zoning Commission held a public hearing at their meeting on March 6, 2019 and voted 6-0 to recommend approval of the original zoning to C-1a. There were six speakers at the public hearing, all of whom were opposed to the development because of existing traffic and the anticipated impact on their property values.

The C-1a district reviewed by the Commission was 8.23 acres smaller than this proposal because Scott Felder Homes since requested a modification to the boundary of the parcel. They plan to locate a stormwater detention pond at the corner of University Boulevard and CR 110, making it necessary to increase the size of the C-1a parcel by 8.23 acres and decrease the size of the SF-3 parcel by the same amount.

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