City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2019-0447		
Type:	Ordinance	**Status:**	Approved
File created:	10/25/2019	**In control:**	City Council
On agenda:	11/26/2019	**Final action:**	11/26/2019
Title:	Consider public testimony regarding, and an ordinance zoning 10.73 acres generally located southwest of the intersection of Eagles Nest Street and University Boulevard to the MF-1 (Multi-Family - Low Density) zoning district. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Aerial Map, 4. Vicinity Map with Surrounding Zoning		

Date	Ver.	Action By	Action	Result
11/26/2019	1	City Council	approve the first reading	Pass
11/26/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance zoning 10.73 acres generally located southwest of the intersection of Eagles Nest Street and University Boulevard to the MF-1 (Multi-Family - Low Density) zoning district. (First Reading)*

The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction). The tract contains 21.28 acres of land, with 10.73 acres to be designated for the MF-1 (Multi-Family - Low Density) district and 10.55 acres to be designated for the SR (Senior) district in one common development lot. The MF-1 district requires building elevation variation and special design features. The MF-1 district allows a maximum density of 12 units per acre, in either apartments, townhouses or multi-family homes. Where sites zoned MF-1 abut SF-2 (Single-Family Standard Lot) or TF (Two Family) zoned property, specific setbacks and compatibility buffering are required. The proposed zoning provides for a good transition from the single-family homes to the east and south, and to the higher density MF-2 apartment projects to the west.

The Applicant attended three meetings with the Laurel Ridge Homeowners Association outside of the required P&Z and City Council meetings to provide project details and answer questions from the residents. In addition, the Applicant spoke with concerned residents both prior to and following the P&Z meeting. Accompanying requests for original zoning to the SR district and annexation are separate agenda items.

On September 18, 2019, the Planning and Zoning Commission held a public hearing and voted 7-0 to recommend approval of the original zoning district. There were five speakers, who expressed opposition to traffic, soil conditions, drainage, higher density development, and street access to Satellite View.