City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2019-0152		
Type:	Ordinance	**Status:**	Approved
File created:	3/22/2019	**In control:**	City Council
On agenda:	4/11/2019	**Final action:**	4/11/2019
Title:	Consider public testimony regarding, and an ordinance zoning 7.499 acres of land located south of University Boulevard and east of Sunrise Road to the C-1a (General Commercial-Limited) zoning district. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Aerial Photo - 7.5 acres, 4. Vicinity Map and surrounding zoning - 7.5 acres		

Date	Ver.	Action By	Action	Result
4/11/2019	1	City Council	approve	Pass
4/11/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance zoning 7.499 acres of land located south of University Boulevard and east of Sunrise Road to the C-1a (General Commercial-Limited) zoning district. (First Reading)*

This request was filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership. The subject tract is located at 651 University Boulevard and is comprised of 7.499 acres in the City's ETJ (Extraterritorial Jurisdiction). The west, south and east sides of the subject tract borders the property within the City limits, which is zoned PUD (Planned Unit Development) No. 90 also known as the Bartz Tract. The Teravista neighborhood, also in the City's ETJ, is located north of the tract across University Boulevard. Accompanying requests for annexation and general plan amendment are separate agenda items.

The C-1a (General Commercial - Limited) zoning district allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

The Planning and Zoning Commission held a public hearing on December 5, 2018 and voted 8-0 to recommend approval of the original zoning request. There were no speakers for or against the application.