City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2018-5640		
Type:	Ordinance	**Status:**	Approved
File created:	7/6/2018	**In control:**	City Council
On agenda:	7/26/2018	**Final action:**	7/26/2018
Title:	Consider public testimony regarding, and an ordinance amending the PUD (Planned Unit Development) No. 56, Randall's Town Centre, zoning district to allow local commercial development on approximately 1.64 acres at the southwest corner of Gattis School Road and Joyce Lane. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. List of Exhibits, 3. Exhibit A-3, 4. Exhibit C, 5. Exhibit D - Parcel 1-C		

Date	Ver.	Action By	Action	Result
7/26/2018	1	City Council	approve	Pass
7/26/2018	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance amending the PUD (Planned Unit Development) No. 56, Randall's Town Centre, zoning district to allow local commercial development on approximately 1.64 acres at the southwest corner of Gattis School Road and Joyce Lane. (First Reading)*

PUD (Planned Unit Development) No. 56, containing approximately 105 acres, was approved in 2002 and has since been amended twice to provide for land use changes. A 3-acre private school parcel was created in 2011 and a 4.77-acre tract was added to that parcel in 2015. Additional administrative amendments have been completed for minor changes to the PUD.

The request, submitted by Jones|Carter, Inc. on behalf of property owner Hickerson Round Rock Land, LP, is to change the zoning on a 1.64-acre portion of the 9.06-acre Parcel 1, which is currently zoned for office uses. The new parcel, located at the southwest corner of Gattis School Road and Joyce Lane, would allow all C-2 (Local commercial) uses except for fuel sales. The remainder of Parcel 1, which borders a single-family neighborhood, will remain zoned for office uses only. The C-2 zoning district allows retail sales and services, with individual unit spaces limited to 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks with an intervening building that screens the drive-through area. Office uses cannot exceed 10,000 square feet of gross floor area for each individual unit space. No emergency medical services are allowed.

The Planning and Zoning Commission held a public hearing and voted unanimously to recommend approval of the PUD amendment at their meeting on June 20, 2018.

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