City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2019-0275		
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 10.0 acres of land located at or near the intersection of University Boulevard and CR 110 to the MF-1 (Multifamily- Low Density) 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 10.0 acres of land located at or near the intersection of University Boulevard and CR 110 to the MF-1 (Multifamily- Low Density) zoning district. (First Reading)*

The 10 acres proposed for the MF-1 (Multifamily - low density) 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. A General Plan amendment to change the business park designation to residential is a separate agenda item.

The MF-1 district is proposed to be located between the TF (Two Family) and MF-2 (Multifamily - medium density) zoned areas. The MF-1 (Multifamily - Low Density) district allows a maximum density of 12 living units per acre, in either apartment units, townhouses or multifamily houses. No more than 120 dwelling units shall be permitted in any single apartment complex. No more than 12 dwelling units shall be permitted in any single residential structure. The maximum height of a principal building is 2.5 stories. Building elevations require design standards, including specified exterior wall materials and special design features. At least one (1) amenity accessible to all residents shall be provided for each low density multifamily complex with 30 or more dwelling units.

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 MF-1. 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.

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