City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2019-0362		
Type:	Ordinance	**Status:**	Approved
File created:	7/30/2019	**In control:**	City Council
On agenda:	8/22/2019	**Final action:**	8/22/2019
Title:	Consider public testimony regarding, and an ordinance approving an Amended and Restated Development Plan to the Planned Unit Development (PUD) No. 87 to allow for BP (Business Park) uses on 4.32 acres located at the north end of Rockin J Road. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhbit A, 3. Aerial Photo, 4. Vicnity Map with surrounding zoning		

Date	Ver.	Action By	Action	Result
8/22/2019	1	City Council	approve the first reading	Pass
8/22/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance approving an Amended and Restated Development Plan to the Planned Unit Development (PUD) No. 87 to allow for BP (Business Park) uses on 4.32 acres located at the north end of Rockin J Road. (First Reading)*

PUD (Planned Unit Development) No. 87 was approved in January of 2011, for 6.22 acres of land at the northern end of Rockin' J Road. At that time, a 1.90 acre portion of the property on the west side of Rockin' J Road was fully developed with office and light industrial buildings. The remainder of the property, 4.32 acres to the east of Rockin' J Road, was partially developed with similar buildings. Parcel 'A', the 1.90 acres to the west of Rockin' J Road was designated for LI (Light Industrial) and Parcel 'B', the 4.32 acres to the east of Rockin' J Road was designated for use as a private events venue. Building façade improvements have since been made to the buildings on Parcel 'B', but no additional facilities have been constructed.

The current owner, Rocking J Partners, LLC, has requested a change to Parcel 'B', to allow for offices and office/warehouse uses under the BP (Business Park) district regulations on 3.26 acres. These uses must occur within a fully enclosed building and outdoor loading docks or service areas are prohibited. Building height is limited to two stories and a masonry wall and landscape buffer are required along the common property line with the adjacent single family neighborhood. The ability to use 1.06 acres on Parcel 'B' as a private events venue will continue. Weddings, private parties, family reunions, school and church events, places of worship, and farmer's markets are typical uses which would be allowed in the existing building.

The Planning and Zoning Commission held a public hearing on July 17, 2019 and voted 7-0 to recommend approval of the PUD amendment and restatement. There were no speakers at the public hearing.

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