City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	TMP-0987		
Type:	Public Hearing	**Status:**	Filed
File created:	11/1/2019	**In control:**	City Council
On agenda:	11/14/2019	**Final action:**	
Title:	Consider public testimony regarding the zoning of 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.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Aerial		

Date	Ver.	Action By	Action	Result

Consider public testimony regarding the zoning of 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.

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.

This is a public hearing only. The second reading of the annexation ordinance and consideration of the zoning ordinances will be on the November 26th agenda.

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