



Legislation Text

File #: 2019-0153, **Version:** 1

Consider public testimony regarding, and an ordinance approving an amendment to the General Plan 2020 to modify the Future Land Use Map to allow commercial development on the eastern half of 7.499 acres located south of University Boulevard and east of Sunrise Road. (First Reading)*

This request was filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership. The subject tract is currently located at 651 University Boulevard and is comprised of 7.499 acres in the City's ETJ (Extraterritorial Jurisdiction). Accompanying requests for annexation and original zoning to C-1a (General Commercial -Limited) are separate agenda items.

Land use designations shown on the Future Land Use Map (FLUM) in General Plan 2020 are used to guide zoning decisions within the City's planning area. These designations can be amended based on changing conditions, or in support of a zoning change request.

The proposal is to amend the Future Land Use Map to designate the eastern half of the tract to commercial so that the entire 7.50 acres may be developed for commercial purposes. The west, south, and east sides of the subject tract border the property within the City limits, which is zoned PUD No. 90 (Planned Unit Development) also known as the Bartz Tract. The Teravista neighborhood, also in the City's ETJ, is located to the north of the tract across University Boulevard.

Staff is favorably recommending the proposed amendment to a commercial land use for the following reasons. Due to the tract's limited residential acreage, it is unlikely that it will be developed as a low-density residential project (single family detached; townhome; or low density multifamily). The ultimate lot/unit yield will likely not make it feasible from a financial standpoint. Similarly, a traditional mid-size apartment complex is unlikely to be developed due to its size/scale. Furthermore, the General Plan's multi-family location criteria will prevent an apartment complex from locating on the tract due to its close proximity to the existing apartments nearby. Given the tract's location along University Boulevard and the ongoing lack of residential activity on the site, it is staff's opinion that the tract is appropriate for commercial development to serve the needs of residents in northeast Round Rock.

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.