



Legislation Text

File #: 2019-0361, **Version:** 1

Consider public testimony regarding, and an ordinance approving Amendment No. 8 to the Planned Unit Development (PUD) No. 83 to add a place of worship on 5.63 acres located south of University Boulevard and Sandy Brook Drive. (First Reading)*

PUD (Planned Unit Development) No. 83 was approved in August of 2010, for 73.52 acres of land located southeast of the intersection of University Blvd. and Sandy Brook Drive. Land uses include commercial, office, multi-family, townhouse and open space. The PUD has since been amended seven times, four of which were minor amendments approved administratively, and three of which were major amendments approved by the City Council. Most of the property has been developed.

This amendment is for 8.83 acres designated as 'Parcel 3'. The Church at Round Rock, the owner of 5.63 acres within 'Parcel 3', is requesting the amendment to add a place of worship. The current permitted uses in 'Parcel 3' are: office, medical office and day care. The place of worship could potentially include up to 20,000 square feet of additional space for principal or secondary educational facilities, offices, community recreational facilities, and day care facilities.

The development standards in PUD 83 limit building height to two stories, with a one story limit for buildings within 150 feet of Sandy Brook Drive. Also required within the 150 foot area is a masonry exterior finish and a building size maximum of 5,000 square feet. Additional standards include an eighteen foot (18') landscape and sidewalk easement along Sandy Brook Drive.

The Planning and Zoning Commission held a public hearing on August 7, 2019 and voted 9-0 to recommend approval of the PUD amendment. There was one speaker at the public hearing who was opposed to the rezoning due to concerns about increased traffic.