



Legislation Text

File #: 2021-292, **Version:** 1

Consider public testimony regarding, and an ordinance zoning 5.19 acres of land located east of Warner Ranch Drive and south of South AW Grimes Boulevard to the Planned Unit Development (PUD) No. 134 zoning district. (First Reading)*

The zoning is at the request of the owner, RGC Cade Lake LLC. The property is surrounded by a single family development in Round Rock on two sides and a single family development in Pflugerville on one side. The remaining side of the property borders a church within Round Rock's ETJ (extraterritorial jurisdiction). Access is provided via two local street stub-outs, one from Round Rock to the north and one from Pflugerville to the south.

A maximum of 40 detached single-family homes are to be built on a commonly owned lot. The project will be served by private drive aisles. The homes will include exterior design features on the second floor when these facades face any adjacent property boundary. The development will contain one amenity.

The Planning and Zoning Commission held a public hearing and voted 7-0 to recommend approval of the zoning at their September 15, 2021, meeting. There were two speakers. A Round Rock resident expressed concerns about the trees on the property and an easement on the property which is adjacent to his lot. A Pflugerville resident expressed general concerns about what the homes would look like and what type of homes they would be, as well as increased traffic and crime.