



Legislation Text

File #: 2022-036, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 2.45 acres located north of McNeil Road and east of IH 35 from the C-1 (General Commercial) zoning district to the PUD (Planned Unit Development) No. 136 zoning district. (First Reading)*

This rezoning was requested by Ingrid Crow of The Crow Group, who are also the property owners. The proposed PUD (Planned Unit Development) zoning provides for high density multifamily residential development with structured parking, balconies on at least 25% of the units, internal stairways, amenities, a landscaped open space, and streetscape and landscape features. The development is the third phase of the City Centre development, with the first two phases consisting of office buildings.

A feature of the PUD is satisfying the unmet parking needs of the office buildings through a shared parking agreement, whereby the multifamily parking will include parking for the offices. This is possible because the uses have different peak hour parking needs.

The PUD development will provide additional housing in the downtown area, in compliance with the following implementation strategy from the Round Rock 2030 comprehensive plan:

- Facilitate a mixture of residential development types. Strive to develop a minimum of 1,000 dwelling units within one-quarter mile of Main Street

The Planning and Zoning Commission held a public hearing on December 15, 2021, and voted 6-0 to recommend approval of the rezoning. There were two speakers at the public hearing, one who was concerned about the height of the building because of the potential to block views of the city's historic water tower and one who was concerned about potential environmental impacts to the creek.