

Rock at Roundville **CONCEPT PLAN CP1510-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan for 2.27 acres

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 2.27 acres out of the 2.274 acres of land out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: office

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: hotel - C-1 (General Commercial) - across Roundville Lane

South: auto parts store - C-1a (General Commercial - Limited)

East: undeveloped - ETJ

West: undeveloped - PUD 42 (Warner Ranch)

PROPOSED LAND USE: office and commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	2.27
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	2.27

Owner:
 Rock & Roe, LLC
 Mark Rock
 13710 Cayo Cantillies Ct.
 Corpus Christi, TX 78418

Agent
 Noble Suveying & Engineering Works,
 LLC
 F.P. (Tres) Howland, III, P.E.
 7614-A Hwy 71 West

Rock at Roundville
CONCEPT PLAN CP1510-001

HISTORY: The tract was annexed and zoned to the C-1a (General Commercial - Limited) district by the City Council on March 26, 2015, following a recommendation by the Planning and Zoning Commission on February 18, 2015.

DATE OF REVIEW: November 18, 2015

LOCATION: Northwest corner of Gattis School Road and AW Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

There is an existing office building on the rear portion of the property, which is proposed as Lot 2. This lot has street frontage on Roundville Lane, a public right-of-way by prescriptive easement of Williamson County. Commercial development is proposed for Lot 1, which has frontage on A.W. Grimes Blvd.

General Plan and Zoning: The property is designated for commercial land use in the General Plan. It is zoned as C-1a (General Commercial – Limited), which prohibits certain uses including: pawn shops, tattoo parlors, self-service storage, kennels, sexually oriented businesses and shooting ranges. Also prohibited, because the property does not have frontage on IH-35, are vehicle sales, rental and leasing and boat and camper sales.

Traffic, Access and Roads: The property has frontage on A.W. Grimes Blvd., which is located within the city limits of Round Rock, and Roundville Lane, which is located in the extraterritorial jurisdiction (ETJ).

Water and Wastewater Service: There are existing city services that will serve the proposed lots. Water service is located in A.W. Grimes Blvd. and wastewater service is to the north, across Roundville Lane.

Drainage: There are no drainage concerns for the site.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Indicate a proposed easement for the existing overhead electric line along Roundville Lane.



Louis Henna Blvd
(SH 45)

Subject Tract
2.27 ac.

S AW Grimes Blvd



LOT 1-56,282 SF (1.29 AC.)
LOT 2-42,799 SF (0.98 AC.)
TOTAL-99,081 SF (2.27 AC.)