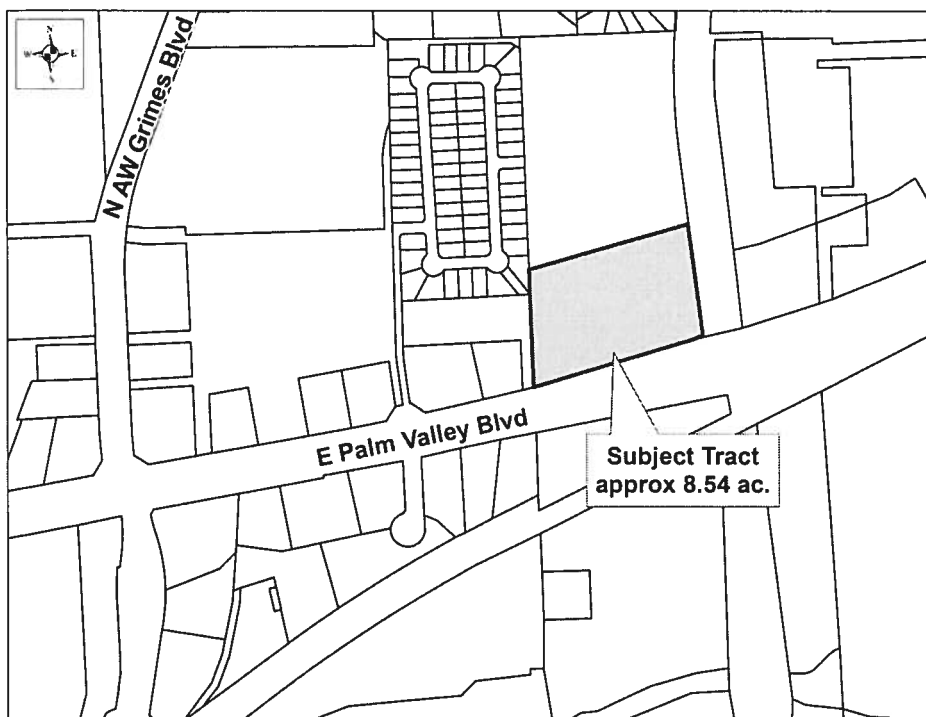


**Church of Christ of Round Rock
ZONING ZON1706-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from SF-2 (Single family - standard lot) to C-1a (General commercial - limited)

ZONING AT TIME OF APPLICATION: SF-2 (Single family - standard lot)

DESCRIPTION: 8.54 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: vacant - SF-2 (Single family - standard lot)

South: Palm Valley Boulevard (US 79)

East: TxDOT right-of-way - former railroad - SF-2 (Single family - standard lot)

West: limited commercial - PUD (Planned Unit Development) No. 103

PROPOSED LAND USE: commercial

TOTAL ACREAGE: 8.54

Owner:

Church of Christ of Round Rock
Ken Kohl
1200 N. Georgetown St.
Round Rock, TX 78664

Agent

Waeltz & Prete
Antonio A. Prete, P.E.
3000 Joe DiMaggio Blvd., Ste. 72
Round Rock, TX 78665

**Church of Christ Round Rock
ZONING ZON1706-001**

HISTORY: The 8.54-acre property was annexed into the City in 1979 and is the road frontage portion of a larger ownership tract of 22.71 acres, the remainder of which was annexed in 1986. The entire tract is zoned as SF-2 (Single family – standard lot). The current owner intends to sell a portion of the 8.54 acres for commercial development.

DATE OF REVIEW: February 7, 2018

LOCATION: North east of the intersection of Palm Valley Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property for commercial uses. It is zoned for single family residential, so the proposed rezoning will bring it into conformity with the General Plan.

Traffic, Access and Roads: The site has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic.

Adjacent properties: The 8.54-acre site contains the entire frontage along E. Palm Valley Blvd. for the 22.71-acre ownership tract. The land to the west is zoned as PUD (Planned Unit Development) No. 103, the frontage of which is zoned for limited commercial uses. To the east is the former MOKAN rail right-of-way, now owned by the State of Texas Department of Transportation.

Additional Considerations: Rezoning and developing the 8.54-acre frontage has the potential to limit the use of the remainder of the property. There is only one access point to the property from E. Palm Valley Blvd. The draft site plan for the proposed commercial development indicates that an access drive will serve it. The remainder of the tract, 14.17 acres located behind the frontage, will remain zoned as SF-2. Should this remainder area be developed as a single-family subdivision of more than 29 lots, the access drive to E. Palm Valley Blvd. would need to be upgraded to a 65-foot wide collector street. In addition, the hooded left turn lane in the median would need to be moved to the east. This is not accommodated for in the draft site plan.

There are no plans for development of residential lots on the remainder area and the property owner has acknowledged the potential constraint this rezoning will place on the land in writing to the City.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-2 (Single family – standard lot) to C-1a (General Commercial – limited)



N W Grimes Blvd

E Palm Valley Blvd

**Subject Tract
approx 8.54 ac.**

