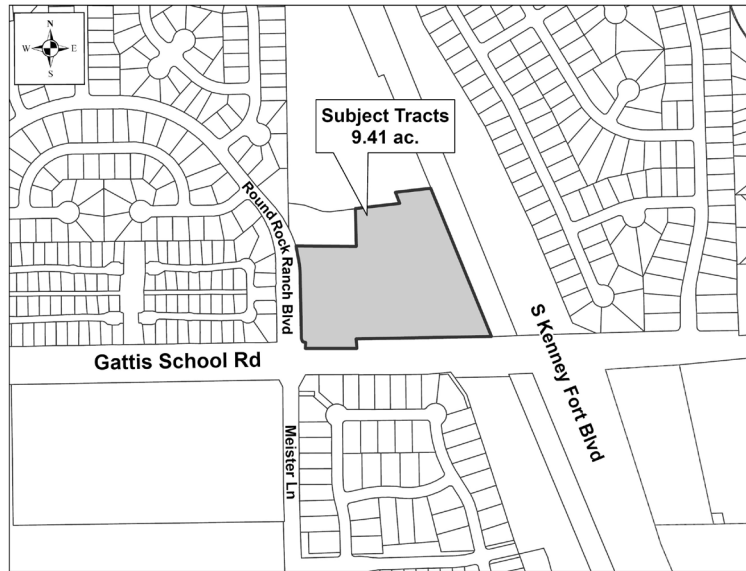


**2900 and 3000 Gattis School Rd.
Rezoning ZON25-00006**



CASE PLANNER: Alice Guajardo

REQUESTS: Approval for the original zoning of approximately 2.19 acres of land to the C-2 (Local Commercial) zoning district, and the approval to rezone approximately 7.22 acres from the SF-R (Single-Family - Rural) and SF-1 (Single-family – Large Lot) zoning district to the C-2 (Local Commercial) zoning district

ZONING AT TIME OF APPLICATION: SF-R; SF-1; ETJ (unzoned)

DESCRIPTION: 9.41 (2.19 acres & 7.22 acres) acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Stables & open space

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: ETJ (single-family residential)
 South: Gattis School Rd. ROW & single-family residential
 East: S Kenney Fort Blvd ROW & single-family residential
 West: Round Rock Ranch Blvd ROW & single-family residential

PROPOSED LAND USE: Limited Commercial Development

TOTAL ACREAGE: 9.41 acres

Owner: Paul Cates Stable LLC 2900 Gattis School Rd. Round Rock, TX 78664	Applicant: Ethan Harwell Kimley-Horn 101814 Jollyville Rd., Ste 200 Austin, TX 78759	Developer: Gayathri Ananthakumar TX Sparks 2701 Dallas Pkwy., Ste. 145 Plano, TX 75093
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HISTORY: The northern portion of 3000 Gattis School Rd is currently in the ETJ and unzoned. At time of original zoning, the portion of the ETJ tract will be annexed into the city limits.

The subject tract at 2900 Gattis School Rd. was zoned SF-R (Single-family - Rural) in 2005. It was previously zoned SF-1 (Single Family – Large Lot). The subject tract at 3000 Gattis School Rd is zoned SF-1 (Single-family – Large Lot). The site currently consists of stables and open space.

DATE OF REVIEW: December 3, 2025

LOCATION: Generally located on the north side of Gattis School Rd and east of Round Rock Ranch Blvd.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The 2030 Future Land Use Map (FLUM) designates the subject tracts as residential and open space. The residential land use category in the Comprehensive Plan provides for neighborhood-related uses such as local commercial. The subject tracts are in conformity with the FLUM because the Residential land use designation allows for local commercial development.

C-2 (Local Commercial) District: The purpose of this zoning district is to establish and preserve areas of low-medium intensity land use primarily devoted to local commercial and office uses. Permitted uses include: places of worship, parks, public facilities, cosmetic services, indoor kennels, fuel sales, offices, medical office, restaurants, retail sales and services, and veterinary clinics.

Restaurants/bars will need to comply with the supplementary use standards outlined in Section 2-91(dd).

- No single restaurant/bar shall exceed 5,000 square feet of gross floor area.
- On sites with 50 percent or greater frontage on an arterial roadway, no single restaurant/bar shall exceed 7,500 square feet of gross floor area.
- No drive-through service is allowed.

Retail sales and services will need to comply with the supplementary use standards outlined in Section 2-91(ee).

- No single use shall exceed 5,000 square feet of gross floor area. No drive-through facilities are permitted.
- On sites with 50 percent or greater frontage on an arterial roadway, no single use shall exceed 7,500 square feet of gross floor area. Drive-through facilities are permitted for banks if there is an intervening building that effectively screens the drive-through area, including stacking spaces, from adjacent residences.
- Auto sales, rental, and leasing facilities; boat sales; camper sales; check-cashing services; flea markets; gold sales; gun sales; heavy equipment sales, rental and leasing; manufactured home sales; pawn shops; portable building sales; recreational vehicle parks; self-service storage; sexually oriented businesses; shooting/archery ranges; title loan or payday loan services; truck service or

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- repair; and truck stops are prohibited.
- Fuel sales are permitted with conditions.

C-2 Setbacks and Development Standards:

Minimum setback from street (ROW) – 20 ft.

Minimum rear setback – 10 ft.

Minimum side setback – 10 ft.

Maximum building height – 2 stories

Traffic, Access, and Roads: This property is impacted by a Capital Improvement Project within the adopted Capital Improvement Program. Specifically, the Gattis School Rd. Segments 4&5 which consist of widening the existing four-lane roadway to a six-lane major divided arterial with raised medians, pedestrian improvements, and traffic signals at Round Rock Ranch Blvd (west) and Round Rock Ranch Blvd (east)/Meister Lane.

RECOMMENDED MOTION:

F.1 – Staff recommends approval of the original zoning of approximately 2.19 acres of land to the C-2 (Local Commercial) zoning district.

F.2 – Staff recommends approval to rezone approximately 7.22 acres from the SF-R (Single-Family - Rural) and SF-1 (Single-family – Large Lot) zoning district to the C-2 (Local Commercial) zoning district.



2.19 ac

Gattis School Rd

Round Rock Ranch Blvd

Meister Ln

7.22 ac

S Kenney Fort Blvd

