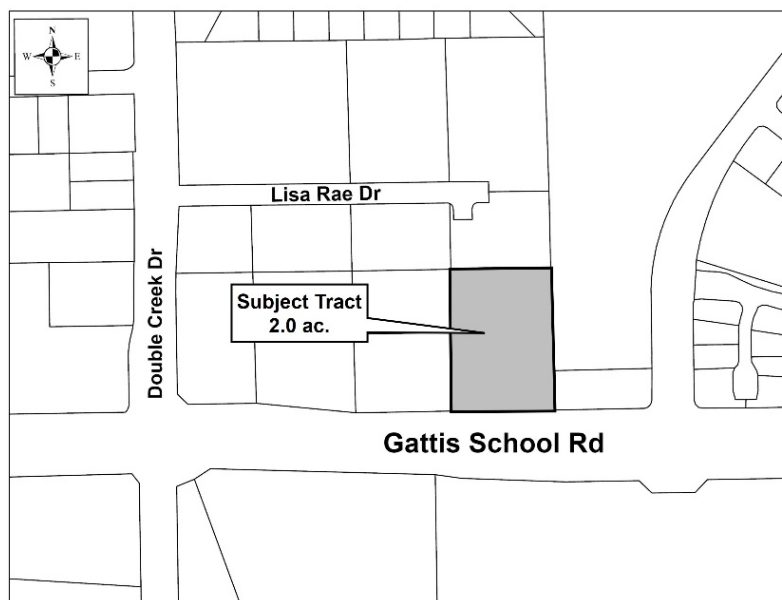


**2760 Gattis School Rd.  
Rezoning ZON25-00003**



**CASE PLANNER:** Alice Guajardo

**REQUEST:** Approval to rezone 2.0 acres from the OF-1 (General Office) zoning district to the PF-1 (Public Facilities – Low Intensity) zoning district

**ZONING AT TIME OF APPLICATION:** OF-1 (General Office)

**DESCRIPTION:** 2.0 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** Place of Worship

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: single family residential  
South: Gattis School Rd. ROW  
East: vacant lot and Gattis Elementary School  
West: Baha'i Faith Center

**PROPOSED LAND USE:** Place of Worship

**TOTAL ACREAGE:** 2.0 acres

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**Owner:**  
Gospel Fellowship Austin  
3437 Shiraz Loop  
Round Rock, TX 78665

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**Applicant:**  
Nagaraju Goduguchinta  
3437 Shiraz Loop  
Round Rock, TX 78665

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**Developer:**  
Sanjai Gopalan  
Avinya Construction Company  
1101 Satellite View, 204  
Round Rock, TX 78665

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**2760 Gattis School Rd.  
Rezoning ZON25-00003**

**HISTORY:** The subject tract was zoned OF-1 (General Office) in 2007. It was previously zoned SF-1 (Single Family – Large Lot). There is currently a single-family home on site operating as a place of worship.

**DATE OF REVIEW:** June 4, 2025

**LOCATION:** Generally located on the north side of Gattis School Rd. and east of Double Creek Dr.

**STAFF REVIEW AND ANALYSIS:**

Round Rock 2030 Comprehensive Plan and Zoning: The subject tract is located within the city limits and zoned OF-1 (General Office) which does not provide for places of worship.

The 2030 Future Land Use Map (FLUM) designates the subject tract as residential. The residential land use category in the Comprehensive Plan provides for neighborhood-related uses such as local commercial and office and can include places of worship with limited accessory facilities. The Comprehensive Plan does have a Public Facilities land use designation, but it is defined as applicable to “government buildings and large institutions, such as hospitals and medical centers, high schools, and universities” which does not describe the small-scale nature of the church on the subject tract. The Comprehensive Plan does not include location criteria for Public Facilities.

PF-1 (Public Facilities – Low Intensity) District: The purpose of this zoning district is to establish and preserve areas of low intensity land use primarily devoted to places of worship and other public uses. Permitted uses include: places of worship, parks, public safety facilities, public schools with limitations, and public offices.

The rezone to PF-1 will permit the use of places of worship with the following supplementary standards:

1. All uses which contain structures in excess of 20 feet in height and which also abut SF (Single-Family) or TF (Two-Family) zoned property, shall be required to meet the following additional setback requirement: for each one foot of height in excess of 20 feet, the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth in the lot and building dimensional standards.
2. Additional height requirement: Places of worship and associated accessory uses shall have a maximum height of 70 ft. provided they do not contain more than two stories.
3. Since the subject tract is located on an arterial street, accessory uses up to 10,000 sq. ft. are permitted.

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4. PF-1 Setbacks and Development Standards:

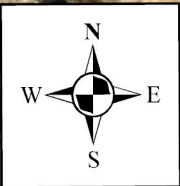
- a. Minimum setback from street (ROW) – 15 ft.
- b. Minimum rear setback (abutting single-family) – 40/50 ft. (depending on fence type)
- c. Minimum side setback (abutting single-family) – 40/50 ft. (depending on fence type)
- d. Maximum building height – 2 stories
- e. Light fixture height shall not exceed 20 feet.
- f. Compatibility standards:
  - i. A landscape buffer at least eight (8) feet wide shall be provided.
  - ii. A compatibility buffer shall also have a compatibility fence (min. 6 ft. in height) installed and maintained on the applicable property boundaries. Fences can be pre-cast concrete panel or masonry. The fence type impacts setback requirement. (See above.)
- g. Design requirements including architectural and orientation standards.

Traffic, Access, and Roads: This property is impacted by the adopted Transportation Master Plan, specifically Gattis School Rd. Segment 3 and Gattis School Rd. Segments 4&5. Segment 3 should be completed by November 2026. Segment 3 will include widening Gattis School Rd to six lanes which ends at the western edge of the property. Segment 4&5 is currently under 60% review and will complete the widening across the front of the property to 6 lanes on Gattis School Rd. to Kenny Fort Boulevard. This 60% plan set includes a commercial driveway (25') for the subject property's driveway in segment 4&5 unless the property owner petitions otherwise. This new driveway will terminate at the right-of-way line. Gattis School Road Segment 4&5 won't go to bid until Segment 3 and Segment 6 are completed. The earliest bid date for Segment 4&5 would be early 2027. Roadway impact fees will be assessed based on the date of plat recordation and charged at the time of building permit.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from OF-1 (General Office) to PF-1 (Public Facilities – Low Intensity) district.





**Lisa Rae Dr**

**Double Creek Dr**

**Subject Tract  
2.0 ac.**

**Gattis School Rd**

Nearmap



