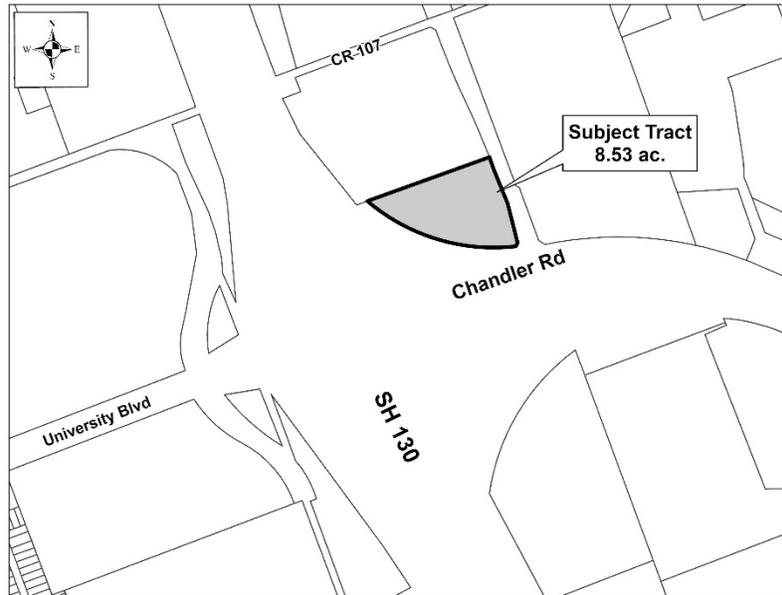


**QT 4178 (5600 Chandler Road)
Original Zoning ZON25-00010**



CASE PLANNER: Caitlyn Reeves

REQUEST: Approval of original zoning for 8.53 acres to the C-1a (General Commercial – Limited) zoning district.

ZONING AT TIME OF APPLICATION: Unzoned in ETJ

DESCRIPTION: 8.53 acres out of the George Keith Survey, Abstract No. 370

CURRENT USE OF PROPERTY: Commercial Fuel Sales

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: ETJ – Commercial (auto auction)
- South: Chandler Road right-of-way
- East: CR 107 Spur right-of-way
- West: SH 130 right-of-way

PROPOSED LAND USE: C-1a (General Commercial – Limited)

TOTAL ACREAGE: 8.53 ac.

Owner:
QT South LLC
2007 Sam Bass Rd Ste 100
Round Rock, TX 78681

Applicant:
Robert Costello
QT South LLC
2007 Sam Bass Rd Ste 100
Round Rock, TX 78681

Developer:
QT South LLC
2007 Sam Bass Rd Ste 100
Round Rock, TX 78681

**QT 4178 (5600 Chandler Road)
Original Zoning ZON25-00010**

HISTORY: The subject tract was platted on June 1, 2021, as Final Plat QT 4178 Phase 2 (Doc No. 2021081312), and is currently located within the City's extraterritorial jurisdiction (ETJ).

DATE OF REVIEW: February 18, 2026

LOCATION: North of Chandler Road and east of SH 130

STAFF REVIEW AND ANALYSIS:

Request: The applicant requests voluntary annexation and original zoning of approximately 8.53 acres to the C-1a (Commercial – Limited) zoning district to accommodate an existing fuel station. The request also includes annexation of approximately 1.517 acres of CR 107 Spur right-of-way to establish contiguity with the existing city limits for the subject property; annexation of the right-of-way will be considered separately by City Council at a later date.

Comprehensive Plan and Zoning: The subject tract is located within the City's ETJ and is not currently subject to City zoning. The RR2030 Future Land Use Map (FLUM) designates the subject tract as Commercial. The commercial location criteria outlined in RR2030 supports commercial zoning at the intersections of two arterial roadways. The purpose of the C-1a zoning district is to establish and preserve areas of low-to medium-intensity development primarily devoted to limited general commercial uses. Typical uses permitted within this district include hotels, retail sales and services, fuel sales, restaurants, and office uses, among others.

Traffic, Access and Roads: The site currently accesses Chandler Road and CR 107 Spur. Any future redevelopment will be subject to roadway impact fee regulations, which will be assessed at the time of application for a building permit.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning of 8.53 acres to C-1a (General Commercial – Limited).



CR 107

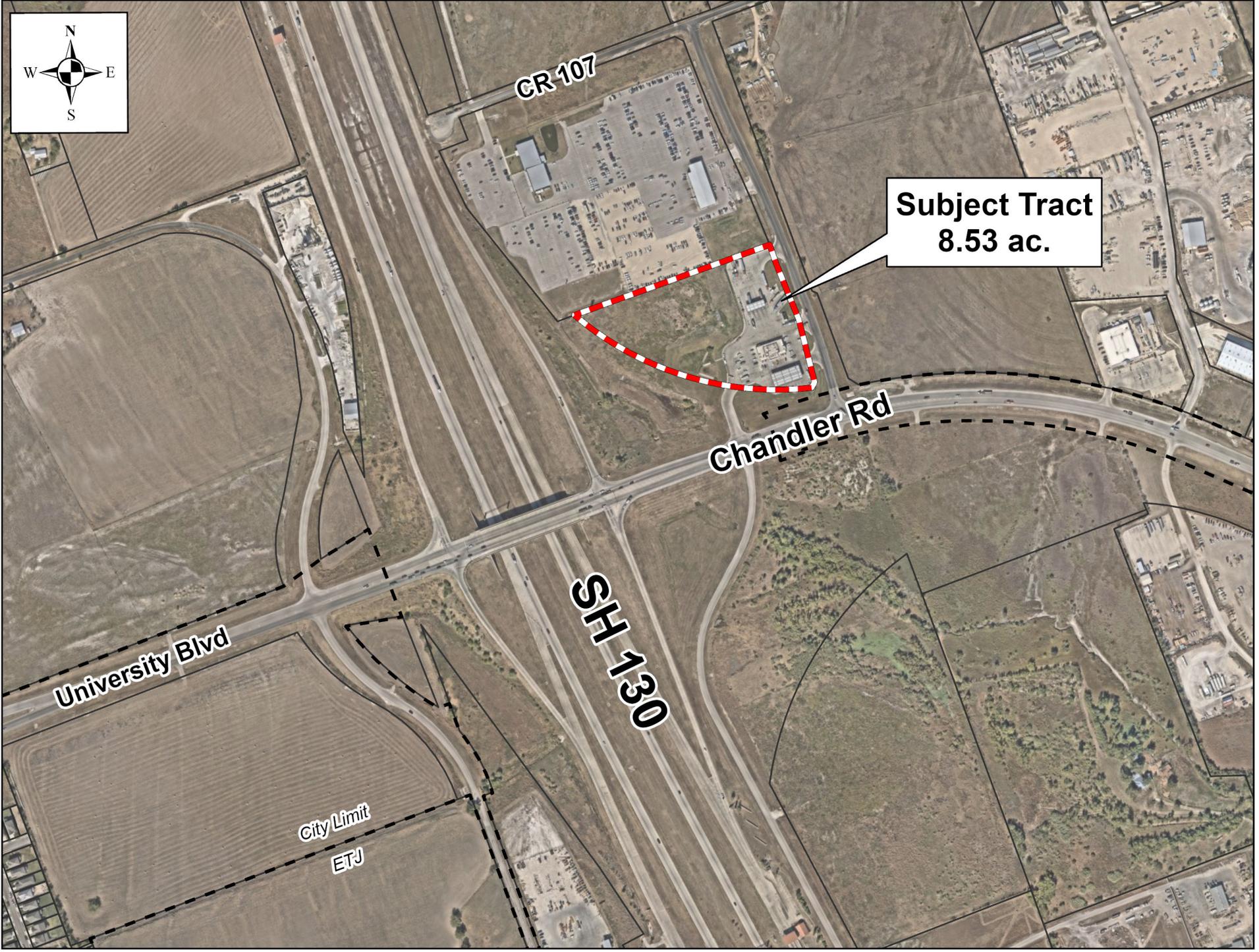
Subject Tract
8.53 ac.

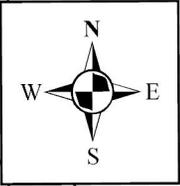
Chandler Rd

SH 130

University Blvd

City Limit
ETJ





CR-107

**Subject Tract
8.53 ac.**

Chandler Rd

SH 130

University Blvd

C-1a

PUD

City Limit

ETJ

SF3