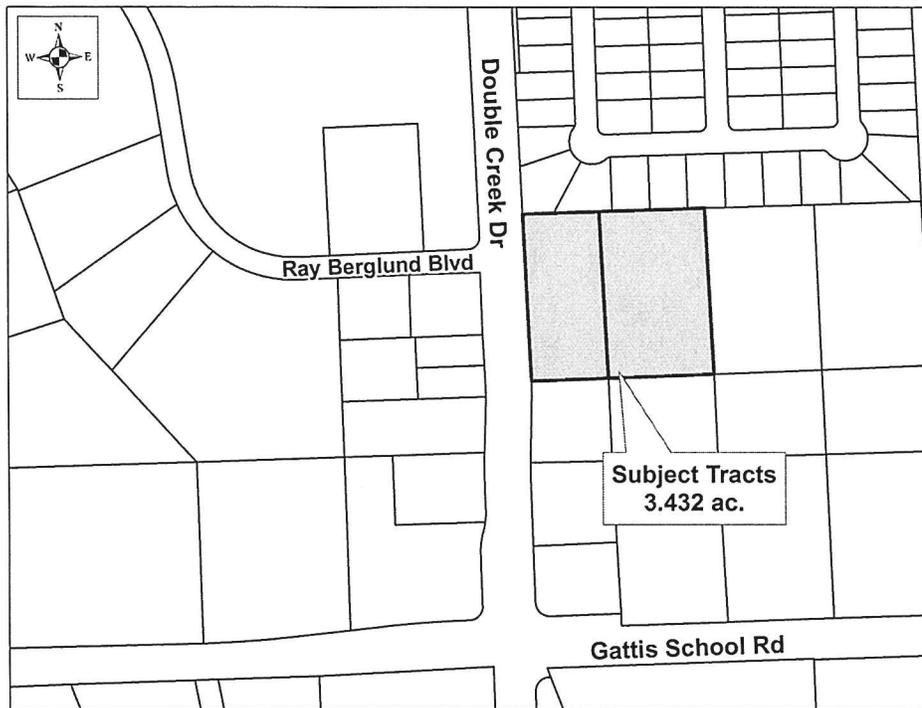


City of Round Rock - Lisa Rae Dr. Fire Station Rezoning (from C-1 to PF-2)
ZONING ZON1507-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning to PF-2 (Public Facilities - medium intensity)

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

DESCRIPTION: 3.43 acres out of the P. A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

- North: single family - Shadow Pointe - SF-2 (Single Family - Standard Lot)
- South: single family large lot and commercial - C-1 (General Commercial)
- East: single family large lot - SF-1 (Single Family - Large Lot)
- West: single family and duplexes - TF (Two Family)

PROPOSED LAND USE: fire station

TOTAL ACREAGE: 3.43

Owner:
City of Round Rock

Agent
City of Round Rock
Clyde von Rosenberg
301W. Bagdad Ave., Ste. 210
Round Rock, TX 78664

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ZONING ZON1507-001**

HISTORY: This property was part of an area annexed into the City in 1984. It is currently zoned C-1 (General Commercial) and is undeveloped.

DATE OF REVIEW: August 5, 2015

LOCATION: Northeast of the intersection of Gattis School Rd. and Double Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential. The property is zoned as C-1 (General Commercial).

Additional Considerations: This site has been chosen by the City as a location for a fire station. The appropriate zoning for such a facility at this location is PF-2 (Public Facilities – medium intensity). This district provides for governmental facilities and public offices with a compatibility buffer for the adjacent single family neighborhood. Noise resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency is exempt from the City's noise ordinance.

Specific criteria were used by the City Fire Department to select this location, with the overall goal of reducing response times in order to ensure public safety. These criteria and the location and design process for the station will be presented during the public hearing.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning to PF-2 (Public Facilities – medium intensity).



Double Creek Dr

Ray Berglund Blvd



**Subject Tracts
3.432 ac.**

Gattis School Rd