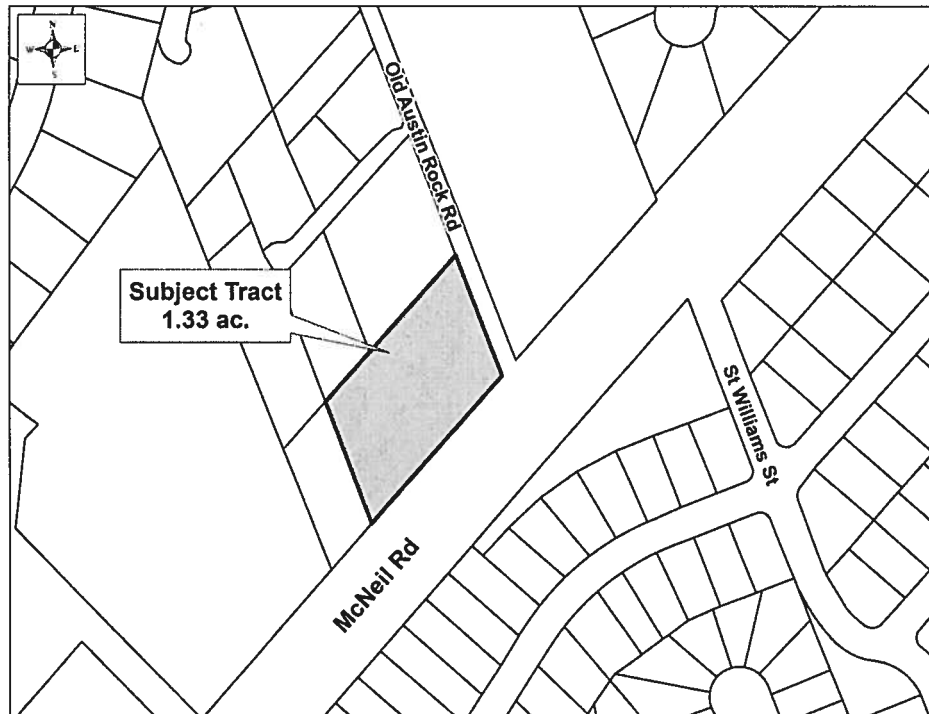


**Old Austin Rock Road Rezoning
ZONING ZON1708-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-2 (Single family - standard lot) to MU-R (Mixed Use - Redevelopment and Small Lot)

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

DESCRIPTION: 1.33 acres out of the St. Williams Church Addition, 1/2 of Lot 10 & all of Lot 11.

CURRENT USE OF PROPERTY: single family home

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family homes - SF-2 (Single family - standard lot)

South: McNeil Road and railroad - TF (Two-family) across the road and railroad

East: church - SF-2 (Single family - standard lot)

West: single family home - SF-2 (Single family - standard lot)

PROPOSED LAND USE: mixed use

TOTAL ACREAGE: 1.33

Owner:
Werner Cain Construction, LLC
Werner Cain and Matt Werner
409 South Gadwall Lane
Cedar Park, TX 78613

Agent
Ryan Jerke
6100 Nashua Court
Austin, TX 78746

**Old Austin Rock Road Rezoning
ZONING ZON1708-001**

HISTORY: The MU-R (Mixed Use – Redevelopment and Small Lot) zoning district was established with a revision to the City's code on April 27, 2017. It is a mixed-use district that is intended to provide flexibility for infill lots along arterial corridors in the city. A mixture of commercial and residential uses is permitted, and the lack of compatibility buffers allows greater lot utilization. This is the first request for the MU-R zoning district that has been received since the code was revised.

DATE OF REVIEW: September 6, 2017

LOCATION: Northwest corner of the intersection of McNeil Rd. and Old Austin Rock Rd.

STAFF REVIEW AND ANALYSIS:

MU-R zoning district:

The purpose of this zoning district is to provide for office or limited commercial uses on arterial corridor lots that are too small to accommodate the development standards that would be required by the OF (Office) or the C-2 (Local Commercial) zoning districts. The building setbacks are less than those in the OF and C-2 districts and the maximum height of a principal building is 3-stories instead of 2-stories. The compatibility requirement when the site is adjacent to a single family or two-family is also different, with a 6-foot masonry fence required, but no landscape buffer.

In addition to these differences, there are development standards which are unique to the MU-R district. These include a requirement that on-site parking spaces must be located behind the building and screened from the street. Drive-throughs are only allowed on lots which have frontage on an arterial roadway and only one business on a site may have a drive-through. Also, the building in which a drive-through is located must be occupied by more than one business and the drive through cannot occupy more than half of the building. The MU-R district has special building design requirements, intended to highlight the building's orientation to the street.

The uses allowed in the district include:

- Office
- Hotel, motel or other lodging
- Bed & breakfast
- Accessory dwelling unit
- Eating establishment
- Indoor entertainment
- Live/work units
- Medical office
- Community service
- Retail sales and services, limited
- Upper story residential

Uses allowed by special exception include:

- Day care
- Event center
- Outdoor entertainment
- Eating establishments with an outdoor cooking area
- Passenger terminal

General Plan and Zoning:

The Future Land Use Map designates the property for residential. The residential category includes office and neighborhood retail uses. As a relatively small property located on an arterial roadway at an intersection with a local street, the site is suitable for these uses.

**Old Austin Rock Road Rezoning
ZONING ZON1708-001**

Additional Considerations:

The need for a traffic impact analysis will be determined when a use is proposed and the potential for traffic generation can be determined.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from the SF-2 (Single family – standard lot) zoning district to the MU-R (Mixed Use – Redevelopment and Small Lot) zoning district.

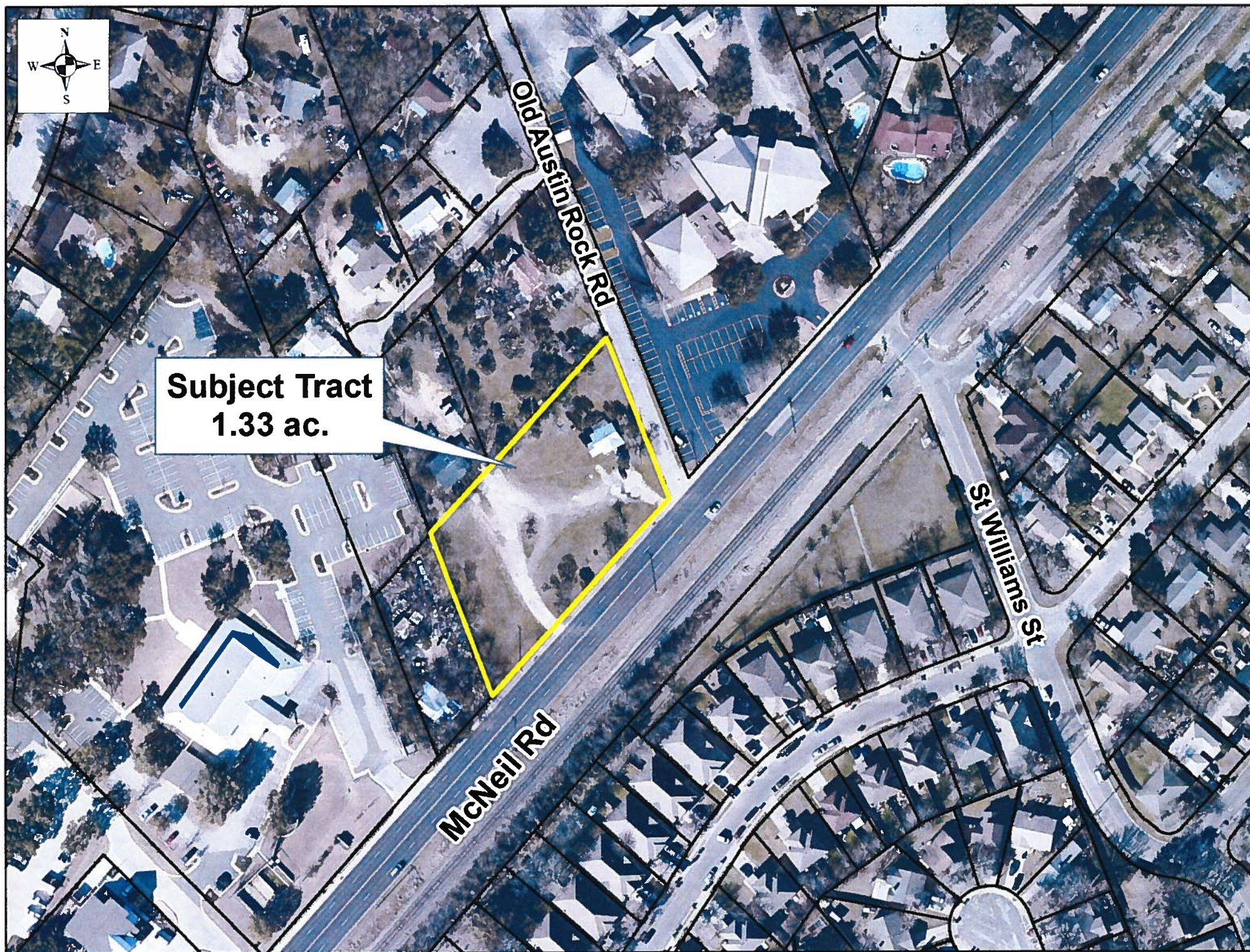


Subject Tract
1.33 ac.

Old Austin Rock Rd

McNeil Rd

St Williams St

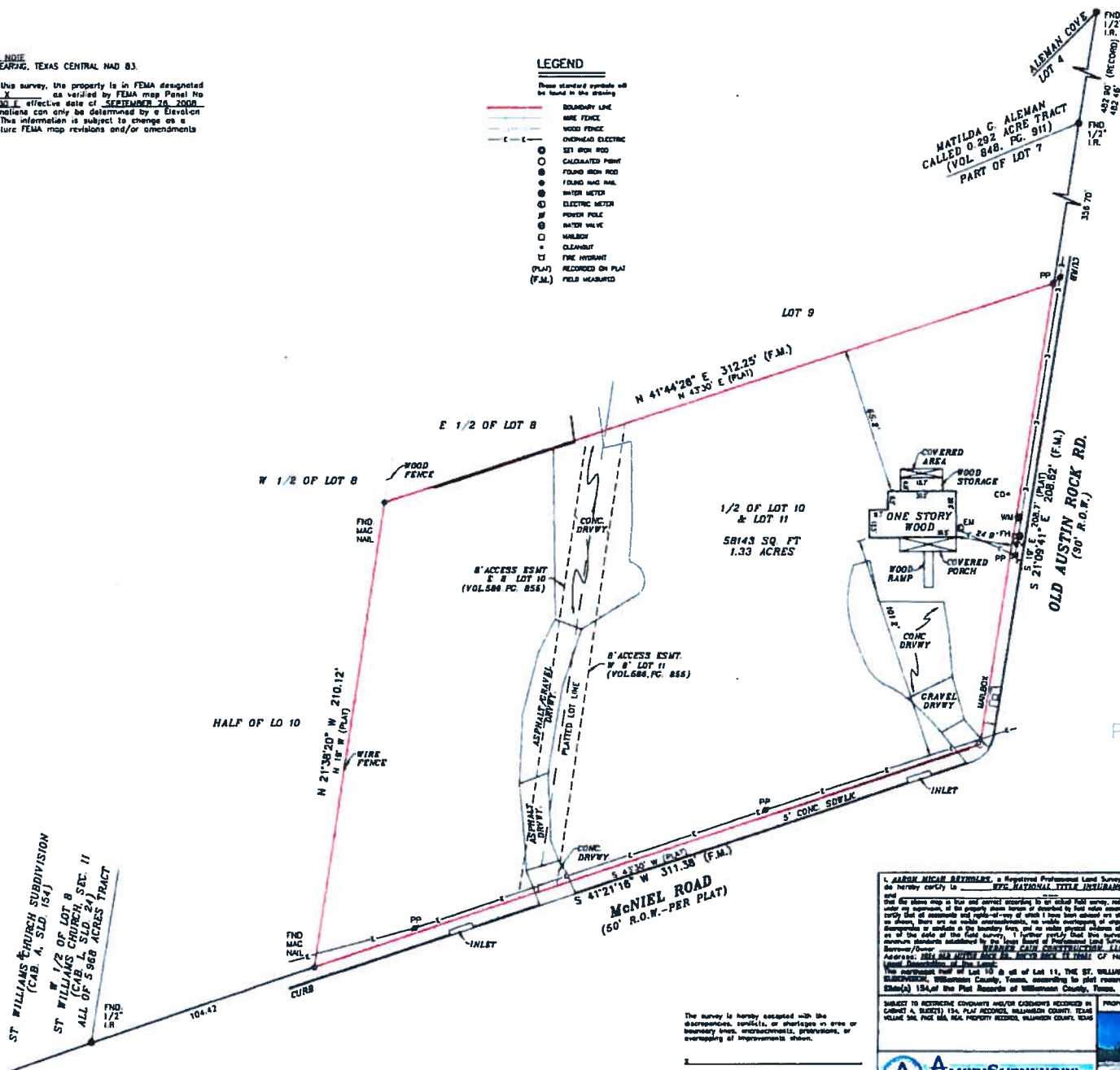


BASIS OF BEARING, TEXAS CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated
ZONE X as verified by FEMA map Panel No
4841C 0403 effective date of SEPTEMBER 26, 2000
Exact designations can only be determined by a Division
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments

These starting symbols will be found in the string

- | | |
|--|-------------------|
| | BOUNDARY LINE |
| | WIRE FENCE |
| | WOOD FENCE |
| | OVERHEAD ELECTRIC |
| | SET BACK ROD |
| | CALIBRATED POINT |
| | FOUND IRON ROD |
| | FOUND MAG. ANG. |
| | WATER METER |
| | ELECTRIC METER |
| | POWER POLE |
| | WATER VALVE |
| | WALHEIM |
| | CLEANOUT |
| | FIRE HYDRANT |
| | RECORDED ON PLAN |
| | FIELD MEASURED |
- (PLAN)
(F.M.)



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, microtopography, projections, or easements of improvements shown.

I, ARON MICHAEL REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to NYC NATIONAL TITLE INSURANCE COMPANY

that the above map is true and correct according to an actual field survey, made by me on the ground on

under any obligation, or not placing said notes or coupons to bear such stamping and so availing I hereby certify that all amounts and rights-of-way of which I have been advised by the State Surveyor and the U.S.A. except those shown on the map attached hereto are correctly shown as being outside the boundaries of the above-mentioned lands. I further certify that no other persons or corporations have any claims or interests in the lands described or indicated on the boundary lines, and no status physical evidence of amounts or rights-of-way of the date of the field survey. I further certify that this survey maps or reports the minimum standards established by the United States Professional Land Surveyors (Section 803.12).

Borrower/Owner: NEARER CAIN CONSTRUCTION, LLC

Address: 1964 S.W. AVENUE BOX 60, SUITE 200 FT THRU CF No FURNACE

Legal Description: OF THE SAME.

The northeast half of Lot 10 & all of Lot 11, THE ST. WILLIAMS CHURCH EASEMENT, Williamson County, Tenn., according to plat recorded in Cabinet A, Case(s) 134 of the Plat Records of Williamson County, Tenn.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR CASEWORKS RECEIVED IN	PROPERTY PHOTOGRAPHY:
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VOLUME 200, PAGE 000, REAL PROPERTY RECORDS, WILLAMSON COUNTY, TEXAS



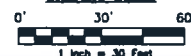
125 N. Long Ave. Suite 200
Phone 800-25-2525

RECEIVED

AUG - 8 2017

CITY OF ROUND ROCK
PLANNING DEPARTMENT

GRAPHIC SCALE



FINAL "AS-BUILT" SURVEY

JOID	NO	1700049120	NO	REVISED	DATE
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DATE	03/21/12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464
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APPROVED BY	DATE		
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The seal of the American Society of Mechanical Engineers (ASME) is located in the bottom right corner of the page. It features a circular design with the text "AMERICAN SOCIETY OF MECHANICAL ENGINEERS" around the perimeter and the year "1880" in the center.



100

ARMED & DANGEROUS

Registered Professional Land Surveyor
Registration No. 6844
