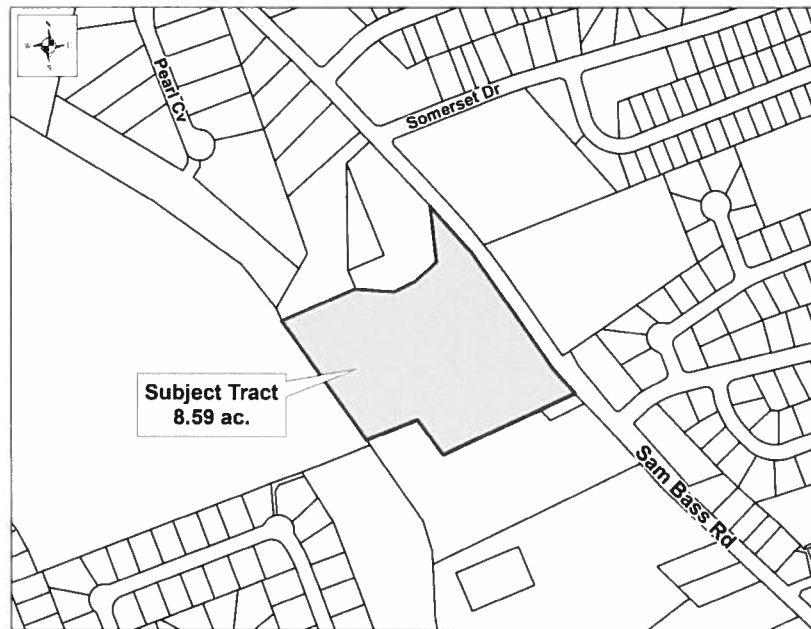


Freedom Church Rezoning From OF to PF-2 ZONING ZON1807-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from OF (Office) to PF-2 (Public facilities - medium intensity) for 8.59 acres.

ZONING AT TIME OF APPLICATION: OF (Office)

DESCRIPTION: 8.59 acres out of the J.M. Harrell Survey, Abstract No. 284 and David Curry Survey, Abstract No. 130.

CURRENT USE OF PROPERTY: several single family dwellings

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: SF-1 (Single family - large lot) & OF (Office) - single family

South: SF-1 & SF-2 (Single family large & standard lot) - place of worship

East: (across Sam Bass Rd.) LI (Light Industrial), SF-2 (Single family - standard lot) & C-2 (Local commercial) - electricity substation & place of worship

West: (across Brushy Creek) ETJ (extraterritorial jurisdiction) - undeveloped and SF-2 (Single family - standard lot) - single family

PROPOSED LAND USE: place of worship

TOTAL ACREAGE: 8.59

Owner:
Paul Postel Realty Group
Andrew Sitomer
600 Kinney Ave.
Austin, TX 78704

Agent:
Hagood Engineering Associates, Inc.
Raquel Ramirez
900 E. Main St.
Round Rock, TX 78664

**Freedom Church Rezoning from OF to PF-2
ZONING ZON1807-001**

HISTORY: Approximately 11 acres, including this property, was rezoned to OF (Office) from SF-1 & SF-2 (Single family – large lot & standard lot) in 2008. The property contains several single family residential homes. No new development has occurred since the rezoning.

DATE OF REVIEW: August 1, 2018

LOCATION: 1651 Sam Bass Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential in the general plan and is currently zoned as OF (Office).

Request: The owner requests that the zoning for an 8.59-acre portion of the property be rezoned to accommodate a place of worship, a use which is not permitted in the OF (Office) zoning district.

PF (Public facilities): The PF (Public facilities) zoning districts provide for public and institutional uses, including places of worship, at low, medium and high intensity levels. A place of worship is defined as a building providing for regular organized religious worship, including classroom space for religious education and parsonages or rectories. Accessory uses to a place of worship may include primary or secondary educational facilities, offices, community recreational facilities and day care facilities, including facilities for mother's day out programs. The size of these accessory uses is limited according to the three PF zoning district intensity levels.

The PF-1 (Public facilities – low intensity) district provides for accessory uses totaling less than 2,500 square feet and the site must have direct access to a collector or higher street; the PF-2 (Public facilities – medium intensity) district provides for accessory uses totaling more than 2,500 square feet, but less than 20,000 square feet and the site must have frontage on, or direct access to, a collector or higher street; and the PF-3 (Public facilities – high intensity) district provides for unrestricted square footage of accessory uses and the site must have frontage on, or direct access to, an arterial street.

PF-2 (Public facilities – medium intensity): This district was determined to be the most appropriate for this site, based upon the size and location of the property. In addition to worship and religious education space, this zoning district would allow accessory uses, up to a maximum of 20,000 square feet.

Traffic: The applicant intends to construct a building for worship services of approximately 13,000 square feet. Since this is not expected to generate 100 trips per hour during the peak hour, no traffic study is required. If accessory uses are proposed, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan.

Additional Considerations: The minister of Freedom Church, the applicant, wrote a letter describing their plans for the property and it was included in the public hearing notice sent to the surrounding property owners. A sign was posted along Sam Bass Road adjacent to the site on July 20, 2018.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from OF (Office) to PF-2 (Public facilities – medium intensity).



Pearl Cv

Somerset Dr

Subject Tract
8.59 ac.

Sam Bass Rd



DELTA LAND SURVEYING

P. O. Box 6105

Round Rock, Texas 78683

(512) 781-9800 www.DeltaLandSurveying.net

Proposed Zoning Change Description

June 27, 2018

RECEIVED

JUL - 2 2013

CITY OF ROUND ROCK
PLANNING DEPARTMENT

A tract of land situated within the David Curry Survey, Abstract Number 130 and the J. M. Harrell Survey, Abstract Number 284, Williamson County, Texas and being a portion of the tract of land as conveyed to Paul Postel Realty Corporation by a deed filed for record at Document Number 2015112793 of the Official Public Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 1/2" rebar found, on the monumented Southerly right-of-way line of Sam Bass Road (a variable width right-of-way) for the common Easterly corner of the tract of land herein described and a tract of land conveyed to M. F. Rutledge by a deed filed for record in Volume 1998 at Page 688 of the Deed Records of Williamson County, Texas;

Thence S 41°00'00" E, along the aforementioned Southerly right-of-way line, 270.95 feet to a point for the Point of Beginning of the tract of land herein described;

Thence S 41°00'00" E, continuing along the aforementioned Southerly right-of-way line, 208.24 feet to a 1/2" rebar with a cap marked "RPLS 4967" found for a corner;

Thence S 33°02'48" E, continuing along the aforementioned Southerly right-of-way line, 470.26 feet to a Nail with a washer marked "RPLS 4967" found in a tree stump for a corner;

Thence S 39°27'26" E, continuing along the aforementioned Southerly right-of-way line, 117.69 feet to an un-legible aluminum cap on a 1/2" rebar found for the common Easterly corner of the tract of land herein described and a tract of land conveyed to the Brushy Creek M. U. D. by a deed filed for record at Document Number 2004016444 of the Official Public Records of Williamson County, Texas;

Thence S 67°54'10" W, along the common boundary line of the tract of land herein described and the aforementioned Brush Creek M. U. D. tract, 109.42 feet to a 1/2" rebar found for their common corner with a tract of land conveyed to the Faith Missionary Baptist Church by a deed filed for record at Document Number 1996055326 of the Official Public Records of Williamson County, Texas;

Thence S 67°11'32" W, along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, 353.97 feet to a 1/2" rebar found for a common corner;

Thence N 37°25'16" W, continuing along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, 122.59 feet to a 1/2" rebar found for a common corner;



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Thence S 69°37'33" W, continuing along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, passing at 81.31 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" found for a reference corner and continuing for a total distance of 185.36 feet to a point in Brushy Creek for a common corner on the Easterly boundary line of a tract of land conveyed to C. L. Sauls by a deed filed for record in Volume 382 at Page 186 of the Deed Records of Williamson County, Texas;

Thence N 35°25'19" W, along the common boundary line of the tract of land herein described and the aforementioned C. L. Sauls tract, 507.93 feet to a point in Brushy Creek for the common West corner of the tract of land herein described and the above-mentioned Rutledge tract;

Thence N 69°16'30" E, along the common boundary line of the tract of land herein described and the aforementioned Rutledge tract, passing at 71.87 feet a 1/2" rebar with a cap marked "Ref Cor RPLS #4967" set for a reference corner and continuing, generally along an existing wire fence, for a total distance of 274.60 feet to a 60d nail in a wood fence post found for a common corner;

Thence S 84°45'47" E, 130.26 feet to a point for a corner of the tract of land herein described;

Thence N 62°35'26" E, 74.65 feet to a point for a corner of the tract of land herein described on the Westerly boundary line of a City of Round Rock Drainage Easement, 25 feet in width, as filed for record in Volume 1460 at Page 595 of the Deed Records of Williamson County, Texas;

Thence N 47°45'57" E, continuing along the aforementioned Westerly boundary line, 95.06 feet to a point for a corner of the tract of land herein described;

Thence N 06°12'56" W, continuing along the aforementioned Westerly boundary line, 191.43 feet to the Point of Beginning.

Said tract of land containing 374,261 square feet or 8.592 acres, more or less.

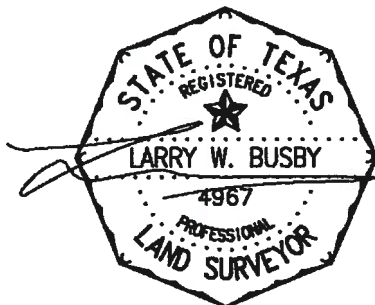


EXHIBIT "A"



Exhibit "A"
of a portion of the D. Curry &
J. M. Harrell Survey, Abert. 130 & 284,
City of Round Rock, Williamson Co., Texas.

PAUL POSTEL REALTY CORPORATION

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