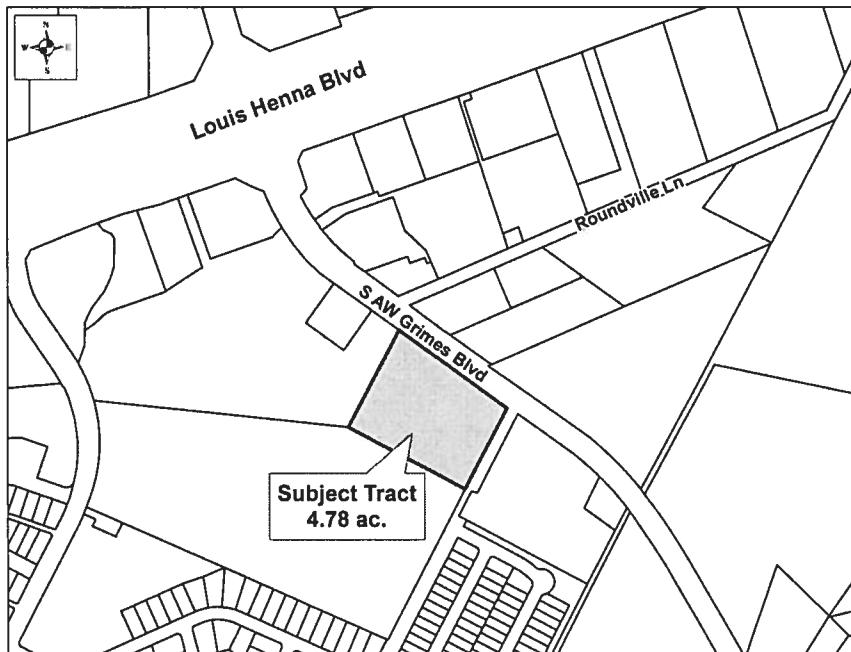


**Quest of Round Rock
ZONING ZON1910-001**



CASE PLANNER: Juan Enriquez

REQUEST: Approval of original zoning to SR (Senior)

ZONING AT TIME OF APPLICATION: ETJ (extraterritorial jurisdiction)

DESCRIPTION: O'Connor Subdivision, Lot 1, Block A, 4.78 acres

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Industrial (request for Residential being considered separately)

ADJACENT LAND USE:

North: office and retail - C-1a (General Commercial - Limited)

South: apartment complex - PUD No. 42 (Warner Ranch)

East: ETJ - undeveloped

West: undeveloped - zoned for commercial in PUD No. 42 (Warner Ranch)

PROPOSED LAND USE: Senior housing

TOTAL ACREAGE: 4.78

Owner:
Donald B. and Lynne M. O'Connor
10601 Wetmore Road
San Antonio, TX 78216

Agent:
Kimley-Horn
Jason Reece
10814 Jollyville Rd., Bldg. 4, Ste. 300
Austin, TX 78759

**Quest of Round Rock
ZONING ZON1910-001**

HISTORY: The property is in the ETJ (extraterritorial jurisdiction) and the owner has requested annexation by the City.

DATE OF REVIEW: November 5, 2019

LOCATION: Northwest corner of Glenn Drive and S. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

SR (Senior) zoning district: This district allows for apartments, townhouses and assisted living for residents age 55 years and older. Buildings must have variation of their facades to preclude a box design. Elevations that face a public street must have at least 15% consisting of windows and/or entrance areas. Special design features are required to provide variety and provide visual relief. In addition, a minimum of 25% of the required parking spaces for senior apartment developments shall be covered or in a garage. The maximum height of a principal building is four stories.

General Plan and Zoning: The property is currently designated for industrial uses on the FLUM (Future Land Use Map) of General Plan 2020. A map amendment is the subject of a separate agenda item.

Traffic, Access and Roads: The site is served by A.W. Grimes Blvd. and Glenn Drive. A TIA (Traffic Impact Analysis) is not required for the proposed development because the proposed number of units do not generate enough vehicle trips to meet the threshold.

Water and Wastewater Service: Water service is currently provided by Manville Water Supply Corporation and wastewater service by South West Water Company. The wastewater service is being transferred to the City of Round Rock. A transfer of the water service to the City will be required for the City to provide water service. Manville Water Supply Corporation has agreed to this release of service rights.

Additional Considerations: The developer proposes 150 units in a four story building.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the SR (Senior) district.



Louis Henna Blvd

Roundville Ln

SAW Grimes's Blvd

Subject Tract
4.78 ac.

