

**2701 High Country Blvd.
ZONING ZON1903-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of rezoning to OF-1 (General Office)

ZONING AT TIME OF APPLICATION: not zoned - default zoning district is SF-R (Single Family - rural)

DESCRIPTION: 1.72 acres out of the Samuel Jenkins Survey, Abstract No. 347

CURRENT USE OF PROPERTY: single family

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

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

South: City water tower and park - PF-3 (Public Facilities - high intensity)

East: single family and City water tower and park - SF-2 (Single Family - standard lot) and PF-3 (Public Facilities - high intensity)

West: City water tower access road - PF-3 (Public Facilities - high intensity)

PROPOSED LAND USE: office

TOTAL ACREAGE: 1.72

Owner:
Steve L. Sparks
2701 High Country Blvd.
Round Rock, TX 78664

Agent:
Realty Austin
BJ Green
3801 N. Capital of TX Hwy. J-180
Austin, TX 78746

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HISTORY: The property was annexed into the City in 2009, at which time no zoning district was applied. The property therefore has a default zoning designation of SF-R (Single Family – rural).

DATE OF REVIEW: April 17, 2019

LOCATION: Southwest of the intersection of High Country Blvd. and High Point Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential by the General Plan 2020. Although it has not received a zoning designation, since it is less than 10 acres, the Code assigns it the SF-R (Single Family – rural) district. Office is a use which is considered compatible with the residential land use designation. The permitted uses in the OF-1 (General Office) district include: office, medical office, residential to office conversion, day care, cosmetic services, and urgent care facility. The district has exterior wall finish standards and building orientation, articulation and elevation requirements.

Traffic, Access and Roads: The property fronts on High Country Blvd., a collector street connecting Donnell Drive and Gattis School Road.

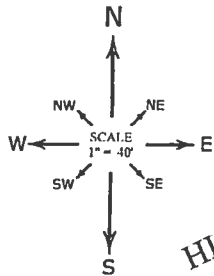
Additional Considerations: The 1.72-acre property, which has approximately 300 feet of frontage on High Country Blvd., contains one single family home. It is the only single family property with a driveway on High Country Blvd. Behind the property is a 10-acre tract owned by the City of Round Rock. This City property contains an approximately 100-foot tall elevated water storage tank, which is accessed via a paved driveway from High Country Blvd. This driveway is adjacent to the western and southern boundaries of the subject property. The remainder of the 10-acre City tract is High Country Park, which is accessed from Flower Hill Drive. Due to the location and layout of the lot, it is not suitable for single family.

Outreach to Neighbors: The owner sent a letter to the owners of the surrounding properties, stating that he wanted to sell the subject tract to a buyer who wanted to use the property as an administrative office for a contracting/building business. The owner requested a signature from each surrounding owner, attesting that they did not object to the office zoning. Four owners who are directly adjacent to the subject tract provided signatures. The owner also contacted representatives of the two neighborhood associations in the area.

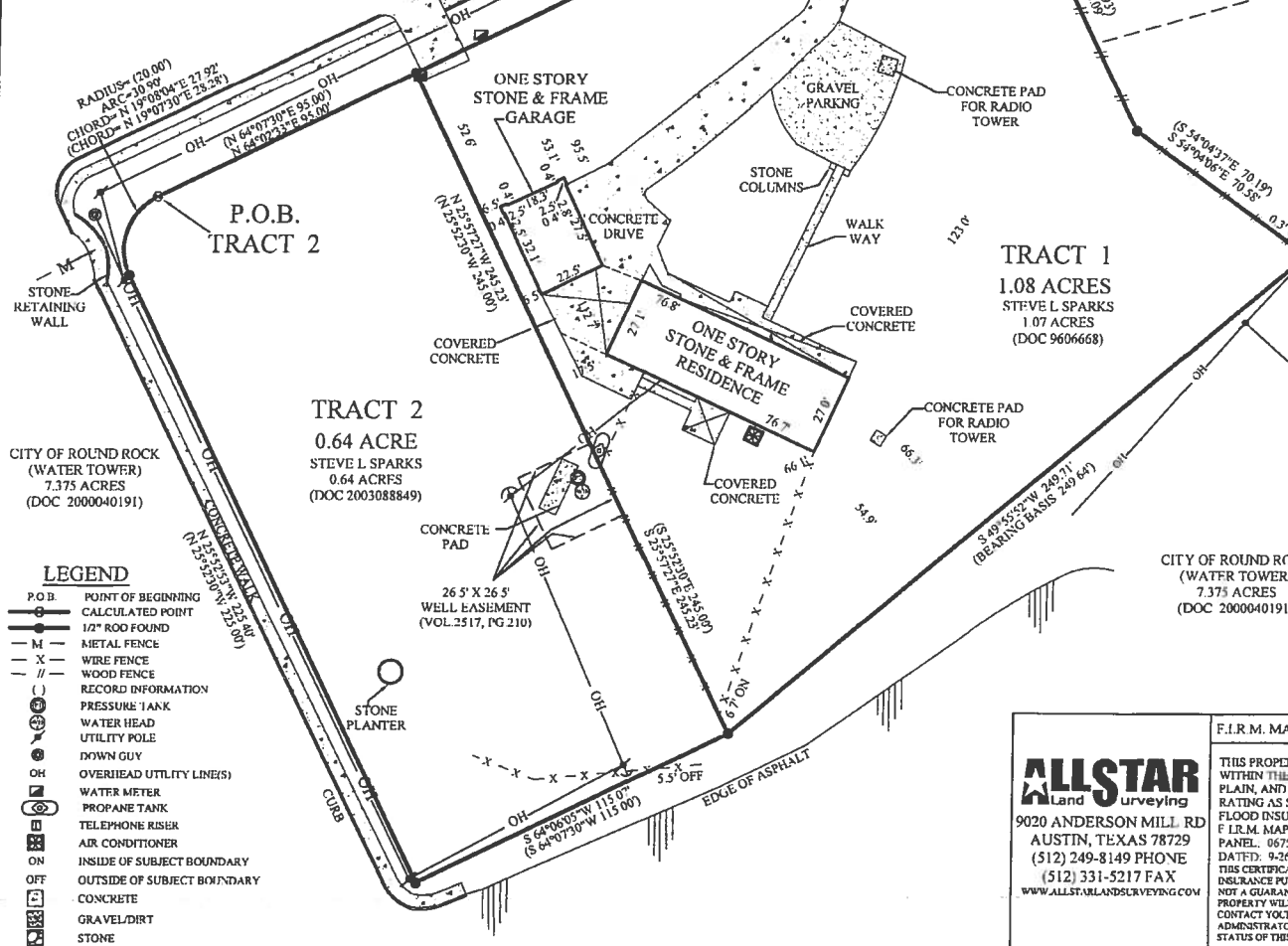
Conversion to office: The owner's representatives participated in a pre-submittal meeting with the City on March 28, 2019, where the requirements for the potential conversion of the site from residential to office were discussed. These requirements include: a driveway which meets the commercial standard, the provision of wastewater service to the property, provisions for stormwater, designation of a fire lane(s), provision for parking spaces, landscaping, and a compatibility buffer where the site is adjacent to single family uses on the northeastern boundary.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the OF-1 (General Office) district.



HIGH COUNTRY BOULEVARD



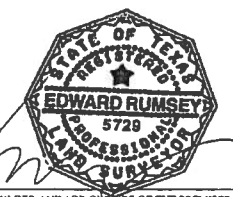
RESTRICTIONS

RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

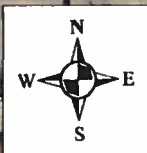
TRACT - 1 BEING 1.08 ACRES OF LAND, OUT OF THE SAMUEL JENKINS SURVEY, ABSTRACT NUMBER 347, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN STEVE L. SPARKS 1.07 ACRE TRACT RECORDED IN DOCUMENT NUMBER 9606668, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, TEXAS, SAID 1.08 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

TRACT - 2 BEING 0.65 ACRES OF LAND, OUT OF THE SAMUEL JENKINS SURVEY, ABSTRACT NUMBER 347, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN STEVE L. SPARKS 0.65 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2003088849, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TEXAS, SAID 0.65 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.



TO THE LIESE HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX WWW.ALLSTARLANDSURVEYING.COM	F.I.R.M. MAP INFORMATION THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48491C0675E PANEL: 0675E DATED: 9-26-2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT	ADDRESS STEVE L SPARKS 2701 HIGH COUNTRY BOULEVARD, ROUND ROCK, WILLIAMSON COUNTY, TEXAS																						
	<table><tr><td>SURVEY DATE</td><td>DECEMBER 07, 2012</td><td>FIELD BY</td><td>EANON HORTON</td><td>12/07/2012</td></tr><tr><td>TITLE CO.</td><td>-</td><td>CAI C BY</td><td>EDWARD RUMSEY</td><td>12/07/2012</td></tr><tr><td>G F NO.</td><td>-</td><td>DRAWN BY</td><td>ROGER CARDONA</td><td>12/07/2012</td></tr><tr><td>JOB NO.</td><td>A1201312</td><td>RPLS CHECK</td><td>EDWARD RUMSEY</td><td>12/07/2012</td></tr></table>	SURVEY DATE	DECEMBER 07, 2012	FIELD BY	EANON HORTON	12/07/2012	TITLE CO.	-	CAI C BY	EDWARD RUMSEY	12/07/2012	G F NO.	-	DRAWN BY	ROGER CARDONA	12/07/2012	JOB NO.	A1201312	RPLS CHECK	EDWARD RUMSEY	12/07/2012			
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Subject Tract
1.72 ac.

High Country Blvd

High Point Dr

