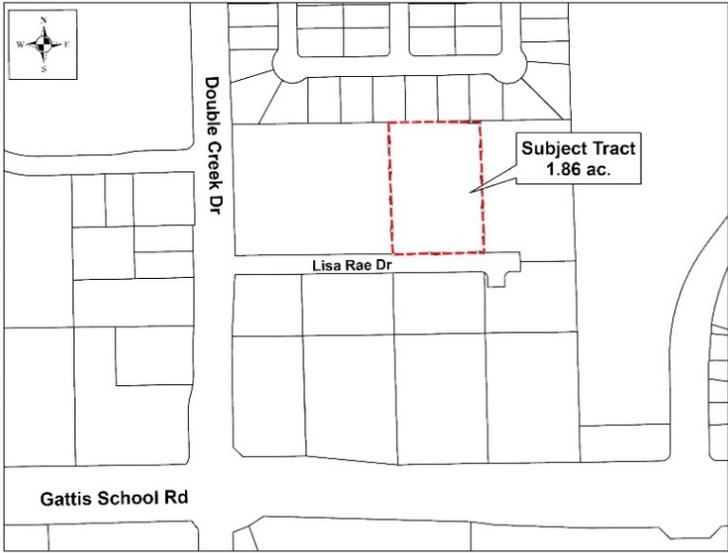


**1501 Lisa Rae Dr.
Rezoning ZON25-00001**



CASE PLANNER: Alice Guajardo

REQUEST: Approval to rezone 1.86 acres from the SF-1 (Single Family – Large Lot) district to the OF-1 (General Office) district.

ZONING AT TIME OF APPLICATION: SF-1 (Single Family – Large Lot)

DESCRIPTION: 1.86 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Single family home

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: SF-2 – single family residential
- South: SF-1 – single family residential
- East: SF-1 – single family residential
- West: PF-2 – Round Rock Fire Department Station 4

PROPOSED LAND USE: Office

TOTAL ACREAGE: 1.86 acres

Owner: Brett Rappleye 1501 Lisa Rae Dr Round Rock, TX 78665	Applicant: Brett Rappleye 1501 Lisa Rae Dr Round Rock, TX 78665	Developer: Brett Rappleye 1501 Lisa Rae Dr Round Rock, TX 78665
---	---	---

**1501 Lisa Rae Dr.
Rezoning ZON25-00001**

HISTORY: The subject tract is currently zoned SF-1 (Single Family – Large Lot). The property has been zoned single family since original zoning.

DATE OF REVIEW: May 7, 2025

LOCATION: Generally located east of Double Creek Dr and on the north side of Lisa Rae Dr.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The subject tract is located within the city limits and currently zoned SF-1 (Single Family – Large Lot).

The 2030 Future Land Use Map (FLUM) designates the subject tract as residential. The proposed OF-1 (General Office) zoning district is supported by the Residential FLUM designation. Non-residential uses, such as low-rise offices are considered complementary to residential since they provide services to nearby neighborhoods.

Office uses can be located in an area of the FLUM that is designated as Residential, provided the FLUM's location criteria are met;

- Low-rise offices should be located at an extension of an established non-residential area that does not conflict with adjacent residential uses.

This tract meets the criteria above.

OF-1 District: The purpose of the OF-1 (General Office) zoning district is to establish and preserve areas of medium intensity land use primarily devoted to offices and related accessory uses. This district often serves as a transition between more intense commercial uses and residential areas and includes such uses as offices and limited daycare. The rezone to OF-1 will permit the use of an office with specific design standards.

Traffic, Access, and Roads: Roadway impact fees will be assessed based on the date the subdivision plat was recorded and charged at the time of building permit.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-1 (Single Family – Large Lot) to OF-1 (General Office) district.



Double Creek Dr

Lisa Rae Dr

Gattis School Rd

**Subject Tract
1.86 ac.**



Double Creek Dr

Lisa Rae Dr

Gattis School Rd

Subject Tract
1.86 ac.

