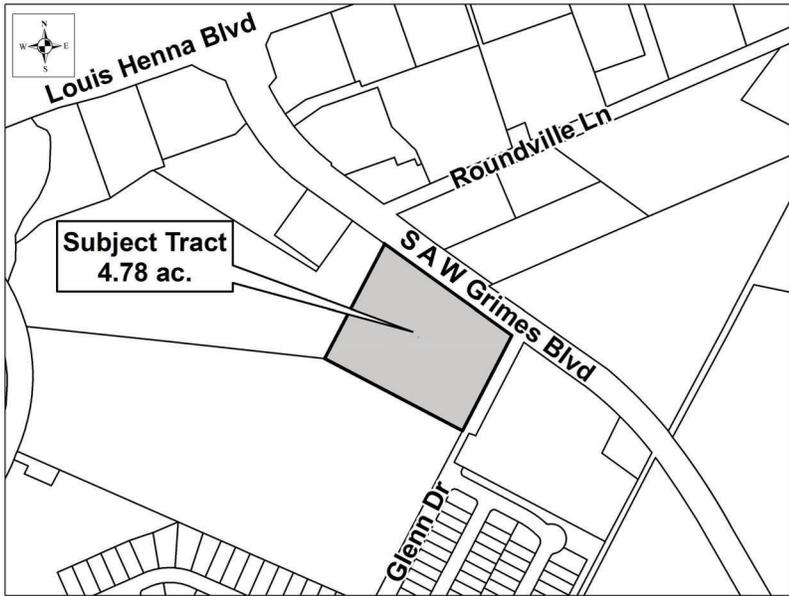


**O'Connor Retail Center
ZONING ZON2103-006**



CASE PLANNER: Matthew Johnson

REQUEST: Approval of zoning to allow for a local commercial retail center.

ZONING AT TIME OF APPLICATION: Unzoned

DESCRIPTION: 4.7848 acres out of the O'Connor Subdivision Block A, Lot 1

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: C-1a - Auto parts retail
- South: PUD # 42 - Multifamily
- East: ETJ- Office with outdoor storage
- West: PUD #42 - Multifamily

PROPOSED LAND USE: Restaurant/office/retail

TOTAL ACREAGE: 4.7848

Owner:
Donald B. O'Connor & Lynne M. O'Connor
197 S. Edmond Street
Taylor, Tx 76574

Agent:
Kimley-Horn and Associates, Inc.
Jason Reece
10814 Jollyville Road, Avallon IV
Suite 200
Austin, TX 78759

**2720 S AW Grimes Blvd
ZONING ZON2103-002**

HISTORY: The subject property was platted in 2018 and annexed into the City in 2019. The annexation request was accompanied by a zoning request to SR (Senior District); however, the zoning request was withdrawn due to the developer abandoning development plans for this site. Today the applicant seeks zoning to C-2, "Local Commercial" with limited commercial uses.

DATE OF REVIEW: April 21, 2021

LOCATION: On the south side of S AW Grimes Blvd.; at the intersection of S AW Grimes Blvd and Glenn Dr.

STAFF REVIEW AND ANALYSIS:

Overview: A zoning request to C-2 has been requested by the applicant to allow for the development of a local commercial center with anchor tenant restaurants, complemented with retail and office uses.

Comprehensive Plan and Zoning: The Future Land Use Map (FLUM) designates the site as "residential". The Comprehensive Plan states the residential FLUM designation is appropriate for dwelling units and limited non-residential uses. Non-residential uses, such as low-rise offices and neighborhood commercial businesses, are considered complementary to residential since they provide goods and services to neighborhoods. The location criteria for neighborhood commercial within the residential future land use designation states the development should be located at the entrance to, or with convenient access to, an adjacent residential neighborhood.

Adjacent Uses: An auto parts retail store is situated to the north of the subject property across S. AW Grimes Blvd., zoned C-1a. The properties to the west and south, are zoned PUD #42 (Warner Ranch), and include a developing multifamily complex along with an existing multifamily complex, respectively. The property to the east is used as an office with outdoor storage and is located within the City's ETJ.

Traffic, Access, and Roads: The subject property has primary frontage along S. AW Grimes Blvd, and secondary frontage along Glenn Dr. The development will be required to utilize shared access that is being constructed as part of the Roundville Lane signalization project. In addition, the project may take access from Glenn Dr., provided minimum driveway separation is able to be met.

Additional Considerations: The C-2 Local Commercial zoning district contains supplementary standards that restrict the development of restaurants, bars, and retail sales. These restrictions include:

- 7,500 maximum square feet for restaurant or retail uses;
- Prohibition for drive through services; and
- Prohibition of uses including but not limited to: Auto/boat/camper sales or repair, check cashing/ payday loan services, pawn shops, tattoo/piercing shops, and self-service storage.

RECOMMENDED MOTION:

Staff recommends approval of the zoning request to the C-2 Local Commercial district.



Louis Henna Blvd

Roundville Ln

Subject Tract
4.78 ac.

S A W Grimes Blvd

Glenn Dr

