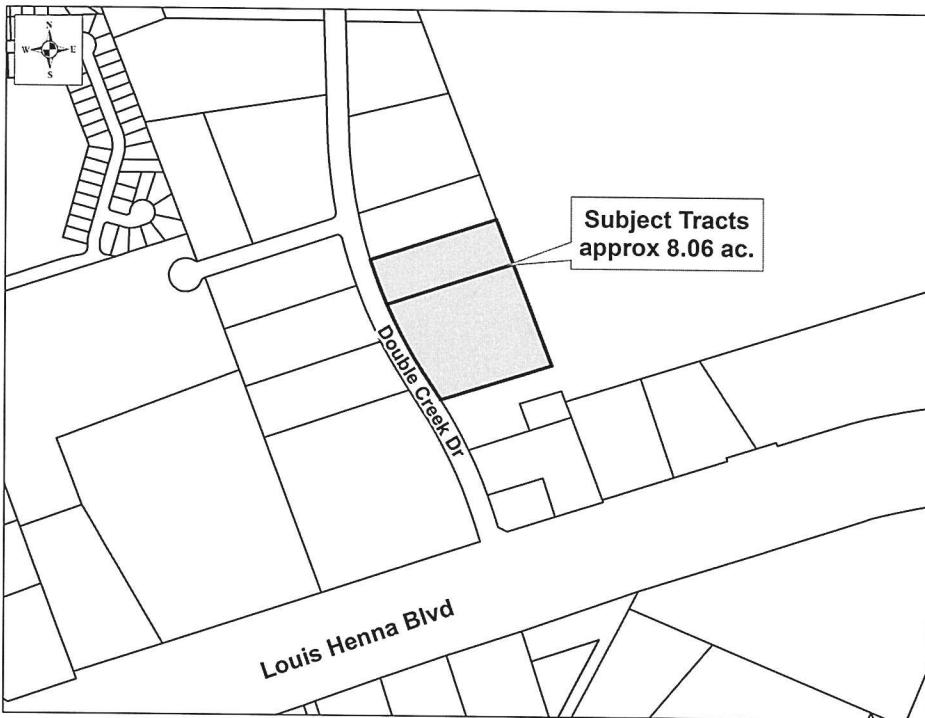


Amended Plat of Lot 5A, Block B - Interchange Business Park Sec. 2
FINAL PLAT FP1701-009



CASE PLANNER: David Fowler

REQUEST: Approval of amending plat

ZONING AT TIME OF APPLICATION: LI

DESCRIPTION: 8.06 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Industrial, Vacant

GENERAL PLAN LAND USE DESIGNATION: Business Park

ADJACENT LAND USE:

North: Office
 South: Industrial
 East: School
 West: Industrial

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	2	8.06
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	8.06

Owner:
 Flood Four Properties LP
 450 Airline Dr.
 Coppell, TX 75019

Agent
 Thrower Design
 Ron Thrower
 P.O. Box 41957
 Austin, TX 78704

**Amended Plat of the Interchange Business Park Section 2 – Lot 5A, Block B
FINAL PLAT FP1701-009**

HISTORY: The Planning and Zoning Commission approved the Final Plat of Interchange Business Park, Section 2 on April 17, 1986. The Planning and Zoning Commission approved A Replat of Interchange Business Park on July 31, 1996. The Planning and Zoning Commission approved Lot 5A, Block B Interchange Business Park, Section 2 (A Replat) on August 20, 1997.

DATE OF REVIEW: March 1, 2017

LOCATION: Double Creek Drive, east of Bryant Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan for the plat's vicinity is Business Park. The plat site is zoned LI, light industrial. The LI district allows office, manufacturing and assembly, warehouses, wholesale trade and several other similar uses by right, while also allowing several other uses with conditions. The LI district is subject to landscaping requirements and building exterior material standards.

Traffic, Access and Roads: The site is accessible via Double Creek Drive. The City's Department of Transportation has deferred a Traffic Impact Analysis until the next phase of the development process, likely the site development permit.

Water and Wastewater Service: The site is existing water service on lot 5A. This line will be extended to lot 4A. Lot 5A has existing wastewater service. Lot 4A will be served by an existing 15" wastewater line in a public utility easement at the front of the property.

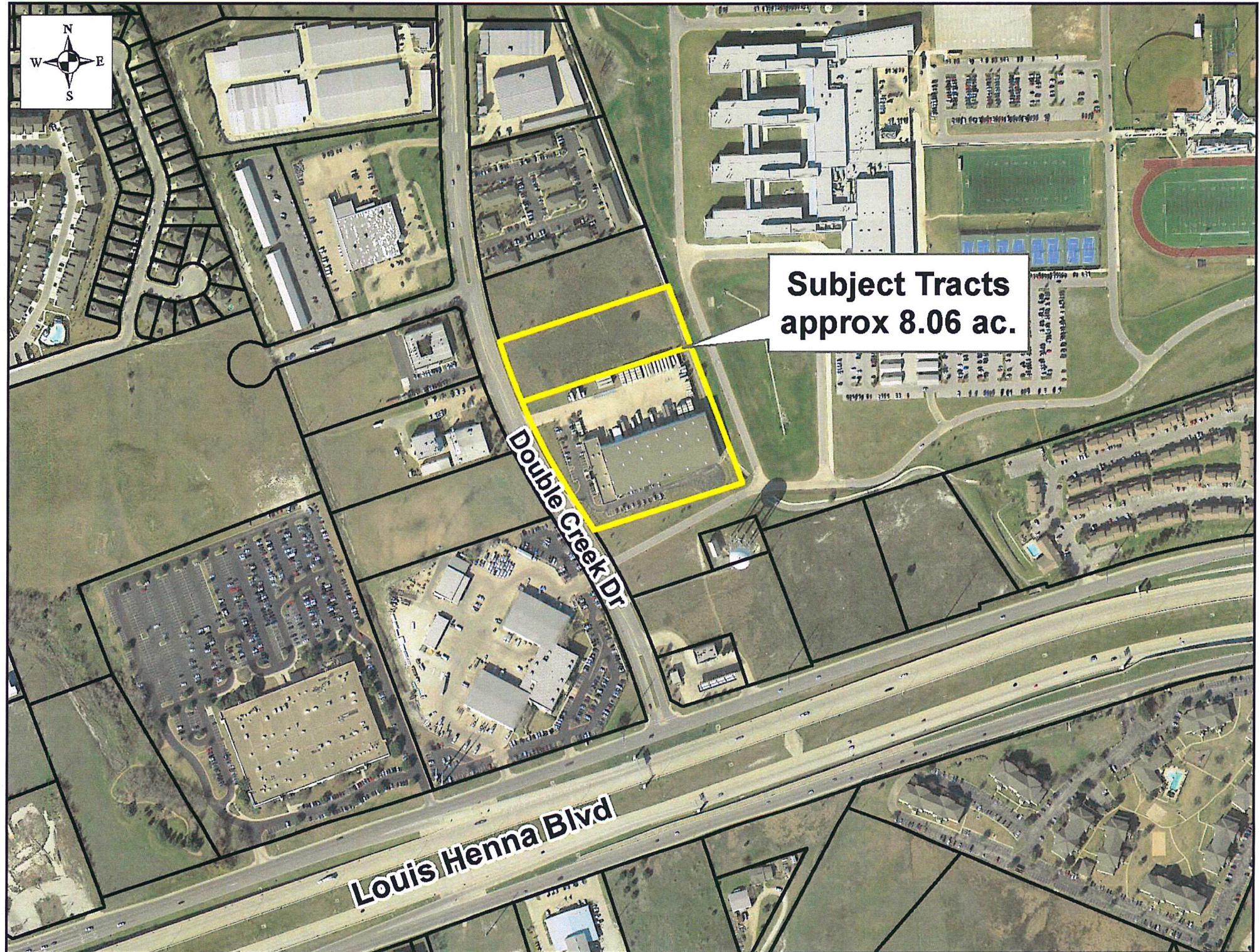
Drainage: Both lots will drain to an existing drainage channel located at the rear of the property.

Additional Considerations: This amending plat is requested in order to move the lot line between Lot 4A and 5A by fifteen feet to the north.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1) Update all notes from previous plats to reflect current language in City's Subdivision Replat packet.
- 2) Prior to recordation, provide a utility schematic confirming the configuration and size of the proposed water line easement. Once approved by City staff, label the proposed water easement as "Waterline Easement Hereby Dedicated to the City of Round Rock" on the primary schematic and in detail on that original.



**Subject Tracts
approx 8.06 ac.**

Louis Henna Blvd

