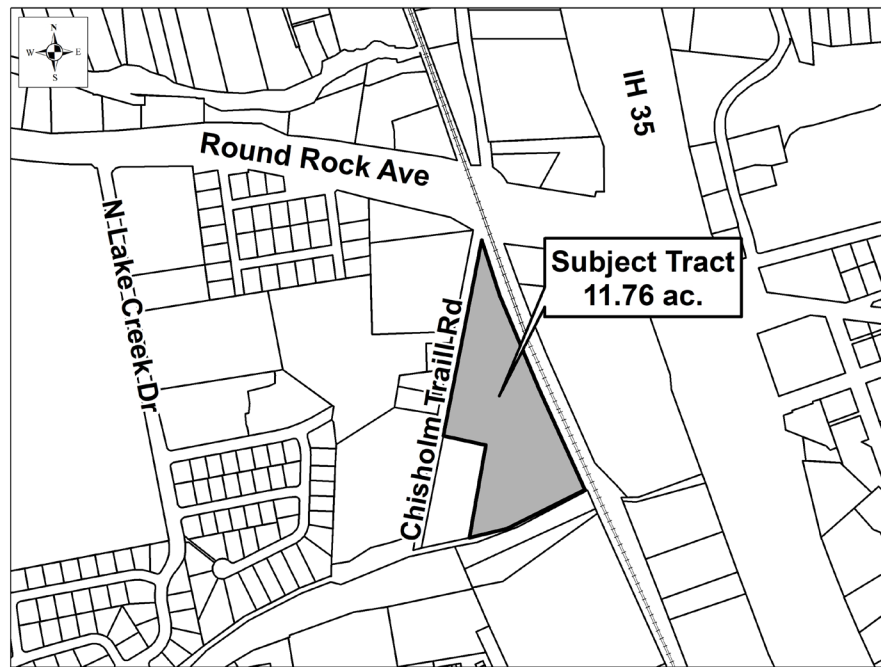


**301 Chisholm Trail  
REZONING ZON23-00009**



**CASE PLANNER:** Alice Guajardo

**REQUEST:** The request is to rezone 11.76 acres from PUD 18 to C-1a (General Commercial - Limited)

**ZONING AT TIME OF APPLICATION:** PUD 18 – Veterinary Clinic

**DESCRIPTION:** 11.76 acres out of the J.M. Harrell Survey, Abstract No. 284

**CURRENT USE OF PROPERTY:** Central Texas Veterinary Hospital

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Commercial and Open Space

**ADJACENT LAND USE:**

North: ROW – Intersection of Round Rock Ave and Chisholm Trail Rd  
 South: SF2 – Good Hope Baptist Church  
 East: ROW - Georgetown Railroad  
 West: ROW – Chisholm Trail Rd

**PROPOSED LAND USE:** Commercial

**TOTAL ACREAGE:** 11.76

**Owner:**  
 Round Rock Veterinary Specialty  
 Group, LLC  
 Stephanie Kerpsack  
 8225 Young Ln.  
 Austin, TX 78737

**Applicant:**  
 Round Rock Veterinary Specialty  
 Group, LLC  
 Stephanie Kerpsack  
 8225 Young Ln.  
 Austin, TX 78737

**Developer:**  
 n/a

**301 Chisholm Trail  
REZONING ZON23-00009**

**HISTORY:** The site was zoned PUD 18 in 1994. An emergency care Veterinary Hospital is on site. The Round Rock 2030 Comprehensive Plan designates the majority of the site as Open Space. A small area to the north is designated as Commercial.

**DATE OF REVIEW:** October 18, 2023

**LOCATION:** Generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The FLUM (Future Land Use Map) of the comprehensive plan designates the subject tract as a mix of Commercial and Open Space. A land use plan amendment to change the Open Space portion to the Commercial land use designation is being considered as a separate agenda item (F.4). The entire subject tract is currently zoned PUD 18. The PUD allows for a Veterinary Clinic/Animal Hospital.

Traffic, Access and Roads: A Traffic Impact Analysis is not required for this development, and any roadway Impact fees required will be collected at the time of building permit application.

C-1a District: The purpose of the C-1a zoning district is to establish and preserve areas of medium intensity land use primarily devoted to commercial activities. The C-1a zoning district allows grocery stores, restaurants, hotels, pharmacies and other retail establishments, and offices. Development standards include:

- Maximum building height of 5-stories.
- A 15-foot building setback is required from street (ROW)
- A 40-foot building setback is required when the site is adjacent to single family when a masonry fence is used.
- A 50-foot building setback is required when the site is adjacent to single family when a precast concrete panel fence is used.

Request: The request to rezone from PUD 18 to C-1a (General Commercial – limited) will accommodate future commercial development, thus providing the property owners with more flexibility for their property. The subject tract has been zoned PUD 18 since 1994 with a Veterinary Hospital.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from PUD 18 to the C-1a (General Commercial - Limited) zoning district.





Round Rock Ave

N Lake Creek Dr

Chisholm Trail Rd

IH 35

Subject Tract  
11.76 ac.

