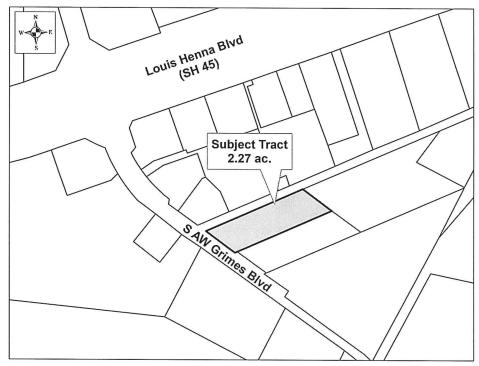
Rock at Roundville CONCEPT PLAN CP1510-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan for 2.27 acres

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 2.27 acres out of the 2.274 acres of land out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: office

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: hotel - C-1 (General Commercial) - across Roundville Lane South: auto parts store - C-1a (General Commercial - Limited)

East: undeveloped - ETJ

West: undeveloped - PUD 42 (Warner Ranch)

PROPOSED LAND USE: office and commercial

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	<u>ACREAGE</u>
Residential - Single Unit: Residential - Multi Unit: Office: Commercial: Industrial: Open/Common Space: ROW: Parkland: Other:	0 0 0 2 0 0 0	0.00 0.00 0.00 2.27 0.00 0.00 0.00 0.00
TOTALS:	2	2.27

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HISTORY: The tract was annexed and zoned to the C-1a (General Commercial - Limited) district by the City Council on March 26, 2015, following a recommendation by the Planning and Zoning Commission on February 18, 2015.

DATE OF REVIEW: November 18, 2015

LOCATION: Northwest corner of Gattis School Road and AW Grimes Blvd

STAFF REVIEW AND ANALYSIS:

There is an existing office building on the rear portion of the property, which is proposed as Lot 2. This lot has street frontage on Roundville Lane, a public right-of-way by prescriptive easement of Williamson County. Commercial development is proposed for Lot 1, which has frontage on A.W. Grimes Blvd.

General Plan and Zoning: The property is designated for commercial land use in the General Plan. It is zoned as C-1a (General Commercial – Limited), which prohibits certain uses including: pawn shops, tattoo parlors, self-service storage, kennels, sexually oriented businesses and shooting ranges. Also prohibited, because the property does not have frontage on IH-35, are vehicle sales, rental and leasing and boat and camper sales.

<u>Traffic, Access and Roads:</u> The property has frontage on A.W. Grimes Blvd., which is located within the city limits of Round Rock, and Roundville Lane, which is located in the extraterritorial jurisdiction (ETJ).

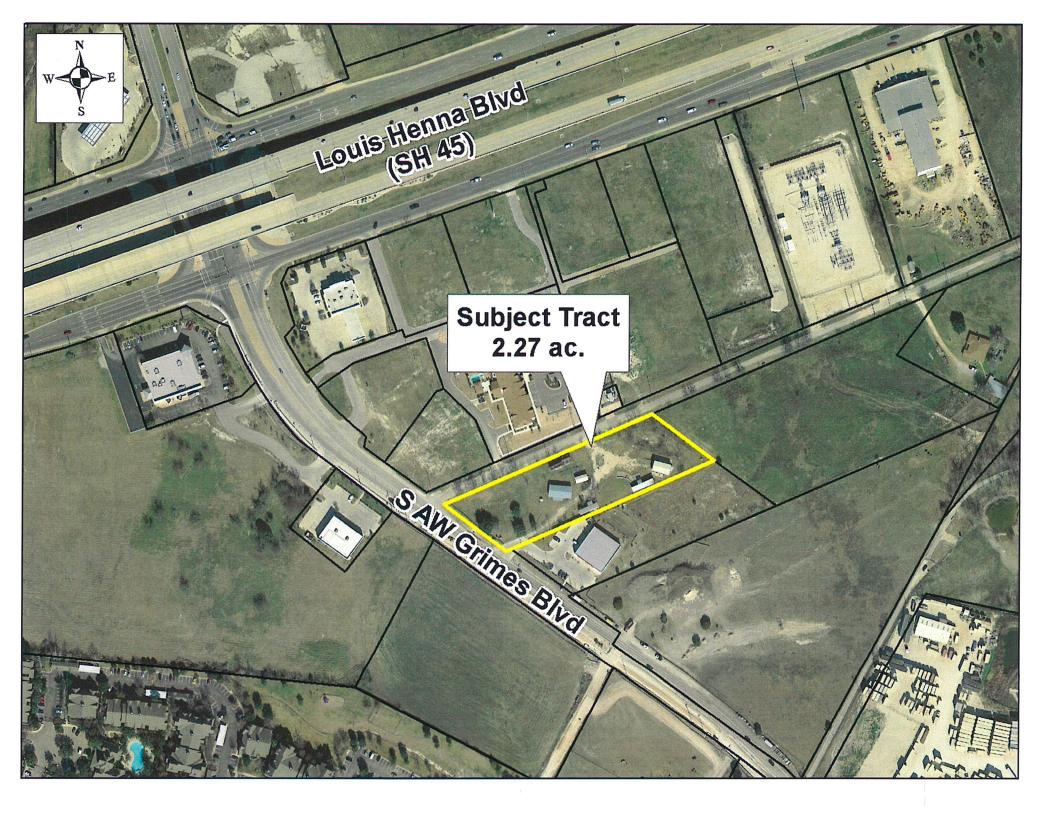
<u>Water and Wastewater Service:</u> There are existing city services that will serve the proposed lots. Water service is located in A.W. Grimes Blvd. and wastewater service is to the north, across Roundville Lane.

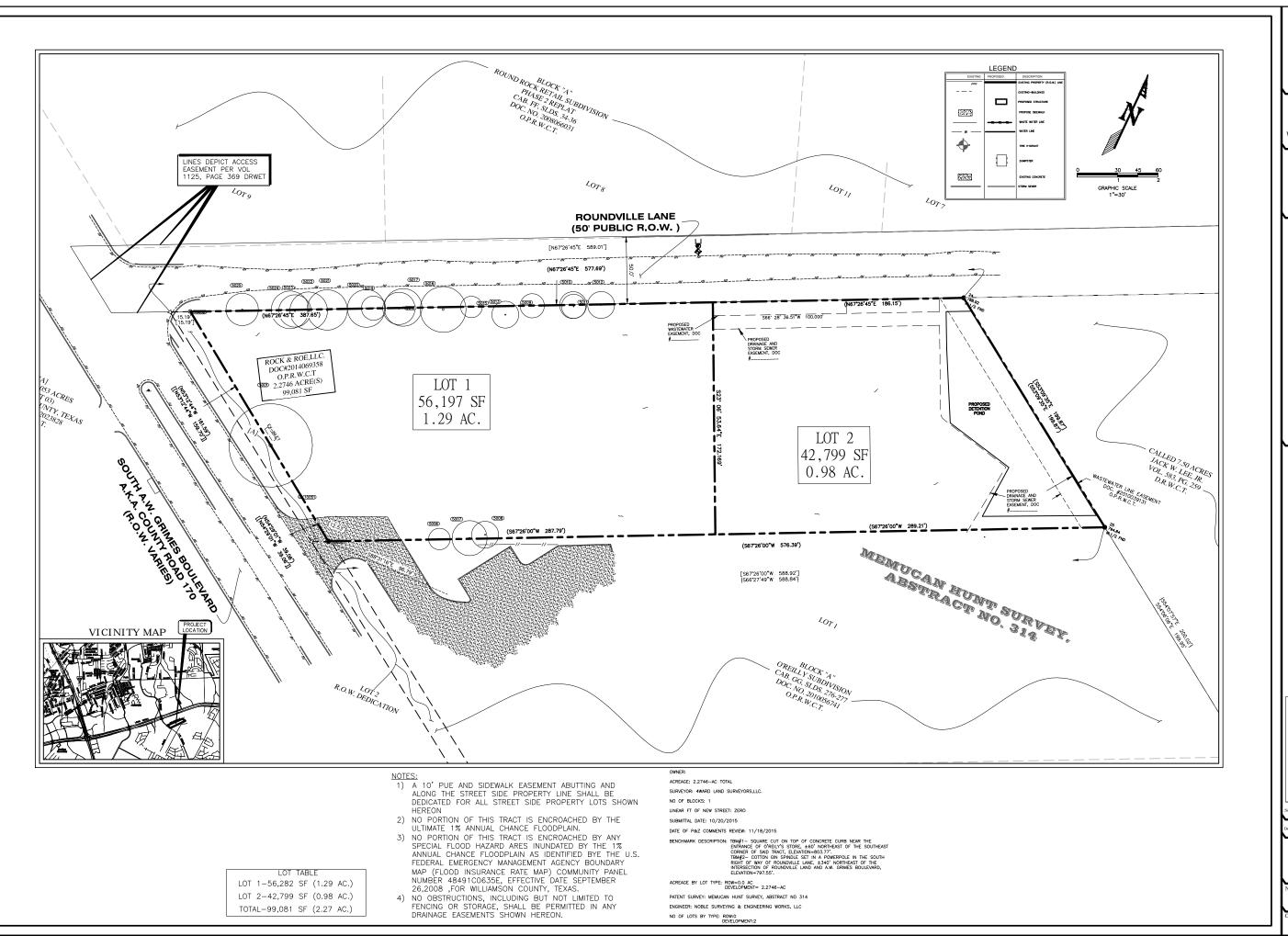
<u>Drainage:</u> There are no drainage concerns for the site.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Indicate a proposed easement for the existing overhead electric line along Roundville Lane.





NOBLE SURVEYING & ENGINEERING WORKS, LL.C.

TBPE: F#9852

7614-A HWY. 71 WEST AUSTIN, TX 78735 (512)535-1820 WWW.NOBLE-TX.COM

CONCEPT PLAN

ROCK AT ROUNDVILLE

1"=30'

sign Team: T.H./B.O.

SHEET CP

0318-0001

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