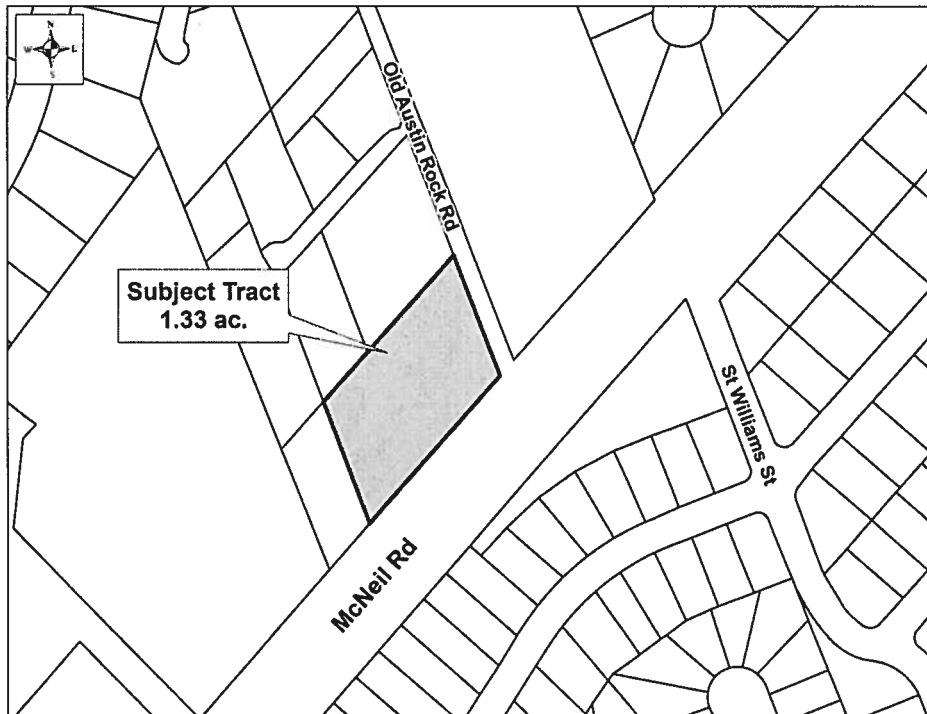


**Old Austin Rock Road Rezoning
ZONING ZON1708-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-2 (Single family - standard lot) to MU-R (Mixed Use - Redevelopment and Small Lot)

ZONING AT TIME OF APPLICATION: SF-2 (Single family - standard lot)

DESCRIPTION: 1.33 acres out of the St. Williams Church Addition, 1/2 of Lot 10 & all of Lot 11.

CURRENT USE OF PROPERTY: single family home

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family homes - SF-2 (Single family - standard lot)

South: McNeil Road and railroad - TF (Two-family) across the road and railroad

East: church - SF-2 (Single family - standard lot)

West: single family home - SF-2 (Single family - standard lot)

PROPOSED LAND USE: mixed use

TOTAL ACREAGE: 1.33

Owner:
Werner Cain Construction, LLC
Werner Cain and Matt Werner
409 South Gadwall Lane
Cedar Park, TX 78613

Agent
Ryan Jerke
6100 Nashua Court
Austin, TX 78746

**Old Austin Rock Road Rezoning
ZONING ZON1708-001**

HISTORY: The MU-R (Mixed Use – Redevelopment and Small Lot) zoning district was established with a revision to the City's code on April 27, 2017. It is a mixed-use district that is intended to provide flexibility for infill lots along arterial corridors in the city. A mixture of commercial and residential uses is permitted, and the lack of compatibility buffers allows greater lot utilization. This is the first request for the MU-R zoning district that has been received since the code was revised.

DATE OF REVIEW: September 6, 2017

LOCATION: Northwest corner of the intersection of McNeil Rd. and Old Austin Rock Rd.

STAFF REVIEW AND ANALYSIS:

MU-R zoning district:

The purpose of this zoning district is to provide for office or limited commercial uses on arterial corridor lots that are too small to accommodate the development standards that would be required by the OF (Office) or the C-2 (Local Commercial) zoning districts. The building setbacks are less than those in the OF and C-2 districts and the maximum height of a principal building is 3-stories instead of 2-stories. The compatibility requirement when the site is adjacent to a single family or two-family is also different, with a 6-foot masonry fence required, but no landscape buffer.

In addition to these differences, there are development standards which are unique to the MU-R district. These include a requirement that on-site parking spaces must be located behind the building and screened from the street. Drive-throughs are only allowed on lots which have frontage on an arterial roadway and only one business on a site may have a drive-through. Also, the building in which a drive-through is located must be occupied by more than one business and the drive through cannot occupy more than half of the building. The MU-R district has special building design requirements, intended to highlight the building's orientation to the street.

The uses allowed in the district include:

- Office
- Hotel, motel or other lodging
- Bed & breakfast
- Accessory dwelling unit
- Eating establishment
- Indoor entertainment
- Live/work units
- Medical office
- Community service
- Retail sales and services, limited
- Upper story residential

Uses allowed by special exception include:

- Day care
- Event center
- Outdoor entertainment
- Eating establishments with an outdoor cooking area
- Passenger terminal

General Plan and Zoning:

The Future Land Use Map designates the property for residential. The residential category includes office and neighborhood retail uses. As a relatively small property located on an arterial roadway at an intersection with a local street, the site is suitable for these uses.

**Old Austin Rock Road Rezoning
ZONING ZON1708-001**

Additional Considerations:

The need for a traffic impact analysis will be determined when a use is proposed and the potential for traffic generation can be determined.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from the SF-2 (Single family – standard lot) zoning district to the MU-R (Mixed Use – Redevelopment and Small Lot) zoning district.

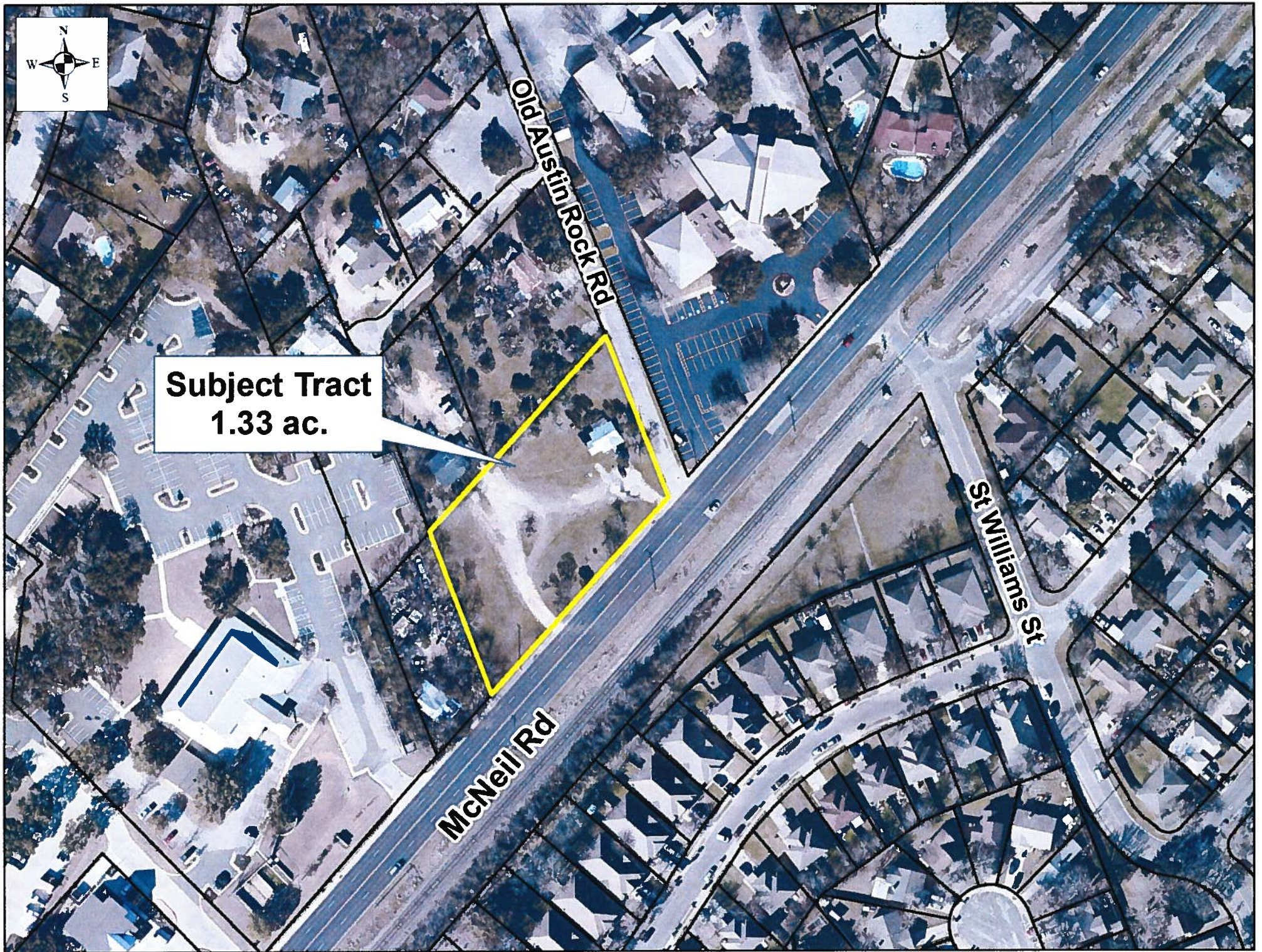


**Subject Tract
1.33 ac.**

Old Austin Rock Rd

McNeil Rd

St Williams St

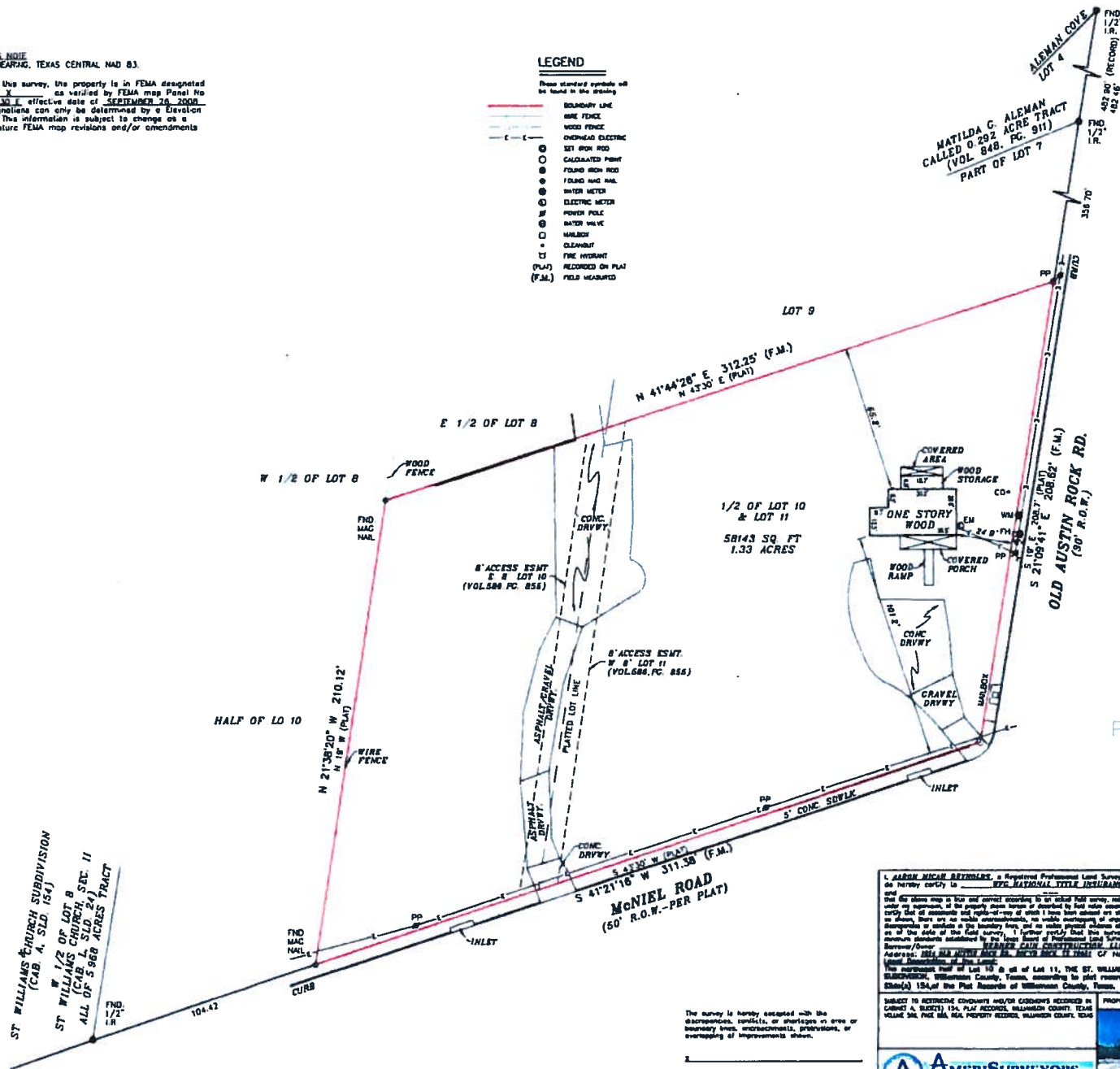


SURVEYOR'S NOTE
BASIS OF BEARING, TEXAS CENTRAL NAD 83.

LEGEND

These standard symbols will
be found in the string

- BOUNDARY LINE
WIRE FENCE
WOOD FENCE
OVERHEAD ELECTRIC
SET IRON ROD
CALCULATED POINT
FOUND IRON ROD
FOUND NAG ANL
WATER METER
ELECTRIC METER
POWER POLE
WATER VALVE
MAILBOX
CLEANOUT
FIRE HYDRANT
RECORDED ON PLAN
(F.M.)
FIELD MEASURED



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

I, GARON MICAN REYNOLDS, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to WFG NATIONAL TITLE INSURANCE COMPANY

that the phone map is true and correct according to an actual field survey, made by me on the ground or under my supervision, at the property shown herein or described by field notes accompanying the drawing; I further certify that all easements and rights-of-way at which I have been advised are shown herein and that, except

On shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of monuments or right-of-way or of the date of the field survey. I further certify that this survey meets or exceeds the same as standards established by the Board of Engineers and Surveyors, Chapter 243.3.

Borrower/Owner WEAVER CAIN CONSTRUCTION, LLC
Address: 1814 N. WILSON ST., SUITE 100, FT. WORTH, TX 76102 CF No 17100000
Local Description of the Land:

The northeast half of Lot 10 & all of Lot 11, THE ST. WILLIAMS CHURCH EASEMENT, Williamson County, Texas, according to plat recorded in Cabinet A, (map/s) 184 of the Plat Records of Williamson County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN CARBONATE A SURVEY 134 PLAT RECORDS, WILKINSON COUNTY, TEXAS		PROPERTY PHOTOGRAPH:
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WILLIAM 200, PAGE 000, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS



AMERISURVEYORS, INC.
1000 1st St., Suite 100, San Francisco, CA 94104
415.774.1000

2000

RECEIVED

AUG - 8 2017

CITY OF ROUND ROCK
PLANNING DEPARTMENT

GRAPHIC SCALE



FINAL "AS-BUILT" SURVEY

DATE	03/22/17	1	AND BIRTH 03/04/18/17
EXPIRATION DT	04/17		

APPROVED BY	AMR			
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C. M. R. - 12

Registered Professional Land Surveyor

Registration No. 8844