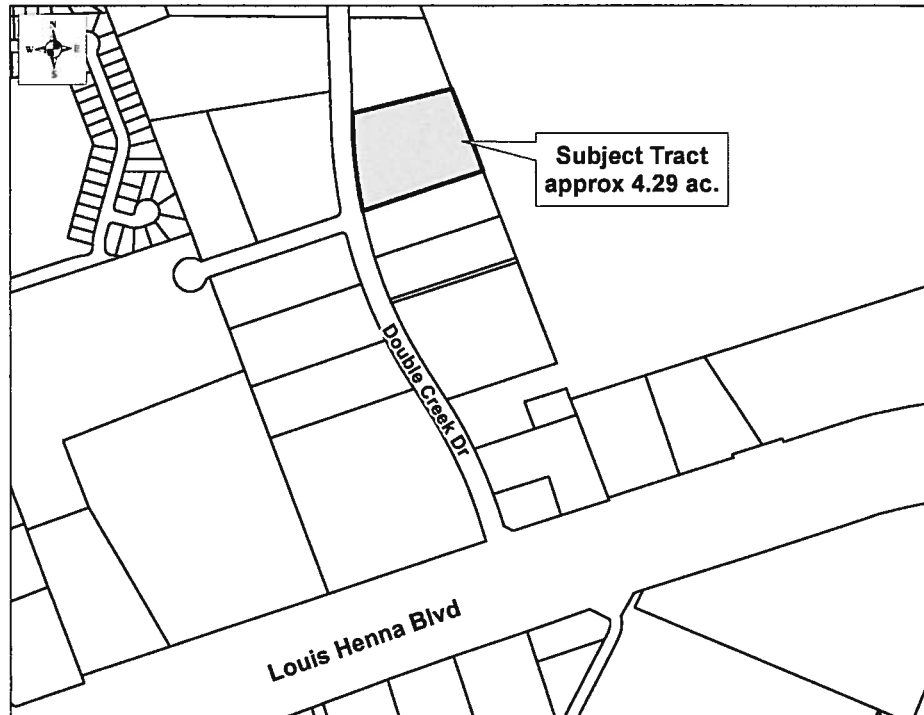


Double Creek Office Condo Rezoning
ZONING ZON1711-003



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from LI (Light Industrial) to OF (Office)

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 4.29 acres out of the Double Creek Office Condos

CURRENT USE OF PROPERTY: office condominiums - LI (Light Industrial)

GENERAL PLAN LAND USE DESIGNATION: business park

ADJACENT LAND USE:

North: self-storage - LI (Light Industrial)

South: vacant - LI (Light Industrial)

East: high school campus - PUD (Planned Unit Development) No. 21

West: U.S. Post Office - LI (Light Industrial)

PROPOSED LAND USE: existing office condominiums

TOTAL ACREAGE: 4.29

Owner:
DOUBLE CREEK OFFICE
CONDOMINIUMS

Agent
Clyde von Rosenberg
Senior Planner
301 W. Bagdad Ave., Ste. 210
Round Rock, TX 78665

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HISTORY: Due to recent actions taken by the State of Texas regarding business licensing requirements, the City learned that several businesses in the Double Creek Office Condominium complex at 2201 and 2251 Double Creek Drive are not in compliance with the city's zoning code. After evaluating the situation, staff determined that rather than issuing zoning violation notices and pursuing legal action against those business owners, a more reasonable solution would be to rezone the property from the Light Industrial (LI) zoning district to the Office (OF) zoning district. This will result in bringing those non-conforming businesses into compliance with the zoning code while leaving all other businesses unaffected.

COMMUNICATION WITH OWNERS: The owners of each building in the complex were sent a letter on November 1, 2017, explaining the situation and the proposed rezoning. They were invited to meet or communicate with staff prior to the notice being sent for the rezoning public hearing. None of the owners responded to the letter. The rezoning public notice was sent on November 22, 2017, and the property owners also received this.

DATE OF REVIEW: December 6, 2017

LOCATION: Northeast of the intersection of Louis Henna Blvd. and Double Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for business park uses and the property is zoned as LI (Light Industrial).

Additional Considerations: The site is developed with structures which are designed for office uses and it contains a variety of office and medical office uses. While it allows for office uses, the LI (Light Industrial) zoning district also allows manufacturing and assembly, research and development, warehousing, and freight distribution. This development was not designed or constructed to facilitate these non-office uses. In addition, medical offices are prohibited in the LI district. The OF (Office) zoning district permits all types of office uses, whether professional or medical.

Required Parking: The site plan for the property indicates that the property has the correct number of parking spaces for office uses, 164, or one space for every 250 square feet of building area. The ratio for medical office uses is one space for every 200 square feet of building area, which would result in 205 required parking spaces. Because there are not enough spaces for medical offices, no additional medical office uses will be allowed unless a parking study indicates that the existing and proposed uses can be accommodated using the 164 spaces.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from LI (Light Industrial) to OF (Office).



**Subject Tract
approx 4.29 ac.**

Double Creek Dr

Louis Henna Blvd

