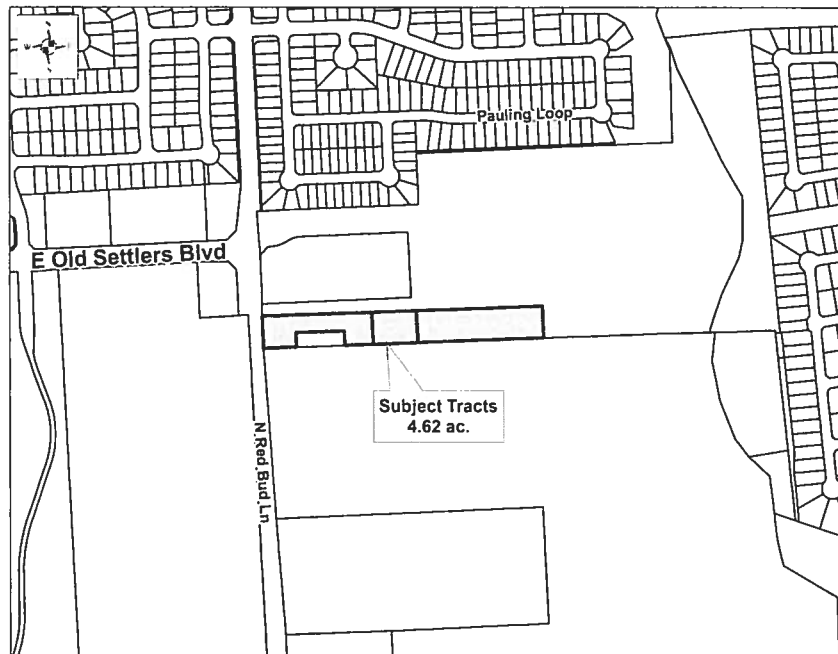


**25 Dawson Rd. Rezoning
ZONING ZON1904-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from OF-1 (General Office) to LI (Light Industrial)

ZONING AT TIME OF APPLICATION: OF-1 (General Office)

DESCRIPTION: 4.62 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Two residences and one non-residential building

GENERAL PLAN LAND USE DESIGNATION: Business park

ADJACENT LAND USE:

North: undeveloped and un-zoned and self-service storage - LI (Light Industrial)

South: undeveloped and un-zoned

East: undeveloped and un-zoned

West: Old Settlers Park (across Red Bud Lane)

PROPOSED LAND USE: Indoor auto sales and residential

TOTAL ACREAGE: 4.62

Owner:
L and D Dawson LLC
Leland and Dana Dawson
51 Dawson Rd.
Round Rock, TX 78665

Agent:
Stewart K. Welch

25 Dawson Road - Rezoning ZON 1904-001

HISTORY: The property was annexed in 2006, at which time no zoning district was applied to it, leaving the default zoning district as SF-R (Single Family – Rural). In 2007, it was zoned to the OF-1 (General Office) district.

DATE OF REVIEW: May 1, 2019

LOCATION: Southeast of the intersection of E. Old Settlers Blvd. and N. Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property and surrounding area is designated as business park in General Plan 2020. A 5.22-acre tract to the north, which contains a self-service storage facility is zoned as LI (Light Industrial). Light Industrial uses which are carried out in an enclosed building are compatible with the business park general plan designation.

Traffic, Access and Roads: The property has approximately 155 feet of frontage on Red Bud Lane. It is located south of the terminus of Old Settlers Boulevard at Red Bud Lane.

Additional Considerations: The property contains three primary structures, two residential and one non-residential. The non-residential structure is located at the front of the property, facing Red Bud Lane and the residential structures are located behind it. The owners have a tenant who wishes to operate an internet car sales business, with no outdoor display of cars, in the non-residential structure. This use is not allowed in the OF-1 district.

Prior to annexation, the property owners had an automotive-related business use in the building on the front of the property and residences in the rear. Following annexation, the property owners requested a zoning designation which would allow for the automotive-related business use to continue. Instead, the City's decision at that time was to support zoning of the property to OF-1 (General Office), allowing the business and residences to continue as non-conforming uses. This decision was made because the small size of the property made it impractical for business park use. The Planning and Zoning Commission recommended approval of the OF-1 zoning district on August 15, 2007 and the City Council approved it on September 27, 2007.

In 2018, it was determined that the automotive-related business had been discontinued for a period of longer than 90 days, requiring the use of that portion of the property to conform to the OF-1 district requirements. After discussions with the owners and a re-evaluation of the existing building and the surrounding land uses, it was determined that a rezoning to LI (Light Industrial) could be supported. The adjacent 5.22-acre self-service storage tract had been zoned to LI (Light Industrial) in 2014. In addition, a 35-acre tract that borders both the self-service storage tract and the subject tract, had been purchased by the City for the planned extension of Old Settlers Blvd. These actions changed the potential use of these neighboring tracts significantly.

The property owner and the owner of the auto sales business then met with the City regarding the requirements for the indoor auto sales use. The site will need to comply with fire safety regulations, including the extension of a water main for a fire hydrant and paving of the parking area in front of the building for fire truck access. Other requirements include providing designated parking spaces and assuring that the building itself complies with all code requirements.

Light industrial uses include: office/warehouse, retail sales and services consisting of primarily outdoor storage or consumer loading areas, small-scale alcohol production, manufacturing and assembly, warehouse and freight movement and wholesale trade. The proposed business would include the storage of cars inside of, or behind the building, with sales arranged for over the internet. No outdoor display of cars for sale is permitted. The two residences would remain as non-conforming uses.

**25 Dawson Road - Rezoning
ZON 1904-001**

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from OF-1 (General Office) to LI (Light Industrial).



Pauling Loop

E Old Settlers Blvd

N Red Bud Ln



Subject Tracts
4.62 ac.