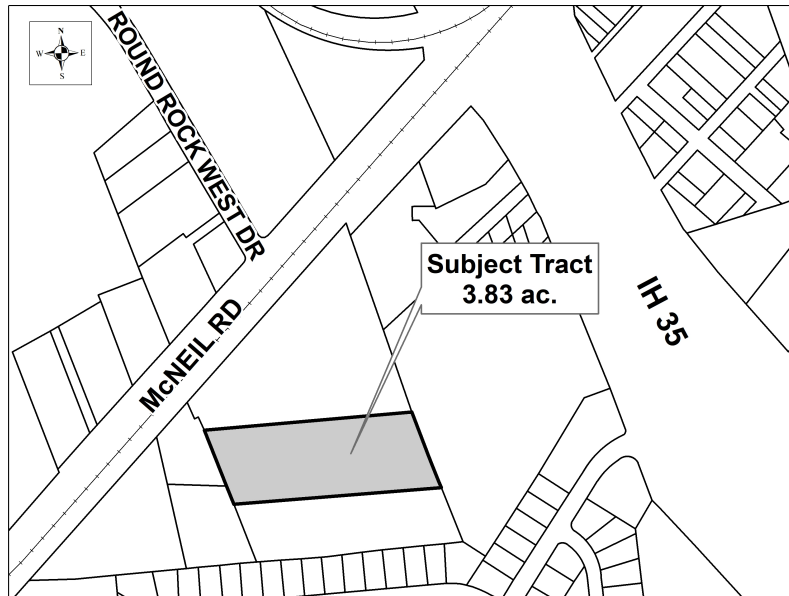


**C-A Round Rock Holdings Rezoning
ZONING ZON2004-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-1 (Single Family - standard lot) to LI (Light Industrial)

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

DESCRIPTION: 3.83 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY:undeveloped

GENERAL PLAN LAND USE DESIGNATION:commercial

ADJACENT LAND USE:

North: undeveloped - LI (Light Industrial)
South: undeveloped - SF-2 (Single Family - standard lot)
East: light industrial business - LI (Light Industrial)
West: undeveloped - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: light industrial business

TOTAL ACREAGE: 3.83

Owner:

Airco Mechanical
Chip Chambliss
1000 S. IH 35
Round Rock, TX 78681

Agent:

2P Consultants
Justin Madding
203 E. Main St., Ste. 204
Round Rock, TX 78664

**C-A Round Rock Holdings Rezoning
ZONING ZON2004-001**

HISTORY:

DATE OF REVIEW: May 6, 2020

LOCATION: Southwest of IH 35 and McNeil Rd. Parcel does not have street frontage.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site is designated for commercial in General Plan 2020 and it is zoned as SF-2 (Single Family – standard lot). The surrounding properties to the north and east are zoned as LI (Light Industrial).

Traffic, Access and Roads: The site has no street frontage. It will be developed in conjunction with the property to the east, which has frontage on IH-35 and the existing driveways will provide access to the property.

Additional Considerations: This lot will be platted with two adjoining lots which are currently zoned LI (Light Industrial) and will become part of the AirCo Mechanical property

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-2 to LI.



ROUND ROCK WEST DR
MCNEIL RD

**Subject Tract
3.83 ac.**

I-35