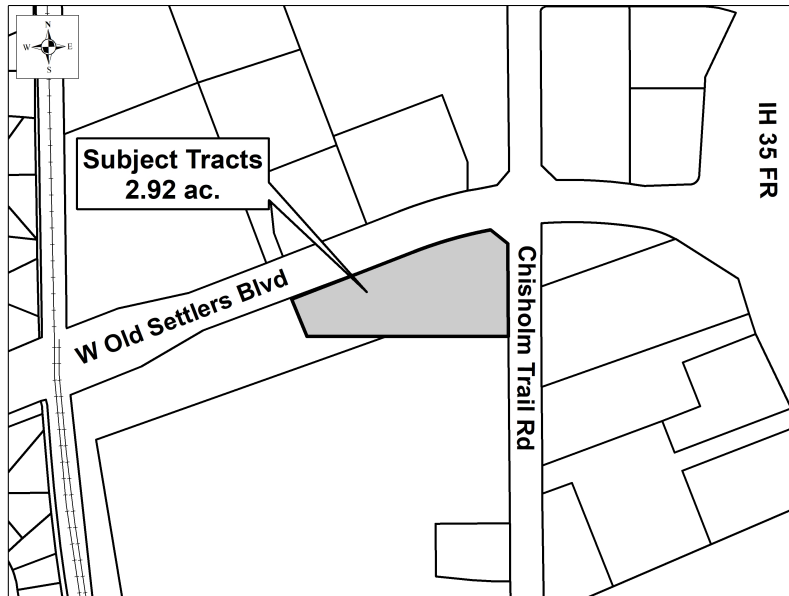


Chisholm Trail Tech Center, Section 1
ZONING ZON2010-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from LI (Light Industrial) to C-1a (General Commercial - Limited)

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 2.92 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY:vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION:commercial

ADJACENT LAND USE:

North: (across Old Settlers Blvd./FM 1431) drug store and light manufacturing - PUD (Planned Unit Development) No. 63 and LI (Light Industrial)
 South: vacant - LI (Light Industrial)
 East: (across Chisholm Trail Rd.) - bank and restaurant - C-1 (General Commercial)
 West: vacant - LI (Light Industrial)

PROPOSED LAND USE: commercial

TOTAL ACREAGE: 2.92

Owner:
 Chisholm Trail Developers Venture, LTD
 David Bodenman
 211 E. 7th St., Ste. 709
 Austin, TX 78701

Applicant:
 Waeltz & Prete, Inc.
 Antonio A. Prete, P.E.
 211 N. A.W. Grimes Blvd.
 Round Rock, TX 78665

Agent:
 Waeltz & Prete, Inc.
 Antonio A. Prete, P.E.
 211 N. A.W. Grimes Blvd.
 Round Rock, TX 78665

Chisholm Trail Tech Center, Section 1
REZONING ZON2010-002

HISTORY: The property was zoned as LI (Light Industrial) in 1981 and has remained undeveloped since that time.

DATE OF REVIEW: November 18, 2020

LOCATION: Southwest corner of Chisholm Trail Rd. and W. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

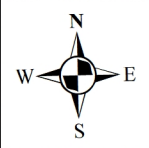
Comprehensive Plan: The FLUM (Future Land Use Map) in the 2030 Comprehensive Plan designates the southwest corner of Southwest corner of Chisholm Trail Rd. and W. Old Settlers Blvd. as commercial.

Zoning: The request is to rezone the corner of the property from LI (Light Industrial) to C-1a (General Commercial – limited). The FLUM designation supports the request and the location meets the criteria in the Comprehensive Plan for the location of commercial uses. The C-1a district allows retail, restaurant and office uses, while prohibiting some uses, including vehicle sales, self-service storage, and tattoo parlors.

Traffic, Access, and Roads: The site will have driveway access to both Chisholm Trail Rd. and W. Old Settlers Blvd. These driveway locations will be subject to the City's standards for separation from intersections. Turning movements from these driveways will be limited by the configuration of the two roadways.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from LI (Light Industrial) to C-1a (General Commercial – limited).



**Subject Tracts
2.92 ac.**

W Old Settlers Blvd

Chisholm Trail Rd

IH 35 FR

