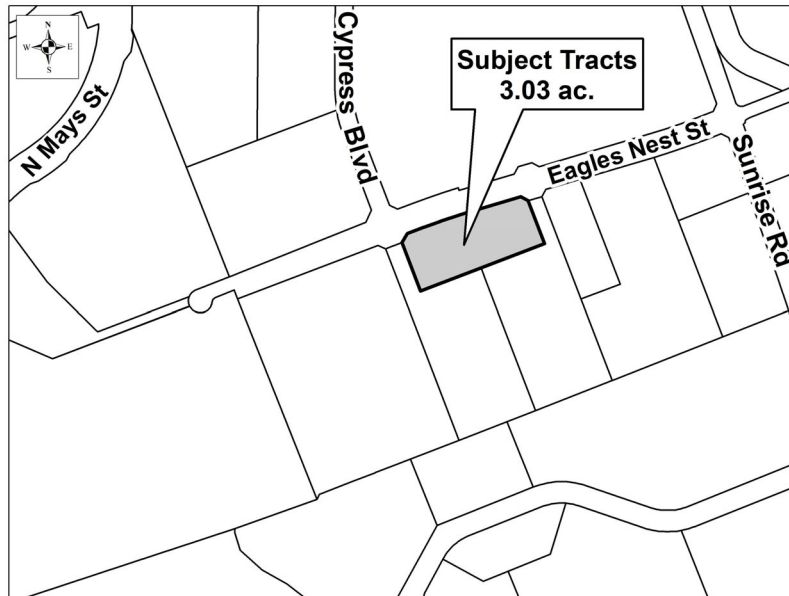


Chandler Oaks Rezoning ZONING ZON2103-002



CASE PLANNER: Matthew Johnson

REQUEST: Approval of a rezoning to allow for flexibility of uses within Business Park zoning.

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 3.03 acres out of the Replat of Chandler Oaks Lot 8, and a Replat of Cypress Cove Subdivision Lot 2, and a Final Plat of 2.905 Acres of Released Right of Way, Block A, Lots 2 and 3

CURRENT USE OF PROPERTY:Office

COMPREHENSIVE PLAN LAND USE DESIGNATION:Employment Center

ADJACENT LAND USE:

North: PUD # 86 - Senior Housing
 South: LI (Light Industrial) - City of Round Rock
 East: LI (Light Industrial) - Undeveloped
 West: LI (Light Industrial) - Undeveloped

PROPOSED LAND USE: Medical Office

TOTAL ACREAGE: 3.03

Owner:
 Burke Eagles Nest II LLC
 Ken Wheeler
 206 E Baker St
 Ste 100
 Costa Mesa, CA 92626

Agent:
 Hagood Engineering Associates, Inc.
 Raquel Ramirez
 900 E Main St
 Round Rock, TX 78664

3121 & 3141 Eagles Nest St. Rezoning
ZONING ZON2103-002

HISTORY: The subject properties were rezoned to LI (Light Industrial) from PUD #86 in 2014. The City Council presentation from that time indicates the request for LI was intended to keep the zoning consistent with the property immediately south of Cypress Blvd. In 2015, the property was replatted to release 2.8 acres of ROW (Cypress Blvd), ultimately creating lots 2 & 3 (3121 & 3141 Eagles Nest St.) from the Chandler Oaks replat. In 2017, a Site Development Permit was approved to allow for the construction of lots 1-4. Today the development contains a mix of warehousing and office uses.

DATE OF REVIEW: April 7, 2021

LOCATION: On the south side of Eagles Nest St.; at the intersection of Cypress Blvd and Eagles Nest St.

STAFF REVIEW AND ANALYSIS:

Overview: A zoning request to BP (Business Park) has been requested by the applicant to allow for more flexibility in uses. It is the intent of the property owner to allow for land uses that support the Baylor Scott and White Medical Center, including but not limited to “medical office”. The current zoning does not allow for medical office uses.

Comprehensive Plan and Zoning: The Future Land Use Map (FLUM) designates the site as “Employment Center”. The Comprehensive Plan states the Employment Center designation is appropriate for any parcel or tract of land intended for office, research and development, and light manufacturing activities. Limited commercial support services are also appropriate. The location criteria for Employment Center states these developments may be located near single-family or two-family neighborhoods; however, they should not be directly adjacent to them.

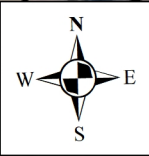
Adjacent Uses: PUD #86, situated to the north of the subject property and across Eagles Nest St., has a base zone of BP. PUD #86 includes allowed uses such as office, community services, and various types of senior housing. This tract has been partially developed with two senior housing projects and a memory care facility. The properties to the East, South, and West are zoned LI, and are mostly undeveloped with the exception to the City of Round Rock Utility and Transportation building to the South.

Traffic, Access, and Roads: The subject properties have street frontage along Eagles Nest St. with two shared access driveways that serve as primary access to the site. Eagles Nest is identified within the Transportation Master Plan as a long-term improvement (2030-2040), four-lane arterial that will establish a future connection to N Mays St.

Parking: The subject properties contain two buildings with a total gross floor area of 33,000 sq. ft. (approximately 16,500 sq. ft. each). The sites were developed with excess parking (139 spaces provided vs. 110 required). In addition, the applicant states there is a parking agreement that allows for shared parking across all four buildings. As such, Staff believes the allowable uses under a BP zone should not create additional parking demand.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from the LI (Light Industrial) district to the BP (Business Park) district.



N Mays St

Cypress Blvd

Subject Tracts
3.03 ac.

Eagles Nest St

Sunrise Rd

