City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2015-2605		
Type:	Resolution	**Status:**	Passed
File created:	6/1/2015	**In control:**	City Council
On agenda:	7/9/2015	**Final action:**	7/9/2015
Title:	Consider a resolution authorizing the Mayor to execute an Alternative Standards Agreement with Michael Joseph for a non-residential lot near the intersection of McNeil Road and S. Interstate Highway 35.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Resolution, 2. Exhibit A, 3. Aerial Photo		

Date	Ver.	Action By	Action	Result
7/9/2015	1	City Council		

Consider a resolution authorizing the Mayor to execute an Alternative Standards Agreement with Michael Joseph for a non-residential lot near the intersection of McNeil Road and S. Interstate Highway 35.

Section 36-118 of the Subdivision Code requires that non-residential lots have at least 50 feet of street frontage. This parcel has no public street frontage and cannot meet this requirement. The property owner does have a 50 foot wide access easement along the adjacent Union Pacific Railroad property. This easement runs from the IH-35 frontage road to the property. If a driveway were constructed within it, the driveway would provide access to the lot. In order for this to occur, the City must approve an alternative standards agreement.

Section 36-123 of the Subdivision Code provides for an alternative standards agreement when the unique nature of the land being platted requires a departure from the adopted design criteria and design and construction standards, so long as certain criteria are met: the alternative must address the intent and purpose of the required standard, it must conform with the General Plan, and the agreement must be recorded simultaneously with the plat, which must include a note referencing the agreement.

The City and the property owner have agreed upon design and construction standards for the driveway. These standards will insure that the driveway will adequately serve the proposed uses on the site and will be constructed to provide a long-lasting surface.

Staff recommends approval.

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