

CITY OF ROUND ROCK  
MEMO TO THE PLANNING AND ZONING COMMISSION

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**Meeting Date:** June 5, 2013  
**Prepared By:** Brad Dushkin, Planner; Joelle Jordan, Senior Planner  
**Re:** Downtown Rezoning

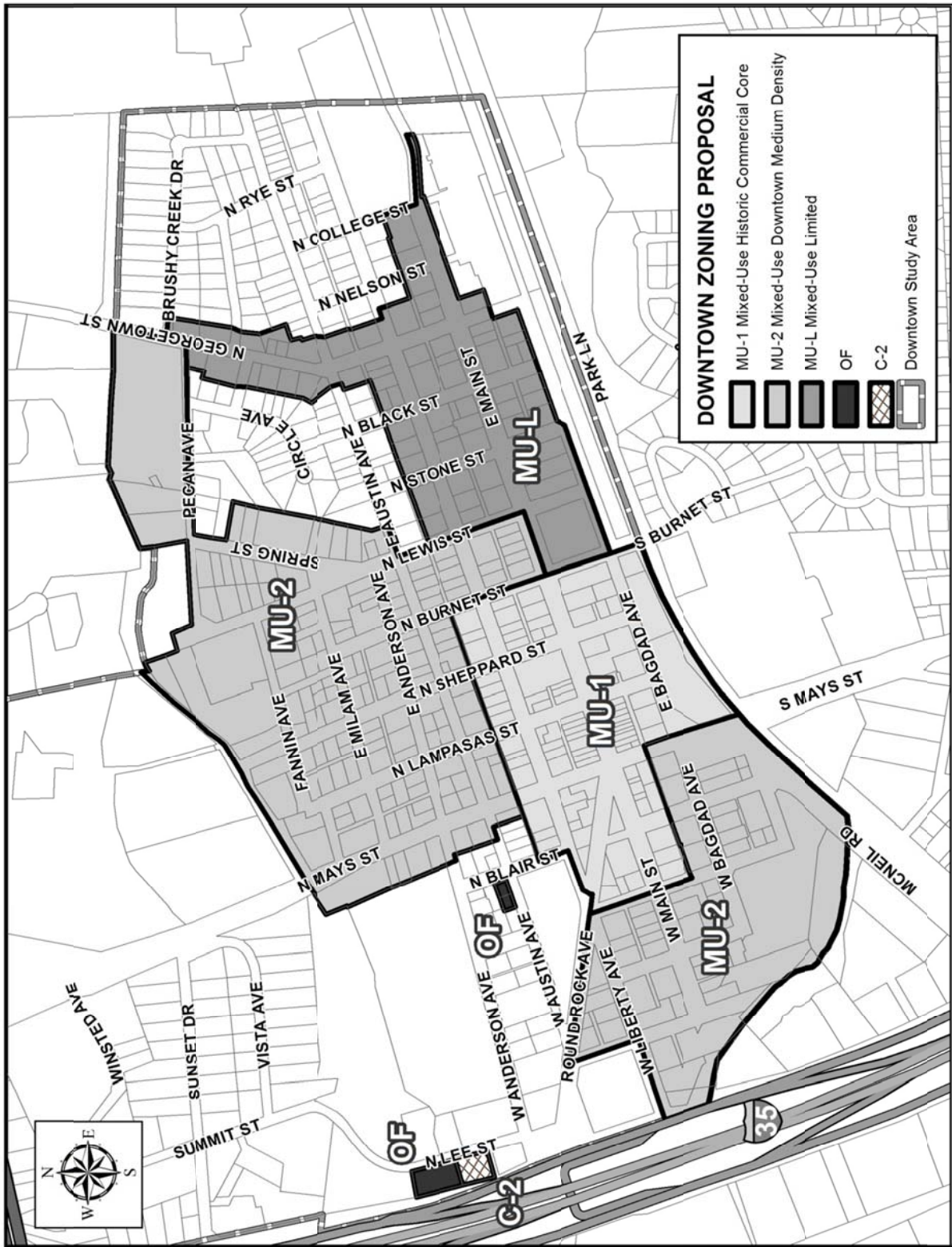
The following three items to be considered at this meeting is a sequence of proposed actions regarding downtown zoning.

Exhibits A through I and the accompanying adopting ordinance will rezone the vast majority of downtown to one of the proposed mixed-use districts: MU-1 (Mixed Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density) or MU-L (Mixed-Use Limited). Parcels proposed for rezoning are listed by address with accompanying maps, and are organized by type of rezoning (ex: C-1 to MU-1, C-1 to MU-2, etc.). Exhibit I includes the addition of 7 lots to the south of Main Street for rezoning from SF-2 to MU-L.

Three separate actions will be taken to recommend the rezoning proposal. In addition, staff recommends the following changes which are not reflected in the exhibits in your packet:

- The removal of 19 lots on West Anderson and West Austin Avenues from the proposed MU-2 district. These lots are included in the enclosed ordinance because all legal notices had been posted/mailed/published prior to this change. Two of the nineteen lots have been proposed for Office zoning.
- The reclassification of the two lots at 209 Round Rock Avenue and 211 Round Rock Avenue from MU-2 to MU-1.
- The removal of four lots on N. Lee Street from the MU-L district. Instead, staff proposes C-2 (Local Commercial) zoning for 406 N. Lee Street, OF (Office) zoning for 508 N. Lee, and the continuation of SF-2 (Single Family Standard Lot) for the remaining two lots on the east side of Lee Street.

The map on the reverse side of this memo shows the final rezoning proposal that staff recommends.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT:**

- (1) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO FROM DISTRICT C-1 (GENERAL COMMERCIAL) TO DISTRICT MU-1 (MIXED-USE HISTORIC COMMERCIAL CORE);**
- (2) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "B" ATTACHED HERETO FROM DISTRICT C-1 (GENERAL COMMERCIAL) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (3) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "C" ATTACHED HERETO FROM DISTRICT LI (LIGHT INDUSTRIAL) TO DISTRICT MU-1 (MIXED-USE HISTORIC COMMERCIAL CORE);**
- (4) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "D" ATTACHED HERETO FROM DISTRICT MU-1a (MIXED-USE SOUTHWEST DOWNTOWN) TO DISTRICT MU-1 (MIXED-USE HISTORIC COMMERCIAL CORE);**
- (5) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "E" ATTACHED HERETO FROM DISTRICT MU-1a (MIXED-USE SOUTHWEST DOWNTOWN) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (6) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "F" ATTACHED HERETO FROM DISTRICT OF (OFFICE) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (7) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "G" ATTACHED HERETO FROM DISTRICT PF-3 (PUBLIC FACILITIES HIGH INTENSITY) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (8) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "H" ATTACHED HERETO FROM DISTRICT FROM DISTRICT SF-2 (SINGLE-FAMILY STANDARD LOT) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (9) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "I" ATTACHED HERETO FROM DISTRICT SF-2 (SINGLE-FAMILY STANDARD LOT) TO DISTRICT MU-L (MIXED-USE LIMITED).**

**WHEREAS**, pursuant to Sec. 46-105 (b)(1), Code of Ordinances (2010 Edition) the City Council on its own motion has requested city staff to initiate the process to amend the Official Zoning Map to rezone certain tracts of land located at the street addresses in Round Rock, Williamson County, Texas, listed below in Exhibits "A" through "I" attached hereto, and

**WHEREAS**, the zoning of the tracts described in Exhibit “A” is proposed to be changed from District C-1 (General Commercial) to District MU-1 (Mixed-Use Historic Commercial Core), and

**WHEREAS**, the zoning of the tracts described in Exhibit “B” is proposed to be changed from District C-1 (General Commercial) to District MU-2 (Mixed-Use Downtown Medium Density), and

**WHEREAS**, the zoning of the tracts described in Exhibit “C” is proposed to be changed from District LI (Light Industrial) to District MU-1 (Mixed-Use Historic Commercial Core), and

**WHEREAS**, the zoning of the tracts described in Exhibit “D” is proposed to be changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-1 (Mixed-Use Historic Commercial Core), and

**WHEREAS**, the zoning of the tracts described in Exhibit “E” is proposed to be changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-2 (Mixed-Use Downtown Medium Density), and

**WHEREAS**, the zoning of the tracts described in Exhibit “F” is proposed to be changed from District OF (Office) to District MU-2 (Mixed-Use Downtown Medium Density), and

**WHEREAS**, the zoning of the tracts described in Exhibit “G” is proposed to be changed from District PF-3 (Public Facilities, High Intensity) to District MU-2 (Mixed-Use Downtown Medium Density), and

**WHEREAS**, the zoning of the tracts described in Exhibit “H” is proposed to be changed from District SF-2 (Single-Family, Standard Lot) to District MU-2 (Mixed-Use Downtown Medium Density), and

**WHEREAS**, the zoning of the tracts described in Exhibit “I” is proposed to be changed from District SF-2 (Single-Family Standard Lot) to District MU-L (Mixed-Use Limited), and

**WHEREAS**, the foregoing proposed changes in the Official Zoning Map have been submitted to the Planning and Zoning Commission for its recommendation and report, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested change on the \_\_\_ day of May, 2013, and on the \_\_\_\_ day of \_\_\_\_\_, 2013, following lawful publication of the notice of said public hearing, and

**WHEREAS**, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the properties described in Exhibits “A” to “I” be rezoned as set forth below, and

**WHEREAS**, on the \_\_\_ day of \_\_\_\_\_ 2013, after proper notification, the City Council held a public hearing on the requested amendment, and

**WHEREAS**, the City Council hereby determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

**WHEREAS**, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 46-92 and Section 46-105, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, and other procedural matters has been fully complied with, **Now Therefore**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,  
TEXAS:**

**I.**

That the City Council has considered and hereby makes the following findings regarding these amendments:

1. Said amendments are consistent with the general plan;
2. Said amendments are compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
3. The affected properties are suitable for uses that are and would be permitted by the amended zoning districts; and
4. Water, wastewater, and stormwater facilities are suitable and adequate and are available for the permitted uses in the amended zoning districts.

**II.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit "A" is hereafter changed from District C-1 (General Commercial) to District MU-1 (Mixed-Use Historic Commercial Core).

**III.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit "B" is hereafter changed from District C-1 (General Commercial) to District MU-2 (Mixed-Use Downtown Medium Density).

**IV.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “C” is hereafter changed from District LI (Light Industrial) to District MU-1 (Mixed-Use Historic Commercial Core).

**V.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “D” is hereafter changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-1 (Mixed-Use Historic Commercial Core).

**VI.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “E” is hereafter changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-2 (Mixed-Use Downtown Medium Density).

**VII.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “F” is hereafter changed from District OF (Office) to District MU-2 (Mixed-Use Downtown Medium Density).

**VIII.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “G” is hereafter changed from District PF-3 (Public Facilities High Intensity) to District MU-2 (Mixed-Use Downtown Medium Density).

**IX.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “H” is hereafter changed from District SF-2 (Single-Family Standard Lot) to District MU-2 (Mixed-Use Downtown Medium Density).

**X.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “I” is hereafter changed from District SF-2 (Single-Family Standard Lot) to District MU-L (Mixed-Use Limited).

**XI.**

**A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

**B.** The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

**C.** The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted

and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

**READ, PASSED, and ADOPTED** on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Alternative 2.

**READ and APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:

\_\_\_\_\_  
SARA L. WHITE, City Clerk

**EXHIBIT "B"**  
**Page 1 of 3**

**FROM DISTRICT C-1 TO DISTRICT MU-2**

107 E ANDERSON AVE  
108 E ANDERSON AVE  
203 E ANDERSON AVE  
100 W ANDERSON AVE  
104 E AUSTIN AVE  
106 E AUSTIN AVE  
201 E AUSTIN AVE  
202 E AUSTIN AVE  
205 E AUSTIN AVE  
206 E AUSTIN AVE  
208 E AUSTIN AVE  
209 E AUSTIN AVE  
302 E AUSTIN AVE  
303 E AUSTIN AVE  
304 E AUSTIN AVE  
305 E AUSTIN AVE  
306 E AUSTIN AVE  
307 E AUSTIN AVE  
308 E AUSTIN AVE  
310 E AUSTIN AVE  
311 E AUSTIN AVE  
103 W AUSTIN AVE  
104 W AUSTIN AVE  
105 W AUSTIN AVE  
106 W AUSTIN AVE  
101 FANNIN AVE  
210 N LAMPASAS ST  
214 N LAMPASAS ST  
302 N LAMPASAS ST  
307 N LAMPASAS ST  
208 N MAYS ST  
210 N MAYS ST  
211 N MAYS ST  
213 N MAYS ST  
301 N MAYS ST  
304 N MAYS ST  
307 N MAYS ST  
308 N MAYS ST  
403 N MAYS ST  
408 N MAYS ST

**EXHIBIT "B"**  
**Page 2 of 3**

**FROM DISTRICT C-1 TO DISTRICT MU-2**

409 N MAYS ST  
411 N MAYS ST  
416 N MAYS ST  
420 N MAYS ST  
500 N MAYS ST  
205 N SHEPPARD ST  
209 N SHEPPARD ST

EXHIBIT "B"  
Page 3 of 3

FROM DISTRICT C-1 TO DISTRICT MU-2



**EXHIBIT "E"**  
**Page 1 of 3**

**FROM DISTRICT MU-1a TO DISTRICT MU-2**

105 W BAGDAD AVE  
106 W BAGDAD AVE  
200 W BAGDAD AVE  
201 W BAGDAD AVE  
207 W BAGDAD AVE  
208 W BAGDAD AVE  
209 W BAGDAD AVE  
211 W BAGDAD AVE  
300 W BAGDAD AVE  
310 W BAGDAD AVE  
208 S BLAIR ST  
110 S BROWN ST  
209 S BROWN ST  
211 S BROWN ST  
110 FLORENCE ST  
210 FLORENCE ST  
105 S HARRIS ST  
106 S HARRIS ST  
109 S HARRIS ST  
110 S HARRIS ST  
303 W LIBERTY AVE  
305 W LIBERTY AVE  
309 W LIBERTY AVE  
404 W LIBERTY AVE  
407 W LIBERTY AVE  
409 W LIBERTY AVE  
410 W LIBERTY AVE  
507 W LIBERTY AVE  
302 W MAIN ST  
304 W MAIN ST  
305 W MAIN ST  
306 W MAIN ST  
307 W MAIN ST  
308 W MAIN ST  
309 W MAIN ST  
310 W MAIN ST  
400 W MAIN ST  
403 W MAIN ST  
405 W MAIN ST  
407 W MAIN ST

**EXHIBIT "E"**  
**Page 2 of 3**

**FROM DISTRICT MU-1a TO DISTRICT MU-2**

409 W MAIN ST  
410 W MAIN ST  
108 S MAYS ST  
110 S MAYS ST  
110 MCNEIL RD  
100 N. SAN SABA ST  
106 N SAN SABA ST  
107 S SAN SABA ST  
209 ROUND ROCK AVE  
211 ROUND ROCK AVE  
400 ROUND ROCK AVE  
405 ROUND ROCK AVE  
407 ROUND ROCK AVE  
409 ROUND ROCK AVE

EXHIBIT "E"  
Page 3 of 3

FROM DISTRICT MU-1a TO DISTRICT MU-2



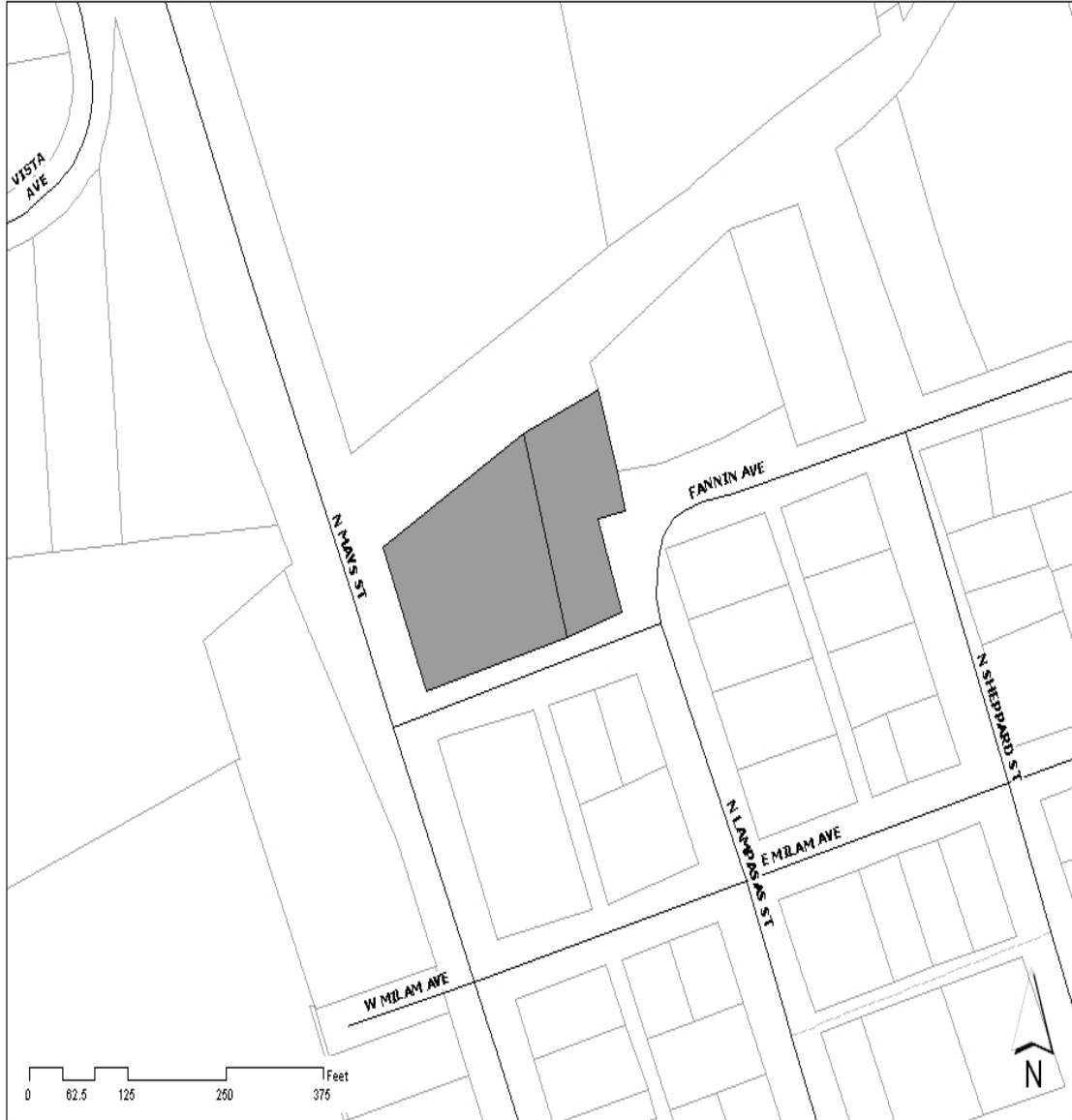
**EXHIBIT "F"**  
**Page 1 of 2**

**FROM DISTRICT OF TO DISTRICT MU-2**

106 FANNIN AVE  
110 FANNIN AVE

**EXHIBIT "F"**  
**Page 2 of 2**

**FROM DISTRICT OF TO DISTRICT MU-2**



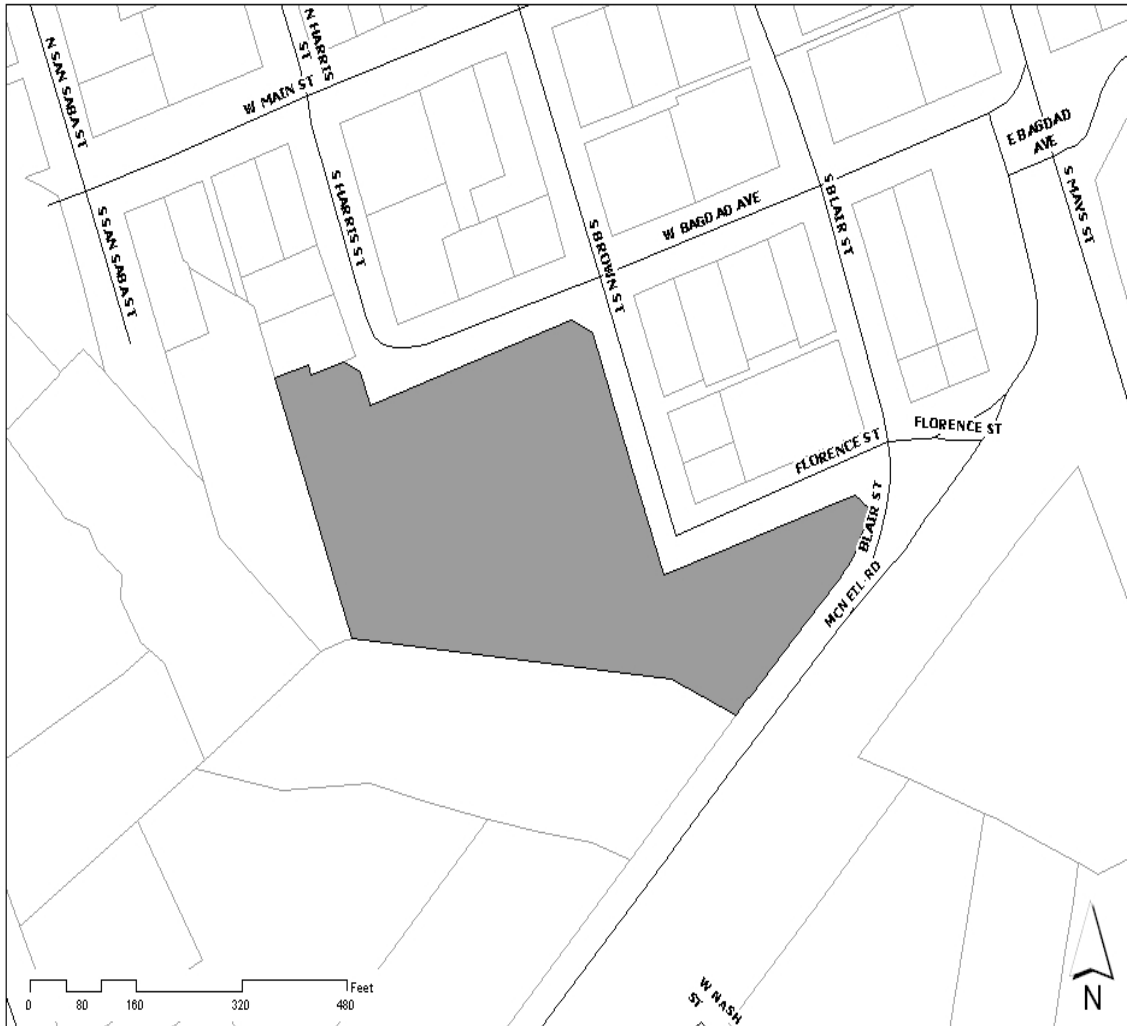
**EXHIBIT "G"**  
**Page 1 of 2**

**FROM DISTRICT PF-3 TO DISTRICT MU-2**

301 W BAGDAD AVE  
300 S BROWN ST

EXHIBIT "G"  
Page 2 of 2

FROM DISTRICT PF-3 TO DISTRICT MU-2



**EXHIBIT "H"**  
**Page 1 of 5**

**FROM DISTRICT SF-2 TO DISTRICT MU-2**

110 E ANDERSON AVE  
202 E ANDERSON AVE  
204 E ANDERSON AVE  
210 E ANDERSON AVE  
302 E ANDERSON AVE  
304 E ANDERSON AVE  
306 E ANDERSON AVE  
308 E ANDERSON AVE  
404 E ANDERSON AVE  
408 E ANDERSON AVE  
410 E ANDERSON AVE  
412 E ANDERSON AVE  
201 W ANDERSON AVE  
205 W ANDERSON AVE  
303 W ANDERSON AVE  
402 E AUSTIN AVE  
403 E AUSTIN AVE  
405 E AUSTIN AVE  
406 E AUSTIN AVE  
408 E AUSTIN AVE  
409 E AUSTIN AVE  
412 E AUSTIN AVE  
413 E AUSTIN AVE  
107 W AUSTIN AVE  
108 W AUSTIN AVE  
109 W AUSTIN AVE  
202 W AUSTIN AVE  
204 W AUSTIN AVE  
208 W AUSTIN AVE  
306 W AUSTIN AVE  
301 N BLAIR ST  
305 N BLAIR ST  
306 N BLAIR ST  
302 N BROWN ST  
307 N BROWN ST  
309 N BROWN ST  
310 N BROWN ST  
209 N BURNET ST  
211 N BURNET ST  
409 N BURNET ST

**EXHIBIT "H"**  
**Page 2 of 5**

**FROM DISTRICT SF-2 TO DISTRICT MU-2**

410 N BURNET ST  
414 N BURNET ST  
505 N BURNET ST  
506 N BURNET ST  
512 N BURNET ST  
606 N BURNET ST  
107 FANNIN AVE  
109 FANNIN AVE  
204 FANNIN AVE  
210 FANNIN AVE  
304 FANNIN AVE  
312 FANNIN AVE  
402 FANNIN AVE  
405 FANNIN AVE  
407 FANNIN AVE  
408 FANNIN AVE  
402 N LAMPASAS ST  
406 N LAMPASAS ST  
410 N LAMPASAS ST  
411 N LAMPASAS ST  
501 N LAMPASAS ST  
502 N LAMPASAS ST  
503 N LAMPASAS ST  
505 N LAMPASAS ST  
507 N LAMPASAS ST  
108 N LEWIS ST  
301 N LEWIS ST  
305 N LEWIS ST  
507 N LEWIS ST  
509 N LEWIS ST  
510 N LEWIS ST  
511 N LEWIS ST  
512 N LEWIS ST  
513 N LEWIS ST  
605 N LEWIS ST  
611 N LEWIS ST  
401 E LIBERTY AVE  
402 E LIBERTY AVE  
405 E LIBERTY AVE  
406 E LIBERTY AVE

**EXHIBIT "H"**  
**Page 3 of 5**

**FROM DISTRICT SF-2 TO DISTRICT MU-2**

408 E LIBERTY AVE  
410 E LIBERTY AVE  
412 E LIBERTY AVE  
400 E MAIN ST  
402 E MAIN ST  
406 E MAIN ST  
408 E MAIN ST  
410 E MAIN ST  
107 E MILAM AVE  
207 E MILAM AVE  
208 E MILAM AVE  
209 E MILAM AVE  
210 E MILAM AVE  
302 E MILAM AVE  
307 E MILAM AVE  
308 E MILAM AVE  
310 E MILAM AVE  
312 E MILAM AVE  
400 E MILAM AVE  
402 E MILAM AVE  
404 E MILAM AVE  
408 E MILAM AVE  
409 E MILAM AVE  
410 E MILAM AVE  
503 E MILAM AVE  
504 E MILAM AVE  
511 PECAN AVE  
604 PECAN AVE  
606 PECAN AVE  
700 PECAN AVE  
211 N SHEPPARD ST  
405 N SHEPPARD ST  
407 N SHEPPARD ST  
411 N SHEPPARD ST  
504 N SHEPPARD ST  
505 N SHEPPARD ST  
506 N SHEPPARD ST  
507 N SHEPPARD ST  
508 N SHEPPARD ST  
509 N SHEPPARD

**EXHIBIT "H"**  
**Page 4 of 5**

**FROM DISTRICT SF-2 TO DISTRICT MU-2**

401 SPRING ST  
405 SPRING ST  
409 SPRING ST  
501 SPRING ST  
505 SPRING ST  
601 SPRING ST  
606 SPRING ST  
608 SPRING ST  
610 SPRING ST  
611 SPRING ST  
612 SPRING ST

