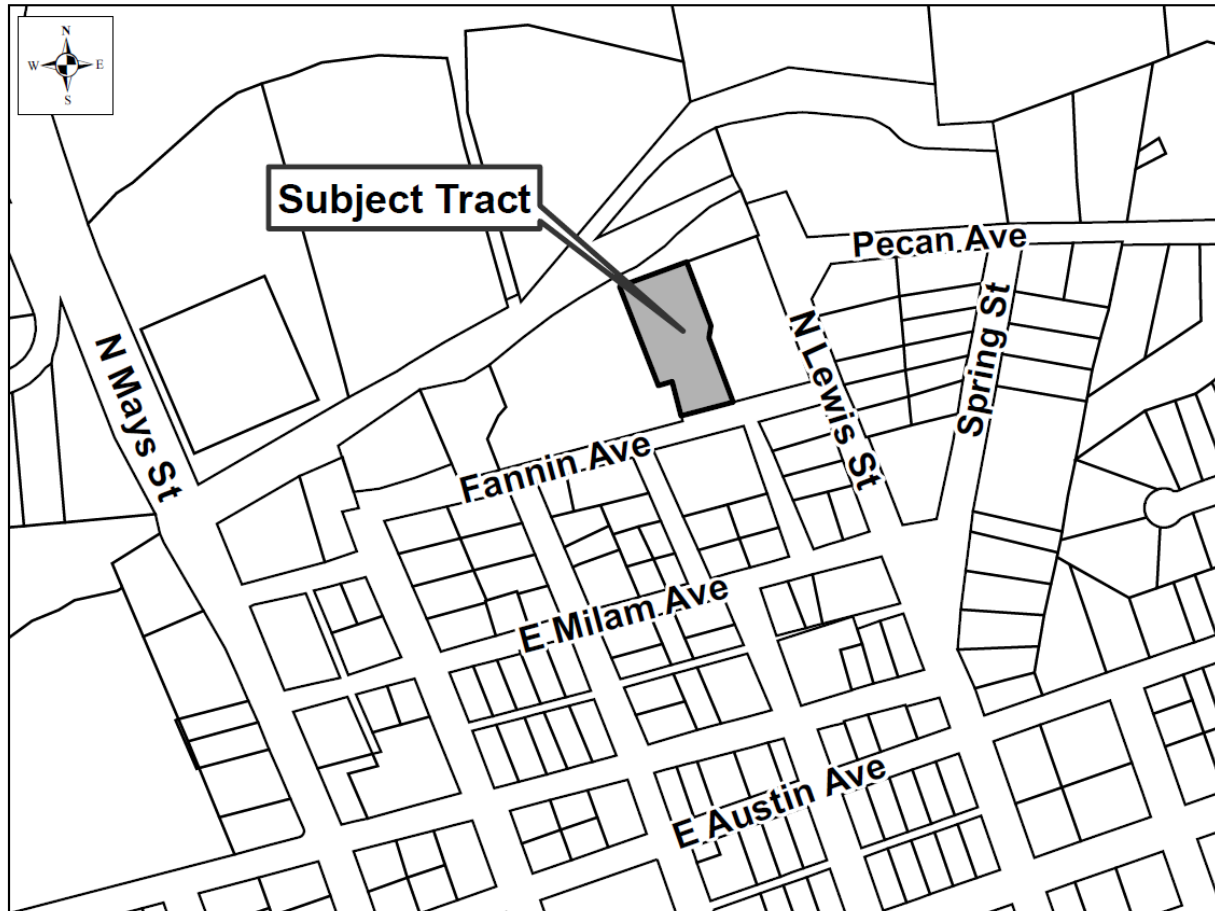


**SPECIAL EXCEPTION REQUEST**  
**408 Fannin Ave**

Item No. F.1



**SPECIAL EXCEPTION REQUEST:** To allow an event center on property zoned MU-2 (Mixed Use – Downtown Medium Density).

**BACKGROUND:** The zoning code provides a special exception process for an Event Center in the **MU-2 (Mixed Use – Downtown Medium Density)** zoning district. The site contains an existing building which appears suitable for an event center. Currently, there are no plans to expand the existing building footprint. **Exhibit “A”** contains several photos of the site.

A special exception to allow an event center is required by Code to ensure its appropriateness at this location. At its discretion, the Zoning Board of Adjustment can apply conditions that exceed typical Code regulations, including, but not limited to: compatibility standards, hours of operation restrictions, noise levels, etc.

**DATE OF REVIEW:** November 12, 2024

**SPECIAL EXCEPTION REQUEST**  
**408 Fannin Ave**

**Item No. F.1**

OWNERS: Four 26, LLC

APPLICANT: Bree Carrico

DESCRIPTION: Fannin Flats, Lot 1, Blk A.

ZONING: MU-2 (Mixed Use – Downtown Medium Density)

LAND USE: Proposed event center

LOCATION: North of Fannin Ave and west of N Lewis St.

ADJACENT LAND USE: North: Brushy Creek floodplain  
South: Fannin Ave ROW  
East: MU-2 (Mixed Use) – Four 26 LLC office  
West: MU-2 (Mixed Use) - Ruby Hotel

RR 2030 COMPREHENSIVE  
PLAN LAND USE DESIGNATION: Downtown Mixed Use

SPECIAL EXCEPTION CRITERIA: The requested special exception shall be reviewed by the ZBA according to specific criteria described in Section 10-53 of the Zoning and Development Code.

- 1) Consistent with Zoning Ordinance:  
The proposed exception shall be specifically listed as permitted by special exception in the zoning district under consideration. The proposed exception shall meet the purpose and intent of this chapter, and the use shall meet all the minimum standards established in this chapter for this type of use.
- 2) Consistent with RR 2030 Comprehensive Plan:  
The proposed exception shall be consistent with the development policies and goals and objectives as embodied in the general plan.
- 3) Compatible with surrounding area:  
The required site plan shall ensure compatibility with existing land uses in the surrounding area. The proposed use will not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

**SPECIAL EXCEPTION REQUEST**  
**408 Fannin Ave**

**Item No. F.1**

- 4) Harmonious with character and scale of surrounding area:  
The proposed site plan, circulation plan, and schematic architectural, signage, and landscaping designs shall be harmonious with the character of the surrounding area.
- 5) Impacts minimized:  
The likely impact on public infrastructure such as roads, parking facilities, water and wastewater systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use shall be minimized without negatively impacting uses in the area and in the city.
- 6) Effect on natural environment:  
The potential creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts shall be minimized.

**OTHER CONSIDERATIONS:**

Uses currently permitted in the MU-2 zoning district, which do not require a Special Exception, include: Accessory Dwelling Unit, Apartment, Courtyard Building, Multifamily House, Single-family, Townhouse, Upper-story residential, Villa, Place of Worship, Public Safety Facility, Bed and Breakfast, Cosmetic Services, Hotel/Motel, Indoor Entertainment Activities, Live/Work Units, Office, Restaurant, Retail Sales and Services, Veterinary clinics.

The applicant has negotiated a parking agreement with the property owners of 410 Fannin, currently an office building, to use 47 of their parking spaces beginning at 6pm on Friday evening to Sunday until midnight. Combined with parking spaces at Ruby Hotel, this will help ensure parking doesn't become a nuisance for adjacent and nearby property owners.

A site plan is not required with this application, since no expansion is proposed. However, a building permit to remodel the interior of the structure will be required.

**SPECIAL EXCEPTION REQUEST**  
**408 Fannin Ave**

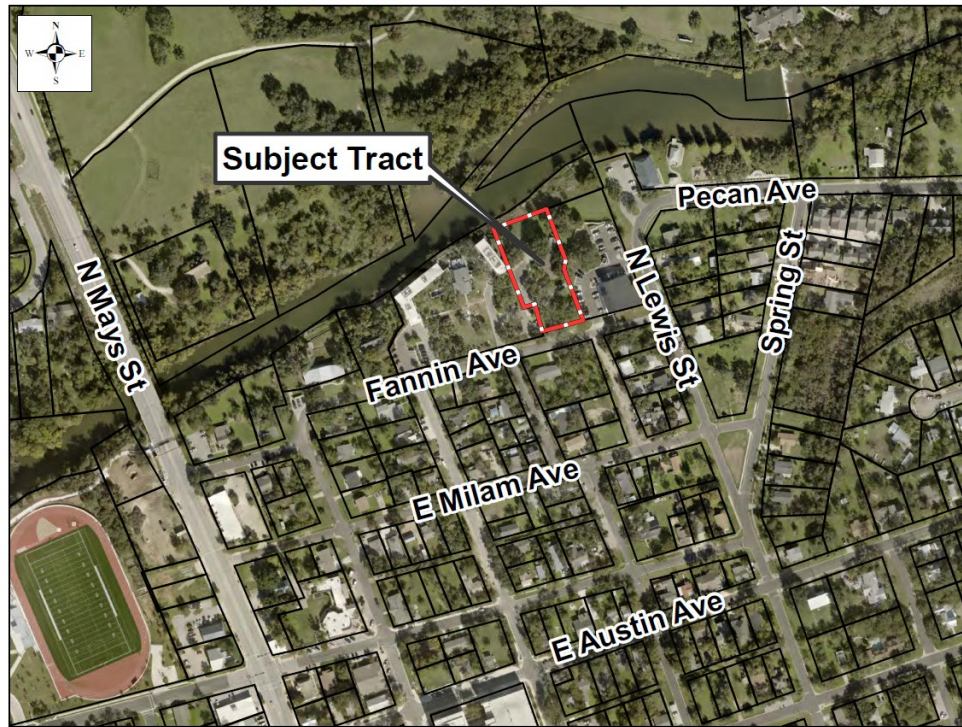
**Item No. F.1**

**STAFF RECOMMENDATION:**

Staff recommends approval of a special exception, in accordance with Section 2-77 and Section 10-53 of the Zoning and Development Code, to allow an Event Center, with the following conditions:

- the parking agreement with the owner of 410 Fannin shall be executed prior to any event being held, and
- Outdoor amplified music is not permitted after 9pm Sunday through Thursday evenings, and not after 10pm on Friday and Saturday evenings.

## EXHIBIT 'A'





**EXHIBIT 'A'**





## Memorandum

TO:

Bradley Dushkin  
Director of Planning and Development Services  
221 E Main Street  
Round Rock, TX 78664-5271

FROM:

Bree Carrico  
Manager, RRTX Lake Creek LP  
1207 East Cesar Chavez St.  
Austin, TX 78702

DATE: October 22, 2024

SUBJECT: Parking Plan for Planned Event Venue at 408 Fannin Avenue, Round Rock, TX 78664

We are writing to summarize the parking plan for the proposed event venue at 408 Fannin Avenue in Round Rock. The venue is designed to host events with a maximum capacity of 150 attendees. Based on the industry standard parking ratio of 0.4 cars per attendee, we estimate a need for 60 parking spaces for full-capacity events.

Approximately 30% of our event attendees are expected to be guests of the Ruby Hotel, and they will utilize the hotel's existing parking facilities. As a result, 42 off-site parking spaces will be required to accommodate the remaining attendees.

To meet this requirement, we have signed a Letter of Intent (LOI) with our neighbors at 410 Fannin Avenue, securing the use of their parking lot, which has 47 spaces, for event use on Friday through Sunday evenings when large events are anticipated. The LOI is included herein.

For weekday events, which typically consist of smaller corporate meetings, we will utilize parking facilities across Mays Street or at the nearby library parking garage. Both of these locations have already been approved by the City for off-site parking use.



We believe this plan will ensure sufficient parking for all event attendees while minimizing impact on the surrounding neighborhood.

Thank you for your consideration.

Sincerely,

Bree Carrico





## **Letter of Intent**

October 18, 2024

Four 26 LLC  
410 Fannin Avenue  
Round Rock, TX 78664

### **Re: Letter of Intent to Enter into Parking Lease Agreement**

Dear Four 26 LLC,

This letter serves as our intent to enter into a parking lease agreement between the Ruby Hotel, located at 400 Fannin Avenue, Round Rock, TX 78664, and Four 26 LLC, located at 410 Fannin Avenue, Round Rock, TX 78664.

The following outlines the proposed terms of the agreement:

**1. Leased Parking Spaces:**

The Ruby Hotel will lease forty-seven (47) parking spaces from Four 26 LLC for use during the following times:

- **Friday:** From 6:00 PM
- **Sunday:** Until Midnight

**2. Term:**

The initial lease term will be for two (2) years, beginning on the execution date of the final lease agreement. Upon the expiration of the initial term, the agreement may be renewed annually for successive one (1) year terms, subject to the mutual agreement of both parties.

**3. Rental Rate:**

The Ruby Hotel will pay Four 26 LLC one thousand dollars (\$1,000.00) per month for the use of the leased parking spaces during the designated times.

**4. Approved Use:**

The leased spaces will be used solely for the parking of privately-owned motor vehicles. No other use of the parking spaces will be permitted without prior written consent from Four 26 LLC.

**5. Insurance:**

The Ruby Hotel will maintain appropriate liability insurance coverage for the duration of the lease term, ensuring compliance with all legal and safety requirements.



We believe this agreement will be mutually beneficial and help accommodate the parking needs of both our businesses. Please review these terms, and if acceptable, we can proceed to finalize a formal lease agreement.

We look forward to continuing our positive relationship with Four 26 LLC.


Sincerely,

Bree Carrico  
Manager  
RRTX Lake Creek LP (DBA The Ruby Hotel)  
400 Fannin Avenue  
Round Rock, TX 78664

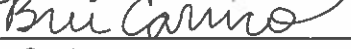
### Acknowledgment and Acceptance

The terms and conditions outlined in this Letter of Intent are hereby acknowledged and accepted by both parties, pending the final execution of a formal lease agreement.

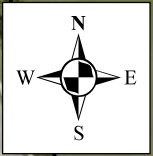
**Lessor: Four 26 LLC**

Signature:   
Name: Brian Lemons  
Title: Manager  
Date: 10/22/2024

**Lessee: The Ruby Hotel**

Signature:   
Name: Bree Carrico  
Title: Manager  
Date: 10/18/2024





**Subject Tract**



**Pecan Ave**

**N Mays St**

**Fannin Ave**

**E Milam Ave**

**E Austin Ave**

**N Lewis St**

**Spring St**



