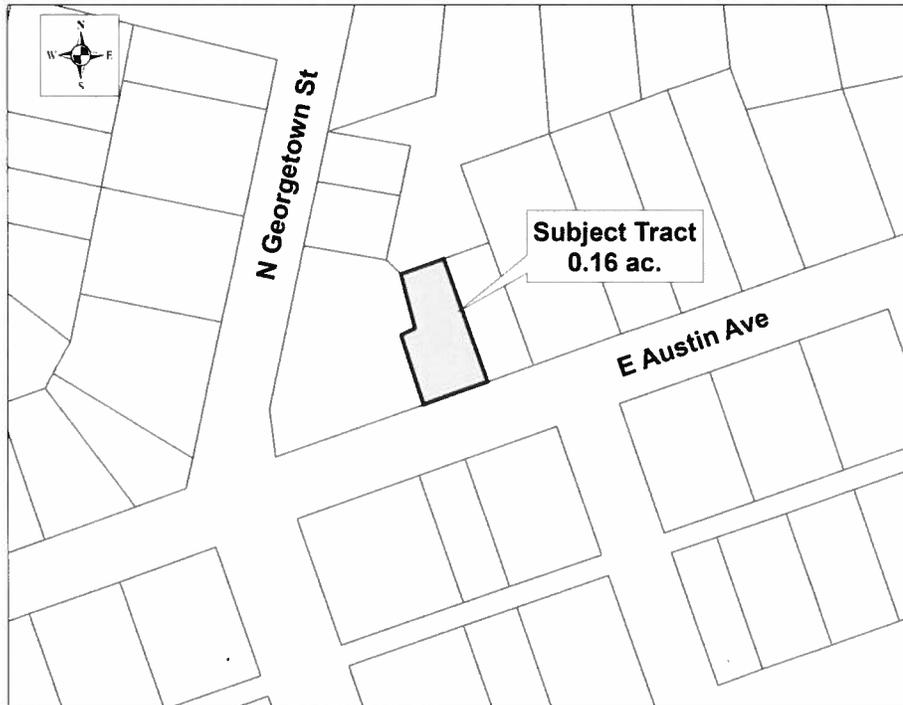


806 E. Austin - Rezoning
ZONING ZON1707-002



CASE PLANNER: Brad Dushkin

REQUEST: Rezone the property from SF-2 (Single Family - Standard Lot) to MU-L (Mixed Use Limited)

ZONING AT TIME OF APPLICATION: SF-2 (Single Family - Standard Lot)

DESCRIPTION: 0.16 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Vacant - zoned MU-L (Mixed-use Limited)

South: East Austin Ave right-of-way and single family home across - zoned SF-2 (Single Family - Standard Lot)

East: Single family home - zoned SF-2 (Single Family - Standard Lot)

West: The Living Gospel Church - zoned MU-L (Mixed Use Limited)

PROPOSED LAND USE: Single family home

TOTAL ACREAGE: 0.16

Owner:
Jennifer Hensley
1301N. A.W. Grimes Blvd., #1214
Round Rock, TX 78665

Agent
Willis, Chappell, and Bujan
Sean McDevitt
900 FM 32
San Marcos, TX 78666

**806 E. Austin - Rezoning
ZONING ZON1707-002**

HISTORY: This property has only been zoned SF-2 (Single-family – Standard Lot) and has not been platted. A Minor Plat will need to be approved and recorded prior issuance of a building permit. The property was left out of MU-L zoning during the larger downtown mixed-use rezoning initiative in 2013 due to its lack of frontage on Georgetown St. At the time, staff only included properties fronting on streets with larger traffic volumes, such as E. Main St., Georgetown St., and E. Liberty Ave. with the knowledge that individual property owners adjacent to the zoning district could apply for it over time. The property was also left out of the new SF-D (Single-family – Downtown) district upon its creation in 2016 due to its distance from other SF-D lots and proximity to MU-L zoning.

DATE OF REVIEW: August 16, 2017

LOCATION: Northeast of the intersection of N. Georgetown St. and E. Austin Ave.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates this property as “Downtown Mixed Use.” Rezoning from SF-2 to MU-L is consistent with the General Plan. In addition to single-family homes, the MU-L zoning district permits a variety of non-residential uses which are limited in size and operating hours. Offices are the primary non-residential use seen in the district, but boutique retail, artisanal workshops, live/work units, and bed and breakfasts are also permitted. To minimize the impacts of a business locating adjacent to an existing home, all non-residential uses are required to construct a six-foot brick or stone wall along property lines shared with a single-family use. This requirement may be waived with the permission of the abutting homeowners.

The design and development standards of the MU-L district require all new construction to meet the city’s historic design guidelines for residential properties to maintain compatibility with the neighborhood. This provides a level of architectural protection not offered by the SF-2 district. Moreover, MU-L provides design standards similar to the SF-D district, which taken together will enhance the current fabric of the urban, small lot residential properties in this area of downtown. The SF-2 district, on the other hand, would permit new construction that is highly suburban in nature and out of proportion with the neighborhood.

Additional Considerations: The SF-2 zoning district requires all properties platted in 2002 or later to have a two-car garage and two additional parking spaces on the driveway. This property is not platted; going through the necessary platting process would trigger this requirement. The MU-L district has no such garage requirement, keeping with the historic nature of the neighborhood. The property owner contracted with a homebuilder to create plans for the home which call for a one-car garage. This would be prohibited under SF-2 zoning but permitted under MU-L zoning.

RECOMMENDED MOTION:

Staff recommends approval.



N Georgetown St

Subject Tract
0.16 ac.

E Austin Ave