

CITY OF ROUND ROCK  
MEMO TO THE PLANNING AND ZONING COMMISSION

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**Meeting Date:** May 15, 2013  
**Prepared By:** Brad Dushkin, Planner; Joelle Jordan, Senior Planner  
**Re:** Downtown Rezoning

This is the second and final item to be considered at this meeting in the sequence of proposed actions regarding downtown zoning. Attached is a draft adopting ordinance that 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 as part of this item are listed in the ordinance by address, from Exhibit "A" through Exhibit "I", with accompanying maps, and are organized by type of rezoning (ex: C-1 to MU-1, C-1 to MU-2, etc.).

While we have not altered the draft ordinance, staff is now recommending 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. We have printed a map on the back of this memo outlining the location of these lots in red. We will review the details of this change at the meeting on Wednesday.

Also attached are letters and emails staff has received from downtown property owners concerning the proposed rezoning.



**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 "A"**  
**Page 1 of 3**

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

108 E BAGDAD AVE  
304 E BAGDAD AVE  
101 E LIBERTY AVE  
102 E LIBERTY AVE  
105 E LIBERTY AVE  
107 E LIBERTY AVE  
200 E LIBERTY AVE  
201 E LIBERTY AVE  
204 E LIBERTY AVE  
206 E LIBERTY AVE  
208 E LIBERTY AVE  
210 E LIBERTY AVE  
300 E LIBERTY AVE  
301 E LIBERTY AVE  
305 E LIBERTY AVE  
306 E LIBERTY AVE  
307 E LIBERTY AVE  
308 E LIBERTY AVE  
309 E LIBERTY AVE  
310 E LIBERTY AVE  
311 E LIBERTY AVE  
100 E MAIN ST  
101 E MAIN ST  
102 E MAIN ST  
103 E MAIN ST  
104 E MAIN ST  
105 E MAIN ST  
108 E MAIN ST  
109 E MAIN ST  
110 E MAIN ST  
111 E MAIN ST  
112 E MAIN ST  
113 E MAIN ST  
114 E MAIN ST  
115 E MAIN ST  
116 E MAIN ST  
117 E MAIN ST  
118 E MAIN ST  
119 E MAIN ST  
121 E MAIN ST

**EXHIBIT "A"**  
**Page 2 of 3**

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

200 E MAIN ST  
201 E MAIN ST  
203 E MAIN ST  
204 E MAIN ST  
205 E MAIN ST  
206 E MAIN ST  
212 E MAIN ST  
216 E MAIN ST  
221 E MAIN ST  
231 E MAIN ST  
300 E MAIN ST  
302 E MAIN ST  
303 E MAIN ST  
304 E MAIN ST  
306 E MAIN ST  
307 E MAIN ST  
309 E MAIN ST  
106 N LAMPASAS ST  
107 N LAMPASAS ST  
202 N LAMPASAS ST  
102 N MAYS ST  
106 N MAYS ST  
113 N MAYS ST  
205 N MAYS ST  
206 N MAYS ST  
105 N SHEPPARD ST  
109 N SHEPPARD ST  
200 ROUND ROCK AVE  
210 ROUND ROCK AVE  
212 ROUND ROCK AVE  
110 S LAMPASAS ST  
111 S LAMPASAS ST  
105 S MAYS ST  
107 S MAYS ST  
107 S SHEPPARD ST  
109 S SHEPPARD ST  
103 W LIBERTY AVE  
104 W LIBERTY AVE  
105 W LIBERTY AVE  
106 W LIBERTY AVE  
108 W LIBERTY AVE

EXHIBIT "A"  
Page 3 of 3

FROM DISTRICT C-1 TO DISTRICT MU-1



**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  
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  
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  
409 N MAYS ST  
411 N MAYS ST  
416 N MAYS ST  
420 N MAYS ST  
500 N MAYS ST

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

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

205 N SHEPPARD ST  
209 N SHEPPARD ST  
100 W ANDERSON AVE  
103 W AUSTIN AVE  
104 W AUSTIN AVE  
105 W AUSTIN AVE  
106 W AUSTIN AVE

EXHIBIT "B"  
Page 3 of 3

FROM DISTRICT C-1 TO DISTRICT MU-2



**EXHIBIT "C"**  
**Page 1 of 2**

**FROM DISTRICT LI TO DISTRICT MU-1**

115 E BAGDAD AVE  
311 E BAGDAD AVE

EXHIBIT "C"  
Page 2 of 2

FROM DISTRICT LI TO DISTRICT MU-1



**EXHIBIT "D"**  
**Page 1 of 2**

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

104 N BROWN ST  
105 S BLAIR ST  
106 S MAYS ST  
101 W MAIN ST  
105 W MAIN ST  
107 W MAIN ST  
109 W MAIN ST  
111 W MAIN ST  
113 W MAIN ST  
200 W MAIN ST  
203 W MAIN ST  
206 W MAIN ST  
209 W MAIN ST  
211 W MAIN ST  
212 W MAIN ST

EXHIBIT "D"  
Page 2 of 2

FROM DISTRICT MU-1a TO DISTRICT MU-1



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

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

110 FLORENCE ST  
210 FLORENCE ST  
110 MCNEIL RD  
209 ROUND ROCK AVE  
211 ROUND ROCK AVE  
400 ROUND ROCK AVE  
405 ROUND ROCK AVE  
407 ROUND ROCK AVE  
409 ROUND ROCK AVE  
208 S BLAIR ST  
110 S BROWN ST  
209 S BROWN ST  
211 S BROWN ST  
105 S HARRIS ST  
106 S HARRIS ST  
109 S HARRIS ST  
110 S HARRIS ST  
108 S MAYS ST  
110 S MAYS ST  
107 S SAN SABA ST  
100 N SAN SABA ST  
106 N SAN SABA ST  
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  
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

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

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

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  
409 W MAIN ST  
410 W MAIN ST

EXHIBIT "E"  
Page 3 of 3

FROM DISTRICT MU-1a TO DISTRICT MU-2



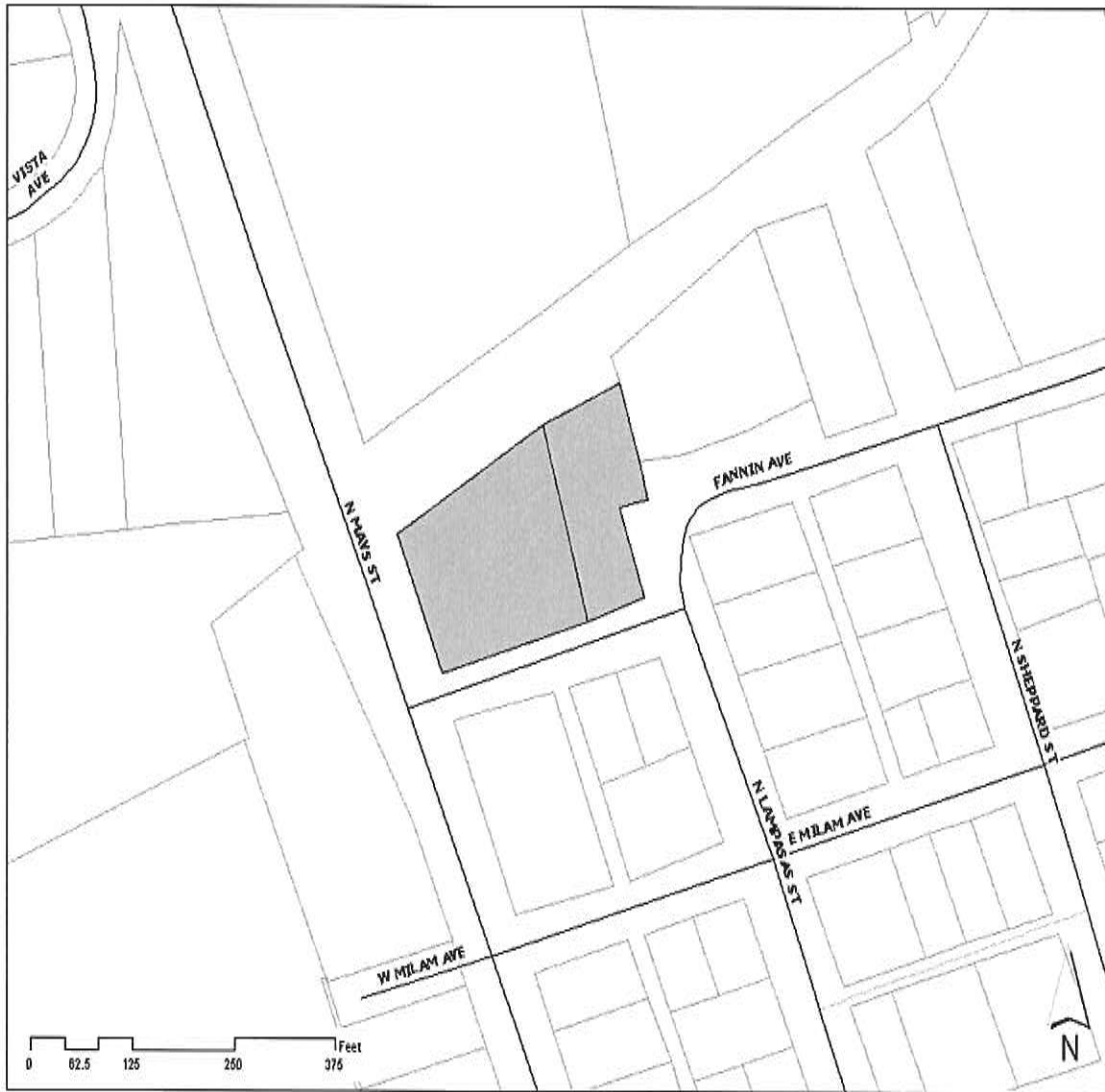
**EXHIBIT "F"**  
**Page 1 of 2**

**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 PF3 TO DISTRICT MU-2**

300 S BROWN ST  
301 W BAGDAD AVE



**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  
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  
401 E LIBERTY AVE  
402 E LIBERTY AVE  
405 E LIBERTY AVE  
406 E LIBERTY AVE  
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

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

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

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  
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  
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  
410 N BURNET ST  
414 N BURNET ST  
505 N BURNET ST  
506 N BURNET ST  
512 N BURNET ST  
606 N BURNET ST  
402 N LAMPASAS ST  
406 N LAMPASAS ST  
410 N LAMPASAS ST  
411 N LAMPASAS ST

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

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

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  
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 ST  
511 PECAN AVE  
604 PECAN AVE  
606 PECAN AVE  
700 PECAN AVE  
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

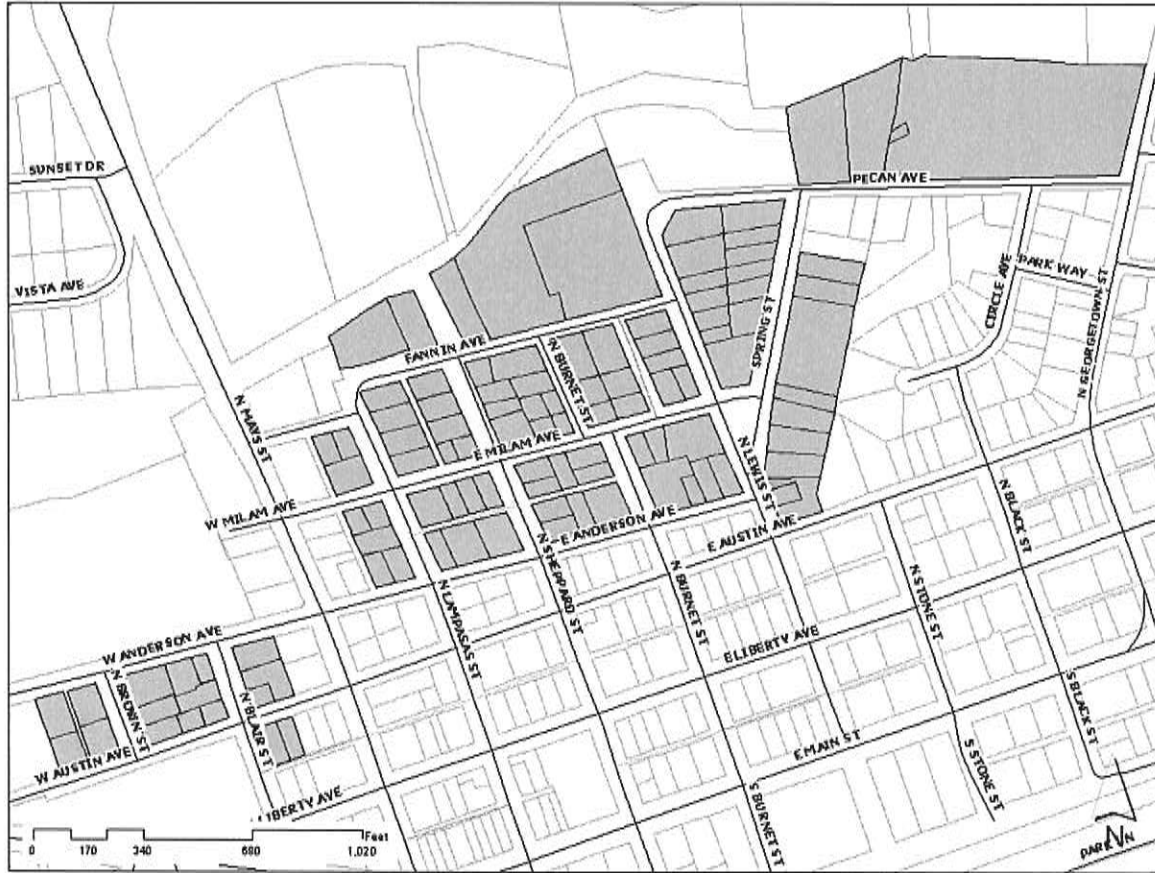
**EXHIBIT "H"**  
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**FROM DISTRICT SF-2 TO DISTRICT MU-2**

612 SPRING ST  
201 W ANDERSON AVE  
205 W ANDERSON AVE  
303 W ANDERSON 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

EXHIBIT "H"  
Page 5 of 5

FROM DISTRICT SF-2 TO DISTRICT MU-2



**EXHIBIT "I"**  
**Page 1 of 3**

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

801 BRUSHY CREEK DR  
710 E AUSTIN AVE  
500 E LIBERTY AVE  
507 E LIBERTY AVE  
602 E LIBERTY AVE  
603 E LIBERTY AVE  
605 E LIBERTY AVE  
606 E LIBERTY AVE  
608 E LIBERTY AVE  
609 E LIBERTY AVE  
700 E LIBERTY AVE  
703 E LIBERTY AVE  
706 E LIBERTY AVE  
709 E LIBERTY AVE  
710 E LIBERTY AVE  
712 E LIBERTY AVE  
802 E LIBERTY AVE  
803 E LIBERTY AVE  
405 E MAIN ST  
503 E MAIN ST  
507 E MAIN ST  
508 E MAIN ST  
509 E MAIN ST  
602 E MAIN ST  
604 E MAIN ST  
605 E MAIN ST  
606 E MAIN ST  
607 E MAIN ST  
609 E MAIN ST  
701 E MAIN ST  
702 E MAIN ST  
707 E MAIN ST  
709 E MAIN ST  
710 E MAIN ST  
712 E MAIN ST  
800 E MAIN ST  
805 E MAIN ST  
806 E MAIN ST

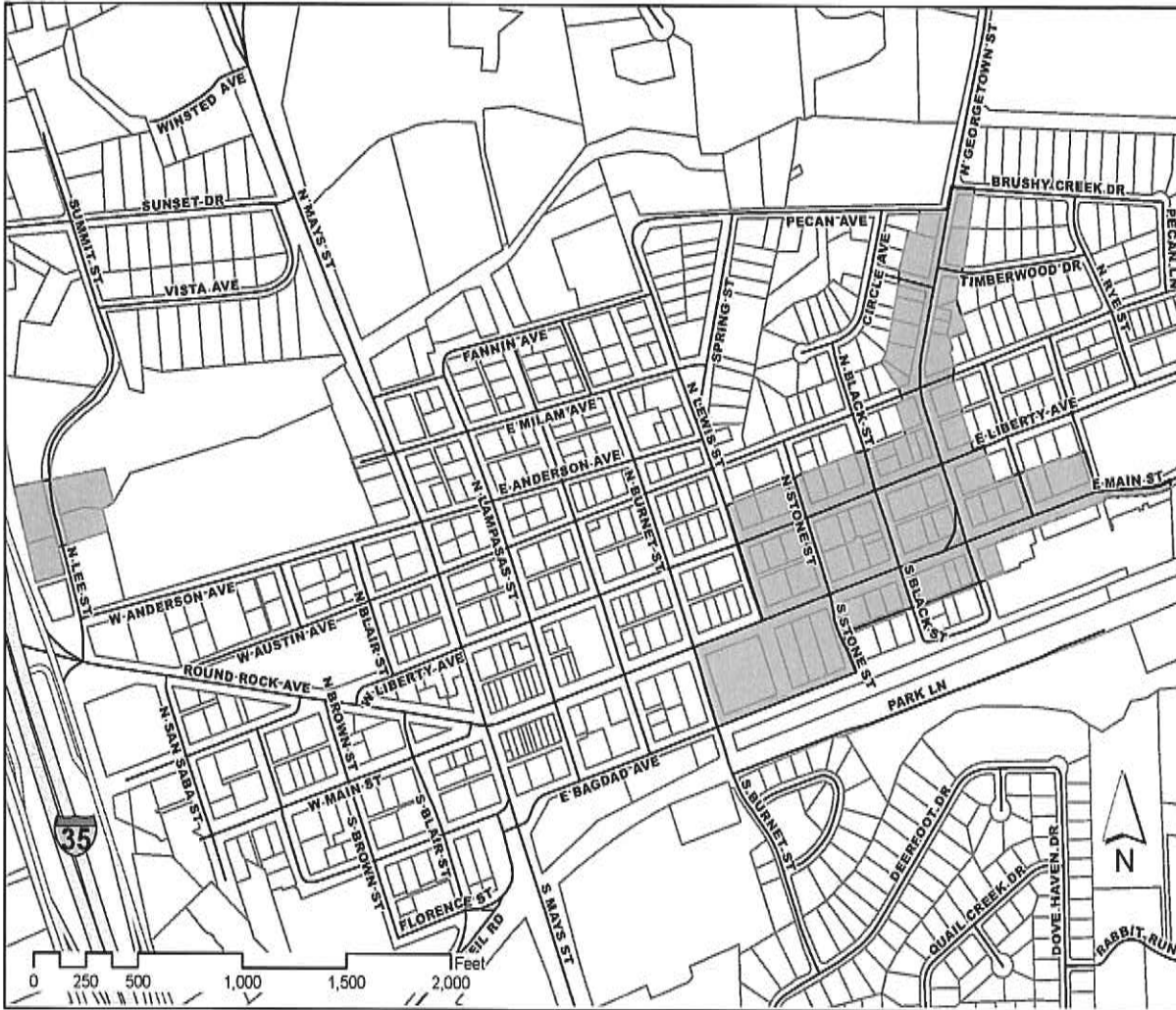
**EXHIBIT "I"**  
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**FROM DISTRICT SF-2 TO DISTRICT MU-L**

808 E MAIN ST  
900 E MAIN ST  
908 E MAIN ST  
104 N BLACK ST  
207 N BLACK ST  
206 N GEORGETOWN ST  
209 N GEORGETOWN ST  
210 N GEORGETOWN ST  
301 N GEORGETOWN ST  
304 N GEORGETOWN ST  
401 N GEORGETOWN ST  
402 N GEORGETOWN ST  
403 N GEORGETOWN ST  
404 N GEORGETOWN ST  
405 N GEORGETOWN ST  
408 N GEORGETOWN ST  
602 N GEORGETOWN ST  
610 N GEORGETOWN ST  
406 N LEE ST  
507 N LEE ST  
508 N LEE ST  
509 N LEE ST  
105 N LEWIS ST  
109 N LEWIS ST  
110 N STONE ST  
202 N STONE ST  
800 TIMBERWOOD DR  
801 TIMBERWOOD DR

EXHIBIT "I"  
Page 3 of 3

FROM DISTRICT SF-2 TO DISTRICT MU-L



Kenneth and Patricia Credeur  
3206 Ashton Park Dr  
Houston, TX 77082-2216

March 13, 2013

Planning and Zoning Commission Members  
c/o Mr. Bradley Dushkin, Planner  
City of Round Rock  
301 W Bagdad, Suite 210  
Round Rock, TX 78664

RE: Our property at 604 Pecan Street

Commission Members:

My husband and I regret that we were unable to make your acquaintance at last week's Open House. We would have preferred to speak to you directly about the impact of the proposed zoning changes on our plans.

We purchased 604 Pecan in 2008; it had a nice four-bedroom home on it at the time and our son, John Paul Porter, took up residence there. His life and ours were dramatically impacted by Tropical Storm Hermine, which caused a flash flood that pushed over two feet of water into our home, which, ironically was not designated as being in the flood plain.

After obtaining estimates for repairs, we had the home demolished. After demolition was complete, we made a visit to Round Rock to specifically meet with City Engineer Danny Halden, P.E., regarding our intention to rebuild. Our meetings with Mr. Halden and other City representatives were especially gratifying in terms of cementing our decision to continue viewing 604 Pecan as our future destination. Ken and City officials reviewed the property plat; we were told would have to raise the lot approximately two feet in order to obtain a building permit for our future home.

Since 2010, we have been good stewards of the property and respectful future citizens. We are devastated by the proposed changes to zoning of our property, which take away our ability to live in Round Rock.

While I have included the email conversation with Brad Dushkin as part of this advocacy correspondence, I will list the primary reasons why we should be allowed to re-build a single-family residence on this property.

1. Our land's back lot line is in the center of Brushy Creek. While our plat shows our land to be approximately .91 acres; the usable building area is approximately 13,000 square feet (.31 acres). Future commercial or multi-family construction would not be feasible or as congruent with the existing environment created by the park and Ms. Cathey Carter's home. Parking for customers would be limited to street parking.
2. Regarding the existing properties—our lot is the only vacant, single-family lot on the south side of Brushy Creek being singled out for this change. The land to the east of Ms. Carter's home is in the flood plain and cannot be used in the future. We do not understand why, when the remainder of the land on the south side has zoning determined, that our lot has been singled out for change—especially when we purchased the lot with a home on it. An "act of God" (force majeure) caused us to demolish our home—not a decision of our own.

Ken and I would be delighted to hear that you have changed your minds and that we can "stay the course" and plan on living at 604 Pecan in the near future. However, at the Open House, we were not heartened to believe that this is a possibility. Brad, Joelle, Susan—while polite and professional—were not encouraging about the chances of us being able to reside on our property.

We would like the Planning and Zoning Commission members to allow 604 Pecan to remain a single-family property due to the unique nature of this property (the only vacant property affected). We are asking that the Planning and

Zoning Commission adopt our position and advocate that the City of Round Rock respect the initial use of this land as a single-family property.

We await your decision with hope and confidence that you will do what is right and allow us to use a property we purchased as a home place to be used as such.

Respectfully,

Kenneth and Patricia Credeur

Enclosure:

Copy of email correspondence between Patricia Credeur and Bradley Dushkin

cc: Joelle Jordan  
Brad Wiseman  
Bradley Dushkin  
Danny Halden, PE, Round Rock City Engineer

Brenda and Rodney Howard own the properties at 409 N. Mays and 411 N. Mays, dba Adams Gift Shop. After attending the open house and reviewing the draft materials, we are providing our input on the proposed zoning changes.

We do not support the change of our current designation on our property from C-1 to MU-2.

As critical stakeholders and owners of one half of a city block fronting downtown north Mays we are extremely disappointed that the city did not reach out to us for our first hand knowledge during plan development. These proposed changes directly impact our property and its' ability to generate revenue and subsequently, critical sales tax dollars.

CHANGES: Much has changed since Adams opened in 1978. The population has quadrupled with residents from all over the globe. Most downtown retailers either closed or left. Large box retailers and malls now dominate outlying areas. Many local shopping centers have numerous vacancies. A Drive thru is now a dominate feature for many business models. Finally, shopping online was invented and has grown from nothing to a multi-billion dollar industry, forever changing the retail sales model, even earning it's own day known as Cyber Monday.

Ex: In February 2011, Simply Suzi's boutique closed. With that closing Round Rock went from having seven small retail boutiques in 2004 to only one remaining in 2012 and that was Adams Gift Shop. Other examples include Silk Cocoon, Beyond the Red Door, Main Street 101, Blue Jean Store, Turner's Furniture and most recently Recession Café.

STATUS QUO: What did not change are some of our general behaviors. We still limit going outside about 6 months of the year because it is just too hot and we will still drive a block or two instead of walk. We will eagerly use a drive thru choosing not to get out of our SUV's for many different reasons.

My typical customer, a 30 to 60 year old female, will not walk a couple of blocks to browse a couple of non-adjacent boutiques.

Unfortunately, updating downtown into a walking environment combined with living within the business structure will not change these entrenched behaviors. Actionable steps addressing these behavior barriers must be identified and implemented before we elect to spend millions of tax dollars on infrastructure modifications that will not yield measurable results to the downtown business makeup and sales tax revenue potential.

For the infrastructure and business model to successfully come together all businesses on Mays between Main and Brushy Creek bridge will first need to either close, move, or be repurposed into a retail or food & beverage zone to provide a reason to walk anywhere and be consistent with the plans walking vision.

There will also need to be a grocer in the immediate walking distance area. HEB at Highway 79 and Mays pulled out 5+ years ago. The convenience store on Mays is now a photography studio. The few living quarters that may come into play with this zoning change does not appear to be a large enough driver to motivate the grocer community to reinvest in the downtown area. The city needs to accept the fact that it will have to aggressively incentivize the current property owners on Mays to earn buy in and accelerate full proposal implementation and begin this by developing a viable action plan with measurable deliverables.

We are challenged with being the last gift boutique in Round Rock. Since 2008 we have worked diligently on evolving our business to keep it viable. The parameters we have identified for a successful business at this location are:

1. Add a drive thru to connect to and service the increasing customer base who prefer not to get out of their vehicles
2. Create driveway cut for 411 Mays to enhance development potential.
3. Have city retain and improve the alley east of and parallel to Mays for deliveries and parking access
4. Eliminate mandatory fencing or screening
5. Driveway cut size need to be increased
6. Bury overhead utilities
7. Interstate based signage and communication tools designed to draw commuters off of IH35 and into the downtown area.

The Howards did not casually show up yesterday and make random demands upon our elected officials and city staff. To the contrary, we have

actively participated in supporting the city, its local businesses and school district. We bought and operate a downtown iconic business for 7+ years. We served on city development and strategic planning committees since the late 90's./ We chaired and served on numerous committees for RRISD for both bond elections and boundaries, and in the 90's had a guiding role in the final placement of SH45 and 130.

In conclusion, we restate that we cannot support the change from our current designation C-1 to MU-2. The changes associated with this MU-2 draft make our properties less marketable for resale and less flexible for redevelopment. This action will decrease our property value and not improve the properties' revenue potential by failing to address the key behavior issues identified above. We appreciate your serious consideration being given to our knowledgeable position and conservative recommendations.

Respectfully,

Rodney & Brenda Howard

507 N. Lee St  
Round Rock, Texas 78664  
3/26/2013

Planning & Development Services  
City of Round Rock  
301 W. Bagdad  
Round Rock, Texas 78664

Dear Mr. Wiseman:

This letter is in response to your letter of March 19 regarding a proposed zoning change to MU-2 for properties on North Lee St.

We are against the proposed zoning change. Our concerns rest primarily with traffic and with parking.

Three sections of the MU-2 draft supplied with your letter caught our attention:

- Page 4 section [3] states in part that a pedestrian friendly environment is encouraged.
- Page 4 Section [3] a.1 states that on-site parking is not required for non-residential establishments.
- Page 7 section [4] states that a Traffic Impact Analysis [TIA] is not required for any development in the MU-2 district.

As the properties on North Lee St. are presently residential, no zoning change is required unless a property seeks to change its end use. Therefore 'no on-site parking' is applicable and is a concern given the present parking congestion associated with the Berkman Elementary. Note that N Lee is the present route for pick-up and drop-off for Berkman Elementary school buses. Moving more traffic into the area with non-residential uses is troubling. Doing so without adding parking increases the concern. The verbiage of page 7 section [4] b does not appear to be strong enough to address these concerns on a consistent basis.

Presently, there is no access from the I-35 frontage road to the properties on the west side of North Lee. We are not sure if the 'No TIA' rule would apply to I-35 but unless an access is granted, all east bound traffic on Round Rock Ave desiring to arrive on North Lee St would have to travel past CDF Middle School and Berkman Elementary to do so as no left turn is allowed from east bound RR Ave to N. Lee. Funneling traffic into a school zone does not seem desirable to us.

The four properties on North Lee are bordered by a Memorial Park and an apartment complex on the north, the two public schools on the east and south and a convenience store on the west and south. Foot traffic and vehicular traffic from the schools, park, convenience store and apartments needs to be

studied before an MU-2 zoning can be considered. With an MU-2 zoning, a TIA is not required. This would not seem to support the desire for a pedestrian friendly environment.

While we are not insensitive to the fact that the west side properties of N. Lee border on I-35, the limited area, the limited access to I-35 frontage due to the significant change in elevation from the service road to N. Lee and the potential for vehicular and foot traffic conflict make it questionable to change the N. Lee properties to an MU-2 zoning without additional investigation.

*RIGSBY KAVANAUGH*  
Rigsby Kavanaugh  
507 N. Lee St.

Estefana Hernandez  
509 N. Lee St

*Estefana Hernandez*

CC: J. JORDAN + B. DUSHKIN

**From:** Carter, Cathey  
**Sent:** Tuesday, May 07, 2013 1:42 PM  
**To:** Diane Buck  
**Cc:** Patricia Credeur; Danny Halden; Garza, Thelma  
**Subject:** Proposed Re-Zoning for Downtown

Hello Diane,

Please forward this to each of the P&Z commissioners for me. I'd like for them to have a chance to see it before the hearing next week. Thanks.

Hello Planning and Zoning,

I've lived in the downtown neighborhood for a little more than ten years and I've enjoyed it a lot. When I chose to build my house here I liked the proximity of Veterans Park and the city library, and the mix of old and new houses. All neighborhoods improve and decline over time, and I gambled that this neighborhood would have more improvement than decline over my lifetime. I am writing to you now to ask that you make substantial changes to the proposed downtown re-zoning before you recommend it to City Council.

My house is at 606 Pecan Avenue, on the creek-side of the street between Veterans Park and Georgetown Rd. I designed it to fit in with the existing neighborhood: white stone exterior, big front porch, modest size, and I placed it on the lot to match the front set-backs of the existing houses to either side. In 2010 all the other houses on this side of the street on this block were severely damaged when the creek flooded. The houses to the east of mine were already well beyond their useful lifespans and condemned the morning after the flood. The one house between mine and the park was in good condition before the flood but still ruined. (My house is on slightly higher ground and was unharmed.) All the flood-wrecked houses on this block were demolished in December 2010, and the block has looked mostly empty ever since. As far as I know FEMA has not yet re-defined the 100-year flood plain for this section of Brushy Creek. Several of the flooded houses were both outside and above the defined 100-year floodplain, as is mine. Most of the flooded houses were built before the flood plain was defined, and some were clearly within the flood plain.

With that background you will not be surprised that I'm worried about how re-development will affect the flooding response of Brushy Creek. The City of Round Rock is a participant in the National Flood Insurance Program. This makes it possible for people and businesses to buy flood insurance for properties in the city, and it requires Round Rock to prevent inappropriate development in flood-prone areas. I don't want anyone else to be a victim in the next flood, and I don't want anyone to build something that causes my house to flood next time.

The next issue is forced conversion from residential to commercial use. This is unfair to people who bought property to build their retirement homes, and it doesn't make economic sense for most parts of the neighborhood. I am willing for the neighborhood to include new commercial development but I don't want to close the door to new single family residential development. The neighborhood already has several blocks zoned for commercial use parallel to Mays, but none of those properties has converted successfully. The one attempt resulted in a big empty slab at the corner of Fannin and Mays several years ago. In contrast there have been at least nine new single family homes built infill lots in the past ten years, all compatible with the existing neighborhood. Outlawing the development that has been successful to encourage the development that has failed simply doesn't make sense.

Imagine that a natural disaster destroyed five or ten houses on the street where you live. How would you feel about those newly-vacant parcels being re-zoned to allow five-story apartment buildings adjacent to your family home? If your house was the one destroyed, are you certain that you could re-build within two years? Many people in Bastrop still haven't been able to rebuild their houses.

The proposed MU-2 standards are neither compatible with nor respectful of the existing neighborhood. Buildings up to five stories tall should not be placed next door to occupied single-story houses, and they certainly should not occupy the lot all the way to the property line.

Please make the following changes to the MU-2 zone:

- Allow new single family houses in blocks that already have at least one other occupied house on either side of the street.
- Change set-back requirements to prevent future buildings from being misfits with existing houses.
- Restrict the height of new buildings adjacent to existing houses to three stories or less.
- Copy the fencing opt-out from MU-L and include it in MU-2.
- Reduce the window requirement for new single family houses. 30% on the house front will really be excessive and uncomfortable.
- Allow any window sill height for new single family houses.
- Change the time limit to replace a ruined house from two years to five years.

As an alternative, remove the following properties from the MU-2 zone and leave them as SF-2:

- North side of Pecan Avenue from Veterans Park to Georgetown Rd
- East side of Spring Street from Austin Avenue to Pecan Avenue
- All of the block enclosed by North Lewis, Spring, and Pecan Avenue
- There are presently 11 owner-occupied houses on these sites, and two vacant lots owned by people out-of-town who want to build their retirement dream homes.

Thank you for your consideration of this difficult issue.

Cathey Carter  
(606 Pecan Avenue)