

800 Mandell St & 201 W Logan St
Rezoning ZON25-00009



CASE PLANNER: Alice Guajardo

REQUEST: The request is to rezone approximately 0.74 acres from the SF-2 (Single-Family – Standard Lot) zoning district to the MF-1 (Multifamily – Low Density) zoning district.

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

DESCRIPTION: 0.74 acres out of the Wiley Harris Survey, Abstract No. 298.

CURRENT USE OF THE PROPERTY: Vacant lot

COMPREHENSIVE PLAN LAND DESIGNATION: Residential

ADJACENT LAND USE:

North: single family residential/vacant
 South: single family residential
 East: single family residential
 West: single family residential

PROPOSED LAND USE: Multifamily

TOTAL ACREAGE: 0.74 acres

Owner:
 Fernando Jose Manrique
 901 S MoPac Expwy
 BOP III, Suite 500
 Austin, TX 78746

Developer:
 Fernando Jose Manrique
 901 S MoPac Expwy
 BOP III, Suite 500
 Austin, TX 78746

Applicant:
 Jen Henderson
 HPE
 600 Round Rock West Dr
 Suite 604
 Round Rock, TX 78665

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HISTORY: The site was zoned as SF-2 (Single Family – Standard Lot) upon its original zoning in 1969.

DATE OF REVIEW: January 14, 2026

LOCATION: South of W Logan and west of Mandell St

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map (FLUM) of the Round Rock 2030 Comprehensive Plan designates this site as residential. The property is currently zoned SF-2 (Single Family – Standard Lot). The Comprehensive Plan designation of residential supports low density multi-family development with the following location criteria:

- Primary access is allowed via arterial roadway or collector street; and
- Direct access to abutting single-family neighborhoods is discouraged unless integrated as part of a master planned community or as required to implement transportation network policy objectives; and
- Low density multifamily developments shall not be located immediately adjacent to other low density multifamily developments; they must be separated by open space such as parkland or natural features.

Despite the site not being on a collector, this is a small tract with fewer units at a neighborhood scale and has close proximity to and easy access to an arterial road. Furthermore, given the location and size of the tract, it is highly unlikely that it would be developed as single family residential. Additionally, Round Rock 2030 encourages missing “middle housing” on smaller infill lots to expand housing choices in Round Rock. The development of low density multifamily on this site would facilitate that goal. Additionally, the Plan encourages new residential units in close proximity to downtown.

Traffic, Access, and Roads: A Traffic Impact Analysis is not required for this development, and roadway Impact fees will be collected at the time of building permit application.

MF-1 (Multifamily – Low Density) District: The purpose of the MF-1 zoning district is to establish and preserve areas of medium intensity land use primarily devoted to low density multifamily residential development that is compatible with abutting and nearby single-family neighborhoods. The MF-1 district allows for a density of 12 units per acre, in either apartments, townhouses or a multifamily house. No more than 120 dwelling units shall be permitted in any single apartment complex. No more than 12 dwelling units shall be permitted in any single residential structure. The district allows for an increase in the maximum of 12 units per acre to 14 units per acre with a design standard incentive. The maximum height of a principal building is 2.5 stories. At least one (1) amenity accessible to all residents shall be provided for each low-density multifamily complex with 30 or more dwelling units.

Proposal: Low-density apartments

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from the SF-2 (Single Family – Standard Lot) zoning district to the MF-1 (Multifamily – Low Density) zoning district.



