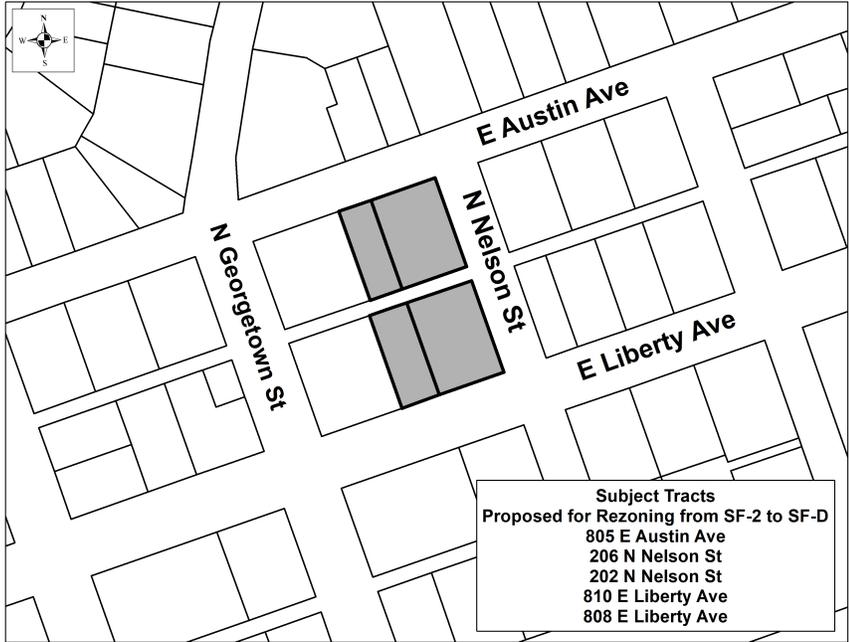


**City Initiated Downtown Rezoning from SF-2 to SF-D  
ZONING ZON2003-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a recommendation for a rezoning from SF-2 (Single Family - Standard Lot) to SF-D (Single Family Downtown)

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

**DESCRIPTION:** 0.81 acres out of the Nelson Addition, Block 5, Lots 1, 2, 3, 7, 8, and 9

**CURRENT USE OF PROPERTY:** Single family and vacant

**GENERAL PLAN LAND USE DESIGNATION:** Downtown Mixed Use

**ADJACENT LAND USE:**

- North: single family
- South: single family
- East: single family
- West: single family

**PROPOSED LAND USE:** SF-D (Single Family - Downtown)

**TOTAL ACREAGE:** 0.81

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**Owners:**  
Helen Chapa  
Vicky Jost  
Jonas Martinez  
John Charles and Gina Suzanne Richardson

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**Applicant:**  
City of Round Rock  
301 W. Bagdad Ave., Ste. 210  
Round Rock, TX 78664

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**City Initiated Rezoning from SF-2 to SF-D  
ZONING ZON2003-002**

**HISTORY:** The City adopted downtown zoning districts, including MU-1 (Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density), MU-L (Mixed-Use Limited), and SF-D (Single Family Downtown) in 2013.

**DATE OF REVIEW:** April 1, 2020

**LOCATION:** West side of N. Nelson St. Between E. Austin Ave. and E. Liberty Ave.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the site as Downtown Mixed Use. It is zoned as SF-2 (Single Family Standard Lot)

Reason for Zoning Change: The SF-D zoning district was created to accommodate low density single family development on lots that are not large enough to meet the requirements of the SF-2 (Single Family Standard Lot) zoning district. The SF-D district includes standards to reinforce the scale and design of an established residential neighborhood which contains numerous historic structures. When the SF-D district was applied to parcels in the downtown area, those chosen were between Austin Avenue and Liberty Avenue on the north and south, Nelson Street on the west and the lots extending beyond Rye Street on the east. The subject lots are contiguous to the existing SF-D area, across Nelson Street on the western edge. This partial list of standards illustrates the difference between the two districts:

<u>Standards (partial list)</u>	<u>SF-2 (Standard Lot)</u>	<u>SF-D (Downtown)</u>
<b>Minimum lot area</b>	6,500 sq. ft.	4,356 sq. ft.
<b>Minimum lot width</b>	50 ft.	None
<b>Minimum setback from street ROW</b>	20 ft.	Contextual
<b>Minimum rear setback</b>	20 ft.	5 ft.
<b>On-site parking</b>	4 spaces with 2 in garage	None for residential use; no garage
<b>Scale and façade elements</b>	None	Required

Additional Considerations: The owner of the property at 206 Nelson has an approximately 11,249 square foot lot which contains one residence, which is located on the southern half of the lot. The owner would like to subdivide the lot to provide for a second residence, but the SF-2 district requires each lot to be at least 6,500 square feet. This rezoning would reduce the lot size requirement to 4,356 square feet, which would allow for the lot to be subdivided.

Property Owners: While this is a City initiated rezoning, each property owner was notified of the proposed action, they were provided with copies of the SF-D zoning district and were offered an opportunity to meet with City staff. Only the owner of 206 Nelson has communicated with City staff and she is in favor of the rezoning.

Neighborhood: The leaders of the Heart of Round Rock Neighborhood Association were notified of the proposed rezoning and one of the members, Cathey Carter, has expressed support for the rezoning.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from SF-2 (Single Family – Standard Lot) to SF-D (Single Family – Downtown).



**Subject Tracts**  
**Proposed for Rezoning from SF-2 to SF-D**  
805 E Austin Ave  
206 N Nelson St  
202 N Nelson St  
810 E Liberty Ave  
808 E Liberty Ave