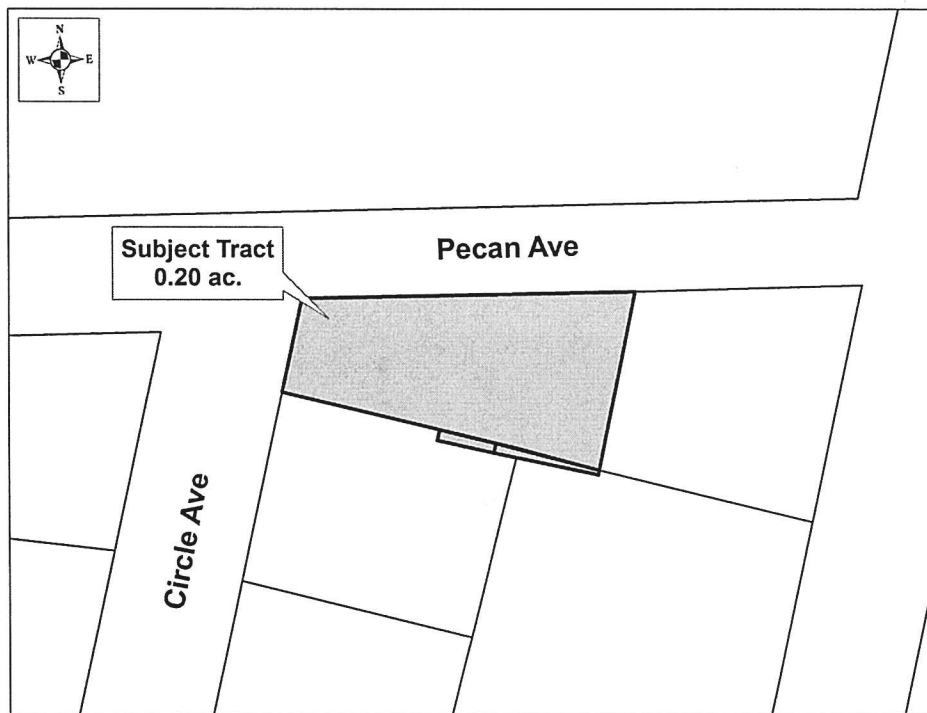


Stephens Tract Rezoning (from SF-2 to MU-L) **ZONING ZON1508-001**



CASE PLANNER: Brad Dushkin

REQUEST: To rezone 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: 0.20 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Single family, zoned SF-2 (Single Family - Standard Lot)

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Pecan Avenue ROW and vacant land across, zoned MU-2 (Mixed Use Downtown Medium Density)

South: Single family, zoned SF-2 and MU-L (Mixed Use Limited)

East: Single family, zoned MU-L

West: Circle Avenue ROW and single family across, zoned SF-2

PROPOSED LAND USE: Single family

TOTAL ACREAGE: 0.20

Owner:
 IRENE NICOLE ADAIR
 PO BOX 89
 LOCKHART, TX 78644-0089

Applicant
 Nicole Adair Stephens

 705 Pecan Ave.
 Round Rock, TX 78664

Agent
 Nicole Adair Stephens

 705 Pecan Ave.
 Round Rock, TX 78664

**Stephens Tract Rezoning (from SF-2 to MU-L)
ZON1508-001**

HISTORY: This property is an unrecorded lot in the Starkfield Addition, located in the northeast portion of downtown Round Rock. It has been occupied only by single-family uses in recent history.

DATE OF REVIEW: November 4, 2015

LOCATION: At the southeast intersection of Pecan Avenue and Circle Avenue

STAFF REVIEW AND ANALYSIS:

The applicant seeks to rezone the property from SF-2 (Single Family – Standard Lot) to MU-L (Mixed Use – Limited). It is adjacent to MU-L zoning on the east and southeast, and the property across Pecan Avenue to the north is zoned MU-2 (Mixed Use Downtown Medium Density). Rezoning this property to MU-L is reasonable given its frontage on Pecan Avenue and proximity to existing mixed use zoning.

The MU-L district is the least intense of the downtown mixed-use zoning districts. It is tailored to conversions rather than new construction. Permitted uses include single family, office, bed and breakfast, and very limited retail sales and services. Strict restrictions are put on retail uses to prevent adverse impacts to surrounding properties and the neighborhood. Design standards require future development to be residential in nature, with setbacks and height restrictions that mirror a single family zoning district rather than a commercial district. As a compatibility measure, new non-residential uses are required to install a masonry fence along property lines that are shared with existing single family uses unless the owner of the single family property objects to it.

Staff has seen increased interest in local business owners seeking to relocate their offices to the MU-L district, drawn in by the proximity to the downtown core. Recent redevelopment in the MU-L district has been strictly for offices; there are no retail or bed and breakfast establishments. If the rezoning request is granted, the current owner will not be forced to change anything. Should they choose to sell the property, the new owner will also not be forced to change anything to come into compliance with the MU-L district. They could keep the property as a single family use or convert it to one of the permitted uses.

General Plan and Zoning: The tract is designated as Downtown Mixed Use in the General Plan. It is currently zoned SF-2 (Single Family – Standard Lot). Rezoning to MU-L (Mixed Use – Limited) conforms to the General Plan.

Traffic, Access and Roads: The property has frontage on both Pecan Avenue and Circle Avenue, with a driveway onto Circle Avenue. The majority of the frontage, about 150 feet, is on Pecan Avenue. The MU-L district does not require a traffic impact analysis. Future non-residential uses will be able to utilize Pecan Avenue for on-street parking in addition to the driveway.

Water and Wastewater Service: The property is served by water and wastewater infrastructure sufficient in capacity to accommodate any potential redevelopment to a use permitted in the MU-L district.

RECOMMENDED MOTION:

Staff recommends approval



Subject Tract
0.20 ac.

Pecan Ave

Circle Ave

