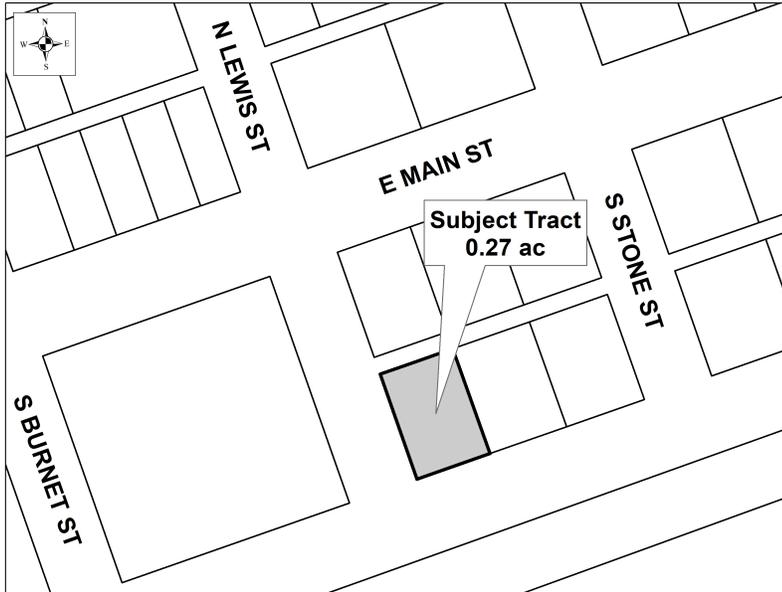


**503 E. Main St. Rezoning  
ZONING ZON2008-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Rezoning from MU-L to MU-2

**ZONING AT TIME OF APPLICATION:** MU-L (Mixed-Use Limited)

**DESCRIPTION:** 0.27 acres out of the Wiley Harris Survey, Abstract No. 298

**CURRENT USE OF PROPERTY:** vacant

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Downtown Mixed

Use **ADJACENT LAND USE:**

- North: realty office
- South: McNeil Road (under construction) and railroad tracks
- East: vacant
- West: The Mansion events center (across Lewis Street)

**PROPOSED LAND USE:** mixed use

**TOTAL ACREAGE:** 0.27

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**Owner:**  
Brent Campbell  
2615 Brunston Ct.  
Round Rock, TX 78681

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**Agent:**  
Brent Campbell  
2615 Brunston Ct.  
Round Rock, TX 78681

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**503 E. Main St. Rezoning  
ZONING ZON2008-001**

**HISTORY:** The property was zoned as MU-L (Mixed-Use Limited) in 2013.

**DATE OF REVIEW:** September 2, 2020

**LOCATION:** Southeast corner of E. Main St. and N. Lewis St. (Back lot)

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map 2030 designates the property as Downtown Mixed Use.

Traffic, Access, and Roads: The roads on two sides of the site are currently being improved as part of the City's extension of McNeil Road. McNeil Road is nearing completion on the southern boundary and N. Lewis Street has been completed on the western boundary. These road improvements are illustrated on **Exhibit 'A'**, which indicates the new road sections, sidewalks and driveways that are part of the project. The property will have access from an alley between Lewis St. and Stone St.

MU-L and MU-2 Districts: The site is currently zoned as MU-L (Mixed-Use Limited) and the request is for a rezoning to MU-2 (Mixed-Use Downtown Medium Density). These two districts were adopted in 2013, following the Downtown Master Plan process. Both districts combine residential and commercial development. The MU-L district specifies structures that are single-family residential in style and it provides for limited commercial uses. The MU-2 district has specific building design standards and it allows for a wider variety of commercial uses.

Some key standards from each district are summarized in this table:

<b>District Standard</b>	<b>MU-L</b>	<b>MU-2</b>
<b>Residential Uses</b>	SF Detached, with a limited-size accessory dwelling unit	SF detached & attached, upper story, apartment, TH, MF house, courtyard building, villa; accessory dwelling unit
<b>Commercial Uses</b>	Bed & breakfast, office, limited retail, and limited food sales	Medical office, vet clinics, cosmetic services, additional retail, and food sales
<b>Live/work Uses</b>	Limited to the resident	Allows nonresident employees
<b>Front Setback</b>	Contextual	10 ft. maximum / 0 ft. minimum
<b>Height Limit</b>	2.5 stories	3 stories at this location
<b>Parking</b>	Required for nonresidential uses, on-street or on-site; on-site required for residential uses	Not required for nonresidential uses; on-site required for residential uses
<b>Building Orientation</b>	New construction on vacant land must be detached structures, no common wall, with only one entrance fronting the street	Buildings must have main entrance off a public street and a primary facade on each side that faces a public street
<b>Building Design</b>	Must meet residential historic design guidelines	Must meet specified design standards

McNeil Road Extension and Lewis Street: McNeil Road is being extended from Burnet Street to Georgetown Street, with improvements also being made to Georgetown Street south of Main Street. In addition, Lewis Street is being extended from the new section of McNeil Road to Main Street.

**503 E. Main St. Rezoning  
ZONING ZON2008-001**

The McNeil Road extension is to serve as a bypass road for downtown, intended to improve traffic flow, reduce travel times, and reduce accidents, while providing better connectivity.

By providing new street frontages, these road improvements change the development potential for this property and others. Although there will be no driveways along the McNeil Road frontage, the anticipated level of traffic will make these properties more suitable for the uses and development standards of the MU-2 zoning district.

As indicated on **Exhibit 'B'**, the property is at the southern edge of an area zoned as MU-L, with the closest MU-2 zoned property to the northwest along Lewis Street. In addition, the PUD (Planned Unit Development) for the Woodbine Mansion special events venue, a higher intensity use, is located to the west of the property.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from the MU-L (Mixed-Use Limited) district to the MU-2 (Mixed-Use Downtown Medium Density) district.



**N LEWIS ST**

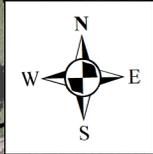
**E MAIN ST**

**S STONE ST**

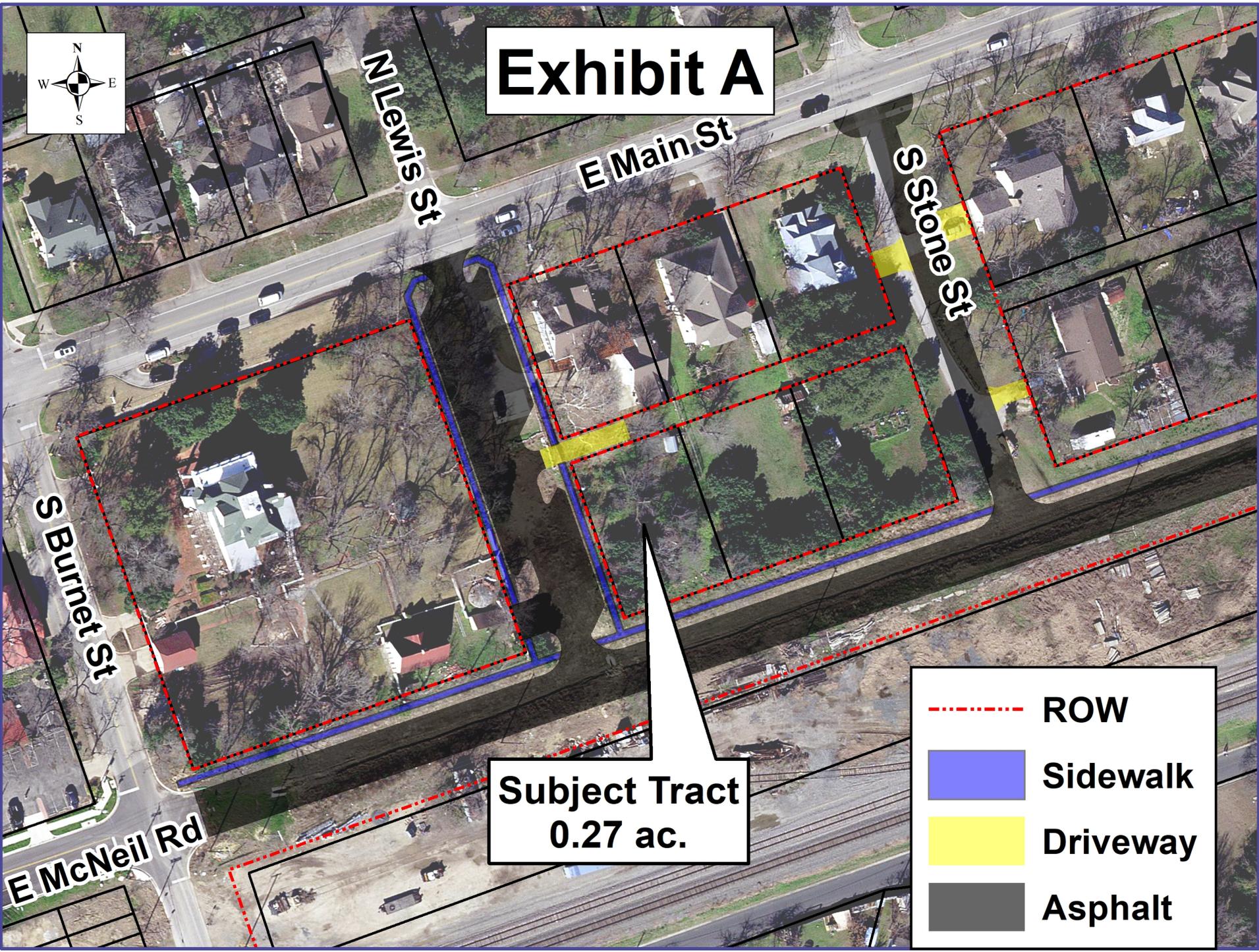
**S BURNET ST**

**Subject Tract  
0.27 ac**





# Exhibit A



N Lewis St

E Main St

S Stone St

S Burnett St

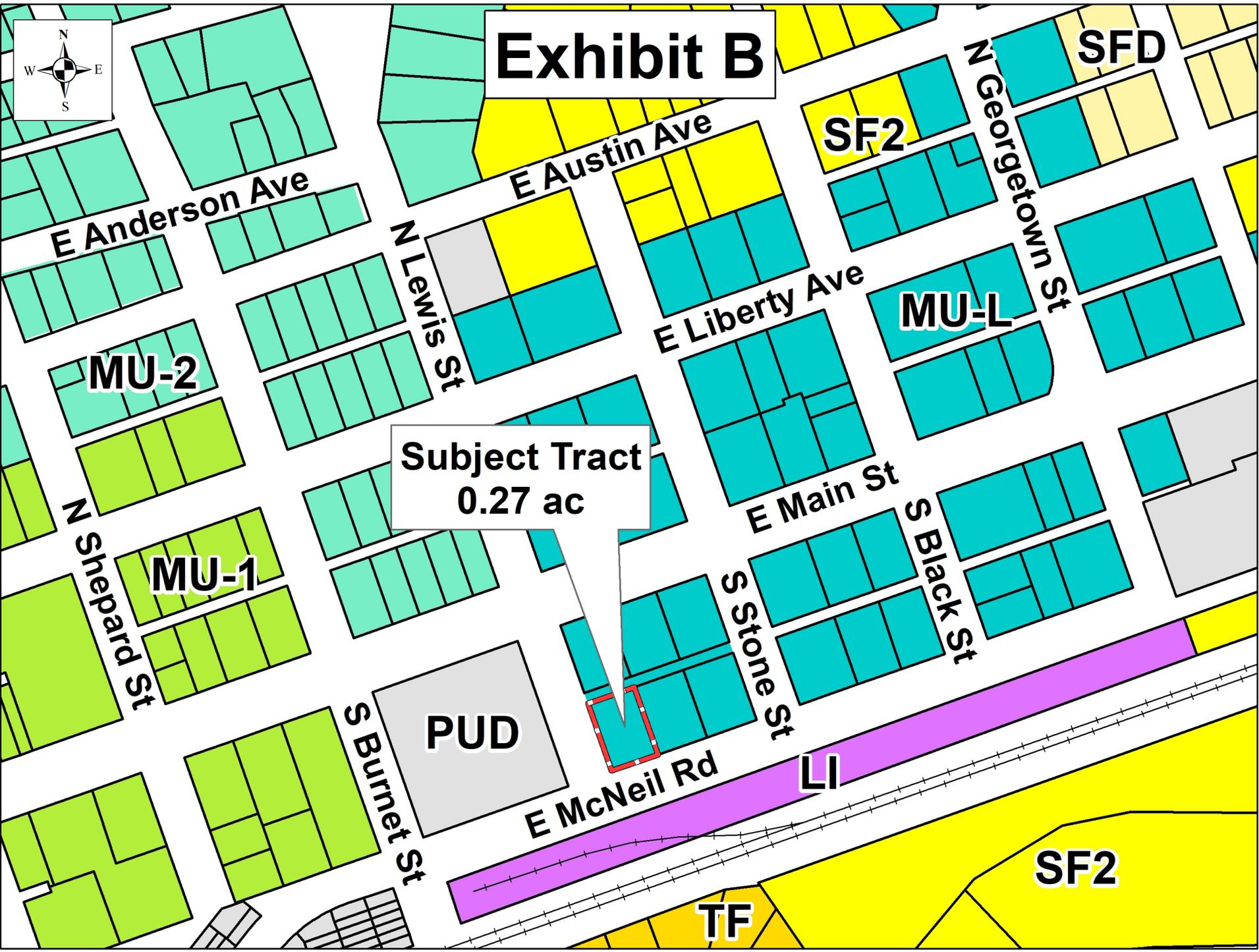
E McNeil Rd

Subject Tract  
0.27 ac.

- ROW
- Sidewalk
- Driveway
- Asphalt



# Exhibit B



**Subject Tract**  
0.27 ac

E Anderson Ave

E Austin Ave

SF2

SFD

N Georgetown St

E Liberty Ave

MU-L

MU-2

N Lewis St

Subject Tract  
0.27 ac

E Main St

N Shepard St

MU-1

PUD

S Stone St

S Black St

E McNeil Rd

LI

S Burnet St

SF2

TF