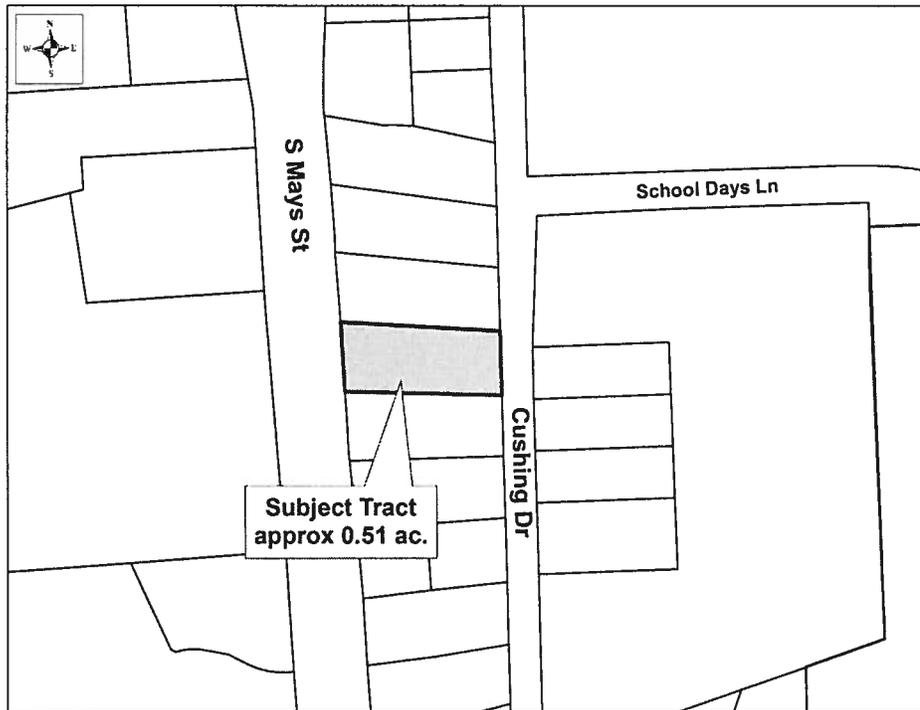


**1201 South Mays Rezoning
ZONING ZON1705-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from the SF-2 (Single Family - standard lot) zoning district to the C-1a (General Commercial - limited) zoning district.

ZONING AT TIME OF APPLICATION: SF-2 (Single family - standard lot)

DESCRIPTION: 0.51 acres out of the Egger's Southview Addition, Lot 7

CURRENT USE OF PROPERTY: single family residential

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: C-1 (General commercial) - parking area

South: SF-2 (Single family - standard lot) - single family residence

East: MF-2 (Multifamily - medium density) - single family residence and single story apartments

West: MF-2 (Multifamily - medium density) - apartments

PROPOSED LAND USE: commercial

TOTAL ACREAGE: 0.51

Owner:
Woodleys LLC
Jeff Woodley
1201 S. Mays St.
Round Rock, TX 78664

Agent
Woodleys LLC
Jeff Woodley
1201 S. Mays St.
Round Rock, TX 78664

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ZONING ZON1705-002**

HISTORY: The property was annexed in 1966 and was zoned for single family.

DATE OF REVIEW: June 21, 2017

LOCATION: East side of S. Mays St.; between Mays St. and Cushing Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site as appropriate for commercial uses. The subject tract and the two adjacent lots to the south are the only remaining residentially zoned tracts on the east side of S. Mays between Gattis School Rd. and Logan Street. The adjacent businesses and the traffic volume on N. Mays make these tracts no longer suitable for residential use. The property contains an existing residential structure, which could be converted to a commercial or office use, or a new commercial structure could be built.

The site has frontage on both S. Mays Avenue and Cushing Drive. While most of the surrounding property on the east side of Mays Avenue is zoned as C-1 (General Commercial), the C-1a (General Commercial – limited) district is appropriate for this location. The C-1a zoning district was created in 2002 to provide an alternative to General Commercial zoning. The C-1a district provides a more limited scope of permitted uses that are more suitable for non-highway frontage locations. The C-1a district has been recommended for most newly zoned commercial properties in the city.

Major differences between the C-1 district and the C-1a district:

- The following uses are not permitted in the C-1a district: Amusement parks or carnivals; boat sales (except on IH-35); camper sales (except on IH-35); campgrounds; flea markets; heavy equipment sales, rental and leasing; kennels; landscaping services; manufactured home sales; pawn shops; portable building sales; recreational vehicle parks; self-service storage; sexually oriented businesses; shooting ranges; tattoo parlors; truck service or repair; and truck stops;
- Vehicle sales are not permitted in the C-1a district, unless the use is located on a lot with frontage on IH-35

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from the SF-2 (Single family – standard lot) zoning district to the C-1a (General commercial – limited) zoning district.



S Mays St

School Days Ln

Cushing Dr



Subject Tract
approx 0.51 ac.

