

COMPREHENSIVE PLAN LAND USE DESIGNATION: Downtown Mixed-Use

HISTORY: Portions of downtown were rezoned to MU-1 (Mixed-Use Historic Commercial Core) district, MU-2 (Mixed-Use Downtown Medium Density) district, and MU-L (Mixed-Use Limited) district in 2013.

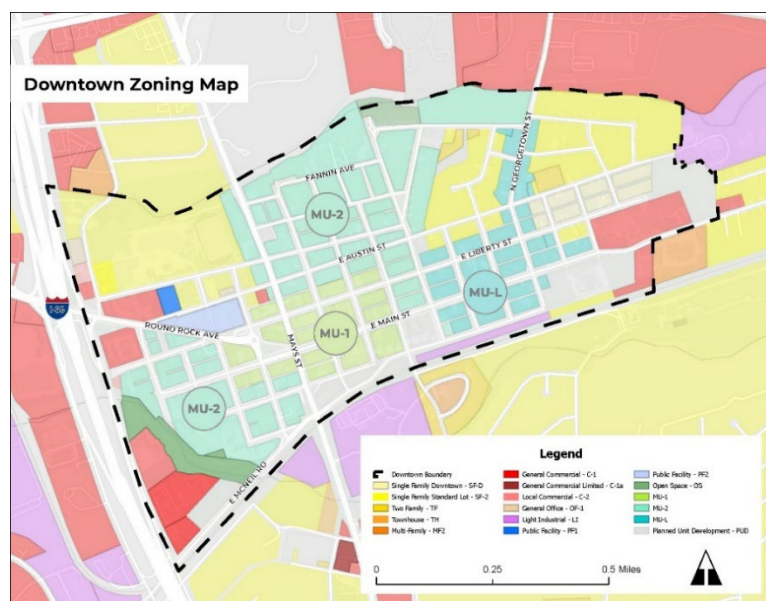
DATE OF REVIEW: September 3, 2025



STAFF REVIEW AND ANALYSIS:

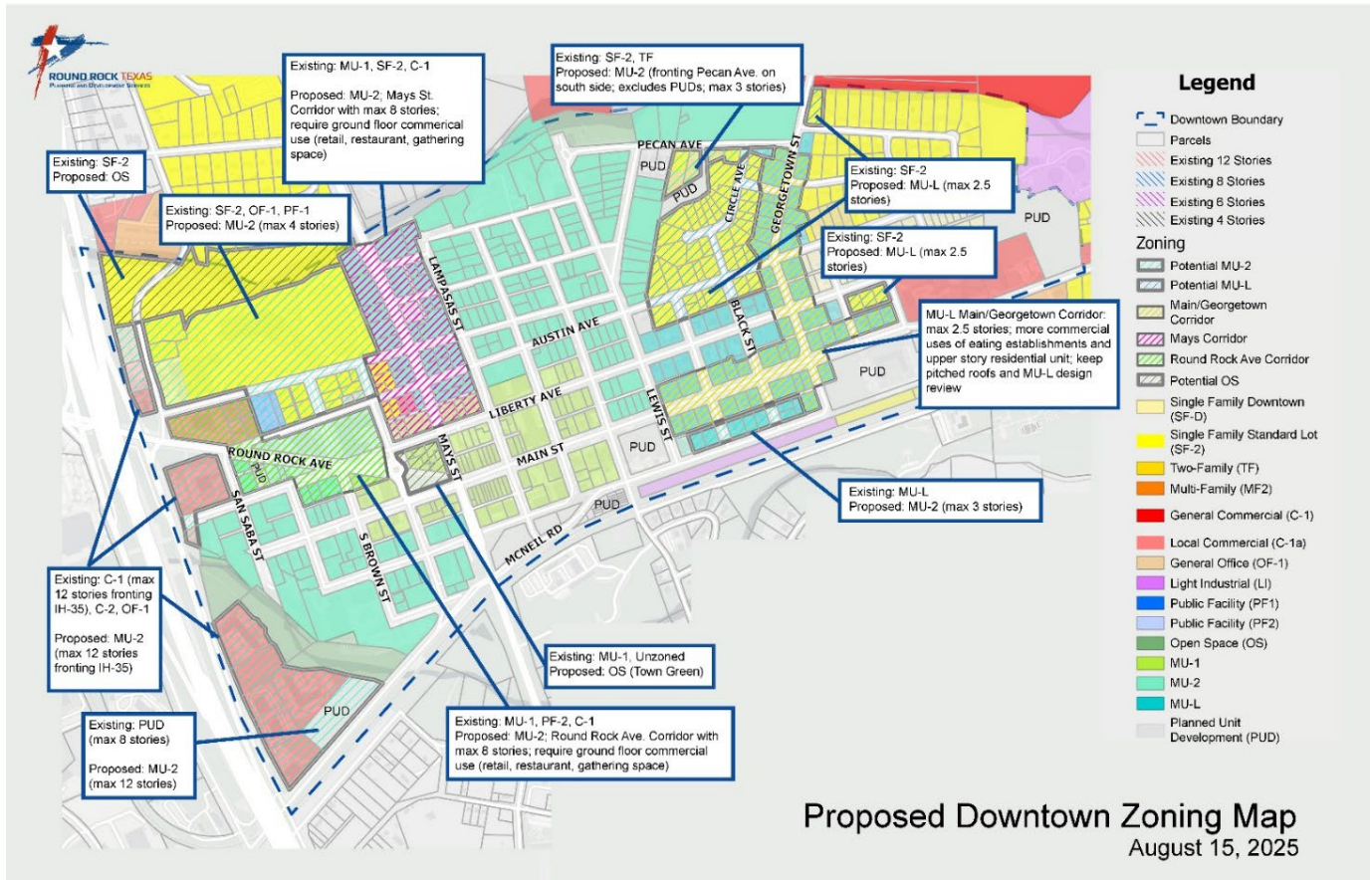
Background: Along with text amendments to the Code of Ordinances, PDS staff examined the existing zoning of each parcel in the downtown area to determine whether the zoning should remain or change.

EXISTING ZONING:



PROPOSED REZONING:

In all, staff is recommending rezoning of 114 parcels.



Downtown Round Rock – 114 Properties Proposed to be Rezoned

Address	Current Zoning	Proposed Rezoning	Address	Current Zoning	Proposed Rezoning	Address	Current Zoning	Proposed Rezoning
600 LEE ST	SF-2	OS	100 E LIBERTY AVE	MU-1	MU-2	402 ROUND ROCK AVE	PF2	MU-2
601 LEE ST	SF-2	OS	102 E LIBERTY AVE	MU-1	MU-2	500 ROUND ROCK AVE	C-1	MU-2
602 LEE ST	SF-2	OS	509 (REAR LOT) E MAIN ST	MU-L	MU-2	505 ROUND ROCK AVE	C-1	MU-2
800 BRUSHY CREEK DR	SF-2	MU-L	504 E MCNEIL RD	MU-L, H OVERLAY	MU-2, H OVERLAY	103 S BLACK ST	MU-L	MU-2
600 CIRCLE AVE	SF-2	MU-L	606 E MCNEIL RD	MU-L, H OVERLAY	MU-2, H OVERLAY	104 S BLACK ST	MU-L	MU-2
601 CIRCLE AVE	SF-2	MU-L	704 E MCNEIL RD	MU-L	MU-2	105 S BLACK ST	MU-L	MU-2
605 CIRCLE AVE	SF-2	MU-L	410 MCNEIL RD	PUD	MU-2	521 S IH 35	C-1	MU-2
606 CIRCLE AVE	SF-2	MU-L	609 E PECAN AVE	SF-2/TF	MU-2	541 S IH 35	C-1	MU-2
608 CIRCLE AVE	SF-2	MU-L	613 E PECAN AVE	TF	MU-2	551 S IH 35	C-1	MU-2
610 CIRCLE AVE	SF-2	MU-L	617 E PECAN AVE	TF	MU-2	555 S IH 35	C-1	MU-2
612 CIRCLE AVE	SF-2	MU-L	705 E PECAN AVE	MU-L	MU-2	559 S IH 35	C-1	MU-2
613 CIRCLE AVE	SF-2	MU-L	306 N BLACK ST	SF-2	MU-L	601 S IH 35	C-1	MU-2
614 CIRCLE AVE	SF-2	MU-L	307 N BLACK ST	SF-2	MU-L	111 S STONE ST	MU-L	MU-2
615 CIRCLE AVE	SF-2	MU-L	151 N BLAIR	MU-1, H OVERLAY, UNZONED	OS, H OVERLAY	201 W ANDERSON AVE	SF-2	MU-2
616 CIRCLE AVE	SF-2	MU-L	301 N BLAIR ST	SF-2	MU-2	205 W ANDERSON AVE	SF-2	MU-2
617 CIRCLE AVE	SF-2	MU-L	305 N BLAIR ST	SF-2	MU-2	300 W ANDERSON AVE	SF-2	MU-2
619 CIRCLE AVE	SF-2	MU-L	306 N BLAIR ST	SF-2	MU-2	303 W ANDERSON AVE	SF-2	MU-2
620 CIRCLE AVE	SF-2	MU-L	302 N BROWN ST	SF-2	MU-2	305 W ANDERSON AVE	PF1	MU-2
621 CIRCLE AVE	SF-2	MU-L	307 N BROWN ST	SF-2	MU-2	400 W ANDERSON AVE	SF-2	MU-2
622 CIRCLE AVE	SF-2	MU-L	309 N BROWN ST	SF-2	MU-2	401 W ANDERSON AVE	C-1	MU-2
624 CIRCLE AVE	SF-2	MU-2	310 N BROWN ST	SF-2	MU-2	403 W ANDERSON AVE	C-1	MU-2
625 CIRCLE AVE	SF-2	MU-L	421 N IH 35	C-1	MU-2	508 W ANDERSON AVE	SF-2	MU-2
512 E AUSTIN AVE	SF-2	MU-L	202 N LAMPASAS ST	MU-1	MU-2	103 W AUSTIN AVE	C-1	MU-2
600 E AUSTIN AVE	SF-2	MU-L	406 N LEE ST	C-2	MU-2	105 W AUSTIN AVE	C-1	MU-2
602 E AUSTIN AVE	SF-2	MU-L	507 N LEE ST	SF-2	MU-2	107 W AUSTIN AVE	SF-2	MU-2
604 E AUSTIN AVE	SF-2	MU-L	508 N LEE ST	OF-1	MU-2	108 W AUSTIN AVE	SF-2	MU-2
605 E AUSTIN AVE	SF-2	MU-L	509 N LEE ST	SF-2	MU-2	109 W AUSTIN AVE	SF-2	MU-2
606 E AUSTIN AVE	SF-2	MU-L	102 N MAYS	MU-1, UNZONED	OS	202 W AUSTIN AVE	OF-1	MU-2
608 E AUSTIN AVE	SF-2	MU-L	106 N MAYS	MU-1, H OVERLAY	OS, H OVERLAY	204 W AUSTIN AVE	OF-1	MU-2
609 E AUSTIN AVE	SF-2	MU-L	205 N MAYS ST	MU-1	MU-2	208 W AUSTIN AVE	SF-2	MU-2
701 E AUSTIN AVE	SF-2	MU-L	206 N MAYS ST	MU-1	MU-2	306 W AUSTIN AVE	SF-2	MU-2
702 E AUSTIN AVE	SF-2	MU-L	204 N STONE ST	SF-2	MU-L	402 W AUSTIN AVE	C-1	MU-2
704 E AUSTIN AVE	SF-2	MU-L	207 N STONE ST	SF-2, H OVERLAY	MU-L, H OVERLAY	406 W AUSTIN AVE	C-1	MU-2
705 E AUSTIN AVE	SF-2	MU-L	209 N STONE ST	SF-2	MU-L	102 W LIBERTY AVE	MU-1	MU-2
706 E AUSTIN AVE	SF-2	MU-L	702 PARK WAY	SF-2	MU-L	103 W LIBERTY	MU-1	OS
901 E LIBERTY	SF-2	MU-L	209 ROUND ROCK AVE	MU-1	MU-2	105 W LIBERTY	MU-1	OS
905 E LIBERTY	SF-2	MU-L	211 ROUND ROCK AVE	MU-1	MU-2	106 W LIBERTY AVE	MU-1	MU-2
909 E LIBERTY	SF-2, H OVERLAY	MU-L, H OVERLAY	306 ROUND ROCK AVE	PF2	MU-2	108 W LIBERTY AVE	MU-1	MU-2

JUSTIFICATION FOR CHANGES:

A combination of factors justify the proposed rezonings.

MU-1 (Mixed-Use Historic Commercial Core) district: Proposed to shrink slightly to be more focused around the two-block National Register Historic District in the 100-200 blocks of East Main Street. The goal is to ensure that building form is complementary to the existing historic district.

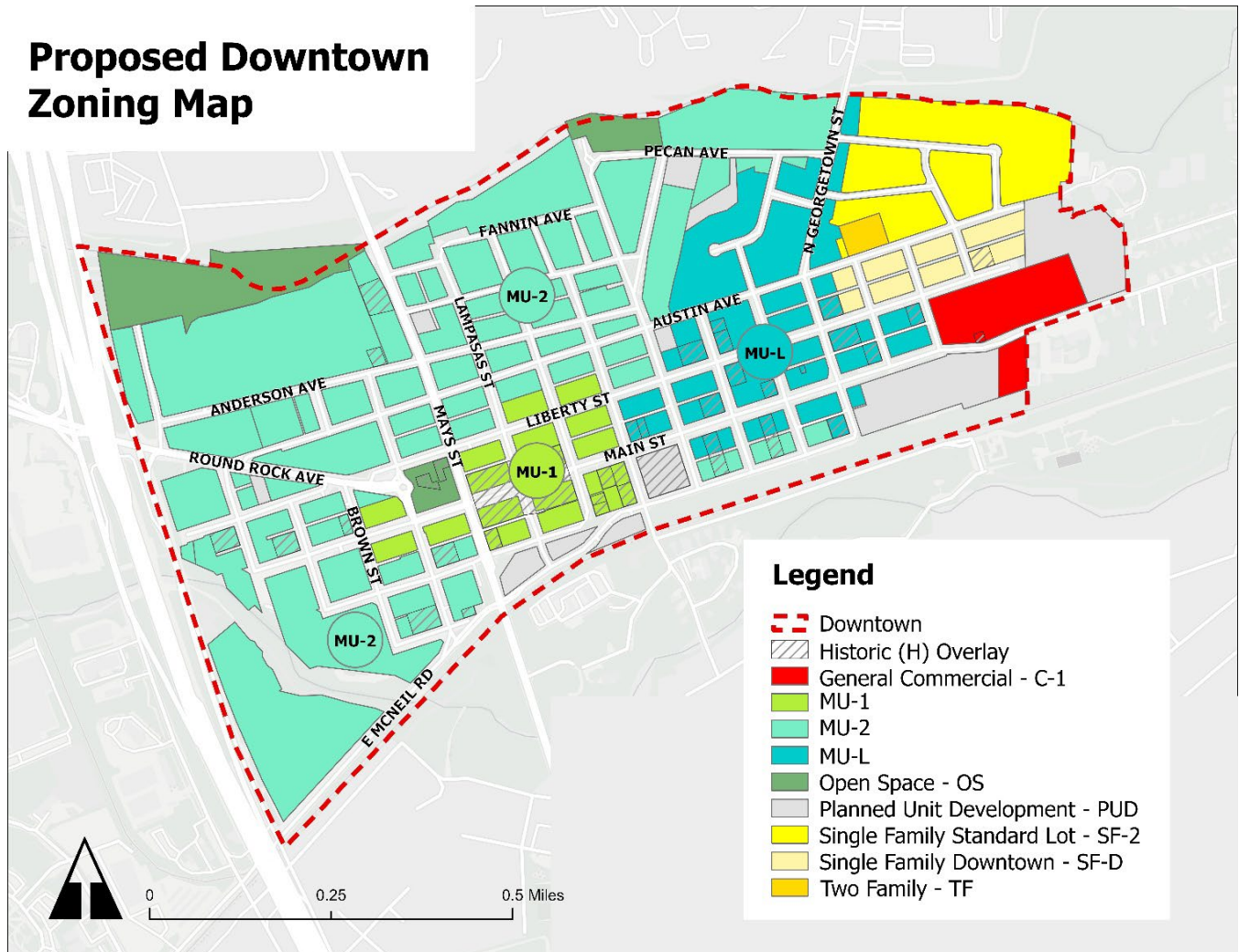
MU-2 (Mixed-Use Downtown Medium Density) district expands to parcels to the north of Round Rock Avenue and those parcels removed from MU-1. Additionally, MU-L parcels located on McNeil are now better suited for MU-2 zoning given the expanded connection of McNeil to Georgetown. Parcels along the IH-35 frontage that are currently zoned commercial are also proposed to be rezoned to MU-2 to ensure cohesive design and interface with downtown.

MU-L (Mixed-Use Limited) district is located in the east end of downtown. Parcels which are currently zoned single-family on Circle Ave. and on Austin Ave., as well as 3 single-family parcels on Liberty, are proposed for rezoning to MU-L. MU-L requirements are designed to maintain a residential look; therefore, while there is an allowance for limited commercial uses, MU-L will maintain its compatibility with existing single-family uses.

OS (Open Space) zoning is proposed where the downtown park is being developed around the water tower and also for Memorial Park.

PROPOSED ZONING MAP:

Proposed Downtown Zoning Map



RECOMMENDED MOTION:

Staff recommends approval of the rezonings.