

CITY OF ROUND ROCK
MEMO TO THE PLANNING AND ZONING COMMISSION

Meeting Date: June 5, 2013
Prepared By: Brad Dushkin, Planner; Joelle Jordan, Senior Planner
Re: Downtown Rezoning

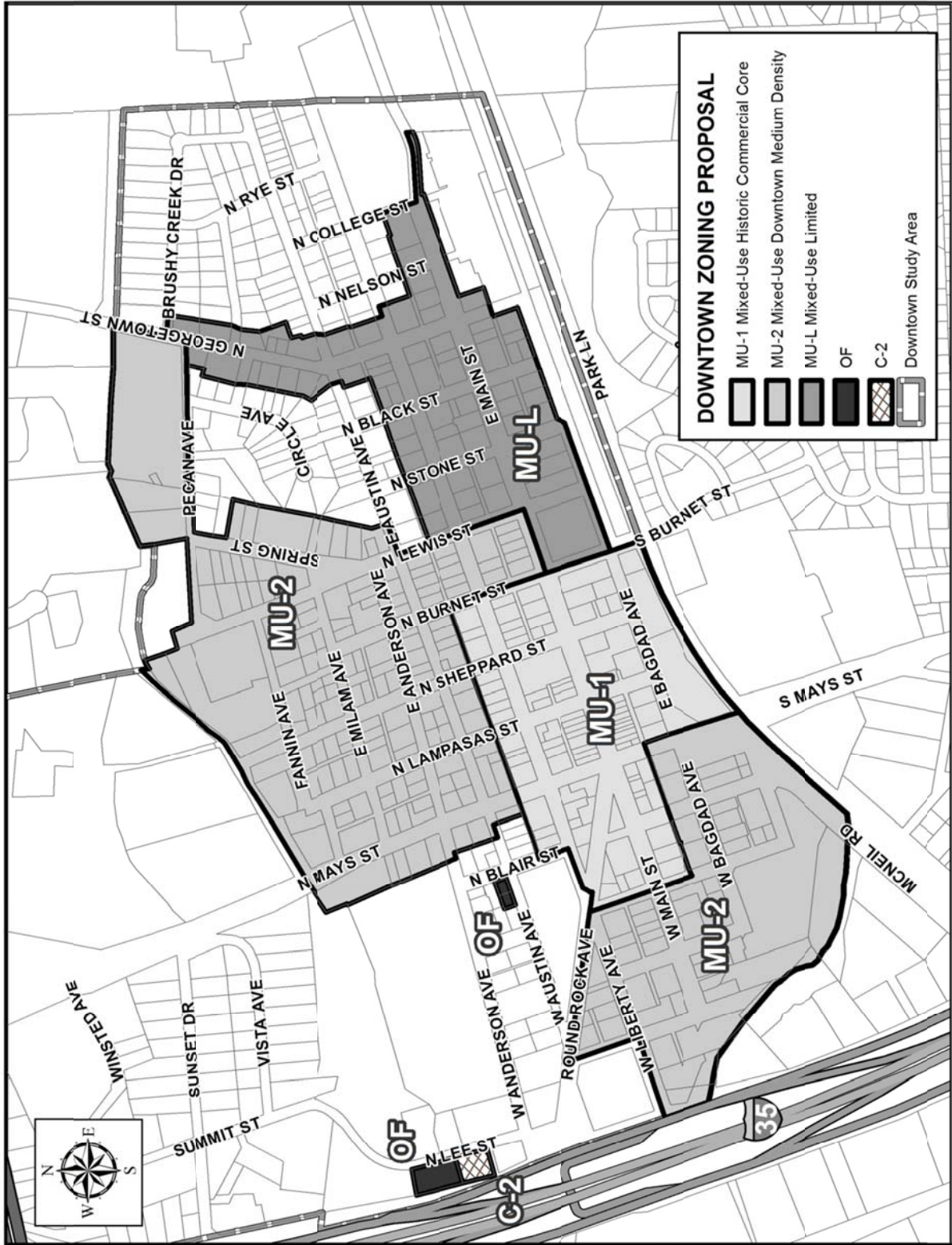
The following three items to be considered at this meeting is a sequence of proposed actions regarding downtown zoning.

Exhibits A through I and the accompanying adopting ordinance will rezone the vast majority of downtown to one of the proposed mixed-use districts: MU-1 (Mixed Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density) or MU-L (Mixed-Use Limited). Parcels proposed for rezoning are listed by address with accompanying maps, and are organized by type of rezoning (ex: C-1 to MU-1, C-1 to MU-2, etc.). Exhibit I includes the addition of 7 lots to the south of Main Street for rezoning from SF-2 to MU-L.

Three separate actions will be taken to recommend the rezoning proposal. In addition, staff recommends the following changes which are not reflected in the exhibits in your packet:

- The removal of 19 lots on West Anderson and West Austin Avenues from the proposed MU-2 district. These lots are included in the enclosed ordinance because all legal notices had been posted/mailed/published prior to this change. Two of the nineteen lots have been proposed for Office zoning.
- The reclassification of the two lots at 209 Round Rock Avenue and 211 Round Rock Avenue from MU-2 to MU-1.
- The removal of four lots on N. Lee Street from the MU-L district. Instead, staff proposes C-2 (Local Commercial) zoning for 406 N. Lee Street, OF (Office) zoning for 508 N. Lee, and the continuation of SF-2 (Single Family Standard Lot) for the remaining two lots on the east side of Lee Street.

The map on the reverse side of this memo shows the final rezoning proposal that staff recommends.



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT:

- (1) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO FROM DISTRICT C-1 (GENERAL COMMERCIAL) TO DISTRICT MU-1 (MIXED-USE HISTORIC COMMERCIAL CORE);**
- (2) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "B" ATTACHED HERETO FROM DISTRICT C-1 (GENERAL COMMERCIAL) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (3) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "C" ATTACHED HERETO FROM DISTRICT LI (LIGHT INDUSTRIAL) TO DISTRICT MU-1 (MIXED-USE HISTORIC COMMERCIAL CORE);**
- (4) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "D" ATTACHED HERETO FROM DISTRICT MU-1a (MIXED-USE SOUTHWEST DOWNTOWN) TO DISTRICT MU-1 (MIXED-USE HISTORIC COMMERCIAL CORE);**
- (5) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "E" ATTACHED HERETO FROM DISTRICT MU-1a (MIXED-USE SOUTHWEST DOWNTOWN) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (6) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "F" ATTACHED HERETO FROM DISTRICT OF (OFFICE) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (7) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "G" ATTACHED HERETO FROM DISTRICT PF-3 (PUBLIC FACILITIES HIGH INTENSITY) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (8) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "H" ATTACHED HERETO FROM DISTRICT FROM DISTRICT SF-2 (SINGLE-FAMILY STANDARD LOT) TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY);**
- (9) TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "I" ATTACHED HERETO FROM DISTRICT SF-2 (SINGLE-FAMILY STANDARD LOT) TO DISTRICT MU-L (MIXED-USE LIMITED).**

WHEREAS, pursuant to Sec. 46-105 (b)(1), Code of Ordinances (2010 Edition) the City Council on its own motion has requested city staff to initiate the process to amend the Official Zoning Map to rezone certain tracts of land located at the street addresses in Round Rock, Williamson County, Texas, listed below in Exhibits "A" through "I" attached hereto, and

WHEREAS, the zoning of the tracts described in Exhibit “A” is proposed to be changed from District C-1 (General Commercial) to District MU-1 (Mixed-Use Historic Commercial Core), and

WHEREAS, the zoning of the tracts described in Exhibit “B” is proposed to be changed from District C-1 (General Commercial) to District MU-2 (Mixed-Use Downtown Medium Density), and

WHEREAS, the zoning of the tracts described in Exhibit “C” is proposed to be changed from District LI (Light Industrial) to District MU-1 (Mixed-Use Historic Commercial Core), and

WHEREAS, the zoning of the tracts described in Exhibit “D” is proposed to be changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-1 (Mixed-Use Historic Commercial Core), and

WHEREAS, the zoning of the tracts described in Exhibit “E” is proposed to be changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-2 (Mixed-Use Downtown Medium Density), and

WHEREAS, the zoning of the tracts described in Exhibit “F” is proposed to be changed from District OF (Office) to District MU-2 (Mixed-Use Downtown Medium Density), and

WHEREAS, the zoning of the tracts described in Exhibit “G” is proposed to be changed from District PF-3 (Public Facilities, High Intensity) to District MU-2 (Mixed-Use Downtown Medium Density), and

WHEREAS, the zoning of the tracts described in Exhibit “H” is proposed to be changed from District SF-2 (Single-Family, Standard Lot) to District MU-2 (Mixed-Use Downtown Medium Density), and

WHEREAS, the zoning of the tracts described in Exhibit “I” is proposed to be changed from District SF-2 (Single-Family Standard Lot) to District MU-L (Mixed-Use Limited), and

WHEREAS, the foregoing proposed changes in the Official Zoning Map have been submitted to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the ____ day of June, 2013, and on the ____ day of _____, 2013, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the properties described in Exhibits “A” to “I” be rezoned as set forth below, and

WHEREAS, on the ____ day of _____ 2013, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council hereby determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 46-92 and Section 46-105, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, and other procedural matters has been fully complied with, **Now Therefore**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,
TEXAS:**

I.

That the City Council has considered and hereby makes the following findings regarding these amendments:

1. Said amendments are consistent with the general plan;
2. Said amendments are compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
3. The affected properties are suitable for uses that are and would be permitted by the amended zoning districts; and
4. Water, wastewater, and stormwater facilities are suitable and adequate and are available for the permitted uses in the amended zoning districts.

II.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit "A" is hereafter changed from District C-1 (General Commercial) to District MU-1 (Mixed-Use Historic Commercial Core).

III.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit "B" is hereafter changed from District C-1 (General Commercial) to District MU-2 (Mixed-Use Downtown Medium Density).

IV.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “C” is hereafter changed from District LI (Light Industrial) to District MU-1 (Mixed-Use Historic Commercial Core).

V.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “D” is hereafter changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-1 (Mixed-Use Historic Commercial Core).

VI.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “E” is hereafter changed from District MU-1a (Mixed-Use Southwest Downtown) to District MU-2 (Mixed-Use Downtown Medium Density).

VII.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “F” is hereafter changed from District OF (Office) to District MU-2 (Mixed-Use Downtown Medium Density).

VIII.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “G” is hereafter changed from District PF-3 (Public Facilities High Intensity) to District MU-2 (Mixed-Use Downtown Medium Density).

IX.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “H” is hereafter changed from District SF-2 (Single-Family Standard Lot) to District MU-2 (Mixed-Use Downtown Medium Density).

X.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit “I” is hereafter changed from District SF-2 (Single-Family Standard Lot) to District MU-L (Mixed-Use Limited).

XI.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted

and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this _____ day of _____, 2013.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2013.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2013.

ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk

EXHIBIT "A"
Page 1 of 3

FROM DISTRICT C-1 TO DISTRICT MU-1

108 E BAGDAD AVE
304 E BAGDAD AVE
106 N LAMPASAS ST
107 N LAMPASAS ST
202 N LAMPASAS ST
110 S LAMPASAS ST
111 S LAMPASAS ST
101 E LIBERTY AVE
102 E LIBERTY AVE
105 E LIBERTY AVE
107 E LIBERTY AVE
200 E LIBERTY AVE
201 E LIBERTY AVE
204 E LIBERTY AVE
206 E LIBERTY AVE
208 E LIBERTY AVE
210 E LIBERTY AVE
300 E LIBERTY AVE
301 E LIBERTY AVE
305 E LIBERTY AVE
306 E LIBERTY AVE
307 E LIBERTY AVE
308 E LIBERTY AVE
309 E LIBERTY AVE
310 E LIBERTY AVE
311 E LIBERTY AVE
103 W LIBERTY AVE
104 W LIBERTY AVE
105 W LIBERTY AVE
106 W LIBERTY AVE
108 W LIBERTY AVE
100 E MAIN ST
101 E MAIN ST
102 E MAIN ST
103 E MAIN ST
104 E MAIN ST
105 E MAIN ST
108 E MAIN ST
109 E MAIN ST
110 E MAIN ST
111 E MAIN ST

EXHIBIT "A"
Page 2 of 3

FROM DISTRICT C-1 TO DISTRICT MU-1

112 E MAIN ST
113 E MAIN ST
114 E MAIN ST
115 E MAIN ST
116 E MAIN ST
117 E MAIN ST
118 E MAIN ST
119 E MAIN ST
121 E MAIN ST
200 E MAIN ST
201 E MAIN ST
203 E MAIN ST
204 E MAIN ST
205 E MAIN ST
206 E MAIN ST
212 E MAIN ST
216 E MAIN ST
221 E MAIN ST
231 E MAIN ST
300 E MAIN ST
302 E MAIN ST
303 E MAIN ST
304 E MAIN ST
306 E MAIN ST
307 E MAIN ST
309 E MAIN ST
102 N MAYS ST
106 N MAYS ST
113 N MAYS ST
205 N MAYS ST
206 N MAYS ST
105 S MAYS ST
107 S MAYS ST
200 ROUND ROCK AVE
210 ROUND ROCK AVE
212 ROUND ROCK AVE
105 N SHEPPARD ST
109 N SHEPPARD ST
107 S SHEPPARD ST
109 S SHEPPARD ST

EXHIBIT "A"
Page 3 of 3

FROM DISTRICT C-1 TO DISTRICT MU-1



EXHIBIT "C"
Page 1 of 2

FROM DISTRICT LI TO DISTRICT MU-1

115 E BAGDAD AVE
311 E BAGDAD AVE

EXHIBIT "C"
Page 2 of 2

FROM DISTRICT LI TO DISTRICT MU-1



EXHIBIT "D"
Page 1 of 2

FROM DISTRICT MU-1a TO DISTRICT MU-1

105 S BLAIR ST
104 N BROWN ST
101 W MAIN ST
105 W MAIN ST
107 W MAIN ST
109 W MAIN ST
111 W MAIN ST
113 W MAIN ST
200 W MAIN ST
203 W MAIN ST
206 W MAIN ST
209 W MAIN ST
211 W MAIN ST
212 W MAIN ST
106 S MAYS ST

EXHIBIT "D"
Page 2 of 2

FROM DISTRICT MU-1a TO DISTRICT MU-1

