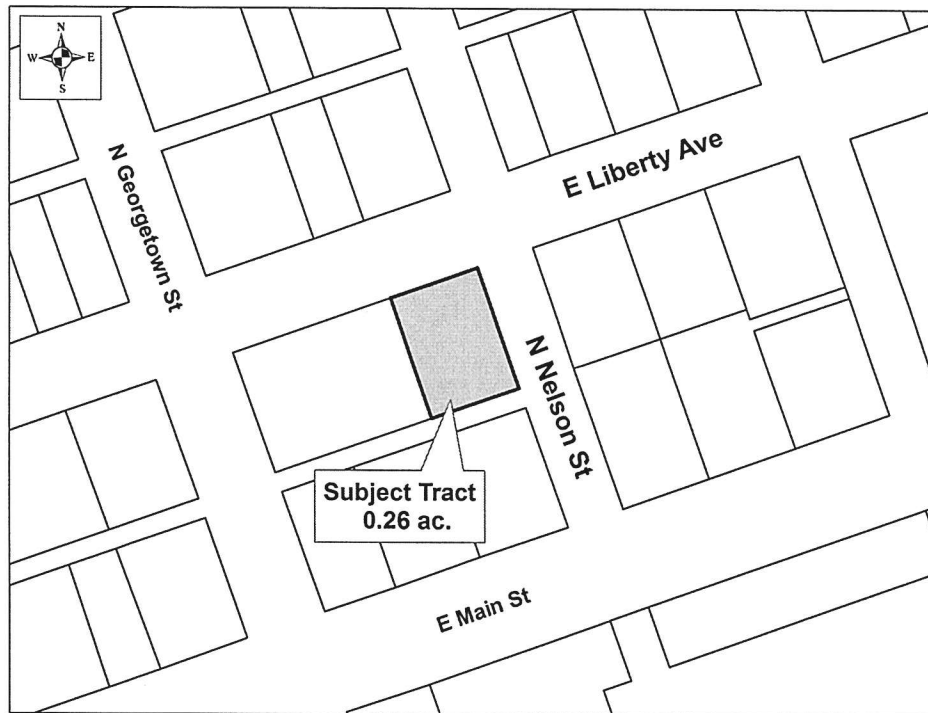


Keese Tract Rezoning (from SF-2 to MU-L)
ZONING ZON1508-004



CASE PLANNER: Brad Dushkin

REQUEST: 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: 0.26 acres out of the NELSON ADDITION, BLOCK 4, LOT 7 & 8

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: East Liberty Avenue right-of-way and single family across (zoned SF-2)

South: Single family (zoned SF-2 and H (Historic) overlay)

East: North Nelson Street right-of-way and single family across (zoned SF-2)

West: Single family (zoned MU-L (Mixed-Use Limited) and H (Historic) overlay)

PROPOSED LAND USE: Single family

TOTAL ACREAGE: 0.26

Owner:
JOHN A & BARBARA G KEESE
809 E LIBERTY ST
ROUND ROCK, TX 78664-4432

Agent
John and Barbara Keese

809 E. Liberty St.
Round Rock, TX 78664

Keese Tract Rezoning (from SF-2 to MU-L)
ZONING ZON1508-004

HISTORY: This tract is part of the Nelson Addition in the eastern area of downtown Round Rock and has been part of Round Rock for as long as the city has existed. It has been occupied only by single-family uses in recent history.

DATE OF REVIEW: October 6, 2015

LOCATION: Southwest corner of the intersection of East Liberty Avenue and North Nelson Street

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 surrounded on the west and south by MU-L zoning, and of the five properties in the block bounded by East Main Street, East Liberty Avenue, North Georgetown Street, and North Nelson Street, it is the only one without MU-L zoning. Rezoning this property to MU-L is reasonable given the contiguity with existing zoning.

The MU-L district is the least intense of the downtown mixed-use zoning districts. 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 this area of downtown, 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 tract has frontage on both E. Liberty Ave. and N. Nelson St., with a driveway and two-car garage taking access from N. Nelson St.

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



N Georgetown St

E Liberty Ave

N Nelson St

E Main St

**Subject Tract
0.26 ac.**

