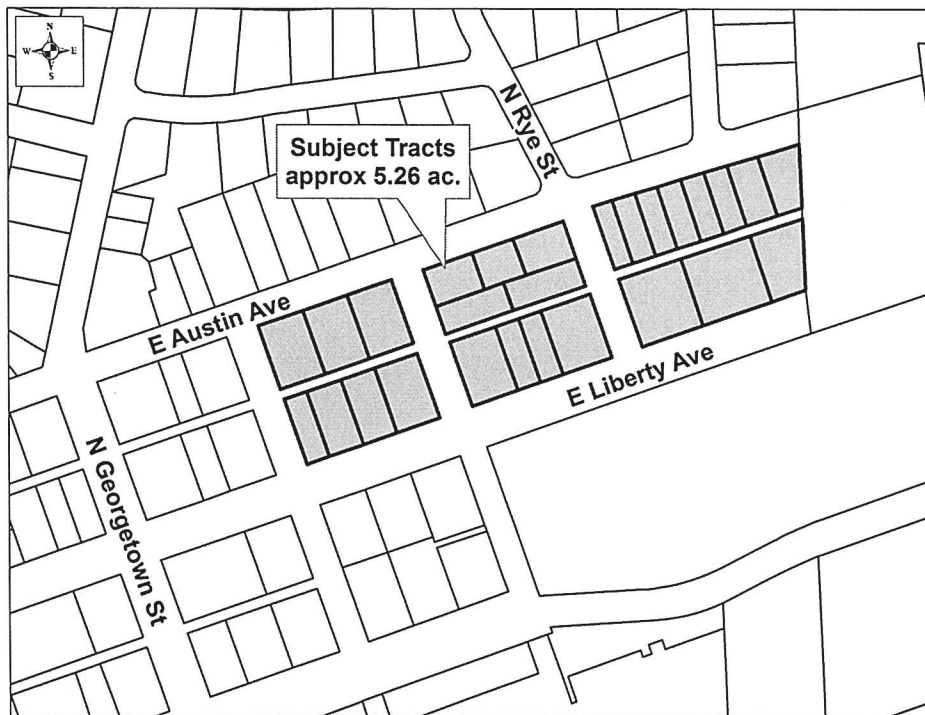


**Downtown Rezoning 27 Properties from SF-2 to SF-D**  
**ZONING ZON1607-002**



**CASE PLANNER:** Brad Dushkin

**REQUEST:**

**ZONING AT TIME OF APPLICATION:** SF-2 (Single-family - Standard Lot)

**DESCRIPTION:** 5.26 acres out of the Nelson Subdivision and Brady Subdivision

**CURRENT USE OF PROPERTY:** Single-family detached homes - zoned SF-2 (Single-family - Standard Lot)

**GENERAL PLAN LAND USE DESIGNATION:** Downtown Mixed-Use

**ADJACENT LAND USE:**

North: Single-family detached and duplexes - zoned SF-2 (Single-family - Standard Lot) and TF (Two-family)

South: Single-family detached homes, Altus Hospice, and Trinity Care Center - zoned SF-2 (Single-family - Standard Lot) and C-1 (General Comercial)

East: Vacant - zoned SF-2 (Single-family - Standard Lot)

West: Single-family detached homes - zoned SF-2 (Single-family - Standard Lot)

**PROPOSED LAND USE:** Single-family detached homes

**TOTAL ACREAGE:** 5.26

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Owner:

Agent

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**Downtown Rezoning 27 Properties from SF-2 to SF-D  
ZONING ZON1607-002**

**HISTORY:** The homes and lots encompassed by the proposed rezoning are some of the oldest in the city. Most were built around World War Two, but one dates to approximately 1910. Most lots are part of the unrecorded Nelson Subdivision but three are in the Brady Subdivision, which was recorded in 1980. All were purposefully left out of the downtown mixed-use zoning initiative in 2013 due to their distance from the downtown core and to preserve some of the single-family housing stock characteristic of historic Round Rock.

**DATE OF REVIEW:** August 17, 2016

**LOCATION:** East of North Nelson Street between East Liberty Avenue and East Austin Avenue

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates these lots as “Downtown Mixed-Use” which allows for a variety of residential uses as well as commercial uses. The current zoning district is SF-2 (Single-family – Standard Lot). The proposal to rezone the properties to SF-D (Single-family – Downtown) is consistent with the General Plan.

Summary: The SF-2 zoning district is designed for a typical, modern suburban neighborhood, which brings about issues when applied to significantly older portions of the city that have been occupied by homes since before the district existed. These homes are usually built closer to the street than permitted by the SF-2 district, and the lots on which they sit are smaller than permitted, making many of them legally non-conforming. This severely hinders a homeowner who might want to expand a home or add a garage.

The SF-D district contains standards to allow these homes and lots to come into conformity and have room for the homeowner to perform desired improvements. The front setback is contextual, meaning new homes or additions to the front of an existing home shall be at a similar depth on the lot as other homes on the same block. The minimum lot size is 4,356 square feet, which is one-tenth of an acre, and is small enough to accommodate every lot in the proposed new zoning district. The SF-D district also contains architectural standards to ensure new construction and renovations are compatible with the existing neighborhood, which has an historic character not found in any other single-family zoning district.

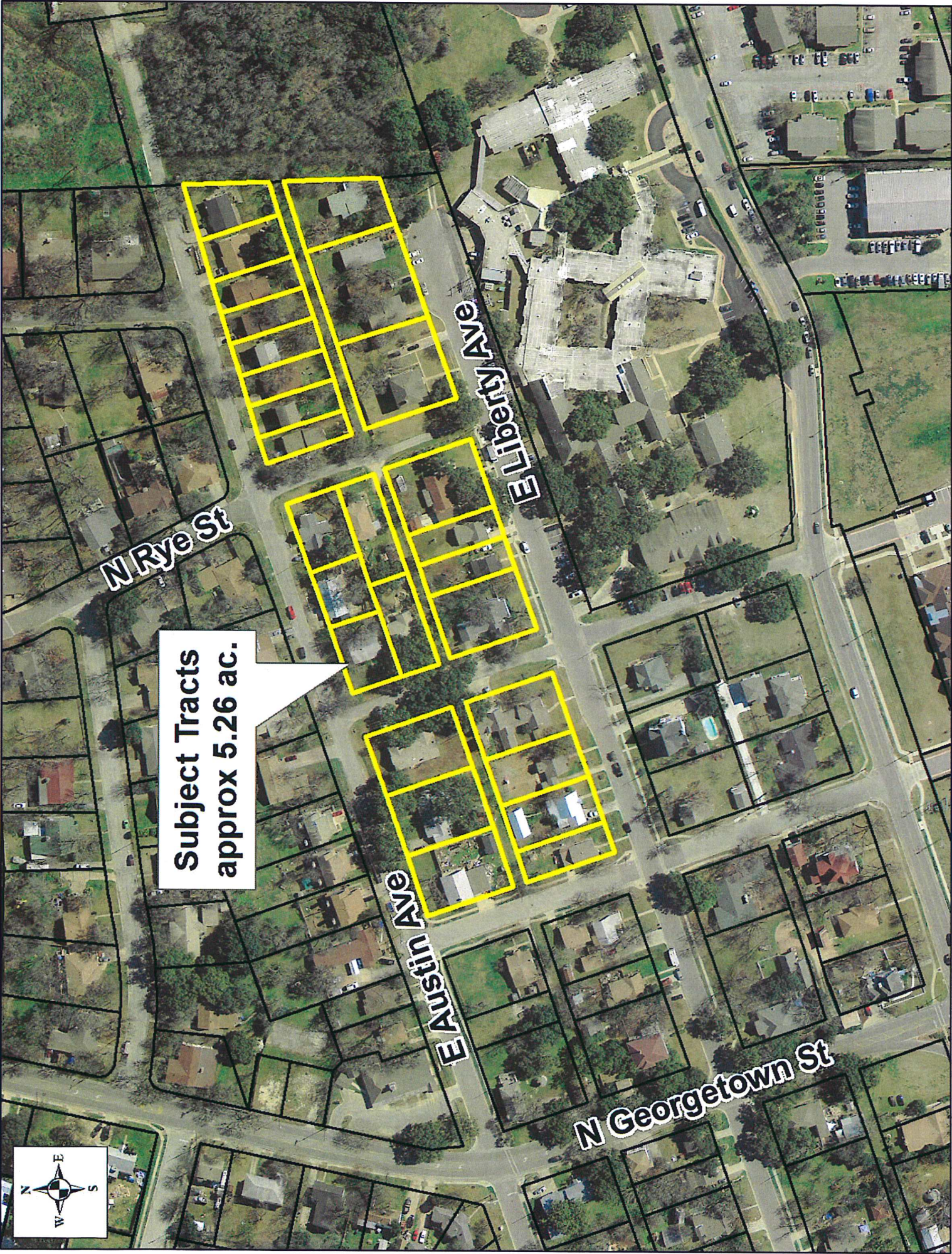
Staff has proposed the district to encompass three blocks in the eastern downtown neighborhood. The blocks to the north contain larger lots with relatively newer homes which conform to the SF-2 district and need not be included. A few lots to the northwest are zoned Two-family (TF) and contain duplexes, which are not appropriate for the new SF-D district. The blocks to the west and southwest contain homes and one business zoned MU-L (Mixed-Use Limited) and SF-2; staff is not proposing to rezone those SF-2 lots to SF-D, as they are more suitable for MU-L zoning should the owner seek to be rezoned due to their location adjacent to existing MU-L zoning and proximity to E. Main St. and N. Georgetown St.

The initial impetus for the creation of the district came from the neighborhood itself. The proposed standards and boundaries were formed with the assistance of a neighborhood representative who has since relocated outside the state. All affected property owners were mailed a draft copy of the SF-D zoning district in June for their review and comment. Since the public notices were disseminated around August 5, no property owners have contacted staff to voice support or opposition.

**RECOMMENDED MOTION:**

Staff recommends approval.





N Rye St

E Liberty Ave

Subject Tracts  
approx 5.26 ac.

E Austin Ave

N Georgetown St

