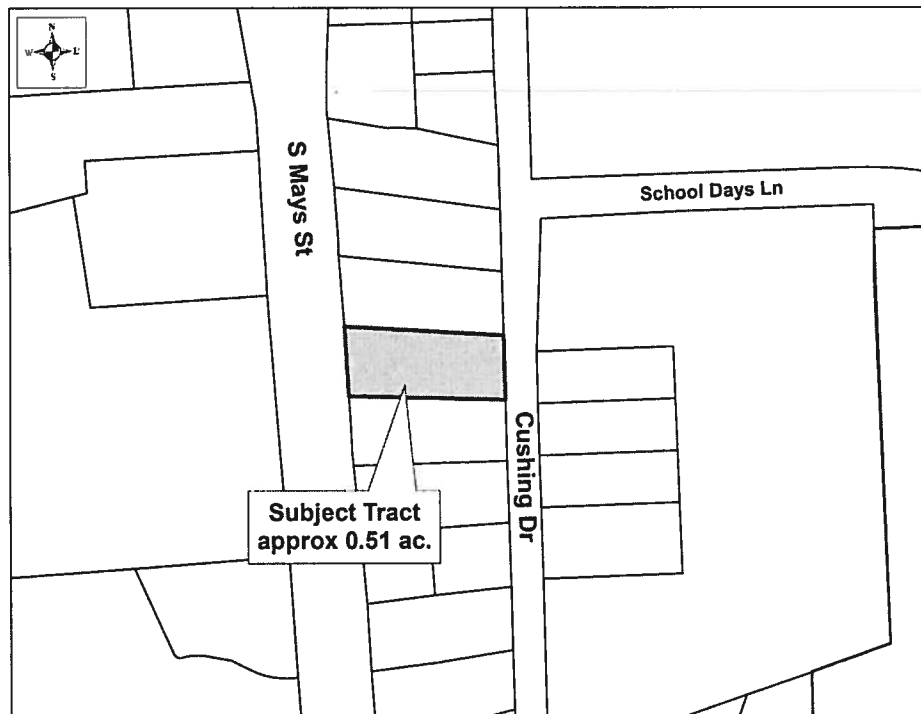


1201 South Mays Rezoning
ZONING ZON1705-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from the SF-2 (Single Family - standard lot) zoning district to the C-1 (General Commercial) 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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HISTORY: The property was annexed in 1966 and was zoned for single family residential development.

DATE OF REVIEW: July 19, 2017

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

UPDATE: *The Commission reviewed this property on June 21, 2017 and recommended the C-1a (General Commercial – limited) zoning district. The applicant subsequently requested that the Commission reconsider the property for the C-1 (General Commercial) zoning district. The staff recommendation remains the same - the C-1a (General Commercial – limited) zoning district.*

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.

Staff recommendation: Staff recommends the C-1a district because it is the preferred general commercial zoning district adopted by the City Council in 2005. It has been used for nearly all newly zoned general commercial properties since its adoption. The C-1a district prohibits certain uses, including: pawn shops, tattoo parlors, self-service storage, manufactured home sales, portable building sales, shooting ranges, truck service or repair, shooting ranges, and sexually oriented businesses. Other uses, vehicle sales, rental or leasing, including boats and campers, are allowed only on property which has IH-35 frontage. When the C-1a district was adopted, the C-1 (General Commercial) district was retained to prevent the creation of numerous non-conforming properties. There continue to be many properties zoned C-1, including properties surrounding the subject site. The City has invested a substantial amount of funding to improve the appearance of the Mays Avenue corridor, a gateway to downtown. As such, staff does not consider the C-1 zoning district as appropriate for this area.

Previous zoning actions (the last 5 years):

- All properties requesting commercial zoning have been zoned as C-1a (General Commercial – limited):
 1. 10.46 acres on Gattis School Road at the future intersection with Kenney Fort Boulevard;
 2. 2.3 acres on A.W. Grimes Boulevard, south of Louis Henna Boulevard;
 3. 3.6 acres on Greenlawn Boulevard, south of Louis Henna Boulevard;
 4. 0.28 acres on N. Mays Avenue, south of Bowman Road;
 5. 14.78 acres on the northbound IH-35 frontage road, north of Greenlawn Boulevard.
- All new or amended PUD (Planned Unit Development) zoning districts have utilized the C-1a (General Commercial – limited) zoning district as a base district:
 1. Avery Centre, Amendment No. 6 – 540 acres of mixed use districts;
 2. Greenlawn – 4.7 acres of commercial at the intersection with Pflugerville Loop;
 3. HR 79 – 5.9 acres along Palm Valley Boulevard, east of A.W. Grimes Boulevard;
 4. Diamond Oaks – 7.6 acres along Palm Valley Boulevard, east of Harrell Parkway;

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5. PUD 22 Amendment – 3.8 acres at Meister Lane and Louis Henna Boulevard;
6. Vizcaya – approximately 20 acres along University Boulevard, east of A.W. Grimes Boulevard;
7. PUD 59 Amendment – 35 acres at the northeast corner of IH-35 and University Boulevard.

Additional Considerations:

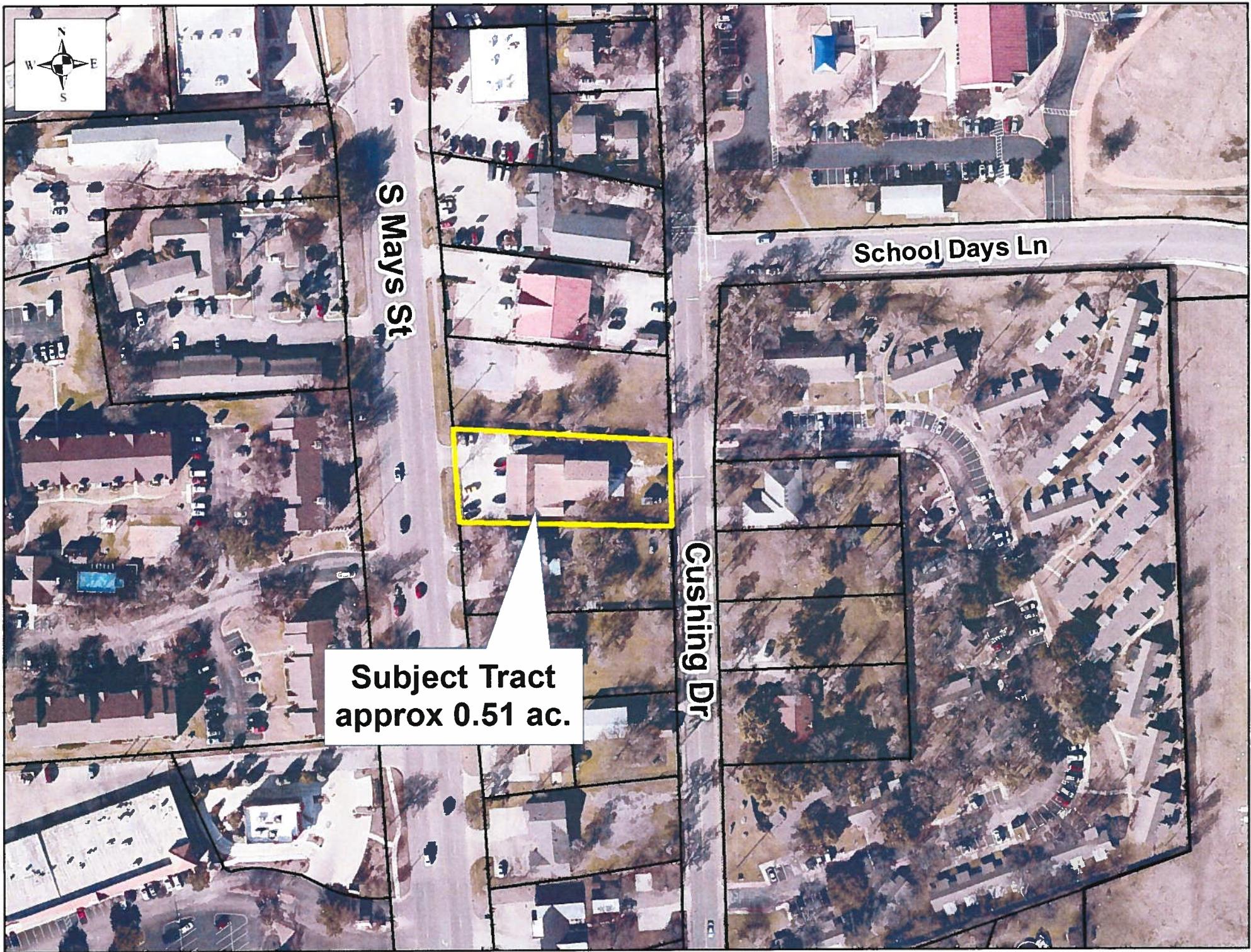
- There are two similarly situated properties along Mays Avenue which are zoned as C-1a. Both are former single family residences and are located adjacent to property zoned as C-1.
- A third property zoned as C-1a, located on the west side of Mays Avenue, is also located adjacent to property zoned as C-1.
- The entire front yard of the subject property was paved in 2014.
- The property owner acknowledged that cars have been on display for sale, a violation of the SF-2 (Single Family – standard lot) zoning district; a photo taken by Google Maps in October of 2016 confirms this.
- If a zoning change to commercial were to be approved and commercial uses proposed, the property must come into compliance with the Code's site development standards, including sidewalk installation, commercial driveway requirements, drainage, fire code, landscaping, and parking lot design.

C-1a:

- The C-1a district prohibits the following uses: *amusement parks or carnivals; 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, rental or leasing, including boats and campers* are permitted in the C-1a district only if the property has frontage on IH-35.

RECOMMENDED MOTION:

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



S Mays St

School Days Ln

Cushing Dr

Subject Tract
approx 0.51 ac.