City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2019-0314		
Type:	Ordinance	**Status:**	Approved
File created:	7/3/2019	**In control:**	City Council
On agenda:	7/25/2019	**Final action:**	7/25/2019
Title:	Consider public testimony regarding, and an ordinance zoning 12.82 acres located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. to the C-2 (Local Commercial) zoning district. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Vicinity Map		

Date	Ver.	Action By	Action	Result
7/25/2019	1	City Council	approve	Pass
7/25/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance zoning 12.82 acres located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. to the C-2 (Local Commercial) zoning district. (First Reading)*

The property was annexed into the City on February 14, 2019. At that time, three zoning districts were adopted: 30.36 acres were zoned as MF-1 (Multifamily - low density), 8.03 acres were zoned as C-2 (Local Commercial) and 179.71 acres were zoned as SF-3 (Single Family - Mixed Lot). The property owners, Scott Cressman, et al., have since requested a change to the boundaries for these districts.

Currently, the property along the E. Old Settlers Boulevard frontage is split between the MF-1 and C-2 zoning districts. The proposal is to rearrange the MF-1 and C-2 boundaries so that the entire street frontage is zoned as C-2. To achieve this, the adopted MF-1 and C-2 zoning district boundaries will be repealed, and new boundaries adopted. In addition, 3.36 acres of the adjacent SF-3 zoned parcel will be rezoned to MF-1. This will result in a MF-1 zoned parcel of 28.94 acres, a C-2 zoned parcel of 12.82 acres, and a SF-3 parcel of 176.35 acres.

This ordinance adopts the new boundaries for the C-2 parcel. The C-2 district provides for local commercial uses, with a maximum height of 2 stories. The size of retail sales and restaurant/bar uses is limited, based on the size of the site and whether it has frontage on E. Old Settlers Blvd. No individual use shall exceed 2,500 square feet of gross floor area on sites smaller than two acres. Up to 5,000 square feet of gross floor area is allowed on sites larger than two acres. On sites with 50 percent or greater frontage on E. Old Settlers Blvd., no individual use shall exceed 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks where an intervening building effectively screens the drive-through area from any adjacent residences.

The Planning and Zoning Commission held a public hearing on June 19, 2019 and voted 8-0 to

recommend approval of the rezoning. There were no speakers at the public hearing.