City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2016-3780		
Type:	Ordinance	**Status:**	Passed
File created:	8/31/2016	**In control:**	City Council
On agenda:	9/22/2016	**Final action:**	9/22/2016
Title:	Consider public testimony regarding, and an ordinance amending Chapter 46, Code of Ordinances (2010 Edition), to create new zoning district SF-D (Single - family - downtown), by adding section 46.136.1, and amending section 46-160(e)(2). (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance		

Date	Ver.	Action By	Action	Result
9/22/2016	1	City Council	approve	Pass
9/22/2016	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance amending Chapter 46, Code of Ordinances (2010 Edition), to create new zoning district SF-D (Single - family - downtown), by adding section 46.136.1, and amending section 46-160(e)(2). (First Reading)*

This code amendment proposes to create a new single-family zoning district for an area of east downtown that is home to many non-conforming structures and lots. The genesis of this district is a homeowner who has since moved out of the area, but with whom staff agreed a new zoning district could be an appropriate way to address the nature of the affected lots. Many of the lots and structures in the proposed district were built prior to the creation of the current SF-2 zoning district and are non-conforming in a number of ways. They don't meet the minimum lot size requirement, lack a garage, are built too close to the street, or have another feature that makes the SF-2 requirements impossible to meet. The proposed SF-D district will essentially make these lots and structures conforming again while allowing property owners to renovate or build new homes without being constrained by the SF-2 standards. The district also includes architectural standards that will seek to ensure the integrity of the historic character of the neighborhood.

Staff began work on the district in 2015 and frequently corresponded with the homeowner to ensure the proposed regulations would be received favorably. Staff also discussed the creation of this district with many of his neighbors at an informal meeting and it was well received. Finally, staff sent a draft copy of the district regulations to the affected property owners in June of this year seeking further feedback, but none was received.

The Planning and Zoning Commission unanimously recommended approval at their meeting on August 17, 2016. One downtown resident who would be unaffected by the district spoke in favor of it during the public hearing and expressed a desire for it to be made available for other homeowners in a similar situation in other parts of downtown.

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Staff recommends approval