



gateway to downtown Round Rock. Two similar properties on Mays Avenue have been rezoned from SF-2 to C-1a and a larger tract on the west side of Mays Avenue near the intersection with Logan Street were also zoned as C-1a for this reason. In addition, all properties on which general commercial zoning has been requested over the last five years have been designated for the C-1a district. The C-1a district has also been used as the basis for general commercial uses in all PUDs (Planned Unit Developments) approved in the same period.

The applicant initially requested C-1a zoning for the property, but following a recommendation from the Planning and Zoning Commission for C-1a, changed his mind and asked for consideration of the C-1 zoning district instead. During his testimony at the public hearings, he acknowledged having already used the property for the display of cars for sale, despite this being a violation of the zoning code.

The Planning and Zoning Commission voted 4-3 to recommend approval of the rezoning to C-1 (General Commercial) at their meeting on July 19, 2017, against the recommendation of staff.

**Recommendation: Staff continues to recommend denial of the rezoning to C-1 (General Commercial).**