City of Round Rock

221 East Main Street
Round Rock, Texas 78664

Legislation Details (With Text)

File #:	2020-0014		
Type:	Ordinance	**Status:**	Approved
File created:	12/18/2019	**In control:**	City Council
On agenda:	1/9/2020	**Final action:**	1/9/2020
Title:	Consider public testimony regarding, and an ordinance rezoning 2.90 acres located west of Mandell Street between W. Nash Street and W. Logan Street from the SF-2 (Single-Family - Standard Lot) zoning district to the TF (Two-Family) zoning district. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Aerial Photo, 4. Vicinity Map with surrounding zoning		

Date	Ver.	Action By	Action	Result
1/9/2020	1	City Council	approve the first reading	Pass
1/9/2020	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance rezoning 2.90 acres located west of Mandell Street between W. Nash Street and W. Logan Street from the SF-2 (Single-Family - Standard Lot) zoning district to the TF (Two-Family) zoning district. (First Reading)*

The property has been zoned for single family since 1969. The owner, Richard Cepeda, has requested a rezoning of the property to allow for two-family units. The property is between W. Nash Street on the north, W. Logan Street on the south, Mandell Street on the east and a drainage channel on the west. It is vacant except for a single family house on an approximately 8,000 square foot lot, at 712 Mandell Street, the southwest corner of Logan Street and Mandell Street. The proposal is for single-family attached dwelling units, where a single dwelling unit, located on its own lot, shares a common wall with one other dwelling unit, also located on its own lot. The TF district requires a minimum lot area of 3,500 sq. ft., with a minimum lot width of 35 ft. and a maximum height of 2 ½ stories.

The applicant has stated that nine buildings, with two single-family units in each building, for a total of 18 dwelling units are planned. The Planning and Zoning Commission held a public hearing and voted 7-0 to recommend approval of the rezoning at their meeting on December 4, 2019. There were no speakers at the public hearing.

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