



## Legislation Text

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**File #:** 2019-0005, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning 1,536 square feet of land located at 704 E. Main from the MU-L (Mixed-Use Limited) zoning district to the MU-L-H (Mixed-Use Limited with Historic Overlay) zoning district. (First Reading)\*

This request is to add H (Historic Overlay) zoning to a historic outbuilding recently relocated to 704 E. Main Street. The structure, built circa 1900, was originally the servants' cottage at 405 E. Main Street (a.k.a. Woodbine Mansion). In its original location, it was zoned MU-L (Mixed-Use Limited) with H (Historic Overlay). The new location is also has a base zoning of MU-L, which will remain unchanged.

In June 2018, the owner of 405 E. Main Street requested a Certificate of Appropriateness (CofA) from the Historic Preservation Commission (HPC) to demolish the cottage because it could not be adapted as part of the property's conversion to an event facility. The HPC denied the CofA and imposed a 120-day waiting period before a demolition permit could be issued. A nearby property owner offered to relocate the cottage.

On August 21, 2018, the HPC approved the relocation of the cottage to 704 E. Main Street as an alternative to demolition with the condition that it would be protected with H (Historic Overlay) zoning in its new location. The HPC recommended the 704 E. Main location because the cottage would remain in the same neighborhood as the mansion, and the existing structure on the relocation site is a Queen Anne style home of similar age as the cottage. At the same meeting, the HPC voted separately to recommend that the area where the cottage would ultimately be situated, have H (Historic Overlay) zoning. The dimensions of the rezoning area were determined after the cottage had been permanently attached to its new foundation.

Round Rock designates historic landmarks by applying an H (Historic Overlay), which does not affect the permitted use of the property, but imposes other conditions.

- Any alterations to the property (e.g. changing the windows, siding material, or paint color) must first be approved with a Certificate of Appropriateness (CofA), which may be issued by the HPC or staff, depending on the significance of the change. Changes made without a CofA may result in a zoning violation.
- A property with H zoning may be exempted from certain zoning standards (e.g. setbacks, façade requirements) if they would reduce the property's historic integrity.
- Properties with H zoning are eligible to apply for a partial property tax exemption. When only part of a lot has H overlay zoning, the exemption is pro-rated for the portion of the lot and structures that have the overlay.

Staff recommends approval of the rezoning to add H (Historic Overlay) zoning, in accordance with the Historic Preservation Commission's recommendation on August 21, 2018. The Planning and Zoning Commission also recommended the addition of the H(Overlay Zoning) at their December 5, 2018 meeting. At that meeting, a public hearing was held where no members of the public spoke concerning this item.

