



Legislation Text

File #: 2023-194, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 0.34 acres located south of Round Rock Avenue and east of N. San Saba Street from the MU-2 (Mixed-Use Downtown Medium Density) zoning district to the PUD (Planned Unit Development) No. 151 zoning district. (First Reading)*

Proposal: The applicant, Swallow Wines, is requesting to rezone 0.34 acres from MU-2 (Mixed-Use Downtown Medium Density) to a PUD (Planned Unit Development) for the purpose of a wine tasting room.

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive Plan designates this tract as Downtown Mixed-Use. The property is currently zoned MU-2 (Mixed-Use Downtown Medium Density) district. This district provides for mixed land uses primarily devoted to combining moderate-density residential development with moderate-density commercial development. Complementary residential and commercial uses can be in the same building, on the same site, or in the same block. With regard to eating and drinking establishments, the MU-2 zoning district does not permit establishments that serve alcohol only, hence the request for a PUD to accommodate a wine tasting room that serves alcohol only.

The MU-2 zoning district excluded establishments that serve alcohol only to ensure that bars would not locate beyond the historic commercial core of the downtown (MU-1 zoning district), thus protecting adjacent residential areas against any potential negative impacts. Due to the proposed location of the tasting room on Round Rock Avenue, it is not considered to be within the area of concern with regard to neighborhood compatibility.

Proposed PUD (Planned Unit Development) zoning: The PUD proposes to allow the use of a wine tasting room. A wine tasting room is defined in the PUD as an establishment for the sale and consumption of wine on the premises and the sale of wine by the bottle for consumption off of the premises as defined by the TABC Winery Permit (G). The PUD also provides allowances for on-site food trucks. Additionally, if an outdoor patio is added, the owner shall install a compatibility wall consistent with the location as shown in Exhibit B or seek an administrative waiver in accordance with the terms of the PUD. The compatibility wall shall be comprised of natural stone, simulated stone, or brick and shall be a minimum of six feet in height.

Traffic, Access, and Roads: The property has existing driveways that access Round Rock Ave and W Liberty Ave.

At its May 17, 2023 meeting, the Planning and Zoning Commission unanimously recommended

approval of the proposed PUD. There were no public speakers.