



Legislation Text

File #: 2018-5740, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 1.8 acres located at 405 E. Main Street from the MU-L (Mixed-Use Limited) zoning district to the PUD (Planned Unit Development) No. 115 zoning district (Woodbine Events Center) to allow for an event center. (First Reading)*

The purpose of the rezoning to PUD (Planned Unit Development) No. 115 is to allow the property to be used as an event center. The Nelson-Crier House was constructed between 1895 and 1900, with significant remodeling in 1931. In 1960, Eugene N. and Jean Crier Goodrich bought and renovated the mansion and named it Woodbine. It has been a single-family home since its construction. It was recently purchased by Robert and Olga Levin, who have begun remodeling it for use as a private event center, to be known as Woodbine Mansion.

The general plan designates the property as downtown mixed-use. It is zoned as MU-L (Mixed-use - limited) and H (Historic overlay). Uses allowed in the MU-L district include single-family and limited commercial uses in structures that are single-family residential in style. Specific uses include bed and breakfast, office, live/work units, and very limited retail uses. The purpose of the H district is to preserve structures, sites or areas that have outstanding historical and cultural significance. It requires that a certificate of appropriateness be received from the historic preservation commission prior to the start of any development.

An event center consists of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social and corporate gatherings such as weddings, parties, receptions, and dances. Although it is an allowed use in the MU-1 (Mixed-use historic commercial core) and an allowed use by special exception in the MU-2 (Mixed-use downtown medium density) zoning districts, it is not allowed in the MU-L (Mixed-use limited) district. This PUD adds the event center use, in addition to the MU-L uses currently allowed.

Events will be held both on the grounds and in the house itself. Any on-site parking spaces must be located behind the house. Additional parking will include nearby on-street public spaces and private parking lots made available through agreements with the property owners. For events with 200 guests or more, a shuttle will be provided to private parking areas farther from the site. Operating hours will be limited to 7:00 am to 1:00 am for access to the public and no outdoor activities shall occur after 11:00 pm. Any noise from events will be subject to the City's noise ordinance as it relates to commercial uses.

The applicant provided a tour and described their plans for the site to the Heart of Round Rock neighborhood association on June 12, 2018. Approximately 40 people attended and there were no concerns raised. The Planning and Zoning Commission conducted a public hearing and voted 7-0 to recommend approval of the rezoning at their meeting on July 18, 2018. There were three speakers at the public hearing, two who were in support of the rezoning and one who was opposed. The speaker in opposition was concerned about increased noise and parking in the area.

