



## Legislation Text

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**File #:** 2020-0132, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning four tracts of land located on the west side of N. Nelson St. between E. Austin Ave. and E. Liberty Ave. from the SF-2 (Single Family - Standard Lot) zoning district to the SF-D (Single Family - Downtown) zoning district. (First Reading)\*

The City adopted downtown zoning districts, including MU-1 (Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density), MU-L (Mixed-Use Limited) and SF-D (Single Family Downtown) in 2013. This is a City-initiated rezoning of four properties on one block from the SF-2 (Single Family Standard Lot) district to the SF-D district. The purpose of the SF-D zoning district is to accommodate low density single family development on lots that are not large enough to meet the requirements of the SF-2 zoning district. It includes standards to reinforce the scale and design of the neighborhood, which contains numerous historic structures. Only single family uses are allowed in the SF-D district. These four properties are contiguous to the SF-D area established in 2013, which is across Nelson Street to the east.

The owner of the property at 206 Nelson Street has an approximately 11,249 square foot lot which contains one residence, located on the southern half of the lot. The owner would like to subdivide the lot to provide a second residence, but the SF-2 district requires each lot to be at least 6,500 square feet, therefore it is not large enough to be subdivided. The lot size requirement in the SF-D district is 4,356 square feet, which could provide for two lots. The rezoning would also provide an opportunity for a residence to be built on the vacant property at 805 E. Austin Avenue and would allow for residences on the other two lots to conform with the SF-D standards.

Each property owner was notified of the City-initiated rezoning and they were provided copies of the SF-D zoning district and were offered an opportunity to meet with City staff. Only the owner of 206 Nelson has communicated with City staff and she is in favor of the rezoning. The leaders of the Heart of Round Rock Neighborhood Association were notified of the proposed rezoning and one of the members, Cathey Carter, has expressed support. The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of the rezoning at their meeting on April 1, 2020. There were no speakers at the public hearing.