



Legislation Text

File #: 2020-0335, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 1.06 acres located south of Pecan Avenue and east of Spring Street from the TF (Two-Family) zoning district to the PUD (Planned Unit Development) No. 123 zoning district. (First Reading)*

The property is located on the south side of E. Pecan Ave. between Spring St. and Circle Ave. It is designated as Downtown Mixed Use in the comprehensive plan and zoned as TF (Two-Family). The rezoning is requested by the owner, Wilco Group Holdings LLC. Because the property has only approximately 40 feet of frontage on Pecan Avenue, there is no opportunity for the lot to be further subdivided, as providing street frontage to newly created lots would not be possible. The use of the property is therefore limited to a single two-family dwelling unit.

The PUD (Planned Unit Development) zoning district would allow for the development of four (4) two-family structures, containing a total of eight (8) dwelling units. These units would be developed on the single lot and served by a private drive aisle. As required by the TF zoning district, the maximum height of the structures is 2.5 stories. Required parking is four (4) spaces per dwelling unit, with at least one (1) space in a garage. Parking spaces located separately from the structures, and within the common area, must be screened by a six-foot (6') high masonry fence along the property line between the parking spaces and the adjacent residential property. The remaining perimeter property boundaries will be screened through the use of either a fence or existing or installed trees. Ground-level lighting will be provided along both sides of the entry drive where it connects to Pecan Avenue. Scored and stained concrete bands, or paver inserts, will be installed in the entry drive, generally aligning with the sidewalk crossing. An entry sign will be constructed at Pecan Avenue, in accordance with the City's Downtown Special Area standards.

Several efforts to solicit comments from the surrounding neighbors were made. In July, the owner's representative mailed letters and posted information on the Heart of Round Rock Neighborhood Association's Facebook page. In September, the City also mailed letters and posted information on the same website. Comments were received and some related to the driveway entrance were incorporated into the PUD: ground-level lighting, decorative paver inserts and an entry sign. The Planning and Zoning Commission held a public hearing on October 6, 2020 and voted 9-0 to recommend approval of the rezoning. There was one speaker, who spoke regarding the proposed driveway and encouraged the developer to build a sidewalk along it.