

Legend

 Downtown Boundary

 Parcels

 Existing 12 Stories

 Existing 8 Stories

 Existing 6 Stories

 Existing 4 Stories

Zoning

 Potential MU-2

 Potential MU-L

 Main/Georgetown Corridor

 Mays Corridor

 Round Rock Ave Corridor

 Potential OS

 Single Family Downtown (SF-D)

 Single Family Standard Lot (SF-2)

 Two-Family (TF)

 Multi-Family (MF2)

 General Commercial (C-1)

 Local Commercial (C-1a)

 General Office (OF-1)

 Light Industrial (LI)

 Public Facility (PF1)

 Public Facility (PF2)

 Open Space (OS)

 MU-1

 MU-2

 MU-L

 Planned Unit Development (PUD)

Existing: MU-1, SF-2, C-1

Proposed: MU-2; Mays St. Corridor with max 8 stories; require ground floor commercial use (retail, restaurant, gathering space)

Existing: SF-2
Proposed: OS

Existing: SF-2, OF-1, PF-1
Proposed: MU-2 (max 4 stories)

Existing: SF-2, TF
Proposed: MU-2 (fronting Pecan Ave. on south side; excludes PUDs; max 3 stories)

Existing: SF-2
Proposed: MU-L (max 2.5 stories)

Existing: SF-2
Proposed: MU-L (max 2.5 stories)

MU-L Main/Georgetown Corridor: max 2.5 stories; more commercial uses of eating establishments and upper story residential unit; keep pitched roofs and MU-L design review

Existing: MU-L
Proposed: MU-2 (max 3 stories)

Existing: C-1 (max 12 stories fronting IH-35), C-2, OF-1
Proposed: MU-2 (max 12 stories fronting IH-35)

Existing: PUD (max 8 stories)
Proposed: MU-2 (max 12 stories)

Existing: MU-1, Unzoned
Proposed: OS (Town Green)

Existing: MU-1, PF-2, C-1
Proposed: MU-2; Round Rock Ave. Corridor with max 8 stories; require ground floor commercial use (retail, restaurant, gathering space)

Proposed Downtown Zoning Map

August 15, 2025