



Michelle Piperi, Executive Vice President

Date Prepared: Thu Oct 24 2024

Subject Address: 103 W BAGDAD AVE, ROUND ROCK, TX 78664

Subject Property ID: R071309

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.
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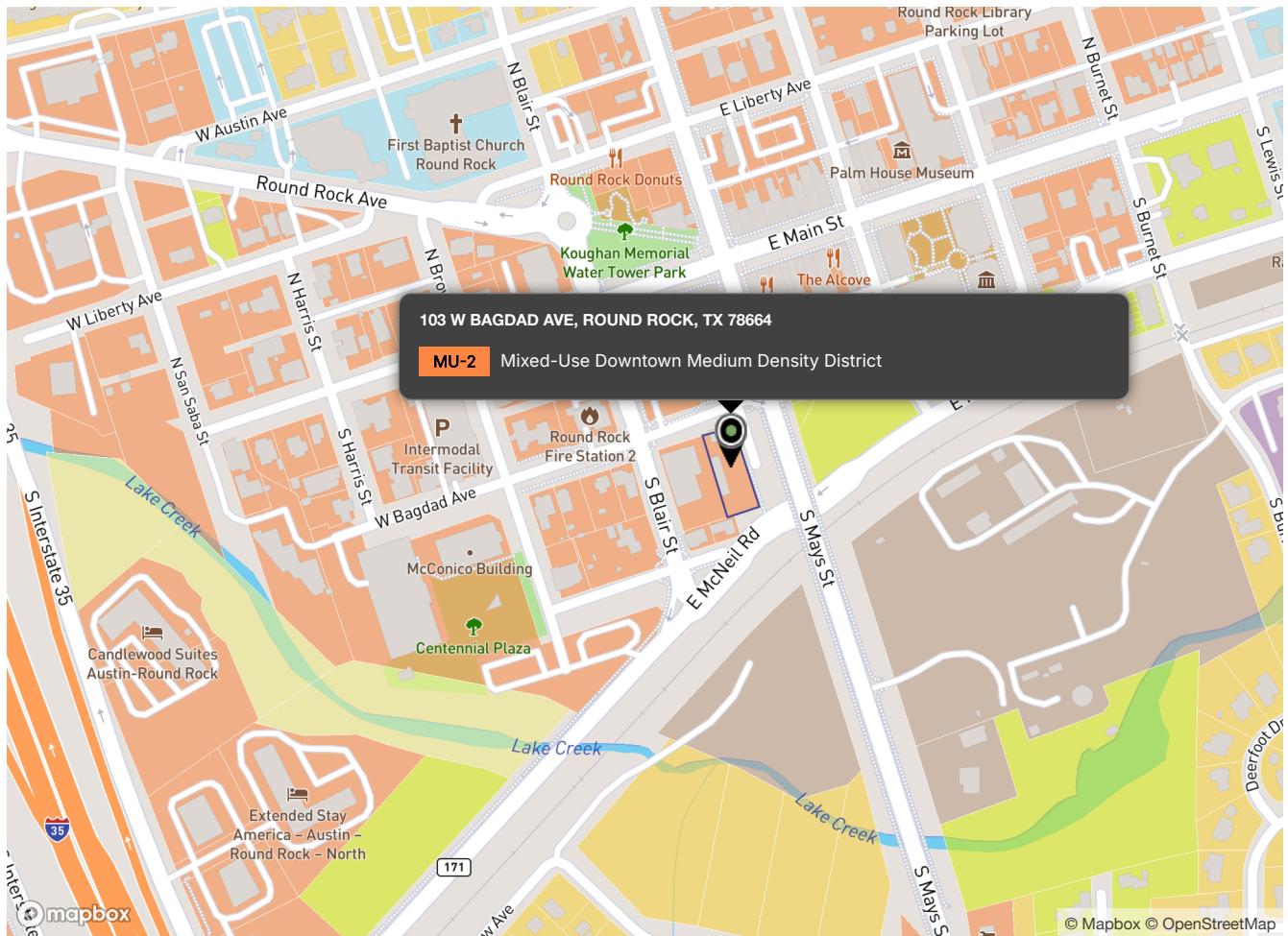
Please see www.zonability.com/tos for Zonability's terms of service.



Disclaimer

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**DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED.
DO NOT SEPARATE REPORT PAGES.**



Legend

- Agricultural
- Government
- Planned Special
- City Limits
- Subject

- Commercial
- Mixed
- Residential

*** Potential City Expansion (ETJ)

- Industrial
- Multifamily
- No Zonability Coverage
- Potential Zoning (ex. ETJ)

Basics (i)

Property			
Assessor Address	103 W BAGDAD AVE, ROUND ROCK, TX 78664	Mailing Address	103 BAGDAD AVE, ROUND ROCK, TX 78664-5801
Owner(s) of Record	LEE J GAYDOS		
County Property ID	R071309	Ownership in Years	not available
Additional ID	not available	Appraised Value	not available
Year Built	2021	County	Williamson, TX
Lot Size	18,731 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	1,000 SF	Legal Description	S4493 - ROUND ROCK CITY OF, BLOCK 1, LOT 3-10 E PT, ACRES 0.43, & ADJACENT TRACT
Existing Use (per assessor)	COMMERCIAL (NEC)		
Current Zoning			
Zoning Abbreviation(s) and Name(s)	MU-2	Mixed-Use Downtown Medium Density District	
Regulatory Entity	CITY	City Limits Round Rock	

Zotential

Estimated Potential by District Visit our FAQs to learn more		
MU-2 Mixed-Use Downtown Medium Density District		
Height	Height limits vary by use from 3 up to 8 stories	
Improvements	not available	
Setbacks	Front Side Back	n/a 2.5 feet 5 feet
Density	not available	
Lot requirements	No minimum lot size specified (20' lot width)	
Estimated Uses	 Townhome  Drive-thru  Mixed use	

More

Zoning District

MU-2 Mixed

Mixed-Use Downtown
Medium Density District

To establish areas of mixed land uses primarily devoted to combining moderate density residential development with moderate density commercial development. Mixed-use zoning for this district refers to the combining of complementary residential and commercial uses in the same building, on the same site, or in the same block. The standards herein are not intended to be of a particular style or period, but to encourage high-quality construction and development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure.

Contact



City Limits Round Rock

City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different. Remember, Zonability uses city boundary data and connects it with that city's zoning so it should be more reliable.

Planning Related

Description

Outside City Limits Round Rock (ETJ)

Zoning likely does not apply here because this location is identified as being outside a city limit. The government identifies this area as ETJ, "Extra Territorial Jurisdiction." Keep in mind, while it is outside the city limit, zoning doesn't apply but it will once the land annexed (if that happens). In the meantime, check with county building department for information on the process to obtain building permits.

About This Report

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- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

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