



**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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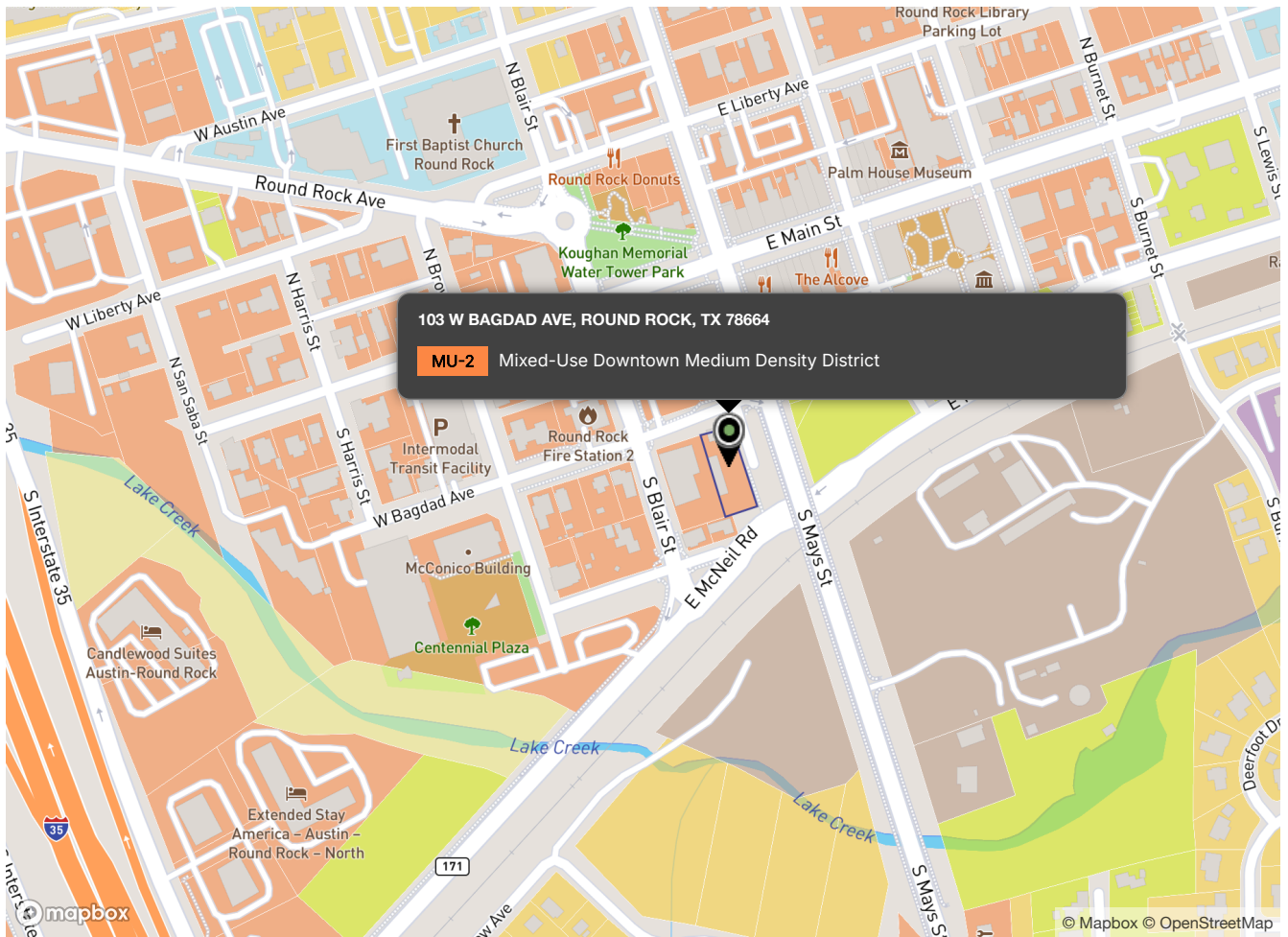
Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.



**Disclaimer**

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#### Legend




- |                 |                                |                            |
|-----------------|--------------------------------|----------------------------|
| Agricultural    | Commercial                     | Industrial                 |
| Government      | Mixed                          | Multifamily                |
| Planned Special | Residential                    | No Zonability Coverage     |
| City Limits     | Potential City Expansion (ETJ) | Potential Zoning (ex. ETJ) |
| Subject         |                                |                            |

# 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)	<div>MU-2</div> Mixed-Use Downtown Medium Density District
Regulatory Entity	<div>CITY</div> City Limits Round Rock

# Zotential

Estimated Potential by District		<a href="#">Visit our FAQs to learn more</a>	
		<div>MU-2</div> 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		<div><div>Townhome</div><div>Drive-thru</div><div>Mixed use</div></div>	

# More

Zoning District		
MU-2	Mixed	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.
	Mixed-Use Downtown	
	Medium Density District	

Contact		
CITY	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 citys zoning so it should be more reliable.

Planning Related ⓘ		
Outside City Limits Round Rock (ETJ)	Description	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 doesnt 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		
<b>Data Limitations</b>		
<ul style="list-style-type: none"><li>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.</li><li>There are no straightforward "yes/no" answers in a Zonability report.</li><li>Zonability provides some district level insights but there are many potential factors beyond this report to consider.</li></ul>		
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