

**Zoning and Development Code Amendment  
Code of Ordinances, City of Round Rock**

**DATE OF REVIEW:** August 20, 2025

**CODE REFERENCES:** 2-48 Permitted Uses in the Employment and Industrial Districts and 2-91 Supplementary Standards: Retail Sales & Services

**STAFF REVIEW AND ANALYSIS:**

Background: The City's Zoning and Development Code limits the use of gyms in certain zoning districts. Currently, in the BP (Business Park) zoning district, commercial gyms are permitted to serve the employee population of the business park. Sports training facilities/specialty gyms are not permitted in the BP zoning district. The code defines Sports training/specialty gyms as follows

*A facility, wholly enclosed within a building, designed for individual training in team sports or fitness-related activities. Includes baseball, gymnastics, martial arts, cheerleading, rock climbing, weight lifting, game courts and other fitness-related activities. Does not include Indoor Entertainment Activities.*

Proposed Revision: Staff proposes amendments to sections 2-48 & 2-91 of the Zoning & Development Code to allow for sports training facilities/specialty gyms as a permitted use with supplementary standards in the BP (Business Park) district. The supplementary use standard would allow such uses to be limited to 5,000 square feet of gross floor area to be consistent with the scale of business park development and prevent land use conflicts with other businesses in the business park.

Justification: The BP zoning district was introduced in the 2002 Zoning and Development Code. The intent of the district is to facilitate campus style business parks within the city. To date, only three parcels are zoned BP district. The BP zoning district is somewhat outdated since major employers tend to construct office/warehouse or single-use office buildings to accommodate their business needs. The City will likely rethink the need for the BP zoning district in the future. In the meantime, specialty sports & training centers are in high demand, and the City supports this type of development in these underutilized business park zoned tracts.

**RECOMMENDED MOTION:**

Staff recommends approval of the code amendment