

ORDINANCE NO. O-2022-053

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTIONS 2-20 AND 2-26, REGARDING TH (TOWNHOUSE) DISTRICT REQUIREMENTS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That Zoning and Development Code, Chapter 2, Article II, Section 2-20 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND REGULATIONS

Sec. 2-20. – TH (Townhouse) district.

(c) *Lot and building dimensional standards.* Property and buildings in the TH district shall conform to the standards found in Sec. 2-26, with the following supplementary notes:

- (1) Townhouses shall not exceed 12 dwelling units per acre.
- (2) A side setback of zero feet is allowed only for internal attached units with a common wall.
- (3) End units shall have a 10 foot side setback.
- (4) Accessory buildings shall have a five (5) foot setback, except that common walls are not required to have a setback.
- (5) Parking areas for common-lot townhouses shall be separated from adjacent properties by a 15-foot wide landscape buffer, in accordance with Sec. 8-10.
- (6) Recreational uses with overhead illumination such as swimming pools, tennis courts, ballfields, or playground areas are prohibited within 50 feet of any adjacent SF-R, SF-1, SF-2, SF-3, SF-D, or TF district lot line.

(7) A maximum of five percent (5%) of the total number of dwelling units within a single townhouse development may be within residential structures consisting of two (2) dwelling units sharing a common wall.

(8) Buildings with a height of three (3) stories that are adjacent to existing or planned single or two-family lots, shall have a minimum setback of twenty (20) feet, and the following shall apply:

(a) The setback area shall be subject to the following requirements:

(i) Use of the setback area shall be limited to fencing, landscaping, and natural drainage.

(ii) Buildings, parking areas, refuse containers and any similar improvements shall not be permitted within the setback area

(iii) A pre-cast concrete panel or architectural concrete masonry unit (CMU) fence shall be required within the setback area in accordance with section 8-2(f)(1).

(iv) A landscape buffer of at least eight (8) feet wide with one large tree with a minimum of three (3) caliper inches per 50 linear feet and one medium tree with a minimum of two (2) caliper inches per 50 linear feet shall be required within the setback area. The trees shall be selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual, City of Round Rock.

(b) All buildings shall be oriented so that no front or rear of the structures face the adjacent existing or planned single family or two-family lots.

(c) No balconies shall face the adjacent existing or planned single family or two-family lots.

II.

That Zoning and Development Code, Chapter 2, Article II, Section 2-26 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND REGULATIONS

Sec. 2-26. – Residential lot and building dimensional standards.

(a) Residential zoning districts lot and building dimensional standards chart:

	TH	
	Single-lot (fee simple units)	Common-lot
Minimum Height of Principal Building	2-5 <u>3</u> stories	2-5 <u>3</u> stories

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which

1 this Ordinance and the subject matter hereof were discussed, considered and formally
2 acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government
3 Code, as amended.

4 Alternative 1.

5 By motion duly made, seconded and passed with an affirmative vote of all the
6 Council members present, the requirement for reading this ordinance on two separate
7 days was dispensed with.

8 **READ, PASSED, and ADOPTED** on first reading this ____ day of
9 _____, 2022.

10 Alternative 2.

11 **READ and APPROVED** on first reading this the ____ day of
12 _____, 2022.

13 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
14 _____, 2022.

15
16 _____
17 CRAIG MORGAN, Mayor
18 City of Round Rock, Texas
19

20 ATTEST:

21
22 _____
23 MEAGAN SPINKS, City Clerk