

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

DATE OF REVIEW: November 05, 2025

CODE REFERENCES: 10-21(c)(4)(d) City Council Action – Effect of protest to proposed amendment

STAFF REVIEW AND ANALYSIS:

Background: State law changes to Texas House Bill 24 (HB 24) became effective on September 1, 2025. HB 24 amends Section 211.006 of the Texas Local Government Code, altering the requirements and thresholds for protest petitions related to certain zoning changes. This legislation aims to streamline the development process and increase housing supply by limiting the ability of a small minority of property owners to block pro-residential zoning changes through the protest petition process.

Proposed Revision: Staff is proposing amendments to the Zoning & Development Code to incorporate these state-mandated changes made by HB 24. This will amend Section 10-21 to repeal the outdated language referring to the 20% protest threshold. A new subsection will be added to incorporate the revised protest petition rules established by HB 24. This new language will specify the following:

- For any zoning change that increases residential development or is considered comprehensive, a valid protest requires the signatures of owners representing 60% of the land area of either the affected tract or the area within 200 feet.
- If a protest petition for a pro-residential zoning change is valid, the governing body may approve the change with a simple majority vote.
- The existing 20% protest threshold and three-fourths supermajority voting requirement will remain in place for all other zoning amendments.

Justification for Change: The city seeks to align the Zoning & Development Code with Texas Local Government Code to comply with state law changes made by HB 24.

RECOMMENDED MOTION:

Staff recommends approval of the code amendment.