

**Text Amendments
CODE AMENDMENT**

DATE: October 2, 2019

CODE AMENDMENT SECTIONS: Part III – Zoning and Development Code: Supplementary Use Standards – Section 2-91

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Section 2-91: This section includes standards for car wash facilities and the revisions are to update the Code so that it applies to the type of car wash facilities most commonly being built. The Code currently regulates two types of car wash facilities:

- (1) multi-bay car washes which provide individual wash bays for self-service use by the customer; and
- (2) fully automatic single bay car washes as an accessory use to fuel sales.

The Code is amended to regulate all single bay car washes, removing “fully automatic” and “an accessory use to fuel sales.” Most car washes being built are stand-alone businesses with single bays, a type of design which is not addressed by the current Code.

In addition, exterior building finish requirements are removed in order to comply with HB 2439, effective on September 1, 2019. The bill amends the Texas Local Government Code to prohibit or limit the use or installation of a building product or material on residential or commercial buildings if the building product or material is approved for use by a national model code.

RECOMMENDED MOTION:

Staff recommends approval of the Code amendments.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE VIII, SECTION 2-91 REGARDING SUPPLEMENTARY USE STANDARDS, 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 VIII, Section 2-91(i)(3), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-91. Supplementary use standards.

(i) *Car wash.*

(1) Multi-bay car wash facilities are permitted subject to the following conditions:

a. All washing facilities shall occur under a roofed area with at least two (2) walls.

~~b. The building surfaces shall be faced with brick, natural stone, simulated stone, or architectural concrete masonry units.~~

~~b.~~ The building shall be set back not less than 50 feet from the front property line.

(2) In addition to the conditions provided in subsection (i)(1) of this section, multi-bay car wash facilities in the C-1a district and multi-bay car wash facilities in any district which share a common lot line with a single-family or two-family use are subject to the following conditions:

a. The entrance and exit of the bays shall be aligned parallel with the primary road that the property fronts in order to limit the visibility of the interior of the bays.

b. The queuing area shall be screened from view from the primary road the property fronts and from adjacent single-family or two-family property lines by either a masonry wall extending from the side of the outside bay or by a landscaped berm.

c. The building shall not be less than 100 feet from any single-family or two-family property line.

d. Vacuuming facilities may be outside the building but shall not be in the street yard and shall not be closer than 150 feet from any single-family or two-family property line.

(3) ~~Fully automatic, s~~Single-bay car washes are ~~only permitted as an accessory use to fuel sales in the C-1 and C-1a districts, and~~ with the following conditions:

- 1 a. The building shall not be less than 100 feet from any residential property line.
- 2 b. The entrance and exit of the bay shall face as few residential properties as possible.
- 3 c. Vacuuming facilities may be outside the building but shall not be in the street yard and
- 4 shall not be closer than 150 feet from any single-family or two-family property line.

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7 **III.**

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9 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are

10 expressly repealed.

11 **B.** The invalidity of any section or provision of this ordinance shall not

12 invalidate other sections or provisions thereof.

13 **C.** The City Council hereby finds and declares that written notice of the date,

14 hour, place and subject of the meeting at which this Ordinance was adopted was posted

15 and that such meeting was open to the public as required by law at all times during

16 which this Ordinance and the subject matter hereof were discussed, considered and

17 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas

18 Government Code, as amended.

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20 **Alternative 1.**

21 By motion duly made, seconded and passed with an affirmative vote of all the

22 Council members present, the requirement for reading this ordinance on two separate

23 days was dispensed with.

24 **READ, PASSED, and ADOPTED** on first reading this ____ day of

25 _____, 2019.

1 Alternative 2.

2 **READ** and **APPROVED** on first reading this the ____ day of
3 _____, 2019.

4 **READ, APPROVED** and **ADOPTED** on second reading this the ____ day of
5 _____, 2019.

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9 _____
10 CRAIG MORGAN, Mayor
11 City of Round Rock, Texas

12 ATTEST:
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14 _____
15 SARA L. WHITE, City Clerk