

Item Nos. F.1, F.2, F.3, F.4, F.5, F.6, F.7 and F.8
Text Amendments
CODE AMENDMENT AM1902-001

DATE: April 3, 2019

STAFF REVIEW AND ANALYSIS: The revisions to the City's Code of Ordinances, creating the Zoning and Development Code, were published on October 1, 2018. Since that time, staff has identified changes which are intended to improve specific sections or to correct errors.

(F1) USE OF STUCCO ON CONCRETE TILT-WALL CONSTRUCTION: Section 2-32 - C-1 (General Commercial); Section 2-33 – C-1a (General Commercial – Limited); and Section 2-58 – (Public Facilities – High Intensity)

Overview: These revisions are to provide clarification regarding the use of stucco in the C-1, C-1a and PF-3 districts. The requirements are the same in all three districts.

Current Code: The code requires a 4' wainscot of stone, simulated stone, or brick when stucco exceeds 75% of the total exterior wall finish. There are two types of building construction described in the code: (1) concrete tilt-wall buildings and (2) buildings of materials other than concrete tilt-wall. Because of the arrangement of the code sections, it is not clear that only on concrete tilt-wall buildings can stucco exceed 75% of the wall finish.

Revision: The revision relocates the wainscot requirement for stucco that exceeds 75% of the total wall finish so that it clearly applies only to concrete tilt-wall construction.

(F2) COMMERCIAL EXTERIOR WALL FINISH MATERIALS: Section 2-34 – C-2 (Local Commercial); Section 2-42 – OF-1 (General Office); Section 2-56 – PF-1 (Public Facilities – Low Intensity); and Section 2-57 – PF-2 (Public Facilities – Medium Intensity)

Overview: These revisions are to provide clarification to the requirements for exterior wall finish in the C-2, OF-1, PF-1 and PF-2 zoning districts. The requirements are the same for all four districts.

Current Code: The code currently lists all allowable building materials in the first paragraph and then provides a limitation on three of those materials in the second paragraph. Although the requirement is that at least 50% of the exterior finish be natural stone, simulated stone or brick, the first paragraph does not contain that statement, which has caused confusion.

Revision: The revised code lists only the materials that must comprise at least 50% of the exterior finish in the first paragraph and only the materials that may comprise the remaining 50% of the exterior finish in the second paragraph. The revision does not change the requirement, but it provides a clearer explanation of it.

(F3) RESIDENTIAL GARAGE DOOR WIDTH: Section 2-15 – SF-2 (Single Family – Standard Lot); Section 2-16 – SF-3 (Single Family – Mixed Lot); Section 2-17 – SF-D (Single Family - Downtown); Section 2-18 – MH (Manufactured Housing) and Section 2-19 – TF (Two Family)

Overview: These revisions are to provide clarification to the garage door width limitation. The door width limit is the same in all five districts.

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Current Code: The code currently states that garage doors facing a public street shall not exceed a total of 18 feet in width. This has caused confusion as to whether the requirement is intended to limit the combined width of multiple garage doors or the width of individual garage doors.

Revision: The revised code states that no single garage door facing a public street shall exceed 18 feet in width.

(F4) FRONT ELEVATIONS IN THE SF-3 (Single Family – Mixed Lot) DISTRICT: Section 2-16

Overview: The SF-3 zoning district addresses the appearance of the front elevations of single-family structures by requiring that any front-facing garage be set behind the front façade of the house. The purpose of this requirement is to prevent the garage from being the most prominent feature of the front elevation.

Current Code: The code prohibits a street-facing garage door from extending beyond the front façade of the building.

Revision: The revised code provides an alternative to the requirement that the garage door be set behind the front of the house. This alternative requires that the front elevation contain at least two of the following design elements: at least two wall planes, offset from each other a minimum of 18 inches; a covered front porch or patio; a shed roof or trellis over the garage door; use of at least two roof types or two roof planes; two or more masonry finishes; the addition of a dormer(s) on the front elevation.

(F5) SINGLE FAMILY USE IN THE MU-1 (Mixed-Use – Historic Commercial Core) DISTRICT: Section 2-77 – Permitted Uses in the Mixed-Use Districts and Section 2-91 (h)(h) – Supplementary Use Standards for Single Family in MU-1

Overview: The MU-1 zoning district is primarily dedicated to the establishment of low and moderate density commercial development, with limited residential uses.

Current Code: Single family uses are not permitted in the MU-1 district.

Revision: There are six lots in the MU-1 district which are vacant and suitable for single family uses or on which single family uses currently exist. The revised code would allow single family uses on these lots, subject to design standards. The MU-2 (Mixed-Use Downtown Medium Density) zoning district, which generally surrounds the MU-1 district, allows for single family uses, subject to design standards which include: exterior wall finish, orientation, elevation variation, articulation, the percentage of windows on the primary façade and roofing materials. Since these standards are more appropriate for single family uses than the design standards in the MU-1 district, the revised code applies them to single family uses in the MU-1 district. All six of the lots specified are located on E. Liberty Avenue, five between N. Burnett Street and N. Shepard St. and one between N. Lampasas St. and N. Mays St.

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(F6) FENCES IN THE MU-1 (Mixed-Use – Historic Commercial Core) AND MU-2 (Mixed-Use Downtown Medium Density) DISTRICTS: Sections 2-71 and 2-72

Overview: A limited number of fence types are permitted in the MU-1 and MU-2 zoning districts.

Current Code: The MU-1 district provides for lot fencing of masonry or wrought iron and decorative fencing around patios and decks made of other materials. The MU-2 district provides for masonry or wrought iron, with other materials to be approved by the City. Existing single family uses can replace existing wood fencing with similar materials.

Revisions: The MU-1 district does not currently allow for single family uses, so there are no standards for single family fencing. In addition, there is no provision for screening fences of materials other than masonry. With the revision to allow single family uses, these standards are now necessary. The MU-1 district revisions provide for single family uses to install or replace wood fences. In addition, a provision for opaque fencing in the street yard to screen service areas containing supplies, equipment and restrooms is added. In the MU-2 district, the provision for single family wood fencing is revised to match that of the MU-1 district and the opaque street yard screening fence provision is added.

(F7) DEFINITION OF LIVING UNIT EQUIVALENT: Section 1-50 – Definitions

Overview: The code contains information used to calculate the impact fees for the City's water and wastewater system.

Current Code: The code has a definition of LUE (Living Unit Equivalent) for water and wastewater, which is used to determine the size of water, reuse water and wastewater lines. The LUE is the amount of water used and wastewater produced measured in gallons per day.

Revision: The figure included in the LUE definition for the number of gallons per day of wastewater produced has been reduced. This is due to better pipe materials, low-flow water devices and energy saving appliances. The Design and Construction Standards (DACS) manual for utilities was changed recently to reflect this revised figure. This revision will make the number of gallons per day in the LUE definition match that of the DACS.

(F8) ADDITION OF A SERVICE UNIT EQUIVALENT: Section 4-82 – Water and wastewater impact fees

Overview: The code contains information used to calculate the impact fees for the City's water and wastewater system.

Current Code: The code contains a list of multifamily uses and their service unit equivalents per unit. The list includes several types of multi-unit residential buildings.

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Revision: The list of multifamily uses does not include a service unit equivalent for hotel/motel/lodging/assisted living. The addition of this category and its service unit equivalent will more accurately reflect the actual water use by these facilities and therefore provide a fairer rate.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE III, SECTION 2-32 (e)(1) and 2-33 (e)(1) AND CHAPTER 2, ARTICLE V SECTION 2-58 (e)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING THE USE OF STUCCO MIX FOR EXTERIOR WALL FINISH; 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 III, Section 2-32 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

Sec. 2-32. – C-1 (General Commercial) district.

(e) *General commercial design standards.* The following design standards apply to all buildings in the C-1 district. These standards are intended to ensure an attractive built environment in Round Rock. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. For all buildings, except for concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU); and
2. No more than 25% may consist of stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone face, or glass with steel framing, except as modified by subsection (f) below.

b. For buildings utilizing concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), or stucco, ~~and~~

1 i. Where stucco exceeds 75% of the total exterior wall finish, a minimum of four-
2 foot (4') wainscot of stone, simulated stone, or brick shall be incorporated.

3 2. No more than 25% may consist of fiber cement siding, architectural steel or metal,
4 CMU other than split-face or stone face, or glass with steel framing, except as
5 modified by subsection (e)(1)f, below.

6 c. New or emerging materials not explicitly permitted herein may comprise a maximum of
7 25% of the total exterior wall finish if approved in writing by the zoning administrator based
8 upon the product's durability and longevity.

9 d. All CMU shall have an ashlar pattern.

10 ~~e. Where stucco exceeds 75% of the total exterior wall finish, a minimum four-foot (4')~~
11 ~~wainscot of stone, simulated stone, or brick shall be incorporated.~~

12 ~~f.~~ Glass with steel framing shall not exceed 25% of the total exterior wall finish for buildings
13 less than three (3) stories tall. Buildings that are three (3) stories or taller may consist of a
14 maximum 50% glass with steel framing.

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16 **IV.**

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

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

22 **C.** The City Council hereby finds and declares that written notice of the date,
23 hour, place and subject of the meeting at which this Ordinance was adopted was posted
24 and that such meeting was open to the public as required by law at all times during
25 which this Ordinance and the subject matter hereof were discussed, considered and
26 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas
27 Government Code, as amended.

1 Alternative 1.

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

5 **READ, PASSED, and ADOPTED** on first reading this ____ day of
6 _____, 2019.

7 Alternative 2.

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

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

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CRAIG MORGAN, Mayor
City of Round Rock, Texas

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18 ATTEST:

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21 _____
SARA L. WHITE, City Clerk