

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

**DATE OF REVIEW:** July 15, 2026

**CODE REFERENCES:** Code of Ordinances City of Round Rock, Texas, 2018, Part III – Zoning and Development Code - Chapters 2, 8, and 10

### **STAFF REVIEW AND ANALYSIS:**

#### **(Part 1)**

Background: Staff proposes an amendment to Section 2-26 (f) of the Zoning and Development Code to clarify the language regarding accessory building setbacks. The current language has resulted in differing interpretations of the setback requirements, creating inconsistencies in application.

Proposed Revision: The proposed amendment adds clarifying language to Section 2-26(f) to reflect the original intent of the regulation. The amendment does not change the existing setback requirements but provides clearer direction for consistent interpretation and implementation.

Justification for Change: The proposed amendment to Section 2-26 (f) is intended solely to clarify the existing regulation and eliminate conflicting interpretations.

This amendment addresses ambiguity within the existing regulation which had intended to prevent accessory uses from locating within the streetyard along a public right of way. This lack of clarity resulted in a conflicting interpretation between a property owner and the City. By refining the regulation, the City will prevent future administrative disputes with clearer, precise language.

#### **(Part 2)**

Background: Staff identified outdated section references in Chapters 2 and 8 of the Zoning and Development Code as a result of the recently adopted Downtown Mixed-Use code amendments which altered the sequencing of the zoning and development standards. Additionally, our Legal Department found erroneous references in Chapter 10 regarding public notice procedures.

Proposed Revision: Staff proposes amendments to the Zoning and Development Code to correct section references in Chapters 2, 8, and 10. The proposed changes are non-substantive corrections and purely clerical.

Justification for Change: The City seeks to correct the erroneous section references in the Zoning and Development Code.

### **RECOMMENDED MOTION:**

Staff recommends approval of the code amendments.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I.

That Zoning and Development Code, Chapter 2, Article II, Section 2-15(d)(4), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-15. - SF-2 (Single-Family - Standard Lot) district.

(d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-2 district:

(4) *Landscaping.* Landscaping requirements apply to the development of new single-family homes as outlined in Sec. 8-10(h).

II.

That Zoning and Development Code, Chapter 2, Article II, Section 2-19(d)(4), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-19. - TF (Two-Family) district.

(d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the TF district:

(4) *Landscaping.* Landscaping requirements apply to the development of new homes in the TF district as outlined in Sec. 8-10(h).

III.

That Zoning and Development Code, Chapter 2, Article II, Section 2-25, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-25. - Permitted Uses in the Residential Districts.

Summary use table by residential zoning district

Use	Zoning District												
	AG	SF-R	SF-1	SF-2	SF-3	SF-D	MH	TF	TH	SR	MF-1	MF-2	Supplementary Use Standard

**P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed    - = Prohibited**

<i>Residential Uses</i>														
Accessory Dwelling Unit, Connected	-	-	-	-	P	-	-	-	-	-	-	-	-	
Apartment	-	-	-	-	-	-	-	-	-	P/S	P	P	2-91(c)	
Assisted Living	-	-	-	-	-	-	-	-	-	P/S	-	-	2-91(d)	
Group Home (six or fewer persons)	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	P/S	P/S	2-91( <del>er</del> )	
Modular Housing	-				-	-	P		-	-	-	-		
Multifamily House	-	-	-	-	-	-	-	-	-	-	P	-		
Single-Family, Attached	-	-	-	-	-	-	-	P	-	-	-	-		
Single-Family, Detached	P	P	P	P	P	P	-	P/S	-	-	-	-	2-91( <del>hkk</del> )	
Single-Family, Detached Manufactured Home	-	-	-	-	-	-	P	-	-	-	-	-		
Single-Family, Zero Lot Line	-	-	-	P	-	-	-	-	-	-	-	-		
Single-Family, Village Residential	-	-	-	P	-	-	-	-	-	-	-	-		
Townhouse, Single Lot or Common Lot	-	-	-	-	-	-	-	-	P	P/S	P	P	2-91( <del>ijn</del> )	
<i>Public and Civic Uses</i>														
Amenity Center	-	P/S	P/S	P/S	P/S	-	P/S	P/S	P/S	P/S	P	P	2-91(b)	
Community/Government Service	-	-	-	-	-	-	-	-	-	P/S	-	-	2-91(k)	
Day Care (in home), six or fewer children	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	-	-	2-91(l)	
Day Care, all other	-	-	-	-	-	-	-	-	-	-	P/S	P/S	2-91(l)	
Park, Community	-	P/S	P/S	P/S	P/S	P	P/S	P/S	P/S	P	P/S	P/S	2-91( <del>xaa</del> )	
Park, Linear/Linkage	-	P/S	P/S	P/S	P/S	P	P/S	P/S	P/S	P	P/S	P/S	2-91( <del>ybb</del> )	
Park, Neighborhood	-	P	P	P	P	P	P	P	P	P	P	P		
Place of Worship	-	P	P	P	P	P	P	P	P	P	P	P		
Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)	-	P/S	P/S	P/S	P/S	-	P/S	P/S	P/S	-	P/S	P/S	2-91( <del>aadd</del> )	
Place of Worship (with accessory uses between	-	-	-	-	-	-	-	-	-	-	P/S	P/S	2-91( <del>aadd</del> )	

2,500 sq. ft. and 10,000 sq. ft.)														
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P		
Private School, Primary or Secondary	-	-	P/S	P/S	P/S	-	-	-	-	-	-	-	2-91(ffj)	
Public School, Elementary or Middle	-	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	P/S	P/S	2-91(ffj)	
Self-Enclosed Monopole	-	P/S	P/S	P/S	P/S	P/S	-	-	-	-	-	-	2-91(ggvv)	
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	2-91(mmqg)	
Utility, Intermediate	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	2-91(mmqg)	
WTF, Attached	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	2-91(qqv)	
WTF, Stealth	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	2-91(qqv)	
<i>Commercial Uses</i>														
Bed and Breakfast	-	P/S	-	P/S	-	P/S	-	-	-	-	-	-	2-91(h)	
<i>Other Uses</i>														
Agricultural Operations	P	-	-	-	-	-	-	-	-	-	-	-		
Fowl Raising	P	-	-	-	-	-	-	-	-	-	-	-		
Livestock Raising	P	P/S	-	-	-	-	-	-	-	-	-	-	Chapter 8	

1  
2

**IV.**

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

6 Sec. 2-26. - Residential lot and building dimensional standards.  
7 (f) *Accessory building setbacks in SF-1, SF-2 and SF-3.* When a rear or rear side lot line does not abut  
8 a developed parcel, ~~or~~ planned single-family lot, or public right-of-way, there is no setback requirement.

9  
10

**V.**

11 That Zoning and Development Code, Chapter 2, Article III, Section 2-35, Code of  
12 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

13 Sec. 2-35. - Permitted Uses in the Commercial Districts.

1 Summary use table by commercial zoning district

Use	Zoning District			
	C-1	C-1a	C-2	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed</b> <b>- = Prohibited</b>				
<i>Residential Uses</i>				
Accessory Dwelling Unit	-	-	P/S	2-91(a)
Single-Family, Attached	P/S	P/S	-	2-91( <del>hhkk</del> )
Single-Family, Detached	P/S	P/S	-	2-91( <del>hhkk</del> )
Upper-Story Residential	P/S	P/S	P/S	2-91( <del>kkoo</del> )
<i>Public and Civic Uses</i>				
Colleges and Universities	P	P	-	
Community/Government Service	P	P	P/S	2-91( <del>kk</del> )
Day Care	P	P	P/S	2-91( <del>jl</del> )
Day Care over 10,000 sq. ft. located on an arterial roadway	P	P	SE	
Funeral Home	P	P	-	
Park, Community	P	P	P	
Park, Linear/Linkage	P	P	P	
Park, Neighborhood	P	P	P	
Passenger Terminal	P/S	P/S	-	2-91( <del>zcc</del> )
Place of Worship	P	P	P	
Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)	P/S	P/S	P/S	2-91( <del>aadd</del> )
Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)	P/S	P/S	-	2-91( <del>aadd</del> )

Public Safety Facility	P	P	P	
Schools: Business and Trade	P	P	-	
Self-Enclosed Monopole	P/S	P/S	-	2-91( <del>eevw</del> )
Utility, Minor	P/S	P/S	P/S	2-91( <del>mmgg</del> )
Utility, Intermediate	P/S	P/S	P/S	2-91( <del>mmgg</del> )
WTF, Attached	P/S	P/S	P/S	2-91( <del>eevw</del> )
WTF, Stealth	P/S	P/S	P/S	2-91( <del>eevw</del> )
<i>Commercial Uses</i>				
Auto Body and Painting Shops	SE	-	-	
Auto Sales, Rental, or Leasing Facilities	P/S	P/S	-	2-91(f)
Auto Service Facilities	P/S	P/S	-	2-91(g)
Bed and Breakfast	P/S	-	P/S	2-91(h)
Call Center	P	P	-	
Carwash	P/S	P/S	-	2-91(i)
Children's Activity Centers	P	P	-	
Cosmetic Services	P	P	P/S	2-91( <del>eehh</del> )
Dog Day Care, Indoor Kennel, Grooming, and Training Facility	P	P	P/S	2-91(m)
Event Center	P	P	-	
Fuel Sales	P	P	P/S	2-91( <del>eehh</del> )
Hotel/Motel/Lodging	P	P	-	
Indoor Entertainment Activities	P	P	-	
Indoor Shooting and Archery Ranges	P/S	P/S	-	Chapter 6, Article IV

Microbrewery (with annual production not exceeding 6,000 barrels)	P	P	-	
Microbrewery (with annual production between 6,000—15,000 barrels)	SE	SE	-	
Office	P	P	P/S	2-91( <del>wx</del> )
Office, Medical	P/S	P/S	P/S	2-91( <del>wy</del> )
Office/Warehouse	P	-	-	
Outdoor Entertainment	SE	SE	-	2-91( <del>wz</del> )
Parking, Commercial	P/S	P/S	-	2-91(j)
Residential to Office Conversion	P/S	P/S	P/S	2-91( <del>eff</del> )
Restaurants/Bars	P/S	P/S	P/S	2-91( <del>edgg</del> )
Retail Sales and Services	P/S	P/S	P/S	2-91( <del>eehh</del> )
Self-Service Storage	P/S	-	-	2-91( <del>eggi</del> )
Sexually Oriented Businesses	P/S	-	-	Chapter 6, article III
Shooting and Archery Ranges	SE	SE	-	
Small-Scale Alcohol Production	P	P	-	
Sports Training Facilities/Specialty Gyms	P	P	-	
Urgent Care Facility	P/S	P/S	-	2-91( <del>hpp</del> )
Veterinary Clinics, Small Animals	P	P	P/S	2-91( <del>oess</del> )

1

2

**VI.**

3

That Zoning and Development Code, Chapter 2, Article IV, Section 2-38, Code of

4

Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

1 Sec. 2-48. - Permitted Uses in the Employment and Industrial Districts.

2 Summary use table by employment and industrial zoning district

Use	Zoning District							Supplementary Use Standard
	OF-1	OF-2	BP	LI	I	MI		
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed    - = Prohibited</b>								
<i>Residential Uses</i>								
Accessory Dwelling Unit	P/S	-	-	-	-	-		2-91(a)
<i>Public and Civic Uses</i>								
Amenity Center	-	-	P/S	-	-	-		2-91(b)
Colleges and Universities	-	P	P	-	-	-		
Community/Government Services	P/S	P						2-91(k)
Day Care	P/S	P/S	P	-	-	-		2-91(l)
Day Care Facilities over 10,000 sq. ft. with frontage on a designated arterial roadway	SE	-	P	-	-	-		
Monopole	-	-	-	P/S	P/S	-		2-91( <del>qqv</del> )
Park, Community	P	P	P	P	P	P		
Park, Linear/Linkage	P	P	P	P	P	P		
Park, Neighborhood	P	P	P	P	P	P		
Public Safety Facility	P	P	P	P	P	P		
Schools: Business or Trade	-	P	P	-	-	-		
Self-Enclosed Monopole	-	P/S	P/S	P/S	P/S	-		2-91( <del>qqv</del> )
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S		2-91( <del>mmq</del> )

Utility, Intermediate	P/S	P/S	P/S	P/S	P/S	P/S	2-91( <del>mm</del> gd)
Utility, Major	-	-	-	P/S	P/S	-	2-91( <del>mm</del> gd)
WTF, Attached	P/S	P/S	P/S	P/S	P/S	P/S	2-91( <del>qq</del> vv)
WTF, Stealth	P/S	P/S	P/S	P/S	P/S	P/S	2-91( <del>qq</del> vv)
<i>Commercial Uses</i>							
Activity Centers, Children's	-	-	-	SE	-	-	
Auto Body and Painting Shops	-	-	-	P/S	P/S	-	2-91(e)
Auto Sales, Rental, or Leasing Facilities	-	-	P/S	-	-	-	2-91(f)
Call Center	-	P	P	-	-	-	
Carwash	-	-	-	P/S	P/S	-	2-91(i)
Cosmetic Services	P	P/S	-	-	-	-	2-91( <del>ee</del> hh)
Heavy Equipment and Large Vehicle Sales and Leasing	-	-	-	-	P	-	
Large Vehicle and Equipment Repair	-	-	-	-	P/S	-	2-91(e)
Office	P	P	P	P	P	-	
Office, Medical	P/S	P/S	P/S	-	-	-	2-91( <del>wy</del> )
Office/Warehouse	-	-	-	P	P	-	
Outdoor Shooting and Archery Ranges	-	-	-	P/S	P/S	-	Chapter 6, Article IV
Parking, Commercial	-	P/S	P/S	P	P	-	2-91(j)
Research and Development	P/S	P/S	P/S	P/S	P/S		2-91( <del>bb</del> ee)
Residential to Office Conversion	P/S	-	-	-	-	-	2-91( <del>cc</del> ff)
Restaurant/Bar	-	P/S	P/S	-	-	-	2-91( <del>dd</del> gg)

Retail Sales and Services consisting of predominantly outdoor storage or consumer loading areas	-	-	-	P	P	-	
Retail Sales and Services	-	P/S	P/S	-	-	-	2-91( <del>eehh</del> )
Self-Service Storage	-	-	-	P/S	P/S	-	2-91( <del>eggi</del> )
Shooting and Archery Ranges	-	-	-	SE	SE	SE	
Small-Scale Alcohol Production	-	-	P/S	P	P	-	2-91( <del>hll</del> )
Sports Training Facilities/Specialty Gyms	-	-	P/S	P	-	-	2-91( <del>ww</del> )
Urgent Care Facility	P/S	-	-	-	-	-	2-91( <del>hpp</del> )
Vehicle Storage and Towing	-	-	-	-	P	-	
Veterinary Clinics, Livestock	-	-	-	P/S	-	-	2-91( <del>rr</del> )
Veterinary Clinics, Small Animals	P/S	-	-	P	-	-	2-91( <del>ss</del> )
<i>Industrial Uses</i>							
Light Industrial Services, Manufacturing, and Assembly	-	-	P/S	P	P	-	2-91( <del>sv</del> )
Mineral Extraction	-	-	-	-	-	P	
Warehouse and Freight Movement	-	-	-	P	P	-	
Waste-Related Services	-	-	-	P/S	-	-	2-91( <del>pptt</del> )
Wholesale Trade	-	-	P	P	P	-	

1

2

**VII.**

3

That Zoning and Development Code, Chapter 2, Article V, Section 2-60, Code of

4

Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

1 Sec. 2-60. - Permitted Uses in the Public and Civic Use Districts.

2 Summary use table by public and civic use zoning district

Use	Zoning District				
	PF-1	PF-2	PF-3	OS	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed    - = Prohibited</b>					
<i>Residential Uses</i>					
Assisted Living	-	P	P	-	
Dormitory	-	-	P	-	
<i>Public and Civic Uses</i>					
Cemetery, Mausoleum, Columbaria, Memorial Park	P	P	P	SE	
Colleges and Universities	-	-	P/S	-	2-91( <del>ff</del> i)
Community/Government Service	-	P	P	P/S	2-91(k)
Day Care, all other	-	-	P	-	
Golf Course/Country Club	-	-	-	P/S	2-91( <del>q</del> )
Hospital	-	-	P	-	
Hospital Heliport	-	-	P/S	-	2-91( <del>ps</del> )
Inpatient Clinic	-	P	P	-	
Institution	-	-	SE	-	
Park, Community	P	P	P	P	
Park, Linear/Linkage	P	P	P	P	

Park, Neighborhood	P	P	P	P	
Park, Regional/Metropolitan	-	-	-	P	
Place of Worship	P	P	P	-	
Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)	P/S	-	-	-	2-91( <del>aa</del> dd)
Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)	P/S	-	-	-	2-91( <del>aa</del> dd)
Place of Worship (with accessory uses not exceeding 20,000 sq. ft.)	-	P/S	-	-	2-91( <del>aa</del> dd)
Place of Worship (with unrestricted sq. ft. of accessory uses)	-	-	P/S	-	2-91( <del>aa</del> dd)
Private School, Primary or Secondary	-	P/S	-	-	2-91( <del>ff</del> ii)
Public Safety Facility	P	P	P	P	
Public School, Elementary or Middle	P/S	P/S	-	-	2-91( <del>ff</del> ii)
Public School, High	-	-	P/S	-	2-91( <del>ff</del> ii)
Schools: Business or Trade	-	-	P/S	-	2-91( <del>ff</del> ii)
Self-Enclosed Monopole	-	-	P/S	-	2-91( <del>ee</del> vv)
Utility, Minor	P/S	P/S	P/S	P/S	2-91( <del>mm</del> qq)
Utility, Intermediate	P/S	P/S	P/S	P/S	2-91( <del>mm</del> qq)
Utility, Major	P/S	P/S	P/S	-	2-91( <del>mm</del> qq)
WTF, Attached	P/S	P/S	P/S	P/S	2-91( <del>ee</del> vv)
WTF, Stealth	P/S	P/S	P/S	P/S	2-91( <del>ee</del> vv)
<i>Commercial Uses</i>					

Office, Medical	-	-	P	-	
Office, Public	P	P	P	-	
Outdoor Entertainment	-	-	-	SE	
Parking, Commercial	-	-	P/S	-	2-91(j)
Parking, General	P/S	P/S	P/S	-	2-91(j)
Research and Development	-	-	P	-	

1

2

3

**VIII.**

4

That Zoning and Development Code, Chapter 2, Article VI, Section 2-77, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

5

6

Sec. 2-77. - Permitted Uses in the Mixed-Use and PUD districts.

7

Summary use table by mixed-use and PUD zoning district

Use	Zoning District					
	MU-1	MU-2	MU-L	MU-R	MU-G <sup>(1)</sup>	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed    - = Prohibited</b>						
<i>Residential Uses</i>						
Downtown Residential	-	P/S	P	-	-	2-91(n)
Single-family, Detached	P/S	P/S	P/S	-		2-91(kk)
Upper-Story Residential	P/S	P/S	P/S	P/S		2-91(oo)
<i>Public and Civic Uses</i>						

Community/Government Service	P/S	P	-	P/S		2-91(k)
Day Care	-	P/S	-	SE		2-91(l)
Enrichment Center	-	P	P/S	-	-	2-91(o)
Park, Community	-	P	P	P		
Park, Linear/Linkage	P	P	P	P		
Park, Neighborhood	P	P	P	P		
Passenger Terminal	SE	SE	-	SE		
Place of Worship	P	P	P/S	P		2-91(dd)
Public Safety Facility	P	P	P	P		
Utility, Minor	P/S	P/S	P/S	P/S		2-91(qq)
Utility, Intermediate	P/S	P/S	P/S	P/S		2-91(qq)
WTF, Stealth	P/S	P/S	P/S	P/S		2-91( <del>vvv</del> )
<i>Commercial Uses</i>						
Bed and Breakfast	P/S	P/S	P/S	P		2-91(h)
Cosmetic Services	P	P	P/S	P		2-91(hh)
Event Center	P	P/S	P/S	SE		2-91(p)
Hotel/Motel/Lodging	P/S	P/S	-	P		2-91(t)
Indoor Entertainment Activities	P/S	P/S	-	P/S		2-91(u)
Live/Work Units	P/S	P/S	P/S	P/S		2-91(w)
Office	P/S	P	P	P		2-91(x)
Office, Medical	P/S	P/S	-	P/S		2-91(y)
Outdoor Entertainment	P	SE	-	SE		
Restaurant/Bar	P/S	P/S	P/S	P/S		2-91(gg)

Restaurants with Outdoor Cooking Areas	P	SE	-	SE		
Retail Sales and Services	P/S	P/S	P/S	P/S		2-91(hh)
Small-scale manufacturing and assembly	P/S	P/S	-	-	-	2-91(mm)
Veterinary clinics, small animals	-	P/S	-	P/S		2-91(ss)
Wellness Center	-	P/S	P/S	-	-	2-91(uu)

1

2 (1) All uses are permitted in the MU-G district except for those listed in Sec. 2-4 and Sec. 2-75.

3

4

**IX.**

5 That Zoning and Development Code, Chapter 2, Article VI, Section 2-71(d)(8),

6 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as

7 follows:

8 Sec. 2-71. - MU-1 (Mixed-Use Historic Commercial Core) district.

9 (d) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of  
10 this code, the following regulations apply to the MU-1 district:

11 (8) *Special conditions for public open space including parks, trails, creeks, and public plazas.*

12 a. Building facades abutting public open space including parks, trails, creeks, and public plazas  
13 shall meet design requirements of a primary facade.

14 b. No opaque fences shall be allowed on the portion of a lot abutting any public open space.  
15 Wrought iron fencing or equivalent may be used.

16 c. There shall be no loading or service areas between the buildings and public open spaces.

17 d. An eight-foot wide linear landscaped area in accordance with Sec. 8-10(g)(43) shall be  
18 required on lots abutting public open space that have their parking between the buildings  
19 and the public open space. If site constraints inhibit the incorporation of the required  
20 landscaped area, alternative landscaping may be approved by the zoning administrator.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**X.**

That Zoning and Development Code, Chapter 2, Article VI, Section 2-72(e), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-72. - MU-2 (Mixed-Use Downtown Medium Density) district.

(e) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of this code, the following regulations apply to the MU-2 district:

(1) When streetscape improvements in public rights-of-way are constructed, they shall be in accordance with the downtown master plan or downtown improvement plan and shall be incorporated into a site development permit.

(2) *Parking.* In accordance with the downtown master plan, the following standards are meant to encourage a pedestrian-friendly environment by minimizing curb cuts and the presence of on-site parking. Where on-site parking is incorporated, it shall be placed in an unobtrusive location that minimizes impacts to pedestrian circulation.

a. *On-site parking.* On-site parking may consist of surface-level or structured parking.

1. On-site parking is not required for nonresidential establishments, with the following exceptions:

i. Overnight accommodations at the ratio at 0.8 parking spaces per bedroom. A parking generation study shall be required for event and conference space within overnight accommodations.

ii. Parking determined to be required as a result of a parking generation study performed in accordance with subsection (2) below. Alternative solutions may include a shared parking agreement as described in Sec. 8-47, on-site parking, or other solution as approved by the zoning administrator.

2. On-site parking shall be required for all residential uses, or residential portions of any building.

i. *Minimum required residential parking.*

(i) One space per residential unit regardless of dwelling unit type shall be required for any project with 20 units or less.

(ii) For projects with 21 or more residential units regardless of dwelling unit type:

One (1) bedroom shall require one (1) space

Two (2) or more bedrooms shall require two (2) spaces.

Guest parking shall be an additional 5% of the total number of required spaces.

ii. *New garages for residential units.*

(i) The location of new garages and their associated driveways shall be approved by the city.

- 1 (ii) Garages are prohibited in any street yard. For an existing single-family  
2 dwelling, a garage on a primary frontage shall be set back from the primary  
3 façade a minimum of ten (10) feet. A garage may be permitted off of a non-  
4 primary frontage if a lot does not have access from an alley.
- 5 3. Overnight fleet parking shall be prohibited in rights-of-way and in public parking lots and  
6 garages. When located on-site, no more than (3) fleet vehicles shall be permitted and  
7 shall be screened from a public street by a building or wall, hedge or other landscaping  
8 screen that is at least three feet in height.
- 9 b. If on-site surface-level parking is proposed or required, it shall be in accordance with the  
10 following requirements in addition to standards provided in chapter 8, article VI of this code:
- 11 1. Parking and access shall be permitted only on improved surfaces.
- 12 2. Wherever possible, alleys shall be utilized to access on-site parking areas.
- 13 3. If a property owner desires vehicular access from the alley and the alley is not improved,  
14 the property owner shall be responsible for the necessary improvements from the alley  
15 entrance to the entrance of the parking area. The alley entrance shall have a maximum  
16 15 foot curb return radius in accordance with Type 2 driveway standards in the city's  
17 Design and Construction Standards.
- 18 4. Where a service drive and service bay are installed, access shall be from the rear of  
19 the property and only one (1) roll-up service door shall be permitted on the rear elevation  
20 of the building. Loading docks are prohibited.
- 21 5. Vehicular entrances to all parking areas shall have a maximum five (5) foot curb return  
22 radius in accordance with Type 1 driveway standards in the city's Design and  
23 Construction Standards.
- 24 6. On-site parking areas are prohibited in any street yard associated with a primary facade  
25 with the exception of double frontage lots where parking is permitted in the rear street  
26 yard. For double frontage lots, the non-primary frontage will be considered the rear of  
27 the property.
- 28 7. All parking shall be setback a minimum of five (5) feet from any street-facing building  
29 facade, with the exception of in the rear street yard of a double frontage lot.
- 30 8. All existing driveways that are no longer required for parking access shall be removed  
31 and replaced with landscaping at the time of site plan review and street improvements  
32 installed to match adjacent areas.
- 33 9. On-site parking areas visible from a public street shall be screened by a building or wall,  
34 hedge or other landscaping screen that is at least three (3) feet in height.
- 35 c. For lots located on Brushy Creek or Lake Creek, if on-site parking is constructed, it may be  
36 allowed in the street yard when other options are not available. Parking lots with more than  
37 30 spaces shall comply with the requirements of Secs. 8-10(f)(1) and (g)(1).
- 38 d. *On-street parking.* The applicant for a building permit may provide interim on-street parking  
39 adjacent to the property, if the existing right-of-way will accommodate it and improved on-  
40 street parking and/or public parking lots are not available within 300 feet. The materials,  
41 design and location of the interim parking improvements shall be in accordance with the  
42 downtown master plan or downtown improvement plan and approved by the zoning  
43 administrator.
- 44 e. *Structured parking.* All structured parking garages where any of the parking is above grade  
45 shall meet the following standards:
- 46 1. The first 20 feet in height of the elevation of a garage that faces a public street, except  
47 for pedestrian and vehicular ingress and egress areas, shall require either a ground-

- 1 level use or vehicle parking areas to be screened from view from a public street by  
2 means of landscaping or manufactured materials.
- 3 2. Exterior garage building materials shall be limited to natural stone, simulated stone,  
4 brick, or split-face or stone-face concrete masonry units (CMU). In addition,  
5 architectural steel or metal may be used as accent features.
- 6 3. The glazing percentage requirements provided in subsection (e) shall apply to ground-  
7 level occupant spaces, if any.
- 8 4. Pedestrian access.
- 9 i. Pedestrian ingress and egress to all parking structures shall provide access directly  
10 to a street or public frontage except for underground parking levels, where  
11 pedestrians may exit the parking area directly into a building.
- 12 ii. Pedestrians shall have direct access from parking areas to the street on the primary  
13 frontage.
- 14 iii. There shall be direct access to the street from commercial uses.
- 15 5. Vehicular access shall be from a non-primary frontage where possible.
- 16 6. Service access shall be from an alley where possible. Where an alley does not exist,  
17 service access shall be from a non-primary frontage where one exists and shall be  
18 enclosed or screened from view.
- 19 f. *Off-site parking.* Off-site parking shall be permitted on a limited basis in accordance with the  
20 standards found in subsection (e)(4)b. below.
- 21 (3) *Parking generation studies.*
- 22 a. A parking generation study for nonresidential uses shall be required for any new  
23 development, conversion, or change of use within a building that has a gross floor area of  
24 greater than 10,000 square feet, and for assembly uses, event centers, and conference  
25 space of any size.
- 26 1. The parking generation study shall include the following criteria:
- 27 i. A demand analysis of parking need based on industry standards.
- 28 ii. Characteristics of those using parking, including turnover rate.
- 29 2. In instances where a required parking generation study determines that a use will utilize  
30 ten or more on-street parking spaces at a turnover rate of greater than every two hours,  
31 the use shall be required to identify alternative parking solutions. Alternative solutions  
32 may include a shared parking agreement as described in subsection Sec. 8-47, on-site  
33 parking, or other solution as approved by the zoning administrator.
- 34 b. The purpose of this subsection is to permit, on a limited basis, private parking on a lot without  
35 buildings and/or not on the same site as the land use or uses associated with the parking.
- 36 1. In order to determine whether parking may occur on a lot separate from its associated  
37 land use(s), a parking generation study shall be submitted by an applicant when parking  
38 demand for proposed land use(s) in a development exceeds available parking based  
39 on the commercial parking standards in Sec. 8-46 for the proposed use(s).
- 40 2. Available parking is determined by the number of spaces on private property outside of  
41 the street yard and improved parking spaces in the right-of-way adjacent to the property.
- 42 3. A parking generation study for this analysis shall include the following criteria:
- 43 i. The parking demand of the proposed use or uses based on the standards found in  
44 Sec. 8-46;

- 1                   ii. The number of on-site parking spaces associated with a development that are not  
2                   located in the street yard; and
- 3                   iii. The number of spaces that will be improved in the right-of-way in accordance with  
4                   the City's downtown parking plan for any road frontage associated with a  
5                   development. These spaces may or may not be determined to meet demand  
6                   depending on the timeline for public improvement.
- 7                   4. If the parking generation study determines that additional parking is necessary, the  
8                   applicant may be required to provide that parking at an alternate location. Parking may  
9                   be provided through a shared parking agreement or if the need is demonstrated, parking  
10                  may be located on a separate private lot for the associated use even if the parking is  
11                  located in the street yard. Private parking lots shall meet the following standards:
- 12                  i. Parking lots shall be designed in accordance with City standards including parking  
13                  space design and surfacing requirements.
- 14                  ii. Driveways shall be no greater than the minimum width required by City standards.
- 15                  iii. Parking lots shall meet the following requirements for interior parking lot  
16                  landscaping and landscape buffers:
- 17                       (i) Interrupting islands shall not be required.
- 18                       (ii) End islands shall be provided at the terminus of each parking bay and shall  
19                       have a minimum width of nine (9) feet from face of curb to face of curb. Head-  
20                       to-head parking bays shall include two (2) such end islands. Each end island  
21                       shall have one (1) large three (3) inch caliper shade tree and meet additional  
22                       planting requirements for end islands in accordance with Sec. 8-10(f). In lieu  
23                       of end islands, an island at each corner of a lot may replace end islands but  
24                       shall have the same planting requirements. Existing healthy trees of a  
25                       protected species in appropriate locations may be used as credits for these  
26                       required trees as described in Sec. 8-10(f)(1)f.
- 27                       (iii) Perimeter vegetation consisting of a solid hedge row of evergreen shrubs  
28                       planted at three (3) feet on-center shall provide screening from the ground to  
29                       a minimum height of 36 inches, except for walkway and driveway access  
30                       areas.
- 31                       (iv) Parking lots with greater than 30 spaces shall meet the interior parking lot  
32                       landscaping and landscape buffers in Secs. 8-10(f) and (g), rather than those  
33                       in this section.
- 34                       (v) All parking lot landscaping shall be irrigated in accordance with Sec. 8-10(~~ik~~).
- 35                  iv. Any parking lot that shares a property line with a single-family use shall install a  
36                  six (6) foot tall masonry fence to screen vehicles from view in lieu of perimeter  
37                  vegetation. This requirement does not alter the requirement of end islands along  
38                  the affected property lines.
- 39                  v. Parking shall not be used for commercial, for-profit purposes.
- 40                  vi. Trucks, tractor-trailers, semi-trucks, and semi-trailers shall not be parked in  
41                  parking lots. Panel trucks, pickup trucks, and those motor vehicles necessary and  
42                  accessory to the operation of the associated use may utilize the parking lot as long  
43                  as the vehicle has no more than two (2) axles.
- 44                  (4) *Access and circulation.*
- 45                       a. Vehicle access and circulation standards provided in Sec. 8-60 apply to all new development.  
46                       These include requirements for connections to existing and future roads, connection to  
47                       adjacent development, and design requirements for driveways.
- 48                       b. Drive-throughs shall be prohibited.

- 1 (5) *Lot fencing design standards.* The following standards apply to fencing in the MU-2 district, in  
2 addition to the applicable standards of Sec. 8-35:
- 3 a. Fences shall be constructed of the following materials: brick, natural stone, simulated stone,  
4 or shall be view fencing. Other decorative masonry materials, reinforced concrete, or view  
5 fencing equivalents may be approved by the zoning administrator. Wood fencing may be  
6 permitted if deemed appropriate by the zoning administrator based on the architecture and  
7 exterior materials of the principal building. Single-family uses may install new wood fencing  
8 or replace existing wood fencing with the same or a similar material and in accordance with  
9 subsection (e)(6)b, below.
- 10 b. All fences shall provide a finished face to abutting single-family or townhouse uses.
- 11 c. Fences outside the street yard may be eight (8) feet in height to accommodate topographical  
12 changes, as approved by the zoning administrator.
- 13 d. View fencing in the street yard shall be permitted to reach a height of six (6) feet.
- 14 e. Fences shall be eight (8) feet in height where outdoor rear or side dining or patio areas  
15 associated with eating establishments and indoor entertainment uses share a common lot  
16 line with a residential use, except for multi-story apartments and upper story residential.
- 17 f. Decorative street yard fencing of a material other than one specified above may be approved  
18 by the zoning administrator, except that chain link fencing is prohibited.
- 19 g. Opaque screening, including fencing, of a maximum of six (6) feet in height shall be required  
20 in the street yard for the purpose of screening service areas containing supplies, equipment  
21 and restrooms, subject to the approval of the zoning administrator.
- 22 h. Opaque fences up to 6 feet tall constructed of brick, natural stone, simulated stone or other  
23 decorative masonry materials or reinforced concrete may be permitted in a rear street yard  
24 for the purpose of enclosing a patio if approved by the zoning administrator.
- 25 i. Repairs shall be made with materials comparable in composition, color, size, shape and  
26 quality to the original fence. Products not intended to be used as fencing are prohibited from  
27 being used in the repair of a fence.
- 28 (6) *Landscaping.*
- 29 a. Landscaping, including landscape foundation treatment, shall be required in accordance with  
30 the standards in Sec. 8-10.
- 31 1. Where the building setback does not provide adequate space, a license agreement shall  
32 be required to place required foundation treatment in the right-of-way.
- 33 2. Streetscape improvements shall not count towards the required foundation treatment  
34 calculation.
- 35 b. Minor modifications to design and development standards may be permitted to protect and  
36 accommodate protected trees as identified in chapter 8, article III.
- 37 c. Pervious concrete and pervious pavers for parking and maneuvering areas are permitted.  
38 Other permeable surfaces may be approved by the zoning administrator.
- 39 (7) *Outdoor storage, display, and sales.*
- 40 a. General outdoor storage is prohibited.
- 41 b. Outdoor display, sales and limited outdoor storage shall be allowed in accordance with Sec.  
42 8-65.
- 43 c. Limited outdoor storage is prohibited in the street yard.
- 44 (8) *Ground-mounted equipment.* Screening for air conditioning units and electrical transformers shall  
45 be in conformance with Sec. 8-40. All other ground-mounted equipment, including gas or liquid

1 canisters and tanks, shall be screened from public view and adjacent properties by a stone or  
2 brick wall.

3 (9) *Site furniture and sidewalk furniture.*

- 4 a. With the exception of single-family uses, site furniture and sidewalk furniture, as defined in  
5 Sec. 1-50, shall be required to be of a commercial grade and manufactured for exterior use.
- 6 b. All sidewalk furniture, which pertains to moveable outdoor furniture and features in the right-  
7 of-way, including alleys, must comply with the Sidewalk Furniture program.
- 8 c. A sidewalk furniture license agreement and permit shall be required for all sidewalk furniture.
- 9 d. No plastic site furniture or sidewalk furniture shall be permitted.
- 10 e. Sidewalk furniture shall include sandwich boards which must be in accordance with Sec. 8-  
11 79.

12 (10) *Special conditions for public open space including parks, trails, creeks, and public plazas.*

- 13 a. As required by building type in subsection (f), building facades abutting public open spaces  
14 shall meet design requirements for a primary façade.
- 15 b. No opaque fences shall be allowed on the portion of a lot abutting any public open space.  
16 Wrought iron fencing or equivalent may be used.
- 17 c. There shall be no loading or service areas between the buildings and public open spaces.
- 18 d. An eight-foot wide linear landscaped area in accordance with Sec. 8-10(g)(43) shall be  
19 required on lots abutting public open space that have their parking between the buildings  
20 and the public open space. If site constraints inhibit the incorporation of the required  
21 landscaped area, alternative landscaping may be approved by the zoning administrator.

22 (11) *Lighting.*

- 23 a. The height of a freestanding light fixture shall not exceed 12 feet.
- 24 b. A minimum of eight (8) feet of clearance shall be required from the finished grade to any  
25 hanging lights, including string lights, over a pedestrian area.
- 26 c. Rope and tape/strip lighting shall only be permitted on private property as down lighting.

27 (12) *Noise.* Exterior speakers are only permitted for service and gathering areas at restaurants/bars  
28 and public plazas. Said speakers shall be oriented in such a manner to minimize the amount of  
29 sound audible to adjacent properties and in the right-of-way.

31 **XI.**

32 That Zoning and Development Code, Chapter 2, Article VI, Section 2-74(d)(8),  
33 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
34 follows:

35 Sec. 2-74. - MU-R (Mixed-Use Redevelopment and Small Lot) district.

36 (d) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of  
37 this Code, the following regulations apply to the MU-R district:

38 (8) *Special conditions for public open space including parks, trails, creeks, and public plazas.*

- 1 a. No opaque fences shall be allowed on the portion of a lot abutting any public open space.  
2 Wrought iron fencing or equivalent may be used.
- 3 b. There shall be no loading or service areas between the buildings and public open spaces.
- 4 c. An eight (8) foot wide linear landscaped area in accordance with Sec. 8-10(g)(43) shall be  
5 required on lots abutting public open space that have their parking between the buildings  
6 and the public open space. If site constraints inhibit the incorporation of the required  
7 landscaped area, alternative landscaping may be approved by the Zoning Administrator.

8 **XII.**

9 That Zoning and Development Code, Chapter 2, Article VI, Section 2-75(f)(8),  
10 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
11 follows:

12 Sec. 2-75. - MU-G (Mixed-Use Greenfield and Large Lot) district.

13 (f) *Baseline supplementary development standards.* In addition to the applicable standards found in  
14 Chapter 8 of this Code, the following regulations shall provide the baseline for PUD negotiations for  
15 the MU-G district:

16 (8) *Special conditions for open spaces including parks, trails, creeks, and plazas.*

- 17 a. No opaque fences shall be allowed on the portion of a lot abutting any public open space.  
18 Wrought iron fencing or equivalent may be used.
- 19 b. There shall be no loading or service areas between the buildings and open spaces.
- 20 c. An eight (8) foot wide linear landscaped area in accordance with Sec. 8-10(g)(43) shall be  
21 required on lots abutting public open space that have their parking between the buildings  
22 and the public open space. If site constraints inhibit the incorporation of the required  
23 landscaped area, alternative landscaping may be approved by the Zoning Administrator.

24 **XIII.**

25 That Zoning and Development Code, Chapter 8, Article II, Section 8-10(f)(1)(e),  
26 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
27 follows:  
28 follows:

29 Sec. 8-10. - Landscaping.

30 (f) *Interior parking lot landscape requirements by zoning district.*

- 31 (1) TH (Townhouse), SR (Senior), MF-1 (Multifamily - Low Density), MF-2 (Multifamily - Medium  
32 Density), MF-3 (Multifamily - Urban), C-1 (General Commercial), C-1a (General Commercial -  
33 Limited), C-2 (Local Commercial), OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business  
34 Park), PF-1 (Public Facilities - Low Intensity), PF-2 (Public Facilities - Medium Intensity), PF-3  
35 (Public Facilities - High Intensity), MU-R (Mixed-Use - Redevelopment and Small Lot), MU-1

1 (Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density), and MU-  
2 G (Mixed-Use Greenfield and Large Lot) zoning districts.

3 e. Other plant materials may be substituted for a large tree between the building and the first  
4 drive aisle as per the foundation landscape requirements provided in subsection (h) below.  
5 Specifically, plant materials totaling 30 foundation treatment points as set out in the table in  
6 subsection (i)(1)c. below, shall be provided in the required island for each large tree to be  
7 substituted.

8  
9 **XIV.**

10 That Zoning and Development Code, Chapter 10, Article II, Section 10-10, Code  
11 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
12 follows:

13 Sec. 10-10. - General plan amendments.

14 (a) *Applicability.* The city council may from time to time amend, supplement, change, modify or repeal  
15 the general plan or portion thereof, after recommendation by the planning and zoning commission.

16 (b) *Procedure before the planning and zoning commission.*

17 (1) The planning and zoning commission shall hold a public hearing to consider all proposed  
18 amendments to the general plan. Notice of the public hearing shall be given in accordance with  
19 the procedures in Sec. 10-42(eb).

20 (2) Upon such hearing, all interested parties shall have the opportunity to give testimony or make  
21 inquiries regarding any proposed amendment.

22 (3) After such hearing, the planning and zoning commission shall make its recommendation  
23 regarding any proposed amendment.

24 (4) Recommendations made by the planning and zoning commission shall be reported to the city  
25 council in writing.

26 (c) *Procedure before the council.*

27 (1) After receiving the recommendation of the planning and zoning commission, the city council shall  
28 hold a public hearing on same. Notice of the public hearing shall be given in accordance with the  
29 procedures in Sec. 10-42(eb).

30 (2) The city council shall be at liberty to accept, reject, or take other action on the recommendation  
31 it receives from the planning and zoning commission, provided that such action furthers the  
32 health, safety, and general welfare of the residents of the city.

1 **XV.**

2 That Zoning and Development Code, Chapter 10, Article III, Section 10-15, Code  
3 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
4 follows:

5 Sec. 10-15. - Amendments to the zoning and development code.

6 (a) *Purpose.* For the purpose of establishing and maintaining sound, stable, and desirable development  
7 within the territorial limits of the city, the text of this code shall not be amended except to acknowledge  
8 changed or changing conditions in a particular area or in the city generally, or to change the regulations  
9 and restrictions of this code. All amendments shall be in accordance with the general plan.

10 (b) *Initiation of amendments.* An amendment to the text of this code may be initiated by:

- 11 (1) City council on its own motion; or
- 12 (2) The planning and zoning commission.

13 (c) *Approval process.*

14 (1) *Review and report by zoning administrator.* The zoning administrator shall review the proposed  
15 amendment in light of the general plan and give a report to the planning and zoning commission  
16 on the date of the scheduled public hearing.

17 (2) *Public hearing and recommendation by planning and zoning commission.* The planning and  
18 zoning commission shall publish notice in accordance with Sec. 10-12(eb), hold a public hearing  
19 and recommend to the council such action as the commission deems proper.

20 (3) *City council action.*

21 a. *Notice.* The city council shall publish notice in accordance with Sec. 10-12(eb) and hold a  
22 public hearing before rendering decisions on a petition to amend this Code.

23 b. *Public hearing.* The city council shall hold a public hearing and approve, approve with  
24 modifications or conditions, or disapprove the amendment application.

25 (d) *Review criteria.* In determining whether to approve, approve with modifications or conditions, or  
26 disapprove amendments to this code, the city council shall consider and make findings on the following  
27 matters regarding the proposed amendment:

- 28 (1) Whether the proposed amendment is consistent with the general plan;
- 29 (2) Whether the proposed amendment advances the stated scope and purpose of this code as  
30 stated in Sec. 1-3; and
- 31 (3) Whether the proposed amendment advances the stated purpose of any zoning district it may  
32 affect.

1  
2 **XVI.**

3 That Zoning and Development Code, Chapter 10, Article IV, Section 10-21(c),  
4 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
5 follows:

6 Sec. 10-21. - Map amendment (rezoning).

7 (c) *Approval process.*

- 8 (1) *Review and report by zoning administrator.* The zoning administrator shall review the proposed  
9 amendment to the official zoning map in light of the general plan, subject to the criteria  
10 enumerated in subsection (d) of this section, and give a report to the planning and zoning  
11 commission on the date of the scheduled public hearing.
- 12 (2) *Referral to planning and zoning commission.* The zoning administrator, upon receipt of  
13 application to amend the official zoning map, shall refer the same to the planning and zoning  
14 commission for study, hearing, and report. The city council may not enact the proposed  
15 amendment until the commission makes its report to the city council.
- 16 (3) *Public hearing and recommendation by planning and zoning commission.* The planning and  
17 zoning commission shall publish and mail public notice in accordance with Sec. 10-42(eb), shall  
18 hold a public hearing and recommend approval, approval with modifications or conditions, or  
19 disapproval to the council.
- 20 (4) *City council action.*
- 21 a. *Notice.* The city council shall publish and mail public notice in accordance with Sec. 10-  
22 42(eb), and hold a public hearing before rendering a decision on an amendment to the official  
23 zoning map.
- 24 b. *Public hearing.* The city council shall hold a public hearing and approve, approve with  
25 modifications or conditions, or disapprove the application to amend the official zoning map.
- 26 c. *Effect of planning and zoning commission recommendation for disapproval.* If the planning  
27 and zoning commission has recommended that the city council disapprove a potential zoning  
28 map amendment, the amendment shall not become effective except by the favorable vote  
29 of three-fourths of all members of the city council.
- 30 d. *Effect of protest to proposed amendment.* In accordance with V.T.C.A., Local Government  
31 Code § 211.0061, a protest to a proposed change to a zoning regulation or district boundary  
32 must be written and signed by the owners of:
- 33 1. At least 20 percent of the area of the lots or land covered by the proposed change; or  
34 2. At least 20 percent of The area of the lots or land immediately adjoining the area covered  
35 by the proposed change and extending 200 feet from that area; or  
36 3. At least 60 percent of the area of the lots or land immediately adjoining the area covered  
37 by the proposed change and extending 200 feet from that area if the proposed change  
38 has the effect of allowing more residential development than the existing zoning  
39 regulation or district boundary and does not have the effect of allowing additional use  
40 is limited to the first floor of any residential development and does not exceed 35 percent  
41 of the overall development.

1 In computing the percentage of land area under this subsection, the area of streets and  
2 alleys shall be included and the land area is not calculated individually for each tract of  
3 land subject to a proposed change in a zoning regulation or district boundary but in the  
4 aggregate for all tracts of land subject to the change.

5 If a written protest that meets the conditions described by subsection (d)(1) or (d)(2) is  
6 presented to the city clerk prior to the public hearing for the map amendment, the  
7 amendment shall become effective only with the favorable vote of three-fourths of all  
8 members of the city council.

9 If a written protest that meets the conditions described by subsection (d)(3) is presented to  
10 the city clerk prior to the public hearing for the map amendment, the amendment shall  
11 become effective only with the favorable vote of a majority of all members of the city  
12 council.

13 **XVII.**

14 That Zoning and Development Code, Chapter 10, Article V, Section 10-27(f),  
15 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
16 follows:

17 Sec. 10-27. - Preliminary plat.

18 (f) *Revisions to approved preliminary plats.*

19 (1) *Minor revisions to approved preliminary plats.* The PDS director may administratively approve  
20 minor revisions to approved preliminary plats. The developer shall submit a preliminary plat  
21 application that contains all the materials listed in the development packet. A minor revision is  
22 one that:

- 23 a. Changes the lot size or configuration provided that the total number of lots does not increase;
- 24 b. Changes a local street width or alignment; or
- 25 c. Changes a utility or access easement.

26 (2) *Major revisions to approved preliminary plats.* The PDS director may approve major revisions to  
27 approved preliminary plats. Proposed major revisions to an approved preliminary plat shall trigger  
28 the submittal of a new concept plan in conjunction with the major revision requested and trigger  
29 notice requirements provided for in Sec. 10-102(f**b**), with the exception that concept plans  
30 contained within a Planned Unit Development are not required to be re-submitted. The developer  
31 shall submit a preliminary plat application that contains all the materials listed in the development  
32 packet. A major revision may include, but is not limited to the following:

- 33 a. An increase in the number of lots;
- 34 b. A change to the collector or arterial street layout; or
- 35 c. A modification of the parkland.

1 **XVIII.**

2 That Zoning and Development Code, Chapter 10, Article VII, Section 10-50(b),  
3 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
4 follows:

5 Sec. 10-50. - Variances.

6 (b) *Approval process.*

7 (1) *Review and report by zoning administrator.* Once the application is complete, the zoning  
8 administrator shall review the variance application, subject to the review criteria enumerated in  
9 subsection (c) below, and give a report to the zoning board of adjustment on the date of the  
10 scheduled public hearing.

11 (2) *Action by the zoning board of adjustment.*

12 a. *Notice.* The zoning board of adjustment shall mail notice in accordance with Sec. 10-42(eb).

13 b. *Variance review and public hearing.*

14 1. In conjunction with review of the variance application, subject to the criteria listed in  
15 subsection (c) of this section, the zoning board of adjustment shall hold a public hearing  
16 and shall make a written finding and give its approval, approval with modifications or  
17 conditions, or disapproval.

18 2. It shall take a concurring vote of 75 percent of the members of the ZBA to approve or  
19 approve with modifications or corrections an application for a variance from this Code.

20 **XIX.**

21 That Zoning and Development Code, Chapter 10, Article VII, Section 10-53(c),  
22 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
23 follows:

24 Sec. 10-53. - Special exceptions.

25 (c) *Approval process.*

26 (1) *Review and report by zoning administrator.* Once the application is complete, the zoning  
27 administrator shall review the proposed development in light of the general plan, subject to the  
28 criteria enumerated in subsection (d) of this section, and give a report to the zoning board of  
29 adjustment on the date of the scheduled public hearing.

30 (2) *Zoning board of adjustment (ZBA) action.*

31 a. *Notice.* The zoning board of adjustment shall mail notice in accordance with Sec. 10-42(eb).

32 b. *Public hearing.*

33 1. In conjunction with review of the special exception application, subject to the criteria  
34 enumerated in subsection (d) of this section, the zoning board of adjustment shall hold

1 a public hearing and approve, approve with modifications or conditions, or disapprove  
2 the special exception application.

3 2. It shall take a concurring vote of 75 percent of the members of the ZBA to approve or  
4 approve with modifications or corrections a special exception application.

5 c. *Recordation of action.* One copy of an approved special exception permit shall be given to  
6 the owner of the property, and one copy shall be filed in the office of the zoning administrator.

7

8

**XX.**

9

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

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

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

20

21 Alternative one.

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

1           **READ, PASSED, and ADOPTED** on first reading this \_\_\_\_ day of  
2 \_\_\_\_\_, 2026.

3 Alternative 2.

4           **READ** and **APPROVED** on first reading this the \_\_\_\_ day of  
5 \_\_\_\_\_, 2026.

6           **READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_ day of  
7 \_\_\_\_\_, 2026.

8  
9

\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

10  
11  
12  
13 ATTEST:

14  
15 \_\_\_\_\_  
16 ANN FRANKLIN, City Clerk