

ORDINANCE NO. O-2023-335

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 4, ARTICLE I, SECTION 4-9 PERMIT ISSUANCE, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, BY ADDING A PROVISION REGARDING A PLAT EXEMPTION FOR SINGLE-FAMILY DWELLINGS LOCATED DOWNTOWN, 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 4, Article I, Section 4-9, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 4. SUBDIVISION DESIGN AND CONSTRUCTION

Sec. 4-9. – Permit issuance.

(a) *Building permits.* Except as provided below, no building permits, certificates of occupancy, or other permits of any kind shall be issued by the city for the construction or development of any parcel of land until a plat has been recorded in accordance with this chapter and the requirements of Chapter 8, article X, Buildings and Building Regulations, have been satisfied.

- (1) A plat is not required for the construction of a wireless transmission facility on a parcel of land.
- (2) A plat is not required for the construction of a building or structure on property zoned AG; provided that no on-site or off-site public improvements are needed to serve the parcel of land.
- (3) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.
- (4) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires extension of city utilities or roadways, or requires floodplain delineation as set forth by this Code.
- (5) A plat is not required for new installation, repair, replacement, or removal of a sign.
- (6) A plat is not required for the issuance of a subdivision improvement permit.
- (7) A plat is not required for the issuance of a grading permit.

(8) A plat is not required for the issuance of a building permit for properties located in the geographical area bounded by the Union Pacific Railroad, A.W. Grimes Boulevard, Brushy Creek, and IH-35, if the following conditions are met:

a. The building permit is for the construction of a single-family dwelling and related accessory structures; and

b. The current boundaries of the property existed in the same configuration since October 12, 2023; and

1 c. The city has determined there is no need for right-of-way dedication.

2 The City reserves the right to require easements by separate instrument during building
3 permitting.

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- 5 (b) *Certificate of occupancy.* Whenever a plat is required by this Code, no certificate of occupancy shall
6 be issued for a building on a lot within a plat until such time that the required public improvements
7 serving all lots within the recorded plat have been completely installed, inspected, and accepted by
8 the city as required in article VIII of this chapter.

9 **II.**

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.

25 **READ, PASSED, and ADOPTED** on first reading this ____ day of
26 _____, 2023.

1 Alternative 2.

2 **READ** and **APPROVED** on first reading this the _____ day of
3 _____, 2023.

4 **READ, APPROVED** and **ADOPTED** on second reading this the _____ day of
5 _____, 2023.

6
7
8 _____
9 CRAIG MORGAN, Mayor
10 City of Round Rock, Texas

11 ATTEST:

12
13 _____
14 MEAGAN SPINKS, City Clerk