

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

DATE OF REVIEW: September 3, 2025

CODE REFERENCES: Sec. 2-71. - MU-1 (Mixed-Use Historic Commercial Core) district, Sec. 2-72. - MU-2 (Mixed-Use Downtown Medium Density) district, Sec. 2-73. - MU-L (Mixed-Use Limited) district and related sections (see entire list below).

STAFF REVIEW AND ANALYSIS:

Background: In 2013, the City of Round Rock adopted three (3) zoning districts downtown, MU-1 (Mixed-Use Historic Commercial Core) district, MU-2 (Mixed-Use Downtown Medium Density) district, and MU-L (Mixed-Use Limited) district. In 2020, the City adopted its comprehensive plan, *Round Rock 2030*, which included an implementation strategy to evaluate the standards of these three districts to ensure they continue to be suitable as downtown redevelops. In 2024, in response to development pressure in downtown, City Council directed PDS staff to complete a review of the existing zoning districts and propose amendments if needed. Significant analyses and public input followed over the next year, culminating in the current proposal.

Proposed Revision: Staff proposes amendments to the Code of Ordinances City of Round Rock, Texas, 2018, Part III – Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, Article VI Mixed-Use and PUD Districts to amend the three downtown mixed-use zoning districts:

- Sec. 2-71. - MU-1 (Mixed-Use Historic Commercial Core) district
- Sec. 2-72. - MU-2 (Mixed-Use Downtown Medium Density) district
- Sec. 2-73. - MU-L (Mixed-Use Limited) district

Additional sections of the code pertaining to the downtown districts will also be amended, including:

- Chapter 1, Article III, Sec. 1-50 Definitions;
- Chapter 2, Article VI, Sec. 2-77. – Permitted uses in the Mixed-Use and PUD districts and Sec. 2-78. – Mixed-Use and PUD zoning districts lot and building dimensional standards;
- Chapter 2, Article VIII, Sec. 2-91. – Supplementary use standards, Sec. 2-93(c) Accessory uses and home occupations, and Sec. 2-96. – Height and placement requirements;
- Chapter 8, Article II, Sec. 8-10. – Landscaping;
- Chapter 8, Article VIII, Sec. 8-65. - Outdoor storage and display;
- Chapter 8, Article IX, Signs
- Chapter 8, Article VI, Section 8-49 repealed in its entirety and Sections 8-50 through 8-59 shall be renumbered accordingly.

The proposed amendments aim to:

- Expand downtown boundaries
- Increase density along corridors (Mays St. and Round Rock Ave.)
- Propose new and expanded uses along Main/Georgetown Streets in MU-L
- Provide MU-2 design requirements based on building form instead of use
- Propose development and design standards focused on the pedestrian perception/scale
- Encourage greenery/vegetation to soften the built environment
- Require street-facing facades to serve as primary facades with enhanced design features
- Require designation of a primary frontage, subject to additional development standards
- Require 5-12 story buildings to construct Privately Owned Public Spaces (POPS)
- Clarify design and development standards for expansions, conversions, and tenant changes
- Provide consistency/clarifying language

Justification for Amendments:

Since the downtown mixed-use zoning districts were established in 2013, Round Rock has experienced significant growth and change. The recommended amendments align with the current needs and preferences of the community and market. This includes recommendations for greater densities along certain corridors and proposals for an increase in the variety of permitted land uses and building forms.

RECOMMENDED MOTION:

Staff recommends approval of the code amendments.