

CITY OF ROUND ROCK  
MEMO TO THE PLANNING AND ZONING COMMISSION

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**Meeting Date:** May 15, 2013  
**Prepared By:** Brad Dushkin, Planner; Joelle Jordan, Senior Planner  
**Re:** Three new zoning districts for downtown

This is the first of two items in the sequence of proposed actions regarding downtown zoning. Attached is a draft adopting ordinance with proposed amendments to the Code that would create three new mixed-use zoning districts. This action is the result of a recommendation in the 2010 Downtown Master Plan to create new zoning for downtown.

The three proposed zoning districts include:

**1) MU-1: Mixed-Use Historic Commercial Core**

This district has standards that are complementary to the existing historic district and emphasizes retail, restaurant and entertainment uses for the core of downtown.

**2) MU-2: Mixed-Use Downtown Medium Density**

This district provides standards for moderate density development of both commercial and a variety of multifamily residential uses.

**3) MU-L: Mixed-Use Limited**

This district allows single family and limited commercial uses in structures that are single family residential in style.

Additions have been made to the Supplementary Use Standards portion of the code where necessary for certain uses permitted in the three districts. The addition of these districts also warrants the inclusion of a number of new definitions to the Zoning chapter of the Code. Other references throughout the Code have also been appropriately updated to include the new districts, where applicable. All of these proposed amendments are included in the attached adopting ordinance.

You may recall that staff and the Commission had a detailed presentation and discussion concerning the content of the proposed districts at the P&Z work session on January 28<sup>th</sup> and an update on recent changes was made by staff at the April 3<sup>rd</sup> P&Z meeting. Additionally the City hosted a public open house on March 5<sup>th</sup> to which all downtown property owners were invited to attend and provide feedback. Attached is a memo summarizing common themes from the comments, and following that is a compilation of all written comments submitted at the open house. All comments have been transcribed verbatim as submitted, with Staff notes where necessary to provide context.

The attachment following the open house comments is a memo regarding how the proposed zoning may effect tax valuations, with quotes from the WCAD chief appraiser. The final attachment is a list of the members of the Working Group with whom staff collaborated during the formative stages of the districts.

## Item No. D2

In addition to the open house, other outreach efforts carried out by staff have included a special website dedicated to the proposal containing drafts, maps, and an opportunity to provide comments; e-newsletters to developers and citizens; updates on the City Facebook page; alerts on the City's home website to inform visitors of events related to the proposal; the posting of public notice signs; and updates to the Heart of Round Rock neighborhood association.

Staff has made only a few modifications to the draft districts. At Wednesday's meeting, we will provide a brief overview of the content of the districts, and we will reiterate the changes to the standards that have recently occurred.

An amendment to rezone downtown properties to the three proposed districts will follow this item.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 46, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, BY ADDING NEW SECTIONS 46.155.1, 46.155.2, AND 46.155.3, AND AMENDING SECTIONS 46-5, 46-132, 46-160, AND 46-199, AND AMENDING CHAPTERS 14, 40, AND 43 BY AMENDING SECTIONS 14-210, 40-23, AND 43-22, REGARDING MIXED-USE ZONING; 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 Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-155.1 which shall read as follows:

**Sec. 46-155.1 MU-1 (Mixed-Use Historic Commercial Core) District**

(a) *Purpose.*

To establish areas of mixed land uses primarily devoted to combining low to moderate density commercial development with limited residential uses.

Mixed-use zoning for this district refers to the combining of a variety of complementary commercial uses, such as retail, office, restaurant and entertainment uses, in the same building, on the same site, or in the same block with limited residential on upper stories or as live/work units, creating an active and pedestrian-friendly streetscape.

The standards herein are intended to encourage high-quality construction and development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure.

(b) *Permitted Uses.*

(1) The following uses are permitted subject to applicable supplementary use standards provided in Section 46-160:

Use	Supplementary Use Standards
Eating Establishments	None
Government Facilities including parking lots and garages	None
Indoor Entertainment Activities	46-160(p)
Live/Work Units	46-160(q)
Office	46-160(r)

Outdoor Entertainment	None
Overnight Accommodations	46-160(s-1)
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Retail Sales and Services	46-160(aa)
Upper-Story Residential	46-160(gg)
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

(2) The following use is permitted subject to Special Exception criteria provided in Section 46-101 and requires approval by the Zoning Board of Adjustment:

Use
Passenger Terminals

(c) *Density and Development Standards.*

All development within the MU-1 (Mixed-Use Historic Commercial Core) District shall conform to the Density, Development, and Special Standards described below.

(1) MU-1 (Mixed-Use Historic Commercial Core) Density and Development Standards.

<b>Density &amp; Development Standards for MU-1 (Mixed-Use Historic Commercial Core)<sup>(1)</sup></b>	
Description	Requirement
Minimum lot width, freestanding buildings	24 ft.
Minimum lot width, common-wall building	20 ft.
Minimum setback from street (ROW)	0 ft.
Maximum setback from street (ROW)	0 ft. <sup>(2)</sup>
Minimum rear setback	5 ft.
Minimum side setback	0 ft. <sup>(3)</sup>
Frontage occupancy	90% <sup>(4)</sup>
Minimum height, principal building	20 ft.
Maximum height, principal building	3 stories/ 2 stories (historic buildings) <sup>(5)</sup>
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft.

(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.  
 (2) When courtyards, patios with outdoor seating, and plazas are incorporated into a site, the façade of the building may be recessed. Elements of building articulation such as recessed storefront entries, steps, stoops, and other access features shall qualify as portions of a façade that meet the 0 foot setback.  
 (3) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.  
 (4) Buildings and courtyards, patios with outdoor seating, and plazas shall qualify towards the frontage occupancy.  
 (5) Height of the structure shall not exceed 40 feet. Designated historic structures shall not exceed two stories in height.

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1 (2) Setback Requirements.

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- 3 a. Except as provided below, all required setbacks shall be free from all
- 4 encroachments, such as accessory buildings or structures, eaves, roof
- 5 overhangs, box windows and fireplaces/chimneys. Air conditioning units and
- 6 other ground mounted mechanical equipment are exempt from this requirement.
- 7
- 8 b. Structures may not encroach on any utility easements and utility setbacks
- 9 described in the City of Round Rock Design and Construction Standards
- 10 Maximum setbacks shall be adjusted to accommodate conflicts with utility
- 11 easements.
- 12
- 13 c. When courtyards, patios with outdoor seating, and plazas are incorporated, the
- 14 maximum front setback line shall be defined with a low wall, fence/gate, or other
- 15 defining feature.
- 16
- 17 d. Side setback areas that are part of the required frontage occupancy may include
- 18 outdoor areas such as courtyards, patios with outdoor seating, and plazas.
- 19 These areas may also serve as access to an alley or rear parking areas.
- 20
- 21 e. Site furniture shall be permitted within the required setbacks.
- 22

23 (3) Parking.

24 a. Parking requirements.

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- 26
- 27 1. On-site parking is not required for non-residential establishments in the
- 28 MU-1 district, with the exception of the residential portion of a live/work
- 29 unit or unless a parking generation study as described in subsection (4)
- 30 below requires an alternative parking solution.
- 31
- 32 2. On-site parking shall be required for all residential uses or residential
- 33 portions of any building.
- 34
- 35 Required residential parking.
- 36 | 1 Bedroom: 1 space
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- 38 | 2 Bedrooms or more: 2 spaces
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- 40 | For residential units without defined bedrooms, including the residential
- 41 | portion of live/work units:
- 42 |
- 43 | Under 800 square feet: 1 space
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- 45 | 3. 800 square feet or more: 2 spaces
- 46 |

47 b. On-site surface-level parking.

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- 49 1. If on-site surface-level parking is proposed or required it shall be in
- 50 accordance with the following requirements in addition to standards
- 51 provided in Section 46-196 of this Code:

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- i. Parking and access shall be permitted only on improved surfaces.
- ii. Wherever possible, alleys shall be utilized to access on-site parking areas.
- iii. If a property owner desires vehicular access from the alley and the alley is not improved, the property owner shall be responsible for the necessary improvements from the alley entrance to the entrance of the parking area.
- iv. Vehicular entrances and exits for all parking areas shall be no wider than the minimum standard allowed by the City's Design and Construction Standards.
- v. On-site parking areas shall not be permitted in any street yard, and all parking shall be set back a minimum of five (5) feet from any street-facing building façade.
- vi. All existing driveways that are no longer required for parking access shall be removed and replaced with landscaping at the time of site plan review and street improvements installed to match adjacent areas.
- vii. On-site parking areas visible from a public street shall be screened by a building or wall, hedge or other landscaping screen that is at least three (3) feet in height.

c. On-street parking.

- 1. The applicant for a building permit may provide interim on-street parking adjacent to the property if the existing right-of-way will accommodate it. The materials, design and location of the interim parking improvements shall be in accordance with the Downtown Master Plan and approved by the City.

d. Structured parking.

All structured parking garages where any of the parking is above grade shall meet the following standards:

- 1. The first twenty (20) feet in height of the frontage of a garage that faces a public street, with the exception of pedestrian and vehicular ingress and egress areas, shall require either a ground-level use or vehicle parking areas to be screened from public view by means of landscaping or manufactured materials.
- 2. Exterior garage building materials shall be limited to stone, cast stone, brick, or split-face or stone-face concrete masonry units (CMU). In addition, architectural steel or metal may be used as accent features.

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3. The glazing percentage requirements provided in subsection (d)(6) shall apply to ground-level occupant spaces, if any.
  4. Pedestrian access.
    - i. Pedestrian ingress and egress to all parking structures shall provide access directly to a street or public frontage except for underground parking levels, where pedestrians may exit the parking area directly into a building.
    - ii. Pedestrians shall have direct access from parking areas to the street on the primary frontage.
    - iii. There shall be direct access to the street from commercial uses.
  5. Vehicular access shall be from the secondary frontage where possible.
  6. Service access shall be from an alley where possible. Where an alley does not exist, service access shall be from a secondary frontage where one exists.

(4) Traffic Impact and Parking Generation Studies.

- a. A Traffic Impact Analysis (TIA) shall not be required for any development in the MU-1 district.
- b. A parking generation study for non-residential uses shall be required for any new development, conversion, or change of use within a building that has a gross floor area of greater than 10,000 square feet. The parking generation study shall include the following criteria:
  1. A demand analysis of parking need based on industry standards.
  2. Characteristics of those using parking, including turnover rate.
- c. In instances where a parking generation study determines that a use will utilize ten (10) or more on-street parking spaces at a turnover rate of greater than every two (2) hours, the use shall be required to identify alternative parking solutions. Alternative solutions may include a shared parking agreement as described in Section 46-196(c)(2), on-site parking, or other solution as approved by the Transportation Director.

(5) Access and Circulation.

- a. Vehicle access and circulation standards provided in Section 46-198 apply to development in the MU-1 District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways.
- b. New drive through services shall be prohibited. Buildings with existing drive throughs shall be permitted to change the location or configuration of a drive-through in accordance with the following standards:

- 1 1. Off-street vehicle stacking spaces shall not be permitted in any front  
2 street yard and shall meet the stacking area standards and design  
3 provided in Section 46-196(j).
- 4
- 5 2. Vehicular entrances and exits shall be no wider than the minimum  
6 required for one (1) vehicle and shall be in accordance with the City's  
7 Design and Construction Standards.
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9 (6) Fencing Design Standards.

10 The following standards apply to fencing in the MU-1 District:

- 11 a. Fences shall be constructed of the following materials: brick, stone, or wrought  
12 iron.
- 13 b. Fence posts shall be constructed of rust resistant metal parts, concrete-based  
14 masonry or concrete pillars.
- 15 c. Fence posts and fence panels shall be capped.
- 16 d. All fences shall provide a finished face to the exterior of the property.
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22 (7) Landscaping.

- 23 a. Landscaping shall be required to be installed in the MU-1 district only in  
24 conjunction with outdoor courtyards, patio and plaza areas on private property. A  
25 linear length equal to fifty percent (50%) of the perimeter of said courtyard, patio  
26 or plaza exclusive of gates, entryways and the building façade shall include  
27 plantings of shrubs at a rate of one (1) shrub per four (4) linear feet and  
28 ornamental trees at a rate of one (1) tree per fifteen (15) linear feet. Shrubs and  
29 trees may be installed in planters or in the ground and shall be maintained in  
30 accordance with Section 46-195.
- 31 b. Pervious concrete and pervious pavers for parking and maneuvering areas are  
32 permitted. Other permeable surfaces may be approved by the Zoning  
33 Administrator.
- 34 c. For landscaping for expansions in subsection (e) or a change of use and  
35 conversions in subsection (f), foundation treatment in accordance with the  
36 Category 3 requirement in Section 46-195(h) shall be required when the structure  
37 does not meet the front and side setback requirements.
- 38 d. Minor modifications to design and development standards may be permitted to  
39 protect and accommodate protected trees as identified in Chapter 43.
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45 (8) Outdoor Display and Storage.

- 46 a. General outdoor storage is prohibited.
- 47 b. Outdoor display and limited outdoor storage shall be allowed in accordance with  
48 Section 46-199.
- 49 c. Limited outdoor storage is prohibited in the street yard.
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54 (9) Site Furniture.

- 1 a. Site furniture, as defined in Section 46-5, shall be required to be of a commercial
- 2 grade and manufactured for exterior use.
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- 4 b. Site furniture may also include moveable outdoor site features such as outdoor
- 5 café tables and planters.
- 6
- 7 c. No plastic site furniture shall be permitted.
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- 9 (10) Special Conditions for public open space including parks, trails, creeks, and public
- 10 plazas.
- 11
- 12 a. No opaque fences shall be allowed on the portion of a lot abutting any public
- 13 open space. Wrought iron fencing or equivalent may be used.
- 14
- 15 b. There shall be no loading or service areas between the buildings and public open
- 16 spaces.
- 17
- 18 c. An eight (8) foot wide linear landscaped area in accordance with Section 46-
- 19 195(g)(1) shall be required on lots abutting public open space that have their
- 20 parking between the buildings and the public open space.
- 21

22 (d) *MU-1 (Mixed-Use Historic Commercial Core) District Design Standards.*

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24 The following design standards apply to all buildings in the MU-1 District, with the exception of  
25 certain expansions, as addressed in subsection (e). Alternate design standards may be  
26 approved by the Zoning Administrator to permit a more flexible or creative design that still meets  
27 the intent of the MU-1 District design standards.

28  
29 (1) Exterior Wall Finish.

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31 The exterior finish of all buildings shall be stone, brick, and/or three-step hard coat  
32 stucco, except for doors, windows, accents, and trim. The use of wood shingles or wood  
33 siding shall be limited to accent features.

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35 (2) Orientation Requirements.

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- 37 a. Buildings shall have their main entrance off a public street or plaza. Entrances
- 38 shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.
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- 40 b. Where ramps or other accessibility-related structures are installed, they shall be
- 41 integrated into the building design by facing the structure with the same exterior
- 42 materials as the building, using the same stone material that was used in the
- 43 landscape if applicable, or screening structures behind planters and other
- 44 landscape features.
- 45

46 (3) Exterior Color.

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- 48 a. Day-Glo, luminescent, neon, or similar types of color finishes are not permitted.
- 49
- 50 b. Color schemes shall be compatible with the era and architectural style of the
- 51 building.
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53 (4) Building Elevation Variation.

- 54
- 55 a. The design of the primary façade of the ground floor of all buildings shall be
- 56 symmetrical by the placement of windows, doors and other architectural features.
- 57

- 1           b.     The length of walls facing public streets shall be broken into smaller planes. Wall  
2           planes shall not extend more than an average of thirty-five (35) feet without an  
3           offset or interruption by a pilaster or structural frames, change in roof line or  
4           architectural materials.
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- 6           c.     The composition of windows and other major features shall relate to the wall  
7           plane between each offset or other feature identified in subsection (b.) above.
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- 9           d.     A horizontal design feature between the first and second floors of a building shall  
10           be indicated on the building's primary façade. Examples of design features  
11           delineating first and second floors include awnings, canopies, transoms,  
12           moldings, balconies, pergolas, wainscoting, decorative stone or brick band, or  
13           changes in color or texture.
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- 15           e.     Where a single occupant occupies more than 60 feet of street frontage on the  
16           primary façade of a building, the primary façade shall appear to have multiple  
17           primary entrances with no more than 50 feet between entries.

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19       (5)    Building Articulation.

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- 21           a.     All buildings shall be designed to include varied relief to provide interest and  
22           variety and to avoid monotony. This shall include details that create shade and  
23           cast shadows to provide visual relief to the buildings. Horizontal and vertical  
24           elements of exterior walls should vary in height, design and projection to provide  
25           architectural interest and style.
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- 27           b.     The following is a list of design features that may be used as part of an  
28           integrated, comprehensive building design to provide architectural interest and  
29           style. Such interest and style shall include a minimum of five (5) of the following:
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  - 31               1.     Cornices
  - 32               2.     Eaves
  - 33               3.     Arched windows
  - 34               4.     Gable windows
  - 35               5.     Transom windows
  - 36               6.     Multiple sashed and/or multiple-paned upper story windows
  - 37               7.     Shutters
  - 38               8.     Recessed storefront entryways
  - 39               9.     Forecourt
  - 40               10.    Shopfront
  - 41               11.    Decorative stone or brick band
  - 42               12.    Decorative tile
  - 43               13.    Arcade/gallery
  - 44               14.    Veranda, porch or balcony
  - 45               15.    Variation of roof lines on the building
  - 46               16.    Stone coursing around windows
  - 47               17.    Simply designed secondary facades when compared to primary facades
  - 48               18.    Metal canopies
  - 49               19.    Fabric awnings that relate to window and door bays
  - 50               20.    Other features as approved the Zoning Administrator
- 51           c.     For buildings with a primary façade length of greater than 120 feet, offsets of at  
52           least two (2) feet shall be required for every 60 feet of building façade.

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54       (6)    Windows.

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2 In order to ensure appropriate proportion, shape, position, location, pattern and size of  
3 windows on a building, the following shall be required:  
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- 5 a. Windows shall be provided with relief. Examples include architectural surround,  
6 trim, changes in color, or changes in texture or coursing.  
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8 b. The ground floor of the primary façade shall have a minimum of sixty percent  
9 (60%) glazing with light transmittance of seventy percent (70%). The maximum  
10 sill height shall be twenty-four (24) inches; however, eighteen (18) inches is  
11 recommended.  
12  
13 c. Upper floors of the primary façade shall have a minimum of thirty percent (30%)  
14 glazing.  
15  
16 d. At least twenty-five percent (25%) of the wall area on any side or rear elevation  
17 facing a public street, park or plaza shall consist of glazing or as permitted by the  
18 Building Code, whichever is less.  
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20 e. Mullions shall not be placed between panes of glass in windows and doors.  
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22 f. To assist with energy efficiency and solar gain the requirements in this  
23 subsection may be reduced to the extent that the required level or location of  
24 glazing conflicts with the standards of the Building Code or a recognized green  
25 building program.  
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27 (7) Glass.

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29 Except for photovoltaic cells, mirrored glass with a reflectivity of twenty percent (20%) or  
30 more is not permitted on the exterior walls and roofs of buildings and structures.  
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32 (8) Roof Pitch.

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34 The roof pitch for a structure that shares a common or immediately abutting wall with  
35 another structure shall not be visible from any portion of an adjacent right-of-way.  
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37 (9) Roofing Materials.

- 38  
39 a. Roofing materials for pitched roofs shall consist of a minimum twenty-five (25)  
40 year architectural dimensional shingles, tile (clay, cement, natural or  
41 manufactured stone), non-reflective prefinished metal, copper or other similar  
42 materials as approved by the Zoning Administrator. Portions of the roof  
43 screened by pitched roof sections shall be permitted to be flat to provide for  
44 mechanical equipment wells or roof decks provided all pitched sections of the  
45 roof meet the roofing material requirements.  
46  
47 b. All roof-mounted mechanical equipment shall be screened from public view by  
48 parapets so as to not be visible from an abutting street, public plaza or public  
49 open space. The parapet shall utilize the same or similar materials as the  
50 principal structure.  
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52 (10) Awnings and Canopies.

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54 Awnings and canopies on buildings used for commercial, industrial or retail purposes  
55 shall meet the following standards:  
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- 57 a. Awnings and canopies shall be placed so as to avoid obscuring details of the  
58 building façade.

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- b. Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
  - c. Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.
  - d. Awnings and canopies may encroach up to ten (10) feet or sixty-six percent (66%) of the distance from the building face to the curb, whichever is less.

(11) Signs.

All signs shall comply with the regulations set forth in Chapter 30 of the Code of Ordinances.

(e) *Expansions.*

- (1) Expansions that are less than thirty-five percent (35%) of the existing gross floor area shall meet the following criteria:
  - a. Expansions shall reflect the architectural style of the original building, including roof, articulation, windows, doors, and exterior finish. If the existing style is not desired for the expanded portion of the structure, the expansion shall meet the design standards provided in subsection (d), as applicable.
  - b. Newly constructed portions of the building shall meet all applicable density and development standards in subsection (c).
- (2) The cumulative expansion of over 35% of the gross floor area over any five (5) year period shall be required to incorporate a minimum of three (3) improvements to each street facing façade in accordance with subsection (d).

(f) *Conversions.*

- (1) Conversions in the MU-1 District from single-family residential to a non-residential use shall meet the density and development standards in subsection (c) pertaining to the following:
  - a. parking (subsection (c)(3));
  - b. traffic impact and parking generation studies (subsection(c)(4));
  - c. access and circulation (subsection (c)(5));
  - d. fencing design standards (subsection (c)(6));
  - e. landscaping (subsection (c)(7));
  - f. outdoor display and storage (subsection (c)(8));
  - g. site furniture (subsection (c)(9)); and
  - h. special conditions for public open space (subsection(c)(10)).
- (2) The following requirements from the district design standards (subsection (d)) may apply when changes to the exterior of a building are being made to a conversion:
  - a. exterior wall finish (subsection (d)(1));
  - b. orientation requirements (subsection (d)(2));
  - c. exterior color (subsection (d)(3));
  - d. glass (subsection (d)(7));
  - e. roofing materials (subsection (d)(9));

- f. awnings and canopies (subsection (d)(10)); and
- g. signs (subsection (d)(11)).

- (3) Expansions in the gross floor area during the conversion process shall meet the standards in subsection (e) above, as applicable.
- (4) Driveways that access garages and carports shall no longer be permitted to be used for that purpose. Driveways may still be used for access to on-site parking in permitted locations if access from an alley or secondary frontage is not possible.

(g) *MU-1 District Compatibility Standards.*

Compatibility standards are intended to minimize the adverse impacts sometimes associated with adjacent higher intensity development.

- (1) **Visual Screening.** Screening standards for detention/water quality ponds, dumpsters, trash receptacles, outdoor storage, ground-mounted equipment and other similar structures are provided in Section 46-195(i).

- (2) **Noise.** Noise shall be regulated by Chapter 14 of the Code of Ordinances.

- (3) **Lighting.**

- a. **Building Illumination.**

- 1. Fully recessed downlights, gooseneck lights or other compact fluorescent, incandescent, or light emitting diode fixtures appropriate to the style of a building shall be used.
- 2. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building or downward rather than toward the street, residential units or adjacent properties.

- b. **Site Lighting Design Requirements.**

- 1. **Fixture (luminaire)**

The light source shall be completely concealed within an opaque housing and shall not be visible from any street or residential development.

- 2. **Light Source (lamp)**

Only incandescent, compact fluorescent, color-corrected high-pressure sodium, or light emitting diodes may be used. The same type shall be used for the same or similar types of lighting on any one site throughout a development.

- 3. **Mounting**

Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

- 4. **Height of Fixture**

The height of a freestanding fixture shall not exceed twelve (12) feet.

- c. **Excessive Illumination.**

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1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
3. Foot candle reading on any exterior portion of the site shall not exceed twenty-five (25) foot candles except at the property line where the reading shall not exceed one (1) foot candle. Uses requiring more illumination for security purposes may seek approval from the Zoning Administrator.

II.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-155.2, which shall read as follows:

**Sec. 46.155.2. MU-2 (Mixed-Use Downtown Medium Density) District.**

(a) *Purpose.*

To establish areas of mixed land uses primarily devoted to combining moderate density residential development with moderate density commercial development. Mixed-use zoning for this district refers to the combining of complementary residential and commercial uses in the same building, on the same site, or in the same block.

The standards herein are not intended to be of a particular style or period, but to encourage high-quality construction and development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure.

(b) *Permitted Uses.*

- (1) The following uses are permitted subject to applicable supplementary use standards provided in Section 46-160:

Use	Supplementary Use Standard
Bed and Breakfast	None
Eating Establishments	46-160(j)
Government Facilities including parking lots and garages	None
Indoor Entertainment Activities	46-160(p)
Live/Work Units	46-160(q)
Multifamily	None
Office	None

Office, Medical	46-160(s)
Overnight Accommodations	46-160(s-1)
Park, Community	None
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Retail Sales and Service	46-160(aa)
Single Family Detached Home	46-160(dd)
Townhouse	46-160
Upper Story Residential	46-160(gg)
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

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- (2) The following uses are permitted subject to Special Exception criteria provided in Section 46-101 and require approval by the Zoning Board of Adjustment:

Use
Daycare. In order to apply for a Special Exception, an existing daycare shall not be located within a 750-foot radius of the proposed daycare, as measured from property line to property line.
Eating Establishments with outdoor cooking areas. In order to apply for a Special Exception, an outdoor cooking area shall not share a common lot line with an existing single family use.
Outdoor Entertainment
Passenger Terminals

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- (c) *Density and Development Standards.*

All development within the MU-2 (Mixed-Use Downtown Medium Density) District shall conform to the density, development, and special standards described below.

- (1) MU-2 (Mixed-Use Downtown Medium Density) Density & Development Standards.

Density & Development Standards for MU-2 <sup>(1)</sup>	
Description	Requirement
Minimum lot width	20 ft.
Minimum front setback from street (ROW), multifamily and buildings with non-residential uses.	0 ft.
Maximum front setback from street (ROW), multifamily and buildings with non-residential uses	10 ft. <sup>(2)</sup>
Minimum front setback from street (ROW), existing single family uses	10 ft.

Maximum front setback from street (ROW), existing single family uses	20 ft.
Minimum setback from front building façade, single family garages	10 ft. <sup>(3)</sup>
Minimum rear setback	5 ft.
Minimum side setback	0 ft. <sup>(4)</sup>
Minimum side setback, existing single family uses	5 ft.
Maximum height, principal building	4 stories or 5 stories, not to exceed 75 ft. <sup>(5)</sup>
Maximum height, existing single family uses	2.5 stories
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft. <sup>(6)</sup>

(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.  
 (2) Steps, stoops and other access features are allowed in the front setback. For courtyard multifamily, the setback may be more than the maximum as long as the courtyard fills the space from the maximum setback to the façade of any building.  
 (3) When a garage for an existing single family dwelling takes access from the front of the property, it shall be setback from the primary façade of the house.  
 (4) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.  
 (5) Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement. For five (5) story buildings, the ground floor shall be occupied by non-residential uses, with the exception of overnight accommodations which need to meet the ground floor standards for this use as specified in Section 46-160(s-2).  
 (6) Fences may be eight (8) feet in height to accommodate topographical changes, as approved by the Zoning Administrator.

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(2) Setback Requirements.

- a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.
- b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. Maximum setback shall be adjusted to accommodate conflicts with utility easements.
- c. Site furniture shall be permitted within the required setbacks.

(3) 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 non-residential establishments, with the following exceptions:

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- i. Overnight accommodations at the ratio provided in Section 46-196.
- ii. The residential portion of a live/work unit.
- iii. Parking determined to be required as a result of a parking generation study performed in accordance with (4)(b.) below. In some cases an additional parking solution that is not on-site may be acceptable.

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

i. Required residential parking.

Single-family detached: 2 spaces

Other residential units (townhouse, apartments, upper-story residential):

1 Bedroom: 1 space

2 Bedrooms or more: 2 spaces

For residential units without defined bedrooms, including the residential portion of live/work units:

Under 800 square feet: 1 space

800 square feet or more: 2 spaces

ii. The Zoning Administrator may adjust requirements for residential uses based on the ITE parking demand manual or a parking generation study prepared by the applicant.

iii. New garages for residential units.

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

(2) Garages are not permitted in any street yard.

b. If on-site surface-level parking is proposed or required, it shall be in accordance with the following requirements in addition to standards provided in Section 46-196 of this Code:

1. Parking and access shall be permitted only on improved surfaces.

2. Wherever possible, alleys shall be utilized to access on-site parking areas.

- 1 3. If a property owner desires vehicular access from the alley and the alley  
2 is not improved, the property owner shall be responsible for the  
3 necessary improvements from the alley entrance to the entrance of the  
4 parking area.  
5
- 6 4. Vehicular entrances to all parking areas shall be no wider than the  
7 minimum standard allowed by the City's Design and Construction  
8 Standards.  
9
- 10 5. On-site parking areas shall not be permitted in any street yard, and all  
11 parking shall be setback a minimum of five (5) feet from any street-facing  
12 building façade.  
13
- 14 6. All existing driveways that are no longer required for parking access shall  
15 be removed and replaced with landscaping at the time of site plan review  
16 and street improvements installed to match adjacent areas.  
17
- 18 7. On-site parking areas visible from a public street shall be screened by a  
19 building or wall, hedge or other landscaping screen that is at least three  
20 (3) feet in height.  
21

22 c. On-street parking.

- 23
- 24 1. The applicant for a building permit may provide interim on-street parking  
25 adjacent to the property, if the existing right-of-way will accommodate it.  
26 The materials, design and location of the interim parking improvements  
27 shall be in accordance with the Downtown Master Plan and approved by  
28 the City.  
29

30 d. Structured parking.

31 All structured parking garages where any of the parking is above grade shall  
32 meet the following standards:  
33

- 34 1. The first twenty (20) feet in height of the frontage of a garage that faces a  
35 public street, with the exception of pedestrian and vehicular ingress and  
36 egress areas, shall require either a ground-level use or vehicle parking  
37 areas to be screened from view from a public street by means of  
38 landscaping or manufactured materials.  
39
- 40 2. Exterior garage building materials shall be limited to stone, cast stone,  
41 brick, or split-face or stone-face concrete masonry units (CMU). In  
42 addition, architectural steel or metal may be used as accent features.  
43
- 44 3. The glazing percentage requirements provided in subsection (d)(7) shall  
45 apply to ground-level occupant spaces, if any.  
46
- 47 4. Pedestrian access.  
48
- 49 i. Pedestrian ingress and egress to all parking structures shall  
50 provide access directly to a street or public frontage except for

1 underground parking levels, where pedestrians may exit the  
2 parking area directly into a building.

3  
4 ii. Pedestrians shall have direct access from parking areas to the  
5 street on the primary frontage.

6  
7 iii. There shall be direct access to the street from commercial uses.

8  
9 5. Vehicular access shall be from the secondary frontage where possible.

10  
11 6. Service access shall be from an alley where possible. Where an alley  
12 does not exist, service access shall be from a secondary frontage where  
13 one exists and shall be enclosed or screened from view.

14 (4) Traffic Impact and Parking Generation Studies.

15  
16 a. A Traffic Impact Analysis (TIA) shall not be required for any development in the  
17 MU-2 district.

18  
19 b. A parking generation study for non-residential uses shall be required for any new  
20 development, conversion, or change of use within a building that has a gross  
21 floor area of greater than 10,000 square feet. The parking generation study shall  
22 include the following criteria:

23 1. A demand analysis of parking need based on industry standards.

24 2. Characteristics of those using parking, including turnover rate.

25  
26  
27 c. In instances where a parking generation study determines that a use will utilize  
28 ten (10) or more on-street parking spaces at a turnover rate of greater than every  
29 two (2) hours, the use shall be required to identify alternative parking solutions.  
30 Alternative solutions may include a shared parking agreement as described in  
31 Section 46-196(c)(2), on-site parking, or other solution as approved by the  
32 Transportation Director.

33  
34 (5) Access and Circulation.

35  
36 a. Vehicle access and circulation standards provided in Section 46-198 apply to all  
37 new development. These include requirements for connections to existing and  
38 future roads, connection to adjacent development, and design requirements for  
39 driveways.

40  
41 b. Drive throughs shall be prohibited except on lots fronting on Mays Street. The  
42 following conditions shall apply to any site where a drive through is incorporated:

43 1. Only one (1) business on a site shall have a drive through.

44 2. Drive throughs shall be part of a building containing two (2) or more  
45 occupants or uses.

46 3. The principal use associated with the drive through shall not occupy  
47 more than fifty percent (50%) of the gross floor area of a single story  
48 building. For multi-story buildings, the principal use may occupy the  
49 entire first floor.  
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- 1                   4.     Off-street vehicle stacking spaces shall not be permitted in any front
- 2                   street yard and shall meet the stacking area standards and design
- 3                   provided in Section 46-196(j).
- 4
- 5                   5.     Vehicular entrances and exits shall be no wider than the minimum
- 6                   required for one (1) vehicle and shall be in accordance with the City's
- 7                   Design and Construction Standards.
- 8

9           (6)    Fencing Design Standards.

10           The following standards apply to fencing in the MU-2 District.

- 11
- 12
- 13           a.     Fences shall be constructed of the following materials: brick, stone, or wrought
- 14           iron. Other decorative masonry materials, reinforced concrete, or wrought iron
- 15           equivalents may be approved by the Zoning Administrator. Existing single family
- 16           uses may replace existing wood fencing with a similar material and in
- 17           accordance with subsections (c.), (d.), and (e.) below.
- 18
- 19           b.     Fence posts shall be constructed of rust resistant metal parts, concrete-based
- 20           masonry or concrete pillars of sound structural integrity.
- 21
- 22           c.     Fence posts and fence panels shall be capped.
- 23
- 24           d.     All fences shall provide a finished face to abutting single-family or townhouse
- 25           uses.
- 26
- 27           e.     All fences shall provide a finished face to abutting streets.
- 28

29           (7)    Landscaping.

- 30
- 31           a.     Where the building setback provides adequate space, landscaping foundation
- 32           treatment shall be required in accordance with the Category 3 standards in
- 33           Section 46-195(h).
- 34
- 35           b.     Minor modifications to design and development standards may be permitted to
- 36           protect and accommodate protected trees as identified in Chapter 43.
- 37
- 38           c.     Screening for parking shall be in accordance with subsection (c)(3)(b)(7.).
- 39
- 40           d.     Pervious concrete and pervious pavers for parking and maneuvering areas are
- 41           permitted. Other permeable surfaces may be approved by the Zoning
- 42           Administrator.
- 43

44           (8)    Outdoor Display and Storage.

- 45
- 46           a.     General outdoor storage is prohibited.
- 47
- 48           b.     Outdoor display and limited outdoor storage shall be allowed in accordance with
- 49           Section 46-199.
- 50
- 51           c.     Limited outdoor storage is prohibited in the street yard.
- 52

53           (9)    Site Furniture.

- 54
- 55           a.     Site furniture for non-residential uses, as defined in Section 46-5, shall be
- 56           required to be of a commercial grade and manufactured for exterior use.
- 57

- 1                   b.       Site furniture may also include moveable outdoor site features such as outdoor  
2                   café tables and planters.  
3  
4       (10)   Special Conditions for public open space including parks, trails, creeks, and public  
5                   plazas.  
6  
7                   a.       No opaque fences shall be allowed on the portion of a lot abutting any public  
8                   open space. Wrought iron fencing or equivalent may be used.  
9  
10                  b.       There shall be no loading or service areas between the buildings and public open  
11                  spaces.  
12  
13                  c.       An eight (8) foot wide linear landscaped area in accordance with Section 46-  
14                  195(g)(1) shall be required on lots abutting public open space that have their  
15                  parking between the buildings and the public open space.  
16

17       (d)    *MU-2 (Mixed-Use Downtown Medium Density) District Design Standards.*

18  
19       The following design standards apply to all buildings in the MU-2 District, with the exception of  
20       certain expansions, as addressed in subsection (f). Additional standards for apartments, single-  
21       family residential uses, structured parking, expansions, and conversions are provided below this  
22       subsection and replace their counterparts in this subsection where applicable.  
23

24       Alternate design standards may be approved by the Zoning Administrator to permit a more  
25       flexible or creative design that still meets the intent of the MU-2 District design standards.  
26

- 27       (1)    Exterior Wall Finish. The exterior finish of all buildings shall be stone, cast stone, brick,  
28              architectural concrete masonry units (CMU), glass, three-step hard coat stucco, fiber  
29              cement siding, architectural steel or metal with a minimum 30-year warranty, or a  
30              combination thereof, except for doors, windows, accents and trim.  
31  
32              a.       Fiber cement siding shall not comprise more than thirty-three percent (33%) of  
33              the exterior wall finish.  
34  
35              b.       If architectural CMU is incorporated into a project, it shall have an ashlar pattern.  
36  
37              c.       The use of materials such as wood shingles and wood siding shall be limited to  
38              accent features.  
39  
40              d.       Other wall materials, accent materials or recognized architectural styles may be  
41              approved by the Zoning Administrator.
- 42       (2)    Orientation Requirements.  
43  
44              a.       Buildings shall have their main entrance off a public street or plaza. Entrances  
45              shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.  
46  
47              b.       Buildings on corner lots shall be designed with primary facades facing each  
48              public street.  
49  
50              c.       Where ramps or other accessibility-related structures are installed, they shall be  
51              integrated into the building design by facing the structure with the same exterior  
52              materials as the building, using the same stone material that was used in the  
53              landscape if applicable, or screening structures behind planters and other  
54              landscape features.  
55

1 (3) Exterior Color.

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3 Day-Glo, luminescent, neon, or similar types of color finishes are not permitted.

4  
5 (4) Building Elevation Variation.

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7 a. The length of walls facing public streets shall be broken into smaller planes. Wall  
8 planes shall not extend more than an average of thirty-five (35) feet without an  
9 offset or interruption by a pilaster or structural frames, change in roof line or  
10 architectural materials.

11  
12 b. For buildings with a primary façade length of greater than 140 feet, offsets of at  
13 least three (3) feet in depth shall be required for every 70 feet of façade length.

14  
15 c. The composition of windows and other major features shall relate to the wall  
16 plane between each offset or other feature identified in subsection (b.)  
17 immediately above.

18  
19 (5) Building Articulation.

20  
21 a. All buildings shall be designed to include varied relief to provide interest and  
22 variety and to avoid monotony. This shall include details that create shade and  
23 cast shadows to provide visual relief to the buildings. Horizontal and vertical  
24 elements of exterior walls should vary in height, design and projection to provide  
25 architectural interest and style.

26  
27 b. The following is a list of design features that may be used as part of an  
28 integrated, comprehensive building design to provide architectural interest and  
29 style. Such interest and style shall include a minimum of five (5) of the following:

- 30  
31 1. Cornices  
32 2. Eaves  
33 3. Bow window  
34 4. Bay window  
35 5. Arched window  
36 6. Gable window  
37 7. Transom windows  
38 8. Multiple sashed and/or paned upper story windows  
39 9. Oval or round windows  
40 10. Shutters  
41 11. Arched entry, balcony or breezeway entrance  
42 12. Recessed storefront entryways  
43 13. Shopfront (for retail uses)  
44 14. Arcade/Gallery (for retail uses)  
45 15. Stone or brick accent wall  
46 16. Decorative stone or brick band  
47 17. Decorative tile  
48 18. Veranda, porch or balcony  
49 19. Projected wall or dormer  
50 20. Variation of roof lines on the building  
51 21. Decorative caps and chimneys  
52 22. Stone coursing around windows  
53 23. Metal canopies  
54 24. Fabric awnings that relate to window and door bays

25. Other features as approved the Zoning Administrator

(6) Special design features. The following is a list of special design features that shall be used as part of an integrated, comprehensive building and site design to provide architectural interest and style. Such interest and style shall include a minimum of at least one (1) of the following:

- a. Stoops
- b. Rooftop decks
- c. Patios
- d. Decorative street yard fencing
- e. Low masonry walls at property lines
- f. Dooryard
- g. Forecourt

(7) Windows.

In order to ensure appropriate proportion, shape, position, location, pattern and size of windows on a building, the following shall be required:

- a. The primary façade shall have a minimum of thirty percent (30%) glazing with light transmittance of seventy percent (70%) on the ground floor.
- b. The maximum sill height on the ground floor shall be thirty (30) inches; however, eighteen (18) inches is recommended for retail uses. Sill height requirements shall not apply to multifamily.
- c. At least twenty-five percent (25%) of the wall area on any side or rear elevation facing a public street, park or plaza shall consist of glazing or as permitted by the Building Code, whichever is less.
- d. To assist with energy efficiency and solar gain the requirements in this subsection may be reduced to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.

(8) Glass.

Except for photovoltaic cells, mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs of buildings and structures.

(9) Pitched Roof.

When a visibly pitched roof is incorporated into a project, the roof shall have a pitch equal to or greater than four (4) to twelve (12).

(10) Roofing Materials.

- a. Roofing materials for pitched roofs shall consist of a minimum twenty-five (25) year architectural dimensional shingles, tile (clay, cement, natural or

1 manufactured stone), non-reflective prefinished metal, copper or other similar  
2 materials as approved by the Zoning Administrator. Portions of the roof  
3 screened by pitched roof sections shall be permitted to be flat to provide for  
4 mechanical equipment wells or roof decks provided all pitched sections of the  
5 roof meet the roofing material requirements.  
6

- 7 b. All roof-mounted mechanical equipment shall be screened from public view by  
8 parapets so as to not be visible from an abutting street, public plaza or public  
9 open space. The parapet shall utilize the same or similar materials as the  
10 principal structure.  
11

12 (11) Awnings and Canopies.

13 Awnings and canopies on buildings used for commercial, industrial or retail purposes  
14 shall meet the following standards:  
15

- 16 a. Awnings and canopies shall be placed so as to avoid obscuring details of the  
17 building façade.  
18 b. Fabric awnings for windows shall be a drop-front style, except at arched window  
19 openings, and shall relate to each window or bay.  
20 c. Awnings and canopies shall be placed so that there is a minimum clearance of  
21 eight (8) feet at its lowest point when over a sidewalk or other pedestrian  
22 walkway.  
23 d. Awnings and canopies may encroach up to ten (10) feet or sixty-six percent  
24 (66%) of the distance from the building face to the curb, whichever is less.  
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26  
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29

30 (12) Signs.

31 All signs shall comply with the regulations set forth in Chapter 30 of the Code of  
32 Ordinances.  
33  
34

35 (e) Multifamily.

36 All residential uses that consist of multiple dwelling units that are not in combination with a  
37 commercial use shall meet the following standards:  
38  
39

- 40 (1) Dwelling forms. Regardless of the number of residential units, live/work units and upper-  
41 story residential units shall not be considered a multifamily use; such units shall meet the  
42 design standards in subsection (d) above. Changes in use from single family or  
43 commercial to multifamily shall be required to meet all standards below, as applicable.  
44 The following multifamily dwelling forms shall be permitted:  
45

- 46 a. Multi-story apartments.  
47  
48 1. Apartments shall be in buildings that are 100% residential, and shall be a  
49 minimum of two (2) stories.  
50  
51 2. The ground floor of all facades that face a public street shall be one  
52 hundred (100%) percent stone, brick, or cast stone.  
53  
54 b. Townhouses. Townhouses shall be subject to the following standards.  
55  
56 1. Townhouses shall be in a "row house" form with raised front steps off the  
57 sidewalk to access the main entrance.  
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2. Each unit shall include an off-set in wall planes and individual roof lines separated by recessed entries or shall be distinguished by a change in façade materials.
  
3. All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows. The following is a list of features that may be used as part of an integrated, comprehensive design to provide visual relief to townhouse buildings. Such interest and style shall include a minimum of five (5) of the following:
  - i. Bow windows
  - ii. Bay windows
  - iii. Arched windows
  - iv. Gable windows
  - v. Oval or round windows
  - vi. Shutters
  - vii. Arched entry, balcony or breezeway entrance
  - viii. Stone or brick accent wall
  - ix. Decorative stone or brick band
  - x. Decorative tile
  - xi. Veranda, terrace, porch or balcony
  - xii. Projected wall or dormer
  - xiii. Variation of roof lines on the building
  - xiv. Decorative caps on chimneys
  - xv. Other features as approved the Zoning Administrator
  
4. Pedestrian Access. Each unit shall have its main pedestrian entrance off of the street or a landscaped courtyard.
  
5. Parking, including garages or carports, shall not face a public street. Parking, including garages or carports, is permitted to face an alley.
  
6. Garages or carports are not permitted in any street yard.
  
7. Fencing located within ten feet of an alley or common lot boundary shall not impede the visibility of drivers entering or exiting the alley.
  
- c. Courtyard Building. Attached or detached dwelling units which are arranged around a central courtyard or series of courtyards on a single site.
  1. Pedestrian access.
    - i. At least one (1) courtyard on a site shall provide direct access to the street.
    - ii. Each building shall have their primary access from an internal courtyard.
  
  2. An amount equal to at least fifteen percent (15%) of the square footage of all building footprints on a site shall be developed as common courtyard areas. No more than a total of three (3) courtyards may be developed on one (1) site. When a site has less than four (4) units, the courtyard shall be one (1) contiguous area. Paseos, parking areas, designated on-site walkways and building entry areas shall not count towards the common courtyard area.

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- d. Villa. A large house containing two (2) to eight (8) dwelling units which are individually accessed from one (1) internal common area.
  - 1. Pedestrian access. The internal common area shall be accessible from a main entrance at the street level on the primary façade.
- e. Multifamily house. A structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside.
  - 1. Pedestrian access. Each unit shall have a primary entrance on the front or side of the building. Any secondary entrances shall be located on the side or rear of the building.
- f. Carriage house/accessory dwelling unit. Attached or detached accessory unit above a garage or at grade. Habitable area shall not exceed 450 square feet per floor. Design and materials should be compatible with the primary structure on the lot.

(2) The following standards apply to all multifamily uses.

- a. Exterior Wall Finish. The exterior finish of all buildings shall be stone, cast stone, brick, architectural concrete masonry units (CMU), glass, three-step hard coat stucco, fiber cement siding, architectural steel or metal with a minimum 30-year warranty, or combination thereof, except for doors, windows, accents, and trim.
  - 1. The ground floor of all buildings shall be a minimum of seventy-five percent (75%) stone, cast stone, brick, or architectural CMU with the exception of multi-story apartments as stated in subsection (e)(1)(a)(2.).
  - 2. A minimum of two (2) different materials shall be used on each structure and each material used shall comprise no less than twenty percent (20%) of the exterior wall finish.
  - 3. If architectural CMU is incorporated into a project, it shall have an ashlar pattern.
  - 4. No more than thirty-three percent (33%) of the building façade may be fiber cement siding or architectural steel or metal.
  - 5. Carriage house/accessory dwelling units shall be permitted to have the same exterior materials as the primary structure on the lot.
  - 6. The use of wood shingles and wood siding shall be limited to accent features. Other wall finishes, accent materials, or recognized architectural styles may be approved by the Zoning Administrator.
- b. Parking. All multifamily uses shall provide on-site parking in accordance with subsection (c)(3).

(f) *Expansions.*

- (1) Expansions that are less than thirty-five percent (35%) of the existing gross floor area shall meet the following criteria:
  - a. Expansions shall reflect the architectural style of the original building, including roof, articulation, windows, doors, and exterior finish. If the existing style is not

desired for the expanded portion of the structure, the expansion shall meet the design standards provided in subsection (d), as applicable.

b. Newly constructed portions of the building shall meet all density and development standards in subsection (c), as applicable.

(2) The cumulative expansion of over thirty-five percent (35%) of the gross floor area over any five (5) year period shall be required to incorporate a minimum of three (3) improvements to each street facing façade in accordance with subsection (d).

(g) *Conversions.*

(1) Conversions in the MU-2 district from single-family residential to a non-residential use shall meet the following density and development standards in subsection (c):

- a. parking (subsection (c)(3));
- b. traffic impact and parking generation studies (subsection(c)(4));
- c. access and circulation (subsection (c)(5));
- d. fencing design standards (subsection (c)(6));
- e. landscaping (subsection (c)(7));
- f. outdoor display and storage (subsection (c)(8));
- g. site furniture (subsection (c)(9)); and
- h. special conditions for public open space (subsection(c)(10)).

(2) The following requirements from the district design standards (subsection (d)) may apply when changes to the exterior of a building are being made to a conversion:

- a. exterior wall finish (subsection (d)(1));
- b. orientation requirements (subsection (d)(2)(a.) and (d)(2)(c.));
- c. exterior color (subsection (d)(3));
- d. roofing (subsection (d)(10));
- e. awnings and canopies (subsection (d)(11)); and
- f. signs (subsection (d)(12)).

(3) Expansions in the gross floor area during the conversion process shall meet the standards in subsection (f) above, as applicable.

(h) *MU-2 District Compatibility Standards.*

Compatibility standards are intended to minimize the adverse impacts sometimes associated with adjacent higher intensity development.

(1) Visual Screening. Screening standards for detention/water quality ponds, dumpsters, trash receptacles, outdoor storage, ground-mounted equipment and other similar structures are provided in Section 46-195(i).

(2) Noise. Noise shall be regulated by Chapter 14 of the Code of Ordinances. Outdoor paging systems shall not be permitted, except for eating establishments and outdoor entertainment.

(3) Lighting.

- a. External lighting shall be arranged and controlled so as to deflect light away from any residential areas.

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b. Building Illumination.

1. Fully recessed down lights, gooseneck lights or other compact fluorescent, incandescent, or light emitting diode fixtures appropriate to the style of a building shall be used.
2. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building or downward rather than toward the street or adjacent properties.

c. Site Lighting Design Requirements.

1. Fixture (luminaire).  
The light source shall be completely concealed within an opaque housing and shall not be visible from any street or residential development.
2. Light Source (lamp).  
Only incandescent, compact fluorescent, color-corrected high-pressure sodium, or light emitting diodes may be used. The same type shall be used for the same or similar types of lighting on any one site throughout a development.
3. Mounting.  
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture.  
The height of a freestanding fixture shall not exceed twelve (12) feet.

d. Excessive Illumination.

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
3. Foot candle reading on any exterior portion of the site shall not exceed twenty-five (25) foot candles except at the property line where the reading shall not exceed one (1) foot candle. Uses requiring more illumination for security purposes may seek approval from the Zoning Administrator.

III.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-155.3 which shall read as follows:

**Sec. 46-155.3 MU-L (Mixed-Use Limited) District.**

**(a) Purpose.**

The purpose of the MU-L district is to allow single family and limited commercial uses in structures that are single family residential in style. For the purposes of this district, limited commercial uses include bed and breakfast, office, live/work units, and very limited retail uses including personal services, artisanal production, and boutique shops. Changes from single family to a limited commercial use shall be considered a conversion.

**(b) Permitted uses.**

The following uses are permitted subject to applicable supplementary use standards provided in Section 46-160:

Use	Supplementary Use Standards
Bed and Breakfast	None
Carriage House/Accessory Dwelling Unit	46-160(q-1)
Government Facilities	None
Live/Work	46-160(q)
Office	None
Park, Community	None
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Retail Sales and Services	46-160(aa)
Single Family Detached Home	None
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

**(c) Density and Development Standards.**

All development, including expansions and new construction, within the MU-L (Mixed-Use Limited) district shall conform to the density and development standards described below.

- (1) MU-L (Mixed-Use Limited) density and development standards.

Density and Development Standards for MU-L <sup>(1)</sup>	
Description	Requirement
Minimum front setback from street (ROW)	Contextual <sup>(2)</sup>
Minimum rear setback, garages and carports	5 ft.
Minimum rear setback, all other buildings	20 ft., or 5 ft. <sup>(3)</sup>
Minimum side setback	5 ft.
Minimum setback, accessory buildings	5 ft. <sup>(4)</sup>
Maximum height, principal building	2.5 stories
Maximum height, accessory building	15 ft., or 25 ft. <sup>(5)</sup>
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft.

(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.  
 (2) Buildings shall be subject to a contextual front setback in accordance with Section 46-163(c)(3). The contextual setback shall establish the minimum required depth.  
 (3) If a public alley is present, the rear setback for the principal building may be 5 feet.  
 (4) The setback on all side lot lines shall be 5 feet; the front setback shall be measured from the front building façade of the principal structure.  
 (5) A one-story accessory building shall be no taller than 15 feet. If an accessory dwelling unit is located on top of a garage, the height may be up to 25 feet, or 5 feet taller than the principal building if the principal building is over 25 feet tall.

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- (2) Setback requirements.
  - a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.
  - b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. Setbacks shall be adjusted to accommodate conflicts with utility easements.
- (3) 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. All non-residential uses shall provide on-site parking equal to one (1) space per 400 square feet of gross floor area.
  - b. Parking and access shall be permitted only on improved surfaces.
  - c. A minimum of two (2) on-site parking spaces shall be required for single family uses.

1 d. For live/work units, parking shall be calculated at the rate indicated above for the  
2 gross floor area of the entire structure.

3 e. On-site parking placement.

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5 1. Where access is available from an alley or secondary frontage, parking  
6 shall be located at the rear of the property behind the principal structure.

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8 2. A new garage shall be permitted with the following standards.

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10 i. Where an alley exists, garages shall be oriented toward the  
11 alley. If an alley does not exist, garages shall be oriented toward  
12 a secondary frontage. If the garage is oriented toward the  
13 secondary frontage, the façade that faces the primary frontage  
14 shall include articulation such as windows and doors.

15  
16 ii. No portion of a garage is permitted in any street yard along the  
17 primary frontage.

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19 iii. A driveway constructed to access a new garage shall be no  
20 wider than eighteen (18) feet within the setback, and no wider  
21 than the garage at any point.

22  
23 3. If a property has an existing driveway, it may be utilized to meet the on-  
24 site parking requirement but may not be expanded in the street yard to  
25 accommodate additional parking. Parking on said driveway shall not  
26 impede access to any other parking areas on-site.

27 4. A driveway may be constructed in the front street yard only if it is the sole  
28 means for accessing on-site parking at the rear of the property.

29  
30 5. A property may only have more than one (1) driveway when the existing  
31 driveway accesses a garage and an additional driveway is necessary to  
32 access on-site parking at the rear of the property to meet the parking  
33 requirement.

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35 6. Alternative parking placement which may require screening shall be  
36 considered when parking cannot be accommodated according to the  
37 above regulations.

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39 (4) Traffic impact analysis.

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41 A Traffic Impact Analysis (TIA) shall not be required for any development in the MU-L  
42 District.

43  
44 (5) Fencing standards.

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- a. The following design standards apply to fencing in the MU-L District.
    - i. Fences shall be constructed of the following materials: brick, stone, wrought iron, or wood. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the Zoning Administrator.
    - ii. Fence posts shall be constructed of rust resistant metal parts, concrete-based masonry or concrete pillars.
    - iv. Fence posts and fence panels for non-wood fences shall be capped.
    - v. All fences shall provide a finished face to all public rights-of-way.
    - vi. Fences may be eight (8) feet in height to accommodate topographical changes, as approved by the Zoning Administrator.
    - vii. Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
  
  - b. All non-residential uses shall be required to install and maintain a fence constructed of masonry materials such as brick, stone, decorative reinforced concrete, or other equivalent material approved by the zoning administrator, a minimum of six (6) feet in height, along every property line which is immediately adjacent to a residential use. The zoning administrator may waive the requirement based upon a finding of any of the following:
    - i. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;
    - ii. The zoning administrator receives a letter from the abutting residential property owner(s) requesting that the fence not be installed; or
    - iii. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.
- (6) Landscaping.
- a. Landscaping foundation treatment shall be required in accordance with the Category 3 standards in Section 46-195(h) for all non-residential uses.
  - b. Minor modifications to design and development standards may be adjusted to protect and accommodate protected trees as identified in Chapter 43.
- (7) Outdoor display and storage.

1 No equipment, goods, supplies or materials associated with the limited commercial use  
2 shall be displayed or stored where visible from an abutting right-of-way or at the property  
3 line of an abutting property at a point six (6) feet above the finished grade.  
4

5 (d) *MU-L (Mixed-Use Limited) district design standards.*  
6

7 (1) Architectural changes to an existing building and expansions shall reflect the original  
8 architecture, including roof materials, articulation, windows, doors, and exterior finish, and  
9 shall be in compliance with the Historic Residential Character recommendations in the  
10 Downtown Master Plan where it does not conflict with the standards herein. An appeal to  
11 this design requirement shall be heard by the Historic Preservation Commission.  
12

13 (2) Pitched roofs shall be required for all detached structures and shall have a pitch equal to  
14 or greater than four to twelve. The pitch may be three to twelve if the span is greater  
15 than 60 feet.  
16

17 (3) The exterior finish of all new buildings shall be of stone, cast stone, brick, three-step hard  
18 coat stucco, fiber cement siding, or wood siding.  
19

20 (4) New construction on a vacant lot shall consist of detached structures not sharing a  
21 common wall and shall have only one (1) entrance fronting on the street bearing the  
22 address.  
23

24 (5) All signs shall comply with the regulations set forth in Chapter 30 of the Code of  
25 Ordinances.  
26

27 (e) *MU-L (Mixed-Use Limited) district compatibility standards.*  
28

29 Compatibility standards are intended to minimize the adverse impacts sometimes associated with  
30 adjacent higher intensity development.  
31

32 (1) The hours of operation of any non-residential use shall be limited to 7:00 a.m. to 8:00  
33 p.m. for access by the public. Appeals to these operating hours may be heard by the  
34 Zoning Board of Adjustment.  
35

36 (2) Visual Screening.  
37

38 For conversions from single family to non-residential uses, visual screening with  
39 landscaping or fencing of trash receptacles, ground-mounted equipment, and other  
40 similar features shall be required where visible from any public street.  
41

42 (3) All non-residential uses shall not produce external noise, vibration, smoke, dust, odor,  
43 heat, glare, fumes, electrical interference or waste runoff.  
44

44 (4) Lighting.  
45

- 1 a. External lighting shall be arranged and controlled so as to deflect light away from  
2 any abutting residential uses.  
3  
4 b. Building Illumination.  
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6 Compact fluorescent, incandescent, or light emitting diode (LED) fixtures  
7 appropriate to a residential style of a building shall be used.  
8  
9 c. Site Lighting Design Requirements.  
10  
11 1. Mounting.  
12  
13 Fixtures shall be mounted in such a manner that the cone of light does  
14 not cross any property line of the site.  
15  
16 2. Height of Fixture.  
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18 The height of a freestanding fixture shall not exceed eight (8) feet.  
19  
20 d. Excessive Illumination.  
21  
22 1. Lighting within any lot that unnecessarily illuminates and substantially  
23 interferes with the use or enjoyment of any other lot is not permitted.  
24 Lighting unnecessarily illuminates another lot if it clearly exceeds the  
25 requirements of this Section, or if the standard could reasonably be  
26 achieved in a manner that would not substantially interfere with the use  
27 or enjoyment of neighboring properties.  
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29 2. Lighting shall not be oriented so as to direct glare or excessive  
30 illumination onto the street in a manner that may distract or interfere with  
31 the vision of drivers on such streets.  
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33 3. The foot candle reading at the property line shall not exceed one (1) foot  
34 candle.  
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#### IV.

37  
38 That Chapter 46, Article I, In General, Section 46-5. Definitions, Code of  
39 Ordinances (2010 Edition), City of Round Rock, Texas is hereby amended to add the  
40 following new or revised definitions to be placed in their proper alphabetical order in  
41 said section:  
42

43 Alley - A vehicular way located to the rear of lots providing access to service areas, parking, and  
44 outbuildings and containing utility easements.  
45

46 Arcade - A type of building articulation typical for retail uses wherein the facade is a colonnade or series  
47 of piers or columns supporting habitable space that overlaps the sidewalk, while the building facade  
48 remains at the allowable building setback.  
49

50 Carriage house – An attached or detached accessory dwelling unit located above a garage or at grade.

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2 Courtyard – An improved surface at the interior of a lot surrounded by buildings or fence/walls.

3  
4 Courtyard building – Attached or detached dwelling units which are arranged around a central courtyard  
5 or series of courtyards on a single site where a courtyard provides access to the public street.

6  
7 Dooryard – A private property with a shallow front setback and front garden or patio occupying that  
8 setback, usually with a low wall at the lot line.

9  
10 Downtown development area - The downtown development area is defined geographically beginning with  
11 the eastern edge of the northbound frontage road of Interstate Highway 35 where it crosses the  
12 approximate center line of Brushy Creek, then proceeding south along said edge of the northbound  
13 frontage road to the approximate center line of Lake Creek, then proceeding southeast along the  
14 approximate center line of Lake Creek to the approximate center line of the northern most track of the  
15 Union Pacific Railroad, then proceeding northeast along the approximate center line of the northern most  
16 track of the Union Pacific Railroad to the western line of the original P.A. Holder Survey, then proceeding  
17 north along said western line of the survey (east of College Street) to the approximate center line of  
18 Brushy Creek, then proceeding west along the approximate center line of Brushy Creek to the eastern  
19 edge of the northbound frontage road of Interstate Highway 35, being the point of beginning. Standards  
20 that apply in the downtown development area shall not apply to properties zoned MU-1, MU-2, or MU-L.

21  
22 Downtown Master Plan – A master plan document adopted by City Council on June 24, 2010, to serve as  
23 a vision and implementation strategy for the redevelopment of downtown.

24  
25 Forecourt - A type of building articulation wherein a portion of the primary façade is at the lot line, and the  
26 central portion is recessed around a courtyard.

27  
28 Frontage occupancy - The minimum percent of the lot width that must be occupied at the maximum  
29 setback line by the building's primary façade and other specified improvements.

30  
31 Gallery - A type of building articulation wherein the façade of the building is aligned close to the maximum  
32 allowed setback with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

33  
34 Historic residential character – An area identified in the Downtown Master Plan for which guidelines are  
35 provided to preserve historic context and visual character.

36  
37 Improved surface - A continuous area used for the movement or parking of vehicles that is constructed of  
38 concrete, asphalt, brick, pavers or other equivalent materials approved by the city engineer prior to  
39 installation, but not including gravel or crushed stone.

40  
41 Live/work unit - A non-residential structure with a combination of uses where work activities associated  
42 with the operations of a business or trade occur as allowed in the zoning district, and includes a dwelling  
43 unit for the occupant. Such units shall have only one kitchen, at least one bathroom, and shall be  
44 occupied by the person operating the business.

45  
46 Paseo - A pathway, open or roofed, that serves as an extension of the sidewalk, often between buildings  
47 to access courtyards, parking areas or other public spaces.

48  
49 Patio – An area that adjoins a building or other improved areas of a lot, improved with pavers or other  
50 hardscape material, typically used for outdoor dining and seating.

51  
52 Plaza – A public open space whose boundaries are defined typically with at least one building on its  
53 perimeter.

1 Primary façade - The building frontage designated to bear the address and principal entrance to the  
 2 building.

4 Primary structure - Any structure that is not an accessory building/structure.

6 Secondary façade – The elevation of a building that faces a public right of way on a corner lot and is not  
 7 the primary façade.

9 Secondary frontage – any public right-of-way that is not on the same side of the building as the primary  
 10 façade.

12 Shopfront – A type of building articulation that is conventional for retail use, with substantial fenestration,  
 13 wherein the primary facade is aligned close to the lot line with the building entrance at sidewalk grade and  
 14 sometimes slightly recessed.

16 Stoop – A type of building articulation wherein first story and primary entrance is elevated from the  
 17 sidewalk, with an exterior stair and landing at the entrance.

19 Street yard -- For the purpose of this chapter, the area of a lot which lies between the property line  
 20 adjacent to street or right-of-way, excluding public alleys, and any wall line of the building, as such  
 21 building wall line extends from the outward corners of the building, parallel to the street.

23 Unimproved surface – A portion of a lot that is not improved with buildings or hardscaping materials.

25 Villa – A multi-unit building designed as a large house where units are individually accessed from an  
 26 internal common area.

28 **V.**

30 That Chapter 46, Section 46-132(a), Code of Ordinances (2010 Edition), City of  
 31 Round Rock, Texas, is hereby amended to read as follows:

32 **Sec. 46-132. - Establishment of districts.**

34 (a) *Districts.* For the purpose of this zoning ordinance, portions of the city, as specified on the official  
 35 zoning map of the city, are hereby divided into the following zoning districts:

Base Zoning Districts	
<i>Residential Zoning Districts</i>	
SF-R	Single-family - rural
SF-1	Single-family - large lot
SF-2	Single-family - standard lot
MH	Manufactured housing
TF	Two-family
TH	Townhouse
MF-1	Multifamily - low density
MF-2	Multifamily - medium density

MF-3	Multifamily - urban
<i>Commercial Zoning Districts</i>	
C-1	General commercial
C-1a	General commercial - limited
C-2	Local commercial
<i>Employment zoning districts</i>	
OF	Office
BP	Business park
LI	Light industrial
I	Industrial
<i>Special Purpose Zoning Districts</i>	
AG	Agricultural
PF-1	Public facilities - low intensity
PF-2	Public facilities - medium intensity
PF-3	Public facilities - high intensity
SR	Senior
MI	Mining
OS	Open space
MU-1a	Mixed-use southwest downtown
MU-1	Mixed-use historic commercial core
MU-2	Mixed-use downtown medium density
MU-L	Mixed-use limited
PUD	Planned unit development
<i>Overlay Zoning Districts</i>	
H	Historic overlay
CT	Chisholm Trail overlay
PV	Palm Valley overlay

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**VI.**

That Chapter 46, Section 46-160(j), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new subsection (6), which shall read as follows:

**Sec. 46-160. - Supplementary use standards.**

(j) *Eating establishments.*

1 (6) Requirements for MU-2. Eating establishments permitted in the MU-2 district shall be subject to  
2 the following requirements:

3 a. Outdoor rear or side dining areas shall be required to install and maintain a stone or brick  
4 fence at least six (6) feet in height along any shared property line with a residential use,  
5 with the exception of multi-story apartments and upper story residential.

6  
7 **VII.**  
8

9 That Chapter 46, Section 46-160(p), Code of Ordinances (2010 Edition), City of  
10 Round Rock, Texas, is hereby amended by adding a new subsection (4), which shall  
11 read as follows:

12 (p) *Indoor entertainment activities.*

13 (4) In MU-1 and MU-2 districts, indoor entertainment activities shall be subject to the following  
14 standards:

15 a. Video arcades with more than five machines and firing ranges are not permitted.

16 b. Outdoor rear or side patio areas shall be screened by a stone or brick fence at least six  
17 feet in height.

18  
19 **VIII.**  
20

21 That Chapter 46, Section 46-160, subsections (q), (r), and (s), Code of Ordinances  
22 (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

23 (q) *Live/work units.*

24 ~~(1) Live/work units permitted in the MU-1, MU-1a and MU-2 districts are shall be subject to the~~  
25 ~~following standards:~~

26 ~~(1a.) The occupant of the unit shall be the person who operates the business or trade that~~  
27 ~~occupies the unit.~~

28 ~~(2b.) The unit may have nonresident employees and a commercial exterior.~~

29 ~~(3c.) The unit shall have the elements of a dwelling unit, including a kitchen and a bathroom~~  
30 ~~but may not have more than one kitchen.~~

31 ~~(4d.) Home occupation requirements as provided for in subsection 46-161(b) shall apply to a~~  
32 ~~nonresidential use in a townhouse or upper-story residence.~~

33 e. The work component of a live/work unit shall be limited to the non-residential uses  
34 permitted for that district.

35 ~~(5) Nonresidential parking requirements as set forth in subsection (c)(3)j., shall apply to~~  
36 ~~live/work units.~~

37 (2) Live/work units permitted in the MU-L district shall be subject to the following standards:

38 a. The work component of a live/work unit in the MU-L district shall be limited to office or to  
39 the limited retail sales and services provided in Section 46-160(aa)(5).

1 (g-1) Multifamily. Multifamily units permitted in the MU-L district shall be subject to the following  
2 standards:

3 (1) In the MU-L District, carriage house/accessory dwelling units shall be subject to the  
4 following standards:

5 a. Detached accessory dwelling units shall not exceed 450 square feet per floor.

6 b. Accessory dwelling units that are above a garage may occupy the same footprint of the  
7 garage, excluding balconies, landings, and similar structures, with a maximum area of 625  
8 square feet.

9 c. The design and materials shall be compatible with the primary structure on the lot.

10  
11 (r) *Office.*

12 (1) Office uses in the C-2 district are subject to the following requirements:

13 (1)a. On sites smaller than two acres, office uses shall not exceed 2,500 square feet of gross floor  
14 area.

15 (2)b. On sites larger than two acres, office uses shall not exceed 5,000 square feet of gross floor  
16 area.

17 (3)c. On sites with 50 percent or greater frontage on an arterial roadway, office uses shall not exceed  
18 10,000 square feet of gross floor area.

19 (2) Office uses in the MU-1 district are subject to the following requirements:

20 a. Except as provided below, in the two blocks of Main Street between Mays and Sheppard,  
21 office uses are prohibited on the ground floor of all buildings. Regardless of the foregoing, office  
22 use shall be permitted on the ground floor of buildings that contain office uses on the ground  
23 floor as of June , 2013, which such buildings are located at the following addresses, to wit:  
24 100 E. Main, 102 E. Main, 104 E. Main, 105 E. Main, 108 E. Main, 109 E. Main, 110 E. Main,  
25 115 E. Main, 116 E. Main, 206 E. Main, and 212 E. Main.

26 (s) *Office, medical.*

27 (1) Emergency medical services are not permitted.

28 (2) With the exception of sleep clinics, medical offices in the MU-2, OF and C-2 districts shall be  
29 limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m.  
30 Sleep clinics are ~~allowed~~ prohibited in the ~~OF~~ and C-2 MU-2 districts.

31 (s-1) Overnight accommodations.

32 (1) Overnight accommodations in the MU-1 and MU-2 districts shall be subject to the following  
33 standards:

34 a. For multi-story overnight accommodations, all guest rooms shall have access through the  
35 lobby or reception area.

36 b. Exterior entrances to guest rooms shall not face a public street or parking lot.

37 c. One hundred percent (100%) of the primary face of the ground floor shall consist only of  
38 lobby, reception areas, dining areas, drinking areas, and/or other facilities associated with the  
39 overnight accommodation use.

40

IX.

That Chapter 46, Section 46-160(aa), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding new subsections (5) and (6), which shall read as follows:

(aa) *Retail sales and service.*

(5) MU-1 and MU-2 district. Retail sales and services in the MU-1 and MU-2 districts are subject to the following standards:

- a. Attached wireless transmission facilities, animal boarding, auto service facilities, campgrounds, car washes, donation centers, flea markets, gasoline and fuel sales, heavy equipment sales, machinery repair and services, manufactured home sales, mini-warehouses, monopoles, mortuaries, pawn shops, portable building sales, recycling centers, self-enclosed monopoles, self-service storage, sexually oriented businesses (as defined in the Code), shooting ranges, taxidermists, vehicle parts sales, vehicle repair services and body shops, vehicle sales, wholesale nurseries, and wrecking yards are not permitted in the MU-2 district.
- b. Art and craft studios with welding or heavy machinery are not permitted.
- c. Tattoo and/or piercing shops shall be prohibited within a 500 foot radius of an existing tattoo and piercing shop, as measured from property line to property line.
- d. Gun and/or firearm shops shall be prohibited within a 500 foot radius of an existing gun and/or firearm shop, as measured from property line to property line.
- e. Veterinary clinics and animal grooming shops are prohibited in MU-1, but permitted in MU-2.

(6) MU-L district. It is the intent of the MU-L district to encourage the establishment of specialized personal services, boutique shops selling specialty items, and artisanal workshops. Therefore, retail sales and service uses are subject to the following standards:

- a. The following uses are prohibited: Art and craft studios with welding and heavy machinery, attached wireless transmission facilities, animal boarding, auto service facilities, banks including savings and loans, credit unions, and check-cashing facilities, campgrounds, car washes, donation centers, dry cleaning, flea markets, food sales with a commercial kitchen of greater than 500 square feet, fortune tellers/psychic readers, gasoline and fuel sales, gun or firearm shops, hair salons, heavy equipment sales, laundromats, machinery repair and services, manufactured home sales, mini warehouses, monopoles, mortuaries, nail salons, pawn shops, portable building sales, recycling centers, self-enclosed monopoles, self-service storage, sexually oriented businesses (as defined in the Code), shooting ranges, tanning salons, tattoo and piercing shops, taxidermists, vehicle parts sales, vehicle repair services and body shops, vehicle sales, wholesale nurseries, and wrecking yards are not permitted in the MU-L district.
- b. All permitted uses shall have no more than 2,000 total square feet of sales floor, service areas accessible to the public, food preparation areas, and manufacturing areas.

**X.**

That Chapter 46, Section 46-160(dd), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by deleting the current subsection (2) and by adding a new subsection (2), which shall read as follows:

(dd) *Single-family attached and single-family detached dwelling units.*

(23) -MU-2 district.

-Single family dwelling units are subject to the following standards:

a. New single family uses shall be prohibited.

b. Repairs and/or modifications may be made which are necessary or prudent to improve the structural integrity of single family homes.

bc. A single family use that is converted to a non-residential use shall not be permitted to return to single family use.

dc. Single family uses shall not be required to provide on-site parking in a garage.

ed. Non-residential uses shall not be required to provide a compatibility buffer adjacent to single family uses.

fe. Except as provided in fg. below, existing single family uses shall be considered non-conforming uses and subject to the requirements of Section 46-224.

gf. If a single family structure is damaged or destroyed to an extent greater than 50 percent, the single family structure may be rebuilt if it meets the following density and development standards and time deadlines:

(i) No minimum lot area required;

(ii) Front, side, and rear setbacks shall conform to either SF-2 or MU-2 standards for single family uses.

(iii) Height shall be limited to 2.5 stories;

(iv) The exterior finish of all new buildings shall be of stone, cast stone, brick, three-step hard coat stucco, and/or fiber cement siding;

(v) If the Building Official has not issued a Certificate of Occupancy within two years following the date of destruction of the single family structure, all future use of the property must confirm to all MU-2 standards.

**XI.**

That Chapter 46, Section 46-160, subsections (gg)(2), (hh)(13), and (kk), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

(gg) *Upper story residential.*

- (2) Upper story residential uses in the MU-1a, MU-1 and MU-2 districts shall comply with the following standards:
- a. For upper story residences, on-site resident parking shall be separated from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.
  - b. The ground floor of the building shall be occupied by nonresidential uses.
  - c. The residential use shall have a separate entrance from the nonresidential uses.
  - d. On the primary façade, direct access from the ground level to balconies or landings of upper story residential uses is prohibited.

(hh) *Utilities.*

- (3) MU-1a and MU-2 districts. Major utilities in an MU-1a and MU-2 districts shall be fully enclosed within a building.

(kk) *Wireless transmission facility (WTF).* Wireless transmission facilities shall comply with the standards provided in Chapter 40.

**XII.**

That Chapter 46, Section 46-199(a), (b), and (c)(1) and (2), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

**Sec. 46-199. - Outdoor display and storage.**

- (a) *General.* Outdoor display and storage is allowed in certain nonresidential districts in accordance with this section. Any merchandise, material or equipment situated outdoors shall be subject to the requirements of this section. For the purpose of this section, outdoor display and storage shall be broken down into the following categories.
- (b) *Permitted outdoor display and storage.* Outdoor storage shall be allowed in the districts designated in the table below:

Permitted Outdoor Display and Storage Table											
Category	C-1	C-1a	C-2	OF	BP	PF-1, PF-2, PF-3	LI, I, MI	SR	OS	MU-1a, MU-1, MU-2	MU-L
Outdoor display	X	X							X	X	
Limited outdoor storage	X	X				X	X			X	X
General outdoor storage	X						X		X		
Temporary outdoor storage	X	X	X	X	X	X	X	X	X		

(c) *Categories of outdoor display and storage.*

(1) *Outdoor display.*

- a. Outdoor display is display of items actively for sale.

- b. Outdoor display shall be allowed adjacent to a principal building wall and, except as provided in this subsection, extend to a distance no greater than ten feet from the wall. Such display shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the sidewalks.
- c. Outdoor display located more than ten feet from the wall of a principal building shall be fenced in by a masonry, wrought iron or similar material fence/wall. The location and fencing of such a display shall be approved by the planning director.
- d. Outdoor display in the OS district shall only be permitted in metropolitan and regional parks.
- e. Outdoor display in the downtown development area and in the MU-1a, MU-1, and MU-2 districts may be permitted in limited quantities provided it does not impede pedestrian traffic.

(2) *Limited outdoor storage.*

- a. Limited outdoor storage is temporary storage of goods in individual packaging and not in storage containers. Organic materials in plastic packaging are considered limited outdoor storage.
- b. Limited outdoor storage shall be screened from view outside the site by a solid masonry wall at least six feet in height. Limited outdoor storage in the I (Industrial) and MI (Mining) districts is exempt from the screening requirements provided that district buffering standards have been met.
- c. Limited outdoor storage shall not be allowed in any off-street parking spaces.
- d. In MU-1a, MU-1, MU-2, and MU-L districts, limited outdoor storage shall not be allowed in the street yard.

**XIII.**

That Chapter 14, Section 14-210, Code of Ordinances (2010 Edition), City of Round

Rock, Texas, is hereby amended to read as follows:

**Sec. 14-210. - Definitions.**

The following words and terms, when used in this article, have the following meanings unless otherwise clearly indicated. All technical definitions not defined in this section will be interpreted in accordance with applicable publications and standards of the American National Standards Institute (ANSI).

*A-weighting* means the electronic filtering in sound level meters that models human hearing frequency sensitivity.

*Chief of police* means the Chief of Police of the City of Round Rock or his designated representative.

*Construction* means any site preparation, assembly, erection, repair, alteration or similar action, or demolition of buildings or structures.

*dB(A)* means the A-weighted unit of sound pressure level.

*Daytime* means 7:00 a.m. to 9:00 p.m. the same day.

*Decibel (dB)* means the unit of measurement for sound pressure level at a specific location.

*Domestic power tool* means any mechanically, electrically, or gasoline motor-driven tool, including:

- (1) Chainsaws;

- 1 (2) Lawn equipment;
- 2 (3) Drills; and
- 3 (4) Power sprayers.

4 *Emergency work* means any work or action necessary to deliver essential services including  
5 repairing water, gas, electric, telephone, sewer facilities, or public transportation facilities, removing fallen  
6 trees from rights-of-way, or abating life threatening conditions.

7 *Impulsive sound* means a sound having duration of less than one second with an abrupt onset and  
8 rapid decay.

9 *Measuring instrument* means an instrument such as a sound level meter, integrating sound level  
10 meter, or dosimeter used to measure sound pressure levels conforming to Type 1 or Type 2 standards as  
11 specified in the latest version of ANSI standard S1.4-1983.

12 *Motor vehicle* means any vehicle that is propelled or drawn on land by an engine or motor.

13 *Muffler* means a sound dissipative device or system for attenuating the sound of escaping gases of  
14 an internal combustion engine.

15 *Nighttime* means 9:00 p.m. to 7:00 a.m. the following day.

16 *Noise* means any sound of a level and duration that is or can be harmful to human health, or would  
17 unreasonably interfere with the enjoyment of life or property in the city.

18 *Noise control ordinance* means the Round Rock Noise Control Ordinance.

19 *Noise disturbance* means any sound which:

- 20 (1) Disturbs a reasonable person of normal sensitivities;
- 21 (2) Exceeds the sound level limits set forth in this article; or
- 22 (3) Is plainly audible as defined in this section.

23 *Plainly audible* means any sound or noise from any source that can be clearly heard by a person  
24 with normal hearing faculties at a distance of 200 feet or more from the real property line of the source of  
25 the sound or noise.

26 *Public right-of-way* means any street, avenue, boulevard, road, highway, sidewalk, or alley that is  
27 leased, owned, or controlled by a governmental entity.

28 *Public space* means any real property or structure thereon that is leased, owned, or controlled by a  
29 governmental entity.

30 *Real property line* means either:

- 31 (1) The imaginary line, including its vertical extension, that separates one parcel of real property  
32 from another; or
- 33 (2) The vertical and horizontal boundaries of a dwelling unit in a multi-dwelling unit building.

34 *Sound level* means the instantaneous sound pressure level measured in decibels with a sound level  
35 meter set for A-weighting on slow integration speed.

36 *Sound pressure level* means 20 multiplied by the logarithm, to the base 10, of the measured sound  
37 pressure divided by the sound pressure associated with the threshold of human hearing, in units of  
38 decibels.

39 *Zoning districts.* For purposes of this article, the zoning districts established in subsection 46-132(a)  
40 are divided into two separate groups as follows:

- 41 (1) *Residential districts.*
  - 42 a. MH (Manufactured housing).
  - 43 b. SF-1 (Single-family-large lot).

- c. SF-2 (Single-family-standard lot).
- d. SF-R (Single-family-rural).
- e. SR (Senior).
- f. TF (Two-family).
- g. TH (Townhouse).
- h. MU-L (Mixed-Use Limited) District
- hi. Areas that are zoned PUD (planned unit development) that are exclusively residential in character.

(2) *Commercial and industrial districts.*

- a. AG (Agricultural).
- b. BP (Business park).
- c. C-1 (General commercial).
- d. C-1a (General commercial-limited).
- e. C-2 (Local commercial).
- f. LI (Light industrial).
- g. MI (Mining).
- h. I (Industrial).
- i. OF (Office).
- j. OS (Open space).
- k. PF (Public facilities).
- l. MU-1 (Mixed-Use Historic Commercial Core) District
- m. MU-2 (Mixed-Use Downtown Medium Density) District
- n. Areas that are zoned PUD and exhibit mixed-use land development characteristics.

**XIV.**

That Chapter 40, Section 40-23(a), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

**Sec. 40-23. - Stealth WTF.**

(a) *Permitted locations.*

- (1) A stealth WTF may be located in MF-2, MF-3, C-1, C-2, OF, BP, LI, I, PF-1, PF-2, PF-3, SR, MI and MU-1, MU-2, and OS zoning districts, subject to the conditions of this article.
- (2) A stealth WTF may be attached to a nonresidential building or structure that is a permitted or accessory use in SF-R, SF-1, SF-2, TF, TH, MH, MF-1, and SR, and MU-L residential zoning districts, including but not limited to, a homeowners' association amenity center, a school, a church, a municipal or governmental building or facility, an agricultural building or a building or structure owned by a utility, subject to the conditions of this article.

**XV.**

That Chapter 43, Section 43-22(a), Code of Ordinances (2010 Edition), City of

Round Rock, Texas, is hereby amended to read as follows:

**Sec. 43-22. - Sizes and types of protected trees.**

(a) *Size.* Except as provided below, a tree having a diameter of eight inches or more is a protected tree:

- (1) On all developed lots in zoning districts SF-1, SF-2, MH<sub>1</sub> and TF, and MU-L, and on developed lots smaller than 15,000 square feet in all other zoning districts, only monarch trees are protected trees.
- (2) On all undeveloped lots in zoning districts SF-1, SF-2, MH<sub>1</sub> and TF, and MU-L, and on undeveloped lots smaller than 15,000 square feet in all other zoning districts, trees having a diameter of 20 inches or more are protected trees.

**XVI.**

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

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

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

Alternative 1.

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

1           **READ, PASSED, and ADOPTED** on first reading this \_\_\_\_ day of  
2 \_\_\_\_\_, 2013.

3 Alternative 2.

4           **READ** and **APPROVED** on first reading this the \_\_\_\_ day of  
5 \_\_\_\_\_, 2013.

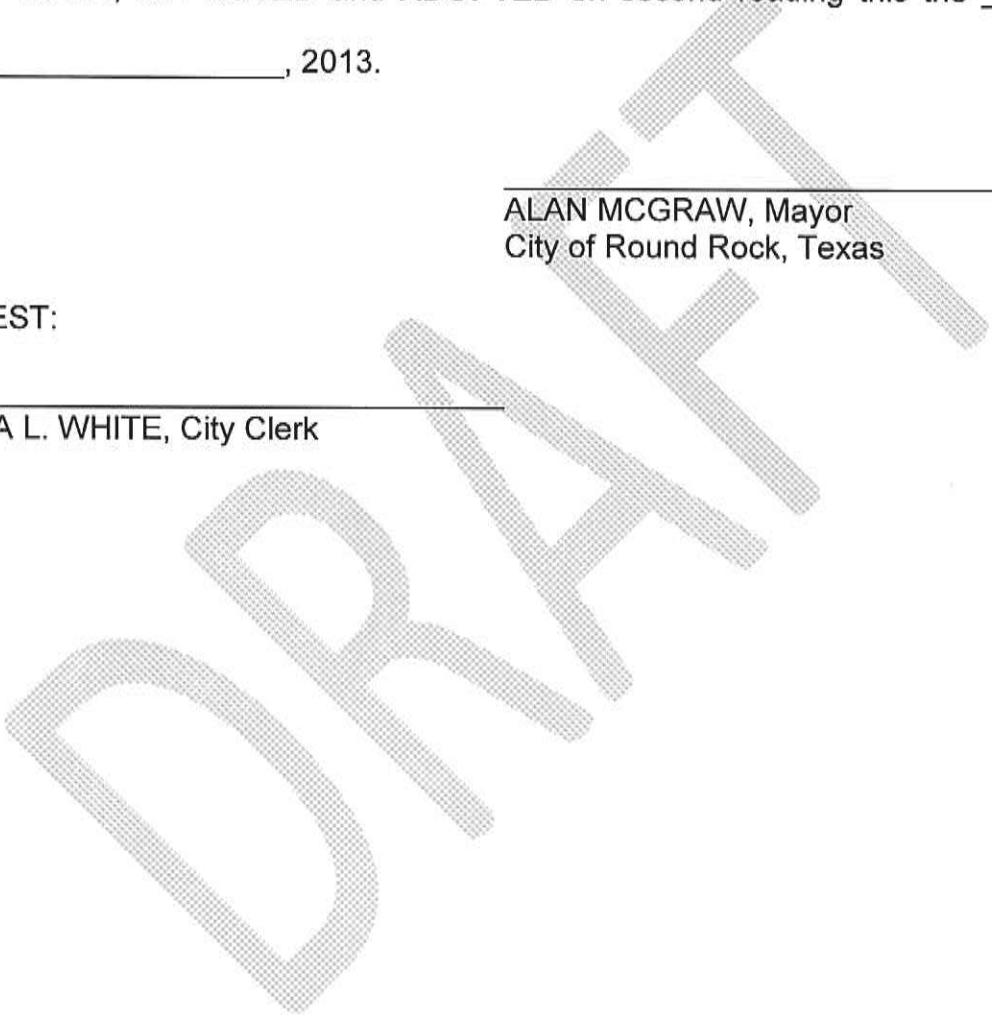
6           **READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_ day of  
7 \_\_\_\_\_, 2013.

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\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:

\_\_\_\_\_  
SARA L. WHITE, City Clerk



CITY OF ROUND ROCK  
MEMO TO THE PLANNING AND ZONING COMMISSION

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**Meeting Date:** May 15, 2013  
**Prepared By:** Bradley Dushkin, Planner; and Joelle Jordan, AICP, Senior Planner  
**Re:** Open house for downtown mixed-use zoning proposal

The purpose of this memo is to provide a summary of written feedback staff received at the March 5, 2013, Downtown Zoning open house. Overall, there were approximately 130 attendees and Staff received many comments. In general the feedback was positive, but there were some recurring issues which are summarized by topic below, in no particular order. Following each topic are staff notes on how the draft regulations were written at the time of the open house, and with additional notes on how they have been changed since the open house.

1. Single-family use restrictions. There were concerns, particularly in the Flat, regarding the ability to rebuild a residence that had formerly been a single-family use. This includes the ability to build new single-family houses on vacant lots, and to demolish and rebuild single-family houses in cases where the existing house is structurally unsound. There was also a concern that expansions should not be restricted.

*Staff notes:* The Flat is in the proposed MU-2 district, where new single-family uses are not permitted. This means that existing residences are permitted to stay, or even expand up to 35% of their gross floor area with certain criteria. There is also a provision that allows a home to be rebuilt if it is damaged or destroyed by fire or natural disaster within two years of the destructive event. If a property was structurally unsound and needed to be rebuilt, it shall conform to MU-2 standards, which means it could no longer be a single-family house.

*Since the open house:* A provision has been added stating that maintenance to ensure structural integrity may be performed on single-family houses. Also, single family houses are permitted to expand greater than 35% of their existing floor area if they implement a minimum of 3 MU-2 special design features onto their street-facing facades. All other restrictions remain.

2. Compatibility of uses. Some residents expressed concern about the following uses being able to locate next to single-family uses in the Flat and along Brushy Creek east of Spring Street: bars and restaurants that sell liquor, outdoor music venues, commercial and residential development greater than 3 stories tall, and multifamily housing. There were also concerns that the new zoning would bring crime, traffic, noise, and decreased privacy to this traditionally single-family area.

*Staff notes:* In the proposed MU-2 district, in areas that are currently zoned Single-Family (SF-2), a variety of commercial and multifamily uses are permitted. Buildings can be up to 4 stories tall, or 5 stories with a ground-floor commercial use. For compatibility, restaurants and bars with outdoor patio areas need to provide a 6-foot tall masonry fence where located next to most residential uses, and outdoor service hours shall not extend past 10:00 pm. Outdoor

entertainment is limited to specific hours on Friday through Sunday, and alternate hours must be approved by the Zoning Board of Adjustment.

*Since the open house:* Service hours for outdoor patio areas have been removed due to conflicts with existing State and City regulations, but the requirement to build a 6-foot masonry fence remains. Similarly, limiting hours of operation for outdoor entertainment uses was deemed to be in conflict with the noise ordinance. As a result, outdoor entertainment is only permitted by Special Exception in MU-2, but is still permitted by right in MU-1.

3. Alleys. A few attendees expressed confusion about the role of alleys, and whether residents have the right to use the alley; if unused alleys could be improved or abandoned by adjoining owners; and if alleys could be one-way.

*Staff notes:* Although on-site parking is not required for most uses, the drafts dictate that where on-site parking is desired or required, alley access should be considered but shall require approval from the Transportation Director. Additionally, if the alley is not improved the necessary improvements shall be made by the property owner in accordance with requirements set forth by the Transportation Director.

*Since the open house:* Staff spoke with the Transportation department to work out the issue of alley access. As a result, a parking provision was changed to state that alleys should be used to access on-site parking areas wherever possible.

4. Property taxes. Many people were concerned about how the new zoning could increase property taxes and in turn force out long-time residents.

*Staff notes:* The drafts do not address issues pertaining to property value. A change of zoning does not require a change in land use, as established uses are permitted to stay. Prior to the open house, Staff spoke to the Williamson Central Appraisal District over the phone who conveyed that property valuation is not linked to zoning, but rather to the "highest and best use of the land". Homestead and over-65 exemptions were noted as important components in land use determination. Staff has requested this information in writing from WCAD.

*Since the open house:* Nothing has changed; see the attached WCAD memo for more information.

5. Expansion of proposed districts. Many people submitted comments supporting the potential expansion of the MU-2 district to include the 4 single-family properties on N Lee Street, and another comment supported the inclusion of properties that have frontage on East Liberty Avenue (from Lewis to Georgetown) into the MU-2 Conversion area.

*Staff notes:* The drafts and map presented at the open house did not include either the Lee Street properties or the additional Liberty properties. A display board was available depicting the properties as being under consideration for inclusion in those respective zones.

*Since the open house:* The Lee Street properties were initially added to the MU-2 district, but after receiving a letter from one of the affected property owners and reconsidering the traffic situation and parking requirements, Staff decided to add those properties to the MU-L district

## Item No. D2

instead. The properties on East Liberty were added to the MU-L district as well. Additionally, after being contacted by an interested property owner 19 properties on West Anderson and West Austin Avenues were added to the MU-2 district. The First Baptist Church owns 13 of the affected properties. Staff will address this further during the rezoning item (D3).

Comments received at March 5, 2013 Downtown Zoning Open House

**Comments:** Rebuild restrictions – rebuild destroyed home; Proposed Exceptions on Home Improvements: % House (proposed 35% for house and garage?), % Garage – if detached from home, % Detached Outdoor Patio – restrictions; Round Rock Alley behind our home. Is this property the owners' or still an easement with a right-of-way for residents to use?

**Comments:** My husband and I traveled from Houston to advocate for our dream – our dream of retiring in Round Rock near the creek. We purchased our home in 2008; our son occupied the residence until the day that Tropical Storm Hermine dropped 18" of rain in ~18 hours. We decided not to repair the house, as the expenses were prohibitive in light of us not having flood insurance (our home was not in the flood plain.) Other than the lot being vacant at this time, nothing has changed with us residing on that lot in the future. We are willing to start bringing in dirt to elevate the property to meet requirements for building. We respectfully request – in any case – an exemption from the MU-2 proposed zoning plan. We are in this position because of an 'Act of God' – not our own actions. Please exempt this property from the program. We still look forward to joining the community as soon as we can! Thank you!

**Comments:** 1. 46-160 (dd), 3(e): Needs to be clarified to state what happens if a single family residence becomes uninhabitable due to structural failure; 2. Use of alleys needs to be discussed, i.e. can un-used alleys be improved by adjoining owners - or abandoned to adjoining owners? Can alleys be one-way?

**Comments:** Must be able to rebuild if home becomes unstable and needs to be demolished; limit to multi-family house next to single family.

**Comments:** A major concern is the appearance of bars and outdoor music venues. This is a residential area and will be for years to come. The increased traffic and noise from bars and like businesses is a great concern (not to mention intoxicated patrons leaving). I would be very opposed to such businesses in this largely residential area.

**Comments:** I hate the proposed MU-2 for my block (*Staff note: Pecan Ave from Spring St to Georgetown St*) and feel it is a big change from the 2010 Master Plan which allowed both commercial and residential development up to 3 floors not 5.

-This density of development will cause my house to flood for every rain rather than just the rarest tropical storm.

-Right now the city infrastructure doesn't even have sidewalks and lights for the streets that children walk to school.

-The proposed development standards are not compatible with the long-term residents.

-Downtown Round Rock is one of only two reasonably affordable places in the city. Where else can these residents live in the city if they are displaced?

## Item No. D2

-I am not opposed to change. In 2005 I was happy to donate a slice of my front yard to the city to fix the street and add drains, and build a sidewalk. That was a good change for the neighborhood, but this is a terrible change.

-This development is not compatible with the Parks Dept. plan to add a walking trail along Brushy Creek. When Parks Dept. is ready to do this, I will sub-divide my lot and donate most of the floodplain section.

-The drainage infrastructure does not support this level of development. Only a few streets have gutters and drains.

-There are vacant, creek-side lots on either side of my small house. If tall buildings are built on either one, my backyard will lose all privacy.

-The process has not taken input from the people who already own property downtown and live there.

-The previous proposal called for everything east of Lewis/Spring streets to stay residential. Who discarded that idea and why?

-How will the city keep track of all the existing design features (exterior finishes, furniture, amount of windows) that will not meet the requirements in the future?

-The proposed setbacks are much too small to be compatible with the existing houses.

-What is the purpose of restricting hardie-panel to a small percentage of a building's exterior? This would be more affordable and make more sense if applied to the street façade only, not the whole building.

Request to City Council – please prioritize the creekside Heritage Trail which everyone will be able to enjoy now, and scale this back to something that upgrades the neighborhood gradually without overwhelming it.

**Comments:** In my opinion change is inevitable – my concerns are for the residents who have lived in the area for years & have purchased their homes assuming they would live there after retirement & no mortgages. Don't take advantage of the residents & be sympathetic to their concerns.

**Comments:** I don't like this rezoning because it is going to cause the people that has lived all of our lives in this area to move out of this area because of this rezoning.

**Comments:** Stealing retirement dreams is WRONG!

**Comments:** Please listen to the "old timers" of Round Rock. The elderly people, the low-income people, the minority people will not be able to afford the taxes once the "commercial" zonings are in place. This is part of the historical Round Rock.

Some of E. Austin Ave. has been commercial for numerous years and I have yet to see any commercial buildings/offices. Once this street has businesses, then you can talk about expanding.

I personally would not enjoy living next to a bar/restaurant that sells liquor. Would you? Changing zoning will bring crime to residents.

What about improvements of a resident's home?

## Item No. D2

**Comments:** Really like and support the proposal for "MU-Conversion" District/Area (*Staff note: this is now the MU-L district*). This allows the flexibility for those of us on Main to continue with single-family use or convert to non-intrusive commercial use. Would like to see some potential language regarding process for retaining "contextual" setback for conditions where existing structure is w/in SF-2 setback as it relates to addition to existing structure. (Basically desire to maintain existing side setback w/ addition). I also support the Liberty/Main/RR Ave. realignment.

**Comments:** I think the MU-2 Conversion should continue on Liberty between N. Lewis and Georgetown. I also think the area along Lee should be MU-2.

**Comments:** I own some property on Lee Street. I would be thrilled if the City changes the zoning for our property to MU-2. The property is currently taxed as if it were zoned commercial since the property is located on IH-35. We would really appreciate the zoning change so we can improve this property.

**Comments:** I own property on Lee Street facing IH-35. I fully support moving the zoning for my property to a MU-2 zoning. The property is taxed as if it were a commercial property and we would love to develop this piece of property.

**Comments:** It only seems logical to include the Lee street properties in the current plan. I support fully making these MU-2 parcels. There are only 4 properties, two of which are on the Interstate. They are also at the "Gateway" into downtown (via 620). Additionally, there is already commercial use there (the Shell gas station). Please include the Lee street parcels in this conversion and zone them MU-2.

**Comments:** -Consider 108 Black commercial. It's the carriage house to the old big house that was there on Main & Black. We are going to make it beautiful!

-What about brick and lamp on E Main?

-What about a postcard scene on Georgetown & Main empty lot?

-Keep the East side nice – trail along creek on Brushy/Pecan. How about shops/condos near trail?

-Sounds good! Thanks!

**Comments:** Check language. Language unclear on daycare on Section MU-2. See Susan.

**Comments:** I would like to make sure that existing office uses are protected in the MU-1 area along Main Street. A change in tenancy or ownership should not trigger a zoning change that no longer allows office use. I spoke with Brad about this and he assured me existing 1<sup>st</sup> floor office use could be maintained. Thanks.

**Comments:** We just purchase property in the Mu-2 area that has no street frontage. The only way to enter the property is through an alley that runs north/south in the block that's bound by Fannin Ave and Milam (east/west) and N. Lewis Street and N. Burnett Street (North/South). The property is undeveloped (no electric/no sewage), and we want to build a residence/work set up (music/studio

## Item No. D2

instruction). How will this be handled zoning wise and building type? My husband is disabled and 62 yrs, and we'd need to set it up as construction site, building as funds become available. We have in mind to build a contemporary container home with court yard and rooftop deck and siding. Before we can do anything we'll need electric. How do we proceed?

**Comments:** The Creek needs to be dredged and cleaned from Georgetown Street to Mays. Especially @ Veterans Park.

**Comments:** Love it! Very thoughtful and thought provoking. Best of both worlds for residential properties and those owners who want to convert to commercial use. Downtown activity is already making it difficult for traffic to get through town so walking is a great alternative – lowers noise while increasing useability of properties.

What about public transportation – Bus stops – Light Rail Depot Etc. Need option to get to University Blvd.

**Comments:** Overall, I believe this is very beneficial to Round rock. Seems very fair with all properties given consideration. This could have a huge impact on Round Rock over the next generation.

**Comments:** Very pleased with the plans. If another parking garage were built, parking down Main Street could go away and then pedestrian walkway would be wide and inviting. We support your efforts and appreciate the feedback you are seeking.

**Comments:** Planning looks great to me at this time. Staff was very helpful in explaining current issues. Thanks!

**Comments:** Thanks for the large print displays. It was very easy to read and understand.

**Comments:** Sounds good to me.

**Comments:** Nice to see the changes coming to Round Rock. Seems very positive to the community.

**Comments:** Positive move for Round Rock! I have been waiting for Round Rock to take this type of positive action!

CITY OF ROUND ROCK  
MEMO TO THE PLANNING AND ZONING COMMISSION

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**Meeting Date:** May 15, 2013  
**Prepared By:** Brad Wiseman, AICP, Planning and Development Services Director  
**Re:** Downtown rezoning and property values

During the development of mixed-use zoning districts for downtown, several residents in the area expressed concerns to Staff that their property taxes will increase. In an effort to better understand how a change in zoning would affect property values, staff contacted the Williamson Central Appraisal District (WCAD). WCAD staff noted that valuation is based on the "highest and best use" of the property, and that determination does not always coincide with the zoning of a property.

Staff asked WCAD to provide written information on the property value appraisal process. While they would not provide us with details of their analysis, the WCAD Chief Appraiser noted the following about their process for determining property valuations:

- When speaking of what is typical we are referring to historical evidence and what usually happens when zoning changes.
- The real estate market is what we use to determine our values each year. We should be a mirror reflection of what real estate is selling for as of January 1<sup>st</sup>.
- Our job as appraisers is to analyze sales that have occurred in the past 1-3+ years and appraise properties based on those sales.

As a follow-up, staff requested that WCAD clarify how an analysis of sales is impacted if a property owner has a homestead or over-65 exemption. WCAD issued the following response:

"We will analyze the sales and put the property at full market value. After that is done we adjust the property downward in value based on the typical difference between a property that has a highest and best use as commercial and that of a typical homesteaded property in the area."

Downtown Zoning Working Group Members

John Avery, Jr. – commercial property owner, developer

Russ Boles – commercial property owner, broker

Brent Campbell – realtor, homeowner

Sue Faulk – commercial property owner

Alan Felder – architect, owner of PUD 92: proposed live-work unit (office and residence)

Bill Huggins – commercial property owner, Historic Preservation Commissioner

Frank Leffingwell – commercial property owner, Planning & Zoning Commissioner

Kip Lewis – commercial property owner, developer

Nelson Nagle – commercial property owner, developer

Jim Shelgren – Planning & Zoning Commissioner

Rob Wendt – homeowner

Larry Yawn – Planning & Zoning Commissioner

Carrie Yeats – Chamber of Commerce staff