

ORDINANCE NO. O-2026- 211

AN ORDINANCE AMENDING THE ROUND ROCK COMPREHENSIVE PLAN 2030, ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 1, ARTICLE 1, SECTION 1-7, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, BY AMENDING MULTIFAMILY LOCATION CRITERIA, CHARACTERIZATIONS AND HOUSING IMPLEMENTATION STRATEGIES; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas desires to amend the text of the Round Rock Comprehensive Plan 2030 to update location criteria, characterizations, and housing implementation strategies related to multifamily housing, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the proposed amendments on the 15th day of July, 2026, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering public testimony received at such hearing, the Planning and Zoning Commission has recommended the Round Rock Comprehensive Plan 2030 be amended as set forth herein, and

WHEREAS, on the 13th day of August, 2026, after proper notification, the City held a public hearing on the proposed amendments, and

WHEREAS, the City Council determines that the amendments provided for herein promote the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

The following portion of Vision and Policies – Housing, of the Round Rock Comprehensive Plan 2030, adopted in Zoning and Development Code, Chapter 1, Article 1, Section 1-7, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

HOUSING

Enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.

Policy Description:

The vast majority of the city's housing stock exists in a conventional suburban form with separate residential subdivisions containing single-family homes or standalone apartment complexes. Currently, low-density single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. Based on public input received, housing affordability was a main concern of stakeholders. Certain housing types in the city have been identified as missing in Round Rock, such as smaller-scale multifamily developments. Other types of housing, such as senior living, were identified to address the changing needs of residents over their lifetimes so they can continue to live in Round Rock.

Accomplishments of Past Decade:

- MF-1, MF-2, and MF-3 multifamily zoning districts (2012)
- SF-D and SF-3 single-family zoning districts (2018)
- 8 single-family condominium projects approved as PUDs since 2015

The majority of Round Rock's existing housing stock was constructed after 1970 and consists of single-family houses and walk-up multifamily complexes. The 2010 Comprehensive Plan acknowledged that Round Rock's population was diversifying and recommended revisiting development standards to accommodate a variety of housing types and sizes. Although the 2010 Comprehensive Plan recommended continuing the longstanding policy of limiting multifamily to 20% of housing units and encouraging large-lot housing subdivisions, it also recommended a greater portion of multifamily units in mixed-use and multi-use areas. Currently, 28.3% of housing units are located in multifamily complexes, including multi-unit senior housing complexes. The city has since adopted several significant changes in residential zoning districts.

The 2010 Comprehensive Plan noted that the fastest-growing residential land use category was multifamily. The zoning ordinance at that time had one Multifamily (MF) zoning district, which allowed densities of up to 20 units per acre, thus encouraging the construction of large walk-up multifamily

complexes. In 2012, the MF zoning district was replaced by low, medium and high-density multifamily zoning districts (MF-1, MF-2, and MF-3) to encourage a greater variety of apartment types.

All existing MF-zoned properties were then rezoned as MF-2 (Multifamily - Medium Density), because MF-2 had the same maximum density as the preexisting MF zoning district. For the new districts, MF-2 location standards significantly limited the construction of apartments adjacent to single-family neighborhoods and near other MF-2 projects, encouraging MF-1 (Multifamily -Low Density) instead. The MF-3 (Multifamily - Urban) zoning district allowed mid- and high-rise apartments at higher densities than previously permitted in the city and required structured parking.

Starting in 2025, the multifamily development community expressed concerns regarding the high cost of structured parking garages in the MF-3 (Multifamily – Urban) zoning district, noting that economic conditions made such projects infeasible after the building boom of the early 2020s subsided. At their strategic planning meeting, City Council directed staff to consider the development standards of the multifamily zoning districts to include flexible parking requirements for urban-style multifamily that include a combination of structured, detached and/or tuck-under garages, and carport parking. This change in policy opens the door to more medium-density multifamily development while retaining design standards that create a more urban style of site design as opposed to a suburban walk-up style.



New single-family home in Round Rock



Three story walk-up multifamily complex in Round Rock

Two new single-family zoning districts were adopted in 2018. The SF-D district (Single-Family - Downtown) was created to encourage continuation of downtown's traditional development pattern, which often did not include elements such as two-car garages that are required in the SF-1 (Single-Family - Large Lot) and SF-2 (Single-Family - Standard Lot) zoning districts.

The new SF-3 (Single Family - Mixed) zoning district was created to encourage a variety of single-family lot sizes and price points within a single development. Up to 30% of the lots may be smaller (5,000 sq.

ft.) than was previously permitted in Round Rock, if at least 40% are large lots (minimum 10,000 sq. ft.) and at least 30% are medium lots (minimum 6,500 sq. ft.). The SF-3 zoning district has proved a popular option with developers. Between May 2018 and July 2019, almost 700 undeveloped acres were zoned SF-3.

Since 2015, eight condominium projects consisting of single-family houses on a common lot have been approved as Planned Unit Developments (PUDs). These projects have demonstrated demand for a new type of housing for Round Rock which are smaller owner-occupied single-family units with exterior maintenance performed by a condominium association. Increased density and less land consumed by public infrastructure results in lower development costs. With this housing product, developers have been able to deliver new housing units at a more affordable price than houses in conventional subdivisions.

Implementation Background:

In addition to a continuing concern for greater housing unit variety, public input for *Round Rock 2030* also revealed significant concerns about housing affordability, referring to the price point of market rate housing rather than subsidized housing. This is a change from the concern expressed in the 2010 Comprehensive Plan that too much of the city's housing stock consisted of inexpensive starter homes.

Concerns about housing affordability and lack of availability of certain housing types are often common in high-growth areas. The need for intermediately-sized and priced housing that falls between single-family houses and large apartment complexes is frequently referred to as the missing middle. Planning policy experts are currently experimenting with ways to encourage more missing middle housing. The popularity of single-family garden style residential in Round Rock indicates a demand for smaller, lower maintenance, and affordable housing.



Townhome development in downtown Round Rock



Single-family home in established neighborhood (1970s) in Round Rock

Challenges in the next decade include both expanding the range of housing forms constructed and widening the mix of unit types within a subdivision. For example, a new zoning district similar to SF-3 might also allow duplexes and bungalow courts. The city should investigate ways to diversify housing types in existing subdivisions, such as allowing accessory dwelling units. With an increased demand for smaller single-family homes, best practices should also be investigated for single-family houses with shared parking, tiny houses, row houses, and bungalow courts.

II.

The following portion of Land Use – Location Criteria, of the Round Rock Comprehensive Plan 2030, adopted in Zoning and Development Code, Chapter 1, Article 1, Section 1-7, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

LOCATION CRITERIA

Location criteria are contained within *Round Rock 2030* to ensure the appropriate siting of land uses and ultimately to guide zoning decisions. They are developed using planning principles and City Council direction through plan adoptions and zoning approvals over time. All of the future land use designations on the FLUM have associated location criteria. The future land use categories on the FLUM are intentionally broadly defined, and location criteria are more specific than the land uses identified on the FLUM because they are used to organize land uses relative to each other rather than to apply specific development standards or densities.

Future Land Use Designations

Round Rock 2030's Future Land Use Map (FLUM) contains designations very similar to those of the 2010 Comprehensive Plan, with the following differences:

- “Business Park” was renamed “Employment Center” to reflect actual land use and not physical form.
- “Commercial/Multifamily,” “Dell Mixed-Use” and “Avery Centre Mixed-Use” have been combined as “Mixed-Use”. “Downtown Mixed-Use” remains distinct due to its unique context, scale, and history.
- “Regional Attraction” is a new land use designation intended to include large-scale entertainment and tourism oriented projects. This includes:
 - Kalahari Resorts (350 acres, under construction);
 - Round Rock Amphitheater (18 acres, in planning phases);
 - Northeast retail cluster, including Round Rock Premium Outlets (86 acres, opened 2006), Ikea (2 acres, opened 2007) and Bass Pro Shops (18 acres, opened 2015); and
 - Dell Diamond (30 acres, opened 2000).

FIGURE 30. FUTURE LAND USE DESIGNATIONS

2020 FLUM	2030 FLUM
Open Space	Open Space
Commercial	Commercial
Residential	Residential
Business Park	Employment Center
Industrial	Industrial
Public Facilities	Public Facilities
Mining	Mining
Downtown MU	Downtown MU
Dell MU	Mixed-Use
Avery Centre MU	
Commercial/Multifamily	
	Regional Attraction (new)

Open Space

The Open Space land use designation is used for any parcel, tract of land, or water feature that is either designated as a public park or private amenity, or which consists of floodplain land adjoining a watercourse or drainage way. Since floodplain land is inundated by floodwater in a storm, development is generally limited to recreational and/or drainage uses.

LOCATION CRITERIA

Open Space

Municipal parks are located according to the city's adopted plan for parks and recreational facilities. Floodplain land is defined by the natural creeks and waterways in the area.

Residential

The Residential land use designation is used for any parcel or tract of land that is appropriate for dwelling units. Non-residential uses, such as low-rise offices and neighborhood commercial businesses, are considered complementary to residential since they provide goods and services to neighborhoods. The descriptions and location criteria for low-rise offices and neighborhood commercial are contained in the Commercial land use section.

Single-family residential dwelling units are designed to accommodate a living area for one family, while two-family dwelling units have separate accommodations for two families within the same structure.

LOCATION CRITERIA

Single-Family

The location of single-family and two-family housing should minimize potential conflicts with non-residential uses.

Single-family garden style residential is a type of development in which single-family dwelling units are arranged around a system of private access drives and which contains amenities for the residents.

LOCATION CRITERIA

Single-Family Garden Style

1. Maximum of approximately 30 acres of net developable area;
2. Primary access allowed via an arterial roadway or collector street;
3. A property characterized by:
 - A shape, size and/or physical constraints which cause it to be otherwise difficult to be developed for other single-family uses; or
 - An infill location, within a previously built area which is already served by water and wastewater utilities.
4. Is not adjacent to an existing or planned single family garden style residential development.

Multifamily residential is a type of housing where three or more dwelling units attached to one another. An apartment building is a structure in which units share common walls and/or floors and ceilings with other units, with each unit having single access from a shared hallway or walkway. A townhouse is a structure in which dwelling units share one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access.

Multifamily development is further characterized by building height, measured by stories.

- Low-density multifamily – generally not to exceed 12 units per acre with a maximum building height of 2.5 stories. This is intended to serve as “missing middle” housing and integrate with lower density single and two family residential. Provides a good option for obtaining higher density on small infill lots;
- Medium-density urban multifamily – no limit on density and maximum building height of 5 stories. Replaces the older garden style apartments to provide urban style multifamily with buildings oriented toward street frontages and a mix of parking options located outside of the street yard; and
- Urban multifamily – no limit on density and maximum building height shall be defined in the Planned Unit Development that is required to establish MF-3 development. Urban multifamily is characterized by large residential buildings with an attached parking structure, located in or near an activity center consisting of employment, retail, and/or educational facilities.

LOCATION CRITERIA

Low-Density Multifamily

1. Primary access allowed via arterial roadway or collector street; and
2. Direct access to abutting single-family neighborhoods is discouraged unless integrated as part of a master planned community or as required to implement transportation network policy objectives; and
3. Low-density multifamily developments shall not be located immediately adjacent to other low-density multifamily developments; they must be separated by open space such as parkland or natural features.

LOCATION CRITERIA

Medium-Density Urban Multifamily

1. Primary access allowed via arterial roadway; and
2. Located near existing or planned commercial nodes (areas of commercial activity).

LOCATION CRITERIA

Urban Multifamily

Urban multifamily should be located near employment centers or major transportation or commercial nodes.

III.

The following portion of Implementation – Housing, of the Round Rock Comprehensive Plan 2030, adopted in Zoning and Development Code, Chapter 1, Article 1, Section 1-7, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

HOUSING

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Policy Description:

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Senior housing, single-family garden style home, and small multifamily complex

HOUSING

IMPLEMENTATION STRATEGIES:

- Encourage a mixture of multifamily options within the City with varying densities and building heights.
- Examine tools to provide incentives for specific dwelling types that do not currently exist in Round Rock or where more units are desired.
- Provide information regarding affordable housing initiatives and programs available to Round Rock residents.
- Examine parking and garage requirements for all residential types.
- Consider amendments to the small lot requirements of the Round Rock Development Code or the creation of a new zoning district to facilitate more affordable single-family homes
- Research best planning practices concerning tiny homes and other housing trends to consider integration into the Round Rock Development Code.
- Explore policies for allowing accessory dwelling units in neighborhoods including specific criteria and design features except where prohibited by homeowners associations.
- Consider rezoning proposals that facilitate the development of missing middle housing. Examples might include low-density townhome and multifamily integrated into neighborhoods, multiple units on one lot, identification of corridors where condominium arrangements are small detached or attached units, high rise multifamily in mixed-use developments, and small lot single-family neighborhoods with special parking requirements.

IV.

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.

READ, PASSED, and ADOPTED on first reading this ____ day of _____, 2026.

Alternative 2.

READ and APPROVED on first reading this the ____ day of _____, 2026.

READ, APPROVED and ADOPTED on second reading this the ____ day of _____, 2026.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

ANN FRANKLIN, City Clerk