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ORDINANCE NO. O-2023-180

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 10, ARTICLE IV, SECTION 10-22, REGARDING PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

That Zoning and Development Code, Chapter 10, Article IV, Section 10-22(i), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

**CHAPTER 10. ZONING AND DEVELOPMENT REVIEW PROCEDURES AND BODIES**

**Sec. 10-22. – Planned unit development (PUD).**

- (i) ~~Minor amendments~~ to development plan. ~~Amendments to a development plan shall take into consideration the effect of the proposed development on the remainder of the property within the PUD and adjacent properties and neighborhoods. All changes of use from those approved in the original PUD Major amendments~~ shall require city council approval. ~~Minor additions and modifications to the approved development plans meeting the criteria below amendments~~ may be approved by the ~~zoning administrator~~PDS director:
- (1) ~~Minor amendments: The PDS director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. Minor additions to structures, with a floor area no larger than ten percent of the existing floor area of the main floor, not to exceed 5,000 square feet, provided that overall density of the project does not increase. The PDS director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.~~
- (2) ~~Minor new accessory structures if the location does not interfere with existing site layout (e.g., circulation, parking, loading, stormwater management facilities, open space, landscaping or buffering).amendments shall not include:~~
- ~~(a) changes in land use;~~
- ~~(b) increases in density, building height, or coverage of the site;~~
- ~~(c) decreases in setbacks abutting residential land uses and zoning districts;~~
- ~~(d) decreases in parkland or open space;~~

1 ~~(e) any proposed modification that reduces the quality of the PUD, as determined by~~  
2 ~~the PDS director; or~~

3 ~~(f) any proposed modification that seeks to alter a condition, standard, or requirement~~  
4 ~~that was incorporated into the development plan as a result of public testimony~~  
5 ~~during a planning and zoning commission or a city council hearing.~~

6 (3) ~~Major amendments represent substantial deviations from the PUD concept approved by~~  
7 ~~the planning and zoning commission. Any amendment not determined by the PDS~~  
8 ~~director to be a minor amendment to a development plan shall be deemed a major and~~  
9 ~~amendment and require city council approval. Minor additions to parking lots comprising~~  
10 ~~no more than ten percent of the original number of parking spaces required, not to~~  
11 ~~exceed 25 spaces.~~

12 ~~(4) Clearing or grading that does not exceed 5,000 square feet in an area of ten percent of~~  
13 ~~the site.~~

14  
15 **II.**

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

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

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

26  
27 Alternative 1.

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

31 **READ, PASSED, and ADOPTED** on first reading this \_\_\_\_\_ day of  
32 \_\_\_\_\_, 2023.

1 Alternative 2.

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

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

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

10 ATTEST:

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13 \_\_\_\_\_  
MEAGAN SPINKS, City Clerk