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

That Zoning and Development Code, Chapter 2, Article VIII, Section 2-91(ee)(2), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-91. – Supplementary use standards.

(2) *C-1a district.* Retail sales and service uses in the C-1a district are subject to the following standards:

- 11.

0112.20232; 4871-2180-0832

1 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

2 Sec. 2-91. – Supplementary use standards.

3 (ee) *Retail sales and services.*

4 (3) *C-2 district.* Cosmetic services and retail sales and service uses in the C-2 district are subject to the
5 following requirements:

6 a. On sites smaller than two acres, no single use shall exceed 2,500 square feet of gross floor area.
7 No drive-through facilities are permitted.

8 b. On sites larger than two acres, no single use shall exceed 5,000 square feet of gross floor area.
9 No drive-through facilities are permitted.

10 c. On sites with 50 percent or greater frontage on an arterial roadway, no single use shall exceed
11 7,500 square feet of gross floor area. Drive-through facilities are permitted for banks if there is
12 an intervening building that effectively screens the drive-through area, including stacking
13 spaces, from adjacent residences.

14 d. Auto sales, rental, and leasing facilities; boat sales; camper sales; check-cashing services; flea
15 markets; gold sales; gun sales; heavy equipment sales, rental and leasing; manufactured home
16 sales; pawn shops; portable building sales; recreational vehicle parks; self-service storage;
17 sexually oriented businesses; shooting/archery ranges; title loan or payday loan services; truck
18 service or repair; and truck stops are prohibited.

19 e. Fuel sales are permitted with the following conditions:

20 1. For establishments that share a common lot line with a single-family or two-family use, the
21 number of fuel pump islands shall not exceed four (4) without special exception approval
22 from the Zoning Board of Adjustment. There is no limit to the number of fuel pumps for
23 establishments that do not share a common lot line with a single-family or two-family use;

24 2. The canopy shall have a pitched roof with a minimum 3:12 pitch;

25 3. Lighted bands around the exterior of the canopy are prohibited;

26 4. Columns supporting the canopy over the fuel pumps shall be clad in brick or natural stone
27 that is complementary to the masonry used on the exterior of the convenience store;

28 5. No automated teller machines (ATMs) may be located outside the convenience store; and

29 6. The hours of operation for the convenience store may not exceed 6:00 a.m. to 10:00 p.m.

30 **III.**

31 That Zoning and Development Code, Chapter 2, Article VIII, Section 2-91(ee)(4), Code
32 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

1 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

2 Sec. 2-91. – Supplementary use standards.

3 (ee) *Retail sales and services.*

4 (4) *OF-2 district.*

5 a. Cosmetic services and retail sales and services, including tattoo/piercing shops, are permitted
6 only when incorporated into the ground floor of a multi-story structure.

7 b. Animal boarding; art and craft studios with welding or heavy machinery; auto parts sales; auto
8 sales, rental, and leasing facilities; boat sales; camper sales; donation centers; flea markets;
9 fortune tellers/psychic readers; heavy equipment sales; machinery repair and services;
10 manufactured home sales; mortuaries; pawn shops; portable building sales; self-service
11 storage; sexually oriented businesses; shooting/archery ranges; taxidermists; and title loan or
12 payday loan services are prohibited.

13 **IV.**

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

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

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

24 Alternative one.

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

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

3 Alternative 2.

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

6 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
7 _____, 2023.

8
9
10 _____
11 CRAIG MORGAN, Mayor
12 City of Round Rock, Texas

13 ATTEST:

14
15 _____
16 MEAGAN SPINKS, City Clerk