

ORDINANCE NO. O-2022-177

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 0.27 ACRES OF LAND, OUT OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT SF-2 (SINGLE-FAMILY - STANDARD LOT) TO DISTRICT MU-R (MIXED-USE REDEVELOPMENT AND SMALL LOT); AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, pursuant to Zoning and Development Code, Chapter 10, Article IV, Section 10-21(b)(1), Code of Ordinances (2018 Edition), the City Council on its own motion has requested city staff to initiate the process to amend the Official Zoning Map to rezone a certain tract of land, being more fully described in Exhibit “A” attached hereto, and

WHEREAS, the zoning of the tract described in Exhibit “A” is proposed to be changed from District SF-2 (Single-Family - Standard Lot) to District MU-R (Mixed-Use Redevelopment and Small Lot), and

WHEREAS, the foregoing proposed change in the Official Zoning Map has been submitted to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 6th day of April, 2022, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be

amended so that the property described in Exhibit “A” be zoned District MU-R (Mixed-Use Redevelopment and Small Lot), and

WHEREAS, on the 12th day of May, 2022, after proper notification, the City Council held a public hearing on the requested amendment, and

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

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Section 10-21, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, 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.

That the City Council has considered and hereby makes the following findings regarding this amendment:

1. It is consistent with the general plan;
2. It is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
3. The affected property is suitable for uses that are and would be permitted by District MU-R (Mixed-Use Redevelopment and Small Lot); and
4. Water, wastewater, and stormwater facilities are suitable and adequate and are available for the permitted uses in District MU-R (Mixed-Use Redevelopment and Small Lot).

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A" is hereafter designated as District MU-R (Mixed-Use Redevelopment and Small Lot).

III.

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 _____, 2022.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2022.

READ, APPROVED and **ADOPTED** on second reading this the _____ day of _____, 2022.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

MEAGAN SPINKS, City Clerk