

1 **ORDINANCE NO. O-2026-212**

2 **AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE,**
3 **CHAPTER 1, SECTION 1-50, AND CHAPTER 2, SECTIONS 2-23 AND 2-**
4 **26, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK,**
5 **TEXAS, REGARDING UPDATES TO THE MF-2 (MULTIFAMILY -**
6 **MEDIUM DENSITY) DISTRICT, PROVIDING FOR A SAVINGS CLAUSE**
7 **AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**
8

9 **WHEREAS,** the City of Round Rock, Texas desires to amend the text of the Zoning
10 and Development Code to update the standards of the MF-2 (Multifamily – Medium
11 Density) zoning district, and

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

15 **WHEREAS,** after considering public testimony received at such hearing, the
16 Planning and Zoning Commission has recommended the Zoning and Development Code
17 be amended as set forth herein, and

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

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

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

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

I.

That Zoning and Development Code, Chapter 1, Article III, Section 1-50, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to add the following definition:

CHAPTER 1. INTRODUCTORY PROVISIONS

Sec. 1-50. - Definitions.

The purpose of this section is to define words, terms and phrases contained within this code, unless otherwise specifically defined elsewhere herein. Definitions for words not defined below may be defined elsewhere in the City of Round Rock Code of Ordinances or found in Webster's Dictionary of the English language, unabridged, subject to interpretation by the PDS director.

Term	Definition
<u>Juliet balcony</u>	<u>A railing or panel attached to a structure adjacent to a door or full-length window. In contrast to a traditional balcony which extrudes from a structure, a juliet balcony is an architectural feature that provides no occupiable space, but which allows for upper story doors and full-length windows to be safely opened for ventilation.</u>

II.

That Zoning and Development Code, Chapter 2, Article II, Section 2-23, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-23. - MF-2 (Multifamily - Medium Density Urban) district.

- (a) *Purpose.* To establish and preserve areas of medium intensity land use primarily devoted to medium density urban style multifamily residential development.
- (b) *Permitted uses.* Uses permitted in the MF-2 district may be found in Sec. 2-25.
- (c) *Lot and building dimensional standards.* Property and buildings in the MF-2 district shall conform to the standards found in Sec. 2-26, with the following supplementary notes:
- (1) ~~Detached garages shall be set back from the street a minimum of 50 feet. Detached garages shall not be permitted between multifamily structures and the street.~~
- (2) ~~Residential structures shall be permitted to reach four (4) stories in height provided that the first level is garage parking and the upper three (3) stories are dwelling units. In situations where there is a natural gradient change that can accommodate walk-out living units, the zoning administrator may permit four (4) stories of dwelling units. In no case shall a structure exceed four (4) stories.~~

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(d) *Supplementary development standards.* In addition to the standards found in Chapter 8 of this Code, the following regulations apply to the MF-2 district:

~~(1) *Unit limit.* Density shall not exceed 20 units per acre. Apartments shall not exceed 400 units per complex. Any parcel with MF (Multifamily) district zoning prior to October 25, 2012 is not subject to this limit.~~

~~The open space shall comply with all compatibility standards.~~

(2) *Amenities.* At least one amenity accessible to all residents shall be provided for each urban multifamily complex. Additional amenities are required at the following rate:

<u>Number of dwelling units</u>	<u>Minimum number of amenities</u>
<u>0—99</u>	<u>1</u>
<u>100—199</u>	<u>2</u>
<u>200—299</u>	<u>3</u>
<u>300 or more</u>	<u>4</u>

~~*Amenities.* At least one amenity accessible to all residents shall be provided for each medium-density multifamily complex with 50 or more dwelling units. Additional amenities shall be included at the following rate:~~

<u>Number of dwelling units</u>	<u>Minimum number of amenities</u>
<u>0—49</u>	<u>0</u>
<u>50—99</u>	<u>1</u>
<u>100—149</u>	<u>2</u>
<u>150—199</u>	<u>3</u>
<u>200—249</u>	<u>4</u>
<u>250 or more</u>	<u>5</u>

Amenities include but are not limited to the following:

- a. Playground equipment.
- b. Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
- c. Private fitness facility*.
- d. Picnic area, to contain no fewer than two tables and two cooking grills.

- e. Swimming pool.
- f. Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*.
- g. Tennis court.
- h. Basketball court.
- i. Volleyball court.
- j. Kitchen available for resident use*.
- k. Social room available for resident use*.

* These amenities may be located in the amenity center and each one qualifies toward the amenity requirement.

(32) Off-street parking requirements.

- a. No less than 50 percent of the required residential parking shall be covered or in garages, and no less than ~~25-35~~ percent of all required residential parking shall be in garages.
- b. No parking shall be permitted in any street yard.
- c. Driveways in front of "tuck under" garages, if they are at least 20 feet deep, shall count toward the required residential parking.
- d. If a flat roof is installed as a canopy for covered parking it shall have a minimum six-inch wide decorative banding.

(43) Garage requirements. Garages shall comply with the following standards:

- a. Detached garages shall be constructed of the same exterior materials and include similar roof pitch to the residential structures.
- b. Detached garages shall not consist of more than six (6) garage doors, with the exception of double-sided garages that have doors on opposite sides of the structure with a dividing wall in the middle, for a maximum total of 12 garage doors on a single structure.
- ~~c. No detached garage shall be placed between a residential building and its adjacent drive aisle.~~
- ~~d. Where a detached garage is placed adjacent to a residential building, a landscaped area no less than 10 feet wide shall be installed between the garage and the building.~~
- ~~e. No garage door shall face a single-family home within 250 feet, or be permitted in a street yard.~~

(54) Landscaping. In addition to the regulations located in Sec. 8-10, a linear area with improved soils and planted with annuals, perennials, and small shrubs shall be installed and maintained along the foundation of all elevations facing the public right-of-way. This area shall measure a minimum of four (4) feet wide on average, and at no point shall be less than two (2) feet wide. This requirement shall not apply where sidewalks and driveways meet the building perpendicularly.

(65) Lot fencing. A view fence in the front street yard shall be permitted to reach a height of six (6) feet.

(76) Light fixture height. The height of a light fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.

- (e) **Multifamily - medium density design standards.** The following design standards apply to all residential buildings in the MF-2 (Multifamily - medium density) district:

- (1) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at least two feet in depth. There shall be no less than one offset for every 40 feet of horizontal length.
- (2) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.
- (3) *Balconies.*
- a. No less than 25 percent of all dwelling units shall have a balcony.
 - b. Balconies facing single-family and two-family zoning or use shall be limited to Juliet balconies.
- ~~Exterior stairwells. Exterior stairwells facing the public right-of-way shall comply with the following standards:~~
- ~~a. They shall be concealed within a fully enclosed structure, except for appropriately sized cutouts to allow for ventilation and pedestrian access;~~
 - ~~b. The landing shall be recessed a minimum of five (5) feet into said structure; and~~
 - ~~c. The stairwell structure shall not protrude more than eight (8) feet beyond the facade of the residential structure.~~
- ~~(4) Stairways. All stairways shall be located completely within the residential structure.~~
- (45) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls and roofs of all buildings and structures.
- (56) *Orientation requirements.* Buildings adjacent to a public street shall be oriented such that their longest facade faces the street, unless a building is located on the corner of a lot where two (2) streets intersect. Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows, doors, and balconies, and/or stairwells. Alternative orientation due to physical site constraints such as topography or natural features may be approved by the zoning administrator.
- (67) *Windows.* Windows shall be provided with trim and shall not be flush with exterior wall treatment unless approved by the zoning administrator as part of a recognized architectural style.
- (78) *Roofing.* Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof. Alternative roof designs associated with recognized architectural styles may be permitted by the zoning administrator.
- (89) *Special design features.* A minimum of five (5) features from the following list shall be incorporated into the building design:
- a. Bay window.
 - b. Arched window.
 - c. Gable window.
 - d. Oval or round windows.
 - e. Shutters.
 - f. Arched entry, balcony or breezeway entrance.
 - g. Stone or brick accent wall.
 - h. Decorative stone or brick band.
 - i. Decorative tile.
 - j. Veranda, terrace, porch or balcony.
 - k. Projected wall or dormer.

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- 1 I. Variation of roof lines on the building.
- 2 m. Decorative caps on chimneys.
- 3 n. Entry onto the public facade for ground floor units facing the public ROW.
- 4 o. Other feature as approved by the zoning administrator.
- 5 (f) *Design standard incentive.* A Developer shall be allowed to have multifamily housing in the MF-2
6 district ~~with reduced covered and enclosed parking an increased density from 20 units per acre to~~
7 ~~24 units per acre, and shall be permitted to have four stories without a requirement of "tuck under"~~
8 ~~garage parking, if the developer has percentages of 40-25 percent~~ garage parking and 40 percent
9 covered parking, so long as all of the following conditions are met:
- 10 (1) The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone,
11 or brick.
- 12 (2) A minimum of two different materials shall be used on each structure, and each material used
13 shall comprise no less than 20 percent of the exterior wall finish.
- 14 (3) No more than 33 percent of the building façade may be fiber cement siding or architecturally
15 finished steel or metal.
- 16 (4) ~~Materials for visible roofs~~ ~~Roofing materials~~ shall consist of 25-year architectural dimensional
17 shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or
18 reflective metal such as copper or other [similar metals as approved by the zoning administrator.]
- 19 (g) ~~Open space. A landscaped open space shall be provided immediately adjacent to or across a local~~
20 ~~street from each residential building containing 100 or more dwelling units. If located across a local~~
21 ~~street, a pedestrian crosswalk shall be provided. One (1) extra amenity may be permitted to satisfy the~~
22 ~~open space requirement as approved by the Zoning Administrator.~~
- 23 (h) ~~Special streetscape and landscape features. A minimum of four (4) of the following streetscape and~~
24 ~~landscape features shall be installed along the public right-of-way:~~
- 25 ~~(1) Benches.~~
- 26 ~~(2) Bicycle racks.~~
- 27 ~~(3) Public art to be installed or displayed along the primary street frontage.~~
- 28 ~~(4) Courtyards or plazas.~~
- 29 ~~(5) Decorative paving.~~
- 30 ~~(6) Water features such as fountains.~~
- 31 ~~(7) Other feature as approved by zoning administrator.~~
- 32 (i) *Applicability to PUDs.* Design and development standards specifically addressed in planned unit
33 developments (PUDs) adopted prior to October 25, 2012 shall prevail.
- 34

35 III.

36 That Zoning and Development Code, Chapter 2, Article II, Section 2-26, Code of
37 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

38 Sec. 2-26. - Residential lot and building dimensional standards.

- 39 (a) Residential zoning districts lot and building dimensional standards chart:

Description	Zoning District																
	AG	SF-R	SF-1	SF-2			SF-3			SF-D	MH	TF	TH		SR	MF-1	MF-2
				Conventional	Zero Lot Line	Village Residential	Estimate Lot	Standard Lot	Small Lot				Single-lot (fee simple units)	Common-lot			
Minimum lot area	10 acres	2 acres	10,000 sq. ft.	6,500 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	10,000 sq. ft.	6,500 sq. ft.	5,000 sq. ft.	4,356 sq. ft.	6,500 sq. ft.	3,500 sq. ft.	2,500 sq. ft./unit	20,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft./20,000 sq. ft.	1 acre
Minimum lot width	200 ft.	200 ft.	70 ft.	50 ft.	45 ft.	40 ft.	70 ft.	50 ft.	40 ft.	-	50 ft.	35 ft.	25 ft./unit	150 ft.	50 ft.	100 ft.	200 ft.
Minimum lot depth	-	-	-	-	-	-	110 ft.	-	-	-	-	-	-	-	-	-	-
Minimum width of principal building	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	50 ft.	35 ft.	30 ft.	-	20 ft.	-	-	-	-	-	-
Minimum dwelling unit area	-	-	-	-	-	-	2,000 sq. ft.	-	-	-	-	-	-	-	-	-	-
Minimum setback from street (ROW)	50 ft.	50 ft.	30 ft.	20 ft.	15 ft.	15 ft.	20 ft.	15 ft.	15 ft.	Cont ext-ual	20 ft.	20 ft.	15 ft.	15 ft.	25 ft.	20 ft.	15 ft.

Minimum garage setback from street (ROW)	50 ft.	50 ft.	35 ft.	25 ft./15 ft.	25 ft./15 ft.	50 ft.	25 ft.	20 ft.	20 ft.	25 ft./15 ft.	25 ft./15 ft.	25 ft.	25 ft.	25 ft.	-	25 ft.	50 ft.
Minimum garage setback from street (ROW) for side entry garages	-	-	-	-	-	-	20 ft.	20 ft.	-	-	-	-	-	-	-	-	-
Maximum setback from street (ROW)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	25 ft.
Minimum rear setback	50 ft.	50 ft.	20 ft.	20 ft.	15 ft.	50 ft.	20 ft.	10 ft.	10 ft.	5 ft.	20 ft.	20 ft.	20 ft.	20 ft.	25 ft.	20 ft.	25 ft.
Minimum rear setback adjacent to SF/TF lots when pre-cast concrete panel fence is used	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1 story: 25 ft. 2 stories: 50 ft. 3 stories: 75 ft. 4 stories: Not permitted	25 ft.	1 story: 25 ft. 2 stories: 50 ft. 3 stories: 80 ft. 4 stories: 100 ft. 5 stories

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Minimum rear setback adjacent to SF/TF lots when masonry fence is used	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1 story: 20 ft. 2 stories : 40 ft. 3 stories : 65 ft. 4 stories : Not permitted	20 ft.	1 story: 20 ft. 2 stories : 40 ft. 3 stories : 80 ft. 4 stories : 100 ft. 5 stories: 125 ft.
Minimum side setback	20 ft.	20 ft.	5 ft.	5 ft.	0 ft./12 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	0 ft./5 ft.	5 ft./20 ft.	10 ft./20 ft.	25 ft.	10 ft.	25 ft.
Minimum side setback adjacent to SF/TF lots when pre-cast concrete fence is used	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1 story: 25 ft. 2 stories : 50 ft. 3 stories : 75 ft. 4 stories : Not permitted	25 ft.	1 story: 25 ft. 2 stories : 50 ft. 3 stories : 80 ft. 4 stories :

																	100 ft. 5 stories: 125 ft.
Minimum side setback adjacent to SF/TF lots when masonry fence is used	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1 story: 20 ft. 2 stories: 40 ft. 3 stories: 80 ft. 4 stories: 100 ft. 5 stories: 125 ft.	20 ft.	
Minimum setback for accessory building	20 ft.	20 ft.	5 ft.	5 ft.	5 ft.	0 ft./5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	0 ft./5 ft.	0 ft./5 ft.	5 ft.	0 ft./5 ft.	15 ft./20 ft.	15 ft.
Maximum height of principal building	2.5 stories	2.5 stories	2.5 stories	2.5 stories	2 stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories	4 stories	2.5 stories	4-5 stories

Minimum height of principal building	-	-	-	-	-	-	-	-	-	-	-	-	3 stories	3 stories	-	-	-
Maximum height of accessory building	35 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Maximum lot coverage for buildings	10%	10%	40%	40%	50%	50%	40%	50%	55%	60%	40%	50%	50%	50%	40%	40%	40%

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- (b) *Special purpose lots exemption.* Special purpose lots, including but not limited to, landscape lots and utility lots, may be exempted from these requirements.
- (c) *Encroachments in setbacks.* Except as specified in (d) below, all required setbacks shall be free from any encroachments, including but not limited to, eaves, roof overhangs, bay windows, and fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.
- (d) *Permitted limited encroachments.* In the SF-R, SF-1, SF-2 and SF-3 districts, limited encroachment into the front and rear setbacks by a maximum of two (2) feet shall be permitted for the following: eaves; roof overhangs; and minor architectural details such as fireplaces and bay windows.
- (e) *Accessory buildings prohibition.* Accessory buildings are prohibited in the front street yard.
- (f) *Accessory building setbacks in SF-1, SF-2 and S-3.* When a rear or rear side lot line does not abut a developed or planned single-family lot, there is no setback requirement.
- (g) Maximum setbacks are intended to create an urban-style interface between structures and the street. The setback shall include any public utility easement (PUE) as well as landscaping and/or foundation treatment. Modifications to the setback distance may be provided by the Zoning Administrator in response to unique development constraints.

1 IV.

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

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

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

12
13 Alternative one.

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

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

1 Alternative 2.

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

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

6 _____
7 CRAIG MORGAN, Mayor
8 City of Round Rock, Texas
9

10 ATTEST:

11 _____
12
13 ANN FRANKLIN, City Clerk