

ORDINANCE NO. O-2025-327

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 10, SECTION 10-21(c)(4)(d), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING ZONING PROTEST PROCEDURES AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the Texas Legislature passed HB 24, effective September 01, 2025,
related to protest procedures for certain proposed zoning changes, and

WHEREAS, HB 24 added Section 211.0061 to the Texas Local Government Code regarding protest procedures for certain proposed zoning changes, and

WHEREAS, the City of Round Rock, Texas desires to amend the text of the Zoning and Development Code to reflect the changes to Chapter 211 Texas Local Government Code, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the proposed amendments on the 5th day of November, 2025, 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 Zoning and Development Code be amended as set forth herein, and

WHEREAS, on the 4th day of December, 2025, 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

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

1.

That Zoning and Development Code, Chapter 10, Article IV, Section 10-21(c)(4)(d), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 10-21. - Map amendment (rezoning).

(c) *Approval process.*

(4) *City council action.*

d. *Effect of protest to proposed amendment.* In accordance with V.T.C.A., Local Government Code § 211.0061, a protest to a proposed change to a zoning regulation or district boundary must be written and signed by the owners of:

1. At least 20 percent of the area of the lots or land covered by the proposed change; or
2. At least 20 percent of The area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or
3. At least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

In computing the percentage of land area under this subsection, the area of streets and alleys shall be included and the land area is not calculated individually for each tract of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts of land subject to the change.

If a written protest that meets the conditions described by subsection (d)(1) or (d)(2) is presented to the city clerk prior to the public hearing for the map amendment, the amendment shall become effective only with the favorable vote of three-fourths of all members of the city council.

If a written protest that meets the conditions described by subsection (d)(3) is presented to the city clerk prior to the public hearing for the map amendment, the amendment shall become effective only with the favorable vote of a majority of all members of the city council.

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II.

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 one.

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 _____, 2025.

1 Alternative 2.

2 **READ** and **APPROVED** on first reading this the _____ day of

3 _____, 2025.

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

5 _____, 2025.

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CRAIG MORGAN, Mayor
City of Round Rock, Texas

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11 ATTEST:

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ANN FRANKLIN, City Clerk