



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman Casey Clawson
Vice Chair J. Hollis Bone
Alternate Vice Chair Aaron Dominguez
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Amir Memic
Commissioner Wallis Meshier
Commissioner Richard Pumphrey
Commissioner Rob Wendt

Wednesday, January 15, 2025

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the December 4, 2024, Planning and Zoning Commission meeting.

F. ZONING:

F.1 Consider public testimony regarding, and a recommendation concerning the request filed by KFM Engineering and Design on behalf of the property owner, Mark IV Capital, for amendment No. 4 to Planned Unit Development No. 129 (The District) to redefine main street and paseo locations, and to add standards and a review process for multi-family residential projects, generally located south of Louis Henna Blvd and northwest of Greenlawn Blvd. Case No. PUD24-00010

G. CODE AMENDMENTS

- G.1 Consider public testimony regarding, and a recommendation concerning the proposed amendments to the Code of Ordinances, City of Round Rock, Texas, 2018, Part III - Zoning and Development Code, Sec. 8-10 Landscaping, and Sec. 8-40 Screening to assist with water conservation, functionality of screening materials, and to redefine tree planting requirements for single family lots. Case No. TAM24-00003

H. STAFF REPORT:

- H.1 Consider an update regarding Council actions related to Planning and Zoning items.

I. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on the 8th day of January 2025, at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Ann Franklin, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, December 4, 2024

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, December 4, 2024, in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Clawson called the meeting to order at 6:00 PM.

B. ROLL CALL

Present 8 - Chairman Casey Clawson
Vice Chair J. Hollis Bone
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Amir Memic
Commissioner Wallis Meshier
Commissioner Richard Pumphrey
Chairman Rob Wendt

Absent 1 - Alternate Vice Chair Aaron Dominguez

C. PLEDGES OF ALLEGIANCE

Chairman Wendt led the following Pledges of Allegiance:
United States
Texas

D. CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

E. APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the November 20, 2024, Planning and Zoning Commission meeting.

A motion was made by Commissioner Wendt, seconded by Commissioner Pumphrey, to approve the minutes. The motion passed by the following vote:

Aye: 8 - Chairman Clawson
Vice Chair Bone
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Meshier
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 1 - Alternate Vice Chair Dominguez

F. ZONING:

F.1 Consider public testimony concerning the request filed by property Owner, Milestone Community Builders et al, for the original zoning of approximately 55.77 acres to the SF-3 (Single-Family - Mixed Lot) district, generally located east of Wyoming Springs Dr and southeast of Creek Bend Blvd. Case No. ZON24-00009

Alice Guajardo, Senior Planner, made the staff presentation. The applicant was available to answer questions.

Chair Clawson opened the hearing for public testimony.

The following citizens spoke during the public hearing regarding the zoning:

1) Jason Gill, 2015 Sam Bass Rd, Round Rock, TX 78681

There being no further testimony, the public hearing was closed.

A motion was made by Commissioner Wendt, seconded by Commissioner Huckabay, to recommend for City Council approval. The motion passed by the following vote:

Aye: 8 - Chairman Clawson
Vice Chair Bone
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Meshier
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 1 - Alternate Vice Chair Dominguez

- F.2** Consider public testimony concerning the request filed by The Mathias Company, on behalf of the property Owner Verona Finance LLC, to rezone approximately 71.88 acres of land from the PUD No. 149 district to the SF-3 (Single-Family - Mixed Lot) district, generally located west of CR 118 and south of Avery Nelson Pkwy. Case No. ZON24-00008

Lindsay Darden, Principal Planner, made the staff presentation. The applicant was available to answer questions.

Chair Clawson opened the hearing for public testimony.

The following citizens spoke during the public hearing regarding the zoning:

1) Tamra Zehner, 4941 Teverola Dr, Round Rock, TX 78665

There being no further testimony, the public hearing was closed.

A motion was made by Commissioner Wendt, seconded by Commissioner Memic, to recommend for City Council approval. The motion passed by the following vote:

Aye: 8 - Chairman Clawson
Vice Chair Bone
Commissioner Emerson
Commissioner Huckabay
Commissioner Memic
Commissioner Meshier
Commissioner Pumphrey
Chairman Wendt

Nay: 0

Absent: 1 - Alternate Vice Chair Dominguez

G. STAFF REPORT:

- G.1** Consider an update regarding Council actions related to Planning and Zoning items.

Bradley Dushkin, Planning & Development Services Director, made the staff presentation.

H. ADJOURNMENT

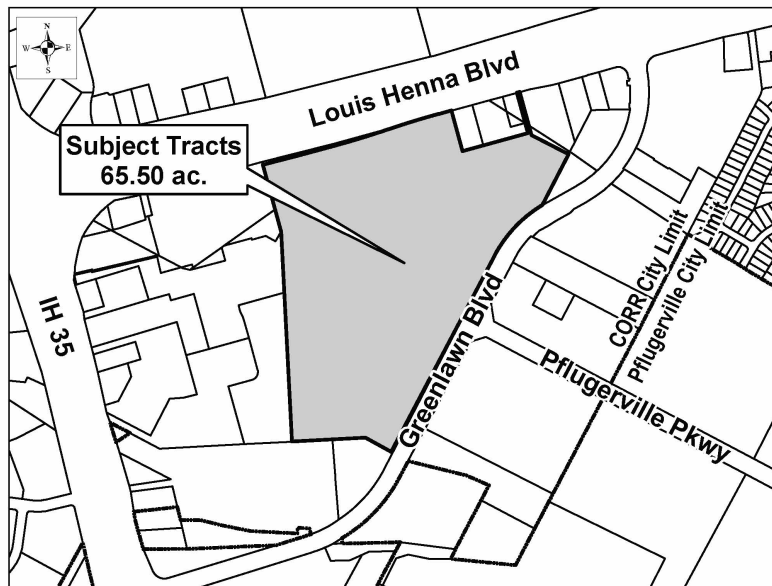
There being no further business, Chairman Clawson adjourned the meeting at 6:44 PM.

Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison

POSTING CERTIFICATION

**PUD 129 (The District) PUD Amendment No. 4
PUD24-00010**



CASE PLANNER: Lindsay Darden

REQUEST: Approval of Major Amendment #4 to PUD #129 The District.

ZONING AT THE TIME OF APPLICATION: PUD

DESCRIPTION: 65.50 acres out of the M. Hunt Survey, Abstract 314, and the Socrates Darling Survey, Abstract No 232

CURRENT USE OF THE PROPERTY: Vacant

COMPREHENSIVE PLAN LAND DESIGNATION: Mixed Use

ADJACENT LAND USE:

North: Office

South: Multi-family & Landscaping Supply

East: Commercial

West: Commercial

PROPOSED LAND USE: Mixed Use

TOTAL ACREAGE: 65.50

Owner:

Mark IV Capital
Bob Boone
810 Hesters Crossing Rd
Ste 175
Round Rock, TX 78681

Developer:

Mark IV Capital
Bob Boone
810 Hesters Crossing Rd
Ste 175
Round Rock, TX 78681

Applicant:

KFM Engineering and Design
Mark Zupan
1301 S Mopac Expy
STE 150
Austin, TX 78746

**PUD 129 (The District) PUD Amendment No. 4
PUD24-00010**

HISTORY: The Planning and Zoning Commission approved the initial version of The District PUD on June 10, 2021. To date, there have been three (3) minor amendments to development standards included in the PUD; however, the proposed use of mixed use development remains unchanged.

DATE OF REVIEW: January 15, 2025

LOCATION: South of Louis Henna Blvd and northwest of Greenlawn Blvd

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Round Rock 2030 Comprehensive Plan designates the subject property for mixed use development. Mixed use development was proposed with the original PUD for The District and all subsequent amendments including this one. The Code limits the scope of minor PUD amendments and the proposed changes to this PUD were determined by the planning director to exceed what could be approved administratively through a minor PUD amendment.

Proposed PUD Amendment: The existing PUD for the district included development standards that designated “main street” as a portion of Marshall Circle depicted on the concept plan. The concept plan also depicted a network of paseos within the central portion of the site within Marshall Circle.

Since that time, the developers have been working to finalize end users and internal lot layout for the central area within Marshall Circle. This has resulted in a layout change proposing a private street connection that would extend across the central portion and would align with District Way on the southeast side and Fender Road on the north side. Since this creates a continuous vehicular connection between those public streets, Fender Road is proposed to be renamed District Way.

The private street shall comply with the characteristics of a “livable street”, as described in The District Open Space Plan (Exhibit C of the original PUD), which would require street trees, landscaping, seating and other site furnishings, traffic calming elements, site lighting, and textured surface materials to contribute to delineation of space. Areas along the livable street may include parking, dining, performance spaces, or other types of exhibits and shall be able to accommodate significant pedestrian traffic. Conceptual renderings of the proposed private street are depicted in Exhibit D.

The lot to the east of the proposed private street is envisioned to be multi-family development including structured parking and ground level commercial. Due to the fact that the proposed private street activates the central portion of the site, the PUD amendment proposes that it be designated as “main street” rather than Marshall Circle.

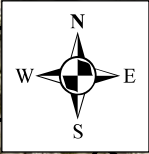
Per the existing PUD, multi-family residential development shall comply with the MF-3 (High Density Multi-family Residential) zoning district. Generally, MF-3 development would require a separate PUD for the purposes of defining parking ratios and other development standards; however, in this case, many development standards are already included in the existing PUD. Included with this amendment is a parking ratio for MF-3 development that is based on the results of the parking study that was included with the TIA which requires one (1) parking space per each residential unit, elevations for the proposed multi-family

**PUD 129 (The District) PUD Amendment No. 4
PUD24-00010**

residential development that is depicted as “Mixed Use/MF-3 Area 1” on the concept plan (Exhibit E), and language that designates the process for approving future areas of MF-3 development within The District PUD by means of a minor PUD amendment.

RECOMMENDED MOTION:

Staff recommends approval of the major PUD amendment.



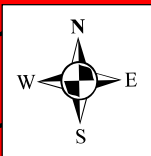
**Subject Tracts
65.50 ac.**

Louis Henna Blvd

IH 35

Greenlawn Blvd

Pflugerville Pkwy
CORR City Limit
Pflugerville City Limit



Subject Tracts
65.50 ac.

Louis Henna Blvd

C1

C1

C1

C1

C1-a

PF2

SF2

PUD

PUD

MF-2

C1

LI

C1

LI

C1

C1

IH 35

Greenlawn Blvd

Pflugerville Pkwy

CORR City Limit

Pflugerville City Limit

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 65.50 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 **Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-G (Mixed-Use Greenfield)** and **MF-3 (Multifamily – Urban)** zoning districts and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 **Traffic Impact Analysis**

As stated in Section 2-75 (f)(2) of the Code, a Traffic Impact Analysis (TIA) shall be required for any development in the PUD.

4.3 **Concept Plan**

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

4.4 **Other Ordinances**

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, shall apply to the Property except as clearly modified by this Plan. In the event of a conflict the terms of this Plan shall control.

4.5 **Platting of Lots**

Lots may be platted and built without frontage on a dedicated public street right-of-way. Such lots shall have frontage on a private access drive. Addresses may be assigned to lots fronting on a private access drive.

5. LAND USES

5.1 Permitted and Prohibited Uses

Section 2-75 (d) of the Code contains the permitted and prohibited uses in the **MU-G (Mixed Use - Greenfield)** zoning district.

6. DENSITY AND DEVELOPMENT STANDARDS

6.1 Height

Maximum building height is fifteen (15) stories.

6.2 Street Types & Pedestrian Corridors (Paseos)

1. Street types, indicated on **Exhibit "B"**, are categorized as follows for the purpose of assigning design standards:
 - a) Main Street is 'District Way', and a portion of 'Marshall Circle', including both public right of way and private drive segments as depicted on the concept plan and shall meet the standards for livable streets outlined in Section 1.21 Paseos and Livable Streets of Exhibit "C" The District, Open Space Plan.
 - b) Internal Streets are 'Marshall Circle', 'Rickenbacker Way', ~~'Fender Road'~~, Gibson Way and Washburn Road.
 - c) Public and Private Road Designations:
 - i. District Way, and Washburn Road ~~and Fender Road~~ are Public Streets.
 - ii. Marshall Circle, Rickenbacker Way, ~~and~~ Gibson Way, and the central portion of District Way (as depicted on the concept plan) are Private Drives.
2. Pedestrian corridors ~~are indicated on Exhibit "B".~~ providing connectivity between blocks shall be designed and incorporated into future Site Development Permits. In no area shall a pedestrian corridor have less than 20' of width between walls of adjacent buildings. Within the pedestrian corridors there will be walking surfaces called paseos, which may vary in width to allow for landscaped areas and other programmed uses.

6.3 Building Setbacks

1. Maximum Front Setback
 - a) 25 feet along SH45 frontage road
 - b) 15 feet along Greenlawn
 - c) 10 feet along Main Street, Internal Streets and Access Streets.
 - d) Setback requirements shall be satisfied so long as thirty-three (33) percent of the of the building façade length facing the street meets the maximum front setback.
 - e) Building setbacks may exceed ten (10) feet along Main Street, Internal Streets, and Access streets where areas between the front of buildings and private or public road right-of-way are utilized to create amenity areas for pedestrians and event programming.
 - f) Along District Way and Fender Road, building setbacks may exceed ten (10) feet where roadway standards and grades prevent compliance with the maximum building setback. The additional area between the building and the roadway shall include landscape areas and other foundation treatment to enhance the pedestrian experience into the site.
2. Minimum Rear Setback
 - a) 0 feet

6.4 Maximum Block Size

1. The maximum block size shall be ten (10) acres and 600 feet. This requirement replaces Section 2-75(b)(4)a.
2. Proposed pedestrian corridors on **Exhibit “B”** are conceptual. Their final locations and configuration shall be determined with the site plan.

6.5 Building Design

1. All buildings other than stand-alone Multifamily shall be constructed in accordance with **MU-G (Mixed-Use Greenfield)** district design standards with the following modifications:
 - a) The first phase of the project, as shown on **Exhibit “B”**, shall include an office use. This requirement replaces Section 2-75(b)(5)(b).
 - b) The following requirements replace Section 2-75(b)(4)c. regarding the design of building facades in the first block off the Main Street, which is not applicable. These requirements are in addition to those in Section 2-75(g)(1-5):
 - i. Concrete tilt wall with a painted, integrated color, or otherwise decorative finish shall be an acceptable Exterior Wall Finish in addition to the those listed in 2-75(g)(1) and as depicted in **Exhibit “D”**.
 - c) Buildings with facades that are longer than one hundred feet (100') shall have their continuous facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies, and architectural features such as plazas, patios, courtyards, tower elements, bay windows, balconies, columns, reliefs, colors, textures or other means approved by the Zoning Administrator.
 - d) A unified theme for pedestrian amenities (light poles, benches, trash receptacles, bicycle racks, bus stops) and directional sign and wayfinding design is required along the Main Street, Access Street, and Internal Streets.
 - e) All roof-mounted mechanical equipment shall be screened from public view by parapets or other opaque screening materials so as to not be visible from the ground level within the development and abutting streets and properties. The parapet or screen shall utilize the same or similar materials as the principal structure, customary screening material or other as approved by the zoning administrator.

6.6 **Multifamily Parking Standards and Building Design –Multifamily**

1. All standalone Multifamily structures shall be constructed in accordance with the MF-3 (Multifamily – Urban) district standards, with the following modifications:
 - a) All required residential parking shall be provided within structured parking. Visitor or temporary stalls may be provided as surface spaces. This replaces Section 2-24(d)(1).
 - a)b) Multifamily residential parking shall be provided at a ratio of one (1) parking space per unit.
 - b)c) Section 2-24(d)(2) requiring no less than 25 percent of all dwelling units shall have a balcony shall not apply.

d) Section 2-24(d)(4) requiring at least one amenity accessible to all residents shall be provided for each urban multifamily complex shall not apply.

e) Where **MF-3 (Multi-family Urban)** development is proposed, elevations shall be required for each individual MF-3 development and become attachments of the PUD. Elevations shall be added to the PUD through the minor amendment process.

i. The design elements of the multi-family residential structure located in the area labeled as “Mixed Use/MF-3 Area 1” on the Concept Plan shall substantially comply with Exhibit E of the PUD, including, but not limited to elevation variation, roof pitch, and orientation.

6.7 License Agreement

Architectural features, including but not limited to chimneys, balconies, retaining walls and cantilevers, may project into the right-of-way. Any architectural feature projecting into the right-of-way shall be noted in a license agreement.

7. **PARKING, STREET DESIGN AND SCREENING**

7.1 The standards of Section 2-75(c)(1) shall apply with the following modifications:

- a) Section 2-75(c)(1)(d)(1) shall be replaced with: All proposed projects shall have a main street which serves as the core of the project and is designed in accordance with the "Walkable Thoroughfares" standards in the table in subsection 7.2 below.
- b) One cul-de-sac road indicated as ‘Washburn Road’ on **Exhibit “B”** is permitted.
- c) The location of internal driveways are reflected in **Exhibit “B”**.

7.2 Table in Section 2-75(c)(2) shall be replaced with the following:

Characteristic	Walkable Thoroughfares	Vehicle-Oriented Thoroughfares
Applicable Streets	Gibson Way, Rickenbacker Rd, Marshall Circle, <u>District Way (Private portion)</u>	Fender Rd , District Way, Washburn Rd
Target speed range	15-25 mph	25-35 mph
Pedestrian separation from moving traffic	Curb parking and streetside landscaping and/or furnishing	Optional, typically separation achieved with planting strip.
Streetside width	Minimum 9 feet (residential) and 12 feet (commercial) to accommodate sidewalk, landscaping and street furniture. Where enhanced areas for pedestrian gathering and amenity areas are provided between the street and building, the streetside width may be reduced to a minimum width of 5 feet with	Minimum 5 feet

	approval of the zoning administrator.	
Block lengths	As needed to accommodate pedestrian demands and building design	As needed to accommodate pedestrian demands and building design
Protected pedestrian crossing frequency (pedestrian signals or high-visibility markings at unsignalized crossings)	As needed to accommodate pedestrian demands	As needed to accommodate pedestrian demands
Pedestrian priority at signalized intersection	Pedestrian signals and pedestrian countdown heads, adequate crossing times, and shorter cycle lengths.	Vehicle priority: may have longer cycle lengths and require two cycles for slower pedestrians to cross wide streets with medians.
Pedestrian crossings	High-visibility crosswalks shortened by curb extensions where there is on-street parking.	Full street-width
Median width	Optional	Optional
Vehicular access across sidewalks	24 feet or less, except if specific frequent design vehicle requires added width.	As needed
Curb parking	Normal condition except at bus stops and pedestrian crossings.	None
Curb return radius	0—30 feet or as required to accommodate emergency response vehicles; low-speed channelized right turns where other options are unworkable.	30—75 feet or as required to accommodate emergency response vehicles; high-volume turns channelized.

7.3 Section 2-75(f)(1)(c)(1) shall be replaced with: On-street parking within 600' of the site may be used to fulfill a parking requirement determined by a parking generation study, to be submitted for the review and approval of the City. The materials, design and location of the parking improvements shall be approved by the City.

7.4 On-site surface parking shall be placed at the rear or side of buildings adjacent to the Main Street.

7.5 Visitor parking may be allowed between a building and an Internal Street and Access Street, assuming it is designated as 30 min parking and does not exceed 5 spaces per building.

7.6 Stand-alone parking lots and garages shall be shielded from view from the Main Street.

- 7.7 Temporary surface lots with 50 or more spaces must be designed as future development sites. No temporary surface parking lot may contain more than 300 spaces. Temporary surface lots do not need to comply with landscaping, landscape islands, or lighting requirements. Temporary surface lots will expire 3 years after installation.
- 7.8 Exposed parking structures fronting on streets shall have a mix of landscape plantings, green screens, decorative screening, or art installments (such as murals) to screen the pedestrian level, from ground level up to a minimum height of 15 feet, along the facades of parking structure adjacent to the street.
- 7.9 In addition to the exterior garage building materials permitted in Section 2-75(f)(1)(d)(2), concrete with a painted, integrated color, or otherwise decorative finish shall be permitted in addition to other similar material as approved by the zoning administrator.

8. **PARKS AND OPEN SPACE**

- 8.1 The Open Space Plan in **Exhibit “C”** satisfies the open space requirements of MU-G and MF-3 requirements in Sections 2-75(b)(3), 2-75(f)(8) and 2-24(d)(5).
- 8.2 The provisions of Article V of the Code – Parkland Requirement, shall be met with the payment of a parkland fee. This fee shall be required with the submittal of a site development plan and not with the submittal of a subdivision plat. All other requirements of Article V shall be met.

9. **PUBLIC UTILITIES**

- 9.1 Public utilities will be permitted within private roadway corridors or other private drives assuming such City utilities are placed within dedicated City easements for water, wastewater, and storm sewer; and franchise utilities are placed in public utility easements.
- 9.2 City of Round Rock staff, and other pertinent franchise utility providers, must approve the typical utility assignment(s) prior to the submittal of an application for a Subdivision Improvement Permit (SIP) or a Site Development Permit (SDP).
- 9.3 All public utility alignments and appurtenances will be subject to review and approval by City staff and staff of the appropriate franchise utility company prior to the issuance of an SIP or SDP.

10. **CHANGES TO DEVELOPMENT PLAN**

10.1 **Minor Changes**

- 1. 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. 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. ~~Minor changes to~~

~~this Plan which do not substantially and adversely change this Plan may be approved administratively if approved in writing by the Director of Planning and Development Services and the City Attorney.~~

2. Minor 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;
- e) Any proposed modification that reduces the quality of the PUD, as determined by the PDS director; or
- f) Any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result of public testimony during a planning and zoning commission or a city council hearing.

10.2 Major Changes

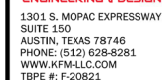
All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application and will require city council approval.

~~All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.~~

11. LIST OF EXHIBITS

Exhibit A	Survey
<u>Exhibit B</u>	<u>Concept Plan</u>
Exhibit C	Open Space Plan <u>(included for reference only, no changes)</u>
<u>Exhibit D</u>	<u>Livable Street Illustrations</u>
<u>Exhibit E</u>	<u>MF-3 Area 1 Architectural Elevations</u>

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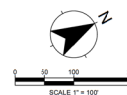


THE DISTRICT
ROUND ROCK, TEXAS

CONCEPT PLAN

EXHIBIT B

M4 GREENLAWN, LLC



ON FURTHER

EXH_B

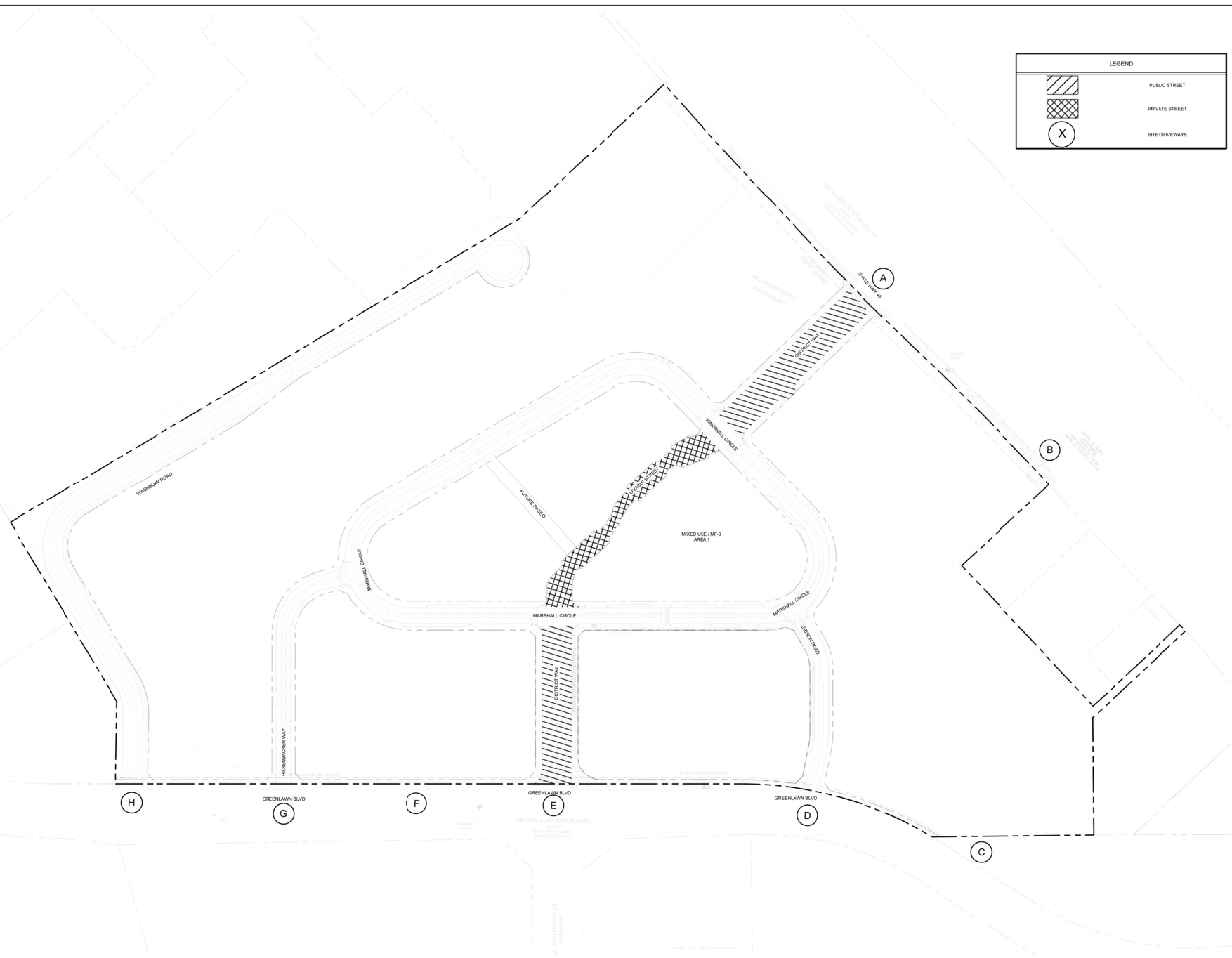
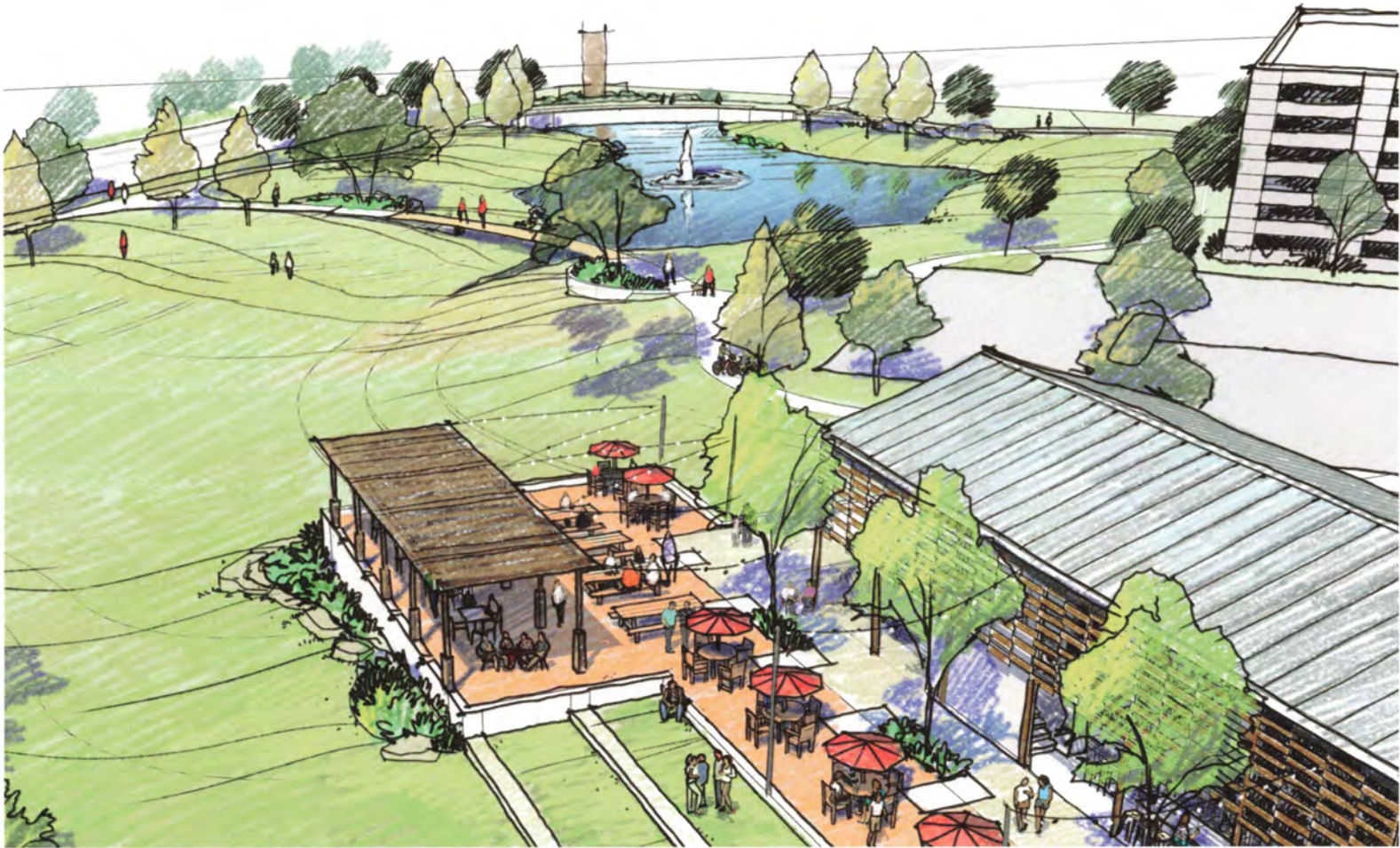


Exhibit 'C'

The District, Open Space Plan



March 08, 2021
City of Round Rock, Texas

1.1 The District Open Space System

The District is intended to provide unique experiences for visitors while meeting the lifestyle demands of its residents. The urban environment of The District requires a more intentional approach to the development of open space capitalizing the areas walkability and available land to meet the expectation of a highly functioning development. The complexities of an urban built environment necessitate a need for a dynamic approach to partnerships, management, and provision of common space meant to serve individual development demands as well as the greater community. This section provides a unified approach to meeting and exceeding the typical development provisions of open space.

1.1.1 The District

A. Ownership and Maintenance

Open space within The District is privately owned space used as supporting infrastructure for the overall development. The ownership of the open space and oversight of these spaces may be either sole ownership by one entity or areas held in common between two or more entities. Maintenance and upkeep of these spaces shall also be the responsibility of the controlling entity.

B. Access

Visitors to The District are considered guests and are freely welcome throughout the overall plan areas provided they abide by the rules set by property owners and area business establishments. As such, open space within The District is considered semi-public. The role of ownership and responsibility of maintenance provides a defining parameter for access to The District's open space areas. Privately held amenity spaces that are reserved specifically to the leasees or renters would not contribute to open space calculations. Open space that is held in common for The District shall meet requirements for the plan area's multi-family development. Areas that are located adjacent to a structure that are available to patrons of The District's establishments would be considered open space. This arrangement would include spaces that require patronage to be eligible for access to dining or entertainment spaces.

C. Defining Open Space

Open Space within The District is intended to meet the "clearly superior" provisions required as part of a PUD. For the intent of this regulatory element of The District PUD, open space is defined as:

Land that contributes to passive and active recreation areas in natural or improved settings of the built environment.

For the purpose of this PUD, Open Space shall be comprised of the following components: Paseos and Livable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens.

In addition to this overarching character definition of open space the following provisions excludes land from being considered open space:

1. Amenity or recreation areas that have controlled access for tenants or business members only.

2. Parking lots and a corresponding 8' buffer from the edge of pavement.

1.1.2 Open Space Sub-Areas

The following section is intended to provide direction for the location and placement of open space. The delineation of open space sub-areas were informed by the definitive extents of streets, paseos, and property boundaries.

A. Open Space Sub-Areas Targets

The District planning area encompasses a specific land area that will be developed in stages over a number of years. As a means to make the phasing more manageable from an open space perspective the plan area was divided into 5 sub areas of The District. These sub-areas are illustrated in Figure 1.2.1 Open Space Sub-Areas, on the following page.

These open space sub-areas provide target acreage for the development and programming of open space. As individual site plans are submitted, the final design of each individual project will impact location and function of adjacent open space. As such it is important to provide a benchmark for open space development, so it too can be realized in accordance with the intended character of The District. Table 1.1.1 Open Space Sub-Area Targets provides a benchmark for the anticipated quantities of overall development types.

B. Open Space Sub-Area Flexibility.

It is important to allow for the flexibility needed in the realization of individual projects. As such, open space will be allowed to fluctuate so long as the plan area maintains a base composition of 16% of open space for The District. Additionally, a minimum 50% of targeted area in each designated open space sub-areas needs to be met.

Table 1.1.1 Open Space Sub-Area Targets

Tract #	Site Area (Acres)	Target Open Space (Acres)	Minimum Open Space (Acres)**
Sub-Area 1	11.65	4.5	2.25
Sub-Area 2	10.90	3.5	1.25
Sub-Area 3	8.81	2.0	1.00
Sub-Area 4	9.68	.25	0.13
Sub-Area 5	14.87	.35	0.18
R.O.W.	9.58	-	-
Total	65.49	10.6*	-

*Acreage meeting the 16% base open space composition requirement.

**Reductions to the target open space area shall be accounted for in other open space sub-areas to meet the 10.6 acres or 16% base open space composition requirement.

A circular diagram with a shaded sector. The sector is formed by two radii and an arc. The angle between the two radii is labeled with a handwritten '2'.



1.2 Open Space Components

Open space is fundamental to the success and function of The District's open space provides opportunities for exercise, entertainment, an outlet for youthful exuberance, and opportunity for neighborly fellowship. Open space can be broken down into five different categories: Paseos and Liveable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens. Each one of the categories is distinct in its role, which are described in further detail in the following sub-sections.

1.2.1 Paseos and Liveable Streets

Paseos and Liveable Streets are thoroughfare infrastructure with the purpose provide access routes to the spaces to experiences that visitors and residents will enjoy. Paseos are pedestrian connectors in an enhanced environment. For the purpose of this planning document Liveable Streets are local streets that remove the physical and visual separations between the vehicle and pedestrian environment. Paseos and Liveable Streets shall both be considered to provide necessary access that is used to delineate the boundary edge of a block. These spaces are typically privately owned and maintained.

B. Design Intent

Paseos and Liveable Streets can accommodate office, retail, and residential environments found within The District. They have a strong paved thoroughway element that promotes a comfort and safety in their ability to handle significant pedestrian traffic. These routes connect vehicular right-of-way or terminate into other open space areas.

Liveable Streets should have a clear distinct entrance to communicate to vehicle users that it is not a typical street. These streets should be curbless so that they maximize accessibility to adjacent spaces eliminating any need for grade transitions. These streets are positively graded to feed runoff into rain gardens or other drainage infrastructure. Traffic calming elements are encouraged and should be considered a typical application.

The edges of these spaces should be lined with trees, landscaping, seating, and other furnishings. Liveable Streets can have expanded paving areas adjacent to the thoroughway for temporary programming elements such as parking, dining, performance spaces, or other types of exhibit space. Lighting is an essential element as these areas are intended to be lively well into the evening making functionality, comfort, and safety a priority. The use of textured surface material, such as pavers or special concrete finishes, is a recommend design component as it contributes to the delineation of space.

C. Programing

These spaces are unprogrammed, as they will double as a fire lane access in certain instances. Minimum design standards are as follows:

Paseo

- 12' minimum paved surface capable of emergency vehicle traffic
- 20' clear throughway

Liveable Street

- 16' minimum paved surface capable of emergency vehicle traffic.
- 20' clear throughway



Paseos make pedestrians the focal point of the space.



Paseo should engage the adjacent space and provide wayfinding to key destinations.



Liveable streets should use different textures to increase driver awareness.



Liveable streets don't sacrifice pedestrian comfort at the provision of vehicular access.

1.2.2 Enhanced Detention Areas and Greenways

A. Description

Enhanced Detention Areas are stormwater detention and retention facilities that are developed in a manner to provide opportunities for active and passive recreation. Enhanced Detention Area acreage within The District shall fully count as contributing to meet 16% base open space composition. Greenways are tracts of open space that are unprogrammed and defined by prevalent natural environment character. The area making up greenways is predominately the natural drainage corridor along the southern boundary of the The District. Ownership and maintenance of these spaces is typically private. However, these spaces should be publicly accessible, specifically portions that are part of a trail network.

B. Design Intent

Enhanced Detention Areas epitomize the multi-use approach to development. They take vital and often unsightly stormwater infrastructure and add purposeful design and programming to make a valued and attractive contribution to the development. The added elements typically include maintained play lawns, walking trails, wet pond, riparian habitat, overlooks, seating, and complimentary water features. Greenways should work under a conservation approach, using native plantings and natural systems to provide passive recreation opportunities and plan area wide connections.

Added grasses, perennials, shrub, and trees plantings should be drought tolerant, with native plants being a preferred over other adapted plant species. Walking paths or multi-use trails found within the Enhanced Detention Areas should be well lit and durable reducing long term maintenance demands. Enhanced Detention Areas should be accessible for routine maintenance and upkeep.

C. Programing

Enhanced Detention Areas are not limited in their size and capacity, instead they should be designed and constructed in a manner that maintains a balance in natural character and recreational use of the space. A portion of the Enhanced Detention areas shall be useable during and after storm events. Three of the following program elements should be included to be considered an Enhanced Detention Area, while Greenways shall have two:

- Walking path loop
- Wet pond
- Play lawn (2,000 sq. ft min.)
- Water feature (fountain, waterfall, stream, etc.)
- Secondary seating (boulders, seatwall, etc.)
- Shade Structures, with seating
- Performance space
- Water feature
- Riparian planting (minimum of 10% of pond perimeter)

Greenways programed with a multi-use trail would become part of the Gilleland Creek trail system. As such, it is important to establish maintenance and ownership understandings with the City of Round Rock before construction.



Riparian plantings attract wildlife viewing opportunities.



Water features can be added to the wet pond to provide aesthetic and functional purpose.



Performance spaces can be programmed into the general setting of the Enhanced Detention Area.



Greenways are ideal locations for multi-use trails.

- ① Walking Path
- ② Wetpond
- ③ Water Feature
- ④ Play Lawn

- ⑤ Riparian Planting
- ⑥ Secondary Seating
- ⑦ Outdoor Dining
- ⑧ Paseo



Enhanced Detention Areas

Enhanced Detention Areas can be developed to act as a focal point and activity area for residents and visitors to The District. Understanding that storm events very rarely need all stormwater detention capacity, these spaces can be further utilized with additional programming so long as it is designed in a resilient manner. The District's Open Space Plan provides the needed flexibility to capitalize on that approach.

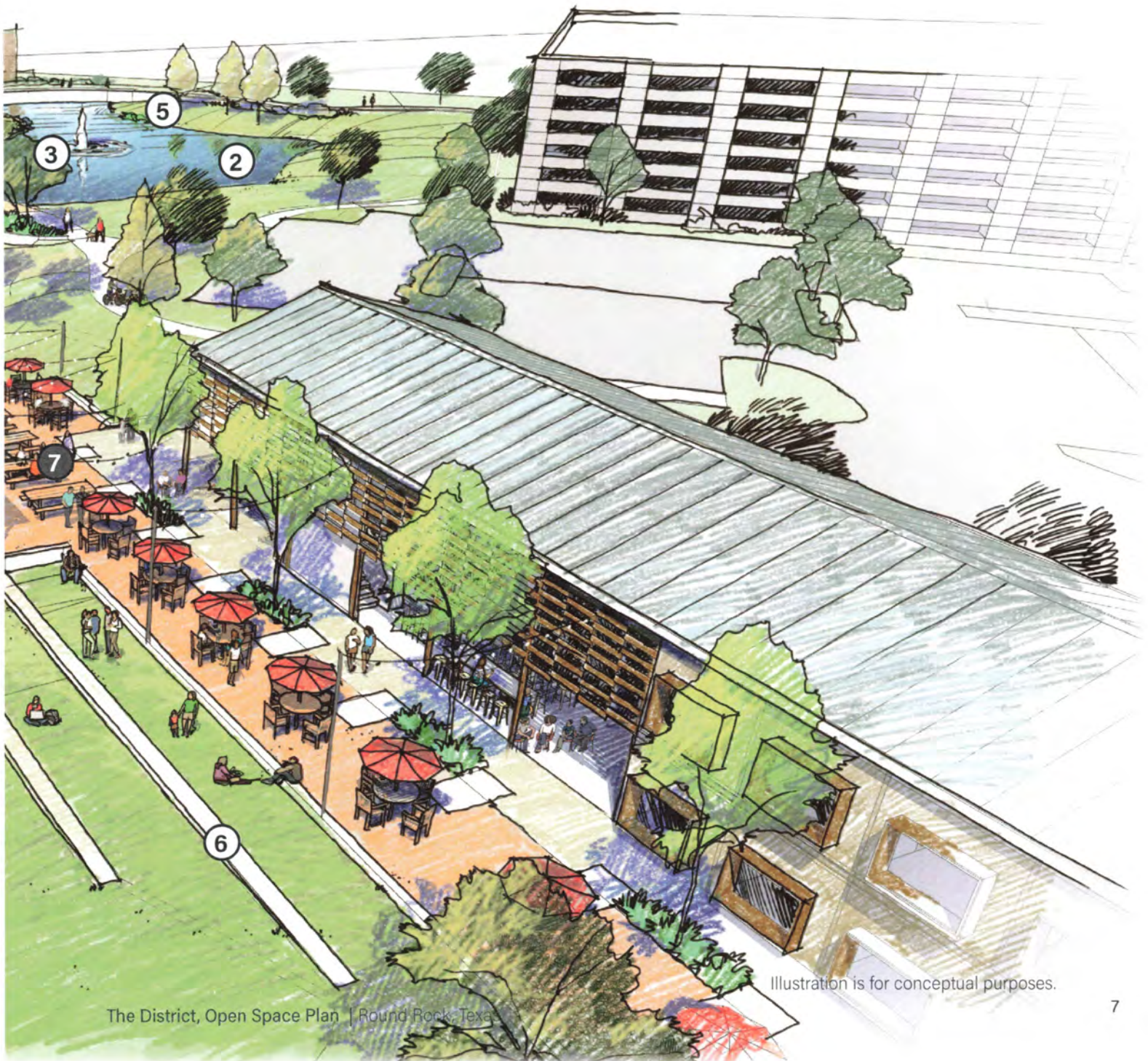


Illustration is for conceptual purposes.

1.2.3 Greens and Parklets

A. Description

Greens and Parklets provide compact leisure and recreation opportunities within the open space systems. Greens and Parklets are located adjacent to streets, paseos, walkways, or are shared spaces adjacent to building frontages. Greens are areas that are held in common and serve as a gathering space for adjacent businesses or building complexes. Parklets can be stand alone spaces or part of a greater open space asset. Both of these spaces are privately owned and maintained as a semi-public business or extensions of multi-family amenity areas.

B. Design Intent

Greens and Parklets are intended to complement the urban development or to provide gathering areas, meet amenity demands, and provide opportunity for informal play. Their placement may occur interior to a developed block, on a street frontage, or programmed as part of a larger open space offering, such as an Enhanced Detention Area. Pedestrian accessibility should be a priority with sidewalks and multi-use trails being adequate methods of access. Nearby on-street parking and structure parking can account for vehicle parking demands, however provision of parking is not a requirement for these spaces. Greens are comprised of lawn, landscaping, and trees and are absent of programmed recreation. Parklets include landscaping and tree plantings that help complement a feature amenity for recreation or gatherings. Seating should accompany lawns and amenities found in greens and parklets.

Greens should have no less than two sides of directly accessible sidewalk or multi-use path. Parklets may only have one sidewalk or multi-use access point. Greens and parklets should be highly visible from adjacent public realms, with pedestrians having the ability to see across the space. Shade and lighting elements are important components to both greens and parklets, as they promote safety and comfort of the space.

C. Programing

There are no specific program elements required for greens or parklets. However, depending on the scale and context of the amenity, consider planting and fencing to screen adjacent residential and business uses (specifically highly used amenities like sport courts, playgrounds, pools, etc.).



Greens provide dedicated space for unprogrammed play.



Parklets can be simple spaces programed with shade trees, landscaping, and seating.



Benefits of greens include the flexibility of the space for local residents and visitors to maintain a healthy living.



Parklets can fill voids of unprogrammed space near businesses.

1.2.4 Plazas and Courtyards

A. Description

Plazas and courtyards provide gathering spaces for social and community events, within a formal and relatively condensed space. These spaces are most typically found amongst commercial or office development as flexible space for gatherings, entertainment, and special event displays. These spaces can be either publicly or privately maintained, however private ownership allows for surrounding business to have more influence and control over the space's use and programming.

B. Design Intent

Plazas and courtyards should compliment the surrounding environment with prominent connections and engagement. Plazas are predominately hardscape with a mix of plantings, shade trees, and furnishings that result in ample seating opportunities. They should have at least one frontage on a street or key pedestrian thoroughway, which provide clear visibility into the space. Courtyards are composed of lawns, landscaping, hardscapes, shade trees, walking paths, and furnishings. The courtyards are typically by two or more buildings frontages.

The spaces should be designed to handle high amounts of pedestrian traffic. Lighting is important in creating a safe environment and enabling evening activities. These spaces should include infrastructure to accommodate vendors for weekend markets, art shows, craft fairs, etc.

C. Programming

These spaces are relatively unprogrammed to allow for flexibility and creativity for hosting events and gatherings. Each space should consider identifying the placement or inclusion of a permanent structure for the hosting of bands or other performance guests. Fountains and other water features are a welcomed addition, so long as they don't make the space unfeasible for other uses.



Plazas may be integrated into adjacent businesses seating area.



Plazas function well as performance spaces being able to handle groups routinely.



Smaller Courtyards can provide valuable spaces for individual respite.



Courtyards may include a mix of surfaces and plantings.

① Green

② Public Art

③ Rain Garden

④ Courtyard

⑤ Multi-purpose performance area

⑥ Secondary Seating

⑦ Outdoor Dining

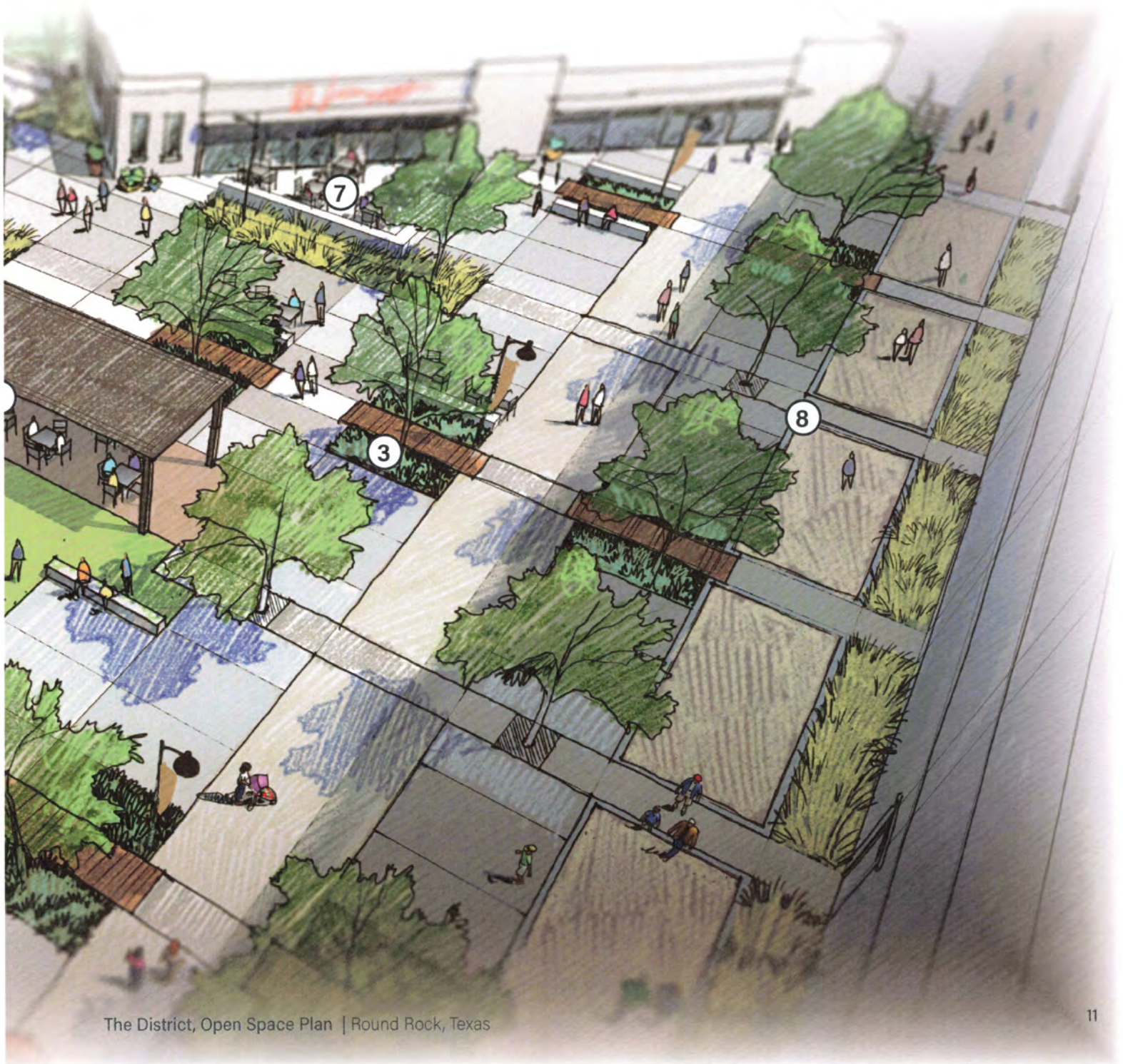
⑧ Paseo



Illustration is for conceptual purposes.

Greens, Parklets, Plazas, and Courtyards.

The District intends to promote an active environment within its core. While some of these spaces are more urban in look and feel they provided the same benefits typically associated with open space. Residents and visitors are able to take advantage of these opportunities for events and gatherings as well as active and passive recreation.



1.2.5 Rain Gardens

A. Description

Rain gardens are landscape areas that are designed and constructed to provide increased stormwater detention, water quality, and soil hydrology benefits. The nature of the planting provides aesthetic appeal that provides additional interest to the built environment.

B. Design Intent

Rain gardens should be located near buildings and paved areas to increase stormwater infiltration where impervious surfaces are more abundant. The planting aesthetic may vary from lush, water loving plants to a more arid plant type, with both approaches meeting the desired characteristics of the overall development.

Rain gardens can be stand alone features or linked into a greater drainage system. Stand alone rain gardens should be designed to utilize surface flow to move water during large storm. Overflow inlets may be installed to for handle large storm events, if surface flow is inhibited by the surrounding built environment.

Rain gardens are not intended to be directly accessible so adjacent walkways should provide seating areas within or abutting the planting area. Art can be added as a feature element found within a rain garden. Lighting should be used to highlight art works, feature plants, and seating to ensure a safe environment and enabling evening activities.

C. Programing

These spaces are highly programmed spaces from a planning and supporting infrastructure standpoint. Plants should be selected based on their growing characteristics and applicability for use in a rain garden. Seating and corresponding gathering areas should compliment rain gardens that are adjacent to pedestrian connection routes.



Incorporating artwork into a rain garden can help provide character elements to the site.



Rain gardens can be utilized as a buffer between spaces.



Drain inlets can be used as a point of interest.

2.1 Open Space Landscaping

The landscape requirements for the plan area are important to realizing the desired character in addition to providing beautification and placemaking impacts. The standards are set for the public and private realm in both commercial and residential settings. This section of the PUD is intended to be an addition to the standards found within the City of Round Rock Code of Ordinances, Part III Zoning and Development, Chapter 8 Zoning and Development Standards, Section 8-10 Landscaping.

2.1.1 Plant Standards

A. Plant Size

The following subsections identify the planting standards for the different planting types at time of planting for meeting Section 2.2.2 Open Space Planting Requirements.

1. Shade trees shall have a minimum caliper of 3 inches measured at 6 inches above the root collar, 16' in height, and 7' canopy spread, and 100 gallon container size.
2. Ornamental trees should be a minimum of 8' in height and 50 gallon container size.
3. Formal plantings shall have a minimum 3 gallon container size and 1.5' in height at time of planting. Formal plantings including: shrubs, ornamental grasses, succulents, and perennials.

2.1.2 Open Space Planting Requirements

Open Space standards are intended to provide direction to both privately and publicly accessible spaces. Standards are to be considered minimums to meet or exceed.

A. Paseo and Liveable Street

1. A Paseo or Liveable Street shall have 1 shade trees or 2 ornamental trees per each 50 linear feet on both sides of the corridor.
2. There shall be 8 formal plantings per each 50 linear feet on both sides of the corridor.
3. Plantings can be grouped or evenly spaced to better accommodate adjacent spaces.

B. Enhance Detention Areas

1. There shall be 8 trees per acre of open space
2. Minimum 10% of any wet pond perimeter shall contain riparian planting. 1 tree per 30 linear feet of riparian shoreline. Riparian areas to contain 6 appropriate shrubs, grasses, etc. per 30 linear feet.

C. Plaza and Courtyards

1. Plazas and courtyards shall provide 1 shade tree or 2 ornamental trees and 6 formal plantings for every 1,000 sq. ft.

D. Greens

1. Greens shall be comprised of no less than 90% manicured and irrigated turfgrass.
2. Water conservation practices are acceptable for the months of July and August.
3. Artificial turf is an acceptable alternative.

E. Rain Gardens

1. Rain garden shall be comprised of no less than 4 plant species.
2. No one plant species shall account for more than 40 percent of the total plant composition.

Exhibit D (Page 1 of 2)
Conceptual Images of the Livable Street
District Way (Private Portion)

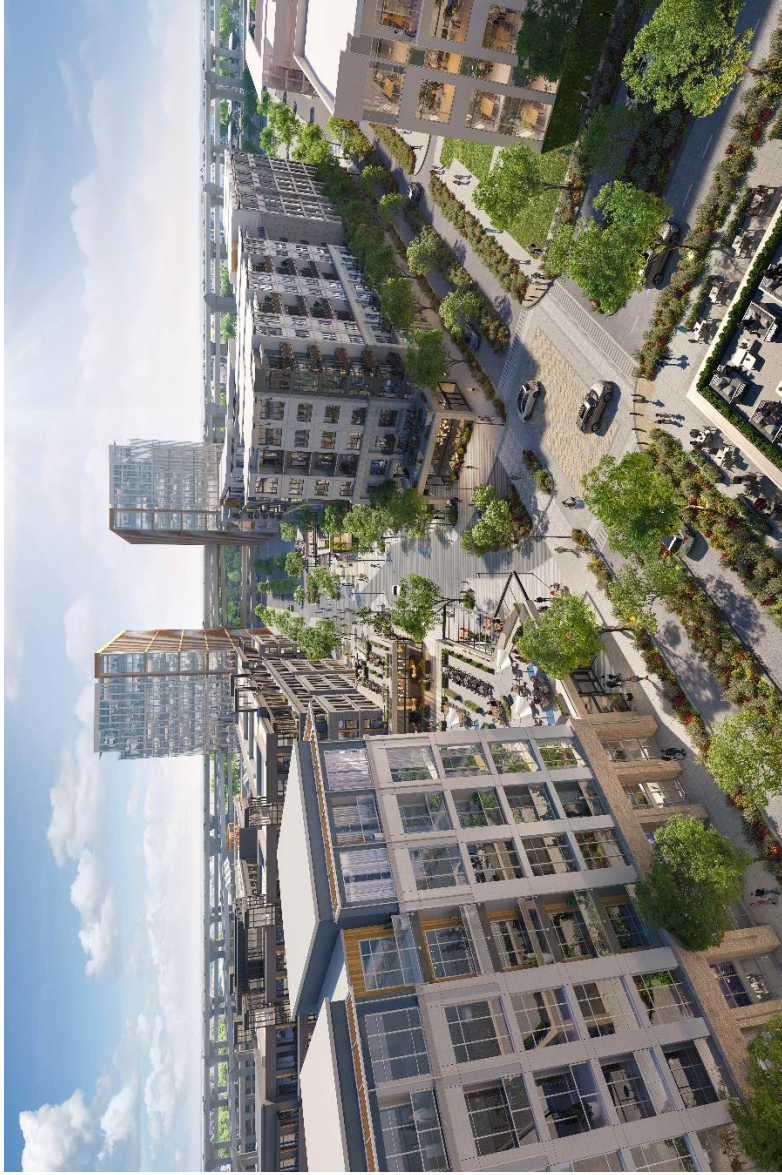


Exhibit D (Page 2 of 2)



Conceptual Plan District Way (Private Street Portion) Round Rock, Texas



SCALE: 1"=60'
0' 30' 60'

ISSUE DATE: April 25, 2024
All drawings are preliminary and subject to change.
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PREPARED FOR
MARK IV CAPITAL

IN ASSOCIATION WITH:



MATERIALS LEGEND

PC1	PC2	PC3	PC4	PC5
MP1	MP2			

**GENERAL NOTES:
EXTERIOR ELEVATION**

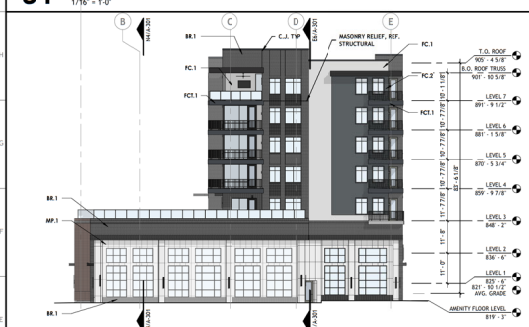
1. INTAKE/EXHAUST VENT WALLS SHOWN FOR APPROPRIATE LOCATION. ALL WALLS TO BE MATCHED HORIZONTALLY AND VERTICALLY WHEN POSSIBLE. COLOR TO MATCH ADJACENT MATERIAL.
2. DOWNSPOUTS, COPING AND SCUPERS TO BE PAINTED TO MATCH ADJACENT MATERIAL.
3. ALL FIBER CEMENT LAP SIDING TRY TO MATCH ADJACENT TEXTURE AND COLOR.
4. ALL SOOD SERVICE DOORS TO BE COLOR MATCHED TO ADJACENT MATERIAL, A-10.
5. REF. FINISH SCHEDULE ON SHEET A-11.
6. IN VENT TO BE USED OF SHIRT GRANT LOCATIONS AS NOTED. RED WHEEL PAINT VENTS TO MATCH ADJACENT MATERIAL.



N1 BUILDING ELEVATION - NORTH
1/16" = 1'-0"



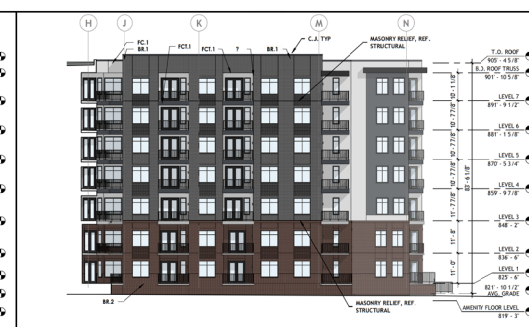
J1 BUILDING ELEVATION - WEST
1/16" = 1'-0"



E1 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



E7 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



E16 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



A1 BUILDING ELEVATION - EAST
1/16" = 1'-0"



A7 BUILDING ELEVATION - EAST
1/16" = 1'-0"



A12 BUILDING ELEVATION - EAST
1/16" = 1'-0"

Zoning and Development Code Amendment Landscaping and Screening Amendments

DATE OF REVIEW: January 15, 2025

CODE REFERENCES: Section 8-10 Landscaping; Section 8-40 Screening

STAFF REVIEW AND ANALYSIS:

Background:

In response to a directive from City Council to focus on water conservation, the Public Works and Planning and Development Services departments partnered on an initiative to research and propose opportunities for development code revisions that would increase water conservation by decreasing irrigation consumption for Code required landscape areas. After researching landscape codes from other municipalities, xeriscaping options, types of turfgrass and ground preparation, and considering the financial impacts of such amendments to the development community, staff identified potential revisions to the Code that will serve to reduce utilization and preserve water in the city.

Additionally, other deficiencies were identified by staff in the landscape and screening code because they were not prescriptive enough to result in landscaping that served the intended purpose, or they were requiring landscaping that did not provide value to the community. Finally, with the prevalence of smaller residential lots, staff have observed the current tree requirement for individual residential lots to be problematic because it results in too many large trees in a small area without room to grow, which will ultimately result in conflicts between the trees and other structures. Revisions have been included with this amendment to resolve those issues.

Proposed Revisions:

Reducing Non-functional Turfgrass

Turfgrass varieties commonly installed on both residential and non-residential sites have high water needs and, during the many dry months we have in central Texas, require irrigation to survive. In addition, many areas of turfgrass on non-residential sites are nonfunctional which means they are decorative and not utilized for civic, community, or recreational purposes. Some of these turfgrass areas are very small, such as grass strips between sidewalks and streets, and difficult to irrigate without wasteful overspray. There are new seed blends which include native buffalo grass varieties (Habiturf, Native Sun Turf, and Thunder Turf) that are deeper rooting and more drought tolerant than the more commonly installed varieties but have a similar aesthetic. There is also scientific data that links deeper prepared soil depth to the increased water uptake and viability of landscape plantings.

Staff's goal is to provide options for the development community while reducing large areas of nonfunctional turf and promoting the more drought tolerant turfgrass varieties which require less water. Therefore, we have proposed code revisions that prohibit turfgrass installation in the small strips between sidewalks and street rights of way, increased the minimum improved soil depth for turf areas from four to six inches, and provided developers with the option to either limit turfgrass areas to no more than 50% of the areas not covered by impervious surface or to have no limitation on the amount of turfgrass where the native seed blends

Zoning and Development Code Amendment Landscaping and Screening Amendments

referenced above are specified and installed.

Staff anticipate these revisions will result in measurable water conservation in the city and significant irrigation costs savings to developers and end users which offset the increased initial costs to the development community that are incurred due to the proposed changes.

Screening

The landscape and screening codes currently require the planting of shrubs for screening of parking lots and ground level utilities; however, there are no criteria for those shrubs. The intent of parking lot landscape buffers is to provide a screen between parking areas and drive aisles and the street to a height of three (3) feet, which is the average height of vehicle headlights. The intent of screening for ground level utilities is to hide the appearance of unsightly utility boxes, transformers, and HVAC units by providing a visual screen.

Staff have observed the plant material commonly provided in these instances is deciduous which would not provide year-round screening and/or of a species that will not grow to 3 feet in height. Therefore, we have proposed a code change that would require such material to be evergreen and installed at a minimum height of two (2) feet to ensure it achieves the purpose of providing a year-round visual screen within a reasonable time period from installation.

The screening code currently requires dumpster and trash handling areas to be screened with a masonry enclosure and opaque gate. The masonry must be stone, brick, or split or stone face CMU. There is a secondary requirement to provide landscaping around the sides and rear of the enclosure; however, staff believe this standard is unnecessary due to the requirement that the enclosure material be decorative and that fact that we do not require planting at the base of other decorative masonry walls. So, we have proposed to remove landscape requirement at the base of the enclosure from the Code.

Tree Requirements for Residential Lots

Finally, the existing landscape code includes two categories of tree requirements for single family lots. The first applies to lot widths up to eighty (80 feet) and the second applies to lot widths greater than eighty (80) feet wide. These lot widths are outdated because the development pattern in Round Rock has trended toward smaller lots. For example, the SF-3 (Single-family Mixed Lot) zoning district supports smaller lots and includes a mix of lot sizes, all of which have minimum lot widths less than 80 feet wide.

Staff have found the current tree requirement for lot widths greater than 80 feet wide is rarely applied due to the prevalence of smaller lots and having the same tree requirement for lots up to 80 feet wide is problematic because it results in too many trees planted too close together on the smaller lots. The proposed code revision enacts three categories of tree requirements based on what is reasonable for the various lot widths, accounting for the reduction in planting area due to the driveway, and appropriate tree spacing requirements.

RECOMMENDED MOTION:

Staff recommend approval of the code amendments.

ORDINANCE NO. O-2025-

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 1, SECTION 1-50, AND CHAPTER 8, SECTIONS 8-10 AND 8-40, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING LANDSCAPING, IRRIGATION, AND SCREENING REQUIREMENTS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas desires to amend the text of the Zoning and Development Code, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the proposed amendments on the 15th day of January, 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 13th day of February 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 1, Article III, Section 1-50, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

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
Drought-tolerant turf grasses	Turf grass varieties and mixes that have been developed to minimize, once established, the requirements for irrigation, mowing, weeding and fertilizer in central Texas landscapes and have summer-dormancy capabilities. Drought-tolerant turf grasses include species such as Buffalo, Bermuda hybrids that do not produce viable seed, Zoysia, Native Sun Turf™, Thunder Turf™ and HABITURF®. St. Augustine is not considered a drought-tolerant turf grass

II.

That Zoning and Development Code, Chapter 8, Article II, Section 8-10, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 8-10. - Landscaping.

(a) *Purpose.*

- (1) The physical appearance of the built environment is an important component of the character, value, and human experience of a community. Landscape treatment and site design function to integrate natural elements into these manmade systems, particularly architectural features and transportation infrastructure. The intent is to make Round Rock a more sustainable and attractive place in which to live, visit and do business.
- (2) Regulations must serve to provide attractive, functional and efficient landscaping, the cost of which is justified by the enhancement of property values and the creation of a sense of place through the cumulative impact of development.

(b) *Intent.*

- (1) To ensure that all planting requirements serve not only to benefit the community aesthetically, but also contribute functionally whenever opportunities to do so are presented.
- (2) To utilize planting and landscape elements to mitigate the negative impacts of development by screening unsightly features, reducing the heat island effect, and buffering incompatible uses.
- (3) To provide incentives for creative subdivision and site design.

- 1 (4) To implement site design and planting requirements which minimize the need for maintenance
2 and utilize sound water conservation practices.
- 3 (5) To provide for landscaping regulations that encourage the preservation of protected trees, as
4 defined in Sec. 1-50.
- 5 (6) To establish monarch trees as focal points that should be highlighted by proposed development.
- 6 (c) *Applicability.* This section shall apply to all land area (public and private) within the zoning jurisdiction
7 of the city and in areas where this section is in effect by contractual agreement.
- 8 (1) *Application of landscape requirements.* The requirements of this section shall apply to:
- 9 a. All new development or construction on vacant or previously developed land, that requires
10 site plan approval;
- 11 b. All new single-family or two-family residences in the SF-2 (Single-Family - Standard Lot),
12 SF-3 (Single-Family - Mixed Lot), and TF (Two-Family) zoning districts. Such requirements
13 may be found in subsection (l) below;
- 14 c. Any change of land use which results in redevelopment of a residential use to a
15 nonresidential use;
- 16 d. Any change, conversion, or addition of commercial land uses that result in the requirement
17 for additional parking to be constructed. In this case, the landscape requirements shall apply
18 to only the newly proposed parking area and other areas of the site being modified by
19 development activities; and
- 20 e. Detention ponds and water quality ponds that are part of any development including
21 residential subdivisions. Common development that encompasses more than one lot shall
22 be treated as one for the purposes of application of this section. Split ownership, planning in
23 phases, construction in stages, or multiple building permits for a project shall not prevent it
24 from being considered a common development, provided that a comprehensive site plan is
25 submitted for all portions of the development being considered as a common development.
- 26 (2) *Exemption from landscape requirements.* The requirements of this section specifically shall not
27 apply to the following:
- 28 a. New construction of detached single-family homes in the SF-R (Single-Family - Rural), SF-
29 1 (Single-Family - Large Lot), and SF-D (Single-Family - Downtown) zoning districts;
- 30 b. Expansions or modifications to an existing detached single-family residence in any zoning
31 district;
- 32 c. Restoration of a building or structure which has been damaged, destroyed or demolished to
33 an extent less than 50 percent of its fair market value (as determined by the most recent
34 appraised value of the appraisal district in which the building or structure is located);
- 35 d. Exterior or interior restoration of a designated historic structure;
- 36 e. Medians in street rights-of-way;
- 37 f. Ground-mounted equipment located in street rights-of-way.
- 38 (d) *Landscape plans.* The submittal of landscape plans shall not be required for new homes in the SF-2,
39 SF-3, and TF zoning districts, but shall be required with the following:

- (1) *Standard site plan.* Landscape requirements identified in this section and in the format specified by the development packet necessary to obtain a standard site plan approval shall be depicted on a landscape plan. This landscape plan shall be signed and sealed by a landscape architect.
- (2) *Small project site plan.* Landscape requirements identified in this section and in the format specified by the development packet necessary to obtain a small project site plan approval shall be depicted on a site or landscape plan. If the plan includes 10 or more trees, the plan shall be signed and sealed by a landscape architect. If the plan includes less than 10 trees, the plan shall be signed and sealed by a landscape architect, professional engineer, landscape design professional, licensed nurseryman, or urban forester.
- (e) *General planting requirements.*
- (1) **Trees**
- a. The planting specifications and standards included in the Tree Technical Manual are applicable unless otherwise stated herein.
- b. At the time of planting, all trees shall have the following caliper measurements:
1. Large trees: three (3) inches;
2. Medium trees: two (2) inches;
3. Small/ornamental trees: one (1) inch.
- c. Tree planting pits shall be 50% excavated soil and 50% prepared soil.
- d. ~~(2)~~ All trees shall be planted in a pervious area no less than four (4) feet wide in any direction measured from the center of the tree, unless otherwise stated herein. Said pervious area shall be covered with mulch to a minimum average thickness of three (3) inches, except for the area within a six (6) inch radius of the tree trunk which shall have no mulch or other material above the root ball in order to prevent or reduce the possibility of bark rot.
- e. Notwithstanding the requirements of the Tree Technical Manual, the zoning administrator may allow large trees to be placed closer to a building in order to achieve an urban streetscape.
- f. All trees planted to meet the landscaping standards herein shall be protected trees regardless of size.
- g. Berms shall not encroach upon the critical root zones of existing trees, as regulated by chapter 8, Article III, Tree Protection and Preservation.
- (2) Shrubs provided to satisfy requirements for parking lot landscape buffers and screening requirements of Section 8-40 shall be evergreen and have a minimum height of 24" at time of planting.
- (3) **Species Diversity.** No more than 50 percent of the required trees and shrubs shall be of the same species without the approval of the zoning administrator. Such approval may only be granted in order to achieve a specific design intent of the landscape architect.
- (4) **Turfgrass**
- a. Wherever sod or turfgrass is specified, such grass shall be of a drought-tolerant species.
- b. Drought tolerant turf grass shall be limited to 50% of the lot area that is not covered by impervious cover.

c. Where Habiturf®, Native Sun Turf™, or Thunder Turf™ are specified, the 50% coverage limitation shall not apply.

d. Turfgrass shall not be installed between sidewalks and back of curb adjacent to street rights of way.

(45) **Soil Depth.** Improved soils containing a minimum 20% organic content shall be provided in all required landscape areas in accordance with the following:

a. Turf areas shall have to a minimum improved soil depth of ~~four~~six (64) inches;

b. Planting beds shall have to a minimum depth of eight (8) inches; and

~~c. Tree planting pits shall be 50% excavated soil and 50% prepared soil.~~

(56) **Landscape Barriers and Edging**

a. All landscaping shall be separated from vehicular use areas by some form of barrier such as raised concrete curbing, bollards, curb stops, or other suitable permanent alternative.

~~b. (6)~~—All landscape beds shall be separated from ~~turfgrass~~sod areas by some form of barrier such as steel edging, masonry materials, or another equivalent durable material as approved by the zoning administrator. No plastic materials shall be allowed. Provided however, the barriers may be designed in such a way to capture, filter, reuse or infiltrate rainwater with the purpose of protecting and conserving water resources.

(7) **Visibility**

a. Landscaping shall not obstruct the view between access drives and parking aisles.

~~b. (8)~~—Nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision between the height of three (3) feet and 10 feet above the curb within a sight visibility triangle, as defined in Sec. 1-50.

(98) No artificial plant material may be used in any form to satisfy the requirements of this section.

~~(10) Berms shall not encroach upon the critical root zones of existing trees, as regulated by chapter 8, Article III, Tree Protection and Preservation.~~

~~(11) Wherever sod or turf grass is used, such grass shall be of a drought-tolerant species.~~

~~(12109)~~ —Any landscaping placed in utility easements shall not be counted towards the minimum landscaping requirements.

~~(13) Notwithstanding the requirements of the Tree Technical Manual, the zoning administrator may allow large trees to be placed closer to a building in order to achieve an urban streetscape.~~

~~(14) At the time of planting, all trees shall have the following caliper measurements:~~

~~a. Large trees: three (3) inches;~~

~~b. Medium trees: two (2) inches;~~

~~c. Small/ornamental trees: one (1) inch.~~

~~(15) All trees planted to meet the landscaping standards herein shall be protected trees regardless of size.~~

1 (f) *Interior parking lot landscape requirements by zoning district.*

2 (1) *TH (Townhouse), SR (Senior), MF-1 (Multifamily - Low Density), MF-2 (Multifamily - Medium*
3 *Density), MF-3 (Multifamily - Urban), C-1 (General Commercial), C-1a (General Commercial -*
4 *Limited), C-2 (Local Commercial), OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business*
5 *Park), PF-1 (Public Facilities - Low Intensity), PF-2 (Public Facilities - Medium Intensity), PF-3*
6 *(Public Facilities - High Intensity), MU-R (Mixed-Use - Redevelopment and Small Lot), and MU-*
7 *G (Mixed-Use Greenfield and Large Lot) zoning districts.*

8 a. Large trees shall be provided in parking areas. The construction of off-street parking areas
9 requires the planting of one large tree in each island so that there are no more than 10
10 contiguous parking spaces between islands, except as otherwise provided herein.

11 b. End islands shall be provided at the terminus of each parking bay. Interrupting islands shall
12 be provided within each parking bay as required herein. End islands and interrupting islands
13 shall have a minimum width of nine (9) feet from face of curb to face of curb and shall contain
14 a large tree. Head-to-head parking bays shall include two (2) such end islands.

15 c. In a row of parking immediately adjacent to a perimeter parking lot landscape area, required
16 interrupting islands may be eliminated by planting two (2) additional large trees in the
17 adjacent landscape area for each interrupting island so eliminated.

18 d. A median island with a minimum width of nine (9) feet, from face of curb to face of curb, shall
19 be required between every six (6) single parking bays and along primary internal and
20 external access drives. Medium or large trees shall be planted at a rate of one per each 50
21 linear feet or fraction thereof. Median island intervals may be expanded in order to preserve
22 existing trees, provided an alternative median location has been approved by the zoning
23 administrator.

24 e. Other plant materials may be substituted for a large tree between the building and the first
25 drive aisle as per the foundation landscape requirements provided in subsection (h) below.
26 Specifically, plant materials totaling 30 foundation treatment points as set out in the table in
27 subsection (h)(1)c. below, shall be provided in the required island for each large tree to be
28 substituted.

29 f. The preservation of existing healthy trees of a protected species, as set forth in the definition
30 of "protected tree" in Sec. 1-50, may be used as credits towards the landscaping required
31 by this subsection. These credits may not be used to replace an end island or median island
32 tree unless the preserved tree is located within the required end island or median island.
33 Each preserved tree is credited towards the adjacent 10, 20, or 30 parking spaces,
34 accordingly:

35 1. Each healthy large tree with a diameter of at least four (4) inches but less than eight (8)
36 inches within 10 feet of a parking area will be counted as a credit towards one required
37 parking lot tree.

38 2. Each healthy protected large tree with a diameter of eight (8) inches to 20 inches
39 preserved within 15 feet of a parking area will be counted as a credit towards two (2)
40 required parking lot trees.

41 3. Each healthy protected large tree with a diameter of more than 20 inches preserved
42 within 20 feet of a parking area will be counted as a credit towards three (3) required
43 parking lot trees.

- 1 g. The area within islands and medians shall not include sod or turf grass, and shall not include
2 more than 50 percent decorative groundcover material, unless approved by the zoning
3 administrator. The remainder of the area shall consist of planting groundcover.
- 4 h. Notwithstanding the requirements of the Tree Technical Manual, large trees required to meet
5 the tree island requirements may be planted closer than 30 feet from a building, but in no
6 event closer than 12 feet from a building.

7 (2) *LI (Light Industrial) and I (Industrial) zoning districts.*

- 8 a. End islands shall be provided at the terminus of each parking bay. End islands shall have a
9 minimum width of nine (9) feet from face of curb to face of curb. Head-to-head parking bays
10 shall include two (2) such end islands. A large tree shall be planted in each end island.
- 11 b. The area within islands and medians shall not include sod or turf grass, and shall not include
12 more than 50 percent decorative groundcover material, unless approved by the zoning
13 administrator. The remainder of the area shall consist of planting groundcover.
- 14 c. Notwithstanding the requirements of the Tree Technical Manual, large trees required to meet
15 the tree island requirements may be planted closer than 30 feet from a building, but in no
16 event closer than 12 feet from a building.

17 (g) *Parking lot landscape buffers by zoning district.*

18 (1) *TH (Townhouse), SR (Senior), MF-1 (Multifamily - Low Density), MF-2 (Multifamily - Medium*
19 *Density), MF-3 (Multifamily - Urban), C-1 (General commercial), C-1a (General commercial -*
20 *limited), C-2 (Local commercial), OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business*
21 *Park), LI (Light industrial), PF-1 (Public Facilities - Low Intensity), PF-2 (Public Facilities - Medium*
22 *Intensity), PF-3 (Public Facilities - High Intensity), and MU-G (Mixed-Use Greenfield and Large*
23 *Lot) zoning districts.*

- 24 a. Landscaping shall be provided between parking areas and all public streets in an eight-foot
25 (8') wide linear planting bed. The minimum landscaping required for this purpose shall be
26 based on the measured linear footage of parking including vehicular circulation routes that
27 extend along the length of the property line (excluding ingress/egress to the public road)
28 adjacent to the public right-of-way.
- 29 b. The required minimum quantity of landscaping is as follows:
- 30 1. One large tree or two small trees per 40 linear feet, or fraction thereof;
- 31 2. One small tree per 60 linear feet, or fraction thereof; and
- 32 3. One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction
33 thereof. Any combination of large shrubs, small shrubs, and ornamental grasses is
34 acceptable.
- 35 c. There shall be no gap between required landscaping exceeding 25 percent of the length of
36 the landscaped area, unless approved by the zoning administrator.
- 37 d. Notwithstanding the requirements of the Tree Technical Manual, small trees may be grouped
38 no closer than 12 feet apart and large trees may be grouped no closer than 30 feet apart for
39 the purpose of meeting the requirements of this subsection (g).
- 40 e. If there are overhead utilities above the landscape area, then the required large and/or small
41 trees may be placed in additional interrupting islands within the first row of parking adjacent
42 to the public street. Such islands shall have a minimum width of nine (9) feet from face of

1 curb to face of curb. In addition, the owner shall have the option of reducing the eight-foot
2 (8') wide linear planting bed described in subsection (g)(1)a. above, to a four-foot (4') wide
3 area to accommodate only shrubs.

4 f. The area within islands and medians shall not include sod or turf grass, and shall not include
5 more than 50 percent decorative groundcover material, unless approved by the zoning
6 administrator. The remainder of the area shall consist of planting groundcover.

7 (2) *I (Industrial) zoning district.*

8 a. Landscaping shall be provided between parking areas and all public streets in an eight-foot
9 (8') wide linear planting bed. The minimum landscaping required for this purpose shall be
10 based on the measured linear footage of parking, including vehicular circulation routes that
11 extend along the length of the property line (excluding ingress/egress to the public road)
12 adjacent to the public right-of-way.

13 b. The required minimum quantity of landscaping is as follows:

14 1. One large or medium tree per 40 linear feet (75 percent of these trees shall be of a large
15 tree);

16 2. One small tree per 30 linear feet; and

17 3. One large shrub per eight linear feet.

18 c. Notwithstanding the requirements of the Tree Technical Manual, small trees may be grouped
19 no closer than 12 feet apart and large trees may be grouped no closer than 30 feet apart for
20 the purpose of meeting the requirements of this subsection (g).

21 d. If there are overhead utilities above the landscape area, then the required large trees may
22 be placed in additional interrupting islands within the first row of parking adjacent to the public
23 street. Such islands shall have a minimum width of nine (9) feet from face of curb to face of
24 curb. In addition, the owner shall [have] the option of reducing the eight-foot (8') wide linear
25 planting bed described in subsection (g)(2)a. above, to a four-foot (4') wide area to
26 accommodate only shrubs.

27 (3) *MU-1 (Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density)*
28 *and MU-R (Mixed-Use - Redevelopment and Small Lot) zoning districts.*

29 a. Landscaping shall be provided between parking areas and all public open space in an eight-
30 foot (8') wide linear planting bed. The minimum landscaping required for this purpose shall
31 be based on the measured linear footage of parking including vehicular circulation routes
32 that extend along the length of the property line adjacent to the public open space.

33 b. The required minimum quantity of landscaping is as follows:

34 1. One large tree or two (2) small trees per 40 linear feet, or fraction thereof;

35 2. One small tree per 60 linear feet, or fraction thereof; and

36 3. One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction
37 thereof. Any combination of large shrubs, small shrubs, and ornamental grasses
38 acceptable.

39 c. There shall be no gap between required landscaping exceeding 25 percent of the length of
40 the landscaped area, unless approved by the zoning administrator.

- d. Notwithstanding the requirements of the Tree Technical Manual, small trees may be grouped no closer than 12 feet apart and large trees may be grouped no closer than 30 feet apart for the purpose of meeting the requirements of this subsection (g).
- e. The area within islands and medians shall not include sod or turf grass, and shall not include more than 50 percent decorative groundcover material, unless approved by the zoning administrator. The remainder of the area shall consist of planting groundcover.

(h) *Foundation treatment by zoning district.*

(1) *SR (Senior), C-1 (General commercial), C-1a (General commercial - limited), C-2 (Local commercial), OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business Park), LI (Light industrial), PF-1 (Public Facilities - Low Intensity), PF-2 (Public Facilities - Medium Intensity), PF-3 (Public Facilities - High Intensity), and MU-G (Mixed-Use Greenfield and Large Lot) zoning districts.*

- a. The purpose of this subsection (h) is to outline requirements for the treatment of landscape areas adjacent to buildings in the aforementioned zoning districts. The intent of this section is to allow a variety of landscape treatments in order to achieve particular design goals, e.g., increased building visibility, view corridors to signage, and highlighting special architectural features. Minimum requirements are determined based on the arrangement of parking in the street yard and vary according to the site plan layout. A minimum number of foundation treatment points (FTP) must be provided based on the site layout and the categories set forth in subsection (h)(1)b. below. Notwithstanding the requirements of the Tree Technical Manual, large trees required to meet the foundation treatment requirements may be planted closer than 30 feet to a building, but in no event closer than 12 from a building.

- b. Foundation treatment points (FTP) determination by category.

1. *Category 1:* Building with three (3) or more single parking bays in the street yard.

For Category 1 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of four (4). For example, a Category 1 building with 100 linear feet of street-facing facade requires 400 FTPs (100 x 4 = 400).

2. *Category 2:* Building with one or two (2) single parking bays in the street yard.

For Category 2 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of three (3). For example, a Category 2 building with 100 linear feet of street-facing facade requires 300 FTPs. (100 x 3 = 300).

3. *Category 3:* Buildings with no parking in the street yard.

For Category 3 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of two (2). For example, a Category 3 building with 100 linear feet of street-facing facade requires 200 FTPs. (100 x 2 = 200).

- c. Foundation treatment point credits. The number of required FTPs shall be achieved by providing a combination of no less than three (3) of the following elements contained in the table below to be located between the building and the first drive aisle. Additional elements may be considered and a point value will be established by the zoning administrator on a case by case basis.

Landscape Feature	Points Credited
Specimen tree (6" caliper or larger)	60
Medium or large tree	30
Ornamental tree	15
Large shrub	5
Small shrub	3
Groundcover planting	2 (per sq. ft.)
Groundcover - decorative	1 (per sq. ft.)
Perennials and annuals	0.5 (per sq. ft.)
Permanently irrigated container plantings	5 (per sq. ft.)
Decorative paving	2.5 (per sq. ft.)
Shade structure	30
Shade structure with vines	33
Site furniture	30
Bike rack	20
Trash receptacle	20

1

2 (i) *Irrigation.*

1 (1) *Underground automatic system.* All required landscape areas shall be irrigated by an
2 underground automatic system ~~that may include a drip irrigation system.~~ Shrub, groundcover,
3 and perennial planting areas shall use drip irrigation. Turfgrass areas may utilize spray heads.
4 This system shall adhere to manufacturer specifications and the rules and regulations established
5 by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape
6 architect or irrigator licensed by the state as described in subsection (3) below.

7 (2) *System requirements.* An irrigation system shall comply with the following:

- 8 a. Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for
9 prevailing winds. The system shall promote minimum runoff and minimum overspray onto
10 non-irrigated areas (i.e., paving, walkway, buildings).
- 11 b. Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- 12 c. Adjustable flow controls shall be required on circuit remote control valves. Pressure
13 regulation components shall be required where static pressure exceeds manufacturer's
14 recommended operating range.
- 15 d. Valves and circuits shall be separated based on water use requirements, so that turf areas
16 can be watered separately from shrubs, trees and groundcover areas. A minimum of one
17 bubbler each shall be provided for all large and medium size trees, except 4" caliper or larger
18 trees shall have a minimum of two (2) bubblers.
- 19 e. Serviceable check valves shall be required where elevation differential may cause low head
20 drainage adjacent to paving areas.
- 21 f. All automatic irrigation systems shall be equipped with an electronic controller capable of dual
22 or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible
23 calendar program, including the capability of being set to water every five (5) days.
- 24 g. All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off
25 device that will automatically shut down the irrigation system when the ambient temperature
26 falls below 40 degrees Fahrenheit.
- 27 h. Drip irrigation shall have flag heads at the end of the drip tubing.
- 28 i. Irrigation systems must be inspected at least once every three years by an inspector who
29 holds a license in compliance with the below subsection (3) License requirements. The
30 results of the inspection shall be submitted to the Utilities and Environmental Services
31 Director within 30 days following the inspection. This requirement shall not apply to irrigation
32 systems installed on residential properties in the SF-R (Single-Family—Rural); SF-1 (Single-
33 Family—Large Lot); SF-2 (Single-Family—Standard Lot); SF-3 (Single-Family—Mixed Lot);
34 SF-D (Single-Family—Downtown); and TF (Two-Family) zoning districts.

35 (3) *License requirements.*

- 36 a. Any person who connects an irrigation system to the water supply within the city or the city's
37 extraterritorial jurisdiction must hold a valid license, as defined by 30 Tex. Admin. Code ch.
38 30 and required by V.T.C.A., Occupations Code ch. 1903, or as defined by 22 Tex. Admin.
39 Code ch. 365 and required by V.T.C.A., Occupations Code ch. 1301.
- 40 b. A property owner is not required to be licensed in accordance with V.T.C.A., Occupations
41 Code, § 1903.002(c)(1) if he is performing irrigation work in a building or on premises owned
42 or occupied by the person as the person's home. A home or property owner who installs an
43 irrigation system must meet the standards contained in 30 Tex. Admin. Code ch. 344

- 1 regarding spacing, water pressure, spraying water over impervious materials, rain or
2 moisture shut-off devices or other technology, backflow prevention and isolation valves. See
3 V.T.C.A., Occupations Code § 1903.002 for other exemptions to the licensing requirement.
- 4 (4) *Permit required.*
- 5 a. Any person installing an irrigation system within the city limits or extraterritorial jurisdiction is
6 required to obtain a permit from the city. Any irrigation plan approved for a permit must be in
7 compliance with the requirements of 30 Tex. Admin. Code ch. 344.
- 8 b. Exemptions.
- 9 1. An irrigation system that is an on-site sewage disposal system, such as gray water
10 irrigation, as defined by V.T.C.A., Health and Safety; or
- 11 2. An irrigation system used on or by an agricultural operation as defined by V.T.C.A.,
12 Agriculture Code § 251.002.
- 13 c. The city building inspections department shall be responsible for issuing irrigation system
14 permits and collecting fees. To obtain a permit an applicant must submit a plan, complete an
15 application provided by the department, and pay the applicable fee.
- 16 (5) *Water conservation.* All irrigation systems shall be designed, installed, maintained, altered,
17 repaired, serviced, and operated in a manner that will promote water conservation.
- 18 (6) *Design, installation and operation.* V.T.C.A., Occupations Code § 1903.053 (standards), and 30
19 Tex. Admin. Code ch. 344, as amended, are hereby incorporated by reference as the minimum
20 standards and specifications for designing, installing, and operating an irrigation system within
21 the city or the city's extraterritorial jurisdiction.
- 22 (7) *Items not covered by the subsection.* Any item not covered by this subsection and required by
23 law shall be governed by V.T.C.A., Occupations Code, V.T.C.A., Water Code, 30 Tex. Admin.
24 Code, and any other applicable state statute or Texas Commission on Environmental Quality rule.
- 25 (8) *Fees.* The fees for obtaining and renewing an irrigation permit may be found in Sec. 8-106. These
26 fees will be in amounts sufficient to cover the city's costs in issuing and renewing the permits,
27 including but not limited to staff time and other overhead costs.
- 28 (9) *Enforcement.*
- 29 a. The city shall have the power to administer and enforce the provisions of this subsection as
30 may be required by governing law. Any person, firm, corporation or agent who shall violate
31 a provision of this Code, or fails to comply therewith, or with any of the requirements thereof,
32 is subject to suit for injunctive relief as well as prosecution for criminal violations. Any
33 violation of this subsection is declared to be a nuisance.
- 34 b. Nothing in this subsection shall be construed as a waiver of the city's right to bring a civil
35 action to enforce the provisions of this subsection and to seek remedies as allowed by law,
36 including but not limited to the following:
- 37 1. Injunctive relief to prevent specific conduct that violates the subsection or to require
38 specific conduct that is necessary for compliance with the subsection; and
- 39 2. Other available relief.
- 40 (j) *Alternative compliance.*

- (1) In cases where a particular site opportunity exists; a creative design has been proposed; or where there is an unusual site encumbrance, an application for an alternative landscape plan which does not strictly comply to the standards of this section may be submitted for approval to the zoning administrator. If the zoning administrator denies the application for the alternative plan, the applicant may, within 15 business days after receipt of notice of such denial, appeal the decision to the zoning board of appeals (ZBA).
- (2) An application for alternate compliance must include a letter stating how the plan meets the purpose and intent of the Code and the details of the methods used to meet such intent. In addition, a comparison detailing the landscape elements required to satisfy strict compliance versus the alternative plan must be provided.
- (3) In rendering a decision on an alternate compliance plan, the zoning administrator shall consider appropriate circumstances including, but not limited to:
 - a. Does the plan result in a creative arrangement of new large or medium trees?
 - b. Does the plan maximize water conservation?
 - c. Does the plan minimize the removal of existing trees or alteration of other significant natural features, such as rock outcroppings, floodplain or waterways?
 - d. Is the plan contextually comparable to surrounding developments in the immediate area?
 - e. Is the site encumbered by easements that prohibit placement of landscaping as required by this section?

(k) *Implementation.*

- (1) *Inspection.* Prior to the issuance of a certificate of occupancy for the project, a landscape architect, or the identified professional as determined for small project site plans, shall inspect each site and certify on the appropriate city form that the site meets the requirements of this section and conforms to the approved site plan and/or landscape plan. Upon receipt of the certification, the zoning administrator shall verify that all requirements have been met.
- (2) *Certificates of occupancy.*
 - a. Prior to the issuance of a certificate of occupancy, the developer/owner shall either have completed the installation of all required landscaping or shall file with the zoning administrator fiscal security (by bond, certificate of deposit, letter of credit or cash security) satisfactory to the city, in the amount of a contractor's estimate using current market prices for materials and installation of the required landscaping plus a 20 percent contingency. The contractor's estimate shall be subject to the approval of the zoning administrator.
 - b. Any developer/owner wishing to file fiscal security must also grant license to the city to enter upon the land for the purposes of installing the required landscaping in the event of nonperformance.
 - c. Except as provided in subsection d. below, all required landscaping must be installed or planted no later than 45 days from the issuance of a certificate of occupancy unless otherwise approved in writing by the city.
 - d. In the event that mandatory water restrictions have been implemented by the city council or city manager in accordance with Sec. 44-233 of the Code of Ordinances, the developer/owner shall comply with the applicable restrictions and regulations contained therein.

(3) *Maintenance.*

- a. All required landscaping, irrigation systems, fences, walls, berms, vegetation and other landscape components shall be maintained by the owner or agent in a healthy, safe and operating condition.
- b. Maintenance practices shall consist of all regular and normal maintenance operations of landscaping including, but not limited to, weeding, irrigation, fertilizing, pruning, mowing and litter pick-up. Plant material that exhibits severe levels of insect or pest infestation, disease and/or damage, shall be appropriately treated, and all dead plant material shall be removed and replaced with living plant material where required according to the city approved plan for the site.
- c. Street right-of-way between a property line and curb or street pavement adjoining the property shall be maintained by the adjacent landowner.
- d. It shall be the responsibility of the owner to maintain and properly irrigate all landscaping required by this section. Failure to replace dead or diseased plant material within 30 days of written notification by the city shall constitute a violation of the zoning ordinance.
- e. It shall be unlawful for any person to damage required landscaping through tree topping, over pruning or chemical poisoning. It shall be an affirmative defense that a maintenance/pruning plan was approved by the zoning administrator and that the work was performed in compliance with said approved plan. In the event that required landscaping has been so severely damaged due to tree topping, over pruning or chemical poisoning that it has died, the developer/owner shall replace the landscaping within 45 days of written notice from the city.

(l) *Requirements for new construction of single-family and two-family residences in the SF-2 (Single-family - Standard Lot), SF-3 (Single-family - Mixed Lot), and TF (Two-family) zoning districts.*

(1) **Turfgrass Requirements**

- a. Drought tolerant turf grass shall be **limited to 50% of the lot area that is not planted on all portions of a residential lot not covered by buildings or hardscaping, or planting beds.**
- b. **Where Habiturf®, Native Sun Turf™, or Thunder Turf™ are specified, the 50% coverage limitation shall not apply.**
- c. **Improved soils with a minimum of 20% organic content and soil depth of six (6) inches shall be provided for turfgrass areas.**
- d. **Turfgrass shall not be installed between sidewalks and back of curb adjacent to street rights of way.**

(2) **Tree Requirements**

- a. The front yard of all residential lots shall contain trees at the following minimum rate, according to lot width at the front building line:

Lot Width	40-49 feet	50-69 feet	70 feet and greater
Large Trees	1	1	2

	80 feet or less	Greater than 80 feet
Large trees	1	2
Small trees	1	3

-
- (3)
- b. Residential lots that abut parks, trails, or similar public open spaces on the side or rear yard shall contain a minimum of one (1) large tree in and one (1) small tree in each yard that abuts said space.
- c. All large trees shall have a caliper of three (3) inches at time of planting and shall be container grown.
- d. Large trees shall not be planted closer than five (5) feet to any lot line, fire hydrant, underground utility (excluding irrigation), or water meter box, and no closer than four (4) feet to any sidewalk, driveway, or curb.
- e. All minimum required trees shall be in conformance with the preferred species listed in the tree technical manual.
- ~~Residential lots that abut parks, trails, or similar public open spaces on the side or rear yard shall contain a minimum of one (1) large tree and one (1) small tree in each yard that abuts said space.~~
- ~~(4) All large trees shall have a caliper of three (3) inches and small trees shall have a caliper of one (1) inch at time of planting and shall be container grown.~~
- ~~(5) Large trees shall not be planted closer than five (5) feet to any lot line, fire hydrant, underground utility (excluding irrigation), or water meter box, and no closer than four (4) feet to any sidewalk, driveway, or curb.~~
- ~~(6) Improved soils with a minimum 20% organic content shall be provided in all required landscape areas to a minimum depth of four (4) inches.~~
- (73) **General Planting Requirements**
- a. Underground irrigation shall not be required for landscaped areas. However, should underground irrigation be implemented it shall be in accordance with subsection (i) above. Irrigation may be supplemented with a rainwater harvesting system. Landscape planting beds shall provide improved soil with a minimum of 20% organic content and minimum improved soil depth of eight (8) inches.
- b. (8) Nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision between the height of three (3) feet and 10 feet above the curb within a sight visibility triangle.
- ~~(9) All minimum required trees shall be in conformance with the preferred species listed in the Tree Technical Manual.~~

~~c. (10)~~ No artificial plant material may be used in any form to satisfy the requirements of this section.

~~(34)~~ Irrigation

~~a. Underground irrigation shall not be required for landscaped areas. However, should underground irrigation be implemented it shall be in accordance with subsection (i) above.~~

~~b. Where installed, drip irrigation shall be utilized for planting beds and planting areas between sidewalk and back of curb adjacent to street rights of way.~~

~~c. Irrigation may be supplemented with a rainwater harvesting system~~

IV.

That Zoning and Development Code, Chapter 8, Article V, Section 8-40, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 8-40. - Screening.

(a) *Purpose.*

(1) The purpose of this section is to establish requirements to screen specific uses or structures from public view. All landscape material required in this subsection shall be provided in an eight-foot wide linear planting bed unencumbered by easements. Buffers shall provide a visual barrier between land uses, enhance the streetscape, and provide privacy. The spacing requirements between trees in the Tree Technical Manual shall not apply to this subsection. Compliance with this subsection requires that all detention ponds, water quality ponds, ground-mounted equipment (i.e., transformers, air conditioner units), dumpsters, trash receptacles, donation receptacles, refuse storage containers, outdoor storage, loading docks, substations, large utility cabinets, water and wastewater pumping stations, storage sites, and other similar uses be sufficiently screened. Required landscape material shall be located to maximize the screening of these facilities.

(2) All proposed detention and water quality facilities shall be screened from public view by means of the following landscape elements:

a. Water quality ponds/detention ponds with structured walls.

1. One medium tree shall be planted for every 40 linear feet or portion thereof around the boundary of the pond;
2. One small tree shall be planted for every 30 linear feet portion thereof around the boundary of the pond; and
3. One large shrub shall be planted for every eight (8) linear feet or portion thereof around the boundary of the pond; or
4. The foregoing tree and shrub requirements may be eliminated and replaced with the following:
 - (i) The exterior walls of the pond shall be clad with limestone and/or other textured design features; and

- (ii) If a chain-link fence is utilized, a native/adapted vine in at least a five-gallon container shall be planted for every eight (8) linear feet of fence.
- b. Water quality ponds/detention ponds with earthen berms shall be planted with one large tree for every 40 linear feet around the boundary of a non-structured detention/retention pond.
- (3) *Dumpster and trash receptacles.* All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening ~~by means of both the following landscape elements:~~ as described below:
- a. A decorative masonry wall having a minimum height of six (6) feet on three (3) sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.
- ~~b. Small shrubs shall be arranged as foundation planting around the perimeter of the pad area except the side where the gate is located. One small shrub shall be planted at each end of and every three (3) linear feet in a three-foot (3') wide landscape area. The landscape requirements of this subsection do not apply when the enclosure is an architectural extension of a principal building.~~
- (4) *Donation receptacles.* All donation receptacles shall be located within an enclosure providing screening by means of a decorative masonry wall on three (3) sides. The wall shall be at least as tall as the donation receptacle it screens. The construction materials of the wall shall be complementary to the material used on the principal building located on the same lot.
- (5) *Ground-mounted equipment.* All proposed ground-mounted equipment shall be screened by the planting of one large shrub every four (4) linear feet around the boundary of the equipment in a planting bed with edging. Shrubs shall be evergreen and a minimum height of 24 inches at time of planting.
- (6) *Substations, water/wastewater stations.* Proposed electric substations, water pump stations and wastewater lift stations shall be screened from public views by means of a six-foot decorative masonry wall on a minimum of three sides. Smooth-face concrete masonry units are prohibited. The following landscape elements shall be incorporated:
- a. An eight-foot (8') wide planting bed with one small evergreen tree per 12 linear feet; provided that said trees shall be planted no closer than eight (8) feet and no more than 16 feet apart; or
- b. A five-foot (5') wide planting bed with one large shrub for every four (4) linear feet. Shrubs may be planted in a variety of configurations, but at no time shall be planted greater than six (6) feet apart. Shrubs shall be evergreen and a minimum height of 24 inches at time of planting.
- (7) *Outdoor storage.* All outdoor storage shall be screened in accordance with the requirements of Sec. 8-65. In addition, outdoor storage shall be screened as follows:
- a. *Limited outdoor storage.*
1. An eight-foot (8') wide planting bed with one small evergreen tree per 12 linear feet of wall constructed; provided that said trees shall be planted no closer than eight (8) feet and no farther than 16 feet apart; or

1 acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government
2 Code, as amended.

3
4 Alternative one.

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

8 **READ, PASSED, and ADOPTED** on first reading this ____ day of
9 _____, 2025.

10 Alternative 2.

11 **READ and APPROVED** on first reading this the ____ day of
12 _____, 2025.

13 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
14 _____, 2025.

15
16 _____
17 CRAIG MORGAN, Mayor
18 City of Round Rock, Texas
19

20 ATTEST:

21
22 _____
23 ANN FRANKLIN, City Clerk