



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Jennifer Henderson
Alternate Vice Chair Greg Rabaey
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Jennifer Sellers
Commissioner Rob Wendt

Wednesday, May 6, 2020

6:00 PM

City Council Chambers, 221 East Main St.

SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19. Some Commissioners will be present in the chamber while others attended the meeting via videoconferencing.

This meeting can be viewed live online at www.roundrocktexas.gov/replay or www.roundrocktexas.gov/tv, or viewed on Spectrum Channel 10 and U-Verse Channel 99.

Members of the public that wish to speak during citizen communication or a public hearing are able to register ahead of time via the link provided in the calendar entry for this meeting at www.roundrocktexas.gov.

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 [PZ-2020-047](#) Consider approval of the minutes of the April 15, 2020, Planning and Zoning Commission meeting.

F. PLATTING AND ZONING:

- F.1 [PZ-2020-049](#) Consider approval of the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003
- F.2 [PZ-2020-048](#) Consider public testimony regarding, and a recommendation concerning the request filed by 2P Consultants, on behalf of the property owner, Airco Mechanical, for the rezoning of 3.83 acres of land from the SF-2 (Single-Family Standard Lot) zoning district to the LI (Light Industrial) zoning district, generally located southwest of IH 35 and McNeil Rd. Case No. ZON2004-001

G. CODE AMENDMENTS

- G.1 [PZ-2020-057](#) Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-48 - Permitted Uses in the Employment and Industrial Districts, to include Research and Development as a permitted use in the OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business Park), LI (Light Industrial) and I (Industrial) zoning districts. Case No. ZON2004-001.
- G.2 [PZ-2020-050](#) Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-91 (ee)(6)(d) - Supplementary Use Standards, to revise the supplementary use standards for the MU-1 (Mixed-Use -Historic Commercial Core), MU-2 (Mixed-Use - Downtown Medium Density) and MU-R (Mixed-Use - Redevelopment and Small Lot) zoning districts to remove veterinary clinics. Case No. ZON2004-002
- G.3 [PZ-2020-051](#) Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-77 - Permitted Uses in the Mixed Use and PUD Districts, to include veterinary clinics for small animals in the MU-2 (Mixed-Use - Downtown Medium Density) and MU-R (Mixed-Use - Redevelopment and Small Lot) zoning districts.. Case No. ZON2004-003
- G.4 [PZ-2020-052](#) Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 1-50 - Definitions, to include a definition for 'view fencing.' Case No. ZON2004-004

G.5 [PZ-2020-053](#) Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 8-35 - Lot Fences, to add a requirement for view fencing when abutting parks and trails. Case No. ZON2004-005

G.6 [PZ-2020-054](#) Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Sections 2-20 - TH (Townhouse), 2-22 - MF-1 (Multifamily - low density), 2-23 - MF-2 (Multifamily - medium density), 2-71 - MU-1 (Mixed-Use -Historic Commercial Core), 2-72 - MU-2 (Mixed-Use - Downtown Medium Density), 2-73 - MU-L (Mixed-Use - Limited), 2-74 - MU-R (Mixed-Use - Redevelopment and Small Lot), 2-75 - MU-G (Mixed-Use - Greenfield) and 8-65 - Outdoor Storage and Display, to replace references to 'wrought iron' with 'view fencing'. Case No. ZON2004-006

H. PRESENTATION:

H.1 [PZ-2020-055](#) Consider a presentation and discussion regarding the definition of a dwelling unit in the single-family zoning districts.

I. STAFF REPORT:

I.1 [PZ-2020-056](#) Consider an update regarding Council actions related to Planning and Zoning items.

J. 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 Commission Meeting was posted on the 1st day of May 2020 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, April 15, 2020

SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19. Some Commissioners were present in the chamber while others attended the meeting via videoconferencing.

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Members of the public that wished to speak during citizen communication or a public hearing were able to register ahead of time via the link provided in the calendar entry for this meeting.

CALL MEETING TO ORDER

The Planning and Zoning Commission for the City of Round Rock met in regular session on Wednesday, April 15, 2020 in the City Council chambers, located at 221 E. Main Street, Round Rock. Chairman Pavliska called the meeting to order at 6:00 PM.

ROLL CALL

| | |
|----------------|---|
| Present | 8 - Chairman David Pavliska Vice Chair Jennifer Henderson Alternate Vice Chair Greg Rabaey Commissioner Stacie Bryan Commissioner Casey Clawson Commissioner Paul Emerson Commissioner Jennifer Sellers Commissioner Rob Wendt |
| Absent | 0 |

PLEDGES OF ALLEGIANCE

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

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

CONSENT AGENDA:

A motion was made by Commissioner Bryan seconded by Vice Chair Henderson to approve the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

- E.1** [PZ-2020-036](#) Consider approval of the minutes for the April 1, 2020 Planning and Zoning Commission meeting.

This item was approved on the Consent Agenda.

- E.2** [PZ-2020-037](#) Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003

This item was approved on the Consent Agenda.

PLATTING AND ZONING:

- F.1** [PZ-2020-038](#) Consider public testimony regarding, and a recommendation concerning the request filed by Mahoney Engineering, for Amendment No. 6 to Planned Unit Development No. 23 (Preserve at Stone Oak) to modify the commercial carwash requirements, generally located northwest of the intersection of FM 1431 and Sendero Springs Dr. Case No. ZON2003-003

Clyde von Rosenberg, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Commissioner Clawson, that this amendment be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.2 [PZ-2020-039](#)

Consider public testimony and approval concerning the request filed by Kimley-Horn, on behalf of the property owner, BCCA Grimes, LLC, to Replat Lot 4, Phase 1, Block D of the Warner Ranch Subdivision, generally located southwest of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP2003-006

Clyde von Rosenberg, Planner, made the staff presentation. Developer representative was available for any questions from the Commission.

A motion was made by Commissioner Clawson, seconded by Commissioner Bryan, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.3 [PZ-2020-040](#)

Consider public testimony and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, Trine Chandler 107, LLC, for approval of a Concept Plan to be known as Trine Chandler Subdivision (a Revision of the JW Hutto Subdivision), generally located east of SH 130 and north of Chandler Rd. Case No. CP2003-001

Juan Enriquez, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Commissioner Sellers, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.4 [PZ-2020-041](#)

Consider approval of the Chisholm Trail Tech Center Sec. 3 Preliminary Plat, generally located south of Chisholm Pkwy., east of Chisholm Trail Rd. and west of IH-35. Case No. PP1903-002

Juan Enriquez, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Commissioner Wendt, seconded by Commissioner Sellers, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.5 [PZ-2020-042](#)

Consider approval of the Chisholm Trail Tech Center Sec. 3 Final Plat, generally located south of Chisholm Pkwy., east of Chisholm Trail Rd. and west of IH-35. Case No. FP2003-007

Juan Enriquez, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Commissioner Clawson, seconded by Alternate Vice Chair Rabaey, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.6 [PZ-2020-043](#)

Consider approval of the Chisholm Trail Tech Center Sec. 1, Lot 2 Final Plat, generally located on the southwest corner of E. Old Settlers Blvd. and Chisholm Trail Rd. Case No. FP2003-008

Caitlyn Reeves, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Alternate Vice Chair Rabaey, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.7 [PZ-2020-044](#)

Consider approval of the Siena Sec. 35 Subdivision Final Plat, generally located northeast of the intersection of N. Red Bud Ln. and CR 110. Case No. FP2003-001

Caitlyn Reeves, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Alternate Vice Chair Rabaey, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

PRESENTATION:

- G.1** [PZ-2020-045](#) Consider a presentation and discussion regarding the definition of a dwelling unit in the single-family zoning districts.

Brad Wiseman, Planning and Development Services Director and Clyde von Rosenberg, Planner, made the staff presentation.

STAFF REPORT:

- H.1** [PZ-2020-046](#) Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning and Development Services Director made the staff presentation.

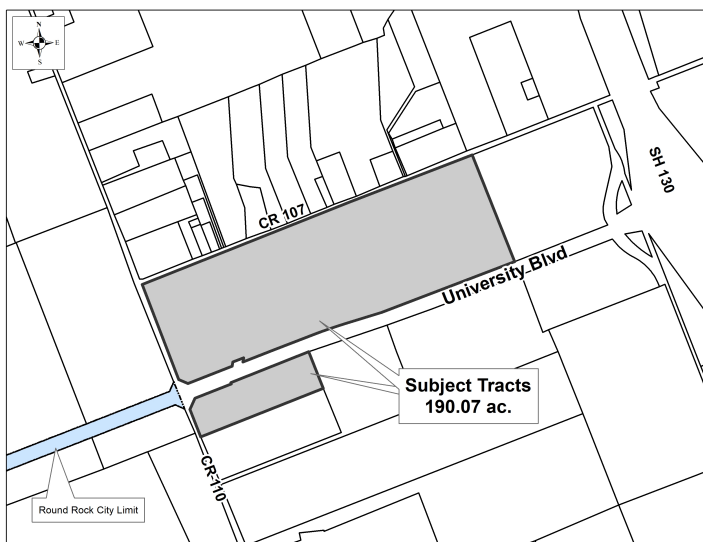
ADJOURNMENT

There being no further business, Chairman Pavliska adjourned the meeting at 7:19 PM.

Respectfully Submitted,

Sara L. White, City Clerk

University Heights Preliminary Plat PRELIMINARY PLAT PP1911-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create residential lots, commercial lots, an amenity lot and other lots for drainage, landscaping and private parkland.

ZONING AT TIME OF APPLICATION: C-1a; SF3; TF; MF-1; MF-2

DESCRIPTION: 190.07 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Undeveloped (C1-a; SF3; TF; MF-1; MF-2)

GENERAL PLAN LAND USE DESIGNATION: Commercial and Residential

ADJACENT LAND USE:

North: CR 107; Rural Residential (Georgetown ETJ; unzoned)

South: Builders First Source (ETJ; Unzoned); University Boulevard; Undeveloped (C-1a); High Rock Office Park (ETJ; Unzoned); Undeveloped C-1a)

East: Undeveloped (ETJ; Unzoned)

West: CR 110; Undeveloped (ETJ; Unzoned)

PROPOSED LAND USE: Single-, Two-, and Multi-Family Residential with Commercial

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 423 | 83.99 |
| Residential - Multi Unit: | 2 | 29.82 |
| Office: | 0 | 0 |
| Commercial: | 6 | 26.29 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 0 | 0 |
| ROW: | 12 | 22.08 |
| Parkland: | 0 | 0 |
| Other: | 146 | 27.89 |
| TOTALS: | 589 | 190.07 |

Owner:
JSL North Investments, LLC
John S. Lloyd
4720-4 Rockcliff Road
Austin, TX 78746

Agent:
Randall Jones & Associates Engineering, Inc.
Israel Ramirez
2900 Jazz Street
Round Rock, TX 78664

**University Heights
PRELIMINARY PLAT PP1911-003**

HISTORY: On March 6, 2019, the Planning and Zoning Commission approved the Concept Plan (CP1807-001) on this 190.07-acre tract, contingent on annexation and zoning. The tract was annexed into the City on June 27, 2019 and zoned SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Townhouse) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; C-1a (General Commercial – Limited) 26.51 acres and approximately 22 acres were dedicated for right-of-way.

DATE OF REVIEW: May 6, 2020

LOCATION: East of CR 110, South of CR 107; West of SH 130, and North and South of University Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the tracts for residential and commercial purposes. There are a total of five zoning districts within this subdivision. There are six commercial lots totaling 26.51 acres zoned C-1a (General Commercial - Limited). The C-1a district provides for limited general commercial uses, with a maximum height of 5 stories. There are 22.10 acres of TF (Two-Family) for duplex development. The TF district allows for duplex development with a maximum building height of 2.5 stories. There are 10.00 acres of MF-1 (Multifamily Low Density). The MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum building height of 2.5 stories. Apartments and townhouses are permitted. There are 19.97 acres of MF-2 (Multifamily Medium Density). The MF-2 district provides for multifamily housing at a maximum density of 20 units per acre. Residential structures shall be permitted to reach four (4) stories in height provided that the first level is garage parking and the upper three (3) stories are dwelling units.

The majority of the subdivision is zoned SF-3 (Single Family Mixed Lot). The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: Estate lots of at least 10,000 square feet, Standard lots of at least 6,500 square feet and Small lots of at least 5,000 square feet. The district is designed to provide a minimum of the three lot size compositions, with at least 40% of the total number consisting of estate lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes certain design features. This preliminary plat has 423 single family lots, with 41 estate lots (9.7%), 204 standard lots (48.2%) and 178 small lots (42.1%) with a connectivity index of 1.51. This subdivision will also include arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces which exceed the parkland requirement and natural stone subdivision walls for the design features.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1807-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was required for this project. There will be infrastructure improvements such as turn lanes and deceleration lanes along University Boulevard and County Roads 110 and 107 for this development at different locations. A new traffic signal will be installed at the eastern portion of the development near the City/Williamson County jurisdiction border along University Boulevard.

Water and Wastewater Service: The site will be served by the Jonah Water Special Utility District as these tracts are not within the City of Round Rock's CCN (Certificate of Convenience and Necessity). Wastewater service will be provided by the City of Round Rock. The City of Round Rock recently installed a 15-inch wastewater interceptor along County Road 110 and the developer will connect to this interceptor for wastewater service. The proposal also includes a

University Heights
PRELIMINARY PLAT PP1911-003

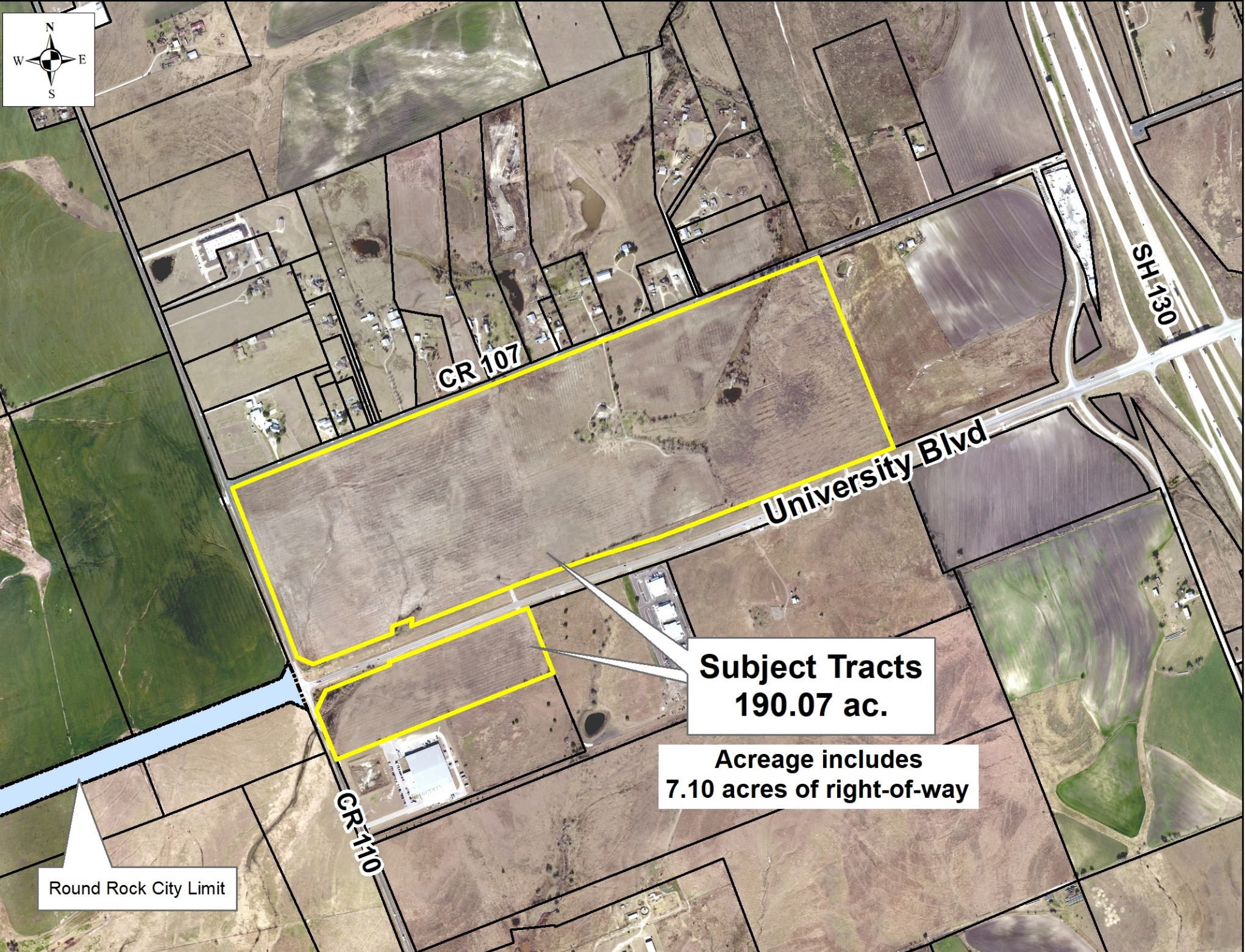
privately owned and maintained lift station that will serve a portion of the development along the northeastern part of the subdivision.

Drainage: A flood study is required for the special purpose lot on Block S, Lot 22A. Staff will review a more detailed drainage plan prior to site development plan permitting. Also, drainage for the proposed development will be provided by an on-site detention pond as shown on the preliminary plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to final plat submittal for phases 6, 7, or 8, whichever occurs first, the intersection design where Regents Place knuckles to the south to meet University Boulevard shall be redesigned to the satisfaction of the City's Transportation Department.
2. Prior to the first final plat approval, provide service confirmation letter from Jonah Water SUD, water service provider.
3. Prior to final plat approval for any lot served by the proposed wastewater lift station, provide for review a Wastewater Lift Station Engineering Report detailing all items listed in the Utility Criteria Manual, Section I, Item H. and TCEQ. The proposed discharge force main route must be approved by the City of Round Rock Utilities.
4. Prior to final plat approval for Phase 7 or 8, whichever occurs first, provide the Planning & Development Services Department with an approved flood study identifying limits of Ultimate 1% and Ultimate 4% within Lot 22, Block S, and depict MMFE for all floodplain adjacent lots.
5. Designate Block S, Lot 22A, the proposed wastewater lift station, as a Special Purpose Lot, and revise lot/acreage summary tables accordingly.
6. Revise the cover sheet of the preliminary plat to show the acreage for the development lots under Acreage by Lot Types.
7. Revise the cover sheet of the preliminary plat to show the Planning & Zoning Commission meeting date as May 6, 2020.



CR 107

SH 130

University Blvd

CR 110

**Subject Tracts
190.07 ac.**

**Acreage includes
7.10 acres of right-of-way**

Round Rock City Limit

OWNER:
JSL NORTH INVESTMENTS, LLC
JOHN S. LLOYD
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

SURVEYOR: R.J. SURVEYING & ASSOCIATES, INC.

ACREAGE: 190.069 ACRES
NUMBER OF BLOCKS: 22

SUBMITTAL DATE: NOVEMBER 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL
1, 2020
BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM:

ROUND ROCK 01-037, CITY OF ROUND ROCK
BRASS DISK SET IN CONCRETE AS SHOWN ON
SHEET 1 OF 5.
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30'

ROUND ROCK 01-038, CITY OF ROUND ROCK BRASS DISK
SET IN CONCRETE AS SHOWN ON SHEET 3 OF 5.
NORTHING: 10178429.1049
EASTING: 3154785.3870
ELEVATION: 716.20'

HORIZONTAL DATUM NAD 83/HARN 93, VERTICAL DATUM NAVD
88 (GEOID 99) ACCORDING TO THE GPS DATA SHEET
PUBLISHED BY THE CITY OF ROUND ROCK, TEXAS, FOR NO.
01-037 AND NO. 01-038.

PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.

NUMBER OF LOTS BY TYPE OF DEVELOPMENT

SINGLE FAMILY = 423
TWO-FAMILY = 112
MULTIFAMILY (MF-1) = 1
MULTIFAMILY (MF-2) = 1
AMENITY (PRIVATE) = 1
PARKLAND LOTS (HOA LOT) = 4
LANDSCAPE LOTS = 24
DRAINAGE EASEMENT/WASTEWATER EASEMENT LOTS = 5
DEVELOPMENT LOTS = 6
DEVELOPMENT PONDS = 2
ROAD DEDICATION LOTS = 14

ACREAGE BY LOT TYPE:

| | |
|---------------------------|-----------|
| SINGLE-FAMILY LOTS: | 83.991 AC |
| TWO-FAMILY LOTS: | 8.999 AC |
| MULTI-FAMILY (MF-1) LOTS: | 9.974 AC |
| MULTI-FAMILY (MF-2) LOTS: | 19.850 AC |
| AMENITY LOT: | 1.834 AC |
| PARKLAND LOTS: | 0.989 AC |
| LANDSCAPE LOTS: | 15.606 AC |
| DRAINAGE/WYE LOTS: | 0.472 AC |

| LOT SUMMARY TABLE | | |
|--------------------------------------|----------|-----------|
| LOT SIZE (SF) | No. LOTS | % OF LOTS |
| SINGLE FAMILY DETACHED SMALL LOTS | 178 | 42.1% |
| SINGLE FAMILY DETACHED STANDARD LOTS | 204 | 48.2% |
| SINGLE FAMILY DETACHED ESTATE LOTS | 41 | 9.7% |
| TOTAL | 423 | 100.00% |

STREETS TABLE:

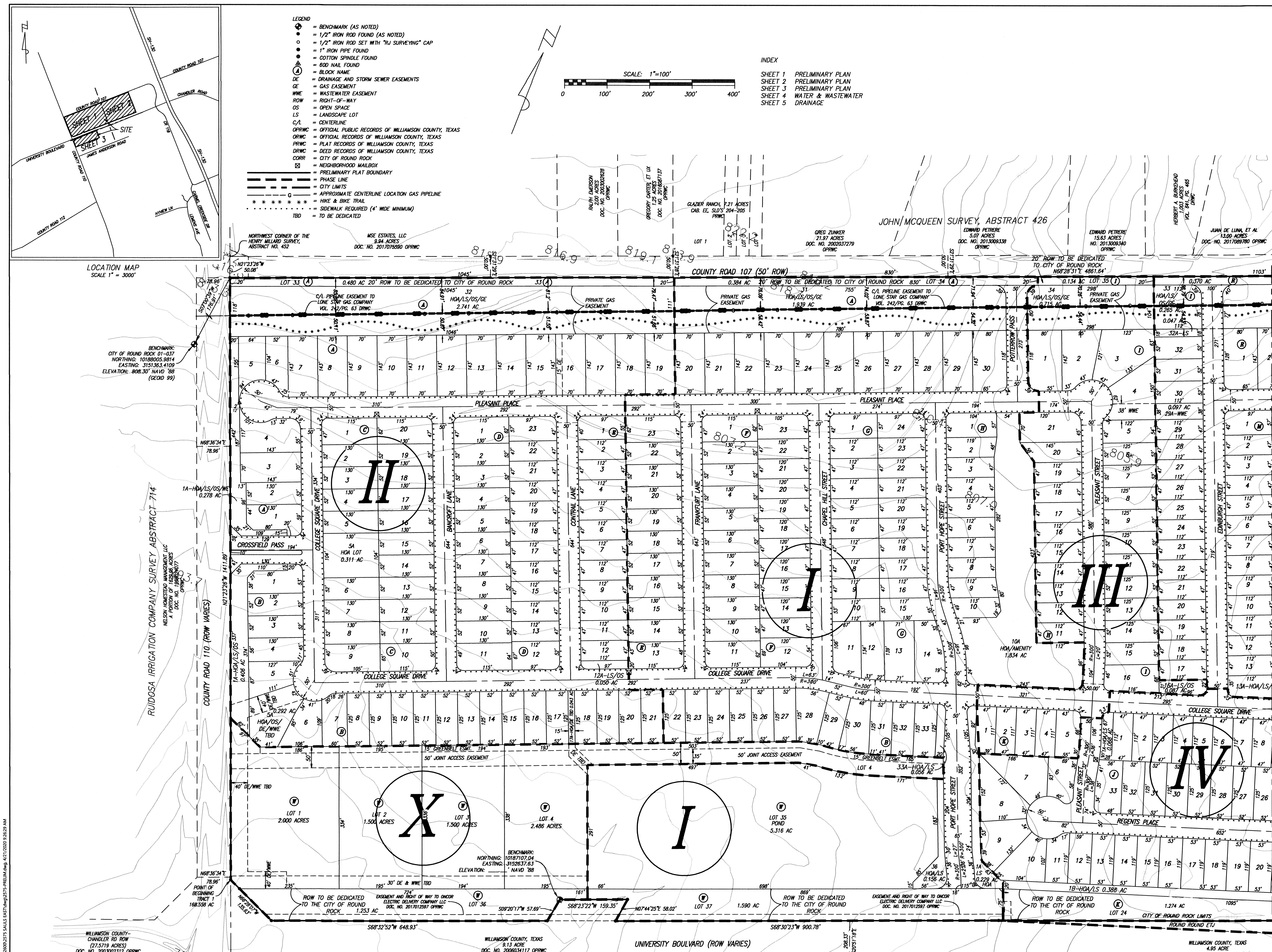
| STREET NAME | LENGTH | RIGHT-OF-WAY WIDTH |
|----------------------|--------|-----------------------|
| CROSSFIELD PASS | 194' | 66' |
| PLEASANT PLACE | 1,957' | 50' |
| COLLEGE SQUARE DRIVE | 3,361' | 50' |
| REGENTS PLACE | 1,833' | 50' |
| SWANSTON DRIVE | 1,647' | 50' |
| AUTUMN SUNSET BEND | 957' | 50' |
| BANCROFT LANE | 644' | 50' |
| CONTRAIL LANE | 644' | 50' |
| FRANKFURT LANE | 643' | 50' |
| CHAPEL HILL STREET | 648' | 50' |
| PORT HOPE STREET | 1,146' | VARIES |
| PLEASANT STREET | 990' | 50' |
| EDINBURGH STREET | 989' | 50' |
| GLENCOE LANE | 1,375' | 50' |
| HENSHAW DRIVE | 1,027' | 50' |
| ROYAL LANE | 1,143' | 50' |
| GARDEN POINT DRIVE | 1,107' | 50' |
| DAYLESS PASS | 164' | 65' |
| POTTERROW PASS | 273' | 50' |

*ALL STREETS ARE PUBLIC

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



MATCH LINE - SEE SHEET 3

PP1911-003
SHEET 1 OF 5 SHEETS

F-10015400

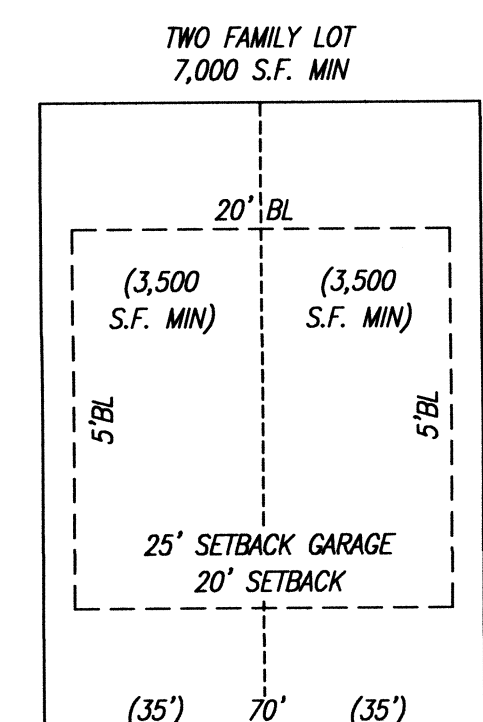
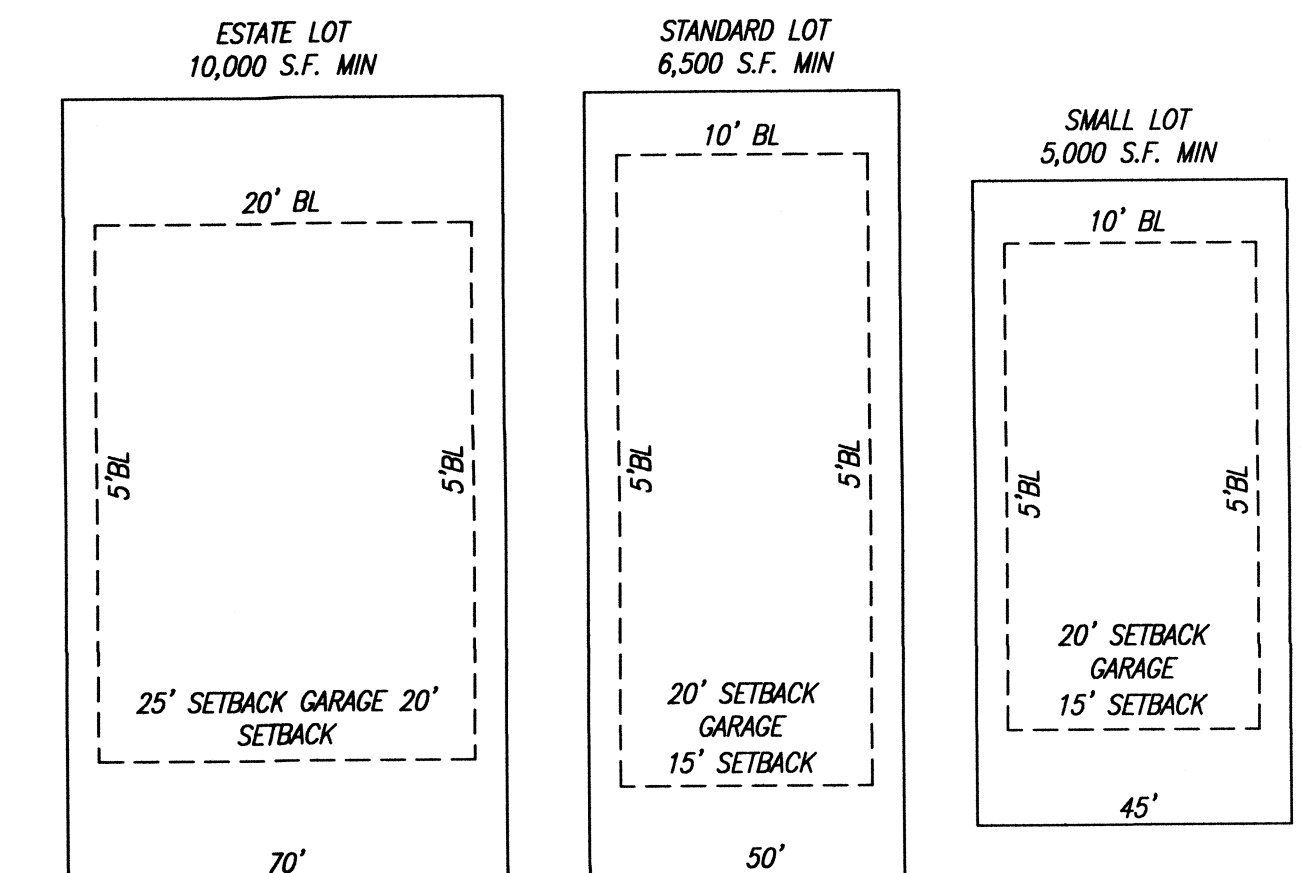
PRELIMINARY PLAT OF
UNIVERSITY HEIGHTS
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'
0 100' 200' 300' 400'

- LEGEND
- = BENCHMARK (AS NOTED)
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1" IRON PIPE FOUND
 - = COTTON SPINDLE FOUND
 - = 600 NAIL FOUND
 - Ⓐ = BLOCK NAME
 - DE = DRAINAGE AND STORM SEWER EASEMENTS
 - GE = GAS EASEMENT
 - WME = WASTEWATER EASEMENT
 - ROW = RIGHT-OF-WAY
 - OS = OPEN SPACE
 - LS = LANDSCAPE LOT
 - C/L = CENTERLINE
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - CORR = CITY OF ROUND ROCK
 - ES = NEIGHBORHOOD MAILBOX
 - = PRELIMINARY PLAT BOUNDARY
 - = PHASE LINE
 - = CITY LIMITS
 - = APPROXIMATE CENTERLINE LOCATION GAS PIPELINE
 - = HIKE & BIKE TRAIL
 - = SIDEWALK REQUIRED (4' WIDE MINIMUM)
 - TBD = TO BE DEDICATED

EASEMENT NOTES:

- ELECTRIC TRANSMISSION EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 353/PAGE 60 DRWC - UNLOCATABLE.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE AND UNLOCATABLE.



TREE LIST

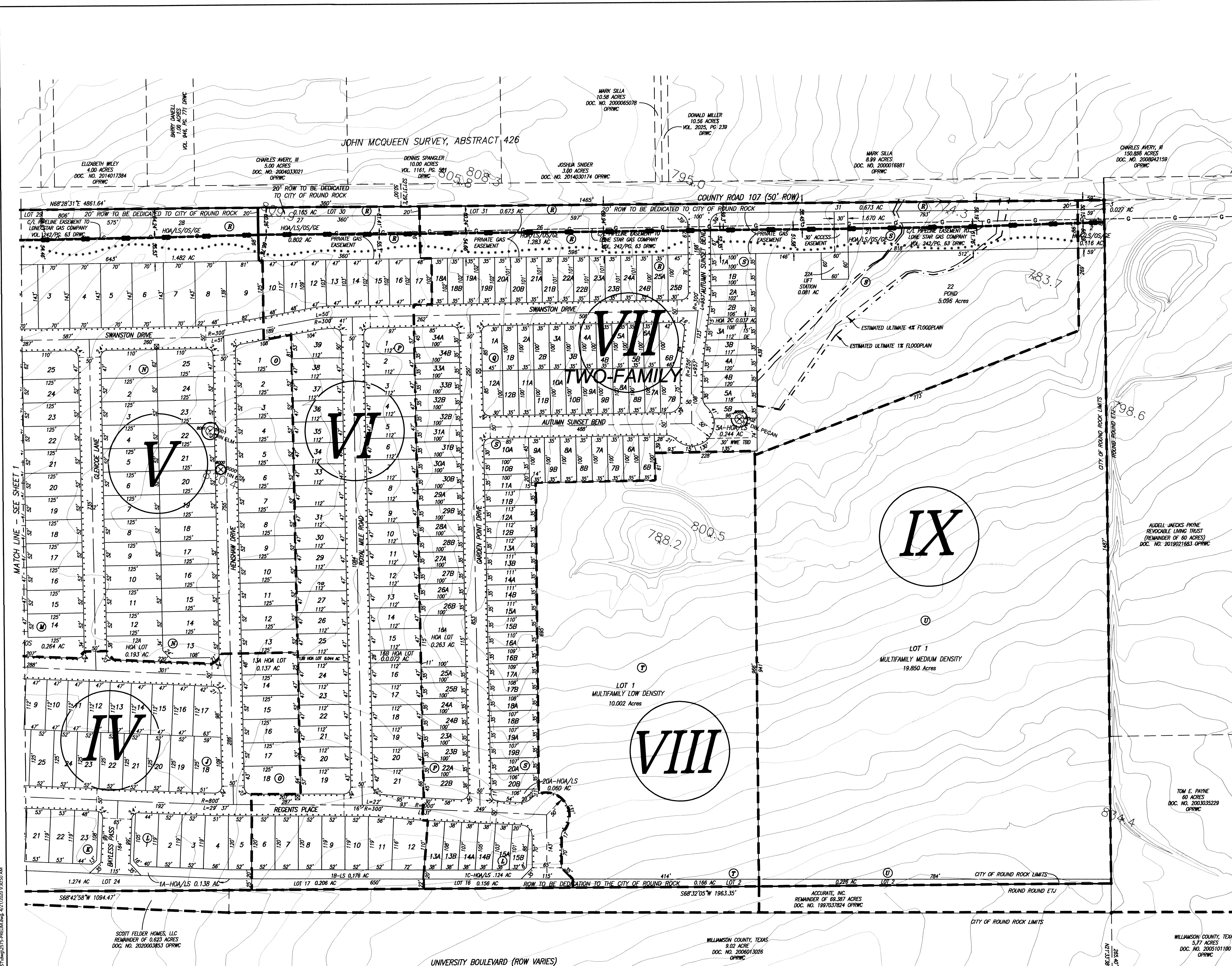
| TAG # | TYPE |
|-------|---------------|
| 8000 | 11" ELM |
| 8001 | 19" ELM |
| 8002 | 18" DBL PECAN |

DATE: AUGUST 17, 2019 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

PP1911-003
SHEET 2 OF 5 SHEETS



LEGAL DESCRIPTION:

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 150.089 ACRE TRACT OF LAND COMPRISED OF TWO TRACTS, TRACT 1 BEING A 168.558 ACRE TRACT AND TRACT 2 BEING A 21.511 ACRE TRACT, BOTH HAVING BEEN CONVEYED TO US. NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 - 168.558 ACRES

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (RIGHT-OF-WAY VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (RIGHT-OF-WAY VARIES) MONUMENTING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 168.558 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 168.558 ACRE TRACT, N21°23'26"W A DISTANCE OF 1411.89 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (50' RIGHT-OF-WAY), FROM WHICH THE NORTHWEST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 BEARS N21°23'26"W A DISTANCE OF 50.08 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 107, N68°28'31"E A DISTANCE OF 4861.64 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF A 60 ACRE TRACT CONVEYED TO AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 2019021683, OPRWC;

THENCE ALONG THE WEST LINE OF SAID 60 ACRE TRACT, S21°29'06"E A DISTANCE OF 1516.68 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE REMAINDER OF A 69.387 ACRE TRACT CONVEYED TO ACCURATE, INC. BY DEED RECORDED IN DOCUMENT NO. 1997037824, OPRWC;

THENCE ALONG THE SOUTH LINE OF SAID 168.558 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 69.387 ACRE TRACT, THE NORTH LINE OF THE REMAINDER OF A 34.70 ACRE TRACT CONVEYED TO HENRY DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004089842, OPRWC, AND THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, THE FOLLOWING EIGHT (8) COURSES:

1. S68°32'05"W A DISTANCE OF 1963.35 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 34.70 ACRE TRACT;
2. S68°42'38"W A DISTANCE OF 1094.47 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 34.70 ACRE TRACT ON THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE;
3. S68°30'23"W A DISTANCE OF 900.78 FEET TO A 1/2" IRON ROD FOUND;
4. N07°44'25"E A DISTANCE OF 58.02 FEET TO A 1/2" IRON ROD FOUND;
5. S68°23'22"W A DISTANCE OF 159.35 FEET TO A 1/2" IRON ROD FOUND;
6. S09°20'17"W A DISTANCE OF 57.69 FEET TO A 1/2" IRON ROD FOUND;
7. S68°32'52"W A DISTANCE OF 648.93 FEET TO A 1/2" IRON ROD FOUND;
8. N68°28'07"W A DISTANCE OF 135.63 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 168.558 ACRES, MORE OR LESS.

TRACT 2 - 21.511 ACRES

BEGINNING AT A 600 NAIL FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (RIGHT-OF-WAY VARIES) MONUMENTING THE SOUTHWEST CORNER OF SAID 21.511 ACRE TRACT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110, N21°23'26"W A DISTANCE OF 406.82 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, THE FOLLOWING FOUR (4) COURSES:

1. N24°16'55"E A DISTANCE OF 168.53 FEET TO A 1/2" IRON ROD FOUND;
2. N68°40'41"E A DISTANCE OF 534.88 FEET TO A 1/2" IRON ROD FOUND;
3. N21°21'44"W A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND;
4. N69°08'42"E A DISTANCE OF 1136.09 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF A 34.70 ACRE TRACT CONVEYED TO HENRY DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004089842, OPRWC;

THENCE ALONG THE WEST LINE OF SAID 34.70 ACRE TRACT, S20°51'18"E A DISTANCE OF 522.01 FEET TO A COTTON SPINDLE FOUND AT THE NORTHEAST CORNER OF A 25.97 ACRE TRACT CONVEYED TO PRO-BUILD REAL ESTATE HOLDINGS, LLC BY DEED RECORDED IN DOCUMENT NO. 2006067193, OPRWC;

THENCE ALONG THE NORTH LINE OF SAID 25.97 ACRE TRACT, S68°14'45"W A DISTANCE OF 1786.65 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 21.511 ACRES, MORE OR LESS.

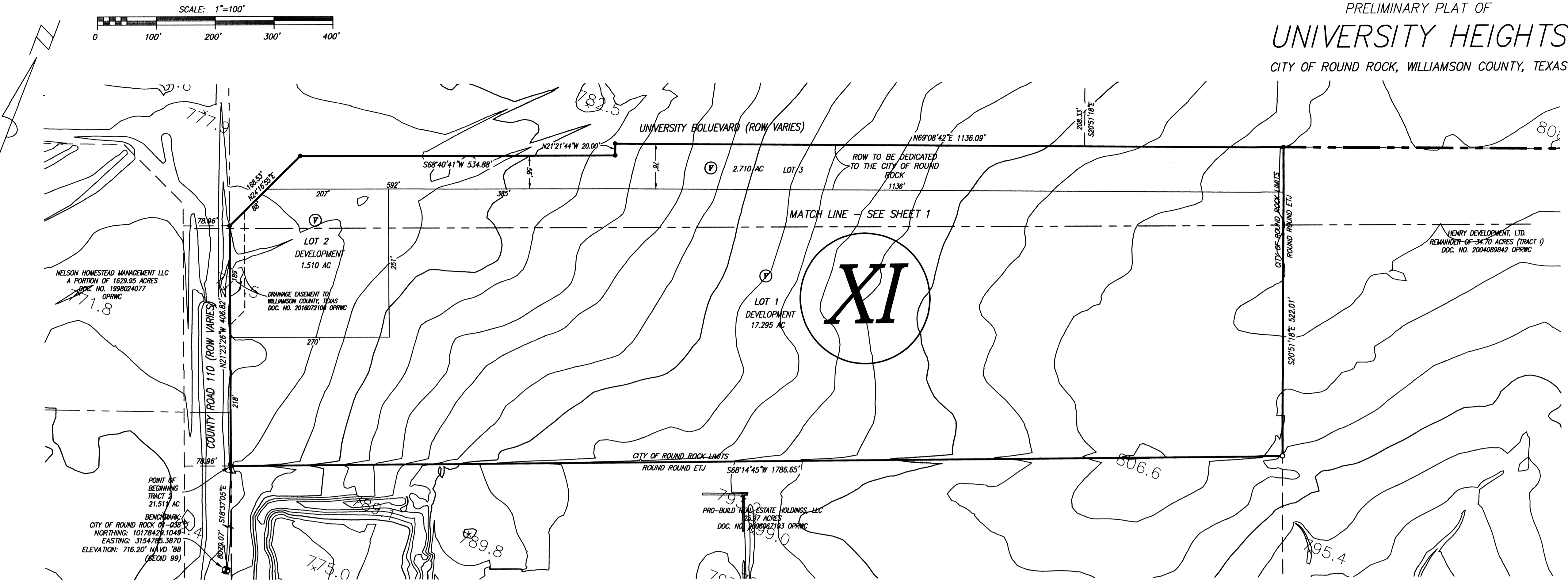
ALL IRON RODS SET OR FOUND HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (+203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R40135 AND R474736.

PLAT NOTES:

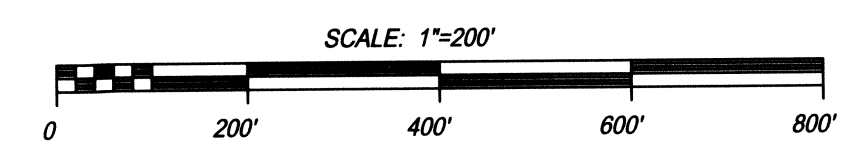
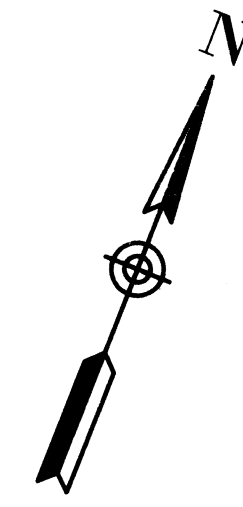
1. NO PORTION OF THIS TRACT IS ENCRAGED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
2. A PORTION OF THIS TRACT IS ENCRAGED BY THE ESTIMATED 4% ULTIMATE FLOODPLAIN AND THE ESTIMATED 1% ULTIMATE FLOODPLAIN.
3. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER, FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
4. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
6. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
9. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 6, 2019.
10. JONAH WATER SUD INFRASTRUCTURE WILL BE WITHIN PRIVATE EASEMENT DEDICATED WITH FINAL PLATS(S).
11. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE AS AMENDED, SHALL BE REQUIRED ON ALL RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
12. THE HOME OWNERS ASSOCIATION WILL OWN MAINTAIN ALL NON-RESIDENTIAL AND NON-COMMERCIAL LOTS INSIDE THE LIMITS OF THIS PLAT.
13. RIGHT-OF-WAY FOR THE MOVING OF UNIVERSITY BOULEVARD SHALL BE CONVEYED TO THE CITY OF ROUND ROCK BY DEED AT THE TIME OF FINAL PLAT REORDINATION AND REFERENCE THE PHASE IN WHICH SAID RIGHT-OF-WAY IS LOCATED.
15. THE DEVELOPER(S) OF WHAT IS NOW LOTS 1-4, BLOCK W, WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 15' WIDE GREENBELT EASEMENT



| ESTATE LOT SUMMARY | | | | STANDARD LOT SUMMARY | | | |
|--------------------|-----|------|--------|----------------------|-----|------|--------|
| BLOCK | LOT | AREA | SQ.FT. | BLOCK | LOT | AREA | SQ.FT. |

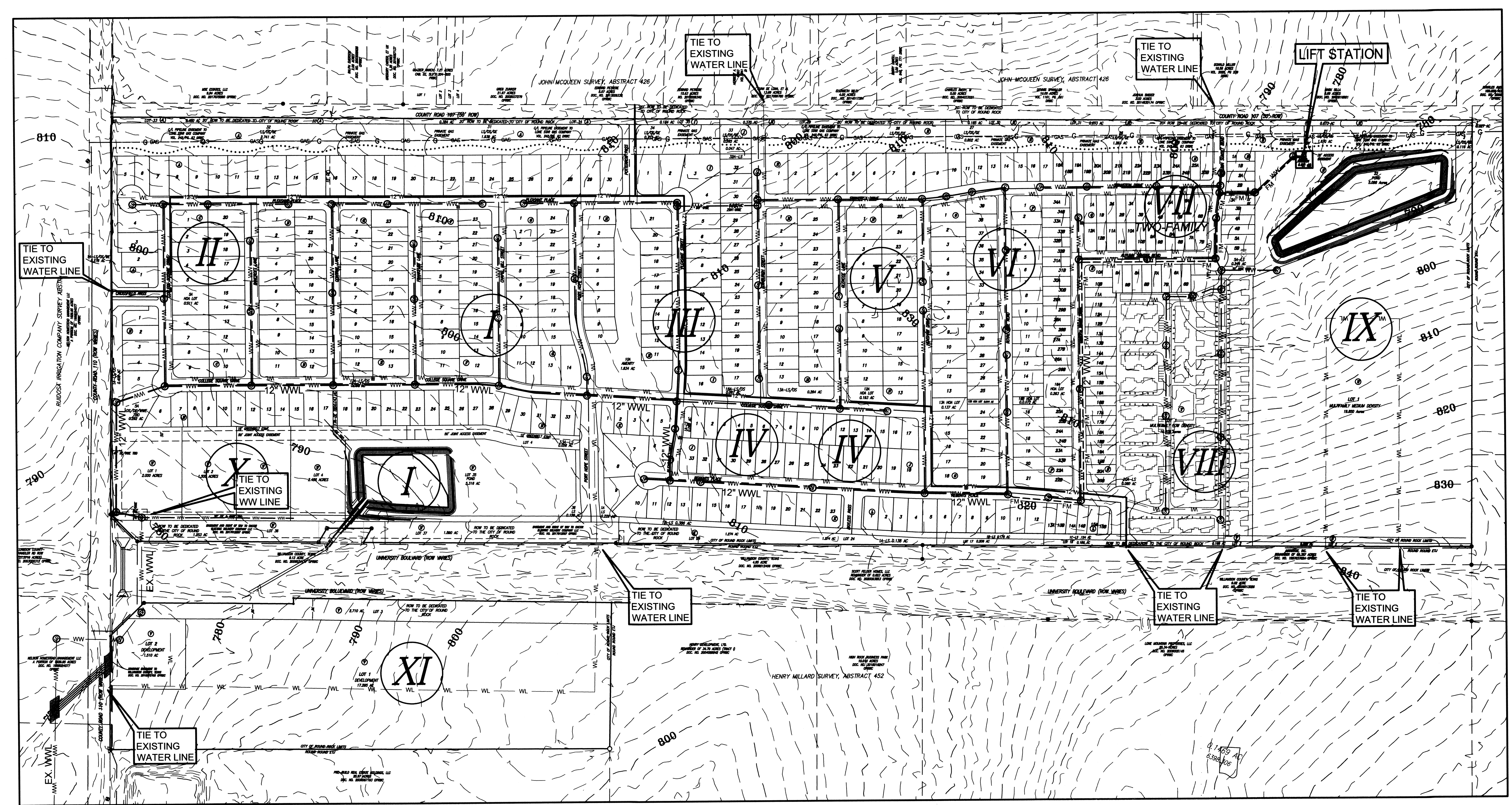
| | | | | | |
|---|----|--------|---|----|--------|
| A | 3 | 10,010 | A | 1 | 8,085 |
| A | 4 | 11,127 | A | 2 | 6,760 |
| A | 5 | 8,689 | A | 6 | 6,518 |
| A | 7 | 10,000 | A | 16 | 10,000 |
| A | 8 | 10,000 | | | |
| A | 9 | 10,000 | B | 1 | 7,289 |
| A | 10 | 10,000 | B | 2 | 6,760 |
| A | 11 | 10,000 | B | 3 | 6,760 |
| A | 12 | 10,000 | B | 4 | 7,223 |
| A | 13 | 10,000 | B | 5 | 7,223 |
| A | 14 | 10,000 | B | 6 | 8,207 |
| A | 15 | 10,000 | B | 7 | 7,198 |
| A | 17 | 10,000 | B | 8 | 6,500 |
| A | 18 | 10,000 | B | 9 | 6,500 |
| A | 19 | 10,000 | B | 10 | 6,500 |
| A | 20 | 10,000 | B | 11 | 6,500 |
| A | 21 | 10,000 | B | 12 | 6,500 |
| A | 22 | 10,000 | B | 13 | 6,500 |
| A | 23 | 10,000 | B | 14 | 6,500 |
| A | 24 | 10,000 | B | 15 | 6,500 |
| A | 25 | 10,000 | B | 16 | 6,500 |
| A | 26 | 10,000 | B | 17 | 6,500 |
| A | 27 | 10,000 | B | 18 | 6,500 |
| A | 28 | 10,000 | B | 19 | 6,500 |
| A | 29 | 10,000 | B | 20 | 6,500 |
| A | 30 | 11,381 | B | 21 | 6,500 |
| | | | B | 22 | 6,500 |
| G | 13 | 10,016 | B | 23 | 6,500 |
| | | | B | 24 | 6,500 |
| I | 1 | 11,295 | B | 25 | 6,500 |
| I | 2 | 10,657 | B | 26 | 6,500 |
| I | 3 | 14,244 | B | 27 | 6,500 |
| I | 4 | 12,998 | B | 28 | 8,045 |
| | | | B | 29 | 6,479 |
| R | 1 | 11,390 | B | 30 | 7,536 |
| R | 2 | 10,006 | B | 31 | 6,498 |
| R | 3 | 10,006 | B | 32 | 6,494 |
| R | 4 | 10,006 | B | 33 | 6,584 |
| R | 5 | 10,006 | | | |
| R | 6 | 10,006 | C | 1 | 8,046 |
| R | 7 | 10,006 | C | 2 | 7,767 |
| R | 8 | 9,940 | C | 3 | 7,767 |
| R | 9 | 10,699 | C | 4 | 7,767 |
| | | | C | 5 | 7,767 |
| | | | C | 6 | 7,767 |
| | | | C | 7 | 7,767 |
| | | | C | 8 | 7,767 |
| | | | C | 9 | 8,320 |
| | | | C | 10 | 8,399 |
| | | | C | 11 | 6,762 |
| | | | C | 12 | 6,762 |
| | | | C | 13 | 6,762 |
| | | | C | 14 | 6,762 |
| | | | C | 15 | 6,762 |
| | | | C | 16 | 6,762 |
| | | | C | 17 | 6,762 |
| | | | C | 18 | 6,762 |
| | | | C | 19 | 6,762 |
| | | | C | 20 | 7,987 |

PRELIMINARY PLAT OF
UNIVERSITY HEIGHTS
WATER & WASTEWATER PLAN



LEGEND

- 12" W = 12" WATER LINE
- WL = 8" WATER LINE
- WW = 8" WASTEWATER LINE
- FM = FORCE MAIN
- ⊙ = WASTEWATER MANHOLE



R:\CIVIL 3D 2551-2600\2575 PRELIM W-W\SS\BASES\2575-PRELIM W-W\SS.DWG

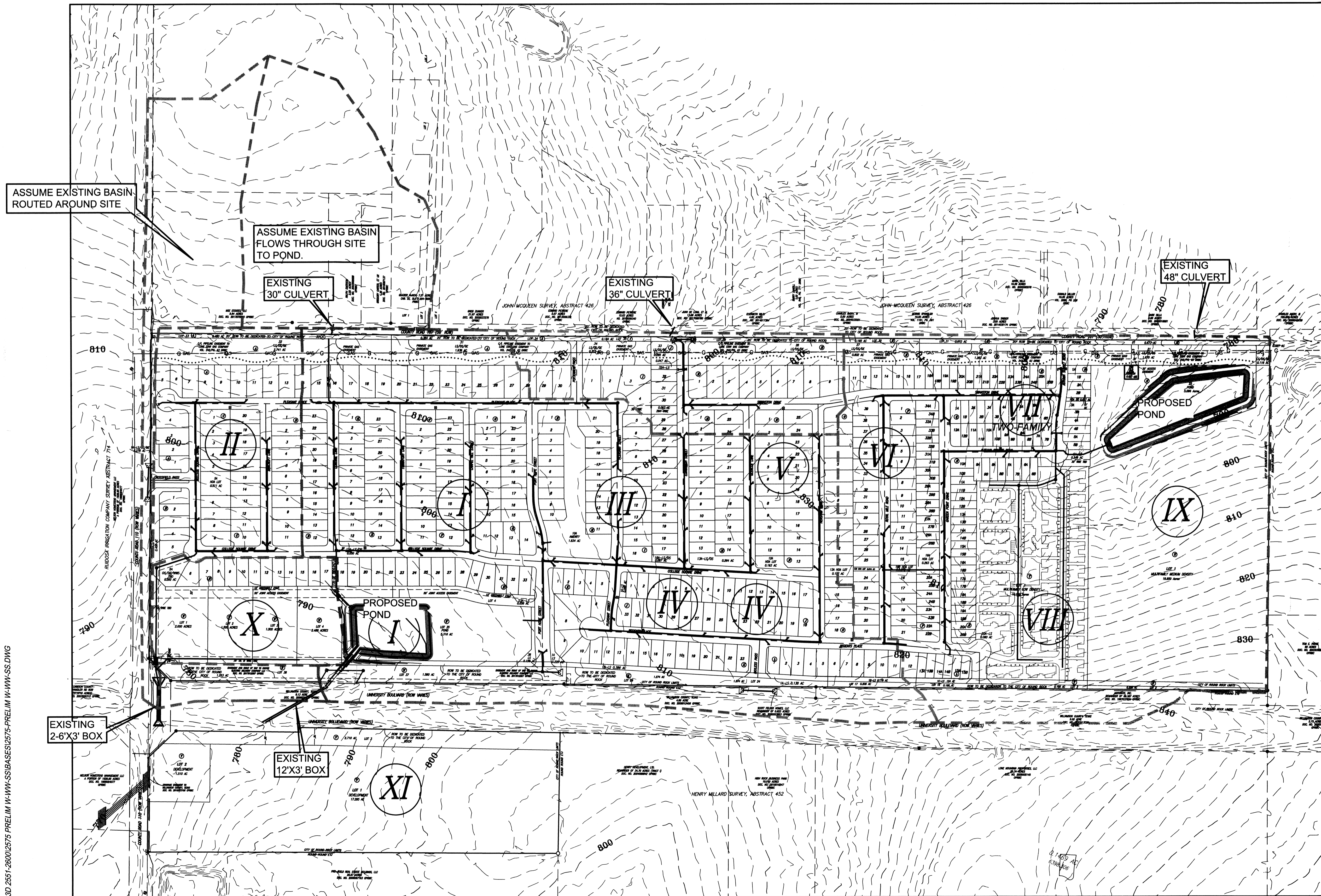
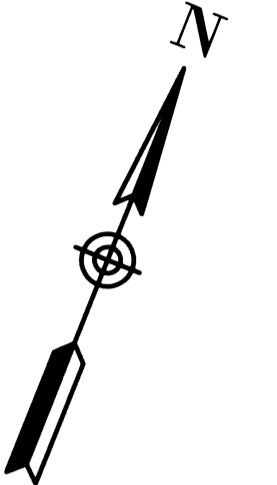
PP1911-003
DATE: SEPT. 19, 2019
SCALE: 1" = 200'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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PRELIMINARY PLAT OF
UNIVERSITY HEIGHTS
DRAINAGE PLAN

SCALE: 1"=200'



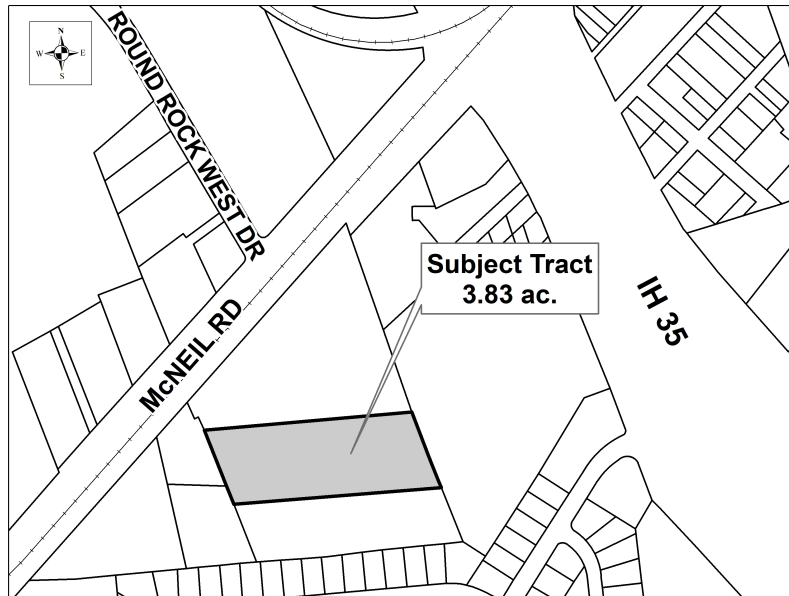
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PP1911-003
DATE: SEPT. 19, 2019
SCALE: 1" = 200'

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**C-A Round Rock Holdings Rezoning
ZONING ZON2004-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-1 (Single Family - standard lot) to LI (Light Industrial)

ZONING AT TIME OF APPLICATION: SF-2 (Single Family - standard lot)

DESCRIPTION: 3.83 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY:undeveloped

GENERAL PLAN LAND USE DESIGNATION:commercial

ADJACENT LAND USE:

North: undeveloped - LI (Light Industrial)
South: undeveloped - SF-2 (Single Family - standard lot)
East: light industrial business - LI (Light Industrial)
West: undeveloped - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: light industrial business

TOTAL ACREAGE: 3.83

Owner:

Airco Mechanical
Chip Chambliss
1000 S. IH 35
Round Rock, TX 78681

Agent:

2P Consultants
Justin Madding
203 E. Main St., Ste. 204
Round Rock, TX 78664

**C-A Round Rock Holdings Rezoning
ZONING ZON2004-001**

HISTORY:

DATE OF REVIEW: May 6, 2020

LOCATION: Southwest of IH 35 and McNeil Rd. Parcel does not have street frontage.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site is designated for commercial in General Plan 2020 and it is zoned as SF-2 (Single Family – standard lot). The surrounding properties to the north and east are zoned as LI (Light Industrial).

Traffic, Access and Roads: The site has no street frontage. It will be developed in conjunction with the property to the east, which has frontage on IH-35 and the existing driveways will provide access to the property.

Additional Considerations: This lot will be platted with two adjoining lots which are currently zoned LI (Light Industrial) and will become part of the AirCo Mechanical property

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-2 to LI.



Subject Tract
3.83 ac.

ROUND ROCK WEST DR
MCNEIL RD

I-35

Add Research and Development to Employment & Industrial Districts CODE AMENDMENT

DATE: May 6, 2020

CODE AMENDMENT SECTIONS: Chapter 2, Article III, Section 2-48 – Permitted Uses in the Employment and Industrial Districts.

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Research and Development:

This ordinance adds research and development as a permitted use in the OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business Park), LI (Light Industrial) and I (Industrial) zoning districts. Research and development currently is a defined use in the code, but it is not listed as a permitted use in any zoning district. This revision adds it as a use permitted with a supplementary standard.

Provided for reference is the code's definition of research and development:

| | |
|--------------------------|---|
| Research and development | A business that engages in research and/or development of innovative ideas and products. The business may include testing laboratories for product development, including the construction and testing of prototypes. Typical uses include biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation and computer hardware and software. Allowed uses do not include the mass manufacture, fabrication, processing or on-site retail sale of products. Research involving the use of animals or human cadavers is prohibited unless conducted wholly within a building. |
|--------------------------|---|

The supplementary standard that applies is: *no facilities for overnight stays by human test subjects shall be provided, nor shall such overnight stays be permitted.*

RECOMMENDED MOTION: Staff recommends approval of the Code amendments.

Sec. 2-48. - Permitted Uses in the Employment and Industrial Districts.

Summary use table by employment and industrial zoning district

| Use | Zoning District | | | | | | |
|---|-----------------|------|-----|-----|-----|----|----------------------------|
| | OF-1 | OF-2 | BP | LI | I | MI | Supplementary Use Standard |
| P = Permitted P/S = Permitted with supplementary use standards SE = Special Exception needed - = Prohibited | | | | | | | |
| <i>Residential Uses</i> | | | | | | | |
| Accessory Dwelling Unit | P/S | - | - | - | - | - | 2-91(a) |
| Public and Civic Uses | | | | | | | |
| Amenity Center | - | - | P/S | - | - | - | 2-91(b) |
| Colleges and Universities | - | P | P | - | - | - | |
| Community/Government Services | P/S | P | | | | | 2-91(k) |
| Day Care | P/S | P/S | P | - | - | - | 2-91(l) |
| Day Care Facilities over 10,000 sq. ft. with frontage on a designated arterial roadway | SE | - | P | - | - | - | |
| Monopole | - | - | - | P/S | P/S | - | 2-91(qq) |
| Park, Community | P | P | P | P | P | P | |
| Park, Linear/Linkage | P | P | P | P | P | P | |
| Park, Neighborhood | P | P | P | P | P | P | |
| Public Safety Facility | P | P | P | P | P | P | |
| Schools: Business or Trade | - | P | P | - | - | - | |

| | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|--------------------------|
| Self-Enclosed Monopole | - | P/S | P/S | P/S | P/S | - | 2-91(qq) |
| Utility, Minor | P/S | P/S | P/S | P/S | P/S | P/S | 2-91(mm) |
| Utility, Intermediate | P/S | P/S | P/S | P/S | P/S | P/S | 2-91(mm) |
| Utility, Major | - | - | - | P/S | P/S | - | 2-91(mm) |
| WTF, Attached | P/S | P/S | P/S | P/S | P/S | P/S | 2-91(qq) |
| WTF, Stealth | P/S | P/S | P/S | P/S | P/S | P/S | 2-91(qq) |
| <i>Commercial Uses</i> | | | | | | | |
| Activity Centers, Children's | - | - | - | SE | - | - | |
| Auto Body and Painting Shops | - | - | - | P/S | P/S | - | 2-91(e) |
| Auto Sales, Rental, or Leasing Facilities | - | - | P/S | - | - | - | 2-91(f) |
| Call Center | - | P | P | - | - | - | |
| Carwash | - | - | - | P/S | P/S | - | 2-91(i) |
| Cosmetic Services | P | P/S | - | - | - | - | 2-91(ee) |
| Heavy Equipment and Large Vehicle Sales and Leasing | - | - | - | - | P | - | |
| Large Vehicle and Equipment Repair | - | - | - | - | P/S | - | 2-91(e) |
| Office | P | P | P | P | P | - | |
| Office, Medical | P/S | P/S | P/S | - | - | - | 2-91(v) |
| Office/Warehouse | - | - | - | P | P | - | |
| Outdoor Shooting and Archery Ranges | - | - | - | P/S | P/S | - | Chapter 6, Article IV |
| Parking, Commercial | - | P/S | P/S | P | P | - | 2-91(j) |

| | | | | | | | |
|---|------------|------------|------------|------------|------------|----|-----------------|
| <u>Research and development</u> | <u>P/S</u> | <u>P/S</u> | <u>P/S</u> | <u>P/S</u> | <u>P/S</u> | | <u>2-91(bb)</u> |
| Residential to Office Conversion | P/S | - | - | - | - | - | 2-91(cc) |
| Restaurant/Bar | - | P/S | P/S | - | - | - | 2-91(dd) |
| Retail Sales and Services consisting of predominantly outdoor storage or consumer loading areas | - | - | - | P | P | - | |
| Retail Sales and Services | - | P/S | P/S | - | - | - | 2-91(ee) |
| Self-Service Storage | - | - | - | P/S | P/S | - | 2-91(gg) |
| Shooting and Archery Ranges | - | - | - | SE | SE | SE | |
| Small-Scale Alcohol Production | - | - | P/S | P | P | | 2-91(ii) |
| Sports Training Facilities/Specialty Gyms | - | - | - | SE | - | - | |
| Urgent Care Facility | P/S | - | - | - | - | - | 2-91(ll) |
| Vehicle Storage and Towing | - | - | - | - | P | - | |
| <i>Industrial Uses</i> | | | | | | | |
| Light Industrial Services, Manufacturing, and Assembly | - | - | P/S | P | P | - | 2-91(s) |
| Mineral Extraction | - | - | - | - | - | P | |
| Warehouse and Freight Movement | - | - | - | P | P | - | |
| Waste-Related Services | - | - | - | P/S | - | - | 2-91(qq) |
| Wholesale Trade | - | - | P | P | P | - | |

2-91 (bb)

Research and development. No facilities for overnight stays by human test subjects shall be provided, nor shall such overnight stays be permitted.

**Remove Supplementary Use Standards Restrictions on Veterinary
Clinics in the Mixed-Use Districts
CODE AMENDMENT**

DATE: May 6, 2020

CODE AMENDMENT SECTIONS: Chapter 2, Article III, Section 2-91 (ee)(6)(d) – Supplementary Use Standards.

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Veterinary Clinics in Supplementary Use Standards:

When the Commission reviewed previous revisions to the code regarding veterinary clinics on December 4, 2019, changes to Section 2-91 – Supplementary Use Standards, had not been included. The standard in that section prohibits veterinary clinics and animal grooming shops in the MU-1 (Mixed-Use –Historic Commercial Core,) but permits them in the MU-2 (Mixed-Use – Downtown Medium Density) and in the MU-R (Mixed-Use – Redevelopment and Small Lot) zoning districts. This ordinance removes the regulation of veterinary clinics from Section 2-91 (ee)(6)(d), which addresses them as a subset of ‘retail sales and services’. A separate ordinance revision adds ‘veterinary clinic, small animals’ an individual use, effectively replacing this section.

RECOMMENDED MOTION: Staff recommends approval of the Code amendments.

Section 2-91 (ee)

- (6) *MU-1, MU-2, and MU-R districts.* Retail sales and services in the MU-1, MU-2, and MU-R districts are subject to the following standards:
- a. Animal boarding; attached wireless transmission facilities; art and craft studios with welding or heavy machinery; auto parts sales; auto repair and body shops; auto sales, rental, and leasing facilities; boat sales; camper sales; campgrounds; car washes; donation centers; flea markets; gasoline and fuel sales; heavy equipment sales; machinery repair and services; manufactured home sales; mini-warehouses; monopoles; mortuaries; pawn shops; portable building sales; recycling centers; self-enclosed monopoles; self-service storage; sexually oriented businesses; shooting/archery ranges; taxidermists; wholesale nurseries; and wrecking yards are prohibited.
 - b. Tattoo and/or piercing shops shall be prohibited within a 500-foot radius of an existing tattoo and piercing shop, as measured from property line to property line.
 - c. Gun and/or firearm shops shall be prohibited within a 500-foot radius of an existing gun and/or firearm shop, as measured from property line to property line.
 - d. ~~Veterinary clinics and~~ Animal grooming shops are prohibited in MU-1, but permitted in MU-2 and MU-R.

**Add Small Animal Veterinary Clinics to the Mixed-Use Districts
CODE AMENDMENT**

DATE: May 6, 2020

CODE AMENDMENT SECTIONS: Section 2-77 – Permitted Uses in the Mixed Use and PUD Districts.

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Veterinary Clinics, Small Animals:

This ordinance includes veterinary clinics for small animals in the MU-2 (Mixed-Use – Downtown Medium Density) and MU-R (Mixed-Use – Redevelopment and Small Lot) zoning districts, with supplementary use standards. The use of veterinary clinics in these MU districts had previously been regulated by classifying them as a subset of ‘retail sales and services’. This ordinance includes them in the permitted uses table as ‘veterinary clinics, small animals’.

RECOMMENDED MOTION: Staff recommends approval of the Code amendments.

Sec. 2-77. - Permitted Uses in the Mixed-Use and PUD Districts.

Summary use table by mixed-use and PUD zoning district

| Use | Zoning District | | | | | |
|---|-----------------|------|------|------|---------------------|----------------------------|
| | MU-1 | MU-2 | MU-L | MU-R | MU-G ⁽¹⁾ | Supplementary Use Standard |
| P = Permitted P/S = Permitted with supplementary use standards SE = Special Exception needed - = Prohibited | | | | | | |
| <i>Residential Uses</i> | | | | | | |
| Accessory Dwelling Unit/Carriage House | - | P | P/S | P | | 2-91(a) |
| Apartment | - | P | - | - | | |
| Courtyard Building | - | P | - | - | | |
| Multifamily House | - | P | - | - | | |
| Single-family, Attached | - | P | - | - | | |
| Single-family, Detached | P/S | P/S | P | - | | 2-91(hh) |
| Townhouse | - | P | - | - | | |
| Upper-Story Residential | P/S | P/S | - | P/S | | 2-91(kk) |
| Villa | - | P | - | - | | |
| <i>Public and Civic Uses</i> | | | | | | |
| Community/Government Service | - | - | - | P/S | | 2-91(k) |
| Day Care | - | SE | - | SE | | |
| Park, Community | - | P | P | P | | |

| | | | | | | |
|--|-----|-----|-----|-----|--|----------|
| Park, Linear/Linkage | P | P | P | P | | |
| Park, Neighborhood | P | P | P | P | | |
| Passenger Terminal | SE | SE | - | SE | | |
| Place of Worship | P | P | P | P | | |
| Public Safety Facility | P | P | P | P | | |
| Utility, Minor | P/S | P/S | P/S | P/S | | 2-91(mm) |
| Utility, Intermediate | P/S | P/S | P/S | P/S | | 2-91(mm) |
| WTF, Stealth | P/S | P/S | P/S | P/S | | 2-91(qq) |
| <i>Commercial Uses</i> | | | | | | |
| Bed and Breakfast | - | P | P | P | | |
| Cosmetic Services | P | - | - | P | | |
| Event Center | P | SE | - | SE | | |
| Hotel/Motel/Lodging | P/S | P/S | - | P | | 2-91(q) |
| Indoor Entertainment Activities | P/S | P/S | - | P/S | | 2-91(r) |
| Live/Work Units | P/S | P/S | P/S | P/S | | 2-91(t) |
| Office | P/S | P | P | P | | 2-91(u) |
| Office, Medical | - | P/S | - | P/S | | 2-91(v) |
| Outdoor Entertainment | P | SE | - | SE | | |
| Restaurant/Bar | P/S | P/S | - | P/S | | 2-91(dd) |
| Restaurants with Outdoor Cooking Areas | P | SE | - | SE | | |

| | | | | | | |
|--|-----|------------|-----|------------|--|------------------|
| Retail Sales and Services | P/S | P/S | P/S | P/S | | 2-91(ee) |
| <u>Veterinary clinics, small animals</u> | | <u>P/S</u> | | <u>P/S</u> | | <u>2-91 (oo)</u> |

(1) All uses are permitted in the MU-G district except for those listed in Sec. 2-4 and Sec. 2-75.

(Ord. No. O-2019-0208, § I, 5-9-2019)

(oo)

Veterinary clinic, small animals.

(1) Any veterinary clinic, small animals in the C-2 and OF-1 districts shall be limited to regular service hours beginning at 7:00 a.m. and ending at 9:00 p.m.

(2) Kennel facilities shall be limited to indoors and incidental to animals being treated at the facility.

(3) Ancillary sales of pet care products, including but not limited to, prescription food, medications, and grooming accessories shall be limited to no more than ten percent of the gross floor area of the facility.

(4) Cremation services shall be prohibited.

Add View Fencing Definition CODE AMENDMENT

DATE: May 6, 2020

CODE AMENDMENT SECTIONS: Section 1-50 – Definitions

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

View Fencing:

The code regulates lot fencing and describes several fencing types. Because of the desire to specify fencing that does not obstruct views, this ordinance adds the term 'view fencing' to the code:

| | |
|----------------|---|
| Fence, view | Any fence that is made of, or imitates, a cast iron or wrought iron fence, including decorative metal; fence shall be constructed in such a way that the surface area of the fence does not obstruct a view through the fence from a position perpendicular to the fence. |
|----------------|---|

Separate code amendments specify when this type of fencing is to be used.

RECOMMENDED MOTION: Staff recommends approval of the Code amendment.

Section 1-50 Definitions

| | |
|----------------|---|
| Fence | A construction, not considered a structure, which is designed for screening or enclosing. |
| Fence, lot | A construction, not considered a structure, which is designed for enclosing a lot. |
| Fence, view | Any fence that is made of, or imitates, a cast iron or wrought iron fence, including decorative metal; fence shall be constructed in such a way that the surface area of the fence does not obstruct a view through the fence from a position perpendicular to the fence. |

View Fencing Abutting Parks and Trails CODE AMENDMENT

DATE: May 6, 2020

CODE AMENDMENT SECTIONS: Section 8-35 – Lot Fences

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Lot Fences:

This ordinance requires that view fencing be used for lots which abut any of these uses:

1. Trail corridor from the City of Round Rock Trail Master Plan
2. Private trail
3. Public park
4. Private park
5. Private open space amenity

An exception to this requirement is made when an opaque wall is required to screen outdoor storage. In addition, the ordinance changes existing uses of the term 'wrought iron' fencing to the term 'view fencing'.

RECOMMENDED MOTION: Staff recommends approval of the Code amendment.

Sec. 8-35. - Lot fences.

- (a) *Standards* . All lot fencing shall comply with the following standards unless otherwise stated within a specific zoning district, in which case the standard within the zoning district shall apply:

(1) *General standards* .

- a. All fences shall provide a finished face to abutting public rights-of-way.
- b. Fences for nonresidential uses shall provide a finished face to abutting single-family, two-family or townhouse uses.
- c. Fences shall not conflict with sight visibility triangles at street intersections or obstruct views from adjacent driveways.
- d. Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity.
- e. Fence posts and fence panels for non-wood fences shall be capped.

(2) *Maximum height* .

- a. Front street yard, non-~~wrought iron view fence~~ (residential uses): three (3) feet.
- b. Front street yard, ~~wrought iron view fence~~ (residential uses): six (6) feet.
- c. All street yards, non-~~wrought iron view fence~~ (nonresidential uses): three (3) feet.
- d. All street yards, ~~wrought iron view fence~~ (nonresidential uses): six (6) feet.
- e. All other yards (all non-industrial uses): eight (8) feet.
- f. All other yards (light industrial and industrial uses): 10 feet.

- (3) Except where an opaque wall is required in Section 8-65, view fencing shall be required when the property abuts any one of:

a.-A trail corridor from the City of Round Rock Trail Master Plan

b.A private trail

c.A public park

d.A private park

e.A private open space amenity

Replace 'wrought iron' with 'view fencing'
CODE AMENDMENT

DATE: May 6, 2020

CODE AMENDMENT SECTIONS: Sections 2-20 – TH (Townhouse), 2-22 – MF-1 (Multifamily – low density), 2-23 – MF-2 (Multifamily – medium density), 2-71 – MU-1 (Mixed-Use – Historic Commercial Core), 2-72 – MU-2 (Mixed-Use – Downtown Medium Density), 2-73 – MU-L (Mixed-Use – Limited), 2-74 – MU-R (Mixed-Use – Redevelopment and Small Lot), 2-75 – MU-G (Mixed-Use – Greenfield) and 8-65 – Outdoor Storage and Display

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Wrought Iron / View Fencing:

The code regulates lot fencing and describes several fencing types, including 'wrought iron'. With the addition of a definition for 'view fencing', the term 'wrought iron' is no longer necessary. This ordinance replaces the term 'wrought iron' with the term 'view fencing'. The definition of view fencing includes wrought iron.

RECOMMENDED MOTION: Staff recommends approval of the Code amendment.

Sec. 2-20. - TH (Townhouse) district.

- (2) *Fences* . Lot fences shall be constructed of the following materials: brick, natural stone, simulated stone, architectural CMU, or ~~wrought iron~~ view fencing. A brick, natural stone, simulated stone, or architectural CMU fence shall be installed abutting single-family or two-family uses. ~~Wrought iron or an equivalent~~ view fencing material shall be installed where abutting a park, trail, or open space, in accordance with Section 8-35.

Sec. 2-22. - MF-1 (Multifamily - Low Density) district.

- (7) *Lot fencing* . A ~~wrought iron or equivalent~~ view fence in the front street yard shall be permitted to reach a height of six (6) feet.

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

- (6) *Lot fencing* . A ~~wrought iron or equivalent~~ view fence in the front street yard shall be permitted to reach a height of six (6) feet.

Sec. 2-71. - MU-1 (Mixed-Use Historic Commercial Core) district.

- (4) *Fencing design standards.* The following standards apply to fencing in the MU-1 district, in addition to the applicable portions of Sec. 8-35:
- a. Lot fences shall be constructed of the following materials: brick, natural stone, simulated stone, or ~~wrought iron shall be view fencing~~. Other decorative masonry materials or ~~wrought iron view fencing~~ equivalents may be approved by the zoning administrator. Single-family uses may install new wood fencing or replace existing wood fencing with the same or similar material in accordance with subsection (d)(4)e, below.
 - b. A ~~wrought iron or equivalent view~~ fence in the street yard shall be permitted to reach a height of six (6) feet.
 - c. Opaque fencing shall be permitted in the street yard for the purpose of screening service areas containing supplies, equipment and restrooms, subject to the approval of the zoning administrator.
 - d. Fences in all other yards shall not exceed six (6) feet.
 - e. All fences shall provide a finished face to the exterior of the property.
 - f. Decorative fencing around patios and decks may be of a material other than one specified above, but shall be approved by the zoning administrator. Galvanized steel or similar welded wire materials shall be no smaller than 14-gauge, and shall be framed on all sides with wood or metal rails and posts.

Sec. 2-72. - MU-2 (Mixed-Use Downtown Medium Density) district.

- (4) *Lot fencing design standards.* The following standards apply to fencing in the MU-2 district, in addition to the applicable standards of Sec. 8-35:
- a. Fences shall be constructed of the following materials: brick, natural stone, simulated stone, or ~~wrought iron shall be view fencing~~. Other decorative masonry materials, reinforced concrete, or ~~wrought iron view fencing~~ equivalents may be approved by the zoning administrator. Wood fencing may be permitted if deemed appropriate by the zoning administrator based on the architecture and exterior materials of the principal building. Single-family uses may install new wood fencing or replace existing wood fencing with the same or a similar material and in accordance with subsection (d)(4)b, below.
 - b. All fences shall provide a finished face to abutting single-family or townhouse uses.
 - c. Fences outside the street yard may be eight (8) feet in height to accommodate topographical changes, as approved by the zoning administrator.
 - d. ~~A wrought iron or similar transparent fence~~ View fencing in the street yard shall be permitted to reach a height of six (6) feet.
 - e. Fences shall be eight (8) feet in height where outdoor rear or side dining or patio areas associated with eating establishments and indoor entertainment uses share a common lot line with a residential use, except for multi-story apartments and upper story residential.
 - f. Decorative street yard fencing of a material other than one specified above may be approved by the zoning administrator, except that chain link fencing is prohibited.
 - g. Opaque fencing of a maximum of six (6) feet in height shall be permitted in the street yard for the purpose of screening service areas containing supplies, equipment and restrooms, subject to the approval of the zoning administrator.

Sec. 2-73. - MU-L (Mixed-Use Limited) district.

(3) *Lot fencing standards.*

- a. The following design standards apply to fencing in the MU-L district, in addition to the applicable portions of Sec. 8-35:
 1. Fences shall be constructed of the following materials: brick, natural stone, simulated stone, ~~wrought iron, or wood~~ or shall be view fencing. Other decorative masonry materials, reinforced concrete, or ~~wrought iron-view fencing~~ equivalents may be approved by the zoning administrator.
 2. ~~A wrought iron or equivalent fence~~ View fencing in the street yard shall be permitted to reach a height of six (6) feet.
 3. Fences in all other yards shall not exceed six (6) feet, except that fences may be eight (8) feet in height to accommodate topographical changes, as approved by the zoning administrator.
- b. All nonresidential uses shall be required to install and maintain a fence constructed of masonry materials such as brick, natural stone, simulated stone, decorative reinforced concrete, or other equivalent material approved by the zoning administrator, a minimum of six feet in height, along every property line which is adjacent to a residential use, except when a view fence is required in accordance with Section 8-35. The zoning administrator may waive the requirement based upon a finding of any of the following:
 1. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;
 2. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or
 3. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.

Sec. 2-74. - MU-R (Mixed-Use Redevelopment and Small Lot) district.

(4) *Lot fencing design standards .*

- a. The following standards apply to all lot fencing in the MU-R district, in addition to the applicable standards found in Sec. 8-35:
 1. Fences shall be constructed of brick, natural stone, simulated stone, or ~~wrought iron~~ shall be view fencing. Other decorative masonry materials, reinforced concrete, or ~~wrought iron-view fencing~~ equivalents may be approved by the Zoning Administrator.
 2. Fence posts shall be constructed of rust-resistant metal parts, concrete-based masonry or concrete pillars of sound structural integrity.
 3. Fence posts and fence panels shall be capped.
 4. All fences shall provide a finished face to abutting single-family or townhouse uses.
 5. All fences shall provide a finished face to abutting streets.
- b. Except when view fencing is required by Section 8-65, —~~All~~ nonresidential uses shall be required to install and maintain a fence constructed of masonry materials such as brick, natural stone, simulated stone, decorative reinforced concrete, or other equivalent material approved by the zoning administrator, a minimum of six feet in height, along every property line which is shared with a SF or TF use and is not in the street yard. The zoning administrator may waive the requirement based upon a finding of any of the following:
 1. The zoning administrator determines that due to the site plan layout and/or existing site conditions, potential impacts will be negligible;
 2. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or
 3. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.

Sec. 2-75. - MU-G (Mixed-Use Greenfield and Large Lot) district.

- (4) *Lot fencing design standards* . The following standards apply to fencing in the MU-G district, in addition to the applicable standards found in Sec. 8-35.
- a. Fences shall be constructed of brick, natural stone, simulated stone, or ~~wrought iron shall be view fencing~~. Other decorative masonry materials, reinforced concrete, or ~~wrought iron view fencing~~ equivalents may be approved by the Zoning Administrator.

Sec. 8-65. - Outdoor storage and display.

(c) *Categories of outdoor storage and display.*

(1) *Outdoor display.*

- a. Outdoor display is display of items actively for sale.
- b. Outdoor display shall be allowed adjacent to a principal building wall and, except as provided in this subsection, extend to a distance no greater than 10 feet from the wall. Such display is prohibited to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the sidewalks.
- c. Outdoor display located more than 10 feet from the wall of a principal building shall be fenced in by a masonry, ~~wrought iron~~ view fencing or similar material fence/wall. The location and fencing of such a display shall be approved by the PDS director.
- d. Outdoor display in the OS district shall only be permitted in metropolitan and regional parks.
- e. Outdoor display in the downtown development area and in the MU-1 and MU-2 districts may be permitted in limited quantities provided it does not impede pedestrian traffic.
- f. Outdoor display in the LI district shall be limited to plants and landscape materials for sale at nurseries and similar landscaping supply establishments.

Dwelling Units in Single Family Districts PRESENTATION

In response to the Commission's discussion on April 15, 2020, the following definition for cooking facility/kitchen was created. The intent of this definition is to provide a clearer and more enforceable description of what components make up 'cooking facilities'. Also, a slight change was made to the dwelling unit definition, adding more than one 'set of utility meters' as another method of defining a second dwelling unit.

| | |
|--------------------------|---|
| Cooking facility/kitchen | A room or portion thereof designated and/or customarily used as a place for the preparation and sanitation of food and containing a stove, refrigerator, oven, microwave, freezer, dishwasher or any other customarily used appliance or fixture for the preparation and sanitation of food, as well as any wiring or piping containing energy or power source for such facilities. |
| Dwelling unit | A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. A building containing more than one set of cooking facilities cooking facility/kitchen or set of utility meters is considered to be a multi-dwelling unit structure. The term "dwelling unit" does not include hotels, motels, lodging houses, sheds or similar accessory structures, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirtings. |

The Commission's discussion has narrowed a decision to two options:

- (1) Potential amendment to the definitions section of the code to add a 'cooking facility/kitchen' definition and to revise the dwelling unit definition to include more than one set of utility meters; or
- (2) Make no changes to the code and continue to enforce the dwelling unit provision as written.