

Memorandum

TO: Planning and Zoning Commission
FROM: Bradley Dushkin, AICP – Senior Planner
RE: Proposed text amendments to the Code of Ordinances
DATE: August 17, 2016

The next three items are code amendments affecting the downtown area. First is an amendment altering the treatment of creek-fronting properties in the MU-2 zoning district. Staff recognizes the unique appeal of the land fronting Brushy Creek and Lake Creek. Those properties should be able to be developed in a way that accentuates their frontage, but the current MU-2 zoning regulations make such development impossible. Instead, buildings are required to be built close to the street, shifting on-site parking to the rear of the lot between the building and the creek. This significantly diminishes the natural beauty of the land, and the amendment is a potential remedy. As proposed, the amendment will exempt properties with creek frontage from the strict front setback requirement, allowing the developer to place their structure at any depth on the lot. Additionally, on-site parking is proposed to be permitted in the front street yard in an attempt to encourage preservation of creek-side land.

Second is an amendment to the supplementary use standards for hotels in the MU-1 and MU-2 districts. The existing requirements were composed with a single-building hotel in mind, most likely located near the downtown core. Recently staff met with a hotel developer interested in constructing multiple bungalows on a large property located along Brushy Creek, exposing a weakness in the code requirements. The proposed amendment will more clearly address this type of development by clarifying a requirement that applies only to the primary structure (lobby and other common areas) and not the other structures on the lot (where individual rooms may be).

Lastly is an ordinance creating a new single-family zoning district for an area of east downtown that is home to many non-conforming structures and lots. The genesis of this district is a homeowner who has since moved out of the area, but with whom staff agreed a new zoning district could be an appropriate way to address the nature of the affected lots. Many of the lots and structures in the proposed district were built prior to the creation of the current SF-2 zoning district and are non-conforming in a number of ways. They don't meet the minimum lot size requirement, lack a garage, are built too close to the street, or have another feature that makes the SF-2 requirements impossible to meet. The proposed SF-D district will essentially make these lots and structures conforming again while allowing the property owners to renovate or build new homes without being constrained by the SF-2 standards. The district also includes architectural standards that will seek to ensure the integrity of the historic character of the neighborhood.

Staff began work on the district in 2015 and frequently corresponded with the homeowner to ensure the proposed regulations would be received favorably. The homeowner spoke with many of his neighbors and claimed they were generally in agreement that a new zoning district would be an appropriate measure. Staff sent a draft copy of the district to the affected property owners in June of this year seeking further feedback, but none was received.

ORDINANCE NO. O-2016-____

AN ORDINANCE AMENDING CHAPTER 46, SECTION 46-160, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING OVERNIGHT ACCOMMODATIONS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

That Chapter 46, Section 46-160, subsection (s-1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-160. - Supplementary use standards.**(s-1) Overnight accommodations.**

(1) Overnight accommodations in the MU-1 and MU-2 districts shall be subject to the following standards:

- a. ~~For multi-story overnight accommodations, all guest rooms shall have access through the lobby or reception area;~~
- ba. Exterior entrances to guest rooms shall not face a public street or parking lot;
- cb. One hundred percent of the primary face on the ground floor of the principal structure shall consist only of lobby, reception areas, dining areas, drinking areas, and/or other facilities associated with the overnight accommodation use.

II.

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

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

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

40 Alternative 1.

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

44 READ, PASSED, and ADOPTED on first reading this ____ day of
45 _____, 2016.

46 Alternative 2.

47 READ and APPROVED on first reading this the ____ day of
48 _____, 2016.

49 READ, APPROVED and ADOPTED on second reading this the ____ day of
50 _____, 2016.

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53 _____
54 ALAN MCGRAW, Mayor
55 City of Round Rock, Texas

56 ATTEST:
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58 _____
59 SARA L. WHITE, City Clerk