

**ORDINANCE NO. O-2016-3781**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE THE TRACTS OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO FROM DISTRICT SF-2 (SINGLE-FAMILY - STANDARD LOT) TO DISTRICT SF-D (SINGLE-FAMILY - DOWNTOWN); AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, pursuant to Sec. 46-105 (b)(1), Code of Ordinances (2010 Edition) the City Council on its own motion has requested city staff to initiate the process to amend the Official Zoning Map to rezone certain tracts of land located at the street addresses in Round Rock, Williamson County, Texas, listed below in Exhibit "A" attached hereto, and

**WHEREAS**, the zoning of the tracts described in Exhibit "A" is proposed to be changed from District SF-2 (Single-Family - Standard Lot) to District SF-D (Single-Family - Downtown), and

**WHEREAS**, the foregoing proposed changes in the Official Zoning Map have been submitted to the Planning and Zoning Commission for its recommendation and report, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested change on the 17th day of August, 2016, following lawful publication of the notice of said public hearing, and

**WHEREAS**, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the properties described in Exhibit "A" be rezoned as set forth below, and

**WHEREAS**, on the 22nd day of September 2016, after proper notification, the City Council held a public hearing on the requested amendment, and

**WHEREAS**, the City Council hereby determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

**WHEREAS**, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 46-92 and Section 46-105, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, and other procedural matters has been fully complied with, **Now Therefore**

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

**I.**

That the City Council has considered and hereby makes the following findings regarding these amendments:

1. Said amendments are consistent with the general plan;
2. Said amendments are compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
3. The affected properties are suitable for uses that are and would be permitted by the amended zoning districts; and
4. Water, wastewater, and stormwater facilities are suitable and adequate and are available for the permitted uses in the amended zoning districts.

## II.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties at the addresses listed in Exhibit "A" is hereafter changed from District SF-2 (Single-Family - Standard Lot) to District SF-D (Single-Family - Downtown).

## III.

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

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

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

Alternative 1.

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

**READ, PASSED, and ADOPTED** on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Alternative 2.

**READ** and **APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**READ, APPROVED** and **ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:

\_\_\_\_\_  
SARA L. WHITE, City Clerk

**EXHIBIT "A"**  
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**FROM DISTRICT SF-2 TO DISTRICT SF-D**

901 East Austin Avenue	1113 East Austin Avenue	1000 East Liberty Avenue
909 East Austin Avenue	1115 East Austin Avenue	1004 East Liberty Avenue
1003 East Austin Avenue	203 North College Street	1006 East Liberty Avenue
1005 East Austin Avenue	209 North College Street	1008 East Liberty Avenue
1101 East Austin Avenue	210 North College Street	1104 East Liberty Avenue
1103 East Austin Avenue	206 North Rye Street	1108 East Liberty Avenue
1105 East Austin Avenue	902 East Liberty Avenue	1110 East Liberty Avenue
1107 East Austin Avenue	904 East Liberty Avenue	1112 East Liberty Avenue
1109 East Austin Avenue	906 East Liberty Avenue	1114 East Liberty Avenue
1111 East Austin Avenue	908 East Liberty Avenue	

EXHIBIT "A"  
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FROM DISTRICT SF-2 TO DISTRICT SF-D

