

**ORDINANCE NO. O-2018-5280**

**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 ORIGINALLY ZONE 40.018 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY, ABSTRACT NO. 441, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS DISTRICT SF-3 (SINGLE FAMILY – MIXED LOT); AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, the City of Round Rock, Texas has recently annexed 40.018 acres of land out of the David Curry Survey, Abstract No. 130, and the E. McDaniel Survey, Abstract No. 441, in Round Rock, Williamson County, Texas, being more fully described in Exhibit “A” (the “Property”), attached hereto and incorporated herein, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 7th day of March, 2018, 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 Property in Exhibit “A” be originally zoned as District SF-3 (Single Family – Mixed Lot), and

**WHEREAS**, on the 12th day of April, 2018, after proper notification, the City Council held a public hearing on the proposed original zoning, and

**WHEREAS**, the City Council 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 46-132, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, 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 this original zoning:

1. It is consistent with the general plan;
2. It is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
3. The affected property is suitable for existing uses that are and would be permitted by District SF-3 (Single Family – Mixed Lot); and
4. Water, wastewater, and stormwater facilities are suitable and adequate and are available for the existing uses in District SF-3 (Single Family – Mixed Lot).

**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 property described in Exhibit “A” is hereafter designated as District SF-3 (Single Family – Mixed Lot).

### **III.**

That pursuant to Sec. 46-136.2(c)(4)(d), estate lots comprising less than 40% of the total number of residential lots and small lots comprising more than 30% of the total number of residential lots are hereby allowed within the Property, conditioned upon compliance with the following:

1. A roadway connectivity index of greater than 1.40 shall be achieved;
2. Landscaping as described in Section 46-136.2(e)(1) of the Code for arterial and collector roads shall be provided;
3. Enhanced detention facilities and bridge/culvert designs as described in Section 46-136.2(e)(2) of the Code shall be provided;
4. 20' wide easement for the Brushy Creek Trail shall be provided; and
5. Brick or natural stone subdivision walls shall be constructed along the rear and/or side yards of residential lots adjacent to Creek Bend Drive and Hairy Man Road, in accordance with Section 36-116 of the Code. The Planning Director may approve deviations from the Code.

### **IV.**

**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 \_\_\_\_\_, 2018.

Alternative 2.

**READ and APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

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