

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE VI, SECTION 2-77 AND CHAPTER 2, ARTICLE VIII SECTION 2-91 (hh), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING SINGLE FAMILY DETACHED DWELLINGS IN THE MU-1 DISTRICT; 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 Zoning and Development Code, Chapter 2, Article VI, Section 2-77, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

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 needed SE = Special Exception - = 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 | <u>P/S</u> | 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) |

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

II.

That Zoning and Development Code, Chapter 2, Article VIII, Section 2-91 (hh), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended by adding subsection (4):

CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

Sec. 2-91. - Supplementary use standards.

(hh) *Single-family attached and single-family detached dwelling units.*

(1) *C-1 and C-1a districts.* Single-family attached (two dwelling units) and single-family detached dwelling units in the C-1 and C-1a districts are permitted only in the downtown development area.

(2) *MU-2 district.* Single-family dwelling units are subject to the following standards:

- a. A single-family use that is converted to a nonresidential use shall not return to a single-family use.
- b. Single-family uses shall not be required to provide on-site parking in a garage.
- c. Nonresidential uses shall not be required to provide a compatibility buffer adjacent to single-family uses.
- d. After the 1st day of August, 2013, if a single-family structure is damaged or destroyed to an extent greater than 50 percent by natural or manmade disaster, not including damage caused intentionally or negligently by the owner, the single-family structure may be rebuilt according to the following density and development standards and time deadlines:
 1. No minimum lot area required;
 2. Front, side, and rear setbacks shall conform to either SF-2 or MU-2 standards;
 3. The exterior finish of all new buildings shall be of natural stone, simulated stone, brick, stucco, and/or fiber cement siding;
 4. If the building official has not issued a certificate of occupancy within five years following the date of destruction of the single-family structure, all future use of the property must conform to all MU-2 standards.

(3) *TF district.* Single-family detached dwelling units in the TF district shall comply with the lot and building dimensional standards for the SF-2 zoning district, which can be found in Sec. 2-26.

(4) MU-1 district.

a. Single-family detached dwelling units shall be permitted only on properties located at the following addresses in the city: 305 East Liberty, 309 East Liberty, 311 East Liberty, 306 East Liberty, and 102 East Liberty.

b. Single-family dwelling units are subject to the following standards:

1. A single-family use that is converted to a nonresidential use shall not return to a single-family use.
2. Single-family uses shall not be required to provide on-site parking in a garage.
3. Nonresidential uses shall not be required to provide a compatibility buffer adjacent to single-family uses.
4. The MU-2 (Mixed-Use Downtown Medium Density) district design standards contained in Section 2-72(e) shall apply.

1 III.

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

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

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

13 Alternative 1.

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

17 READ, PASSED, and ADOPTED on first reading this ____ day of
18 _____, 2019.

19 Alternative 2.

20 READ and APPROVED on first reading this the ____ day of
21 _____, 2019.

22 READ, APPROVED and ADOPTED on second reading this the ____ day of
23 _____, 2019.

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CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk