

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE VI, SECTION 2-71 (d)(4) AND SECTION 2-72 (d)(4), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING FENCING DESIGN STANDARDS; 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 2-71 (d)(4), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

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

(d) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of this code, the following regulations apply to the MU-1 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. Other decorative masonry materials or wrought iron 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 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.

~~ed.~~ Fences in all other yards shall not exceed six (6) feet.

~~de.~~ All fences shall provide a finished face to the exterior of the property.

~~ef.~~ 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.

1 II.

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3 That Zoning and Development Code, Chapter 2, Article VI, Section 2-72 (d)(4),
4 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as
5 follows:

6 CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS
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8 Sec. 2-72. - MU-2 (Mixed-Use Downtown Medium Density) district.

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10 (d) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of
11 this code, the following regulations apply to the MU-2 district:

12
13 (4) *Lot fencing design standards.* The following standards apply to fencing in the MU-2 district, in
14 addition to the applicable standards of Sec. 8-35:

- 15 a. Fences shall be constructed of the following materials: brick, natural stone, simulated
16 stone, or wrought iron. Other decorative masonry materials, reinforced concrete, or
17 wrought iron equivalents may be approved by the zoning administrator. Wood fencing may
18 be permitted if deemed appropriate by the zoning administrator based on the architecture
19 and exterior materials of the principal building. Existing single-family uses may install new
20 wood fencing or replace existing wood fencing with the same or a similar material and in
21 accordance with subsection (d)(4)b, below.
- 22 b. All fences shall provide a finished face to abutting single-family or townhouse uses.
- 23 c. Fences outside the street yard may be eight (8) feet in height to accommodate
24 topographical changes, as approved by the zoning administrator.
- 25 d. A wrought iron or similar transparent fence in the street yard shall be permitted to reach a
26 height of six (6) feet.
- 27 e. Fences shall be eight (8) feet in height where outdoor rear or side dining or patio areas
28 associated with eating establishments and indoor entertainment uses share a common lot
29 line with a residential use, except for multi-story apartments and upper story residential.
- 30 f. Decorative street yard fencing of a material other than one specified above may be
31 approved by the zoning administrator, except that chain link fencing is prohibited.
- 32 g. Opaque fencing of a maximum of six (6) feet in height shall be permitted in the street yard
33 for the purpose of screening service areas containing supplies, equipment and restrooms,
34 subject to the approval of the zoning administrator.

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36 III.

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

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

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

7 Alternative 1.

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

11 **READ, PASSED, and ADOPTED** on first reading this ____ day of
12 _____, 2019.

13 Alternative 2.

14 **READ and APPROVED** on first reading this the ____ day of
15 _____, 2019.

16 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
17 _____, 2019.

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19
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21 _____
22 CRAIG MORGAN, Mayor
23 City of Round Rock, Texas

24 ATTEST:
25

26 _____
27 SARA L. WHITE, City Clerk