

**ORDINANCE NO. O-2019-0206**

**AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE III, SECTION 2-34 (e)(1); ARTICLE IV, SECTION 2-42 (e)(1); ARTICLE V SECTION 2-56 (e)(1) AND 2-57 (e)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING THE USE OF MATERIALS FOR EXTERIOR WALL FINISH; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, the City of Round Rock, Texas desires to amend the text of the Zoning and Development Code, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the proposed amendment on the 3<sup>rd</sup> day of April, 2019, following lawful publication of the notice of said public hearing, and

**WHEREAS**, after considering public testimony received at such hearing, the Planning and Zoning Commission has recommended the Zoning and Development Code be amended as set forth herein, and

**WHEREAS**, on the 9<sup>th</sup> day of May, 2019, after proper notification, the City held a public hearing on the proposed amendment, and

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

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

I.

That Zoning and Development Code, Chapter 2, Article III, Section 2-34 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

**CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS**

Sec. 2-34. - C-2 (Local Commercial) district.

(e) *Local commercial design standards.* The following design standards apply to all buildings in the C-2 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

- a. At least 50 percent of the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim.
- b. Other materials allowed for the exterior wall finish are: stucco; fiber cement siding; architecturally finished steel or metal; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.
- c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.
- d. Architectural CMU shall have an ashlar pattern.

II.

That Zoning and Development Code, Chapter 2, Article IV, Section 2-42 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

**CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS**

Sec. 2-42. - OF-1 (General Office) district.

(e) *General office design standards.* The following design standards apply to all buildings in the OF-1 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design

themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

- a. At least 50 percent of the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim.
- b. Other materials allowed for the exterior wall finish are: stucco; fiber cement siding; architecturally finished steel or metal; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.
- c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.
- d. Architectural CMU shall have an ashlar pattern.

### III.

That Zoning and Development Code, Chapter 2, Article V, Section 2-56 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

#### **CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS**

Sec. 2-56. - PF-1 (Public Facilities - Low Intensity) district.

(e) *Public facilities - low intensity design standards.* The following design standards apply to all buildings in the PF-1 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

- a. At least 50 percent of the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim.
- b. Other materials allowed for the exterior wall finish are: stucco; fiber cement siding; architecturally finished steel or metal; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.

- c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.
- d. Architectural CMU shall have an ashlar pattern.

#### IV.

That Zoning and Development Code, Chapter 2, Article V, Section 2-57 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

#### CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

Sec. 2-57. - PF-2 (Public Facilities - Medium Intensity) district.

(e) *Public facilities - medium intensity design standards.* The following design standards apply to all buildings in the PF-2 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

- a. At least 50 percent of the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim.
- b. Other materials allowed for the exterior wall finish are: stucco; fiber cement siding; architecturally finished steel or metal; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.
- c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.
- d. Architectural CMU shall have an ashlar pattern.

#### V.

That the City Council has considered and hereby make the following findings regarding this amendment:

1. It is consistent with the general plan;

2. It advances the stated scope and purpose of the Zoning and Development Code as stated in Section 1-3 of the Code; and

3. It advances the stated purpose of any zoning district it may affect.

## **VI.**

**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 \_\_\_\_\_, 2019.

Alternative 2.

**READ and APPROVED** on first reading this the \_\_\_\_ day of \_\_\_\_\_, 2019.

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk