

ORDINANCE NO. O-2019-0203

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTION 2-16 (d), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING GARAGE AND DRIVEWAY TREATMENT; 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 3rd 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 9th 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:

That Zoning and Development Code, Chapter 2, Article II, Section 2-16 (d), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-16. - SF-3 (Single-Family - Mixed Lot) district.

(d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-3 district:

(1) *Exterior wall materials.*

- a. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels).
- b. An alternative wall finish consisting of 100% stucco may be permitted only in conjunction with a tile roof.
- c. The use of materials such as wood shingles, wood siding, and architectural steel or metal shall be limited to accent features.
- d. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from the percentage and materials requirements listed above.

(2) *Garage and driveway treatment.*

- a. The garage doors facing a public street shall not exceed a total of 18 feet in width.
- b. An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required for all garages facing the street.
- c. Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the following standards:
 1. The exterior wall of the garage facing any public street shall include a minimum of one (1) three-foot (3') by five-foot (5') window for every nine (9) linear feet in width; and
 2. There shall be a minimum of 30 feet between garage doors and the side lot line which they face.

(3) *Front Elevation Requirements*

The front elevation of all homes shall conform with subsection (a) or (b) below:

- a. A street-facing garage shall not extend beyond the front building façade; or
- b. The front elevation shall contain a minimum of two of the following elements of wall plane articulation, to be identified on the architectural plans submitted for a building permit:
 1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches.
 2. A covered front porch or patio with a minimum of 60 square feet.
 3. A shed roof at least 18 inches deep above garage door for an additional architectural detail.

4. A combination of at least two roof types (e.g., hip and gable) or two different roof planes of varying height and/or direction.
5. Two or more masonry finishes to complement the architectural style of the home.
6. The addition of one or more dormers on the front elevation to complement the architectural style of the home.

(4) *Fencing.*

- a. Single-family lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.
- b. Fences that abut parks, trails, or similar public or private open spaces shall be of wrought iron or tubular steel. Masonry bases not exceeding three (3) feet in height and/or masonry columns are permitted in conjunction with a wrought iron or tubular steel fence.
- c. Fence requirements and maintenance.
 1. These regulations shall apply only to fences that:
 - i. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
 - ii. Are adjacent to a public drainage facility and are visible from a public street.
 2. Fences are not required in the SF-3 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:
 - i. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.
 - ii. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.
 - iii. A fence shall not have any missing posts, panels, or pickets.
 - iv. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
 - v. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

(5) *Landscaping.* Landscaping requirements apply to the development of new homes in the SF-3 district as outlined in Sec. 8-10(l).

II.

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.

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

_____, 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