

ORDINANCE NO. O-2019-0464

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTION 2-16(c)(4) REGARDING LOT COMPOSITION IN THE SF-3 DISTRICT, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; 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 II, Section 2-16(c)(4), 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.

(c) *Lot and building dimensional standards.* Property and buildings in the SF-3 district shall conform to the standards found in Sec. 2-26, with the following supplementary notes:

- (1) *Alleys.* Lots less than 45 feet in width shall provide garages with rear access to an alley.
- (2) *Minimum dwelling area.* The living area of the primary residential structure exclusive of porches and garages.
- (3) *Compatibility standard.* Where SF-3 lots are subdivided abutting existing homes on lots 10,000 sq. ft. and over, the SF-3 lots that immediately abut the large lots shall be a minimum of 10,000 sq. ft.
- (4) *Lot composition.* Except as provided below, each new subdivision with SF-3 zoning shall meet the following lot size composition:
 - a. Estate lots shall compose no less than 40% of the total number of residential lots.
 - b. Standard lots shall compose no less than 30% of the total number of residential lots.
 - c. Small lots shall compose no more than 30% of the total number of residential lots.
 - d. A subdivision may ~~contain fewer estate lots or more small lots than~~ vary from the lot size composition outlined above, so long as: (1) the number of estate lots comprise no less than 10% of the total number of residential lots; and (2) the number of estate lots and standard lots combined comprise more than 50% of the total number of residential lots. In order to be eligible for this exception, the subdivision must have-if it has a connectivity index of 1.4 or greater and must includes the following features, as further described in subsection (e) below:

1. Arterial and collector road landscaping;
2. Enhanced detention facilities and bridge/culvert design;
3. Usable open spaces (such as parks, amenity centers, and trails) which exceed the parkland requirement by a minimum of 25%; ~~or~~and
4. Brick or natural stone subdivision walls.

II.

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