

ORDINANCE NO. O-2019-0495

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE III, SECTIONS 2-35, 2-48, 2-77 AND 2-91, REGARDING VETERINARY CLINICS, MEDICAL OFFICE USES, AND COSMETIC SERVICES; 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 Chapter 2, Article III, Section 2-35 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

**Sec. 2-35. - Permitted Uses in the Commercial Districts.**

Summary use table by commercial zoning district

Use	Zoning District			
	C-1	C-1a	C-2	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed - = Prohibited</b>				
<i>Residential Uses</i>				
Accessory Dwelling Unit	-	-	P/S	2-91(a)
Single-Family, Attached	P/S	P/S	-	2-91(hh)
Single-Family, Detached	P/S	P/S	-	2-91(hh)
Upper-Story Residential	P/S	P/S	P/S	2-91(kk)

<i>Public and Civic Uses</i>				
Colleges and Universities	P	P	-	
Community/Government Service	P	P	P/S	2-91(i)
Day Care	P	P	P/S	2-91(j)
Day Care over 10,000 sq. ft. located on an arterial roadway	P	P	SE	
Funeral Home	P	P	-	
Park, Community	P	P	P	
Park, Linear/Linkage	P	P	P	
Park, Neighborhood	P	P	P	
Passenger Terminal	P/S	P/S	-	2-91(z)
Place of Worship	P	P	P	
Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)	P/S	P/S	P/S	2-91(aa)
Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)	P/S	P/S	-	2-91(aa)
Public Safety Facility	P	P	P	
Schools: Business and Trade	P	P	-	
Self-Enclosed Monopole	P/S	P/S	-	2-91(qq)
Utility, Minor	P/S	P/S	P/S	2-91(mm)
Utility, Intermediate	P/S	P/S	P/S	2-91(mm)
WTF, Attached	P/S	P/S	P/S	2-91(qq)

WTF, Stealth	P/S	P/S	P/S	2-91(qq)
<i>Commercial Uses</i>				
Auto Body and Painting Shops	SE	-	-	
Auto Sales, Rental, or Leasing Facilities	P/S	P/S	-	2-91(f)
Auto Service Facilities	P/S	P/S	-	2-91(g)
Bed and Breakfast	P/S	-	P/S	2-91(h)
Call Center	P	P	-	
Carwash	P/S	P/S	-	2-91(i)
Children's Activity Centers	P	P	-	
Cosmetic Services	P	P	P/S	2-91(ee)
Dog Day Care, Indoor Kennel, Grooming, and Training Facility	P	P	P/S	2-91(m)
Event Center	P	P	-	
Fuel Sales	P	P	P/S	2-91(ee)
Hotel/Motel/Lodging	P	P	-	
Indoor Entertainment Activities	P	P	-	
Indoor Shooting and Archery Ranges	P/S	P/S	-	Chapter 6, Article IV
Microbrewery (with annual production not exceeding 6,000 barrels)	P	P	-	
Microbrewery (with annual production between 6,000—15,000 barrels)	SE	SE	-	
Office	P	P	P/S	2-91(u)

Office, Medical	P/S	P/S	P/S	2-91(v)
Office/Warehouse	P	-	-	
Outdoor Entertainment	SE	SE	-	2-91(w)
Parking, Commercial	P/S	P/S	-	2-91(j)
Residential to Office Conversion	P/S	P/S	P/S	2-91(cc)
Restaurants/Bars	P/S	P/S	P/S	2-91(dd)
Retail Sales and Services	P/S	P/S	P/S	2-91(ee)
Self-Service Storage	P/S	-	-	2-91(gg)
Sexually Oriented Businesses	P/S	-	-	Chapter 6, article III
Shooting and Archery Ranges	SE	SE	-	
Small-Scale Alcohol Production	P	P	-	
Sports Training Facilities/Specialty Gyms	P	P	-	
Urgent Care Facility	P/S	P/S	-	2-91(ll)
<u>Veterinary Clinics, Small Animals</u>	<u>P</u>	<u>P</u>	<u>P/S</u>	<u>2-91(oo)</u>

## II.

That Chapter 2, Article III, Section 2-48 of the Code of Ordinances (2018 Edition),  
City of Round Rock, Texas, is hereby amended to read as follows:

### **Sec. 2-48. - Permitted Uses in the Employment and Industrial Districts.**

Summary use table by employment and industrial zoning district

Use	Zoning District						
	OF-1	OF-2	BP	LI	I	MI	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed    - = Prohibited</b>							
<i>Residential Uses</i>							
Accessory Dwelling Unit	P/S	-	-	-	-	-	2-91(a)
<i>Public and Civic Uses</i>							
Amenity Center	-	-	P/S	-	-	-	2-91(b)
Colleges and Universities	-	P	P	-	-	-	
Community/Government Services	P/S	P					2-91(k)
Day Care	P/S	P/S	P	-	-	-	2-91(l)
Day Care Facilities over 10,000 sq. ft. with frontage on a designated arterial roadway	SE	-	P	-	-	-	
Monopole	-	-	-	P/S	P/S	-	2-91(qq)
Park, Community	P	P	P	P	P	P	
Park, Linear/Linkage	P	P	P	P	P	P	

Park, Neighborhood	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	
Schools: Business or Trade	-	P	P	-	-	-	
Self-Enclosed Monopole	-	P/S	P/S	P/S	P/S	-	2-91(qq)
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	2-91(mm)
Utility, Intermediate	P/S	P/S	P/S	P/S	P/S	P/S	2-91(mm)
Utility, Major	-	-	-	P/S	P/S	-	2-91(mm)
WTF, Attached	P/S	P/S	P/S	P/S	P/S	P/S	2-91(qq)
WTF, Stealth	P/S	P/S	P/S	P/S	P/S	P/S	2-91(qq)
<i>Commercial Uses</i>							
Activity Centers, Children's	-	-	-	SE	-	-	
Auto Body and Painting Shops	-	-	-	P/S	P/S	-	2-91(e)
Auto Sales, Rental, or Leasing Facilities	-	-	P/S	-	-	-	2-91(f)
Call Center	-	P	P	-	-	-	
Carwash	-	-	-	P/S	P/S	-	2-91(i)
Cosmetic Services	P	P/S	-	-	-	-	2-91(ee)
Heavy Equipment and Large Vehicle Sales and Leasing	-	-	-	-	P	-	
Large Vehicle and Equipment Repair	-	-	-	-	P/S	-	2-91(e)
Office	P	P	P	P	P	-	
Office, Medical	P/S	P/S	P/S	-	-	-	2-91(v)

Office/Warehouse	-	-	-	P	P	-	
Outdoor Shooting and Archery Ranges	-	-	-	P/S	P/S	-	Chapter 6, Article IV
Parking, Commercial	-	P/S	P/S	P	P	-	2-91(j)
Residential to Office Conversion	P/S	-	-	-	-	-	2-91(cc)
Restaurant/Bar	-	P/S	P/S	-	-	-	2-91(dd)
Retail Sales and Services consisting of predominantly outdoor storage or consumer loading areas	-	-	-	P	P	-	
Retail Sales and Services	-	P/S	P/S	-	-	-	2-91(ee)
Self-Service Storage	-	-	-	P/S	P/S	-	2-91(gg)
Shooting and Archery Ranges	-	-	-	SE	SE	SE	
Small-Scale Alcohol Production	-	-	P/S	P	P		2-91(ii)
Sports Training Facilities/Specialty Gyms	-	-	-	SE	-	-	
Urgent Care Facility	P/S	-	-	-	-	-	2-91(ll)
Vehicle Storage and Towing	-	-	-	-	P	-	
<u>Veterinary Clinics, Livestock</u>	-	-	-	<u>P/S</u>	-	-	<u>2-91(nn)</u>
<u>Veterinary Clinics, Small Animals</u>	<u>P/S</u>	-	-	<u>P</u>	-	-	<u>2-91(oo)</u>
<i>Industrial Uses</i>							
Light Industrial Services, Manufacturing, and Assembly	-	-	P/S	P	P	-	2-91(s)
Mineral Extraction	-	-	-	-	-	P	
Warehouse and Freight Movement	-	-	-	P	P	-	

Waste-Related Services	-	-	-	P/S	-	-	2-91(qq)
Wholesale Trade	-	-	P	P	P	-	

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### III.

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That Chapter 2, Article III, Section 2-77 of the Code of Ordinances (2018 Edition),

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City of Round Rock, Texas, is hereby amended to read as follows:

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#### **Sec. 2-77. Permitted Uses in the Mixed-Use and PUD Districts.**

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Summary use table by mixed-use and PUD zoning district

Use	Zoning District					
	MU-1	MU-2	MU-L	MU-R	MU-G <sup>(1)</sup>	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards needed    SE = Special Exception needed    - = Prohibited</b>						
<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	P/S	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	<del>P</del>	-	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	<u>P/S-</u>	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.

#### IV.

That Chapter 2, Article III, Section 2-91 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

#### **Sec. 2-91. Supplementary use standards.**

##### **(u) Office.**

(1) Office uses in the C-2 district are subject to the following requirements:

- a. On sites smaller than two acres, no single office use shall exceed 2,500 square feet of gross floor area.
- b. On sites larger than two acres, no single office use shall exceed 5,000 square feet of gross floor area.
- c. On sites with 50 percent or greater frontage on an arterial roadway, no single office use shall exceed 10,000 square feet of gross floor area.

(2) Office uses in the MU-1 district are subject to the following requirements:

- a. Except as provided below, in the two blocks of Main Street between Mays and Sheppard, office uses are prohibited on the ground floor of all buildings. Regardless of the foregoing, office use shall be permitted on the ground floor of buildings that contain office uses on the ground floor as of July 11, 2013, which such buildings are located at the following addresses, to wit: 100 E. Main, 102 E. Main, 104 E. Main, 105 E. Main, 108 E. Main, 109 E. Main, 110 E. Main, 115 E. Main, 116 E. Main, 206 E. Main, and 212 E. Main.

##### **(v) Office, medical.**

(1) Ambulance access ramps and other special design features for the accommodation of ambulances are prohibited.

(2) Except for sleep clinics, medical offices in the MU-1, MU-2, C-2, OF-1, and MU-R districts shall be limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m. Sleep clinics are prohibited in the MU-1 and MU-2 districts.

(3) Medical office uses in the MU-1 district are subject to the following requirements:

a. Except as provided below, medical office use is permitted in MU-1. Medical office use is prohibited in the two blocks of Main Street between Mays and Sheppard.

## V.

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.

1 Alternative 2.

2 **READ** and **APPROVED** on first reading this the \_\_\_\_\_ day of

3 \_\_\_\_\_, 2019.

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

5 \_\_\_\_\_, 2019.

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CRAIG MORGAN, Mayor  
City of Round Rock, Texas

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11 ATTEST:

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SARA L. WHITE, City Clerk