

**Veterinary Clinics, Medical Office Uses, and Cosmetic Services
CODE AMENDMENT**

DATE: December 4, 2019

CODE AMENDMENT SECTIONS: Chapter 2, Article III, Sections 2-35, 2-48, 2-77- and 2-91, Code of Ordinances (2018 Edition), regarding Veterinary Clinics, Medical Office Uses, and Cosmetic Services.

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Veterinary Clinics

This ordinance adds veterinary clinics, small animals' as a permitted use in the C-1 (General Commercial), the C-1a (General Commercial - limited) and the LI (Light Industrial) zoning districts. This use is also added as permitted, with supplementary standards, in the C-2 (Local Commercial) and OF-1 (General Office) zoning districts. 'Veterinary clinics, livestock' is added as a permitted use, with supplementary standards, in the LI (Light Industrial) zoning district. This change restores these uses to their appropriate zoning districts.

Cosmetic Services in MU-2 & Medical Office in MU-1

This ordinance also adds 'cosmetic services' as a permitted use in the MU-2 (Mixed Use Downtown Medium Density) zoning district. This use was initially permitted in MU-2, but was mistakenly removed during the recent code codification process.

'Medical office' is added as a permitted use in the MU-1 (Mixed Use Historic Commercial Core) zoning district, except on Main Street between Mays and Sheppard. Supplementary standards also apply. Medical Office was never permitted in MU-1. The purpose of excluding it from MU-1 was to encourage more retail, entertainment, and restaurant uses in the downtown core. This goal has largely been achieved. Recently, an allergy clinic signed a lease for a property with MU-1 zoning without checking the permitted uses in this zoning district or discussing the matter with staff. Staff became aware of this issue once a building permit was submitted. Planning staff reviewed the matter and decided a code change to allow medical uses in MU-1, outside of the two-block historic district, would not be detrimental to the goals of the MU-1 district. Therefore, staff fast-tracked this proposed code change to give this business the opportunity to meet their lease obligations and move into their new office space on schedule.

RECOMMENDED MOTION: Staff recommends approval of the Code amendments.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE III, SECTIONS 2-35, 2-48, 2-77 AND 2-91, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING VETERINARY CLINICS, MEDICAL OFFICE USES, AND COSMETIC SERVICES; 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
P = Permitted P/S = Permitted with supplementary use standards SE = Special Exception needed - = Prohibited				
<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</u>	

II.

That Chapter 2, 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
P = Permitted P/S = Permitted with supplementary use standards SE = Special Exception needed - = Prohibited							
<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, Small Animals</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>P</u>	<u>-</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	-	

III.

That Chapter 2, Article III, Section 2-77 of the Code of Ordinances (2018 Edition),
City of Round Rock, Texas, is hereby amended to read as follows:

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

Summary use table by mixed-use and PUD zoning district

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

(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.

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