



Legislation Text

File #: 2017-4287, **Version:** 2

Consider an ordinance amending Chapter 46 (Zoning), Code of Ordinances (2010 Edition), creating new zoning districts SF-3 (Single Family - Mixed Lot), OF-2 (Office - Mid Rise), MU-R (Mixed Use - Redevelopment and Small Lot), and MU-G (Mixed Use - Greenfield and Large Lot). (Second Reading)

This is the final code amendment City Council will consider adopting some of the more important policy items contained within the Round Rock Zoning and Development Code. The purpose of this amendment is to create four new opt-in zoning districts to potentially alleviate the number of Planned Unit Developments (PUDs) requested by developers. Below is a description of each new district:

- SF-3 (Single Family - Mixed Lot) - a new single family district accommodating a mixture of lot sizes with increased building design standards mirroring those in recently adopted single family PUDs. New SF-3 subdivisions shall have no fewer than 40% estate lots (10,000 ft²) and 30% standard lots (6,500 ft²), and no more than 30% small lots (5,000 ft²). However, a subdivision may have more small lots and fewer estate lots if it meets a set of increased subdivision design regulations.
- OF-2 (Office - Mid Rise) - a new office district intended for large office buildings that are not adjacent to single family subdivisions. The maximum height is 5 stories, except for properties with frontage on a freeway/tollway, which may be up to 12 stories. A variety of uses is permitted on the ground floor to serve the tenants of the building, such as restaurants, retail, and day cares. Exterior wall materials include brick, stone, stucco, architectural CMU, glass with steel framing, and architectural steel and metal, and each material is permitted in unlimited amounts.
- MU-R (Mixed Use - Redevelopment and Small Lot) - a mixed-use district that is intended to provide flexibility for infill lots along arterial corridors in the city. A mixture of commercial and residential uses are permitted, and the lack of compatibility buffers allows greater lot utilization.
- MU-G (Mixed Use - Greenfield and Large Lot) - allows for comprehensive, mixed-use development of large, vacant lots. The district lays the foundation for a PUD based on the stated regulations, however a PUD is not required. The maximum height is 15 stories for properties with freeway/tollway frontage and 5 stories elsewhere.

P&Z Recommendation: The Planning and Zoning Commission unanimously recommended approval of the new zoning districts as part of the larger Development Code recommendation at their meeting on December 21, 2016.