

ORDINANCE NO. O-2021-173

AN ORDINANCE AMENDING ORDINANCE NO. Z-08-11-13-11C13, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON NOVEMBER 13, 2008, BY AMENDING SECTIONS II.6.1, II.6.2 AND II.18 OF THE DEVELOPMENT PLAN OF PUD NO. 84, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on November 13, 2008, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-08-11-13-11C13, which established PUD No. 84, and

WHEREAS, on July 22, 2010, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-10-07-22-9A1 to amend Sections II.6.1(5)(a), II.8.1(1), II.8.1(2)(c)(ii), II.8.1(3)(c), II.8.1(4)(c), II.8.1(5)(c), II.8.1(6)(c), II.8.1(7)(c), and II.8.1(16)(c) of the Development Plan of PUD No. 84 (Amendment No. 1), and

WHEREAS, the City and Avery Centre DevCo, Inc. ("Owner") agreed to an Administrative Amendment (Amendment No. 2), as defined in Section 19.a. of PUD No. 84, such amendment filed as Document No. 2010059641 with the County Clerk of Williamson County, Texas, and

WHEREAS, on August 9, 2012 the City Council of the City of Round Rock, Texas adopted Ordinance No. Z-12-08-09-H1 to amend Sections II.6, II.6.2(2), II.8.1(1)(e), II.8.1(1)(f) and II.16 of the Development Plan of PUD No. 84 (Amendment No. 3), and

WHEREAS, on March 10, 2014 the City Council of the City of Round Rock, Texas adopted Ordinance No. Z-14-02-27-J1 to amend Sections II.5.2, II.6, II.6.1, II.8.1 and replace Exhibit "C" of the Development Plan of PUD No. 84 (Amendment No. 4), and

WHEREAS, on July 10, 2014 the City Council of the City of Round Rock, Texas adopted Ordinance No. O-2014-1555 to amend Exhibits "C", "F", and "J" of the Development Plan of PUD No. 84 (Amendment No. 5), and

WHEREAS, on May 11, 2017 the City Council of the City of Round Rock, Texas adopted Ordinance No. O-2017-4389 to amend the Development Plan of PUD No. 84 (Amendment No. 6), and

WHEREAS, the City and Avery Centre DevCo, Inc. ("Owner") agreed to an Administrative Amendment (Amendment No. 7), as defined in Section 19.1. of PUD No. 84, such amendment filed as Document No. 2020148267 with the County Clerk of Williamson County, Texas, and

WHEREAS, the City and Avery Centre DevCo, Inc. ("Owner") agreed to an Administrative Amendment (Amendment No. 8), as defined in Section 19.1. of PUD No. 84, such amendment filed as Document No. 2021041050 with the County Clerk of Williamson County, Texas, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.6.1, II.6.2 and II.18 of the Development Plan of PUD No. 84, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-08-11-13-11C13 on the 19th day of May, 2021, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-08-11-13-11C13 be amended, and

WHEREAS, on the 24th day of June, 2021, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-08-11-13-11C13, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-08-11-13-11C13 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Section 10-22, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #84 meets the following goals and objectives:

- (1) The amendment to P.U.D. #84 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #84 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #84 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Section II.6.1 *Land Use Table* of the Development Plan of PUD No. 84, is hereby amended to read as follows:

6. PERMITTED USES

6.1 Land Use Table

Use	District Allowed	Maximum Number within Plan	Conditions
<u>Residential</u>			
Multifamily	1,2,3,4,6,6-A,7,8,8-A,9		(1)
Single Family Detached	3,4,8,8-A,9		(2)
Accessory Dwelling Unit			(2)
Gated Communities			(3)
Single Family Zero Lot Line	3,4,8,8-A,9		(3)
Two Family	3,4,7,8,8-A,9		(4)
Single Family Detached Common Lot	3&4,8,8-A,9	3	(5)
Townhouse	1,2,3,4,6,6-A,7,8,8-A,9		(6)
Upper Story, above non-residential uses	1,2,3,6,6-A,7,9		
<u>Multifamily Common Lot Cottage</u>	<u>3,4</u>	<u>1</u>	(7)
<i>Unit Limits</i>			
<i>MU Districts maximum number of residential units</i>	<i>1,2,3,6,6-A,7,9</i>	<i>5,100</i>	<i>Section 6.3</i>
<i>RES Districts maximum number of residential units</i>	<i>4,8,8-A</i>	<i>1,200</i>	<i>Section 6.3</i>
<u>Non-Residential</u>			
Library	1,2,6,6-A,7,9		
Community Service	1,2,6,6-A,7,8,8-A,9		
Government Facilities	1,2,6,6-A,7,9		
Linear/Linkage Park	1,2,3,4,5,6, 6-A,7,8,8-A,9		
Neighborhood Park	1,2,3,4,5,6, 6-A,7,8,8-A,9		
Community Park	3,4,7,8,8-A,9		
Amenity/Recreation Center	1,2,3,4,6, 6-A,7,8,8-A,9		(8)
Utility (Minor and Intermediate)	1,2,3,4,5, 6-A,7,8,8-A,9		
Commercial Parking	1,2,3,6,6-A,7		(9)
Eating Establishments	1,2,3,6,6-A,7,8,8-A,9		(10)
Bar or Tavern	1,2,6,6-A,7		
Indoor Entertainment	1,2,6,6-A,7		
Outdoor Entertainment, including Amphitheater	2,5,6,6-A,7	2	
Live/Work Units	1,2,3,6,6-A,7,9		(11)
Office	1,2,3,6,6-A,7,9		(12)
Hotel / Motel	1,2,6,6-A,7	2	
Retail Sales and Service (other than the uses listed below)	1,2,3,6,6-A,7,8,8-A,9		(13)
Grocery	1,2,6,6-A,7		(14)

Bank	1,2,3,6,6-A,7,9		(15)
Veterinarian	1,6,6-A,7		(16)
Dog Day Care and Training Facilities	1,6,6-A,7	3	(17)
Fuel Sales	6,6-A,9	2	(18)
Cleaners/Alterations	1,2,6,6-A,7		(19)
Use	District Allowed	Maximum Number within Plan	Conditions
Vehicle Sales/Rental/Leasing	1,6,6-A,7	2	(20)
Garden Center	2,6,6-A,7,9		(21)
Bar/Tavern			(22)
Day Care	3,6,6-A,7,8,8-A,9		(23)
School (Elementary)	3,8,8-A,9		(24)
School (Private)	3,8,8-A,9		(25)
School (High and related facilities)	6-A	1	(26)
Passenger Terminal	7	1	
Bed and Breakfast	6,6-A,7		
Carwash	6,6-A	1	
Self-Storage	6,6-A	1	(27)
Bus Stops	1,2,3,4,5,6,6-A,7,8,8-A,9		
Hospital	1, 2, 6	3	(28)
Research and Development	8-A	4	(29)
Data Center	6,8-A,9		(30)
Restricted Manufacturing	8-A		(31)
<u>Assisted Living, Medical Office, Places of Worship</u>			
Assisted Living	1,3,6,6-A,8,8-A,9	4	(32)
Medical Office	1,2,3,6,6-A,7, 9		(33)
Place of Worship (accessory uses not exceeding 2,500 square feet)	1,2,3,4,6,6-A,7,8,8-A,9		(34)
Place of Worship (accessory uses exceeding 2,500 sq. ft. but not greater than 10,000 sq. ft.)	3,4,6,6-A,7,8,8-A,9		(34)
Place of Worship (accessory uses not exceeding 20,000 square feet)	3,4,6,6-A,7,8,8-A,9		(34)

III.

That Section II.6.2 *Conditions of Use* of the Development Plan of PUD No. 84, is hereby amended to add a new subsection (7) and to renumber the following subsections to read as follows:

6.2 Conditions of Use

(7) Multifamily Common Lot Cottage

- (a) One total development allowed within MU District No. 3 and RES District No. 4.

- (b) A single development shall not exceed 25 acres with a maximum of 250 dwelling units.
- (c) A maximum of 40% of the total number of units may consist of single-family attached units.
- (d) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3.
- (e) A commercial leasing and/or management center is permitted within the development.
- (f) Building Setbacks and Height Limits
 - i. Minimum four (4) feet and maximum Fifteen (15) feet build-to line from any public street right of way
 - ii. Ten (10) feet Side Setback from the perimeter boundary of the Multi Family Common Lot Cottage parcel
 - iii. Ten (10) feet rear setback from the perimeter boundary of the Multi Family Common Lot Cottage parcel
 - iv. Maximum building coverage 50%
 - v. Ten (10) feet minimum between residential buildings measured between walls. Eaves and roof overhangs may occur within the building separation under the following conditions:
 - 1. Buildings contain fire sprinklers
 - 2. Buildings meet required fire code
 - vi. Five (5) feet minimum between residential building and a garage if the house, garage and garage door have a one (1) hour fire resistance and no openings are on the wall of the house adjacent to the garage.
 - vii. All required setbacks shall be free from any encroachments, including but not limited to; eaves, roof overhangs, bay windows and fire places. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.
 - viii. All primary buildings shall be limited to a height of not greater than two (2) stories.

(b) Private Drive Standards

- i. The private drive aisles may be gated, subject to access requirements established by the Fire Marshal.
- ii. The private drives shall be a minimum of 26' wide measured face of curb to face of curb.

(c) Sidewalk Standards

- i. A minimum of six feet (6') of obstruction free sidewalk shall be provided between a residential building and a landscape area or street tree, exclusive of tree grates along public or private streets.
- ii. Sidewalks are required on both sides of all roadways, including private streets, excluding private drive aisles.
- iii. Internal walkways consisting of 38 inch wide sidewalks shall provide access from the front door of each unit to the parking spaces located along the private drives. Final internal sidewalk configurations will be determined at the site plan stage.

(d) Parking Standards

- i. Parking Spaces Required
 - 1. 1.5 spaces per 1 bedroom unit
 - 2. 2 spaces per 2 bedroom unit
 - 3. 2.5 spaces per 3 bedroom unit
 - 4. Guest parking is required at a rate equivalent to 5% of the total number of required parking spaces
- ii. Of the required guest parking, a minimum of 12 parking spaces shall be designated to accommodate leasing office staff, potential residents, and visitors to the clubhouse and amenity center.
- iii. No less than 50% of the required parking for the individual residential units shall be covered or garage enclosed parking. No less than 25% of the total residential units shall have garage parking.
- iv. Detached garages shall consist of no more than six (6) garage doors on any single facade.
- v. Where a detached garage is placed adjacent to a residential building, a landscaped area no less than five (5) feet wide shall be installed between the garage and the building.

- vi. Parking is prohibited within any street yard
- vii. Detached garages shall not be placed in conflict with pedestrian access to adjacent drive aisles from the front of any residence.
- viii. If a flat roof is installed as a canopy for covered parking, it shall have a minimum six inch wide decorative banding along the edge of the canopy roof.
- ix. Detached garages shall be constructed of the same exterior materials and include similar roof pitch to the residential structures.

(e) Exterior Building Design Standards

i. Building Elevation Variation

- 1. No more than two (2) buildings shall be repeated in a row with the same elevation
- 2. No more than two (2) adjacent buildings shall share the same color scheme
- 3. Residential dwelling units facing any public or private drive shall incorporate one (1) of the following design features:
 - a. Roof gable
 - b. Two unique wall planes
 - c. Two unique wall material patterns or colors
 - d. Two unique wall materials
- 4. Multi-story residential dwelling units facing any public or private drive shall also incorporate one (1) of the following design features on the upper story elevations:
 - a. Two unique roof eave lines
 - b. Dormer
 - c. Two unique wall planes
 - d. Two unique material patterns or colors

ii. Building Articulation Elements

1. Residential dwelling units facing any public or private drive shall incorporate one (1) of the following:

- a. Awnings or shed roofs
- b. Ornamental brackets
- c. Gable brackets or beams
- d. Gable accent trim

(f) Fencing Standards

- i. Any fencing facing a public street shall be constructed of brick, stone, reinforced concrete, wrought iron or tubular steel ornamental view fencing, or other decorative masonry materials.
- ii. Fences abutting open space or amenities such as floodplain, greenbelts, parks, town greens, amenity detention/retention areas, or private parkland shall be constructed of wrought iron or tubular steel with masonry columns.
- iii. Fencing shall not restrict visibility at intersections
- iv. Swimming pool fencing shall be ornamental view fencing measuring at minimum four (4) feet in height.
- v. Each multifamily common lot cottage unit shall provide a fenced rear yard. Fencing for such yards shall be constructed of any of the following materials, individually or in combination; brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of one (1) inch x six (6) inch (nominal) with metal posts and treated rails, or other equivalent material approved by the Zoning Administrator.

(g) Open Space

The portion of the development that is located within MU District No. 3 shall provide a minimum of one half (1/2) acre of open space for every ten (10) acres of multifamily residential development and may include greenbelts, parks, town greens, amenity detention/retention areas, and private parkland.

(h) Amenities

The following facilities shall be provided within the multifamily common lot cottage site to fulfill the private amenity requirement of the

Avery Centre PUD. These amenity areas will be privately owned and maintained for the residents.

- i. Indoor and outdoor fitness areas
- ii. Resident club room
- iii. Kitchen
- iv. Business Center
- v. Covered exterior mail kiosk for resident mail pick up
- vi. Package facility within clubhouse
- vii. Game Room
- viii. Swimming Pool
- ix. Outdoor grill and picnic area
- x. Dog Park (minimum 2,500 square feet)
- xi. Bike racks at clubhouse and dog park
- xii. Bike storage facility
- xiii. Outdoor gaming and event lawn

(i) Landscape Standards

i. Tree Planting Requirements

- 1. Large Species Trees- The project site area shall provide a total number of large species trees equal to a minimum of 75% of the total residential dwelling units. Street trees along the Multi Family Common Lot Cottage parcel frontage with Medical Center Parkway, College Park Drive and Avery Nelson Parkway shall count towards this requirement. Large species trees shall be installed at a minimum size of three (3) inch caliper.
- 2. Ornamental Trees – The project site area shall provide a total number of ornamental trees equal to a minimum of 25% of the total residential dwelling units. Ornamental trees shall be installed at a minimum size of one (1) inch caliper.

ii. Foundation Planting Requirements

Each cottage within the Multi Family Common Lot site plan shall be landscaped with, at minimum, the following foundation plantings:

1. Front Facades: A minimum of 75% of the length of the front façade shall be comprised of landscape shrub plantings.
 2. Side Facades facing drive or common area: A minimum of 50% of the length of the side façade shall be comprised of landscape shrub plantings.
 3. Side Façade not visible from drive or common area: A minimum of 25% of the length of the side façade shall be comprised of landscape shrub plantings.
- iii. Each cottage unit shall have a fenced rear yard that includes a combination of the following: concrete patio, decorative groundcover such a rock or mulch, and artificial turf.
 - iv. All shrubs, perennials, grasses, and groundcover shall be installed in planting beds that shall include mulch, irrigation, and edging.
 - v. All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - vi. Plant material shall be of a native and/or adapted species, including those selected from Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - vii. A private association or management company for the property will be established or retained for the maintenance of any landscape and irrigation of common areas and private yards, as well as for all community signage, walls, fencing, medians, and common open spaces.
- (j) Development standards not addressed in the multifamily common lot cottage conditions shall comply with the multifamily regulations defined within this document. Development standards that are not defined by the multifamily regulations in this document shall comply with the MF-1 regulations of the City of Round Rock Code, as amended.
- (8) Amenity/Recreation Center
- (a) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(9) Commercial Parking

- (a) Commercial parking facilities shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(10) Eating Establishments

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) No drive through facilities.
- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(11) Live/Work Units

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(12) Office

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the OF (Office) zoning district of the Code, as amended.

(13) Retail Sales and Service

- (a) No drive through facilities.
- (b) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.

- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(14) Grocery Store

- (a) Only one facility of 55,000 square feet or larger is permitted.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(15) Bank

- (a) Any drive thru facility associated with a bank must be designed so that there is an intervening building that effectively screens the drive thru area, including stacking spaces, from the street.
- (b) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(16) Veterinarian

- (a) Outdoor boarding of animals is prohibited.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(17) Dog Day Care and Training Facility

- (a) A facility providing services such as canine day care, obedience classes, training, and grooming.
- (b) Outdoor boarding of animals is prohibited.
- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(18) Fuel Sales

- (a) A convenience store or grocery store must accompany any fuel sales facility.
- (b) No more than two fuel pumps per island are allowed.

- (c) A maximum of eight fuel pumps per establishment are allowed. A maximum of twelve (12) pumps are allowed if the facility is located with frontage along AW Grimes.
 - (d) No more than one fuel sales establishment shall be allowed per sub district where fuel sales are allowed.
 - (e) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
 - (f) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (19) Cleaners/Alterations
- (a) Pick-up and drop-off facilities only; no on-site laundry and dry cleaning plants. Any drive thru facility must be designed so that there is an intervening building that effectively screens the drive thru area, including stacking spaces, from the street.
 - (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (20) Vehicle sales/rental/leasing
- (a) A rental or leasing facility shall not have more than 30 parking spaces allocated within a surface parking lot associated with the rental/leasing office. Parking facilities must be designed so that there is an intervening building that effectively screens them from the street.
 - (b) Offsite parking spaces within parking structures, or rental facilities incorporated into a parking structure, are not restricted to a maximum number of spaces.
 - (c) Vehicle sales shall be limited to vehicles weighing less than 1,000 pounds.
 - (d) Parking of vehicles for sale shall not be visible from a public street.
 - (e) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (21) Garden Center
- (a) The outdoor plant display area of the garden center nursery shall not exceed one acre in size.

- (b) A garden store must be incorporated into the site and oriented to the street.
 - (c) Parking must be designed internal to the site.
 - (d) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (22) Bar/Tavern
- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
 - (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (23) Daycare
- (a) Daycare facilities may be integrated into an office complex or office building facility.
 - (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (24) Elementary Schools
- (a) Front yard setback of not less than 15 feet.
 - (b) Shall front only on a collector level street.
 - (c) May not exceed 40 acres in size.
 - (d) Development standards not addressed in this Plan shall comply with the PF-2 (Public Facilities – Medium Intensity) zoning district of the Code, as amended.
- (25) Private Schools
- (a) May not exceed 40 acres in size.
 - (b) Shall front only on a collector level or greater street.
 - (c) Front yard setback of not less than 15 feet.

- (d) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
 - (e) Development standards not addressed in this Plan shall comply with the PF-2 (Public Facilities – Medium Intensity) zoning district of the Code, as amended.
- (26) High School and related facilities
 - (a) Development standards not addressed in this Plan shall comply with the PF-3 (Public Facilities – High Intensity) zoning district of the Code, as amended.
- (27) Self-Storage
 - (a) Only multi-story facilities with internal access to storage units are allowed.
 - (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.
- (28) Hospital
 - (a) Development standards not addressed in this Plan shall comply with the PF-3 (Public Facilities – High Intensity) zoning district of the Code, as amended.
- (29) Research and Development
 - (a) Development standards not addressed in this Plan shall comply with the BP (Business Park) zoning district of the Code, as amended.
 - (b) Buildings shall not be located within 150 feet of the southern and eastern boundaries of MU District No. 8-A.
- (30) Data Center
 - (a) Buildings shall not be located within 150 feet of the southern and eastern boundaries of MU District No. 8-A.
 - (b) Development standards not addressed in this Plan shall comply with the LI (Light Industrial) zoning district of the Code, as amended.
- (31) Restricted Manufacturing
 - (a) Buildings shall not be located within 150 feet of the southern and eastern boundaries of MU District No. 8-A.
 - (b) Limited Outdoor Storage, General Outdoor Storage and Temporary Outdoor Storage are permitted. The requirements of Section 46-199 of the Code,

as amended, shall apply. All loading areas visible from public view shall be screened in accordance with the Code.

- (c) Development standards not addressed in this Plan shall comply with the BP (Business Park) zoning district of the Code, as amended.

(32) Assisted Living

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.

(33) Medical Office

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.

(34) Places of Worship

- (a) Parking facilities must be effectively screened from view from public rights-of-way, except for drop off areas or access drives.
- (b) Must front or have direct access to a collector level or greater street.
- (c) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3.
- (d) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.

IV.

That Section II.18 *Definitions* of the Development Plan of PUD No. 84, as approved in Ordinance No. Z-08-11-13-11C13, is hereby amended to include the following:

18. **DEFINITIONS**

Multifamily Common Lot Cottage: Residential housing product that includes detached and attached single family units. A maximum of two units may be attached in the same building. The units are arranged around a common parking area and walkways similar to an apartment complex. Amenity features and common maintenance are provided for residents.

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.

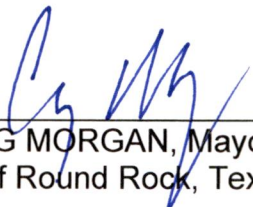
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 24th day of June, 2021.

Alternative 2.

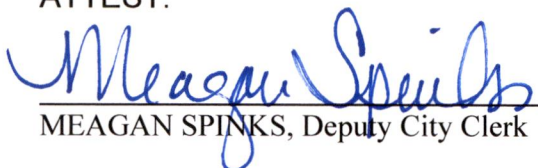
READ and APPROVED on first reading this the _____ day of _____, 2021.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2021.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, Deputy City Clerk

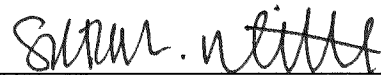
THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. O-2021-173 which approves Amendment No. 9 to the Planned Unit Development (PUD) No. 84. This ordinance was approved and adopted by the Round Rock City Council at a regular meeting held on 24th day of June 2021 and recorded in the City Council Minute Book 63.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 25th day of June 2021.



SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2021-173

AN ORDINANCE AMENDING ORDINANCE NO. Z-08-11-13-11C13, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON NOVEMBER 13, 2008, BY AMENDING SECTIONS II.6.1, II.6.2 AND II.18 OF THE DEVELOPMENT PLAN OF PUD NO. 84, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on November 13, 2008, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-08-11-13-11C13, which established PUD No. 84, and

WHEREAS, on July 22, 2010, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-10-07-22-9A1 to amend Sections II.6.1(5)(a), II.8.1(1), II.8.1(2)(c)(ii), II.8.1(3)(c), II.8.1(4)(c), II.8.1(5)(c), II.8.1(6)(c), II.8.1(7)(c), and II.8.1(16)(c) of the Development Plan of PUD No. 84 (Amendment No. 1), and

WHEREAS, the City and Avery Centre DevCo, Inc. ("Owner") agreed to an Administrative Amendment (Amendment No. 2), as defined in Section 19.a. of PUD No. 84, such amendment filed as Document No. 2010059641 with the County Clerk of Williamson County, Texas, and

WHEREAS, on August 9, 2012 the City Council of the City of Round Rock, Texas adopted Ordinance No. Z-12-08-09-H1 to amend Sections II.6, II.6.2(2), II.8.1(1)(e), II.8.1(1)(f) and II.16 of the Development Plan of PUD No. 84 (Amendment No. 3), and

WHEREAS, on March 10, 2014 the City Council of the City of Round Rock, Texas adopted Ordinance No. Z-14-02-27-J1 to amend Sections II.5.2, II.6, II.6.1, II.8.1 and replace Exhibit "C" of the Development Plan of PUD No. 84 (Amendment No. 4), and

WHEREAS, on July 10, 2014 the City Council of the City of Round Rock, Texas adopted Ordinance No. O-2014-1555 to amend Exhibits "C", "F", and "J" of the Development Plan of PUD No. 84 (Amendment No. 5), and

WHEREAS, on May 11, 2017 the City Council of the City of Round Rock, Texas adopted Ordinance No. O-2017-4389 to amend the Development Plan of PUD No. 84 (Amendment No. 6), and

WHEREAS, the City and Avery Centre DevCo, Inc. ("Owner") agreed to an Administrative Amendment (Amendment No. 7), as defined in Section 19.1. of PUD No. 84, such amendment filed as Document No. 2020148267 with the County Clerk of Williamson County, Texas, and

WHEREAS, the City and Avery Centre DevCo, Inc. ("Owner") agreed to an Administrative Amendment (Amendment No. 8), as defined in Section 19.1. of PUD No. 84, such amendment filed as Document No. 2021041050 with the County Clerk of Williamson County, Texas, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.6.1, II.6.2 and II.18 of the Development Plan of PUD No. 84, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-08-11-13-11C13 on the 19th day of May, 2021, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-08-11-13-11C13 be amended, and

WHEREAS, on the 24th day of June, 2021, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-08-11-13-11C13, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-08-11-13-11C13 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Section 10-22, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #84 meets the following goals and objectives:

- (1) The amendment to P.U.D. #84 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #84 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #84 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Section II.6.1 *Land Use Table* of the Development Plan of PUD No. 84, is hereby amended to read as follows:

6. PERMITTED USES

6.1 Land Use Table

Use	District Allowed	Maximum Number within Plan	Conditions
<u>Residential</u>			
Multifamily	1,2,3,4,6,6-A,7,8,8-A,9		(1)
Single Family Detached	3,4,8,8-A,9		(2)
Accessory Dwelling Unit			(2)
Gated Communities			(3)
Single Family Zero Lot Line	3,4,8,8-A,9		(3)
Two Family	3,4,7,8,8-A,9		(4)
Single Family Detached Common Lot	3&4,8,8-A,9	3	(5)
Townhouse	1,2,3,4,6,6-A,7,8,8-A,9		(6)
Upper Story, above non-residential uses	1,2,3,6,6-A,7,9		
Multifamily Common Lot Cottage	3,4	1	(7)
<u>Unit Limits</u>			
<i>MU Districts maximum number of residential units</i>	<i>1,2,3,6,6-A,7,9</i>	<i>5,100</i>	<i>Section 6.3</i>
<i>RES Districts maximum number of residential units</i>	<i>4,8,8-A</i>	<i>1,200</i>	<i>Section 6.3</i>
<u>Non-Residential</u>			
Library	1,2,6,6-A,7,9		
Community Service	1,2,6,6-A,7,8,8-A,9		
Government Facilities	1,2,6,6-A,7,9		
Linear/Linkage Park	1,2,3,4,5,6,6-A,7,8,8-A,9		
Neighborhood Park	1,2,3,4,5,6,6-A,7,8,8-A,9		
Community Park	3,4,7,8,8-A,9		
Amenity/Recreation Center	1,2,3,4,6,6-A,7,8,8-A,9		(8)
Utility (Minor and Intermediate)	1,2,3,4,5,6-A,7,8,8-A,9		
Commercial Parking	1,2,3,6,6-A,7		(9)
Eating Establishments	1,2,3,6,6-A,7,8,8-A,9		(10)
Bar or Tavern	1,2,6,6-A,7		
Indoor Entertainment	1,2,6,6-A,7		
Outdoor Entertainment, including Amphitheater	2,5,6,6-A,7	2	
Live/Work Units	1,2,3,6,6-A,7,9		(11)
Office	1,2,3,6,6-A,7,9		(12)
Hotel / Motel	1,2,6,6-A,7	2	
Retail Sales and Service (other than the uses listed below)	1,2,3,6,6-A,7,8,8-A,9		(13)
Grocery	1,2,6,6-A,7		(14)

Bank	1,2,3,6,6-A,7,9		(15)
Veterinarian	1,6,6-A,7		(16)
Dog Day Care and Training Facilities	1,6,6-A,7	3	(17)
Fuel Sales	6,6-A,9	2	(18)
Cleaners/Alterations	1,2,6,6-A,7		(19)
Use	District Allowed	Maximum Number within Plan	Conditions
Vehicle Sales/Rental/Leasing	1,6,6-A,7	2	(20)
Garden Center	2,6,6-A,7,9		(21)
Bar/Tavern			(22)
Day Care	3,6,6-A,7,8,8-A,9		(23)
School (Elementary)	3,8,8-A,9		(24)
School (Private)	3,8,8-A,9		(25)
School (High and related facilities)	6-A	1	(26)
Passenger Terminal	7	1	
Bed and Breakfast	6,6-A,7		
Carwash	6,6-A	1	
Self-Storage	6,6-A	1	(27)
Bus Stops	1,2,3,4,5,6, 6-A,7,8,8-A,9		
Hospital	1, 2, 6	3	(28)
Research and Development	8-A	4	(29)
Data Center	6,8-A,9		(30)
Restricted Manufacturing	8-A		(31)
<u>Assisted Living, Medical Office, Places of Worship</u>			
Assisted Living	1,3,6,6-A,8,8-A,9	4	(32)
Medical Office	1,2,3,6,6-A,7, 9		(33)
Place of Worship (accessory uses not exceeding 2,500 square feet)	1,2,3,4,6, 6-A,7,8,8-A,9		(34)
Place of Worship (accessory uses exceeding 2,500 sq. ft. but not greater than 10,000 sq. ft.)	3,4,6,6-A,7,8,8-A,9		(34)
Place of Worship (accessory uses not exceeding 20,000 square feet)	3,4,6,6-A,7,8,8-A,9		(34)

III.

That Section II.6.2 *Conditions of Use* of the Development Plan of PUD No. 84, is hereby amended to add a new subsection (7) and to renumber the following subsections to read as follows:

6.2 Conditions of Use

(7) Multifamily Common Lot Cottage

- (a) One total development allowed within MU District No. 3 and RES District No. 4.

- (b) A single development shall not exceed 25 acres with a maximum of 250 dwelling units.
- (c) A maximum of 40% of the total number of units may consist of single-family attached units.
- (d) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3.
- (e) A commercial leasing and/or management center is permitted within the development.
- (f) Building Setbacks and Height Limits
 - i. Minimum four (4) feet and maximum Fifteen (15) feet build-to line from any public street right of way
 - ii. Ten (10) feet Side Setback from the perimeter boundary of the Multi Family Common Lot Cottage parcel
 - iii. Ten (10) feet rear setback from the perimeter boundary of the Multi Family Common Lot Cottage parcel
 - iv. Maximum building coverage 50%
 - v. Ten (10) feet minimum between residential buildings measured between walls. Eaves and roof overhangs may occur within the building separation under the following conditions:
 - 1. Buildings contain fire sprinklers
 - 2. Buildings meet required fire code
 - vi. Five (5) feet minimum between residential building and a garage if the house, garage and garage door have a one (1) hour fire resistance and no openings are on the wall of the house adjacent to the garage.
 - vii. All required setbacks shall be free from any encroachments, including but not limited to; eaves, roof overhangs, bay windows and fire places. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.
 - viii. All primary buildings shall be limited to a height of not greater than two (2) stories.

(b) Private Drive Standards

- i. The private drive aisles may be gated, subject to access requirements established by the Fire Marshal.
- ii. The private drives shall be a minimum of 26' wide measured face of curb to face of curb.

(c) Sidewalk Standards

- i. A minimum of six feet (6') of obstruction free sidewalk shall be provided between a residential building and a landscape area or street tree, exclusive of tree grates along public or private streets.
- ii. Sidewalks are required on both sides of all roadways, including private streets, excluding private drive aisles.
- iii. Internal walkways consisting of 38 inch wide sidewalks shall provide access from the front door of each unit to the parking spaces located along the private drives. Final internal sidewalk configurations will be determined at the site plan stage.

(d) Parking Standards

- i. Parking Spaces Required
 - 1. 1.5 spaces per 1 bedroom unit
 - 2. 2 spaces per 2 bedroom unit
 - 3. 2.5 spaces per 3 bedroom unit
 - 4. Guest parking is required at a rate equivalent to 5% of the total number of required parking spaces
- ii. Of the required guest parking, a minimum of 12 parking spaces shall be designated to accommodate leasing office staff, potential residents, and visitors to the clubhouse and amenity center.
- iii. No less than 50% of the required parking for the individual residential units shall be covered or garage enclosed parking. No less than 25% of the total residential units shall have garage parking.
- iv. Detached garages shall consist of no more than six (6) garage doors on any single facade.
- v. Where a detached garage is placed adjacent to a residential building, a landscaped area no less than five (5) feet wide shall be installed between the garage and the building.

- vi. Parking is prohibited within any street yard
- vii. Detached garages shall not be placed in conflict with pedestrian access to adjacent drive aisles from the front of any residence.
- viii. If a flat roof is installed as a canopy for covered parking, it shall have a minimum six inch wide decorative banding along the edge of the canopy roof.
- ix. Detached garages shall be constructed of the same exterior materials and include similar roof pitch to the residential structures.

(e) Exterior Building Design Standards

i. Building Elevation Variation

- 1. No more than two (2) buildings shall be repeated in a row with the same elevation
- 2. No more than two (2) adjacent buildings shall share the same color scheme
- 3. Residential dwelling units facing any public or private drive shall incorporate one (1) of the following design features:
 - a. Roof gable
 - b. Two unique wall planes
 - c. Two unique wall material patterns or colors
 - d. Two unique wall materials
- 4. Multi-story residential dwelling units facing any public or private drive shall also incorporate one (1) of the following design features on the upper story elevations:
 - a. Two unique roof eave lines
 - b. Dormer
 - c. Two unique wall planes
 - d. Two unique material patterns or colors

ii. Building Articulation Elements

1. Residential dwelling units facing any public or private drive shall incorporate one (1) of the following:

- a. Awnings or shed roofs
- b. Ornamental brackets
- c. Gable brackets or beams
- d. Gable accent trim

(f) Fencing Standards

- i. Any fencing facing a public street shall be constructed of brick, stone, reinforced concrete, wrought iron or tubular steel ornamental view fencing, or other decorative masonry materials.
- ii. Fences abutting open space or amenities such as floodplain, greenbelts, parks, town greens, amenity detention/retention areas, or private parkland shall be constructed of wrought iron or tubular steel with masonry columns.
- iii. Fencing shall not restrict visibility at intersections
- iv. Swimming pool fencing shall be ornamental view fencing measuring at minimum four (4) feet in height.
- v. Each multifamily common lot cottage unit shall provide a fenced rear yard. Fencing for such yards shall be constructed of any of the following materials, individually or in combination; brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of one (1) inch x six (6) inch (nominal) with metal posts and treated rails, or other equivalent material approved by the Zoning Administrator.

(g) Open Space

The portion of the development that is located within MU District No. 3 shall provide a minimum of one half (1/2) acre of open space for every ten (10) acres of multifamily residential development and may include greenbelts, parks, town greens, amenity detention/retention areas, and private parkland.

(h) Amenities

The following facilities shall be provided within the multifamily common lot cottage site to fulfill the private amenity requirement of the

Avery Centre PUD. These amenity areas will be privately owned and maintained for the residents.

- i. Indoor and outdoor fitness areas
- ii. Resident club room
- iii. Kitchen
- iv. Business Center
- v. Covered exterior mail kiosk for resident mail pick up
- vi. Package facility within clubhouse
- vii. Game Room
- viii. Swimming Pool
- ix. Outdoor grill and picnic area
- x. Dog Park (minimum 2,500 square feet)
- xi. Bike racks at clubhouse and dog park
- xii. Bike storage facility
- xiii. Outdoor gaming and event lawn

(i) Landscape Standards

i. Tree Planting Requirements

- 1. Large Species Trees- The project site area shall provide a total number of large species trees equal to a minimum of 75% of the total residential dwelling units. Street trees along the Multi Family Common Lot Cottage parcel frontage with Medical Center Parkway, College Park Drive and Avery Nelson Parkway shall count towards this requirement. Large species trees shall be installed at a minimum size of three (3) inch caliper.
- 2. Ornamental Trees – The project site area shall provide a total number of ornamental trees equal to a minimum of 25% of the total residential dwelling units. Ornamental trees shall be installed at a minimum size of one (1) inch caliper.

ii. Foundation Planting Requirements

Each cottage within the Multi Family Common Lot site plan shall be landscaped with, at minimum, the following foundation plantings:

1. Front Facades: A minimum of 75% of the length of the front façade shall be comprised of landscape shrub plantings.
 2. Side Facades facing drive or common area: A minimum of 50% of the length of the side façade shall be comprised of landscape shrub plantings.
 3. Side Façade not visible from drive or common area: A minimum of 25% of the length of the side façade shall be comprised of landscape shrub plantings.
- iii. Each cottage unit shall have a fenced rear yard that includes a combination of the following: concrete patio, decorative groundcover such a rock or mulch, and artificial turf.
 - iv. All shrubs, perennials, grasses, and groundcover shall be installed in planting beds that shall include mulch, irrigation, and edging.
 - v. All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - vi. Plant material shall be of a native and/or adapted species, including those selected from Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - vii. A private association or management company for the property will be established or retained for the maintenance of any landscape and irrigation of common areas and private yards, as well as for all community signage, walls, fencing, medians, and common open spaces.
- (j) Development standards not addressed in the multifamily common lot cottage conditions shall comply with the multifamily regulations defined within this document. Development standards that are not defined by the multifamily regulations in this document shall comply with the MF-1 regulations of the City of Round Rock Code, as amended.
- (8) Amenity/Recreation Center
- (a) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(9) Commercial Parking

- (a) Commercial parking facilities shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(10) Eating Establishments

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) No drive through facilities.
- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(11) Live/Work Units

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(12) Office

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the OF (Office) zoning district of the Code, as amended.

(13) Retail Sales and Service

- (a) No drive through facilities.
- (b) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.

- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(14) Grocery Store

- (a) Only one facility of 55,000 square feet or larger is permitted.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(15) Bank

- (a) Any drive thru facility associated with a bank must be designed so that there is an intervening building that effectively screens the drive thru area, including stacking spaces, from the street.
- (b) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(16) Veterinarian

- (a) Outdoor boarding of animals is prohibited.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(17) Dog Day Care and Training Facility

- (a) A facility providing services such as canine day care, obedience classes, training, and grooming.
- (b) Outdoor boarding of animals is prohibited.
- (c) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(18) Fuel Sales

- (a) A convenience store or grocery store must accompany any fuel sales facility.
- (b) No more than two fuel pumps per island are allowed.

- (c) A maximum of eight fuel pumps per establishment are allowed. A maximum of twelve (12) pumps are allowed if the facility is located with frontage along AW Grimes.
 - (d) No more than one fuel sales establishment shall be allowed per sub district where fuel sales are allowed.
 - (e) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
 - (f) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (19) Cleaners/Alterations
- (a) Pick-up and drop-off facilities only; no on-site laundry and dry cleaning plants. Any drive thru facility must be designed so that there is an intervening building that effectively screens the drive thru area, including stacking spaces, from the street.
 - (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (20) Vehicle sales/rental/leasing
- (a) A rental or leasing facility shall not have more than 30 parking spaces allocated within a surface parking lot associated with the rental/leasing office. Parking facilities must be designed so that there is an intervening building that effectively screens them from the street.
 - (b) Offsite parking spaces within parking structures, or rental facilities incorporated into a parking structure, are not restricted to a maximum number of spaces.
 - (c) Vehicle sales shall be limited to vehicles weighing less than 1,000 pounds.
 - (d) Parking of vehicles for sale shall not be visible from a public street.
 - (e) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.
- (21) Garden Center
- (a) The outdoor plant display area of the garden center nursery shall not exceed one acre in size.

- (b) A garden store must be incorporated into the site and oriented to the street.
- (c) Parking must be designed internal to the site.
- (d) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(22) Bar/Tavern

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(23) Daycare

- (a) Daycare facilities may be integrated into an office complex or office building facility.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial – Limited) zoning district of the Code, as amended.

(24) Elementary Schools

- (a) Front yard setback of not less than 15 feet.
- (b) Shall front only on a collector level street.
- (c) May not exceed 40 acres in size.
- (d) Development standards not addressed in this Plan shall comply with the PF-2 (Public Facilities – Medium Intensity) zoning district of the Code, as amended.

(25) Private Schools

- (a) May not exceed 40 acres in size.
- (b) Shall front only on a collector level or greater street.
- (c) Front yard setback of not less than 15 feet.

- (d) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
 - (e) Development standards not addressed in this Plan shall comply with the PF-2 (Public Facilities – Medium Intensity) zoning district of the Code, as amended.
- (26) High School and related facilities
 - (a) Development standards not addressed in this Plan shall comply with the PF-3 (Public Facilities – High Intensity) zoning district of the Code, as amended.
- (27) Self-Storage
 - (a) Only multi-story facilities with internal access to storage units are allowed.
 - (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.
- (28) Hospital
 - (a) Development standards not addressed in this Plan shall comply with the PF-3 (Public Facilities – High Intensity) zoning district of the Code, as amended.
- (29) Research and Development
 - (a) Development standards not addressed in this Plan shall comply with the BP (Business Park) zoning district of the Code, as amended.
 - (b) Buildings shall not be located within 150 feet of the southern and eastern boundaries of MU District No. 8-A.
- (30) Data Center
 - (a) Buildings shall not be located within 150 feet of the southern and eastern boundaries of MU District No. 8-A.
 - (b) Development standards not addressed in this Plan shall comply with the LI (Light Industrial) zoning district of the Code, as amended.
- (31) Restricted Manufacturing
 - (a) Buildings shall not be located within 150 feet of the southern and eastern boundaries of MU District No. 8-A.
 - (b) Limited Outdoor Storage, General Outdoor Storage and Temporary Outdoor Storage are permitted. The requirements of Section 46-199 of the Code,

as amended, shall apply. All loading areas visible from public view shall be screened in accordance with the Code.

- (c) Development standards not addressed in this Plan shall comply with the BP (Business Park) zoning district of the Code, as amended.

(32) Assisted Living

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.

(33) Medical Office

- (a) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3 or within 150 feet of the southern boundary of MU District No. 9.
- (b) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.

(34) Places of Worship

- (a) Parking facilities must be effectively screened from view from public rights-of-way, except for drop off areas or access drives.
- (b) Must front or have direct access to a collector level or greater street.
- (c) Buildings shall not be located within 150 feet of the western boundary of MU District No. 3.
- (d) Development standards not addressed in this Plan shall comply with the C-1a (General Commercial - Limited) zoning district of the Code, as amended.

IV.

That Section II.18 *Definitions* of the Development Plan of PUD No. 84, as approved in Ordinance No. Z-08-11-13-11C13, is hereby amended to include the following:

18. **DEFINITIONS**

Multifamily Common Lot Cottage: Residential housing product that includes detached and attached single family units. A maximum of two units may be attached in the same building. The units are arranged around a common parking area and walkways similar to an apartment complex. Amenity features and common maintenance are provided for residents.

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.

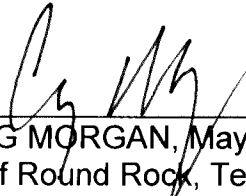
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 24th day of June, 2021.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2021.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2021.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, Deputy City Clerk

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021095435

Pages: 21 Fee: \$97.00
06/28/2021 11:28 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas