

ORDINANCE NO. O-2025-278

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 66 TRACTS OF LAND LOCATED DOWNTOWN IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM THEIR CURRENT ZONING TO DISTRICT MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY); AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City Council of the City of Round Rock, Texas desires to amend the Official Zoning Map to rezone 66 tracts of land located Downtown in Williamson County, Texas, being listed in Exhibit "A" attached hereto, from their current zoning districts to District MU-2 (Mixed-Use Downtown Medium Density), and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 3rd day of September, 2025, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the properties described in Exhibit "A" be zoned District MU-2 (Mixed-Use Downtown Medium Density), and

WHEREAS, on the 23rd day of October, 2025, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the 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 10-21, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, 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 has considered and hereby makes the following findings regarding this amendment:

1. It is consistent with the Round Rock Comprehensive Plan;
2. It is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
3. The affected properties are suitable for uses that are and would be permitted by District MU-2 (Mixed-Use Downtown Medium Density); and
4. Water, wastewater, and stormwater facilities are suitable and adequate and are available for the permitted uses in District MU-2 (Mixed-Use Downtown Medium Density).

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the properties listed in Exhibit "A" are hereafter designated as District MU-2 (Mixed-Use Downtown Medium Density).

III.

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.

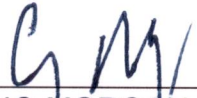
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 23rd day of October, 2025.

Alternative 2.


READ and **APPROVED** on first reading this the _____ day of _____, 2025.

READ, APPROVED and **ADOPTED** on second reading this the _____ day of _____, 2025.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



ANN FRANKLIN, City Clerk

“EXHIBIT A”

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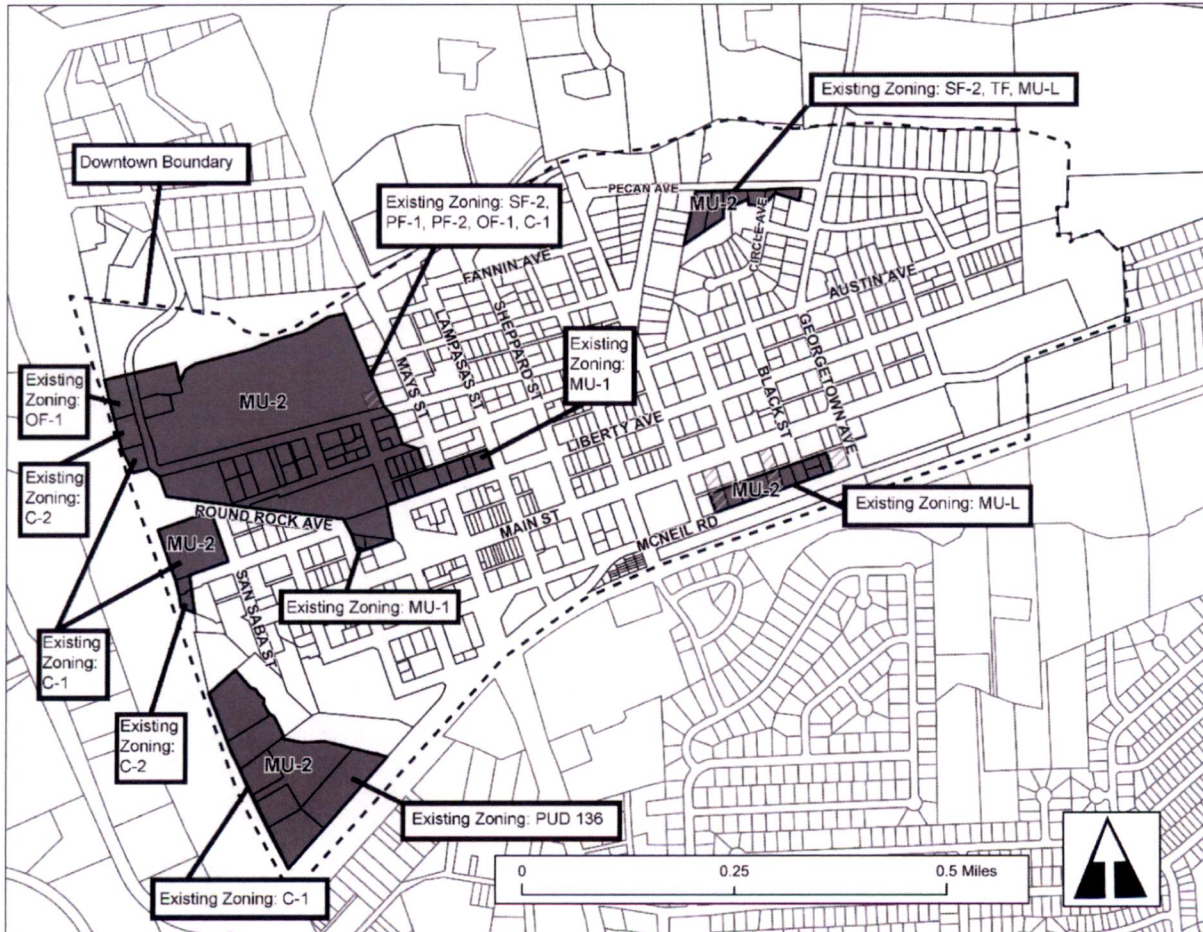
Downtown Boundary: “Downtown is defined geographically beginning with the eastern edge of the northbound frontage road of Interstate Highway 35 where it crosses the approximate centerline of Brushy Creek, then proceeding south along said edge of the northbound frontage road to the approximate centerline of the northern most track of the Union Pacific Railroad, then proceeding northeast along the approximate centerline of the northern most track of the Union Pacific Railroad, then proceeding north along the property line between 1099 East Main Street and 1201 East Main Street, then proceeding east along East Main Street, then proceeding north along the eastern property line of 1280 East Main Street, then proceeding north along the western property line of 1116 East Austin Avenue to the approximate centerline of Brushy Creek, then proceeding west along the approximate centerline of Brushy Creek to the eastern edge of the northbound frontage road of Interstate Highway 35, being the point of beginning.”

Address	Current Zoning	Proposed Rezoning	Address	Current Zoning	Proposed Rezoning	Address	Current Zoning	Proposed Rezoning
624 CIRCLE AVE	SF-2	MU-2	507 N LEE ST	SF-2	MU-2	205 W ANDERSON AVE	SF-2	MU-2
100 E LIBERTY AVE	MU-1	MU-2	508 N LEE ST	OF-1	MU-2	300 W ANDERSON AVE	SF-2	MU-2
102 E LIBERTY AVE	MU-1	MU-2	509 N LEE ST	SF-2	MU-2	303 W ANDERSON AVE	SF-2	MU-2
509 (REAR LOT) E MAIN ST	MU-L	MU-2	205 N MAYS ST	MU-1	MU-2	305 W ANDERSON AVE	PF1	MU-2
410 MCNEIL RD	PUD	MU-2	206 N MAYS ST	MU-1	MU-2	400 W ANDERSON AVE	SF-2	MU-2
504 E MCNEIL RD	MU-L, H OVERLAY	MU-2, H OVERLAY	209 ROUND ROCK AVE	MU-1	MU-2	401 W ANDERSON AVE	C-1	MU-2
606 E MCNEIL RD	MU-L, H OVERLAY	MU-2, H OVERLAY	211 ROUND ROCK AVE	MU-1	MU-2	403 W ANDERSON AVE	C-1	MU-2
704 E MCNEIL RD	MU-L	MU-2	306 ROUND ROCK AVE	PF2	MU-2	508 W ANDERSON AVE	SF-2	MU-2
609 E PECAN AVE	SF-2/TF	MU-2	402 ROUND ROCK AVE	PF2	MU-2	103 W AUSTIN AVE	C-1	MU-2
613 E PECAN AVE	TF	MU-2	500 ROUND ROCK AVE	C-1	MU-2	105 W AUSTIN AVE	C-1	MU-2
617 E PECAN AVE	TF	MU-2	505 ROUND ROCK AVE	C-1	MU-2	107 W AUSTIN AVE	SF-2	MU-2
705 E PECAN AVE	MU-L	MU-2	103 S BLACK ST	MU-L	MU-2	108 W AUSTIN AVE	SF-2	MU-2
301 N BLAIR ST	SF-2	MU-2	104 S BLACK ST	MU-L	MU-2	109 W AUSTIN AVE	SF-2	MU-2
305 N BLAIR ST	SF-2	MU-2	105 S BLACK ST	MU-L	MU-2	202 W AUSTIN AVE	OF-1	MU-2
306 N BLAIR ST	SF-2	MU-2	521 S IH 35	C-1	MU-2	204 W AUSTIN AVE	OF-1	MU-2
302 N BROWN ST	SF-2	MU-2	541 S IH 35	C-1	MU-2	208 W AUSTIN AVE	SF-2	MU-2

“EXHIBIT A”

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Address	Current Zoning	Proposed Rezoning	Address	Current Zoning	Proposed Rezoning	Address	Current Zoning	Proposed Rezoning
307 N BROWN ST	SF-2	MU-2	551 S IH 35	C-1	MU-2	306 W AUSTIN AVE	SF-2	MU-2
309 N BROWN ST	SF-2	MU-2	555 S IH 35	C-1	MU-2	402 W AUSTIN AVE	C-1	MU-2
310 N BROWN ST	SF-2	MU-2	559 S IH 35	C-1	MU-2	406 W AUSTIN AVE	C-1	MU-2
421 N IH 35	C-1	MU-2	601 S IH 35	C-1	MU-2	102 W LIBERTY AVE	MU-1	MU-2
202 N LAMPASAS ST	MU-1	MU-2	111 S STONE ST	MU-L	MU-2	106 W LIBERTY AVE	MU-1	MU-2
406 N LEE ST	C-2	MU-2	201 W ANDERSON AVE	SF-2	MU-2	108 W LIBERTY AVE	MU-1	MU-2



Existing Zoning Key: SF-2 (Single-Family - Standard Lot); TF (Two-Family); PF-1 (Public Facilities - Low Intensity); PF-2 (Public Facilities - Medium Intensity); OF-1 (General Office); C-1 (General Commercial); C-2 (Local Commercial); MU-1 (Mixed-Use Historic Commercial Core); PUD (Planned Unit Development); Historic (H) Overlay is shown as hatched. No changes are proposed to the H Overlay.