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ORDINANCE NO. O-2025-044

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 1, SECTION 1-50, AND CHAPTER 8, SECTIONS 8-10 AND 8-40, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING LANDSCAPING, IRRIGATION, AND SCREENING REQUIREMENTS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas desires to amend the text of the Zoning and Development Code, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the proposed amendments on the 15th day of January, 2025, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering public testimony received at such hearing, the Planning and Zoning Commission has recommended the Zoning and Development Code be amended as set forth herein, and

WHEREAS, on the 13th day of February 2025, after proper notification, the City held a public hearing on the proposed amendments, and

WHEREAS, the City Council determines that the amendments provided for herein promote the health, safety, morals and protects and preserves the general welfare of the community, and

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

I.

That Zoning and Development Code, Chapter 1, Article III, Section 1-50, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

1 **CHAPTER 1. INTRODUCTORY PROVISIONS**

2 Sec. 1-50. - Definitions.

3 The purpose of this section is to define words, terms and phrases contained within this code, unless
4 otherwise specifically defined elsewhere herein. Definitions for words not defined below may be defined
5 elsewhere in the City of Round Rock Code of Ordinances or found in Webster's Dictionary of the English
6 language, unabridged, subject to interpretation by the PDS director.

7

Term	Definition
Drought-tolerant turf grasses	Turf grass varieties and mixes that have been developed to minimize, once established, the requirements for irrigation, mowing, weeding and fertilizer in central Texas landscapes and have summer-dormancy capabilities. Drought-tolerant turf grasses include species such as Buffalo, Bermuda hybrids that do not produce viable seed, Zoysia, Native Sun Turf™, Thunder Turf™, and HABITURF®. St. Augustine is not considered a drought-tolerant turf grass

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II.

10 That Zoning and Development Code, Chapter 8, Article II, Section 8-10,
11 subsections (e), (i)(1), and (l), Code of Ordinances (2018 Edition), City of Round Rock,
12 Texas, are hereby amended as follows:

13 Sec. 8-10. - Landscaping.

14 (e) *General planting requirements.*

15 (1) Trees

- 16 a. The planting specifications and standards included in the Tree Technical Manual are
17 applicable unless otherwise stated herein.
- 18 b. At the time of planting, all trees shall have the following caliper measurements:
 - 19 1. Large trees: three (3) inches;
 - 20 2. Medium trees: two (2) inches;
 - 21 3. Small/ornamental trees: one (1) inch.
- 22 c. Tree planting pits shall be 50% excavated soil and 50% prepared soil.
- 23 d. All trees shall be planted in a pervious area no less than four (4) feet wide in any direction
24 measured from the center of the tree, unless otherwise stated herein. Said pervious area
25 shall be covered with mulch to a minimum average thickness of three (3) inches, except
26 for the area within a six (6) inch radius of the tree trunk which shall have no mulch or
27 other material above the root ball in order to prevent or reduce the possibility of bark rot.
- 28 e. Notwithstanding the requirements of the Tree Technical Manual, the zoning administrator
29 may allow large trees to be placed closer to a building in order to achieve an urban
30 streetscape.

- 1 f. All trees planted to meet the landscaping standards herein shall be protected trees regardless
2 of size.
- 3 g. Berms shall not encroach upon the critical root zones of existing trees, as regulated by
4 chapter 8, Article III, Tree Protection and Preservation.
- 5 (2) Shrubs provided to satisfy requirements for parking lot landscape buffers and screening
6 requirements of Section 8-40 shall be evergreen and have a minimum height of 24" at time
7 of planting.
- 8 (3) Species Diversity. No more than 50 percent of the required trees and shrubs shall be of the same
9 species without the approval of the zoning administrator. Such approval may only be granted in
10 order to achieve a specific design intent of the landscape architect.
- 11 (4) Turfgrass
- 12 a. Wherever sod or turfgrass is specified, such grass shall be of a drought-tolerant species.
- 13 b. Drought tolerant turf grass shall be limited to 50% of the lot area that is not covered by
14 impervious cover.
- 15 c. Where Habirturf®, Native Sun Turf™, or Thunder Turf™ are specified, the 50% coverage
16 limitation shall not apply.
- 17 d. Turfgrass shall not be installed between sidewalks and back of curb adjacent to street rights
18 of way.
- 19 (5) Soil Depth. Improved soils containing a minimum 20% organic content shall be provided in all
20 required landscape areas in accordance with the following:
- 21 a. Turf areas shall have a minimum improved soil depth of six (6) inches;
- 22 b. Planting beds shall have a minimum depth of eight (8) inches
- 23 (6) Landscape Barriers and Edging
- 24 a. All landscaping shall be separated from vehicular use areas by some form of barrier such as
25 raised concrete curbing, bollards, curb stops, or other suitable permanent alternative.
- 26 b. All landscape beds shall be separated from turfgrass areas by some form of barrier such as
27 steel edging, masonry materials, or another equivalent durable material as approved by the
28 zoning administrator. No plastic materials shall be allowed. Provided however, the barriers
29 may be designed in such a way to capture, filter, reuse or infiltrate rainwater with the purpose
30 of protecting and conserving water resources.
- 31 (7) Visibility
- 32 a. Landscaping shall not obstruct the view between access drives and parking aisles.
- 33 b. Nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision between
34 the height of three (3) feet and 10 feet above the curb within a sight visibility triangle, as
35 defined in Sec. 1-50.
- 36 (8) No artificial plant material may be used in any form to satisfy the requirements of this section.
- 37
- 38 (9) Any landscaping placed in utility easements shall not be counted towards the minimum
39 landscaping requirements.
- 40 ...
- 41 (i) *Irrigation.*
- 42 (1) *Underground automatic system.* All required landscape areas shall be irrigated by an
43 underground automatic system. Shrub, groundcover, and perennial planting areas shall use drip

1 irrigation. Turfgrass areas may utilize spray heads. This system shall adhere to manufacturer
 2 specifications and the rules and regulations established by TCEQ or successor agency. In
 3 addition, an irrigation system must be designed by a landscape architect or irrigator licensed by
 4 the state as described in subsection (3) below.

5 ...
 6 (l) *Requirements for new construction of single-family and two-family residences in the SF-2 (Single-*
 7 *family - Standard Lot), SF-3 (Single-family - Mixed Lot), and TF (Two-family) zoning districts.*

8 (1) Turfgrass Requirements

- 9 a. Drought tolerant turf grass shall be limited to 50% of the lot area that is not covered by
 10 buildings or hardscaping.
- 11 b. Where HabituTurf®, Native Sun Turf™, or Thunder Turf™ are specified, the 50% coverage
 12 limitation shall not apply.
- 13 c. Improved soils with a minimum of 20% organic content and soil depth of six (6) inches shall
 14 be provided for turfgrass areas.
- 15 d. Turfgrass shall not be installed between sidewalks and back of curb adjacent to street rights
 16 of way.

17 (2) Tree Requirements

- 18 a. The front yard of all residential lots shall contain trees at the following minimum rate, according
 19 to lot width at the front building line:

Lot Width	40-49 feet	50-69 feet	70 feet and greater
Large Trees	1	1	2

- 21
- 22 b. Residential lots that abut parks, trails, or similar public open spaces on the side or rear yard
 23 shall contain a minimum of one (1) large tree in each yard that abuts said space.
- 24 c. All large trees shall have a caliper of three (3) inches at time of planting and shall be container
 25 grown.
- 26 d. Large trees shall not be planted closer than five (5) feet to any lot line, fire hydrant, underground
 27 utility (excluding irrigation), or water meter box, and no closer than four (4) feet to any
 28 sidewalk, driveway, or curb.
- 29 e. All minimum required trees shall be in conformance with the preferred species listed in the tree
 30 technical manual.

31 (3) General Planting Requirements

- 32 a. Landscape planting beds shall provide improved soil with a minimum of 20% organic content
 33 and minimum improved soil depth of eight (8) inches.
- 34 b. Nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision between
 35 the height of three (3) feet and 10 feet above the curb within a sight visibility triangle.
- 36 c. No artificial plant material may be used in any form to satisfy the requirements of this section.

37 (4) Irrigation

- 1 a. Underground irrigation shall not be required for landscaped areas. However, should
2 underground irrigation be implemented it shall be in accordance with subsection (i) above.
- 3 b. Where installed, drip irrigation shall be utilized for planting beds and planting areas between
4 sidewalk and back of curb adjacent to street rights of way.
- 5 c. Irrigation may be supplemented with a rainwater harvesting system
6

7 **III.**

8 That Zoning and Development Code, Chapter 8, Article V, Section 8-40, Code of
9 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

10 Sec. 8-40. - Screening.

11 (a) *Purpose.*

- 12 (1) The purpose of this section is to establish requirements to screen specific uses or structures
13 from public view. All landscape material required in this subsection shall be provided in an eight-
14 foot wide linear planting bed unencumbered by easements. Buffers shall provide a visual barrier
15 between land uses, enhance the streetscape, and provide privacy. The spacing requirements
16 between trees in the Tree Technical Manual shall not apply to this subsection. Compliance with
17 this subsection requires that all detention ponds, water quality ponds, ground-mounted equipment
18 (i.e., transformers, air conditioner units), dumpsters, trash receptacles, donation receptacles,
19 refuse storage containers, outdoor storage, loading docks, substations, large utility cabinets,
20 water and wastewater pumping stations, storage sites, and other similar uses be sufficiently
21 screened. Required landscape material shall be located to maximize the screening of these
22 facilities.
- 23 (2) All proposed detention and water quality facilities shall be screened from public view by means
24 of the following landscape elements:
 - 25 a. Water quality ponds/detention ponds with structured walls.
 - 26 1. One medium tree shall be planted for every 40 linear feet or portion thereof around the
27 boundary of the pond;
 - 28 2. One small tree shall be planted for every 30 linear feet portion thereof around the
29 boundary of the pond; and
 - 30 3. One large shrub shall be planted for every eight (8) linear feet or portion thereof around
31 the boundary of the pond; or
 - 32 4. The foregoing tree and shrub requirements may be eliminated and replaced with the
33 following:
 - 34 (i) The exterior walls of the pond shall be clad with limestone and/or other textured
35 design features; and
 - 36 (ii) If a chain-link fence is utilized, a native/adapted vine in at least a five-gallon
37 container shall be planted for every eight (8) linear feet of fence.
 - 38 b. Water quality ponds/detention ponds with earthen berms shall be planted with one large tree
39 for every 40 linear feet around the boundary of a non-structured detention/retention pond.
- 40 (3) *Dumpster and trash receptacles.* All dumpsters, trash receptacles, and refuse storage containers
41 shall be located within an enclosure providing screening as described below:
 - 42 a. A decorative masonry wall having a minimum height of six (6) feet on three (3) sides and a
43 gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material.

1 The construction materials of the wall shall match material used on the principal building
2 located on the same lot.

3
4 (4) *Donation receptacles.* All donation receptacles shall be located within an enclosure providing
5 screening by means of a decorative masonry wall on three (3) sides. The wall shall be at least as
6 tall as the donation receptacle it screens. The construction materials of the wall shall be
7 complementary to the material used on the principal building located on the same lot.

8 (5) *Ground-mounted equipment.* All proposed ground-mounted equipment shall be screened by the
9 planting of one large shrub every four (4) linear feet around the boundary of the equipment in a
10 planting bed with edging. Shrubs shall be evergreen and a minimum height of 24 inches at time
11 of planting.

12 (6) *Substations, water/wastewater stations.* Proposed electric substations, water pump stations and
13 wastewater lift stations shall be screened from public views by means of a six-foot decorative
14 masonry wall on a minimum of three sides. Smooth-face concrete masonry units are prohibited.
15 The following landscape elements shall be incorporated:

- 16 a. An eight-foot (8') wide planting bed with one small evergreen tree per 12 linear feet; provided
17 that said trees shall be planted no closer than eight (8) feet and no more than 16 feet apart;
18 or
19 b. A five-foot (5') wide planting bed with one large shrub for every four (4) linear feet. Shrubs
20 may be planted in a variety of configurations, but at no time shall be planted greater than six
21 (6) feet apart. Shrubs shall be evergreen and a minimum height of 24 inches at time of
22 planting.

23 (7) *Outdoor storage.* All outdoor storage shall be screened in accordance with the requirements of
24 Sec. 8-65. In addition, outdoor storage shall be screened as follows:

25 a. *Limited outdoor storage.*

- 26 1. An eight-foot (8') wide planting bed with one small evergreen tree per 12 linear feet of
27 wall constructed; provided that said trees shall be planted no closer than eight (8) feet
28 and no farther than 16 feet apart; or
29 2. A five-foot (5') wide planting bed with one large shrub for every four (4) linear feet;
30 provided that said shrubs shall be planted no closer than six (6) feet apart. Shrubs shall
31 be evergreen and a minimum height of 24 inches at time of planting.

32 b. *General outdoor storage.* An eight-foot (8') wide planting bed with one small evergreen tree
33 per 15 linear feet and one large evergreen tree per 30 linear feet of wall constructed; provided
34 that said trees shall be planted no more than 15 feet apart.

35 (8) *Loading docks.* All loading docks visible from public view shall be screened by means of the
36 following screening and landscaping elements:

- 37 a. A decorative masonry wall having a minimum height of six (6) feet. If the wall includes a gate,
38 it shall be constructed with an opaque, non-masonry material. The construction materials of
39 the wall shall match material used on the principal building located on the same lot;
40 b. One medium or large tree per 40 linear feet of wall constructed (75 percent of selected trees
41 shall be of an evergreen species);
42 c. One small tree per 15 linear feet of wall constructed (75 percent of selected trees shall be of
43 an evergreen species); provided that said trees shall be planted no more than 15 feet apart;
44 and
45 d. One large shrub per four (4) linear feet of wall constructed; provided that said shrubs shall
46 be planted no more than six (6) feet apart. Shrubs shall be evergreen and a minimum height
47 of 24 inches at time of planting.

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IV.

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 one.

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.

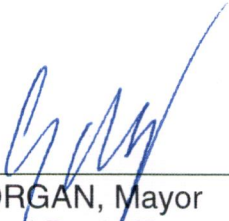
READ, PASSED, and ADOPTED on first reading this 13th day of February, 2025.

1 Alternative 2.

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


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

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CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



ANN FRANKLIN, City Clerk