



1 recommendation by the fire department and if the planning and zoning commission  
2 determines any of the following:  
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- 4 a. That no secondary access can be reasonably provided to the portion of the  
5 subdivision which is to be served by the cul-de-sac;
- 6 b. That limited access to the subdivision is due to a topographical condition on the  
7 property or a particular physical surrounding; or
- 8 c. That the cul-de-sac is temporary and the street is planned to extend to the  
9 adjacent property.  
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12 **III.**

13 That Chapter 36, Section 36-119, Code of Ordinances (2010 Edition), City of  
14 Round Rock, Texas, is hereby amended to read as follows:

15 **Sec. 36-119. Blocks.**  
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- 17 (a) *Block configuration.* The configuration of blocks shall promote convenient and safe traffic and  
18 pedestrian circulation throughout the subdivision, create aesthetically pleasing neighborhoods,  
19 foster a desirable living environment, and provide fire and police access to ensure public safety.  
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- 21 (b) *Restriction.* Blocks of single family, two-family or single-lot townhouse lots shall not contain more  
22 than two tiers of lots.  
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- 24 (c) *Block length.* ~~Block lengths shall be designed to provide fire and police access to ensure public~~  
25 ~~safety.~~ Residential blocks within new residential subdivisions shall meet the following standards:  
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27 (1) The block length shall not exceed 1,000 feet without approval of the Planning and Zoning  
28 Commission. The city encourages block lengths to be limited to 600 feet, but the length  
29 may be varied according to circulation, topography, and provisions of the General Plan.  
30 (2) If the Planning and Zoning Commission approves a block length that exceeds 1,000 feet,  
31 a pedestrian access easement, greenbelt, or similar interrupting feature shall be provided  
32 within 100 feet of the mid-point of the block.  
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IV.

That Chapter 36, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 36-128, which shall read as follows:

**Sec. 36-128. Connectivity.**

(a) With the submittal of a preliminary plat for a new single family or two family subdivision, a connectivity index shall be included and calculated for the road network in the subdivision. The roadway connectivity index shall be a minimum of 1.35, however additional pedestrian links shall be provided to increase the overall connectivity index to a minimum of 1.40. Subdivisions with a roadway connectivity index of 1.40 or greater shall not be required to provide additional pedestrian links.

(b) The connectivity index shall be calculated by dividing the total number of links by the total number of nodes in the proposed subdivision.

(1) Arterial streets shall not be included in the calculation of the connectivity index except when it is necessary to travel along an arterial street to reach any two points in the subdivision.

(2) Stub streets that will eventually connect the subdivision to a future subdivision or arterial or collector street shall not be counted as a node. The segment of the stub street shall count as a link.

(3) Alleys shall not be counted as a link, and locations where an alley intersects with a street shall not be counted as a node.

(4) Any location where a street name changes (as approved by the zoning administrator) shall be considered a node.

(5) Any location where a street T-intersects with another street of any classification shall be considered a node.

(6) Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node.

(7) Any curve or bend of a street that does not exceed 75 degrees shall not be considered a node.

(8) Links on existing adjacent local streets that are not part of the proposed subdivision shall not be included in the connectivity index calculation if those streets are proposed as the only street connections that will be active at the time of the proposed subdivision's approval.

(c) Subdivisions shall have a minimum number of connections to public roads and a minimum number of stub streets where necessary to connect to future subdivisions on adjacent tracts of land as follows:

- 1 (1) Less than 75 lots: one (1) connection to a public road and one (1) stub street;
- 2 (2) For 75 lots up to 150 lots: two (2) connections to a public road and one (1) stub street;
- 3 (3) For 151 lots up to 300 lots: three (3) connections to a public road and two (2) stub
- 4 streets;
- 5 (4) For 301 lots up to 400 lots: four (4) connections to a public road and three (3) stub
- 6 streets;
- 7 (5) For 401 lots up to 500 lots: five (5) connections to a public road and four (4) stub streets;
- 8 (6) For 501 lots up to 800 lots; six (6) connections to a public road and five (5) stub streets;
- 9
- 10 (7) For 801 lots and more; one (1) additional connection to a public road and one (1)
- 11 additional stub street for each additional 200 lots.
- 12 (8) One (1) additional stub street may substitute for one (1) public road connection
- 13 requirement.

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15 (d) A subdivision may have a roadway connectivity index of less than 1.35, provide fewer

16 connections to public roads, or provide fewer stub streets than required by the above where

17 specific features or constraints of the land being subdivided make strict compliance impossible or

18 impractical. Such features include the following:

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- 20 (1) Natural features such as bodies of water, severe elevation changes, karst features, or
- 21 monarch trees;
- 22 (2) Important cultural or archeological features such as historic landmarks or burial grounds;
- 23 (3) Incompatible land uses adjacent to the proposed subdivision;
- 24 (4) Adjacent subdivisions which do not provide stub streets or other opportunities to connect
- 25 to the proposed subdivision; and
- 26 (5) Situations where intersection and driveway separation requirements prevent the ability to
- 27 provide additional connections to a public road.

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29 The applicant shall attach to the plat application an explanation of how the connectivity of the

30 proposed subdivision is hindered by the presence of any noted features. The Planning and

31 Zoning Commission shall approve the application if it determines the connectivity of the proposed

32 subdivision cannot meet the requirements of this section due to the site constraints. Alternately,

33 the Planning and Zoning Commission may deny the application if it determines the proposed

34 subdivision's connectivity can be reasonably improved in spite of the presence of said features.

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**V.**

That Chapter 36, Sections 36-128 – 36-152 Reserved, Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

**Secs. 36-~~128~~129—36-152. - Reserved.**

**VI.**

**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.

**READ** and **APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

