



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Alternate Vice Chair Rob Wendt
Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, January 12, 2022

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless requested by a commissioner in which event, the item will be removed from the Consent Agenda and considered separately.

- E.1 Consider approval of the minutes for the December 15, 2021 Planning and Zoning Commission meeting.
- E.2 Consider a 30-day extension request for the Pinnacle Montessori Round Rock Final Plat, generally located northeast of the intersection of CR 122 and N Red Bud Ln. Case No. FP1811-002

F. ZONING:

- F.1 Consider public testimony regarding, and a recommendation concerning the request filed by Corbin King, on behalf of the property owner, Roca de Fe, for the original zoning of 0.93 acres of land to OF-1 (General Office), generally located north of the intersection of E Old Settlers Blvd and Harrell Pkwy. Case No. ZON2112-002

G. CODE AMENDMENTS

- G.1 Consider public testimony and a recommendation regarding proposed amendments to the Code of Ordinances City of Round Rock, Texas, 2018, Part III - Zoning and Development Code regarding townhome standards.
- G.2 Consider public testimony and a recommendation regarding proposed amendments to the Code of Ordinances City of Round Rock, Texas, 2018, Part III - Zoning and Development Code regarding sports training facilities/specialty gyms.

H. STAFF REPORT:

- H.1 Consider a presentation and annual update for the Round Rock 2030 Comprehensive Plan.
- H.2 Consider an update regarding Council actions related to Planning and Zoning items.

I. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney
§551.072 Deliberations regarding Real Property
§551.073 Deliberations regarding Gifts and Donations
§551.074 Personnel Matters
§551.076 Deliberations regarding Security Devices
§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on the 7th day of January 2022 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

*/ORIGINAL SIGNED/
Meagan Spinks, City Clerk*



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, December 15, 2021

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, December 15, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Henderson called the meeting to order at 6:00 PM.

ROLL CALL

Present 6 - Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Alternate Vice Chair Rob Wendt
Commissioner Stacie Bryan
Commissioner Aaron Dominguez
Commissioner Jennifer Sellers

Absent 3 - Commissioner J. Hollis Bone
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame

PLEDGES OF ALLEGIANCE

*Chairman Henderson led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the December 1, 2021 Planning and Zoning Commission meeting.

A motion was made by Commissioner Bryan, seconded by Commissioner Dominguez, to approve the Minutes. The motion passed by the following vote:

Aye: 6 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bryan
Commissioner Dominguez
Commissioner Sellers

Nay: 0

Absent: 3 - Commissioner Bone
Commissioner Emerson
Commissioner Sanchez-Adame

PLATTING AND ZONING:

- F.1** Consider approval of the Avery Centre East Phase 1, Section 2 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-003

Cait Reeves, Sr. Planner, made the staff presentation. The Applicant was available to answer questions.

A motion was made by Vice Chair Rabaey, seconded by Commissioner Sellers, to approve the Platting. The motion passed by the following vote:

Aye: 6 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bryan
Commissioner Dominguez
Commissioner Sellers

Nay: 0

Absent: 3 - Commissioner Bone
Commissioner Emerson
Commissioner Sanchez-Adame

- F.2** Consider approval of the Salerno Phase 5 Final Plat, generally located south of University Blvd and east of CR 110. Case No. FP2111-002

Cait Reeves, Sr. Planner, made the staff presentation. The Applicant was available to answer questions.

Aye: 6 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bryan
Commissioner Dominguez
Commissioner Sellers

Nay: 0

Absent: 3 - Commissioner Bone
Commissioner Emerson
Commissioner Sanchez-Adame

- F.3** Consider public testimony regarding, and a recommendation concerning the request filed by Stantec Consulting Services, Inc, on behalf of the property owner, City Centre Lot 4 McNeil LLC, to rezone 2.45 acres of land from the C1 (General Commercial) zoning district to a Planned Unit Development (PUD) to be known as City Centre III PUD, generally located northwest of McNeil Rd and east of IH 35. Case No. ZON2111-003

Clyde von Rosenberg, Sr. Planner, made the staff presentation. The Applicant was available to answer questions.

Chairman Henderson opened the hearing for public testimony.

The following citizen spoke during the public hearing:

-Patti Jordan, 207 N Stone St, Round Rock TX 78664

A motion was made by Commissioner Dominguez, seconded by Commissioner Sellers to reopen the Public Hearing. The motion carried unanimously.

The following citizen spoke during the public hearing:

-Melissa Balderas, 507 Bellview, Round Rock TX 78664

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Bryan, to approve the Zoning. The motion passed by the following vote:

Aye: 6 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bryan
Commissioner Dominguez
Commissioner Sellers

Nay: 0

Absent: 3 - Commissioner Bone
Commissioner Emerson
Commissioner Sanchez-Adame

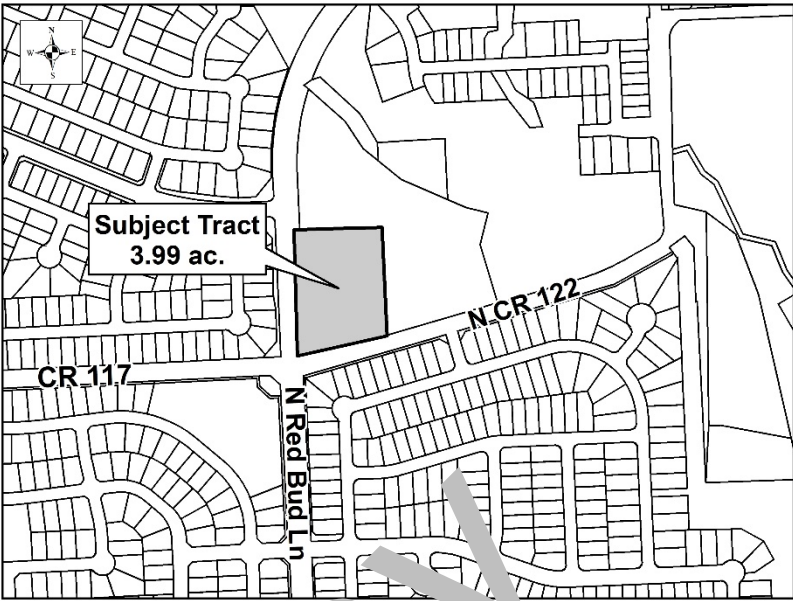
STAFF REPORT:

- G.1** Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning & Development Services Director, made the staff presentation.

ADJOURNMENT

Pinnacle Montessori Round Rock
FINAL PLAT FP1811-002



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 4 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:

South:

East:

West:

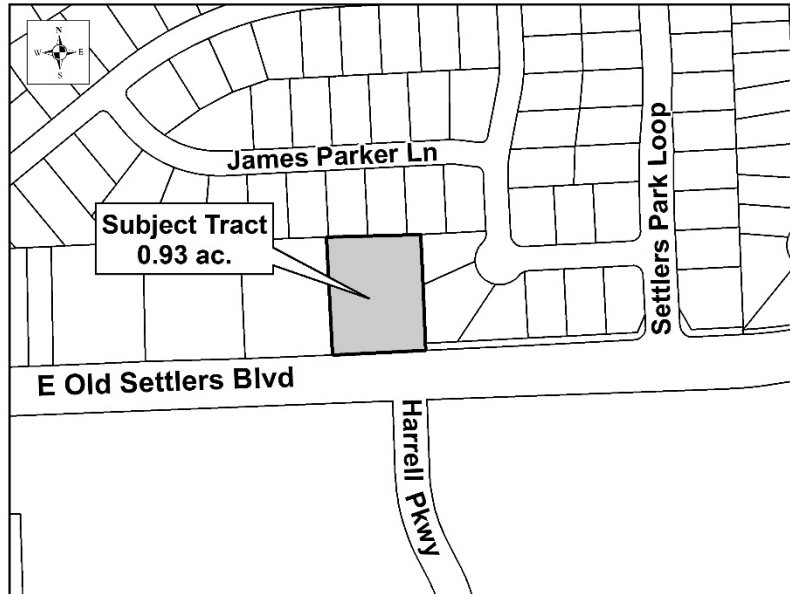
PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	4

Owner:
LoneStar Preschools LLC
Rakesh Jindal
1900 Arrington Ct.
Colleyville, TX 76034

Agent:
Foresite Group, Inc.
Vincent Musat
3000 Cesar Chavez St., Ste. 400
Austin, TX 78702

**4108 E Old Settlers (Crosswind Golf)
ZONING ZON2112-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of original zoning to OF-1 (General Office)

ZONING AT TIME OF APPLICATION: un-zoned

DESCRIPTION: 0.93 acres out of the Willis Donahoe, Jr., Abstract No. 173

CURRENT USE OF PROPERTY: single family home most recently used as a place of worship

COMPREHENSIVE PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: SF-2 (Single Family - Standard Lot) - Estates at Settlers Park subdivision

South: Old Settlers Park

East: SF-2 (Single Family - standard lot) - Estates at Settlers Park subdivision

West: un-zoned - most recently a single-family home

PROPOSED LAND USE: office

TOTAL ACREAGE: 0.93

Owner:
ROCA DE FE
Uvaldo Gonzalez
310 Danish Dr
Hutto, TX 78634

Applicant:
Corbin King
1021 Long Cove
Round Rock, TX 78664

Developer:
Corbin King
1021 Long Cove
Round Rock, TX 78664

**4108 E Old Settlers (Crosswind Golf)
ZONING ZON2112-002**

HISTORY: The 0.93-acre property was annexed into the city in 2009 as part of a 5.50-acre area on the north side of Old Settlers Blvd. There are five one-acre lots within this area, each of which contains a single-family dwelling. No zoning was applied to this area upon annexation. The zoning code therefore treats these properties as if they were in the SF-R (Single Family – Rural) zoning district.

DATE OF REVIEW: January 12, 2022

LOCATION: North of the intersection of E Old Settlers and Harrell Pkwy

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The property is designated for residential use on the FLUM (Future Land Use Map) of Round Rock 2030. The residential land use category includes general office and local commercial uses.

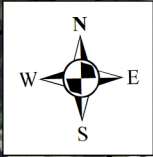
Proposed Use: The proposed use of the property is for the headquarters of a custom golf glove business. The business activities proposed will include graphics design work, logo image digitizing, embroidering golf gloves, and clerical and administrative activities.

Traffic, Access and Roads: Access to the site is from Old Settlers Blvd.

Additional Considerations: The existing structure was constructed as a single-family dwelling but has most recently been used as a place of worship. The property has been reviewed by the applicant and city staff regarding compliance with the city's site development regulations and no significant constraints have been identified which would hinder the use and development of the property as an office.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to OF-1 (General Office).



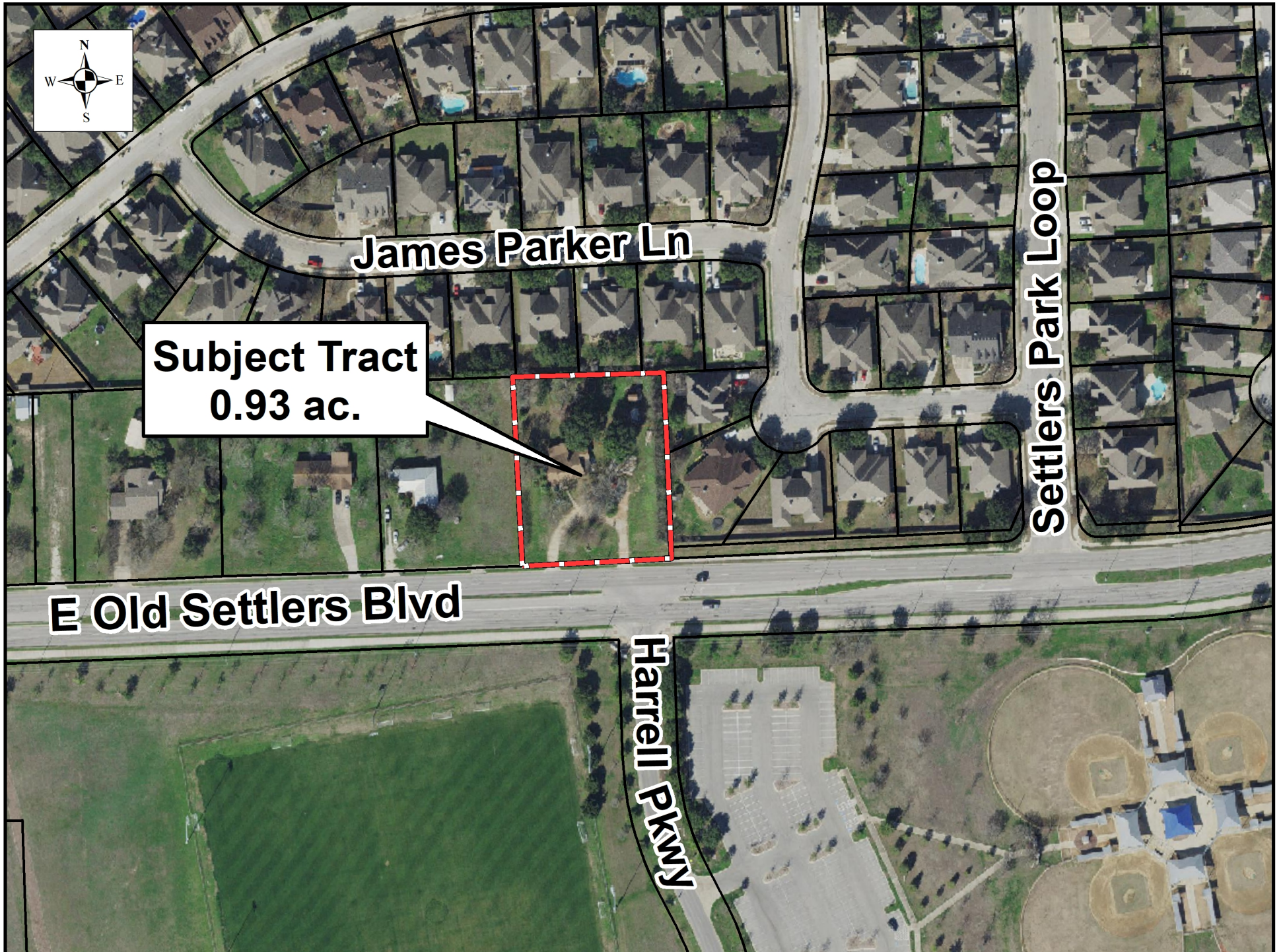
James Parker Ln

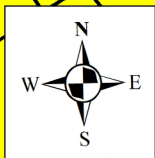
**Subject Tract
0.93 ac.**

Settlers Park Loop

E Old Settlers Blvd

Harrell Pkwy





SF2

James Parker Ln

**Subject Tract
0.93 ac.**

UNZ

Settlers Park Loop

E Old Settlers Blvd

OS

Harrell Pkwy

OS

PROPERTY DESCRIPTION:

BEING A 0.934 ACRE TRACT OF LAND SITUATED IN THE WILLIS DONAHOE, JR. SURVEY, ABSTRACT NO. 173, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JEROME GREENOUGH AND WIFE, MARY JO GREENOUGH, AS RECORDED IN VOLUME 889, PAGE 639, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JEROME GREENOUGH AND WIFE, MARY JO GREENOUGH, AS RECORDED IN VOLUME 905, PAGE 529, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID GREENOUGH TRACT (905/529) AND THE AMENDING PLAT OF ESTATES AT SETTLERS PARK, SECTION 1, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, SLIDE 26, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTH LINE OF ESTATES AT SETTLERS PARK SECTION 2, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, SLIDE 43, SAID PLAT RECORDS;

THENCE SOUTH 00° 03' 00" WEST, A DISTANCE OF 222.30 FEET ALONG THE COMMON LINE OF SAID GREENOUGH TRACT (905/529) AND SAID AMENDING PLAT TO THE NORTH LINE OF E. OLD SETTLERS BOULEVARD;

THENCE NORTH 89° 26' 00" WEST, PASSING THE COMMON LINE OF SAID GREENOUGH TRACT (905/529) AND AFORESAID GREENOUGH TRACT (889/639) AT A DISTANCE OF 91.62 FEET AND CONTINUING A TOTAL DISTANCE OF 182.37 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RODERICK GENE JOHNSON AND JOYCE D. JOHNSON, AS RECORDED IN VOLUME 905, PAGE 551, AFORESAID DEED RECORDS;

THENCE NORTH 00° 03' 30" EAST, A DISTANCE OF 224.10 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID JOHNSON TRACT, SAID IRON ROD BEING ON THE COMMON LINE OF SAID GREENOUGH TRACT (889/639) AND AFORESAID ESTATES AT SETTLERS PARK SECTION 2;

THENCE SOUTH 88° 52' 00" EAST ALONG SAID COMMON LINE, PASSING THE COMMON NORTH CORNER OF SAID GREENOUGH TRACT (889/639) AND AFORESAID GREENOUGH TRACT (905/529) AT A DISTANCE OF 90.75 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GREENOUGH TRACT (905/529) AND SAID ESTATES AT SETTLERS PARK SECTION 2 A TOTAL DISTANCE OF 182.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,700 SQUARE FEET OR 0.934 OF ONE ACRE OF LAND.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10e)-EASEMENT, VOL. 308, PG. 26, D.R.W.C.T.
(10f)-EASEMENT, VOL. 801, PG. 255, D.R.W.C.T.
(10g)-EASEMENT, VOL. 925, PG. 833, D.R.W.C.T.

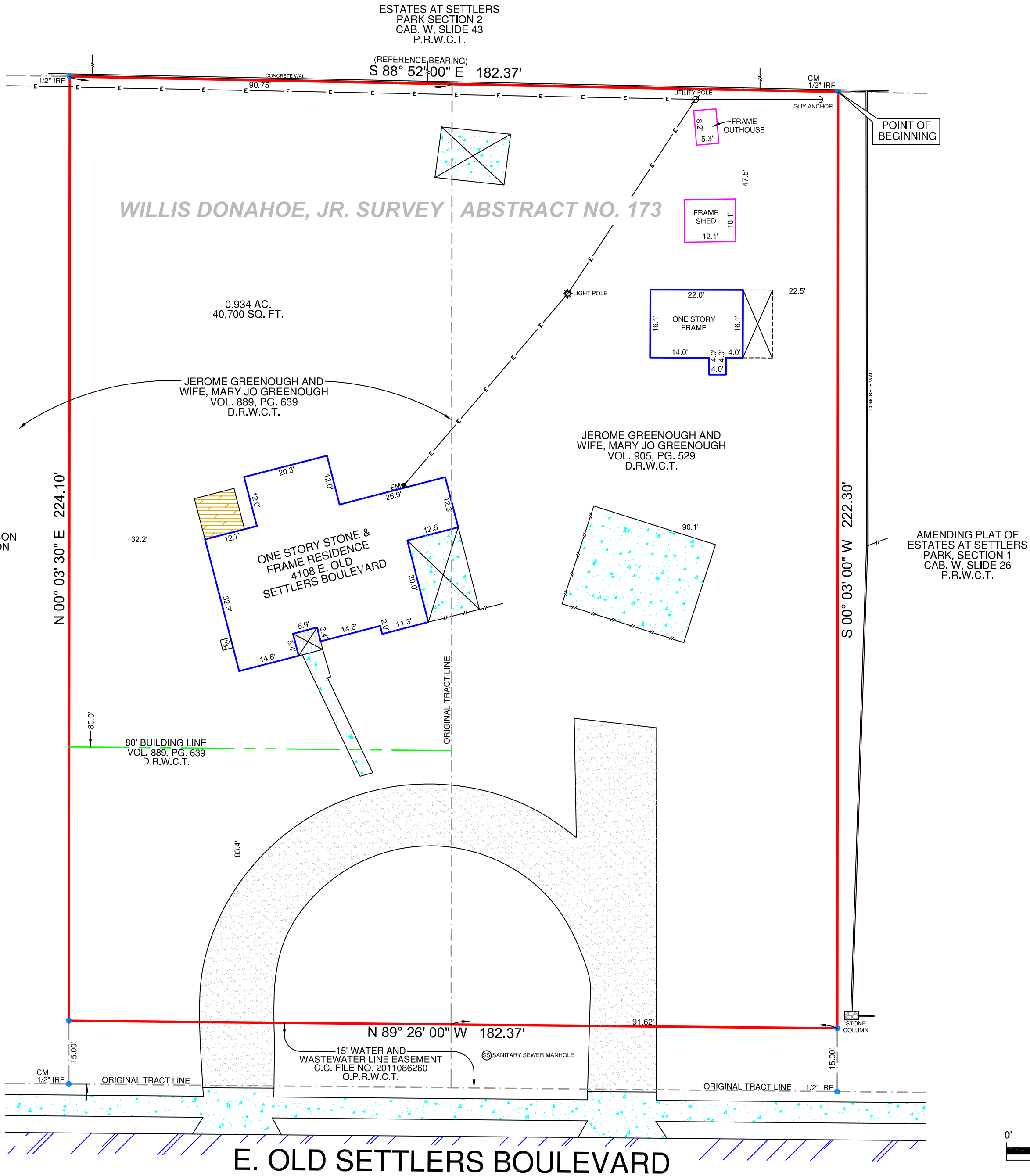
FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0515 E, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON. PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 889, PG. 639, D.R.W.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



TITLE SURVEY

4108 E. OLD SETTLERS BOULEVARD
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

GF#: 2267549-AU20

BORROWER: ROCA DE FE CHURCH

TITLE CO.: FIRST AMERICAN TITLE

PREMIER JOB #: 18-01534

TECH: MSP DATE: 03/20/18

FIELD: JC FIELD DATE: 03/15/18



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	STONE WALL
COVERED AREA	OVERHEAD TELEPHONE LINE
CM = CONTROLLING MONUMENT	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

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5700 W. Plano Parkway
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Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



**Zoning and Development Code Amendment
TH (Townhouse)**

DATE OF REVIEW: January 12, 2022

CODE REFERENCES: Section 2-20 – Townhouse and Section 2-26 Residential lot and building dimensional standards

STAFF REVIEW AND ANALYSIS:

Current Code Provisions: These text amendments concern two different issues related to townhouses:

- 1) The code currently limits townhouses to a maximum height of 2 ½ stories. A PUD (Planned Unit Development) with 3-story townhomes was recommended for approval by the Commission on December 1, 2021. This PUD, which contains standards related to the increased height when it was adjacent to a single-family development, serves as the basis for this code amendment.
- 2) The code defines a townhouse as three or more connected units. Staff has received requests to allow a small number of townhouse units within a development to consist of only two connected units, to allow for more efficient use of the site.

Proposed Revisions:

- 1) The proposed revisions change the maximum building height for townhouses from 2 ½ stories to 3 stories. If these 3-story buildings are adjacent to existing or planned single family or two family uses, the following standards apply:
 - A minimum building setback of twenty (20) feet.
 - Use of the setback area shall be limited to fencing, landscaping, and natural drainage.
 - Buildings, parking areas, refuse containers and any similar improvements shall not be permitted within the setback area.
 - A pre-cast concrete panel or architectural concrete masonry unit (CMU) fence shall be required within the setback area.
 - A landscape buffer of at least eight (8) feet wide with tree plantings.
 - All buildings shall be oriented so that no front or rear of the structures face the adjacent existing or planned single family or two-family lots.
 - No balconies shall face the adjacent existing or planned single family or two-family lots.
- 2) In addition, five percent (5%) of the total number of dwelling units within a single townhouse development may be in two connected units.

RECOMMENDED MOTION:

Staff recommends approval of the code amendments to Section 2-20 and Section 2-26.

ORDINANCE NO. O-2022-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTIONS 2-20 AND 2-26, REGARDING TH (TOWNHOUSE) DISTRICT REQUIREMENTS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

I.

That Zoning and Development Code, Chapter 2, Article II, Section 2-20 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND REGULATIONS

Sec. 2-20. – TH (Townhouse) district.

(c) *Lot and building dimensional standards.* Property and buildings in the TH district shall conform to the standards found in Sec. 2-26, with the following supplementary notes:

- (1) Townhouses shall not exceed 12 dwelling units per acre.
- (2) A side setback of zero feet is allowed only for internal attached units with a common wall.
- (3) End units shall have a 10 foot side setback.
- (4) Accessory buildings shall have a five (5) foot setback, except that common walls are not required to have a setback.
- (5) Parking areas for common-lot townhouses shall be separated from adjacent properties by a 15-foot wide landscape buffer, in accordance with Sec. 8-10.
- (6) Recreational uses with overhead illumination such as swimming pools, tennis courts, ballfields, or playground areas are prohibited within 50 feet of any adjacent SF-R, SF-1, SF-2, SF-3, SF-D, or TF district lot line.

(7) A maximum of five percent (5%) of the total number of dwelling units within a single townhouse development may be within residential structures consisting of two (2) dwelling units sharing a common wall.

(8) Buildings with a height of three (3) stories that are adjacent to existing or planned single or two-family lots, shall have a minimum setback of twenty (20) feet, and the following shall apply:

(a) The setback area shall be subject to the following requirements:

(i) Use of the setback area shall be limited to fencing, landscaping, and natural drainage.

(ii) Buildings, parking areas, refuse containers and any similar improvements shall not be permitted within the setback area

(iii) A pre-cast concrete panel or architectural concrete masonry unit (CMU) fence shall be required within the setback area in accordance with section 8-2(f)(1).

(iv) A landscape buffer of at least eight (8) feet wide with one large tree with a minimum of three (3) caliper inches per 50 linear feet and one medium tree with a minimum of two (2) caliper inches per 50 linear feet shall be required within the setback area. The trees shall be selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual, City of Round Rock.

(b) All buildings shall be oriented so that no front or rear of the structures face the adjacent existing or planned single family or two-family lots.

(c) No balconies shall face the adjacent existing or planned single family or two-family lots.

II.

That Zoning and Development Code, Chapter 2, Article II, Section 2-26 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND REGULATIONS

Sec. 2-26. – Residential lot and building dimensional standards.

(a) Residential zoning districts lot and building dimensional standards chart:

	TH	
	Single-lot (fee simple units)	Common-lot
Minimum Height of Principal Building	2-5 <u>3</u> stories	2-5 <u>3</u> stories

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

1 this Ordinance and the subject matter hereof were discussed, considered and formally
2 acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government
3 Code, as amended.

4
5 Alternative 1.

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

9 **READ, PASSED, and ADOPTED** on first reading this ____ day of
10 _____, 2022.

11 Alternative 2.

12 **READ and APPROVED** on first reading this the ____ day of
13 _____, 2022.

14 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
15 _____, 2022.

16
17
18 _____
19 CRAIG MORGAN, Mayor
20 City of Round Rock, Texas

21 ATTEST:

22
23 _____
24 MEAGAN SPINKS, City Clerk

**Zoning and Development Code Amendment
Sports Training Facilities / Specialty Gyms**

DATE OF REVIEW: January 12, 2022

CODE REFERENCES: Section 1-50 – Definitions and Section 2-48 Permitted Uses in the Employment and Industrial Districts

STAFF REVIEW AND ANALYSIS:

Current Code Provisions: The code currently allows sports training facilities and specialty gyms to locate in the LI (Light Industrial) zoning district only with the approval of a special exception from the Zoning Board of Adjustment (ZBA). The ZBA members hold a public hearing and determine if the use is appropriate at the location. They take into consideration the use and configuration of the buildings and parking areas when approving the special exception.

Parking for these facilities is anticipated to be accommodated by the existing parking for the light industrial development, as the hours of operation of the sports training facilities typically occurs outside of the hours of operation of the other businesses. Should a new facility be designed and constructed for use as a sports training facility, the code provides for the approval of parking standards for this specific use, which is not contained in the off-street parking requirements table.

Zoning Board of Adjustment Review: Beginning in 2018, the ZBA has approved two facilities, both of which had no issues of concern. It appears that those who are seeking to operate these facilities are selecting locations which are appropriate for their use, making ZBA review unnecessary. With several other inquiries for facilities being recently received by staff, this amendment to the code has become timely.

RECOMMENDED MOTION:

Staff recommends approval of the code amendments providing for sports training facilities and specialty gyms to be permitted without a special exception in the LI (Light Industrial) zoning district.

ORDINANCE NO. O-2022-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 1, ARTICLE III, SECTION 1-50 AND CHAPTER 2, ARTICLE IV, SECTION 2-48, REGARDING SPORTS TRAINING FACILITY/SPECIALTY GYM, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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:

CHAPTER 1. INTRODUCTORY PROVISIONS

Sec. 1-50. - Definitions.

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

Term	Definition
Sports training facility/specialty gym	A facility, <u>wholly enclosed within a building</u> , designed for individual training in team sports or fitness-related activities. Includes baseball, gymnastics, martial arts, cheerleading, <u>rock climbing, weightlifting, game courts</u> and <u>other fitness-related activities-facilities</u> . <u>Does not include Indoor Entertainment Activities.</u>

II.

That Zoning and Development code, Chapter 2, Article IV, Section 2-48, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-48. - Permitted Uses in the Employment and Industrial Districts.

Summary use table by employment and industrial zoning district

Use	OF-1	OF-2	BP	LI	I	MI	Supplementary Use Standard
<u>Sports Training Facilities/Specialty Gyms</u>	-	-	-	SE <u>P</u>	-	-	

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 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.

1 **READ, PASSED, and ADOPTED** on first reading this ____ day of
2 _____, 2022.

3 Alternative 2.

4 **READ** and **APPROVED** on first reading this the ____ day of
5 _____, 2022.

6 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
7 _____, 2022.

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CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

MEAGAN SPINKS, City Clerk

Round Rock

20 30

DEVELOPING **OUR** FUTURE

ANNUAL REPORT 2020-2021



Round
Rock

20
30

CONTENTS

Introduction	3
New Data Available	5
Future Land Use Map Amendments	8
Implementation Updates by Policy	9
Report Summary and Conclusion	26

INTRODUCTION

Round Rock 2030, adopted June 25, 2020, is the official policy document guiding long range planning and community development in the City of Round Rock for the next ten years. Round Rock continues its rapid population growth and development, as well as its transition from a suburb of Austin to a vibrant and prosperous mid-sized city. With Round Rock's dramatic growth has come a new series of challenges to ensure continued success over the next decade.

Since *Round Rock 2030's* adoption in June 2020, a lot of progress has been made towards implementation. Planning and Development Services (PDS) staff tracks progress towards implementation related to each of the twelve *Round Rock 2030* policies. Several new dining and entertainment options have contributed to quality of life improvements; companies have pledged to relocate their headquarters to the city, bringing hundreds of jobs; proposals for mixed-use areas have reached an all time high; a wider variety of housing types ranging from single-family common lot to high density multifamily are in various stages of the development process; public outreach for the city's new transit plan is happening.

This report serves as an annual update on progress on the implementation of *Round Rock 2030's* vision and policies. Implementation progress from adoption (June 24, 2020) to the end of FY2021 (September 30, 2021). PDS monitors development occurring throughout the city; therefore, implementation progress in this report is focused on impacts to land use and land use planning. Implementation of *Round Rock 2030* is complementary to the *Strategic Plan* adopted by City Council. Throughout this report, instances where implementation progress relates to the *Strategic Plan* are noted. For reference, the following are the adopted vision and policies from *Round Rock 2030*.

Vision Statement: Round Rock is a safe, desirable, family-oriented community that balances progress and prosperity with its history, by prioritizing quality of life, mobility, economic development and thoughtful land use planning.

Round Rock 2030 Policies

- **Quality of Life:** Focus economic development initiatives on those that improve quality of life while remaining fiscally responsible. Invest in community gathering spaces for all ages that support the arts, culture, recreation and entertainment.
- **Economic Development:** Continue to be the "City of Choice" for new and existing businesses by focusing on quality development standards that promote and sustain economic growth while providing sufficient infrastructure and services.
- **Downtown:** Manage and guide the revitalization of downtown as a safe and pedestrian-friendly community destination for all.
- **Commercial Centers:** Foster maintenance, reuse, or redevelopment of aging commercial centers while adapting to shifts in consumer preferences.
- **Neighborhoods:** Maintain older neighborhoods to ensure longevity and desirability

- **Historic Preservation:** Preserve buildings and sites that contribute to Round Rock's history.
- **Roadway Function:** Enhance the function and appearance of transportation corridors while accommodating safe pedestrian and bicycle travel where feasible.
- **Mobility:** Develop transportation options within and between neighborhoods and local destinations.
- **Housing:** Enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.
- **Mixed-Use:** Encourage mixed-use development in locations that are compatible with the surrounding area and supported by employment and transportation infrastructure.
- **Adapting to Change:** Adapt development codes to reflect transportation innovations, evolving technology, and changing consumer preferences.
- **Sustainability:** Promote environmental sustainability by facilitating energy efficient development that conserves natural resources and open space.

***Round Rock 2030* is an Award-Winning Plan!**

The American Planning Association Texas Chapter Awards Committee selected *Round Rock 2030* as a recipient of the Chapter's 2021 Comprehensive Planning Award, for a comprehensive or general plan that advances the science and art of planning. The awards program promotes the work of planners, planning officials and students in Texas by recognizing exemplary work at the annual planning conference. The awards jury was extremely impressed with *Round Rock 2030*, and felt that the comprehensive planning effort should be further rewarded by recognizing the City of Round Rock as Community of the Year.



NEW DATA AVAILABLE

Round Rock 2030 includes demographic data and data obtained from public engagement. Each annual update will provide the newest available data.

2020 Census Release

The introduction section of *Round Rock 2030* includes demographic information using data from the 2010 Census and the 2018 1-Year American Community Survey (ACS). Upon release of the 2020 Census in September 2021, Planning and Development Services (PDS) produced a 2020 Census Release report that provides current demographic information. That report provides 2020 Census data compared to 2010 Census data for Round Rock. The Census establishes a baseline for PDS-generated city population estimates and projections. Upon release of the official April 1, 2020 Census population, the city recalculated its population estimates for April 2020-October 2021 using the 2020 Census figure as a baseline. The 2020 Census Release report is available on the city's website and on roundrock2030.com.

119,468

TOTAL POPULATION

APRIL 1, 2020

19.6%

POPULATION

INCREASE

2010 TO 2020

124,034

POPULATION ESTIMATE

OCTOBER 1, 2021

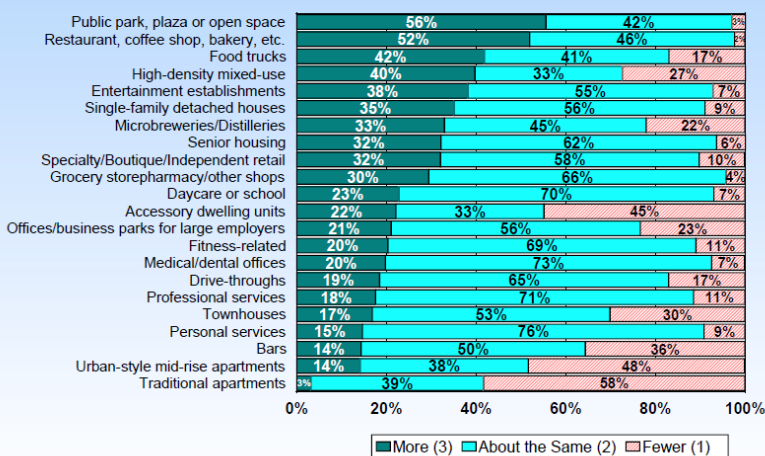
Public Input Data

Public engagement was a crucial part of *Round Rock 2030* development and will continue to be important for implementation of the plan. Every two years, the city conducts a statistically valid city-wide survey to gauge how residents feel about city services. For the 2020 Round Rock Community Survey, the Planning and Development Services (PDS) department asked five questions to follow up with public input received during the *Round Rock 2030* public engagement process.

The results of the survey were presented to City Council in February 2021. Graphs and charts are presented in the format that was presented the data to City Council. Additional information aggregated by PDS is included for questions 23 and 23a.

Q21. Should there be more, about the same, or fewer of the following types of places in Round Rock?

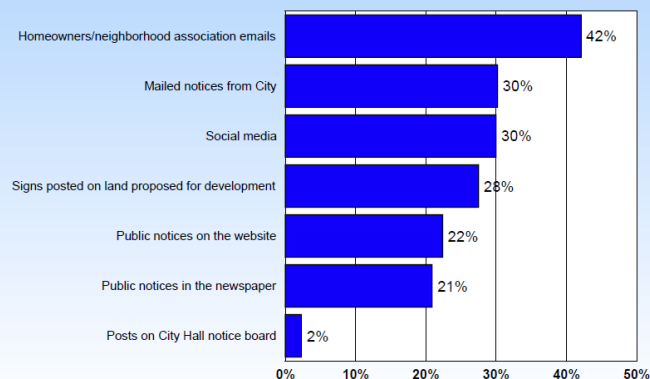
by percentage of respondents (excluding don't knows)



Source: ETC Institute (2020 Round Rock Community Survey)

Q22. How Residents Have Heard About Public Hearing Dates on Planning and Land Use Issues

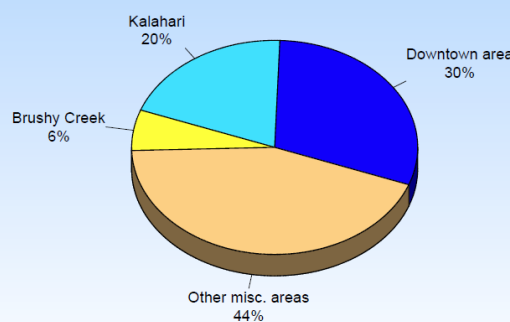
by percentage of respondents (multiple selections were allowed)



Source: ETC Institute (2020 Round Rock Community Survey)

Q23. What is your favorite building or site developed in the City within the past 5 years?

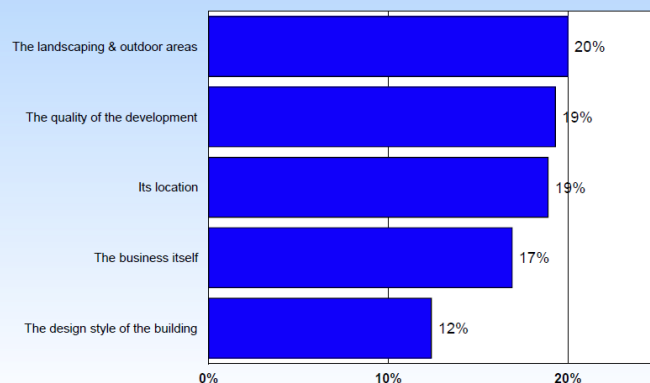
by percentage of respondents



Source: ETC Institute (2020 Round Rock Community Survey)

Q23a. Reasons for Response to Question 23

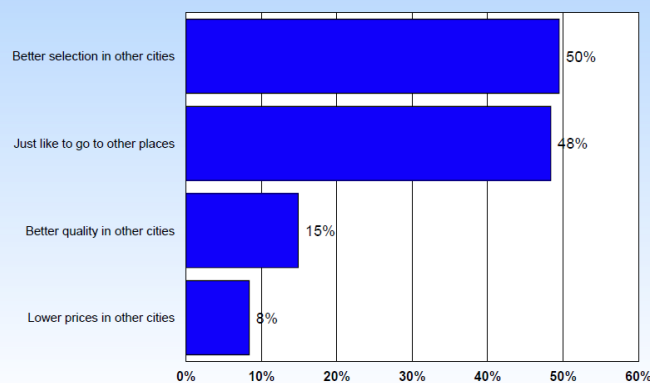
by percentage of respondents (multiple selections were allowed)



Source: ETC Institute (2020 Round Rock Community Survey)

Q24. Primary Reasons for Going to Other Cities to Shop or Dine Out

by percentage of respondents (excluding don't knows - multiple selections were allowed)



Source: ETC Institute (2020 Round Rock Community Survey)

The purpose of including questions 23 and 23a was to establish a connection between favorite new developments in Round Rock and the reasons for identifying them as a favorite. ETC's presentation of the survey did not correlate the responses for 23 and 23a. For this report, PDS aggregated the raw data to show the relationship.

According to ETC's graph for question 23, the top three places identified were Kalahari, Downtown, and Brushy Creek Trail. Correlated reasons for 23a provided by respondents are listed below.

Downtown

- Nice to walk around
- Variety of restaurants/bars
- Buildings have great aesthetics
- Parklets & plazas
- Growing
- Proximity to library

Kalahari

- Destination location
- Brings other businesses in
- Brings entertainment & jobs
- Will bring visitors to Round Rock
- Unique development

Brushy Creek Trail

- Able to walk/bike to Downtown restaurants/bars from neighborhoods
- Able to bike/walk to Rabb Park/ Play for All Abilities Park

“Other misc. areas” makes up 44% of the responses, which means respondents like many other places in the City. Several examples of what was included in “other misc. areas” in question 23 are listed below by building or site with the correlated reason that building or site was identified.

BUILDING OR SITE	REASON
Play for All Abilities Park	Availability for all residents; Accessible to all ages and abilities
Restaurants by IH-35 and Old Settlers	Attractive buildings; Great food & service; good steward of community
Amazon Distribution Center	Brings a lot of jobs locally
Cork and Barrel	High quality and well researched idea
Fire Station on Red Bud Lane	Beautiful and modern facility
Summit II at La Frontera	Simple, refined design for a business park
St. David’s Surgical Hospital	Beautiful design with vegetated green roof
Bass Pro Shop	Keeps me from traveling long distance to get the supplies I need

Engagement of the general public will also continue utilizing Polco as was done during plan development. For certain implementation strategies that require implementation input, surveys will be developed and publicized to the Plan’s list of subscribers, via the website and on social media.

Implementation Baseline Data

Round Rock 2030 includes dozens of implementation strategies that require further research, data collection, and public engagement spread over the 12 policies in the plan. To assist with the implementation of these long range projects, PDS added a new full-time long range planner position to its staff in Spring 2021.

Some implementation strategies require research to create a baseline; for example, an implementation strategy associated with the downtown policy will strive to develop a minimum of 1,000 dwelling units within one-quarter mile of Main Street. PDS further defined the study area to include the *Downtown Master Plan* study area south of Brushy Creek, as well as the area southwest of Lake Creek between McNeil Road and IH-35. PDS utilized Geographic Information Systems (GIS) to determine 350 dwelling units currently exist within this area. Having determined the baseline now will allow PDS to track future unit development and create strategies to meet the 1,000 unit goal.

Currently, amendments are being developed to the sign ordinance. To develop these amendments, staff compiled data on issues encountered during sign review. These issues are then discussed with sign companies and business owners to develop language to address the issues. Input from stakeholders is particularly important to the amendment process. As always, projects like ordinance amendments require opportunities for public input at Commission and Council meeting.

All newly developed data compilations and reports will be posted on roundrock2030.com.

FUTURE LAND USE MAP AMENDMENTS

The primary tools for defining a land use strategy in *Round Rock 2030* are the Future Land Use Map (FLUM) and location criteria, which together serve as a guide for evaluating proposed changes to land use within both the city and extraterritorial jurisdiction (ETJ). Decisions about how land develops are deliberate and made in accordance with established city policies. The FLUM depicts various land use types such as residential, commercial, industrial, and open space. Location criteria further define where specific uses within each designation may be located. During the *Round Rock 2030* plan process, staff researched trends and external drivers like job growth which may impact the future distribution of land uses. Public input was also received from large landowners. While the FLUM was comprehensively evaluated in *Round Rock 2030*, amendments to the FLUM can occur during the plan period if they are substantiated through a study noting factors such as changing market conditions, changing demographics, changes to the transportation network, availability of utilities, and surrounding land use changes. The following ordinances have amended the FLUM since the adoption of *Round Rock 2030*.

Ordinance 2020-0336, approved by City Council on November 21, 2020, rezoned 10.09 acres located at the southeast corner of the intersection of Bass Pro Drive and N. Mays Street to allow commercial uses on 2.97 acres and urban-style multifamily on 7.12 acres. The FLUM designation for these parcels changed from Regional Attraction to Commercial and Residential.

Ordinance 2021-096, approved by City Council on April 8, 2021, amended PUD (Planned Unit Development) No. 88 to allow removal of open space designations located southeast of the intersection of E. Main Street and N. Georgetown Street. Pocket parks that were originally identified in the PUD agreement have not been deeded to the city, and the Parks and Recreation Department had no objection to them being removed. The FLUM designation for this parcel changed from Open Space to Downtown Mixed Use.

Ordinance 2021-130, approved by City Council on May 13, 2021, rezoned a 6.84 acre tract on the east side of Chisholm Trail, south of W. Old Settlers Boulevard to allow for a multi-level urban residential building with first-floor commercial spaces. The FLUM designation for this parcel changed from Commercial to Mixed-Use.

Ordinance 2021-083, approved by City Council on June 10, 2021, rezoned 14 acres northeast of the intersection of E. Palm Valley Boulevard and N. AW Grimes Boulevard to allow for an urban style multi-family development. The FLUM designation for this parcel changed from Commercial to Residential.

Additionally, the City Limits boundaries have been updated on the FLUM to reflect four properties annexed between June 24, 2020 and September 30, 2021, adding 57.43 acres. The FLUM designation for these properties was not affected.

To see the most current version of the FLUM, visit roundrock2030.com.

IMPLEMENTATION UPDATES BY POLICY

Implementation progress is listed by policy for each of the twelve *Round Rock 2030* policies. Each section includes the policy and an excerpt from the policy description from the adopted plan. Implementation strategies are listed in blue boxes. Occasionally red-outlined boxes call out additional studies and data summaries. Red award seals identify accolades associated with the policy. Implementation progress associated with the City Council adopted *Strategic Plan* is referenced when appropriate.

QUALITY OF LIFE

Focus economic development initiatives on those that improve quality of life while remaining fiscally responsible. Invest in community gathering spaces for all ages that support the arts, culture, recreation and entertainment.

This policy was created to prioritize quality of life initiatives tailored to Round Rock residents. This policy is meant to encourage the creation of gathering spaces for residents, while ensuring that public funds are spent wisely to develop, attract, and/or incentivize these types of amenities.

**Round Rock is
9th most-livable
mid-sized city in
US according to
Smart Asset
(Nov. 2020)**

Implementation Strategy: Support the development of economic generators that are unique to Round Rock and improve quality of life. Specifically, projects should help Round Rock become a self-contained community with publicly and privately generated jobs and amenities.

KALAHARI RESORT AND CONVENTION CENTER The facility opened in Fall 2020 and brought lodging, convention space, entertainment, retail and dining options to Round Rock. PDS staff worked with transportation staff, public safety officials, and city management to gather input from the community throughout the rezoning and development process for this project. Kalahari will be a significant source of new jobs and revenue to the City of Round Rock. This regional attraction is a family-friendly amenity that caters to both residents and tourists, which is complimentary to many of City Council's *Strategic Plan* goals.



CORK & BARREL CRAFT KITCHEN AND MICROBREWERY

Located on US-79 near Kalahari Resort and Dell Diamond, this unique dining experience opened in early 2021. Cork & Barrel features a chef-driven craft kitchen, microbrewery, and beer garden. Customers can enjoy such libations within the pub's indoor space as well as a 4-acre outdoor beer garden featuring a gazebo-like pavilion and stages hosting both singer/songwriter acts and larger concerts. Cork & Barrel was identified by the public in the 2020 Round Rock Community Survey as a favorite building or site developed in the past five years.

Implementation Strategy: Explore, attract, enable, and facilitate pilot projects such as drive-in movies, pop-up uses, and other temporary uses in appropriate locations while limiting unintended consequences of non-permanent structures.

FOOD TRUCK PARKS This PDS-developed amendment to the Code of Ordinances established a new category of food truck permits to allow food truck parks. Land uses where a food truck park may be located include public and private education facilities, corporate office campuses, business/industrial parks and municipal parks and recreation facilities. Because the food trucks may remain on site at all times, access to public restrooms and hand washing facilities are required when the park is open for business. This new land use was a direct request from the public and satisfies the current desire for more outdoor dining and entertainment options in the city.

Implementation Strategy: Use public input to identify land uses associated with improving the quality of life of the community, particularly dining and entertainment options. Create programs to attract and incentivize the identified uses.

NEW DINING AND ENTERTAINMENT OPTIONS Several popular restaurant chains with loyal followings have opened in Round Rock in the past year, including Tumble 22 Hot Chicken, Dutch Bros Coffee, and Tony C's Pizza and Beer Garden. Others, including P. Terry's and Via 313 Pizzeria are in various stages of development. Additionally, an amendment to an existing Planned Unit Development (PUD) on E. Old Settlers Boulevard will allow for hatchet throwing and archery ranges, providing additional indoor entertainment options in Round Rock.



Implementation Strategy: Consider locations for cultural development and community facilities outside of the downtown area.

HERITAGE TRAIL AND BATHING BEACH PARK This project includes a 10' wide trail detailing the history of Round Rock as a timeline. The project spans from Bathing Beach at Chisholm Trail Road to Mays Street and includes improvements to Chisholm Trail Crossing Park and Memorial Park. It also creates a new Bathing Beach Park. The Henna Tract, located on the southeast corner of the intersection of US 79 and N. Mays Street was rezoned as a Planned Unit Development (PUD) in September 2020. The PUD proposes mixed use development and will facilitate the completion of the Heritage Trail from Chisholm Trail to Georgetown Street.

In the FY 2022 budget, the city included an allocation of Hotel Occupancy Tax (HOT) Funds for historic preservation. Several historic sites along the Heritage Trail could benefit from this funds allocation. Also in the FY 2022 budget, the City allocated funds to commission an artist for sculptures along the Heritage Trail. The Parks and Recreation Department is constantly expanding trail and open space access throughout the City to serve as community facilities.



ECONOMIC DEVELOPMENT

Continue to be the “City of Choice” for new and existing businesses by focusing on quality development standards that promote and sustain economic growth while providing sufficient infrastructure and services.

Round Rock’s continued goal of a prosperous economy requires successful development, including providing infrastructure necessary to support growth. The city is committed to maintaining the highest levels of attractiveness and competitiveness possible to allow Round Rock to remain the “City of Choice” for businesses. The Planning and Development Services Department (PDS) operates under the guidance of the city’s Development Philosophy, which emphasizes customer service to facilitate the timely review and approval of development projects, as well as ensuring that stakeholders are included in the creation of regulatory ordinances.

Round Rock
is 8th fastest-
growing local
economy in the
US according to
WalletHub
(Oct. 2020)

Implementation Strategy: Attract and support the development of new and existing economic generators that are unique to Round Rock and improve quality of life.

SWITCH, INC. A Nevada-based data center provider plans to build 1.5 million square feet in Round Rock next to Dell’s global headquarters. The 36.76 acre property, located east of S. Mays Street and north of Dell Way, was rezoned from Commercial to a Planned Unit Development (PUD). The PUD includes standards to ensure compatibility with the abutting neighborhood and to provide an attractive wall/landscaping along the Mays Street frontage.



Several companies, including East/West Manufacturing, Amazing Magnets, LLC., and Saleen Performance Parts have chosen to relocate their headquarters to Round Rock. Over \$21 million will be invested in over 100,000 square feet of new facilities near the intersection of N. Mays Street and E. Old Settlers Boulevard. These new facilities will bring over 200 jobs to this area of the city, and expand the city tax base which is in line with City Council *Strategic Plan* objectives.



INVESTEX II, LLC. A Consumer Packaged Goods (CPG) cold storage and incubator concept, will encourage and promote the growth and success of local new CPG industry businesses. \$14 million will be invested in a 135,000 square foot facility, the first of its kind in the Central Texas region. Investex intends to create 60 new jobs with an average salary of \$60,000. This facility will be different than other manufacturing facilities in the city; a common working space will allow producers, entrepreneurs, investors, and chefs together to collaborate under one roof.

Implementation Strategy: Continue to provide a navigable regulatory and development review process that is efficient, streamlined, and meets or exceeds established performance measures.

NEW CITY WEBSITE The City of Round Rock launched the redesign of roundrocktexas.gov in July 2021. The redesign includes significant changes to the site's navigation to help visitors more easily find the information they need in a format that is mobile-friendly and easy to navigate. The site's homepage features a prominent search bar that can easily connect users with the best resources for their inquiry. Images and video of Round Rock services and facilities are showcased throughout the site, which helps familiarize new residents with their community and its services. Since the launch, the top 10 most-visited PDS pages have received almost 50,000 views.

DEVELOPMENT REVIEW PERFORMANCE MEASURES PDS is responsible for the City's Development Philosophy, which emphasizes customer service to facilitate the timely review and approval of projects - in short, to Make it Happen. "Making It Happen" is more than a phrase. It's a way of thinking and it's a philosophy that the Round Rock City Council has charged the Planning & Development Services Department to implement. PDS tracks several performance measures, as seen in the table below.

PDS PERFORMANCE MEASURES 2020 - 2021

	2020 (JAN-DEC)	2021 (JAN-SEP)
Building and Subdivision Inspections	23,469	16,473
SDP, SSP, SIP - Number of Site/Subdivision Reviews	72	38
SDP, SSP, SIP - Site/Subdivision Reviews On- Time	223	158
Plats Approved	64	29
(Re)Zonings Approved	7	4
Planned Unit Developments (PUDs) Approved	9	15
Certificates of Appropriateness Reviews	17	13
Sign Reviews	169	187

Implementation Strategy: Support the development of the Harris tract to the west of Kalahari Resorts so that new development is complementary but has its own unique attributes that add momentum of the area's status as a regional attraction.

THE HARRIS TRACT located on the south side of E. Palm Valley Boulevard and west of S. Kenney Fort Boulevard was rezoned from the BP (Business Park) zoning district to a Planned Unit Development (PUD). The Future Land Use Map, adopted in *Round Rock 2030*, designates this site for mixed use.

Implementation Strategy: Examine the potential for redevelopment in certain transitional areas of the city.

CHISHOLM TRAIL DEVELOPMENT A 2.92-acre property at the southwest corner of Chisholm Trail Road and W. Old Settlers Boulevard was zoned as LI (Light Industrial) in 1981 and has remained undeveloped. The property was rezoned to C-1a (General Commercial - limited), which is supported by the Future Land Use Map, and will allow for retail, restaurant and office uses.

DOWNTOWN

Manage and guide the revitalization of downtown as a safe and pedestrian-friendly community destination for all.

The revitalization of downtown Round Rock has been a long-term investment and priority for the city. Round Rock adopted the *Downtown Master Plan* in 2010 and has invested \$175 million in public infrastructure and facilities as of September 2021. The Master Plan created a design and policy strategy for a thriving town center featuring a viable mix of retail, dining, entertainment, residential and public spaces, in a walkable and historically sensitive environment. Anchored by a National Register Historic District, mixed-use zoning districts support redevelopment while balancing preservation of existing building and development patterns.

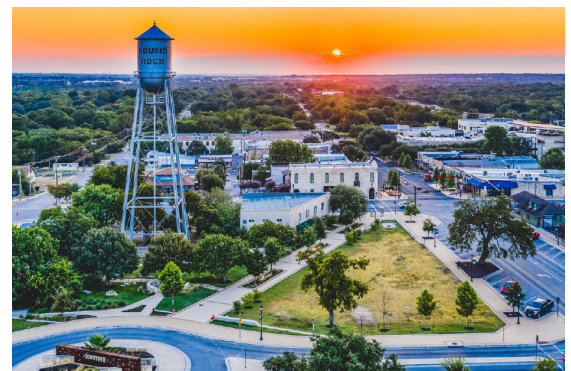


Implementation Strategy: Facilitate a mixture of residential development types. Strive to develop a minimum of 1,000 dwelling units within one-quarter mile of Main Street.

615 PECAN, located on the south side of E. Pecan Avenue between Spring Street and Circle Avenue, was rezoned from the TF (Two-Family) zoning district to a Planned Unit Development (PUD). The PUD allows for the development of four two-family structures, containing a total of 8 dwelling units on a single lot with a private drive aisle. This development will add to the 350 baseline residential units, increasing housing availability downtown.

Implementation Strategy: Complete the redevelopment process for the site surrounding the Water Tower.

THE WATER TOWER SITE This approximately 1.6 acre block was assembled by the City of Round Rock for redevelopment. The block contains Koughan Memorial Park, the site on which the Round Rock water tower stands. To facilitate redevelopment, the city's Transportation and Economic Development Corporation (TEDC) purchased 102 and 106 N. Mays Street and 103 and 105 W. Liberty Avenue. One historic structures on the site was relocated to another location in downtown. The Telephone Exchange is a historic landmark; a marker notes details about its relocation.



Implementation Strategy: Ensure that the city's proposed new library is integrated into the streetscape with an active first floor.

NEW LIBRARY A groundbreaking ceremony was held in June 2021 for the new Library at 200 E. Liberty Avenue, just one block north of the city's existing library. PDS staff reviewed this project for compliance with existing zoning standards. Staff reviewed the proposed development alongside library staff to ensure that the design incorporated walkable, usable spaces for the public. Enhanced streetscape designs, an entry plaza, and a cafe are proposed to activate the first floor.

Implementation Strategy: Ensure the connectivity of the Henna tract to downtown and examine further integration of Brushy Creek as a publicly accessible amenity.

THE HENNA TRACT was rezoned as a Planned Unit Development (PUD) in September 2020. The PUD proposes mixed use development and will help facilitate completion of the Heritage Trail from Chisholm Trail to Georgetown Street. The Heritage Trail comprises a segment of the overall Brushy Creek Regional Trail.

DOWNTOWN DEVELOPMENT UPDATE

Round Rock City Council places a high priority on downtown development in the Strategic Plan. PDS maintains a Downtown Developments Map on its website to highlight current projects under development in the downtown area. Currently, 25 projects are noted as in progress on the map. Examples include new mixed-use buildings on S. Brown Street and conversion from residential to mixed-use retail and office at 400 W. Main Street. The map is posted on roundrocktexas.gov/planning.



Implementation Strategy: Improve the downtown pedestrian experience by providing features such as pet stops, shade structures, and litter control facilities.

PARKLET FURNITURE Tables and chairs were added to the E. Main Street parklets in the summer of 2021. The addition of this furniture promotes outdoor dining and congregation within the downtown historic district.



NEW PUBLIC RESTROOM DOWNTOWN Construction of a new public restroom in Prete Plaza provides a needed amenity for pedestrians visiting downtown. PDS staff worked with public works staff to ensure the design of the structure is compatible with the National Register Historic District that encompasses the 100 and 200 blocks of E. Main Street in downtown.

COMMERCIAL CENTERS

Foster maintenance, reuse, or redevelopment of aging commercial centers while adapting to shifts in consumer preferences.

This policy prioritizes revitalization and repurposing of aging, vacant, or declining commercial centers. This includes examining options for improving the appearance along roadway corridors adjacent to older commercial centers. This policy also recommends considering how changing preferences of consumers such as online shopping and curbside order pick-up affect the long-term viability and layout of commercial developments in the future.

Implementation Strategy: Examine, propose, and implement strategies that encourage adaptive reuse of aging commercial centers in areas identified for revitalization. If successful, consider developing grant programs for façade improvements, landscaping, and signage.

FACADE GRANT PILOT PROGRAM Based on direction from City Council during their most recent annual retreat, the Community Development Division of PDS began research on the implementation of a facade grant program in Round Rock. The purpose of a facade grant program would be to attract new customers and businesses to major commercial corridors, stimulate new, private investment and economic development, positively impact the marketability and perception of the area, promote commercial revitalization of Round Rock as a whole, and preserve quality of building materials. Staff suggested using up to a 50/50 match via reimbursement, using the general fund as a source for the grant budget.



Implementation Strategy: Complete corridor revitalization and enhancement starting with Mays Street from Gattis School Road to Mays Crossing Drive. Evaluate successes to determine how to apply the process to other portions of the roadway and other roadway corridors in the city.

The S. Mays Street Gateway Enhancements project aims to improve the appearance throughout the S. Mays Street corridor and provide a “gateway” into Downtown Round Rock. Extending from Logan Street to Hesters Crossing Road, the Gateway Enhancements will create not only an appealing vehicular experience, but a safe and enjoyable pedestrian experience as well.

Improvements will include the removal of hazardous trees undermining overhead electric and, in turn, the addition of “Utility Approved” trees, screening of ground mounted utilities and dumpsters, replacement or repair of dilapidated fencing, a series of screen walls with incorporated branding and landscape areas, and new gateway signage near Hesters Crossing Road to welcome drivers and pedestrians into the S. Mays Street corridor.

Implementation Strategy: Continue to monitor changes in sign technology to ensure that the needs and desires of developers are balanced with the design standards desired by the city.

The City’s sign ordinance, last adopted in 2013, is being analyzed by staff for potential code amendments. Staff is compiling potential amendments based on sign requests by sign companies and business owners that cannot be accommodated by existing code language but meets the purpose of the ordinance.

NEIGHBORHOODS

Continue to be the “City of Choice” for new and existing businesses by focusing on quality development standards that promote and sustain economic growth while providing sufficient infrastructure and services.

The city has a strategic goal to foster sustainable neighborhoods, both old and new, through a series of strategies that focus on maintaining property values in older neighborhoods, creating a sense of community between neighbors, reducing code violations, and providing a point of contact for residents to understand city services that pertain to neighborhood quality of life.

Implementation Strategy: Focus Community Development Block Grant funds on neighborhood revitalization in low to-moderate income neighborhoods. Focus expenditures on sidewalk installation, park improvements, and home repairs.

CDBG MINOR HOME REPAIR PROGRAM During the 2020-2021 program year, minor repairs to include replacement of roof, siding, HVAC/furnace, windows, fence and some plumbing, electrical and ADA improvements were completed for 6 eligible homeowners in Round Rock. Currently 4 additional homes are being assisted with repairs.

FRONTIER PARK PLAYGROUND PROJECT The Frontier Park Improvement Project consists of replacing the existing playground with newer, safer and more inclusive equipment, resurfacing the tennis courts, ADA corrections, new trash cans, replacement of aging benches, resurfacing the basketball court, new basketball hoops, and adding shade over the basketball court is budget permits. Project was funded with \$246,416 in CDBG funds. The new playground was recently installed.



Implementation Strategy: Continue existing and create new programs to keep neighborhoods active and engaged such as the Tool Lending Center, Block Party Trailer, Movie Kit, Curb Painting Kit, Fence Staining Kit, Pole Tree Saw Program, Lawn Care Foster Program, Sierzega Unit and UniverCity.

NEIGHBORHOOD SERVICES Due to the COVID-19 pandemic, Neighborhood Services was not as active as usual. Despite having a slow year, from June 2020 to September 30, 2021 the following items were borrowed (# times) from Neighborhood Services: Block Party Trailer (9), Movie Kit (29), Fence Staining Kit (38), Pole Tree Saw (23), and Lawn Care equipment (69). Additionally, 63 items were borrowed from the Tool Lending Center.

Implementation Strategy: Consider lighting options to address citizen concerns about safety. Facilitate requests for assessments to determine if additional lighting is needed in certain neighborhood areas.

STREETLIGHT SYSTEM AUDIT A comprehensive audit of the existing streetlight system is being conducted, including the location of streetlights and the current condition. The result will allow the city to assess the advantages and disadvantages of sole ownership of the system, which could allow the city to have a central location for Round Rock residents to submit a streetlight outage report. This addresses a specific request received during the *Round Rock 2030* public engagement process.

HISTORIC PRESERVATION

Preserve buildings and sites that contribute to Round Rock's history.

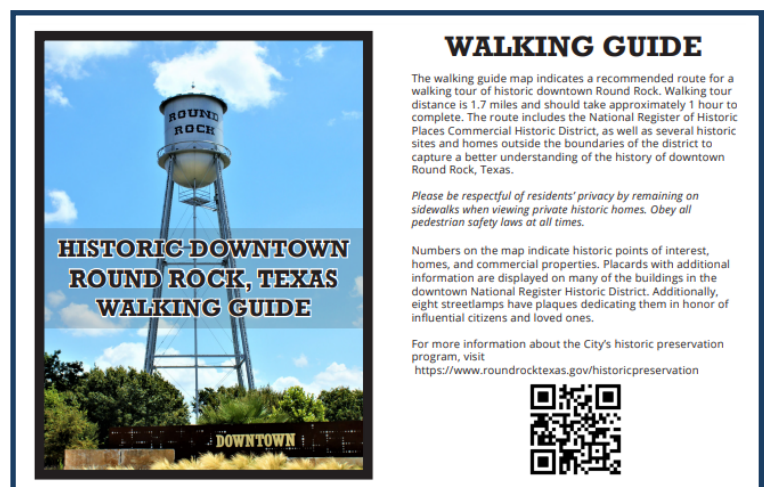
Historic assets play an essential role in shaping the identity of a place. Historic buildings, neighborhoods, and other important vestiges of the past define a unique and special sense of character in a community. As Round Rock continues to grow and mature, its historic resources remain an important part of the community's identity. Historic preservation encourages the continued use of older properties, safeguards the existence of significant historic elements, and contributes to community development objectives such as quality of life, sustainability, and economic development. Over the past year, PDS has worked on fostering a network of preservation advocates and allies to help educate the community about historic preservation.

Implementation Strategy: Explore means for financing the city's historic preservation program including a new dedicated annual allocation in the city's budget.

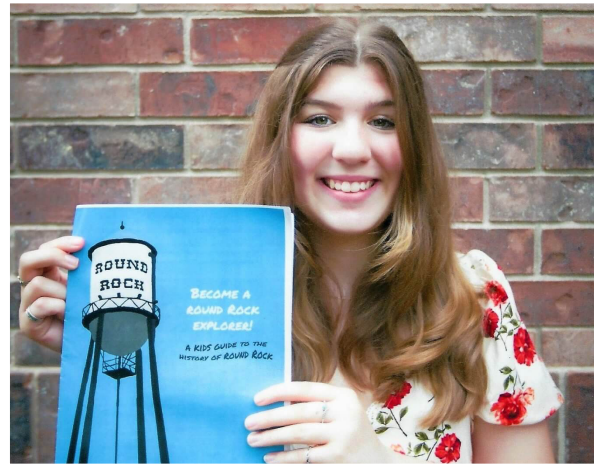
The city included an allocation of Hotel Occupancy Tax (HOT) Funds for historic preservation in the FY 2022 budget, adopted September 9, 2021. The allocation includes 3% of HOT revenues, net of any rebates, for historic preservation. The City will also make a one-time allocation of \$300,000 of excess, uncommitted fund balance for this purpose.

Implementation Strategy: Foster a network of preservation advocates and allies, like the nonprofit Round Rock Preservation, by collaborating with preservation partners at the local, regional, and state levels.

The city continued to foster a network of local preservation partners since the adoption of *Round Rock 2030*. City staff partnered with Round Rock Plein Air to host an art exhibit on Round Rock history and Historic Preservation as part of Historic Preservation Month in May. Staff also partnered with members of the Historic Preservation Commission and Round Rock Preservation to publish a new Historic Downtown Round Rock, Texas Walking Guide. The city's partnership was recognized by Round Rock Preservation's annual meeting, when the city received the Partner of the Year award.



Left: Promotion for The Art of Round Rock Plein Air Exhibit Right: Historic Downtown Round Rock, Texas Walking Guide



Clockwise from top left: Call for 2021 Local Legend Award nominations, Abby Robison holding A Kids Guide to the History of Round Rock Activity Book, Mayor Morgan with HPC members and city staff after the Historic Preservation Month Proclamation, citizens viewing Round Rock History Through the Eyes of Women exhibit at Round Rock public Library

Implementation Strategy: Increase stakeholder and public awareness of the city's historic preservation program by providing training opportunities, hosting public events, and creating educational materials.

National Historic Preservation Month in May allowed local historic preservation organizations and city historic preservation staff to spotlight preservation programs and heritage tourism. Activities included:

- On April 22, 2021 Mayor Morgan proclaimed May as Historic Preservation Month
- The Art of Round Rock Plein Air exhibit at City Hall from May 4 to September 7, 2021 featuring works relating to Round Rock history and historic preservation
- A local history webinar by Elroy Haverlah, author of *Anna's Journey* and former pastor of Palm Valley Lutheran on May 20th about Anna Palm and Round Rock's Swedish immigrants
- Round Rock History Through the Eyes of Women exhibit at Round Rock Public Library
- Center Art Club exhibit at the Allen R. Baca Center featuring works relating to Round Rock history and historic preservation.
- A Kids Guide to the History of Round Rock activity book created by local teen Abby Robison
- Pioneer Day at Old Settlers Park on May 1, 2021 held by the Williamson Museum
- Profiles of historic properties posted on city social media accounts
- Call for nominations for the 2021 Local Legend Awards

ROADWAY FUNCTION

Enhance the function and appearance of transportation corridors while accommodating safe pedestrian and bicycle travel where feasible.

This policy prioritizes improving and connecting infrastructure for all forms of transportation. Currently low-density, single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. In addition to function, this policy also focuses on the appearance of transportation corridors which are especially important for gateway corridors that welcome people into the city. This was also a point of emphasis in the Garner Economics, LLC report Building Upon a History of Success: An Economic Development Action Plan for Round Rock, Texas as it relates to economic development and attracting desirable redevelopment in aging areas.

Round Rock aims to invest \$240 million from 2019-2024 to improve roadway capacity and connectivity

Implementation Strategy: Establish streetscape design guidelines for city roadways to ensure compatibility with current and planned land uses.

STREETSCAPE STANDARDS Transportation staff has started the process of creating streetscape standards for arterials that will be used in capital improvement projects (CIPs) for beautification of arterials and other corridors which will focus on xeriscape and other low maintenance native species.

Implementation Strategy: Adopt standards for shared-use paths that are at least ten feet wide and can be utilized by both cyclists and pedestrians.

DESIGN AND CONSTRUCTION STANDARDS UPDATE All construction activities in the City of Round Rock are required to meet the *Design and Construction Standards*. An update to the manual was adopted by City Council in January 2021. The update utilizes collector and arterial standards which include 10' shared use paths on one or both sides of future roadways. Transportation staff is using the standard to provide one 10' shared use path on capital improvement project (CIP) reconstruction and expansion projects where right-of-way is adequate. This includes Kenny Fort Boulevard, Gattis School Road, Red Bud Lane, Wyoming Springs and portions of University Boulevard.

Implementation Strategy: Consider pedestrian safety improvements at intersections, including but not limited to the creation of safer and more obvious places to cross arterials and better signage/visibility to ensure drivers are aware of pedestrian activity.

INTERSECTION SAFETY IMPROVEMENTS An ordinance amending the traffic code was passed, designating the intersections of Main Street and Georgetown Street and McNeil Road and Burnet Street as all-way stop intersections. The city is also working on intersection improvements projects along Mays Street at Bowman Road and E. Old Settlers Boulevard to increase pedestrian capacity and safer turn movements. Improvements to intersections downtown will make downtown more pedestrian friendly and ultimately impacts land use.



MOBILITY

Develop transportation options within and between neighborhoods and local destinations.

This policy prioritizes connectivity and mode of travel around Round Rock. This includes developing sidewalk and trail networks and expanding public transit. The city recently introduced limited bus service within Round Rock and a commuter line that connects Round Rock to Austin. While congestion due to growth is unavoidable, developing and expanding the number of transportation options in Round Rock could reduce the number of vehicles on the road.



Implementation Strategy: Increase neighborhood connectivity of streets, trails, and bike lanes.

NEIGHBORHOOD CONNECTIVITY The city has completed the construction of Logan Street to AW Grimes Boulevard and Texas Avenue from Greenhill Drive to Country Aire Drive to provide increased neighborhood connectivity, and is working with property owners along Double Creek to provide a potential connection to Joyce Lane.

Implementation Strategy: Facilitate expanded fixed-route bus service including the addition of a transit stop in The District mixed-use development proposed south of SH 45 and west of Greenlawn Blvd.

TRANSIT MASTER PLAN UPDATE The city has initiated the *Transit Master Plan* update that is evaluating the existing transit system and identifying opportunities for increasing neighborhood access and routes for an expanding service area. Areas that have been identified in addition to The District include Texas State and Texas A&M University Round Rock campuses and Kalahari Resorts and Convention Center. Availability of transit at these regional attraction areas will impact surrounding land uses.

Implementation Strategy: Develop transit stop infrastructure and amenities including shade structures, benches, and trash receptacles.

MAYS STREET BUS STOPS Improvements for five bus stops along the Mays Street Corridor, costing \$130,000, have been funded by Community Development Block Grant (CDBG) funds. This bus stop project includes the purchase and installation of ADA accessible bus shelters at Mays Street and Mays Crossing (Westside), Mays Street and Mays Crossing (Eastside), Mays Street at Shipley's Donuts (Westside), Mays Street and Short Trail (Westside), and Mays Street and Tower Drive (Eastside). The concrete pads have been poured and the bus shelters have been ordered. Estimated completion is Fall 2021.



HOUSING

Enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.

The vast majority of the city's housing stock exists in a conventional suburban form with separate residential subdivisions containing single-family homes or standalone apartment complexes. Currently, low-density single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. Based on public input received, housing affordability was a main concern of stakeholders. Certain housing types in the city have been identified as missing in Round Rock, such as smaller-scale multifamily developments. Other types of housing, such as senior living, were identified to address the changing needs of residents over their lifetimes so they can continue to live in Round Rock.

**Round Rock is
14th best place
to buy a house in
America according
to Niche's Best
Cities to buy
ranking
(2021)**

PLANNING AND ZONING COMMISSION HOUSING UPDATE

In fall 2021, PDS staff briefed the Planning and Zoning Commission on the development status of housing projects throughout Round Rock. Updates were given on single-family subdivisions, single-family condominiums, townhomes, high-density multifamily, senior multifamily, and mixed-use housing types. The presentation included updates on the number of units completed and the number of units to be completed in the coming years. Staff also tied development progress back to *Round Rock 2030* implementation strategies related to housing. The presentation is available at roundrocktexas.gov/planning.



Implementation Strategy: Explore policies for allowing accessory dwelling units in neighborhoods including specific criteria and design features except where prohibited by homeowners associations.

ATTACHED ACCESSORY DWELLING UNITS This ordinance, adopted October 20, 2020, adds a new definition for an attached accessory dwelling unit, provides for its use in the SF-3 (Single Family - Mixed Lot) zoning district, and revises how a dwelling unit is defined to use the number of front doors instead of the number of cooking facilities. The decision was made to support amending the code to allow for this product, while also amending the code to use the number of front doors on a house instead of the number of cooking facilities/kitchens in it, as the defining feature of a dwelling unit. In order to allow the multi-generational product, a new definition, for an 'attached accessory dwelling unit' was created. An attached accessory dwelling unit is one which is integrated into the floor plan of the principal dwelling unit. It requires a connecting door to the principal unit and allows a second front door and a dedicated garage parking space. This use is allowed in the SF-3 (Single Family - Mixed Lot) zoning district, which will provide for a multi-generational units option in newly-built neighborhoods.

Implementation Strategy: Consider rezoning proposals that facilitate the development of missing middle housing. Examples might include low-density townhome and multifamily integrated into neighborhoods, multiple units on one lot, identification of corridors where condominium arrangements are small detached or attached units, high rise multifamily in mixed-use developments, and small lot single-family neighborhoods with special parking requirements.

MISSING MIDDLE HOUSING A recent amendment to PUD No. 84, located west of the intersection of College Park Drive and Avery Nelson Parkway, revises allowed uses to allow multifamily common lot cottages. This new residential housing product includes detached and attached single family units on a common lot with a maximum of two attached units per building. These units will be available for rent, providing an alternative for traditional multifamily housing.

These units facilitate the development of missing middle housing. These units can be attached or detached on a common lot, and are arranged around common drive aisle and parking area similar to the layout of a traditional apartment complex.



DOWNTOWN INFILL 615 Pecan, located on the south side of E. Pecan Avenue between Spring Street and Circle Avenue, was rezoned from the TF (Two-Family) zoning district to a Planned Unit Development (PUD). The PUD allows for the development of four two-family structures, containing a total of 8 dwelling units on a single lot with a private drive aisle. This type of housing development facilitates higher density in the downtown area.

HIGH-DENSITY MULTIFAMILY developments are proposed in several locations throughout Round Rock. An amendment to PUD No. 74 will allow for an urban style multifamily development located northeast of the intersection of E. Palm Valley Boulevard and N. AW Grimes Boulevard. Another PUD amendment at the Outlet Mall, south of Bass Pro Drive on the east side of N. Mays Street, proposes new commercial uses as well as a high density urban-style multifamily apartment project similar to the new Parkside Apartments which are also located on N. Mays Street.



MIXED-USE

Encourage mixed-use development in locations that are compatible with the surrounding area and supported by employment and transportation infrastructure.

The intent of mixed-use zoning districts is to permit flexibility in land uses and building densities not accommodated by traditional zoning districts. This allows a variety of uses to locate in the same building, site, or block, and in structures of varying size and design. Commercial and residential uses, which are usually separated into distinct zoning districts, are encouraged to be combined with offices and public open spaces. The close proximity of the different land uses fosters increased pedestrian activity, as residents are able to accomplish a wide variety of tasks in a relatively small area without driving. Additionally, this type of development allows for the more efficient provision of infrastructure and natural resources.



Implementation Strategy: Encourage housing units where appropriate as part of mixed-use development.

CHISHOLM TRAIL MIXED USE 6.84-acre tract of land located on the east side of Chisholm Trail and south of W. Old Settlers Boulevard from the C-1 (General Commercial) zoning district to the PUD (Planned Unit Development) No. 126 zoning district, adopted December 17, 2020. The PUD proposes a multi-level urban residential building with first-floor commercial spaces. A minimum of 45 living units per acre and at least 10,000 sq. ft. of commercial space will be developed.

Implementation Strategy: Encourage and incentivize large-scale mixed-use projects on vacant properties such as the Harris tract (west of Kalahari Resorts), the Robinson tract (south of RM 620) and the Georgetown Railroad tract (west side of IH-35 at the intersection of RM 1431). These tracts are identified as mixed-use on the Future Land Use Map in *Round Rock 2030*.

HARRIS TRACT The Harris tract was rezoned from the BP (Business Park) zoning district to PUD (Planned Unit Development) No. 132. The concept plan proposes the allocation of uses to be 10%-50% Retail/Office/Hotel, 20%-60% Urban Style Multifamily, 0%-30% Mixed Residential, and 20%-40% single Family/Townhouse. The concept plan also indicates that 25 acres of the 110-acre site will be designated for parks and open space.

THE DISTRICT The Round Rock City Council voted unanimously Thursday, June 10, to approve Planned Unit Development (PUD) zoning for The District, a 65.5-acre mixed-use project planned for SH 45 just east of IH 35, following a public hearing. The project is expected to include multifamily housing, hotels, offices, retail stores and restaurants and a grocery store. The open space master plan includes “livable” streets designed to heighten driver awareness of pedestrian activity, enhanced detention areas, greens, plazas and courtyards. The design for the first phase, which is currently under review, includes a four-story office building with a parking garage and a retail building with a coffee shop.



ADAPTING TO CHANGE

Adapt development codes to reflect transportation innovations, evolving technology, and changing consumer preferences.

This policy focuses on the impacts that growth and changing lifestyles will have on Round Rock's land use in the next decade. Recent trends in transportation such as ridesharing, autonomous vehicles and the introduction of high-speed transit may change the way people move within and between cities. Advances in technology are also shaping the way people access goods and services. Adjusting development codes related to site development layout, building design, and parking standards allow the city to address changing patterns in transportation and consumer preferences, which ultimately impact land use.

Implementation Strategy: Consider how demographic changes impact needs of the community, including housing supply.

2020 CENSUS RELEASE The Census serves as the baseline for population estimates and projections generated by PDS. The 2020 Census Release report provides 2020 Census data compared to 2010 Census data for Round Rock. From 2010 to 2020 the city's population increased by 19.6 percent, with a total population count of 119,468 at the time of the Census. The number of people under the age of 18 remained constant even as the city's population grew. In 2020, adults make up a larger share of the total. The population is also becoming increasingly racially and ethnically diverse. Population growth and demographic changes will have a significant impact on land use demand, including housing and housing types in the next decade.

Implementation Strategy: Consider the planning implications of the Covid-19 pandemic and other similar global or national crises. Combine crisis response with long term land use planning solutions that are mindful of current uncertainties and adapt to changing development concepts and trends.

IMPACTS OF COVID-19 PDS continued operations during the pandemic, allowing project review to occur by meeting with customers virtually as necessary. Contactless drop off and pick up of plan sets was available at the PDS office. Several regular services were adapted to meet customer requests during the pandemic. For instance, banner permit processes were suspended to allow customers to display banners for longer periods of time and without a fee. Downtown, the city set up designated curbside pick-up spots on Main Street. Many businesses took advantage of this to advertise whether they were still open and additional services such as take-out and curbside pick-up. PDS also worked with several dining establishments to allow temporary expanded outdoor seating areas in parking lots.



CDBG-CV 3 (CARES ACT) Rent, Mortgage and Utility Assistance Program The City of Round Rock was awarded CDBG-CV 3 funds to prevent, prepare or respond to the Coronavirus by the U. S. Department of Housing and Urban Development. The city allocated \$474,258 in CDBG-CV 3 funds to the Round Rock Area Serving Center to assist those low-to-moderate income residents of Round Rock that have been impacted by COVID-19 with assistance with rent, mortgage and/or utilities.

SUSTAINABILITY

Promote environmental sustainability by facilitating energy efficient development that conserves natural resources and open space.

A plan for preserving Round Rock's natural environment is essential to promoting the city's continued prosperity and high quality of life. Public input identified that the city should maintain open space and encourage energy efficient technology. Implementation in the Planning and Development Services (PDS) Department will focus on development standards that promote more compact development, green building methods, and alternative energy.

Implementation Strategy: Ensure timely adoption of building codes as established by the International Code Council.

ELECTRICAL CODE AMENDMENTS Significant local amendments to the Electrical Code were adopted on November 1, 2020 for incorporation into the Code of Ordinances. These amendments are based on the 2020 National Electric Code (2020 NEC). The amendments provide a better product for the property owner and simplifies the inspection process, saving inspectors time on site.

Implementation Strategy: Protect creek corridors to assist in flood control and maintaining the quality of stormwater runoff.

FLOOD CONTROL PDS ensures that all permits adhere to TCEQ's Edwards Aquifer Recharge Zone rules. PDS also ensures that all plat applications that are adjacent to or encroached by creeks are accompanied by a flood study to map the future conditions floodplain, and that an easement is provided around that future conditions floodplain to keep development out of those areas of floodplain.



Implementation Strategy: Coordinate PDS processes with the Parks and Recreation Department goal to acquire and allocate fourteen percent of its land as open space. If land is donated as public parkland, it should be in accordance with *Playbook 2030: Building a Connected Community*, unless otherwise approved by the Director of Parks and Recreation.

PARKLAND DEDICATION From June 24, 2020 to September 30, 2021, the city acquired several acres of land through the subdivision and platting process. Two tracts of land located north of Old Settlers Boulevard and east of Settlement Drive, totaling seven acres, were conveyed by the Quick family for use as parkland and a hike and bike trail. The city also came to an agreement with Meritage, the developer of Homestead at Old Settlers Park, to dedicate more parkland adjacent to Old Settlers Park instead of having rights-of-way split their required parkland dedication. It was requested by the Parks and Recreation department and carried forward to the developer by PDS and Transportation. This land has not yet been conveyed to the city.

Implementation Strategy: Utilize NOAA Atlas 14 data to adopt new floodplain and drainage regulations.

NOAA ATLAS 14 Since October 2020, PDS has ensured that floodplains and detention requirements have been utilizing the higher intensity flows as provided by NOAA Atlas 14, and as required by City Code. This applies to all new plats and development permits. This higher standard is intended to keep new development safely on high ground to minimize loss of property and life due to flood events through the 1% annual chance (100-yr) flood event.

REPORT SUMMARY AND CONCLUSION

Round Rock has experienced rapid growth and tremendous change over the past couple of years. In particular, within the residential sector. Historically, our community has largely consisted of low density single-family homes and three-story apartment buildings. As Central Texas continues to expand into one of the epicenters for economic growth within the state and country, so will the demand for housing in different forms and price points. Townhouses, urban style apartments, duplexes, quadplexes, and single-family garden style homes on small lots are all residential adaptations that will shape our built environment. The challenge will be to site these developments in appropriate areas that are compatible with the surrounding area and have adequate, supportive infrastructure. It is also critical to support the policies included within this plan to encourage diverse housing choices that residents desire and can afford.

The non-residential sector is also expected to transition significantly during this planning period. Aging commercial centers with underutilized parking lots combined with the growing popularity of e-commerce will result in transformative redevelopment. These include mixed-use developments with high density housing in areas that were once only commercial. The trend towards more service-oriented commercial uses, as opposed to traditional retail stores, is something we can expect to continue. Entertainment uses, nightlife, and outdoor gathering areas will likely replace some of their auto-oriented strip retail predecessors.

Round Rock, once thought of solely as a bedroom community to Austin not too long ago, will continue its progress towards a self-sustaining, mid-size city. This city includes a diverse selection of housing options not available previously, and a continually growing economic base providing numerous job opportunities. Amenities such as diverse recreational options, entertainment, nightlife, and our own downtown complete this picture that will take shape over the next ten years.

It is important to note that this plan, in conjunction with other plans discussed in *Round Rock 2030*, provides critical guidance on desirable growth patterns over the next ten years. While *Round Rock 2030* guides development in the City of Round Rock, it is not the only plan adopted by the city that does so. City Council's *Strategic Plan* and other plans adopted as addenda to *Round Rock 2030* ensure coordination of all planning efforts, including, the *Parks and Recreation Master Plan*, the *Transportation Master Plan*, the *Transit Master Plan*, the *Downtown Master Plan*, the *Water System Master Plan*, the *Wastewater System Master Plan*, the *Stormwater Master Plan*, and the *Utility Profile and Water Conservation Plan*. It is imperative that all city planning efforts are supportive of each other and do not conflict. Where conflicts do arise, they should be identified and addressed with deliberate decisions being made while considering potential tradeoffs.

Planning and Development Services (PDS) has not slowed down this past year, despite the Covid-19 Pandemic. PDS staff had to adapt service delivery. Staff was able to change on the fly and keep the city moving forward from a planning development standpoint. This means functions such as site plan reviews, historic property tax exemptions, zoning applications, and building inspections did not stop or slow down. This is a testament to the work culture in the department and city at large. PDS established a different way of delivering its services, including remote meetings, staff taking on more responsibilities from appointed officials, and requiring contractors to give space to inspectors upon their arrival on site.

In the upcoming year, PDS will be focusing on a variety of tasks. New population projections, based on newly released 2020 Census Data, will provide further insight on growth patterns in the next decade and how that growth will affect land use. Amendments to the city's Sign Code, now close to 10 years old, will be considered. The acquisition of certain properties for economic development purposes, identified as a goal in the *Strategic Plan*, will be a focus. Staff continues to work towards the full restoration of the Stagecoach Inn.

Many new projects will be constructed. PDS will oversee the largest increase in residential growth in Round Rock in close to two decades. As development continues to increase, the construction of the city's first large, multi-unit downtown residential project in several decades will come to fruition in 2022. Ongoing commercial redevelopment initiatives and facilitating the city's first two major mixed use developments will take place. As a rapidly growing city, projects that pass through PDS are often the subject of media attention.

In addition to the tasks mentioned above and review of new development projects, PDS will focus on the continual implementation of *Round Rock 2030*, which recently received the Comprehensive Planning Award from the Texas Chapter of the American Planning Association (APA). Long range planning staff, including a newly hired long range planner, will conduct studies specifically related to *Round Rock 2030* implementation strategies. As the planning period is ten years, PDS will develop an annual update on implementation progress in each subsequent year.



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**Round
Rock** **20
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