



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Rob Wendt
Alternate Vice Chair Jennifer Henderson
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Michelle Ly
Commissioner Greg Rabaey
Commissioner Jennifer Sellers

Wednesday, July 17, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2019-104](#) Consider approval of the minutes for the June 19, 2019, Planning and Zoning Commission meeting.

E. ZONING AND PLATTING:

- E.1 [PZ-2019-106](#) Consider public testimony regarding, and approval concerning the request filed by J33S Consulting Engineering, LLC, on behalf of the property owner, HighTower Foundation Real Estate Investment, LLC, to Replat Lot 1 of the Amended Sam Bass 7 Subdivision and a 1.25 acre previously unplatted parcel, generally located northeast of the intersection of Ledbetter St. and Clark St. Case No. FP1903-009

- E.2 [PZ-2019-105](#) Consider public testimony regarding, and a recommendation concerning the request filed by 2P Consultants, on behalf of the property owner Rocking J Partners, LLC, for approval of Amendment No. 1 to PUD (Planned Unit Development) No. 87 to allow for BP (Business Park) uses, generally located at the north end of Rockin' J Rd. Case No. ZON1906-002

E.3 [PZ-2019-107](#) Consider public testimony regarding, and approval concerning the request filed by Freeland & Kauffman, Inc., on behalf of the property owner, West 45, LLC, to Replat a portion of Lot 1, Block A of the Parker Subdivision, generally located southwest of the intersection of W. Louis Henna Blvd. and Parker Dr. Case No. FP1906-005

E.4 [PZ-2019-108](#) Consider approval of the University Village North, Sec. 4, Lot 5, Block C Final Plat, generally located south of University Blvd. and Sandy Brook Dr. Case No. FP1906-004

F. PRESENTATION:

F.1 [PZ-2019-109](#) Consider a presentation concerning online public engagement results and policy development associated with the Round Rock 2030 Comprehensive Plan.

G. STAFF REPORT:

G.1 [PZ-2019-110](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. 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 Commission Meeting was posted on the 11th day of July 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, Deputy City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 19, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on June 19, 2019, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Jennifer Sellers, and Commissioner Greg Rabaey. Commissioner Stacie Bryan was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department, Katie Baker from the PARD Department, and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the June 5, 2019, Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Sellers to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and a recommendation for approval concerning the request filed by Norris Design, on behalf of the property owner Scott Cressman, et al., to rezone 41.76 acres: 12.82 acres to C-2 (Local Commercial) and 28.94 ac. to MF-1 (Multifamily – Low Density), generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. ZON1905-002

Mr. Enriquez reviewed the zoning application stating that the Planning and Zoning Commission approved a concept plan and recommended the zoning for City Council approval in January 2019; the property was annexed into the City and zoned in February 2019. He continued to explain that the current zoning along the E. Old Settlers Blvd. frontage is split between MF-1 (Multifamily – Low Density) and C-2 (Local Commercial) zoning districts. He noted that the purpose of the application was to modify the MF-1 and C-2 boundary lines so that the entire frontage is zoned for C-2. He also briefly discussed the allowed uses for each zoning district.

Mr. Enriquez noted staff did not receive any e-mails or phone call for or against the requested application. Staff recommended approval of the proposed rezoning.

The property owner's representative Mr. Joe Daly, with Norris Design, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Ed Polasek provided information about the MoKan Corridor noting that CAMPO (Capital Area Metropolitan Planning Organization) was in the process of completing a MoKan corridor analysis report.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Sellers to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider approval of the Vizcaya Phases 6B & 7D Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and CR 186. Case No. FP1905-003

Mr. Enriquez gave a brief overview of the Vizcaya subdivision noting that the proposed two phases included 17 estate lots; 16 large lots; 1 fire station lot; 2 right-of-way lots; and 5 open space lots. He stated that, as part of the development agreement, the lot for the fire station was deeded to the City. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Michael Fisher, with Pape-Dawson Engineers, Inc., was available to answer questions.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Henderson to approve with conditions.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E3. Consider approval of the Shops South of University Oaks Boulevard Preliminary Plat, generally located southeast of the intersection of University Boulevard and N IH 35. Case No. PP1905-001

Ms. Reeves gave a brief review of the application noting that the purpose of the application was to create 5 development lots, 1 right-of-way lot, and 3 open space/drainage lots. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Joseph Longaro, with LJA Engineering, Inc., was available to answer questions.

Ed Polasek briefly discussed "Arterial L" noting that said arterial will be the extension of Eagles Nest Street to Chisholm Trail.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Clawson to approve with conditions.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman noted there were no City Council updates to report; however, he stated that some recently approved legislative bills will have an impact on existing development standards. A presentation regarding these changes will be given to the Commission after further discussion with the City attorney's office.

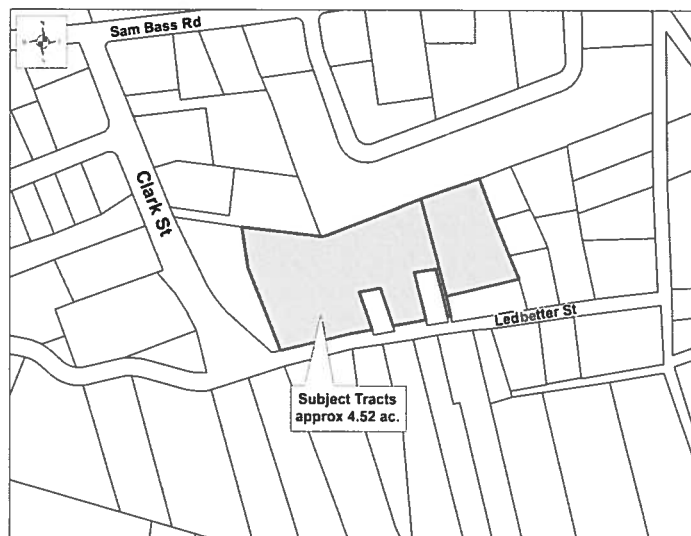
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:23 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Ramendu Villas @ Ledbetter Replat
FINAL PLAT FP1903-009**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to subdivide an existing 3.27 acre property, which is a remainder of a lot and a 1.25 acre previously unplatted parcel into 18 development lots, one (1) right-of-way lot and four (4) open space/drainage lots.

ZONING AT TIME OF APPLICATION: SF-2 (Single Family Standard Lot)

DESCRIPTION: 4.52 acres out of the Jacob M. Harrell Survey, Abstract 284

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Industrial/Apartments - Zoned MF-2 (Multifamily-Medium Density) & LI (Light Industrial)
 South: Ledbetter Street Right-of-Way/Single Family Residences - Zoned SF-2 (Single Family Standard Lot)
 East: Unplatted Residential Lots/Single Family Residences - Zoned SF-2 (Single Family Standard Lot)
 West: Undeveloped Residential Lot - Zoned SF-2 (Single Family Standard Lot)

PROPOSED LAND USE: Single Family (Fee Simple) Lots

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	18	2.8
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	1.08
Parkland:	0	0
Other:	4	0.64
TOTALS:	23	4.52

Owner: HighTower Foundation Real Estate Investment, LLC Amar Gulhane 14001 Avery Ranch Blvd., Unit 402 Austin, TX 78717	Agent: Energy Commissioning, Inc. Marshall Hussain 3514 Cornerstone St. Round Rock, TX 78681
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**Ramendu Villas @ Ledbetter Replat
FINAL PLAT FP1903-009**

HISTORY: The subject tract was originally annexed into the City of Round Rock in 1978 and designated with R-1 (Single Family Residential) zoning district with a minimum lot size of 7000 square feet. In 1984, the City adopted a new zoning ordinance and reclassified the zoning district from R-1 to R-6 (Single Family Residential) with a minimum lot size of 5000 square feet. In 1986, the City adopted another zoning ordinance and the subject tract's zoning designation was reclassified to the current SF-2 (Single Family Standard Lot) with a minimum lot size of 6500 square feet. Therefore, the subject tract has been zoned for single family residential use since annexation in 1978 and has had a zoning designation of SF-2 with a minimum lot size of 6500 square feet for 33 years.

This property consists of two parcels, one a remainder portion of a lot and one with no platting history. In February 1985 the Planning and Zoning Commission approved a five-lot plat that included this property. That plat was vacated in February 1986 and platted again that same month, creating a 4.273-acre Lot 1. A subsequent replat of Lot 1 was approved by the Planning and Zoning Commission in 2007, but never recorded. Nonetheless, portions of Lot 1 were conveyed to different owners, thus leaving this existing 3.27-acre parcel as a remainder of Lot 1. The adjacent 1.25-acre parcel has no platting history. This replat request would subdivide the combined 4.52 acres into 18 residential and 5 non-residential lots.

DATE OF REVIEW: July 17, 2019

LOCATION: Northeast of the intersection of Ledbetter Street and Clark Street

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) is not required for this application since the future development does not meet the TIA threshold for peak hour trips. Access into the new subdivision will be via Ledbetter Street by means of a new public roadway, which will be designed and constructed by the applicant.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service is available via an existing 6-inch water line on Ledbetter Street and an existing 8-inch water line to the north on Sam Bass Circle. Water will be extended into the subdivision by the existing 8-inch water line to the north for a Fire Department required looped system. Wastewater will be extended into the subdivision by connecting to an existing 8-inch line that runs along Ledbetter Street.

Drainage: Drainage for the subject tract will be provided by on-site detention ponds that will serve the single-family development.

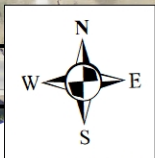
**Ramendu Villas @ Ledbetter Replat
FINAL PLAT FP1903-009**

Additional Considerations: Please note that attached is a letter submitted by Robert Lopez Cepero from The Lakeway Law Firm representing several Ledbetter Street area residents for your reference. Also included is the City of Round Rock Planning & Development Services Department's response to this letter which addresses the City's platting and development requirements and procedures.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Existing drainage and storm sewer easement to be vacated prior to plat recordation.
2. Record private drainage and storm sewer easements for Lot 18 & Lot 21 prior to plat recordation.
3. Include a note on the plat and Subdivision Improvement Permit stating "All construction traffic must access Ledbetter Street from Clark Street. Construction traffic shall not utilize Wonder Drive."



Sam Bass Rd

Clark St

Ledbetter St

**Subject Tracts
approx 4.52 ac.**



**Robert Lopez Cepero, Esq.
The Lakeway Law Firm
1005 Crestone Stream Drive
Lakeway, TX 78738**

rob.cepero@gmail.com

(512)924-9909

May 9, 2019

RECEIVED

MAY 10 2019

**CITY OF ROUND ROCK
PLANNING DEPARTMENT**

Mr. Brad Wiseman
Director
Planning & Development Services Department
301 W. Bagdad Avenue, Suite 210
Round Rock, Texas 78664

CONFIDENTIAL

Via e-mail: bwiseman@roundrocktexas.gov

RE: "Ramendu Villas @ Ledbetter"
Case # FP 1903-009

Dear Brad:

It was a pleasure speaking with you earlier this afternoon. As promised, to follow is the submission, prepared jointly with the homeowners, for your department's and the City Council's consideration.

By way of introduction, I am the attorney and spokesperson for a group of Round Rock residents living in the Ledbetter neighborhood of Round Rock's Old Town area. Having retired after twenty two years of service as a circuit court judge, I serve this affable group of neighbors to avoid an ill-conceived re-plat proposal which would radically alter the character of their neighborhood. Of the thirteen neighbors who have met with and retained me, the families range in size from nearly life-long residents to others who have moved into the neighborhood within the past five years. Quite a unique range of local and professional experience appears among this cross-section of families. Only legal technicalities have prevented this motivated group from forming an HOA or similar neighborhood association.

Service list. Our city council members have been added to the service list primarily because the technical and legal issues that the P&Z Commission members can consider are too limited in scope. As to which member(s) of the City Council should be briefed, the answer must be the entire City Council. These Ledbetter neighbors can only vote for Council members on an "at large" basis. As a result, the entire Council must be included on the service list rather than the more customary practice of going through a designated individual Councilmember.

Please note also, that the Ledbetter neighbors bringing this urgent matter to your attention have no quarrel with the able assistance of Brad Wiseman, Bradley Dushkin and other P&Z members. Quite the opposite; these officials have been accommodating in sharing the very limited information made available under this hastily prepared proposal.

The problem: An ill-conceived proposed development project. A hastily proposed development project known as "Ramendu Villas" was submitted only a few months ago by the "Hightower Foundation". This development proposal hinges on a requested re-plat of existing large lots into considerably smaller lots. The re-plat request is currently scheduled for hearing before the Planning and Zoning Commission on June 5th. If the re-plat request is granted, the consequences to the neighborhood might be irreversible.

Requested Short-term Relief. These Ledbetter neighbors most urgently **request a postponement or continuance of the June 5th hearing** to a later date that would allow the Commission and City Council to be fully informed. We respectfully submit that perhaps as much as 75% of the relevant facts have not been accurately disclosed or the relevant context and history provided.

Once you have had an opportunity to hear this sizeable group of neighbors in person, you will find no evidence of an anti-development sentiment. In truth, these good people exhibit a forward-looking approach. Their firm opposition to this development proposal inheres in the major pitfalls of the proposal itself.

Limitations of the Ledbetter neighborhood. The developer proposes to subdivide existing lots to minimal lots one-third the size of all other lots in the community. Re-platting the 2-3 acre land tracts into much smaller tracts would exacerbate the already over-taxed, under-developed roads and infrastructure well beyond their significant, current limitations. This neighborhood, abutting Brushy Creek, has its share of unpaved roads and low-lying areas. Though not within a 100 year flood plain, the community relies heavily on trees, limited sewers and natural run-offs to abate the minor flooding that seasonally occurs. This developer has already seriously impaired drainage with his unilateral tree removal.

Offer of Proof. This correspondence poses unanswered questions to be addressed so that a meaningful hearing can be had. We seek an additional meeting with Mr. Wiseman and the P&Z officials to provide facts and answers that the neighbors offer to prove the illegitimacy of this proposal for the Ledbetter community. This submission divides the inquiry into four distinct areas. They are:

- 1) factual inconsistencies and the bad faith history of the developer's proposed project,
- 2) an untenable Ledbetter Street access dilemma,
- 3) grossly deficient sewers and infrastructure, and
- 4) the impact of the proposed development on deforestation, flooding, traffic, density and land values.

Requested Long-term Relief. Once a meaningful review can take place, the Council will have proper context to evaluate the more complicated, expensive infrastructure and access improvements this proposed project requires. Most of these improvements are long overdue. The size and scope of the improvements would multiply with the addition of so many new residents on such small parcels of land. In short, the Ramendu proposal will necessitate grossly disproportional "budget-busting" outlays by the City of Round Rock. The only alternative would be to pass these major outlays onto the developer. Neither the size of this proposed project nor obvious profit limitations would allow the developer to absorb these costs. In short, the proposed re-plat of the affected land parcels defies a responsible, factually honest proposal. To follow are the bevy of problematic issues to be addressed.

I. Questions on Identity, Inconsistencies and Bad Faith

1. Why, despite subsequent denials, did the developer's documents initially indicate that the lots purchased for development would be "**Ramendu Luxury Apartments** rather than Ramendu Luxury Condos?"

2. At the hastily called informal "introductory" meeting, held at a local Fuddruckers restaurant, why did Mr. Hussain, the developer yet again switch the proposed units to "*upscale condos*?"
3. Even before promoting these condominiums as "villas", at what point did Mr. Hussain change the projected residential units from condominiums to "*townhouses*?"
4. What protections or *recourse* does the City of Round Rock and the Ledbetter neighbors have in the event the developer changes the single family units yet again? Once granted, has all control over the replatted lots been lost?
5. Under what name is the developer history to be researched? The land sale documents list the buyer as "Innovative Programming, Inc." For whatever reason, this self-described "builder", who only once met with residents, was extremely reluctant to simply disclose his last name. An on-line search shows that Mr. Hussain lists his engineering credential with a notation as a real estate developer but no real estate affiliation, credential, or history is provided. No affiliation with "Innovative Programming, Inc.", the listed buyer of the properties, can be found. While Mr. Hussain is affiliated with Green Solar Technologies, how is that affiliation connected with real estate development?
6. Is Mr. Hussain a novice? Is this his first attempt at a development project? One of the Ledbetter neighbors researched and found extensive use of aliases, corporate or otherwise. Why does Mr. Hussain avoid good faith identification of whom we are dealing with and why do so many inconsistencies appear eroding any faith in his credibility? Simply stated, there is simply no transparency here. None.
7. How does Mr. Hussain justify serious misrepresentations and omissions on the plat map itself? He lists a large contiguous lot as his which is actually owned by one of our neighbors. He lists an easement as dedicated but omits the fact that the easement is granted and dedicated to a homeowner; not his company.

8. At the November, 2018 Fuddruckers informal meeting, Mr. Hussain indicated that notice to the residents had been provided. That claim is not borne out if you speak with these neighbors. A canvass of the neighbors attending showed that no such notice occurred except in a handful of haphazard door to door visits immediately prior to the meeting. This is cannot possibly comply with basic good faith notice requirements let alone demonstrate a good faith effort to engage the impacted neighbors. That fact alone, should constitute some grounds for continuing the June 5th hearing one month.

II. The Proposed Project's Access Road Dilemma

1. How can the access road relied on by the developer, Ledbetter Street be viable? Why did Mr. Hussain choose an access road off of Ledbetter Street? Is he serious? Why rely on a partially **unpaved** road access which for decades has been in serious need of road and sewer improvement?
2. Are the new prospective residents to be informed that, in several places, the Ledbetter Street does not even allow two cars to pass in opposite directions? Is there any serious plan for **road widening** on Ledbetter?

III. Expensive Infrastructure Improvements Ignored

1. Does the Planning Commission have a plan and the City of Round Rock have the funds to address the dilemma posed by **fire safety**? Current residents are keenly aware that the fire trucks cannot negotiate the acute turn from Wonder Street on the east. Worse yet, fire trucks cannot turn onto individual properties off Ledbetter because the street is too narrow. Widening of the access road cannot be optional. It should not be optional for existing residents. One of our represented residents, Nora and Kim Parker can speak to this firsthand with the fire that occurred on their property.
2. Is Mr. Hussain aware that Ledbetter Street **floods** on a regular basis? Unlike Wonder Street which has a storm water pipe, Ledbetter has none. Are the new residents to be informed that over 1 inch of standing water is common to Ledbetter Street?

3. Does any part of the development proposal address the cost to replace the **sewer system** along Ledbetter? The existing sewers must be replaced to connect with the new units to be built? At present, the sewers fail existing residents. Testimonials are in the offing once the hearing is held. For purpose of this letter, however, the salient point is that the sewers will have to be replaced by virtue of doubled or tripled capacity and usage. The **cost** of this will be massive. We cannot fathom how any entity other than the City of Round Rock will absorb the cost of such a capital outlay.

IV. Adverse impacts of the proposed development

1. How does the developer justify his **removal of numerous trees** from the subject development property without permission from the City of Round Rock? Residents discovered heavy equipment cutting down and removing trees before it was reported and a stop work citation issued. Once the permit was issued, it specified tree removal for core samples within 20 feet of land only. History already shows Mr. Hussain's apparent disdain for local authority. These trees, so crucial for storm water runoff, were cut down and removed with abandon for **non-conforming** purposes!

2. Has the developer even considered the applicable ordinances before submitting his proposal? Section 2-15 specifies the minimum lot size requirements where the lots to be subdivided abut existing homes. Section 2-15 (c)(2) requires that the lots proposed to be subdivided be no less than 10,000 square feet. We understand the Commission's position that because the contiguous parcels are unplatted, the minimum does not apply. This is no small matter. It is the very legislative purpose underlying the regulation which is violated; though it escapes the technical requirement for SF-2 lot minimums. Does this not involve conversion of a Single Family standard lot into a subdivided lot that adversely impacts existing homeowners?

3. Aside from the unauthorized indiscriminate tree removal, does the developer have any concept of the common sense repercussions of adding so many units to a neighborhood where standard lot sizes

range from 10,000 square feet to 3-5 acres? **Density** may be relative but for this community, the "shoehorning" of tiny lots destroys the character of the neighborhood. Two of our residents, Christina and Patrick Haugen, among others, will offer compelling testimonials at the hearing on this issue. This particular community is particularly susceptible to indiscriminate proposals such as this one. Density impact increases exponentially where the number of units developed multiply rather than add to existing homes.

4. Does the developer plan to stay silent on the current flooding issues? Do the City planners have enough real-to-life information from their existing constituents to evaluate negative impacts on flooding and traffic? Who will pay to widen and pave the roads leading to the proposed access road? Can the current infrastructure deficits be financed and improved without ballooning Round Rock's budget outlay to accommodate an ill-conceived, highly incompatible, non-conforming development project?

Conclusion

In conclusion, the Ledbetter neighbors respectfully and most urgently request a one month delay or continuance of the June 5 hearing to accommodate a reasonable community fact finding investigation to responsibly answer the myriad of questions plaguing this development proposal.

Respectfully submitted,

Robert Lopez Cepero on behalf of the Ledbetter Neighbors



ROUND ROCK TEXAS

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Mayor
Craig Morgan

Mayor Pro-Tem
Writ Baese

Councilmembers
Tammy Young
Rene Flores
Matthew Baker
Will Peckham
Hilda Montgomery

City Manager
Laurie Hadley

City Attorney
Stephan L. Sheets

May 16, 2019

Robert Lopez Cepero, Esq.
The Lakeway Law Firm
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(512)924-9909

RE: Ramendu Villas @ Ledbetter. Project number: FP1903-009

Dear Mr. Cepero:

Thank you for your letter dated May 9, 2019, in which you outline the concerns of the Ledbetter neighbors regarding the proposed Ramendu Villas development. Many of the questions posed in the letter are best left for the developer, Mr. Hussain, to answer. I will attempt to answer questions that pertain to the City's platting and development requirements and procedures.

For background, the application currently under review by city staff is a for a replat, which is the re-subdivision of a legally platted lot into more than one development lots. Pursuant to Section 212.005 of the Texas Local Government Code, a plat or replat must be approved by the local governing body if it meets Texas Local Government Code and city Ordinance requirements. The Commission is the only body that will consider and render a decision on the application; City Council does not consider replats. The Commission has no discretion as it would have for zoning procedures. If the application meets the aforementioned requirements, statutorily it must be approved.

In this case, one lot is proposed to be replatted into 18 development lots for single-family homes and two open space/drainage lots to serve as detention ponds. City staff have been reviewing the proposed replat and corresponding with Mr. Hussain and his civil engineer to ensure review comments are adequately addressed before the application is presented to the Commission. In light of the receipt of your letter and the current number and magnitude of outstanding staff review comments on the replat application, at this time we are targeting the **June 19** P&Z meeting for final consideration.

Now I will provide answers from the city's perspective to some of your clients' questions. For the sake of space, some questions have been abbreviated.

I. 4. What protections or recourse does the City of Round Rock and the Ledbetter neighbors have in the event the developer changes the single family units yet again? Once granted, has all control over the replatted lots been lost?

The property is zoned for single-family use (fee simple lots a minimum of 6,500 square feet in area per lot) and city staff will not support a rezoning proposal to increase the density for townhomes or multifamily apartments. Mr. Hussain is permitted to develop the property as-is or to replat the property in accordance with state and city regulations, but single-family is the only type of residential use that may be developed.

I. 7. How does Mr. Hussain justify serious misrepresentations and omissions on the plat map itself? He lists a large contiguous lot as his which is actually owned by one of our neighbors. He lists an easement as dedicated but omits the fact that the easement is granted and dedicated to a homeowner; not his company.

In general, the replat application requires copies of deeds to be submitted for city staff to review to ensure the developer owns the property, or, if the developer doesn't own the property, for an affidavit to be submitted with the property owner's signature. We also review easements where the city is a named party. We do not have the ability to enforce easements between private parties.

I. 8. At the November, 2018 Fuddruckers informal meeting, Mr. Hussain indicated that notice to the residents had been provided. That claim is not borne out if you speak with these neighbors. A canvass of the neighbors attending showed that no such notice occurred except in a handful of haphazard door to door visits immediately prior to the meeting. This is cannot possibly comply with basic good faith notice requirements let alone demonstrate a good faith effort to engage the impacted neighbors.

The city sends notices in the mail to all owners of property within 300 feet of the subject property two to three weeks in advance of any public hearing. City staff advises developers who are applying for a rezoning to notify neighbors personally in advance of the mailed notices. At one time Mr. Hussain was pursuing a rezoning, which is what prompted the Fuddruckers meeting and Mr. Hussain's notices. The proposed rezoning was withdrawn so the city did not mail notices to nearby property owners. If the replat application continues toward the June 19 P&Z meeting, neighbors can expect to receive a mailed notice from the city in late May or early June.

II. 1. How can the access road relied on by the developer, Ledbetter Street be viable?

While Ledbetter Street is substandard by modern street design requirements, it is a public street nonetheless. New streets within the proposed subdivision will have to be built to current city standards. The development proposal does not trigger the city's requirement for the developer to conduct a Traffic Impact Analysis, which occurs when a development is anticipated to generate 100 or more vehicle trips during the AM or PM peak hour. The city can only require road upgrades if a TIA indicates such a necessity.

II. 2. Is there any serious plan for road widening on Ledbetter?

There is no plan for the widening of Ledbetter Street at this time.

III. 1. Does the Planning Commission have a plan and the City of Round Rock have the funds to address the dilemma posed by fire safety? Current residents are keenly aware that the fire trucks cannot negotiate the acute turn from Wonder Street on the east. Worse yet, fire trucks cannot turn onto individual properties off Ledbetter because the street is too narrow. Widening of the access road cannot be optional.

The proposed development will have to meet all applicable provisions of the Fire Code, which includes standards for lane width, turning radii, fire hydrant placement and pressure, and more. This is not considered during the replat phase of development, but during the Subdivision Improvement Permit application ("SIP" A.K.A. construction plan submittal). The developer's

team is responsible for making the necessary improvements mandated by the city Fire Marshal's office.

III. 3. Does any part of the development proposal address the cost to replace the sewer system along Ledbetter? The existing sewers must be replaced to connect with the new units to be built? At present, the sewers fail existing residents. Testimonials are in the offing once the hearing is held. For purpose of this letter, however, the salient point is that the sewers will have to be replaced by virtue of doubled or tripled capacity and usage. The cost of this will be massive. We cannot fathom how any entity other than the City of Round Rock will absorb the cost of such a capital outlay.

The city recently completed a project to increase the size of a wastewater main in Wonder Drive (to which the wastewater main in Ledbetter flows) to ease an existing situation in the area. This upsizing project, combined with the development proposal which is in accordance with existing zoning entitlements, will allow the development to convey its wastewater through the system without concern by the city. Had Mr. Hussain chosen to pursue a denser development such as townhomes or apartments, his engineer would have been required to complete a wastewater capacity analysis to determine if the system would be able to handle the increased wastewater production. If it couldn't, the developer would have been responsible for the necessary upgrades.

IV. 1. How does the developer justify his removal of numerous trees from the subject development property without permission from the City of Round Rock?

Mr. Hussain was given permission by city staff to clear brush and just enough unprotected trees (those with a trunk diameter less than 20 inches) to allow a boring truck to access the site and take soil samples. Due to apparent miscommunication, Mr. Hussain believed he could remove all unprotected trees. When notified of the activity, staff issued a stop work order to the operator of the equipment and notified Mr. Hussain. The activity promptly ceased. When the Subdivision Improvement Permit is issued and erosion controls and tree protection fencing (for trees 20" and larger) are installed, the clearing will be allowed to continue.

IV. 2. Has the developer even considered the applicable ordinances before submitting his proposal? Section 2-15 specifies the minimum lot size requirements where the lots to be subdivided abut existing homes. Section 2-15 (c)(2) requires that the lots proposed to be subdivided be no less than 10,000 square feet. We understand the Commission's position that because the contiguous parcels are unplatted, the minimum does not apply. This is no small matter. It is the very legislative purpose underlying the regulation which is violated; though it escapes the technical requirement for SF-2 lot minimums. Does this not involve conversion of a Single Family standard lot into a subdivided lot that adversely impacts existing homeowners?

Prior to submitting any application for development, including a replat, prospective developers are required to meet with city staff to discuss relevant Code requirements and procedures. Following the meeting, city staff distributes a copy of the meeting minutes to the developer's team memorializing all that was discussed, and which includes links to important sections of the city Code.

It is staff's interpretation that the proposed lots along the eastern bounds of the property do not need to be at least 10,000 square feet, and consultation with the city attorney's office has upheld this interpretation. The adjacent lots have not been legally created and two of them appear to not

have homes on them. The lot which appears to be a homesite is proposed to be bordered by an open space and drainage lot that is 10,000 square feet in size.

IV. 4. Does the developer plan to stay silent on the current flooding issues? Do the City planners have enough real-to-life information from their existing constituents to evaluate negative impacts on flooding and traffic?

The development will be required to detain stormwater flows accommodating the ultimate 1% annual chance storm event on-site in two detention ponds. As part of this they are required to depict existing drainage conditions and proposed drainage conditions post-development to ensure no adverse impact is created on adjacent properties. City staff will review the design for the ponds and the drainage conditions as part of the SIP application.

Clark Street and Ledbetter Street are paved, are not proposed to be widened by the city at this time, and are not required to be widened as part of the development.

Sincerely,



Brad Wiseman, AICP, CNU-A
Director of Planning and Development Services
City of Round Rock

RAMENDU VILLAS AT LEDBETTER - REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7 ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER:

HIGHTOWER FOUNDATION
REAL ESTATE INVESTMENT, LLC
9900 SPECTRUM DRIVE
AUSTIN, TX 78717
4.52 ACRES
J.M. HARRELL SURVEY, ABSTRACT NO. 284
709 L.F.

ACREAGE:

PATENT SURVEY:

LINEAR FEET OF NEW STREETS:

NUMBER OF BLOCKS:

NUMBER OF LOTS BY TYPE:

1
DEVELOPMENT: 18 LOTS / 2.80 ACRES
OPEN SPACE/DRAINAGE: 2 LOTS / 0.56 ACRES
OPEN SPACE: 1 LOT / 0.05 ACRES
SPECIAL PURPOSE LOT: 1 LOT / 0.03 ACRES
R.O.W.: 1 LOT / 1.09 ACRES

SUBMITTAL DATE:

P&Z REVIEW DATE:

PLAT PREPARERS:

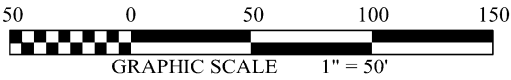
SURVEYOR:

ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
PHONE # 512-249-8149 FAX # 512-331-5217
REF JOB# A0805118
J33S CONSULTING ENGINEERING, LLC
2430 CROMWELL CIRCLE, AUSTIN, TEXAS 78741
PHONE # 512-378-3773 FAX # 512-623-7335
SEPTEMBER 4, 2018
TOP OF MAG NAIL FOUND ON NORTH SIDE
OF LEDBETTER STREET BEARS S 47°30'45" E, 11.60'
FROM THE SOUTHEAST CORNER OF THE
BETTY LOUISE HIGDON 0.33 ACRE TRACT
GEOID = 10160702.30
3127436.02
(GEOID 99)
ELEVATION = 728.37'
NAVD 1988 DATUM USED

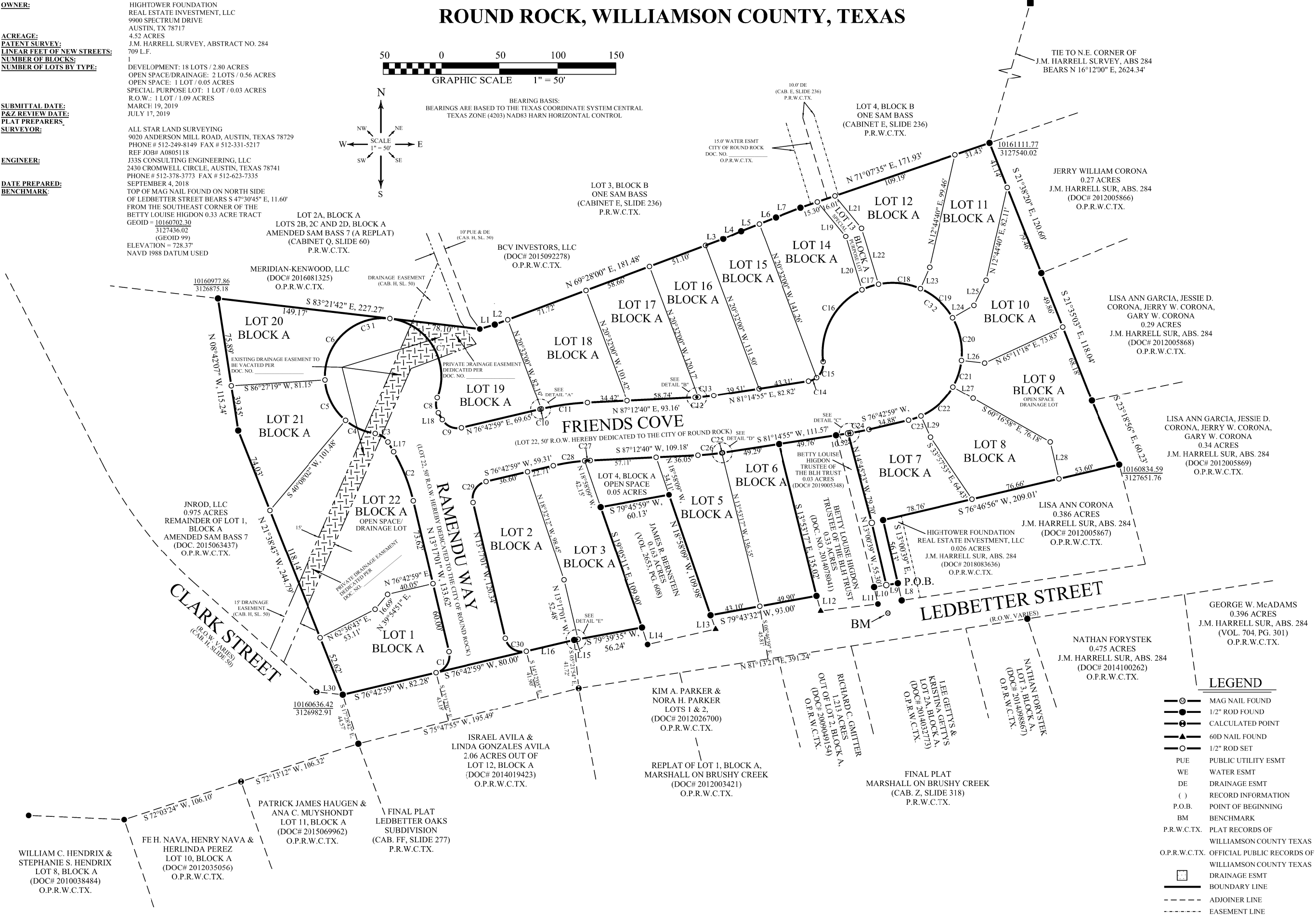
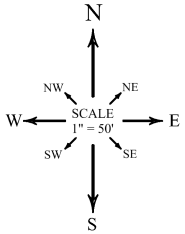
ENGINEER:

DATE PREPARED:

BENCHMARK:



BEARING BASIS:
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL
TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL



RAMENDU VILLAS AT LEDBETTER -
REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

BEING 4.52 ACRES OF LAND, OUT OF LOT 1, BLOCK A, AMENDED SAM BASS 7, A SUBDIVISION
RECORDED IN CABINET H, SLIDE 50, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING A
PORTION OF THAT CERTAIN HIGH TOWER FOUNDATION REAL ESTATE INVESTMENT, LLC 3.30 ACRE
TRACT RECORDED IN DOCUMENT NUMBER 2019016568, OFFICIAL PUBLIC RECORDS, WILLIAMSON
COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN BETTY LOUISE HIGDON, TRUSTEE OF THE BLH
TRUST DATES MAY 2, 2011 0.03ACRE TRACT RECORDED IN DOCUMENT NUMBER 2019005348, OFFICIAL
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL OF THAT CERTAIN HIGHTOWER
FOUNDATION REAL ESTATE INVESTMENT, LLC, 1.25 ACRE TRACT RECORDED IN DOCUMENT NUMBER
2018083636, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 4.52 ACRES OF LAND TO
BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of Ledbetter Street, in the westerly line of that certain
Hightower Foundation Real Estate Investment, LLC. 0.386 acre tract as recorded in Document Number 2018083636,
Official Public Records, said county, same being the southeast corner of said Lot 1 and said 3.30 acre tract;

THENCE along said right-of-way line, the southerly line of said Lot 1 and said 3.30 acre tract, the easterly, northerly and
westerly line of that certain Betty Louise Higdon, Trustee of the BLH Trust 0.33 acre tract recorded in Document Number
2014078041, Official Public Records, said county, along the easterly and northerly line of said 0.03 acre tract, along the
easterly, northerly and westerly line of that certain James R. Bernstein 0.163 acre tract recorded in Volume 2653, Page
608, Official Records, said county, the following 11 calls,
1. South 80 degrees 51 minutes 16 seconds West, 10.02 feet to an iron rod set,
2. North 13 degrees 00 minutes 39 seconds West, 55.30 feet to an iron rod set,
3. North 14 degrees 45 minutes 23 seconds West, 79.70 feet to an iron rod set,
4. South 81 degrees 14 minutes 51 seconds West, 60.28 feet to an iron rod found,
5. South 13 degrees 53 minutes 17 seconds East, 135.02 feet to an iron rod found,
6. South 79 degrees 43 minutes 32 seconds West, 93.00 feet to an iron rod found,
7. North 18 degrees 58 minutes 09 seconds West, 109.98 feet to an iron rod found,
8. South 79 degrees 45 minutes 59 seconds West, 60.13 feet to an iron rod found,
9. South 19 degrees 05 minutes 11 seconds East, 109.90 feet to an iron rod found,
10. South 79 degrees 39 minutes 35 seconds West, 59.66 feet to an iron rod found,
11. South 76 degrees 42 minutes 59 seconds West, 204.47 feet to an iron rod found in said right-of-way line, at the
southeast corner of that certain JNROD, LLC 0.975 acre tract recorded in Document Number 2015063437, Official
Public Records, said county, same being the southwest corner of said 3.30 acre tract, for the southwest corner hereof;

Thence along the easterly line of said 0.975 acre tract and the westerly line of said 3.30 acre tract, through said Lot 1,
North 21 degrees 38 minutes 43 seconds West, 244.79 feet to an iron rod found and North 08 degrees 42 minutes 07
seconds West, 115.24 feet to an iron rod found in the southerly line of Lot 2A, Block A, Lots 2B and 2C Block A
Amended Sam Bass 7 (A Replat), a subdivision recorded in Cabinet Q, Slide 60, Plat Records, said county, at the
northeast corner of said 0.975 acre tract, in the northerly line of said Lot 1, same being the northwest corner of said 3.30
acre tract, for the northwest corner hereof;

THENCE along the southerly line of said Lot 2A, the southerly line of Lot 3, Block B, One Sam Bass, a subdivision
recorded in Cabinet E, Slide 296, Plat Records, said county, along the northerly line of said Lot 1 and said 3.30 acre tract,
the following 6 calls,
1. South 83 degrees 21 minutes 42 seconds East, 227.27 feet to an iron rod found,
2. North 73 degrees 30 minutes 21 seconds East, 13.43 feet to an iron rod found,
3. North 69 degrees 28 minutes 00 seconds East, 210.09 feet to an iron rod found,
4. North 66 degrees 00 minutes 05 seconds East, 16.86 feet to an iron rod found,
5. North 68 degrees 29 minutes 44 seconds East, 32.23 feet to an iron rod found,
6. North 68 degrees 35 minutes 04 seconds East, 22.99 feet to an iron rod found in the southerly line of said Lot 3, at
the northwest corner of that certain Gary Carpenter 1.25 acre tract recorded in Document Number 2015048009, Official
Public Records, said county, same being the northeast corner of said Lot 1 and said 3.30 acre tract,

THENCE North 71 degrees 07 minutes 35 seconds East, along said Lot 3 and Lot 4, Block B southerly lines, 171.93 feet
to an iron rod found at the northwest corner of that certain Jerry William Corona 0.27 acre tract recorded in Document
Number 2012005866, Official Public Records, said county, same being the northeast corner of said 1.25 acre tract and the
northeast corner hereof;

THENCE along said 1.25 acre tract easterly line, the westerly line of said 0.27 acre tract, the westerly line of that certain
Lisa Ann Garcia, Jessie D. Corona, Jerry W. Corona and Gary W. Corona 0.34 acre tract recorded in Document Number
2012005869, Official Public Records, said county; the westerly line of that certain Lisa Ann Garcia, Jessie D. Corona,
Jerry W. Corona, Gary W. Corona 0.34 acre tract recorded in Document Number 2012005869, Official Public Records,
said county, the following three calls,
1. South 21 degrees 38 minutes 20 seconds East, 120.60 feet to an iron rod found;
2. South 21 degrees 35 minutes 03 seconds East, 118.04 feet to an iron rod found;
3. South 23 degrees 18 minutes 56 seconds East, 60.23 feet to an iron rod found at the northeast corner of said
0.386 acre tract, same being the southeast corner of said 1.25 acre tract and the southeast corner hereof;

THENCE with the northerly and westerly lines of said 0.386 acre tract, and the southerly line of said 1.25 acre tract South
76 degrees 46 minutes 56 seconds West, 209.01 feet and South 13 degrees 00 minutes 39 seconds East, 56.13 feet to the
POINT OF BEGINNING.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT, HIGHTOWER FOUNDATION REAL ESTATE INVESTMENT, LLC, A TEXAS LIMITED
LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 1.25 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 2018083636 OF THE OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS, AND OWNER OF THAT CERTAIN 3.30 ACRE TRACT OF
LAND RECORDED IN DOCUMENT NO. 2019016568 OF THE OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS, DO CERTIFY THAT THERE ARE NO LIEN HOLDERS AND
DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS, AND
ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE
KNOWN AS:

RAMENDU VILLAS AT LEDBETTER - REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF , 20.

AMAR GULHANE
HIGHTOWER FOUNDATION
REAL ESTATE INVESTMENT, LLC
9900 SPECTRUM DRIVE
AUSTIN, TX 78717

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF
, 20 , BY AMAR GULHANE, FOR HIGHTOWER FOUNDATION REAL
ESTATE INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID
HIGHTOWER FOUNDATION REAL ESTATE INVESTMENT, LLC.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, EDWARD C. RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS
PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE
LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE
PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE
WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III -
ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND
ROCK, 2018 EDITION AS AMENDED.

EDWARD C. RUMSEY
ALLSTAR LAND SURVEYING
TBPLS FIRM LICENSE NO. 10135000
DATE 05/06/2019
REF# A0805118

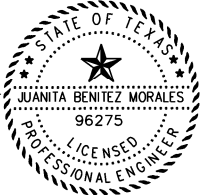


ENGINEER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JUANITA BENITEZ, DO HEREBY CERTIFY THAT THE INFORMATION
CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND
CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF
ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED,
AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF
ROUND ROCK, TEXAS.

JUANITA BENITEZ, PE, RPLS
J33S CONSULTING ENGINEERING, LLC
TBPE FIRM LICENSE NO. F-10325
TBPLS FIRM LICENSE NO. 10141300
DATE 06/19/2019



NOTES:

- 1. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH PART III, ZONING
AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS,
CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 2. NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO FENCING OR STORAGE,
SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 3. NO DRIVEWAY ACCESS SHALL BE PERMITTED TO LEDBETTER STREET FOR LOTS
ALONG LEDBETTER RIGHT-OF-WAY.
- 4. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD
AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY
THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD
INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE
SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING
AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS
AMENDED.
- 6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE
STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE
PROPERTY LOTS SHOWN HEREON.
- 7. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL
CHANCE FLOODPLAIN.
- 8. LOT 13 SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
THE CITY SHALL HAVE NO RESPONSIBILITY OR OBLIGATION REGARDING TO THIS
LOT.

APPROVED THIS THE DAY OF , 20 , A.D.
BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS,
AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON
COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND
ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

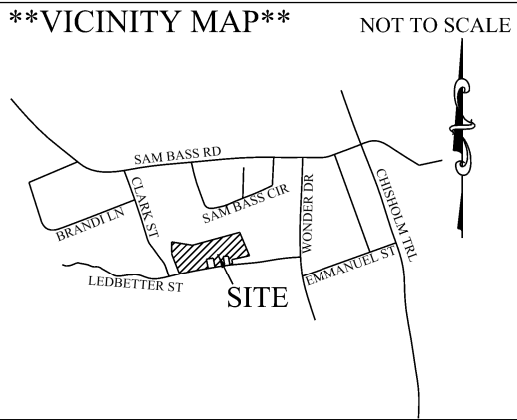
STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT
THE FORGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATIONS OF AUTHENTICATION,
WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20 , A.D., AT
O'CLOCK .M. AND DULY RECORDED ON THIS THE DAY OF , 20 , A.D., AT
O'CLOCK .M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT
NUMBER .

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN
GEORGETOWN, TEXAS THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY:
DEPUTY



RAMENDU VILLAS AT LEDBETTER -
REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

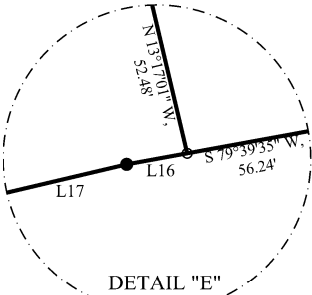
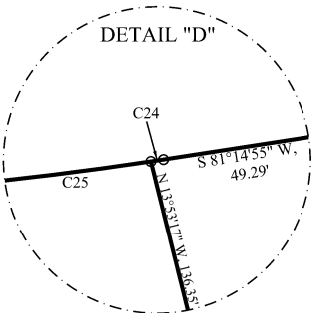
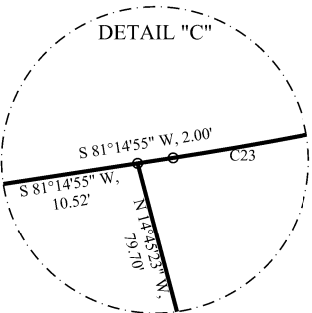
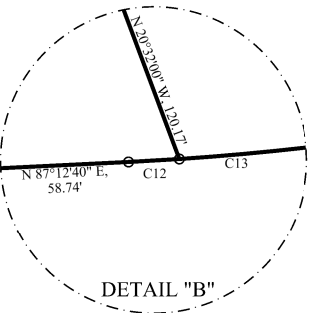
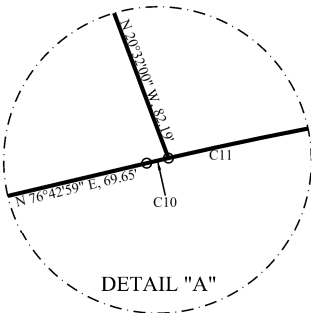
Table with 3 columns: LINE, BEARING, LENGTH. Contains 30 rows of survey data for the LINE TABLE.

Table with 5 columns: CURVE, RADIUS, ARC, BEARING, CHORD. Contains 32 rows of survey data for the CURVE TABLE.

Table with 2 columns: NAME, LENGTH. Contains 4 rows of street data for the STREET SUMMARY TABLE.

Table with 5 columns: LINE, BEARING, DISTANCE, ARC, RADIUS. Contains 9 rows of survey data for the DRAINAGE ESMTS.

Table with 3 columns: LOT #, ACREAGE, SQ. FOOTAGE. Contains 22 rows of lot data for the LAND TABLE.



EASEMENT NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee:

- (a) the right to install additional Facilities on the Easement Tract;
- (b) the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;
- (c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- (d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;
- (e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to any pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by Grantee;
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

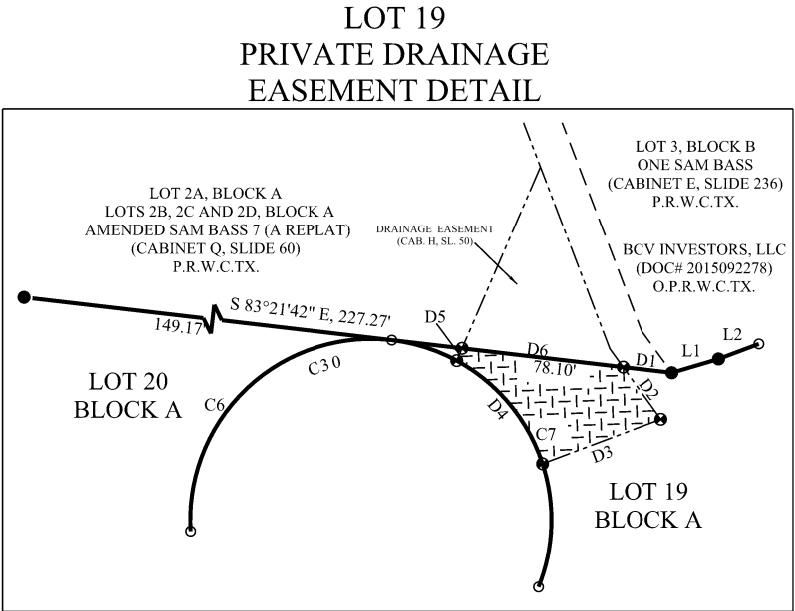
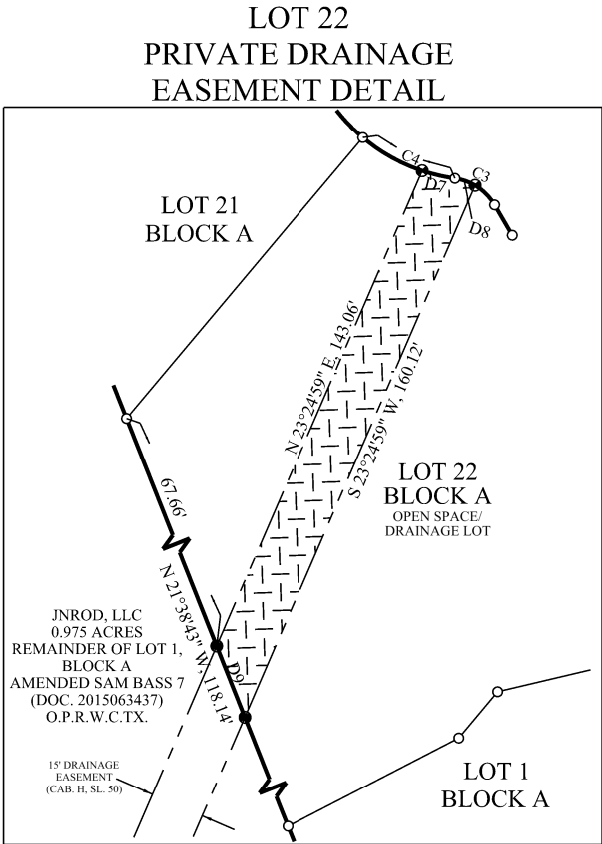
Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

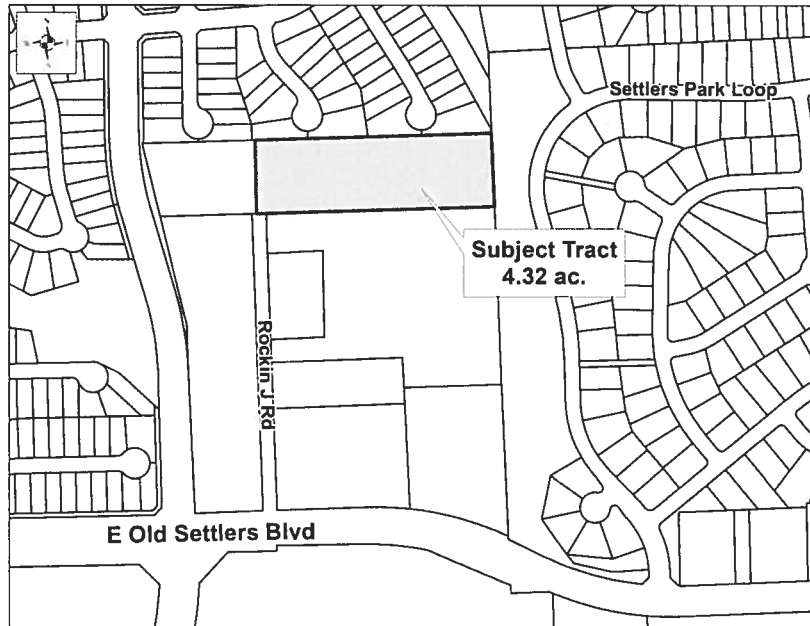
It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, it's successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



**Rockin' J PUD 87 - Amendment No. 1
ZONING ZON1906-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the amendment to PUD No. 87 to allow for business park uses

ZONING AT TIME OF APPLICATION: PUD No. 87 - private events venue

DESCRIPTION: 4.32 acres out of the Willis Donaho Survey, Abstract No. 173

CURRENT USE OF PROPERTY: office, light industrial and private events venue

GENERAL PLAN LAND USE DESIGNATION: PUD No. 87

ADJACENT LAND USE:

North: single family (Settlers Overlook)
 South: light industrial
 East: single family (Estates at Settlers Park)
 West: future Kenney Fort Blvd. right of way

PROPOSED LAND USE: business park and private events venue

TOTAL ACREAGE: 4.32

Owner: Rockin' J Partners, LLC Michael Sanchez and Frank Rubio 3580 Rockin' J Road Round Rock, TX 78665	Agent: 2P Consultants Don Pool 203 E. Main St., Ste. 204 Round Rock, TX 78664
--	--

Rockin' J PUD 87 - Amendment No. 1
ZONING ZON1906-002

HISTORY: The PUD (Planned Unit Development) was approved in January of 2011, for 6.22 acres of land at the northern end of Rockin' J Road. At that time, a 1.90 acre portion of the property on the west side of Rockin' J Road was fully developed with office and light industrial buildings and parking areas. The remainder of the property, 4.32 acres to the east of Rockin' J Road, contained similar buildings and an undeveloped area. The PUD designated the 1.90 acres to the west of Rockin' J Road as LI (Light Industrial) and the 4.32 acres to the east of Rockin' J Road for use as a private events venue. Since the approval of the PUD, site and building façade improvements have been made to the events venue parcel, but no additional facilities have been constructed.

DATE OF REVIEW: July 17, 2019

LOCATION: North end of Rockin' J Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The uses in PUD No. 87 establish the General Plan designation for the property. The surrounding property, also accessed by Rockin' J Road, is designated as business park in the General Plan.

Traffic, Access and Roads: The property is at the northern terminus of Rockin' J Road, which connects with Old Settlers Blvd. at its southern terminus.

Existing PUD No. 87 provisions – 4.32 acre parcel: The PUD provides for the following use and development standards on the 4.32 acre parcel to the east of Rockin' J Road:

- *Entertainment-oriented services:* private special events venue with typical uses including, but not limited to: weddings, private parties, family reunions, school and church events, place of worship, and farmer's markets; Prohibited uses: pool halls, dance halls, and flea markets;
- The existing buildings and any additions are exempt from required setbacks since the buildings are immediately adjacent to the property line;
- A masonry wall and a landscape buffer are required along the common property line with adjacent single family development;
- Sign regulations are specified in the PUD.

Proposed changes to PUD No. 87 provisions – 4.32 acre parcel: The proposed PUD provides for the following uses and development standards on the 4.32 acre parcel, which is now divided into two parcels:

~1.06 acre parcel (contains a building suitable for events):

- *Entertainment-oriented services:* private special events venue with typical uses including, but not limited to: weddings, private parties, family reunions, school and church events, place of worship, and farmer's markets; Prohibited uses: pool halls, dance halls, and flea markets;
- The BP (Business Park) district development standards apply to any new development, except that the maximum building height is limited to two stories.

Rockin' J PUD 87 - Amendment No. 1
ZONING ZON1906-002

~3.26 acre parcel (contains several buildings and an open area):

- Any uses allowed in the BP (Business Park) district;
- BP standards require that all activities occur within a fully enclosed building and outdoor loading docks or service areas are prohibited;
- Maximum building height is limited to two stories;
- The existing buildings and any additions are exempt from required setbacks since the buildings are immediately adjacent to the property line;
- A pre-cast concrete or masonry fence and landscape buffer will be required along the common property line with adjacent single family development. The masonry fence option allows for reduced building setbacks;
- Signs will be regulated according to the code. When PUD No. 87 was adopted, the code did not contain the current up-to-date sign regulations.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to the Rockin' J PUD (Planned Unit Development) No. 87.

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Zoning and Development Code of the City of Round Rock, as amended.

2. PROPERTY

This Plan covers approximately 6.22 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Development Code

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **Light Industrial (LI)** or the **Business Park (BP)** zoning district, as applicable and other sections of the Development Code of the City of Round Rock, as amended and as applicable, hereinafter referred to as “the Code.” If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

6. **PERMITTED USES**

The following uses are permitted, as referenced on **Exhibit “B”**. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

6.1. **Parcel A (1.90 acres)**

- (1) All uses allowed in the **LI (Light Industrial)** district.

6.2. **Parcel B-1 (~1.06 acres)**

- (1) *Entertainment-oriented services: private special events venue* with typical uses including, but not limited to: weddings, private parties, family reunions, school and church events, place of worship, farmers market); Prohibited uses: pool halls, dance halls and flea markets;
- (2) Offices;
- (3) Accessory uses.

6.3. **Parcel B-2 (~3.26 acres)**

- (1) All uses allowed in the **BP (Business Park)** district.

7. **DEVELOPMENT STANDARDS**

7.1. **Parcel A (1.90 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring after the effective date of this Plan shall be subject to the provisions of the **LI (Light Industrial)** district.

7.2. **Parcel B-1 (~1.06 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring after the effective date of this Plan shall be subject to the provisions of the **BP (Business Park)** district.

- (2) Maximum height of principal building: 2 stories.

7.3. **Parcel B-2 (~3.26 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan shall be subject to the provisions of the **BP (Business Park)** district, except for the existing buildings located adjacent to the northern property boundary, as indicated on **Exhibit “B”**. Any enlargements of or additions to these buildings, shall not be subject to

the building setback requirements of the BP (Business Park) district.

(2) Maximum height of principal building: 2 stories.

8. TRANSPORTATION

8.1. The Transportation Department has waived the requirement for a Traffic Impact Assessment (TIA).

9. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020.

10. CHANGES TO DEVELOPMENT PLAN

10.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Planning and Development Services Director and the City Attorney.

10.2. Major Changes

All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	PUD Parcels

PARCEL 'B'
4.32 acres

PARCEL 'B-2'
APPROX.
3.26ac.
BUSINESS
PARK

LOT 1
BLOCK 'A'
4.3216 ACRES
188,250 SQ. FT.

PARCEL 'B-1'
APPROX.
1.06ac.
PRIVATE
SPECIAL
EVENTS
VENUE

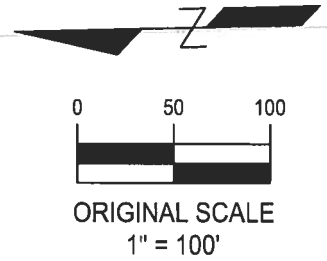
PARCEL 'A'
1.90 acres



203 E. MAIN STREET, STE. 204
ROUND ROCK, TEXAS 78664
P: 512-344-9664
TBPE FIRM #F-19351

ROCKIN J ROAD

EXHIBIT "B"



BREEZY POINT COVE

MOONMIST COVE



Settlers Park Loop

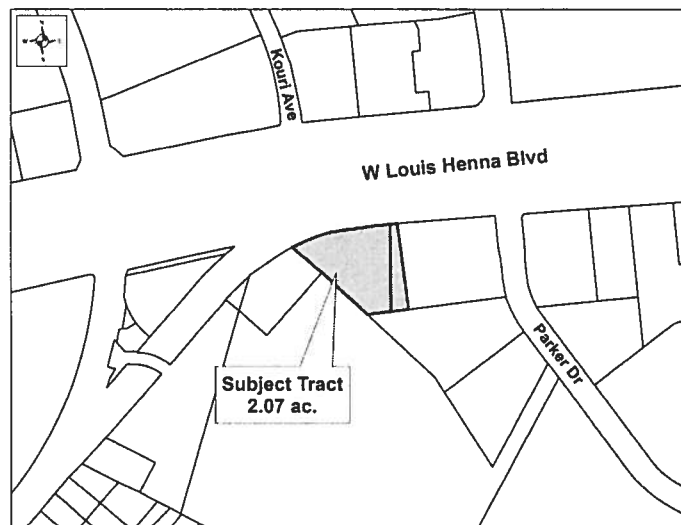


**Subject Tract
4.32 ac.**

Rockin J Rd

E Old Settlers Blvd

**Parker Subdivision, Lot 2, Block A Replat
FINAL PLAT FP1906-005**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval to combine and replat a previously unplatted parcel with a portion of a platted lot to create one (1) development lot.

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 2.07 acres out of the Andrew Sprecher Survey, Abstract No. 719

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: SH45/W. Louis Henna Boulevard right-of-way unzoned

South: Vacant and undeveloped zoned C-1 (General Commercial)

East: Retail (Salvation Army) zoned C-1 (General Commercial)

West: Bratton Cemetery unzoned and Multifamily (Limestone Ridge Apartments) zoned MF-2 (Multifamily- Medium Density)

PROPOSED LAND USE: Commercial

<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:	1	2.07
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	2.07

Owner:
West 45, LLC
424 Bowgry Trail
Austin, TX 78753

Agent:
Freeland & Kauffman, Inc.
Charles A. Garcia, P.E.
400 W. Main St.
Round Rock, TX 78664

**Parker Subdivision, Lot 2, Block A Replat
FINAL PLAT FP1906-005**

HISTORY: On October 25, 2006 the Planning and Zoning Commission (P&Z) approved a replat known as Replat of Lot 1, Block A Parker Subdivision (Travis County Doc # 20070002) creating one 2.59 acre lot and labeling the remaining area of 6.56 acres for future phases. Phase two included a portion of unplatted land and the remaining portion of Lot 1 from the above mentioned replat. On February 3, 2016, P&Z approved a minor plat known as Final Plat Parker Subdivision (Travis County Doc # 201600070) subdividing phase three into lots 3 and 4 of The Parker Subdivision. The applicant is requesting to combine the remaining portion of Lot 1 and the remaining unplatted parcel of phase two to create one development lot.

DATE OF REVIEW: July 17, 2019

LOCATION: Generally located southwest of the intersection of W. Louis Henna Boulevard and Parker Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates this parcel for commercial purposes. This parcel is zoned C-1 (General Commercial) which allows restaurants, retail, and hotels, among other uses, by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads:

The subject tract will access from W. Louis Henna Boulevard using a shared access driveway. A Traffic Impact Analysis (TIA) was deemed unnecessary as the proposal did not exceed the threshold of trips generated at peak hours per city code.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line to the west of the subject tract. Wastewater will be connected via an existing 8-inch wastewater line along the south east corner of the property.

Drainage:

Drainage for subject tract will be provided by an on-site detention pond that serves the proposed lot.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide proper depiction of a 15' waterline easement, waterline appears to enter into the Limestone Ridge Apartments Lot at approximately 117' from the property line with the cemetery.
2. Provide requirements for the waterline easement dedication via plat per the Subdivision and Site Development Easement Dedication Application Information and Procedures (e.g. Meets and Bounds Description, tie to final plat benchmark, easement note, etc.). Or provide the easement by separate instrument and depict the proposed easement on the plat with owner and Doc #____. Easement shall be finalized prior to plat recordation.

**Parker Subdivision, Lot 2, Block A Replat
FINAL PLAT FP1906-005**

3. Revise date of Planning and Zoning Commission review to July 17, 2019.
4. Revise note 3 to reflect SH-45 only.
5. Revise file number in bottom right hand corner to FP1906-005.
6. Revise title to correct for missing "A" in the first reference to Lot 1, Block A.

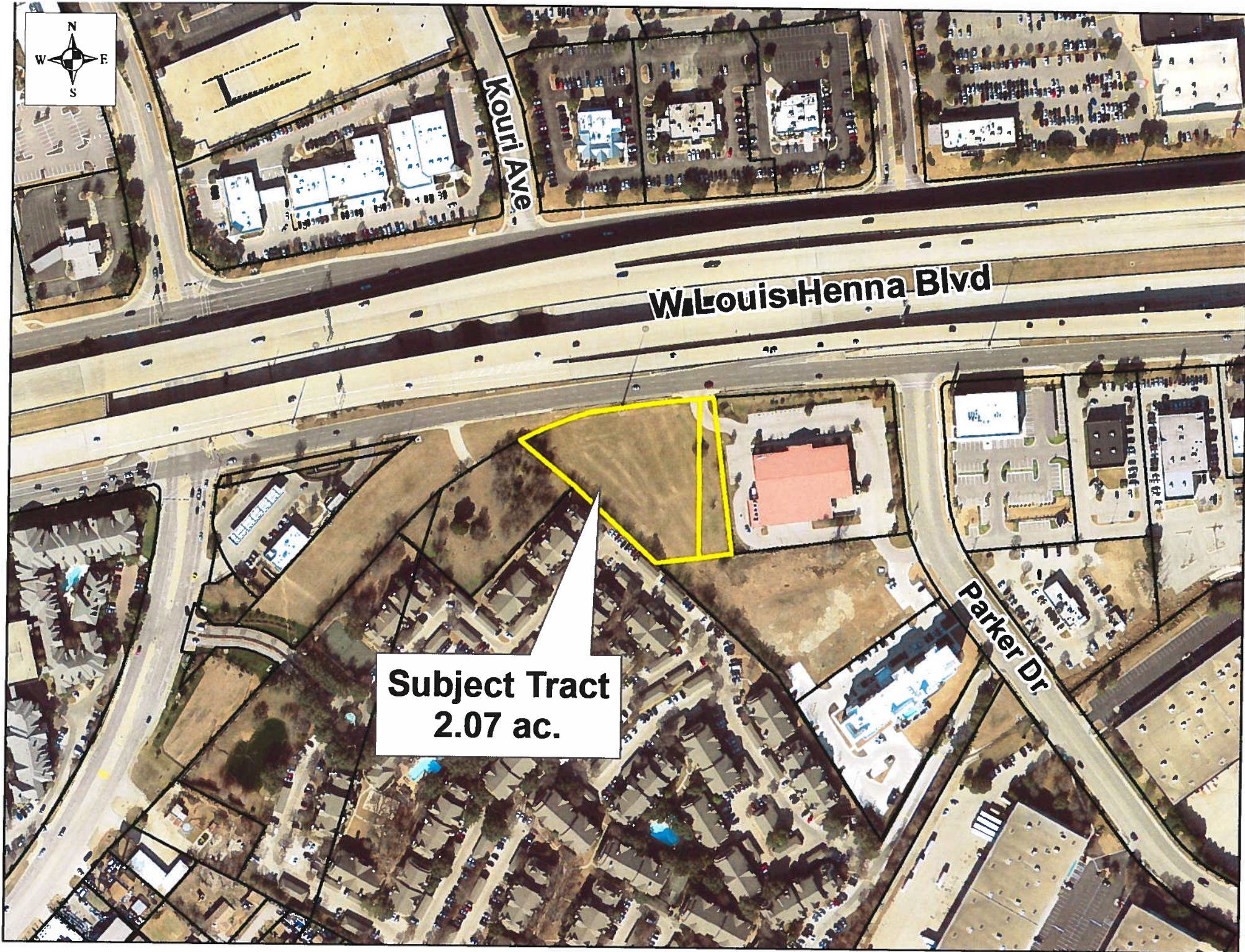


Kouri Ave.

W. Louis Henna Blvd

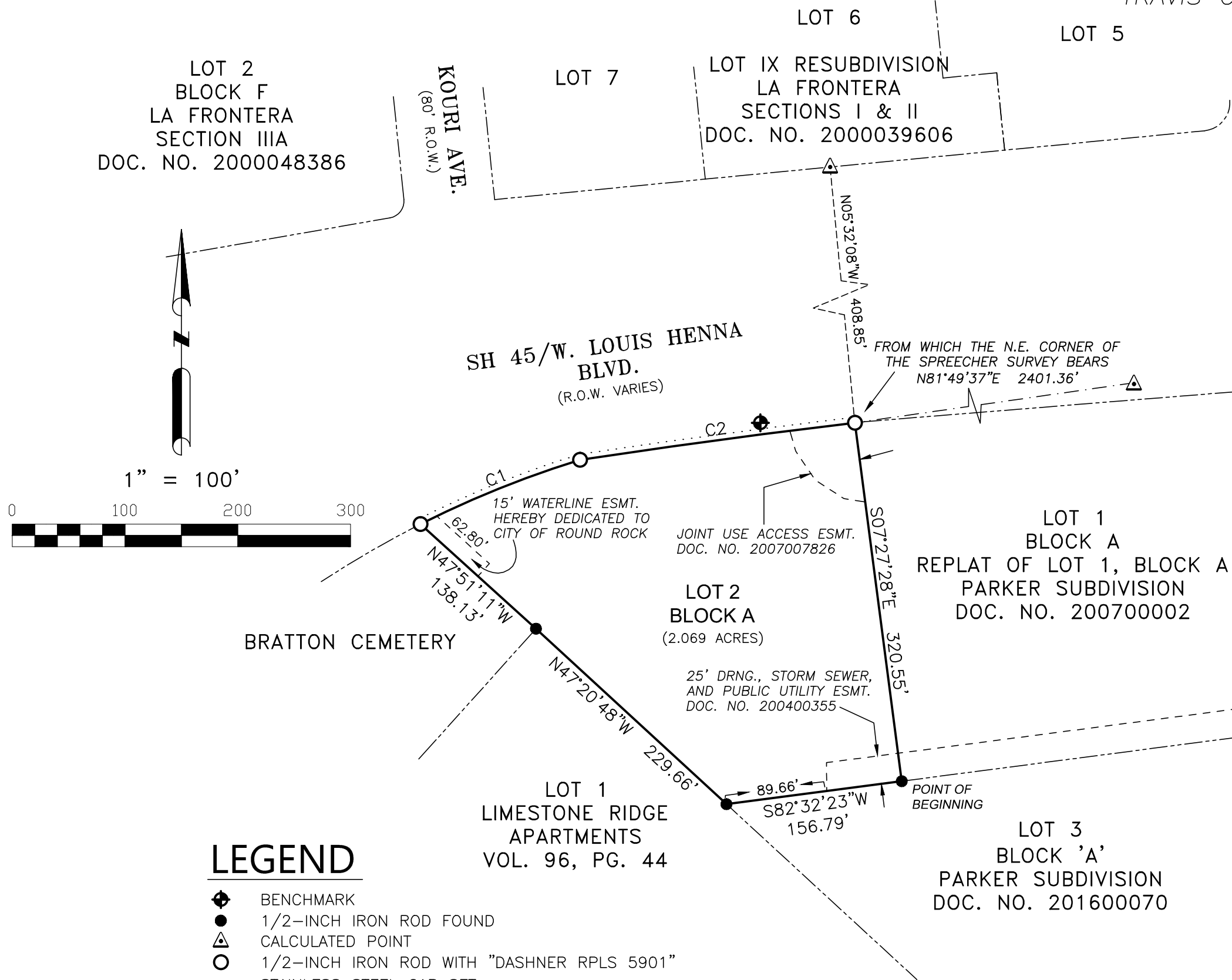
Parker Dr

**Subject Tract
2.07 ac.**



FINAL PLAT
PARKER SUBDIVISION, LOT 2, BLOCK A
A REPLAT OF A PORTION OF LOT 1, BLOCK AND LOT 2, BLOCK A

2.069 ACRES OUT OF THE GEORGE ANDREW SPREECHER SURVEY ABSTRACT NO. 719,
TRAVIS COUNTY, TEXAS.



LEGEND

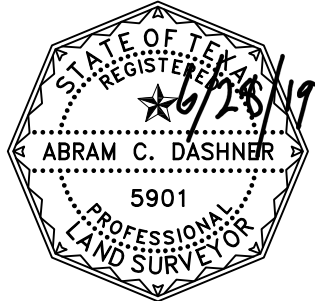
- BENCHMARK
- 1/2-INCH IRON ROD FOUND
- CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901"
- STAINLESS STEEL CAP SET
- TRACT BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT
- SIDEWALK

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ABRAM C. DASHNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4-SUBDIVISION DESIGN AND CONSTRUCTION, PART III-ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

ABRAM C. DASHNER
RPLS NO. 5901
3701 VINELAND DRIVE
AUSTIN, TX 78722



ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, CHARLES A. GARCIA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 -SUBDIVISION DESIGN AND CONSTRUCTION, PART III-ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

CHARLES A. GARCIA
P.E. NO. 95181
FREELAND AND KAUFFMAN, INC.
400 W. MAIN ST. SUITE 211
ROUND ROCK, TX 78664
TBPE FIRM NO. F-8891

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT WEST 45, LLC, AS THE OWNER OF THAT CERTAIN CALLED 2.071 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019049737, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS PARKER SUBDIVISION, LOT 2, BLOCK A.

WEST 45, LLC
1006 EAST YAGER LANE, SUITE 111
AUSTIN, TEXAS 78753

BY: _____
SURIYA SISODA, MEMBER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2019, BY, _____ AS GENERAL MANAGER OF RMR ROUND ROCK, L.P., ON BEHALF OF SAID RMR ROUND ROCK, L.P.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

METES AND BOUNDS DESCRIPTION

2.069 ACRES OUT OF THE ANDREW SPREECHER SURVEY, ABSTRACT NO. 719, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, PARKER SUBDIVISION, OF RECORD IN DOCUMENT NO. 200400355, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 9.303 ACRE TRACT CONVEYED TO RMR ROUND ROCK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2001120691, OF SAID OFFICIAL PUBLIC RECORDS; SAID 2.069 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 1, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, REPLAT OF LOT 1, BLOCK A, PARKER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700002, OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING IN THE NORTH LINE OF LOT 3, BLOCK 'A', PARKER SUBDIVISION, OF RECORD IN DOCUMENT NO. 201600070, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S82°32'23"W, ALONG THE NORTH LINE OF SAID LOT 3, OVER AND ACROSS SAID 9.303 ACRE TRACT, A DISTANCE OF 156.79 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 3, BEING IN THE WEST LINE OF SAID 9.303 ACRE TRACT, ALSO BEING IN THE EAST LINE OF LOT 1, LIMESTONE RIDGE APARTMENTS, A SUBDIVISION OF RECORD IN VOLUME 96, PAGE 44, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N47°20'48"W, ALONG THE EAST LINE OF SAID LIMESTONE RIDGE APARTMENTS, BEING THE WEST LINE OF SAID 9.303 ACRE TRACT, A DISTANCE OF 229.66 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LIMESTONE RIDGE APARTMENTS, BEING THE SOUTHEAST CORNER OF BRATTON CEMETERY (NO RECORDING INFO FOUND), FOR AN ANGLE POINT;

THENCE, N47°51'11"W, ALONG THE EAST LINE OF SAID BRATTON CEMETERY, BEING THE WEST LINE OF SAID 9.303 ACRE TRACT, A DISTANCE OF 138.13 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET IN THE CURVING SOUTH RIGHT-OF-WAY LINE OF SH 45/LOUIS HENNA BLVD. (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SH 45/LOUIS HENNA BLVD., THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 894.93 FEET, A CENTRAL ANGLE OF 09°46'40", AN ARC LENGTH OF 152.73 FEET, AND A CHORD WHICH BEARS N68°03'17"E, A DISTANCE OF 152.54 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT;

2. ALONG SAID CURVE, HAVING A RADIUS OF 7619.44 FEET, A CENTRAL ANGLE OF 01°50'57", AN ARC LENGTH OF 245.92 FEET, AND A CHORD WHICH BEARS N82°18'56"E, A DISTANCE OF 245.91 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, REPLAT OF LOT 1, BLOCK A PARKER SUBDIVISION, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S07°27'28"E, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, REPLAT OF LOT 1, BLOCK A, PARKER SUBDIVISION, A DISTANCE OF 320.55 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.069 ACRES (90,120 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT BANCORPSOUTH, THE LIEN HOLDER OF THAT CERTAIN CALLED 2.071 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2019049737, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN CALLED 2.071 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BANCORPSOUTH
5501 A HWY 290 W.
AUSTIN, TX 78735

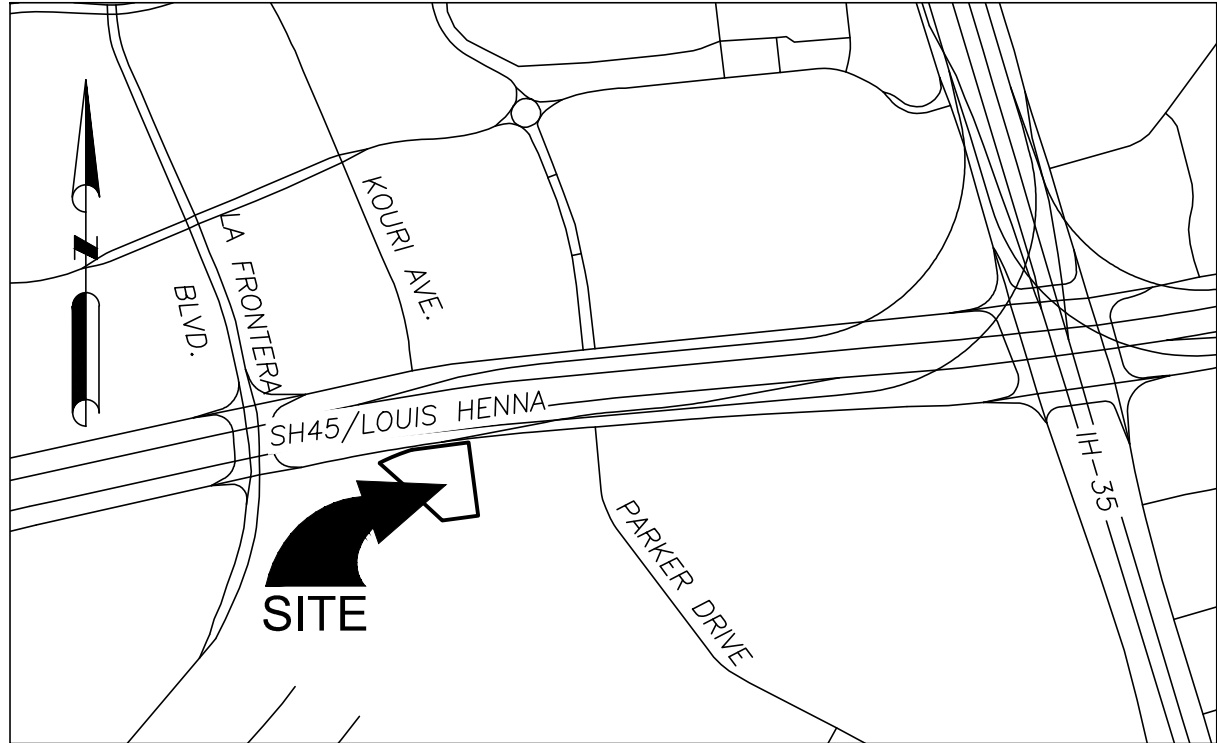
BY: NOAH MARBURGER, ITS SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2019,

BY, _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A FIFTEEN-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH35 OR SH45.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, 2019, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2019, A.D. AT

_____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 2019,

A.D. AT _____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

OWNERS: RMR ROUND ROCK, LP
ACREAGE: 2.069
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 06/18/2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 07/19/2019
BENCHMARK DESCRIPTION & ELEVATION: SQUARE CUT IN END OF HANDRAIL BASE WALL ON S. SIDE OF LOUIS HENNA BLVD.- NAVD88(GEIOD 2012B) ELEV. = 847.12'
ACREAGE BY LOT TYPE: DEVELOPMENT: 2.069
PATENT SURVEY: ANDREW SPREECHER, ABS. 719
ENGINEER: FREELAND AND KAUFFMAN, INC.
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1

CHECKED BY:	
AD	
JOB NUMBER:	ISSUE DATE:
014-14	05/21/19
SHEET:	
1	OF 1

FP1906-006

University Village North, Sec. 4, Lt. 5, Blk. C
FINAL PLAT FP1906-004



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat request to create one (1) development lot

ZONING AT TIME OF APPLICATION: PUD No. 83

DESCRIPTION: 5.63 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD (Planned Unit Development) No. 83, which contains commercial/office land uses.

ADJACENT LAND USE:

North: Offices/Gymnastics - Zoned PUD (Planned Unit Development) No. 83

South: Zodiac Lane Right-of-Way/Townhomes - Zoned PUD (Planned Unit Development) No. 83

East: Campus Village Drive Right-of-Way/Undeveloped Land - Zoned PF3 (Public Facilities - High Intensity)

West: Sandy Brook Drive Right-of-Way/Single-Family Residences - Zoned SF-2 (Single Family Standard Lot)

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:	1	5.63
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	5.63

Owner:
The Church in Round Rock
Joe Jenkinson
4205 Pebblestone Trail
Round Rock, TX 78665

Agent:
Pape-Dawson Engineers
Terry Reynolds
10801 N. Mopac Blvd., Bldg. 3, Ste. 200
Austin, TX 78759

University Village North, Sec. 4, Lt. 5, Blk. C
FINAL PLAT FP1906-004

HISTORY: The University Village PUD (Planned Unit Development) No. 83 was approved by the City Council on October 23, 2008. Since the original approval, there have been several administrative approvals. The most recent revision was approved administratively on March 11, 2019 to interpret the regulation in the PUD related to eating establishments.

On November 4, 2015, the Planning & Zoning Commission (P&Z) approved Preliminary Plat (PP1510-001) to create five development lots on 13.2-acres. On April 17, 2019, the P&Z approved a Final Plat (FP1903-004 - Section 3, Lot 4) and therefore the Preliminary Plat expiration date was extended to May 22, 2022.

DATE OF REVIEW: July 17, 2019

LOCATION: South of University Boulevard and east of Sandy Brook Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD (Planned Unit Development) No. 83, which contains office type land uses. The property is zoned PUD No. 83 (Parcel No. 3) and allows specific land uses listed within the PUD. Office land uses within the PUD include limitations related to size of buildings, hours of operation, and setbacks. Development standards are included in PUD No. 83 for the subject tract. For requirements not mentioned in the PUD, the OF-1 (General office) zoning district standards will apply.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1510-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was already approved for the entire development under PUD No. 83. This final phase does not warrant a revision to the approved TIA. No access drives are permitted to or from Sandy Brook Drive. Access drives are permitted to or from Campus Village Drive and Zodiac Lane. Final access drive locations will be determined at the site plan stage.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lot will be served with water via an existing 12-inch water line along Campus Village Drive. Wastewater will be provided via an existing 10-inch wastewater line along Campus Village Drive.

Drainage: Runoff from the subject lot will be conveyed through a 30-inch storm drain stub extended to the southeast corner of the lot to the 30-inch storm sewer pipe in Zodiac Lane, which then ties into a 54-inch reinforced concrete pipe on Campus Village Drive.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Provide "Encroachment Agreement Doc. No. _____" below notation of 18' Landscape and Sidewalk Easement. Encroachment agreement shall be recorded prior to plat recordation.

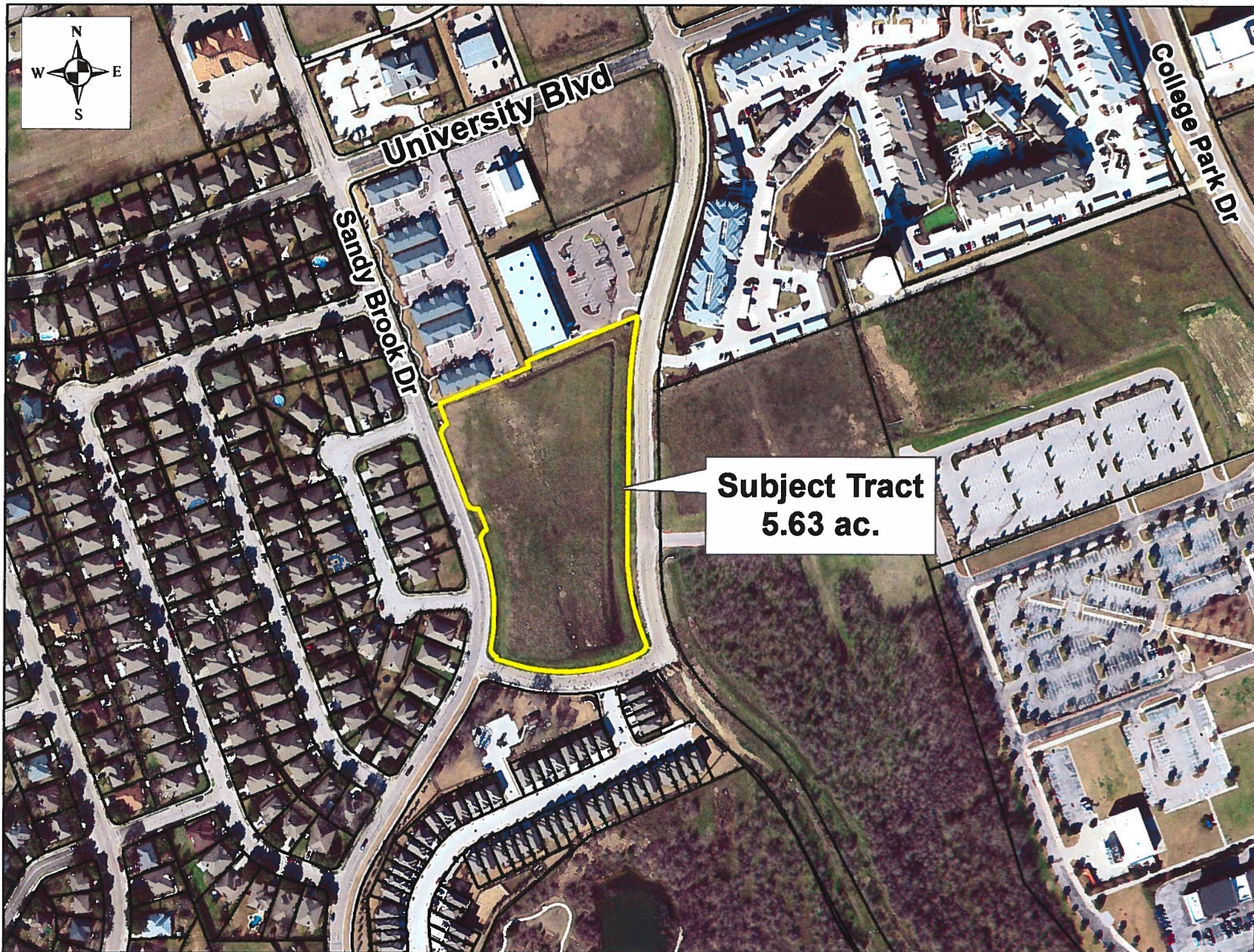


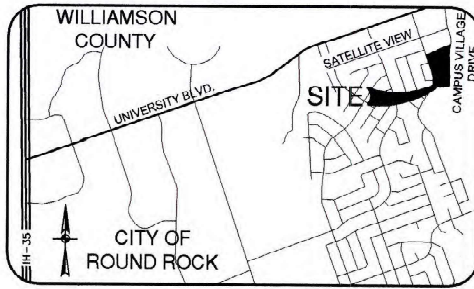
University Blvd

Sandy Brook Dr

College Park Dr

**Subject Tract
5.63 ac.**





LOCATION MAP
NOT TO SCALE

LEGEND

DOC DOCUMENT NUMBER
POB POINT OF BEGINNING
OPR OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
FD, I.R. FOUND IRON ROD
ROW RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
PD PAPE-DAWSON
(SURVEYOR) FOUND 1/2" IRON ROD WITH CAP
EASEMENT
PLAT BOUNDARY
ADJOINER LINE

OWNERS: THE CHURCH IN ROUND ROCK
4205 PEBBLESTONE TRAIL
ROUND ROCK, TX 78665
(512) 256-6486

ACREAGE: 5.632 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: JUNE 18, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JULY 17, 2019

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 5.632 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 1

PATENT SURVEY:
ABEL L. EAVES SURVEY
ABSTRACT No. 215
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

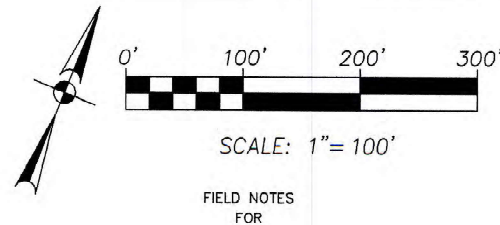
PT No. 101 CUT SQUARE ON TOP OF CONCRETE INLET
NAD 83 GRID COORDINATES
N: 10179098.72
E: 3137258.75
ELEVATION 820.57' (NAVD 1988)
GEOID 03

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AND AS AMENDED BY PUD 83.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND AMENDED BY PUD NO. 83, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849100485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1510-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 4, 2015.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- TREES AND LANDSCAPING SHALL BE IRRIGATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION THROUGH AN ENCROACHMENT AGREEMENT WITH THE CITY OF ROUND ROCK.

FINAL PLAT OF UNIVERSITY VILLAGE - SECTION 4, LOT 5, BLOCK C

A 5.632 ACRE, TRACT OF LAND, BEING ALL OF A CALLED 5.632 ACRE TRACT CONVEYED TO THE CHURCH IN ROUND ROCK, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2016087996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



A 5.632 ACRE, TRACT OF LAND, BEING ALL OF A CALLED 5.632 ACRE TRACT CONVEYED TO THE CHURCH IN ROUND ROCK IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2016087996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.632 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point on the east right-of-way line of Sandy Brook Drive, a 60-foot right-of-way, said point being the southwest corner of Lot 1, Block C of the University Village Office Condominiums Subdivision recorded in Document No. 2015105513 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said 5.632 acre tract, the POINT OF BEGINNING of the herein described tract;

THENCE N 67°52'28" E, departing the east right-of-way line of said Sandy Brook Drive, with the south line of said Lot 1, same being a north line of said 5.632 acre tract, a distance of 233.55 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, the southeast corner of said Lot 1, same being an interior corner of said 5.632 acre tract, for an angle point hereof;

THENCE N 22°09'29" W, with the east line of said Lot 1, a west line of said 5.632 acre tract, a distance of 14.61 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, the southwest corner of Lot 2, Block C of the Capital Gymnastics Subdivision recorded in Document No. 2015105548 of the Official Public Records of Williamson County, Texas, same being an exterior corner of said 5.632 acre tract, for an angle point hereof;

THENCE N 67°50'31" E, departing the east line of said Lot 1, with the south line of said Lot 2, same being a north line of said 5.632 acre tract, a distance of 263.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point, on the west right-of-way line of Campus Village Drive, a 65-foot right-of-way, said point being the southeast corner of said Lot 2, same being the northeast corner of said 5.632 acre tract, for a point of non-tangent curvature and the northeast corner hereof;

THENCE with the west right-of-way line of said Campus Village Drive, the east line of said 5.632 acre tract, the following three (3) courses and distances:

1. with the arc of a non-tangent curve to the left, having a radius of 792.50 feet, a delta of 13°56'41", a chord bearing and distance of S 05°42'13" W, 192.40 feet, an arc length of 192.88 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangency hereof;

2. S 01°15'32" E, a distance of 366.01 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof, and;

3. with the arc of a non-tangent curve to the left, having a radius of 482.50 feet, a delta of 19°46'55", a chord bearing and distance of S 10°53'53" E, 165.76 feet, an arc length of 166.59 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point, at the north end of the curve return for the north right-of-way line of Zodiac Lane, a 50-foot right-of-way, dedicated in Document No. 2011058060 of the Official Public Records of Williamson County, Texas, said point being a southeast corner of said 5.632 acre tract, for a point of non-tangent curvature hereof;

THENCE with the arc of a non-tangent curve to the right, having a radius of 20.00 feet, a delta of 84°57'01", a chord bearing and distance of S 21°57'36" W, 27.01 feet, an arc length of 29.65 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the southwest end of said curve, same being a southeast corner of said 5.632 acre tract, for a point of non-tangency hereof;

THENCE with the north right-of-way line of said Zodiac Lane, same being the south line of said 5.632 acre tract, the following four (4) courses and distances:

1. S 64°26'29" W, a distance of 10.02 feet to an iron rod with a yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof;

2. with the arc of a non-tangent curve to the right, having a radius of 375.00 feet, a delta of 42°03'39", a chord bearing and distance of S 85°28'15" W, 269.15 feet, an arc length of 275.29 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, for a point of non-tangency hereof;

3. N 73°29'59" W, a distance of 42.31 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, for an angle point hereof, and

4. N 16°29'16" E, a distance of 5.01 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the southeast end of the curve return for the northeast right-of-way line of the aforementioned Sandy Brook Drive, same being the north right-of-way line of said Zodiac Lane, same being a southwest corner of said 5.632 acre tract, for a point of non-tangent curvature hereof;

THENCE with said curve to the right having a radius of 20.00 feet, a delta of 83°50'29", a chord bearing and distance of N 31°39'35" W, 26.72 feet, an arc length of 29.27 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the northwest end of said curve, for a point of reverse curvature hereof;

THENCE with the east right-of-way line of said Sandy Brook Drive, same being the southwest line of said 5.632 acre tract, with the arc of said curve to the left, having a radius of 435.35 feet, a delta of 31°03'33", a chord bearing and distance of N 05°17'51" W, 233.12 feet, an arc length of 235.99 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found for a point of non-tangency;

THENCE N 20°49'19" W, continuing with the east right-of-way line of said Sandy Brook Drive, same being in part the west line of said called 0.0266 acre tract, a distance of 318.89 feet to the POINT OF BEGINNING and containing 5.632 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N22°09'29"W	14.61'
L2	S64°26'29"W	10.02'
L3	N73°29'59"W	42.31'
L4	N16°29'16"E	5.01'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	792.50'	013°56'41"	S05°42'13"W	192.40'
C2	482.50'	019°46'55"	S10°53'53"E	165.76'
C3	20.00'	084°57'01"	S21°57'36"W	27.01'
C4	375.00'	042°03'39"	S85°28'15"W	269.15'
C5	20.00'	083°50'29"	N31°39'35"W	26.72'
C6	435.35'	031°03'33"	N05°17'51"W	233.12'

DATE OF PLAT PREPARATION: JUNE 12, 2019
DATE OF PLAT SUBMITTAL: JUNE 18, 2019

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBP# FIRM REGISTRATION #470 | TDPLS FIRM REGISTRATION #10028801

SHEET 1 OF 2

FP1906-004

UNIVERSITY VILLAGE SECTION 4

Survey Job No. 51088-00

A 5.632 ACRE, TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 13.157 ACRE TRACT CONVEYED TO THE CHURCH IN ROUND ROCK, RECORDED IN DOCUMENT NO. 2016087996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

That The Church in Round Rock, as the owner of that certain tract of land being a 5.632 acre tract, being out all of a colled 5.632 acre tract, described in conveyance to The Church in Round Rock, in Warranty Deed with Vendor's Lien, recorded in Document No. 2016087996 of the Official Records of Williamson County, Texas, does hereby certify dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as UNIVERSITY VILLAGE - SECTION 4, LOT 5, BLOCK C.

My Commission Expires: _____

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4 – Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Date _____

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision. In accordance with Chapter 4 – Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Date _____

FP1906-004

TO: Planning and Zoning Commission
FROM: Joelle Jordan, AICP, Principal Planner
MEETING DATE: July 17, 2019
RE: Comprehensive Plan 2030 Polco Results and Policy Discussion

Planning and Development Services is currently working on the **City's comprehensive plan, Round Rock 2030**. At the P&Z meeting, staff will present the results of our latest round of public input collected utilizing **Polco, an on-line engagement tool**.

Polco is used by municipalities seeking to collect on-line input in real time. **Over a two-month period**, staff posted **3 sets of questions** to Round Rock's Polco page. Overall, **1,261 participants** provided 10,184 responses and 1,311 comments.

The first post was a series of **21 stand-alone questions**. The questions were developed based on the public input received at the quadrant meetings the City hosted in February and March. Using Polco, respondents were asked to read the context for each question to learn about the topic prior to responding. Respondents were able to leave comments along with their responses to each question to provide staff with even more input (see POLCO STANDALONE QUESTIONS REPORT).

Separate from the stand-alone questions, staff also posted 2 surveys on Polco – a historic preservation survey and a policy survey. The **historic preservation survey** was posted for the month of May (National Preservation Month). Input is being collected for the City's preservation plan being developed for eventual inclusion in the comprehensive plan (see POLCO HISTORIC PRESERVATION SURVEY REPORT).

In mid-May, the City added a **policy discussion survey** to the City's Polco page. The policies have evolved from the initial draft based on the public input received. To create the initial draft policies, City staff incorporated concepts from the existing comprehensive plan and current trends in planning practice. At the quadrant meetings, attendees were given a list of 10 policies to edit, comment on, and prioritize. Attendees were encouraged to propose new policies. After the quadrant meetings, planning staff reworked the draft policies to reflect the 745 public comments received. The resulting set of 12 policies was posted in the Polco survey which allowed participants to confirm whether they support the draft policies and/or suggest changes to the wording of the policies. In general, the policies received overwhelming support but also generated many comments (see POLCO POLICY DISCUSSION SURVEY REPORT for details). With the Polco feedback, planning staff adjusted the policies once again to reflect the online input received. **The policy list included on the next page of this memo is the latest set of 12 policies** that incorporates all of the feedback on the policies received to date. Staff welcomes your input on the policies. These land use policies will guide the comprehensive plan and are meant to be general statements. Specific information and implementation strategies related to each policy statement will be incorporated into *Round Rock 2030* as the plan is developed.

Three (3) Polco reports with all questions, results and comments received are provided in the packet for your review:

- 1.) POLCO STANDALONE QUESTIONS REPORT
- 2.) POLCO HISTORIC PRESERVATION SURVEY REPORT
- 3.) POLCO POLICY DISCUSSION SURVEY REPORT

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 with a variety of activities 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

20 30

DEVELOPING **OUR** FUTURE

POLCO STANDALONE QUESTIONS REPORT



ROUND ROCK TEXAS
PLANNING AND DEVELOPMENT SERVICES

INTRODUCTION

The City conducted its third phase of public input for *Round Rock 2030* from mid-April through mid-June using Polco, an online public engagement tool. The questions posted on the *Round Rock 2030* Polco page were based on input received at the in-person quadrant meetings the City hosted in February and March. Respondents were encouraged to read the descriptions for each online question to learn more about the topic prior to responding. Respondents were also encouraged to leave comments on each question after answering to provide staff more feedback.

In mid-May, the City added a policy discussion survey to the City's Polco page. This policy discussion is an important step in creating land use policies for *Round Rock 2030*. Policies are meant to be general statements that guide the comprehensive plan. City staff incorporated concepts from the current adopted comprehensive plan and current trends in planning practice to draft the policies. Specific information and implementation strategies related to each policy statement will be incorporated into *Round Rock 2030* as it is developed. Input received for all of the online engagement questions and surveys will be incorporated into the content of *Round Rock 2030*. More information can be found in the Policy Discussion report.

Polco is an online engagement tool that helps local leaders collect civil, insightful ideas and feedback from the community in real time. It is an easy way for residents to learn about and participate in key initiatives and decisions. Polco uses a variety of publicly available data to verify residency and voter status of respondents. Polco never shares individual level data or responses (other than anonymous comments) with the city or anyone else. Both of these are important; the verification helps city staff have more confidence in the data, and the strict privacy helps foster an environment of safe participation online.

TIMELINE

April 22: Standalone questions posted to Polco

May 1: Historic Preservation survey posted to Polco until May 31 for National Preservation Month

May 20: Policy Discussion survey posted to Polco

June 17: Standalone questions and Policy Discussion survey closed for input

July 17: Polco results and 12 draft policies presented to Planning and Zoning Commission

August 8: Polco results and 12 draft policies presented to City Council

Disclaimer: The following document is non-interactive and is only intended for reference purposes. The content of this report provides the description and results from the standalone questions posted to Polco. Comments were recorded verbatim from Polco as entered by respondents.

TYPES OF USERS

Results in this report are categorized by types of user as reported by Polco. Users may belong to one or more categories.

All Respondents: all users that responded to a question regardless of demographic data

Registered Voters in Round Rock, TX: users that are registered to vote in Round Rock as verified by Polco using public records

Live in Round Rock, TX – Self-reported: users that self-identified as living in Round Rock regardless of voter verification information

Registered Voters from Anywhere: users that are registered voters as verified by Polco using public records, regardless of where they are registered to vote

OUTREACH

In order to reach a variety of residents and stakeholders in Round Rock, staff advertised the opportunity to give public input on Polco in a variety of ways:

- Announcement at the City Council meeting after quadrant meeting results were presented
- City Newsletters posted by the communications department
- Emails sent to 2,830 subscribers, which include quadrant meeting attendees, subscribers from the Round Rock 2030 website, and various community groups.
- Outreach to Round Rock Independent School District
- Advertisement in Round Rock Chamber of Commerce *Investor Connector*
- Outreach to Williamson County Association of Realtors
- Posters and postcards at Round Rock City Hall, Round Rock Public Library, Clay Madsen Recreation Center, the Baca Center, and ACC Round Rock
- Facebook Ads, which reached over 100,000 people and got over 5,000 clicks.

QUESTIONS ASKED

There were 21 standalone questions asked on Polco as well as two surveys; a historic preservation survey and a policy discussion survey. This data in this report focuses on the 21 standalone questions. Reports for the two surveys were generated separately.

Housing Type

- Are there enough housing choices for you to be able to up-size or down-size throughout your life without having to leave Round Rock?
- What does large lot housing mean to you?
- What specific types of homes do you think are missing in Round Rock?
- How important is having the ability to walk from where you live (or would like to live) to retail/restaurants/services and public transit?

Housing affordability

- What does affordable housing mean to you?
- What price do you consider affordable for home purchase?
- Should the City adopt policies that require developers to provide affordable housing units?
- What types of housing should the City allow to facilitate more affordable housing?

Transportation

- Should the City prioritize funding for public transportation improvements?
- If public transportation in Round Rock were more frequent and expanded to new areas of the city, would you use it for day-to-day activities?
- If available, would you use public transportation for your daily commute?
- How could the bus system be improved?

Entertainment

- Are there specific arts/culture/entertainment/activities that you would like to have in Round Rock?
- Should the City allocate funding to public arts and culture facilities, such as a performing arts venue?
- Are there certain underutilized public spaces in the city that could be improved for public use?

Safety

- Do you feel safe in the following areas of the City? I feel safe...
- What should the City do to address safety as we grow?

Growth

- Based on the photos provided in the background for the question, which type of mixed use development do you prefer?
- The most critical impact of projected growth in Round Rock is (select up to 3 responses)

Environment

- Should the City require developers to adhere to a certain standard of energy efficiency and natural resource conservation for new development projects?
- In what ways can the City facilitate conservation?

DATA SUMMARY

- **1,261 participants:** This number represents the amount of people that signed up for a Polco account to respond to questions on the Round Rock 2030 Polco page. This does not indicate that each person that participated responded to each question and/or survey.
- **10,184 responses:** This number represents the amount of responses to all questions posted to the Round Rock 2030 Polco Page. It is important to note that each completed survey counts as a single response, regardless of the number of questions within the survey.
- **1,311 comments:** This number represents the amount of responses to open-ended questions as well as the amount of comments on standalone questions. This number does not account for open-ended questions within the two surveys that were posted.
- **Most answered question:** The question that received the highest participation, with 774 responses, is "Should the City require developers to adhere to a certain standard of energy efficiency and natural resource conservation for new development projects?"
- **Least answered question:** The question that received the lowest participation, with 216 responses, is "What should the City do to address safety as we grow?"

HOUSING TYPE

- Participants were divided 51% in favor - 49% against on whether or not they felt that they would be able to up-size or down-size throughout their life in Round Rock. Some participants that responded against specified that affordable housing or lack of senior housing options would prevent them from being able to up-size or down-size.
- At the quadrant meetings, participants indicated that single-family homes on large lots were desirable. By asking a follow-up question on Polco, staff found that 80% of participants perceived large lots as being 1/2 acre to 1 acre. Only 10% of participants thought large lot meant 2 or more acres.
- Participants indicated that the City is missing small single family homes (40% of participants), senior/age-restricted communities (29% of participants) and small multi-family complexes of 2-stories, usually less than 20 units (28% of participants). Additional comments specified that accessory dwelling units and single level condominiums are missing.
- It is not important to be able to walk to retail/restaurants/services or public transportation for 41% of participants, while it is important for 36% of participants. Additional comments specified that walkability in Round Rock is very poor and that walkability should not take priority over other City initiatives.

HOUSING AFFORDABILITY

- At the quadrant meetings, participants indicated that they were concerned about affordability in the next decade. An open-ended question about housing affordability was posted to Polco and received 226 responses. Highlights include: concerns about high property taxes, ownership vs. rental, housing that is affordable for public employees, housing that is affordable for families, and quality in relation to housing cost. There were also several comments that associated affordable housing with poverty, subsidized housing, and unsafe neighborhoods.
- Another open-ended question about housing cost received 372 responses. A majority (74% of participants) of responses fell between \$150,000 and \$300,000. There were 20 non-conforming responses that gave different ranges for ownership vs. rentals, prices for different age brackets, or prices dependent on size and quality of a house (i.e. A \$150,000 house may be possible to find but it could only be a 2 bedroom, which may not be feasible for a larger family).
- Participants were divided 54% in favor - 46% against on whether the City should require developers to provide affordable housing units. Supporters were skeptical that affordable units would be integrated with market-level units. Opponents generally did not want government interference with developers and did not want more apartments.
- A majority (77% of participants) responded that they would support single family homes with smaller houses or less land as an option for affordable housing in Round Rock. Almost half (48% of participants) responded that they would support smaller multi-family projects.

TRANSPORTATION

- A majority (66% of participants) supported prioritized funding for transportation improvements, while 34% opposed. Supporters acknowledge that even if they would not personally use public transportation, it was still important. Supporters also asked for stronger connections to Austin and Georgetown. Opponents were concerned that buses would add to traffic and would rather prioritize existing road infrastructure/quality.
- Participants were divided 47.5% in favor – 52.5% against on whether or not expanded service would encourage them to use buses for daily activities. Supporters wanted improved service to Austin, improvements to the existing 51 bus route, and wanted connectivity to services (schools/colleges, hospitals, grocery stores). Opponents generally disliked buses and thought they were inefficient, made too many stops, and were expensive.
- Participants were divided 49% in favor – 51% against on whether or not they would use public transit to commute. Supporters responded that they already used transit or that they would like to see better service to Austin. Opponents responded that had a job that required travel to various locations, they did not need to commute (retired/worked from home), or they disliked buses.
- When asked how the existing bus system could be improved 77% supported expanded routes to places it doesn't go now, 57% supported more frequent service or extended hours, and 49% supported better stops/shelters for transit. Supporters were concerned about paratransit services, locations of existing stops, and aligning bus schedules with rail service. Opponents were concerned that buses add to congestion, and generally wanted buses to go away.

ENTERTAINMENT

- When asked if there were specific arts/culture/entertainment/activities that should be in Round Rock, participants responded that live concerts (74% of participants), Broadway and regional shows (57% of participants), and local arts entertainment (55% of participants) were desired.
- A majority (73% of participants) supported funding for public arts and culture facilities. Supporters desired a balance between the sports/recreation focus of the City with a new focus on arts/culture, but were concerned about where funding would come from. Opponents thought arts/culture should be left to private entities and did not want their taxes to be spent on arts/culture.

SAFETY

- At the quadrant meetings, participants identified safety as a concern for the next 10 years. By asking a follow-up question on Polco, staff found that people generally feel safe everywhere in Round Rock. Participants were concerned about safety at parks and along trails and suggested better lighting and/or safety call boxes. Participants were also concerned about increasing numbers of vagrants coming to Round Rock from Austin.
- An open-ended question asking participants what the City should do about safety as we grow received 216 responses. Many participants showed support for increasing police/fire/EMT staffing and facilities to support the growing population. Other participants were concerned about downtown bars, traffic safety, lighting, immigration, and density.

GROWTH

- At the quadrant meetings, a majority of participants supported developments where people could live, work, shop, and dine in a pedestrian-friendly area. In order to follow up, a visual preference (Mueller or the Domain) question about mixed-use development was asked and received 252 responses. Mueller received 37% support, while the Domain was only favored by 16% of participants. A large amount of responses (42% of participants) were non-conforming, meaning that participants gave responses other than the two options provided. Common themes from non-conforming responses were anti-growth and anti-Austin. Several comment stated that they were unable to see the photographs provided in the background on Polco.
- A majority (80% of participants) responded that increased traffic and delays was one of the most critical impacts of growth in Round Rock. Cost of providing infrastructure (46% of participants), crime and safety (45% of participants), housing affordability (41% of participants), and protection of the natural environment (41% of participants) were also considered critical impacts of growth.

ENVIRONMENT

- A majority (88% of participants) felt that the city should require developers to adhere to a certain standard of energy efficiency and natural resource conservation for new development projects. Supporters were concerned about water, trees, and green/open space in the City. Opponents felt that the government should not interfere with the market and were concerned about associated development costs being passed on to residents and consumers.

HOUSING TYPE QUESTIONS

Question: Are there enough housing choices for you to be able to up-size or down-size throughout your life without having to leave Round Rock?

Context: At the City's quadrant meetings in February and March 2019, 31% of polling respondents disagreed or strongly disagreed that Round Rock has enough housing choices to be able to up-size or down-size throughout their life without having to leave Round Rock. This means that there is housing available to suit the needs of young professionals, families, empty-nesters, and seniors.

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	220	51%
No	214	49%
Total	434	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	158	53%
No	138	47%
Total	296	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Yes	213	50%
No	209	50%
Total	422	100%

COMMENTS

Comment	Answer Selected
downsize and move closer to community services and stores.	Yes
There are enough housing choices but not enough quality of life related services for us. We may move to Georgetown which we have observed over 30 years doing a better job of planning AND IMPLEMENTING plans that contribute to quality growth that wants income from visitors but also balance the needs of the taxpayer living in the city. I've heard young people in my pricy subdivision state that they wish they knew about Georgetown before they moved into our subdivision due to the visual appeal, treed areas, a park system designed for the residents to actively use, a significant engagement by staff in the arts, and fewer chains. I know SO MANY founding moms and dads of current day Round Rock (1950 to 2000) who moved to Georgetown and other communities that are more visually appealing and had a variety of services available to them as residents. Services are not over the top, but they are available and easily accessible.	Yes
I am a teacher who spends more than half my income on rent. That and student loans take the majority of my income.	No
I'd like to see more smart buildings for young professionals who have minimal hassle moving in or out. More homes for active seniors who don't Want the hassle of maintaining home or garden, have community, and feel like home, but with freedom and no heavy medical care on doorstep, very small kitchen and great dining 24 hour facility.	No
As I age, it would be nice to have a community for seniors that is NOT a nursing home environment but one that is more humane and incorporates seniors into nice, green space communities and walk-able and accessible walking trails, safe spaces for one's pets, with onsite access to caregivers and medical personnel. With access to groceries, and medical care.	No
More affordable housing with backyard and garages.	No
support safe, affordable and attractive housing for expanding senior demographic.	No

Question: What does large lot housing mean to you?

Context: At the City's quadrant meetings in February and March 2019, 32% of polling respondents identified that they would like to see single-family homes on large lots built in Round Rock. Round Rock's code defines a 'small' sized lot as having at least 5,000 square feet, or a little more than a 1/10th of an acre; a 'standard' sized lot has at least 6,500 square feet; and a 'large' sized lot has at least 10,000 square feet, which is about ¼ of an acre.

Choices: ¼ Acre, ½ Acre, 1 Acre, 2+ Acre

All Respondents		
Options	Count	Percent
1/4 Acre	42	10%
1/2 Acre	182	42%
1 Acre	163	38%
2+ Acres	44	10%
Total	431	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
1/4 Acre	31	11%
1/2 Acre	125	44%
1 Acre	100	35%
2+ Acres	29	10%
Total	285	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
1/4 Acre	40	10%
1/2 Acre	176	42%
1 Acre	159	38%
2+ Acres	44	11%
Total	419	100%

(Percentages rounded to the nearest whole number and may not sum to 100%)

COMMENTS

Comment	Answer Selected
It means affordable to me	1/4 Acre
Allowing large lot (over 1/4 acre) sf development *now* in Round Rock would be insanity does not pay for itself (not that any sf home development does). Once RR is built out, what's done is done ... the only way to increase the tax base significantly then is to bulldoze and build up ... never a great option politically, or economically for anyone other than those with very deep pockets. Would rather see some 20 to 40 story residential towers where La Frontera is.... which is what is going to happen right next door in Robinson Ranch sooner or later.	2+ Acres

Question: What specific types of homes do you think are missing in Round Rock?

Context:

Small single family homes: Attached examples include townhomes, while detached examples include patio or garden homes. These are part of a cluster of several homes built very close together, and where exterior maintenance and landscaping are usually provided through an association fee.



(Example of a patio home, a small single family home)

Single family homes on large lots: a 'large' sized lot has at least 10,000 square feet, which is about $\frac{1}{4}$ of an acre.



(Example of a single family home on a large lot)

Luxury homes: also referred to as executive housing or mansionettes. These houses tailor more to the premium market and have bigger house and lot sizes, with premium amenities and features. Examples include homes found in Mira Vista or Arbor Place.



(Example of a luxury home)

Small multi-family complexes of 2-stories, usually less than 20 units: these complexes have less units and do not have as many stories as traditional apartment complexes. They are usually more integrated into the community, and allow for more affordable housing without clustering multi-family units in large complexes. Examples include smaller complexes found in Hyde Park in Austin.



(Example of a small multi-family home)

Accessory dwelling units: a smaller second dwelling on the same lot as, or attached to, a single-family house. A dwelling unit is a house that has its own kitchen. A second unit could be an addition

to the house with a separate entrance or a small separate house in the back yard. The second unit would need to meet all building codes, including having a permanent foundation.



(Example of an accessory dwelling unit)

Senior/age-restricted communities: This includes 55+ communities, independent living facilities, or assisted living facilities. This type of housing often includes more accessible floor plans with single-story living and wheelchair accessibility.



(Example of a senior/age-restricted community)

Choices (respondents could select multiple answers): Small single family homes, Single family homes on large lots, Luxury homes, Small multi-family complexes of 2-stories, usually less than 20 units, Accessory dwelling units, Senior/age-restricted communities

Note: Percentages reflect the share of respondents that selected each answer; the sum of percentages will not equal 100%.

All Respondents		
Options	Count	Percent
Small single family homes	192	40%
Single family homes on large lots	242	16%
Luxury homes	78	16%
Small multi-family complexes of 2-stories, usually less than 20 units	137	28%
Accessory dwelling units	86	18%
Senior/age-restricted communities	139	29%
Total Responses	874	
Total Respondents	484	

Registered Voters in Round Rock, TX		
Options	Count	Percent
Small single family homes	127	41%
Single family homes on large lots	149	48%
Luxury homes	45	14%
Small multi-family complexes of 2-stories, usually less than 20 units	99	32%
Accessory dwelling units	62	20%
Senior/age-restricted communities	89	29%
Total Responses	571	
Total Respondents	312	

Live in Round Rock, TX- Self-reported		
Options	Count	Percent
Small single family homes	189	40%
Single family homes on large lots	237	50%
Luxury homes	75	16%
Small multi-family complexes of 2-stories, usually less than 20 units	136	29%
Accessory dwelling units	84	18%
Senior/age-restricted communities	135	28%
Total Responses	856	
Total Respondents	474	

COMMENTS

Comment	Answer Selected
When considering housing types we also need to consider park space that is within walking distance from all types of neighborhoods, places where people can feel safe getting fresh air and exercise.	Small single family homes, Single family homes on large lots , Small multi-family complexes of 2-stories, usually less than 20 units, Accessory dwelling units
Would love to see more of the following two options: more single family ranch style type homes that are perfect for first time homeowners with the same opportunity for larger acreage lots for ranch style type homes for those families looking for more privacy and space to live on.	Small single family homes, Single family homes on large lots
Condominiums. Round rock doesn't have any. They are typically more affordable but have higher rates of owner occupancy. A HUGE problem facing ALL Round Rick neighborhoods is the Extremely high rate of non-owner occupied single family dwellings - rental homes. They tend to not be cared for.	Small single family homes, Accessory dwelling units
More home on larger lots would be nice as many do not give privacy as needed in some communities now being built. I do like my neighbors, but do not like to shake hands through the windows.	Small single family homes, Single family homes on large lots , Small multi-family complexes of 2-stories, usually less than 20 units, Senior/age-restricted communities
HOA's prevent the building of ADU's. Remove those restrictions!	Single family homes on large lots
Really I wouldn't vote for any of these options. What I think is missing is larger, multi-story condominiums.	Single family homes on large lots
Until the day we no longer need cars, garage conversions ... yuck. Lets get some ADUs in here!	Luxury homes , Accessory dwelling units
I would appreciate an other selection as well as these home types don't cover everything.	Small multi-family complexes of 2-stories, usually less than 20 units
We need single level condominium units.	Senior/age-restricted communities

Question: How important is having the ability to walk from where you live (or would like to live) to retail/restaurants/services and public transit?

Context:



(Examples of housing in walking distance to retail/restaurants/services and public transit)

Choices: Important to live where I can walk to retail/restaurant/services and public transit, Important to live where I can walk to retail/restaurant/services but not public transit, Important to live where I can walk to public transit but not retail/restaurant/services, It is not important to be able to live where I can walk to any of these

All Respondents		
Options	Count	Percent
Important to live where I can walk to retail/restaurants/services and public transit	159	36%
Important to live where I can walk to retail/restaurants/services but not public transit	54	12%
Important to live where I can walk to public transit but not retail/restaurants/services	52	12%
It is not important to be able to live where I can walk to any of these	182	41%
Total	447	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Important to live where I can walk to retail/restaurants/services and public transit	95	34%
Important to live where I can walk to retail/restaurants/services but not public transit	33	12%
Important to live where I can walk to public transit but not retail/restaurants/services	37	13%
It is not important to be able to live where I can walk to any of these	117	41%
Total	282	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Important to live where I can walk to retail/restaurants/services and public transit	156	36%
Important to live where I can walk to retail/restaurants/services but not public transit	52	12%
Important to live where I can walk to public transit but not retail/restaurants/services	51	12%
It is not important to be able to live where I can walk to any of these	175	40%
Total	434	100%

(Percentages rounded to the nearest whole number and may not sum to 100%)

COMMENTS

Comment	Answer selected
The walkability of our city is a national embarrassment.	Important to live where I can walk to retail/restaurant/services and public transit
Important for me to be able to Cycle from West to East Round Rock and the downtown area without getting hit.	Important to live where I can walk to public transit but not retail/restaurant/services
My husband uses public transportation to get to work at the Domain. Currently, I have to drive him to and from the bus stops. it would be great if he could Walk to a bus stop that could take him to the Howard train station.	Important to live where I can walk to public transit but not retail/restaurant/services
More affordable housing with backyard and garages	It is not important to be able to live where I can walk to any of these
Nice but not necessary. Too many other priorities - transportation, public safety, economic development, water service, and such come to mind.	It is not important to be able to live where I can walk to any of these
I am not willing to move to accomplish this. However, I would love to be able to walk to a local coffee shop, homestyle restaurant (NOT a fast food joint), branch library, or mom-and-pop market.	It is not important to be able to live where I can walk to any of these

HOUSING AFFORDABILITY QUESTIONS

Question: What does affordable housing mean to you?

Context: At the City's quadrant meetings in February and March 2019, 68% of polling respondents identified affordability as an important issue for Round Rock over the next ten years. To determine your total housing cost, add what you spend on mortgage/rent to what you spend on basic utilities. Include water/wastewater, electric, gas, and trash pickup but not optional services such as telephone, internet or streaming services. To calculate percentage of monthly income devoted to total housing cost, divide your total housing cost by your monthly gross income.

The US Census Bureau suggests that those who spend 30 percent of gross income on housing experience a "housing-cost burden."

(<https://www.census.gov/housing/census/publications/who-can-afford.pdf>)

Choices: Open-ended question

RESPONSES (226)

Housing where you aren't going to loose your home to tax inflation.
It means a home I can afford... not just now, but in the future... without being taxed out of it. I'm turning 50 this year and have been in Round Rock for 9 years; I've never seen this level of increased taxation. Sure, we may contest the tax assessment if we like... as long as we specify in writing, in person, the exact number of stars visible from the exact original corner point of our lot on the third full moon of the second quarter... for people like me that don't have time to jump through the hoops to contest every year, we end up paying far more than our neighbors... then next year comes around and our increase is again based on a higher tax amount... it's exponential and will end up making me leave.
A house whose taxes do not go up \$18,000 EVERY year. Round Rock is not affordable and I have a two income family. We would leave Round Rock in a heart beat for a more affordable place, but that would mean leaving central Texas and our family. But, if the trend doesn't stop soon, we will be forced out!
Low property taxes
Not being taxed out of our homes. We're quickly becoming "house poor" because tax assessments are increasing almost 10% each year.
Place to live that's safe and not on top of neighbors
Housing that does not eat up more that 25% of my income

Housing that doesn't make me skimp on other aspects of my life or eat half of my paycheck. We need to focus on the middle class as a whole. There are homes that are way too expensive, and then there are homes that we can't qualify for because we make "too much". This puts the middle class in a bind, and makes us the struggling class. Offer more affordable options for middle class families, and uphold our integrity by offering more housing options than just apartments. Stop driving us out of the city because we can't afford to live here.
Homes - both for ownership and rental (including apartments) that are affordable to people of lower than median income, including those substantially below the median.
A house that would cost \$1,000 or less a month for people on fixed incomes.
Starter homes
Housing that a middle class family can afford.
Commensurate with median income
Houses that cost less than median for the region.
Crime, pollution and Squalor
A way for me to have a house instead of apt
Homes that are constructed well enough to retain value well past payoff date
225K
lower cost without having to move even further out from the city.
It means housing that can be afforded on a single salary working no more than 40 hours a week in an area that is safe and healthy for all those living there with food, amenities, and services, especially for children, nearby.
Housing units that will allow for individuals and families to maintain a roof over their heads without having to resort to living in tent city or in the streets. Another way of showing less fortunate individuals that we care about our communities.
Round Rock needs better affordable and low income housing for folks that work and go to school here. It's a shame that some RRISD teachers, janitors, and staff can't afford to even live in RR.
150-200k
The ability for families on median income to own a home.
inexpensive; reasonably priced homes and lower property taxes
A home that I can pay for without any tax payer help.
>\$160,000
something you cannot find in round rock any more
Single family homes that a young working person/couple can buy as their first home
BOTH the cost of homeownership is within reach of people as well as the availability of reasonably priced rental properties.
average 2-income family can afford a home and utilities without living paycheck to paycheck.
Maintaining existing property values without massive increases in value.

Something a school teacher can afford.
A mortgage I make and still save some money
Low prices and taxes
first time middle class home buyers can afford to buy a house
housing for a family of four making minimum wage. I would love to see Round Rock make efforts to increase the minimum wage in our area as well.
Basic amenity housing that allows a family to live there for a reasonable price; e.g., priced at about the national monthly housing expense level.
Affordable housing is generally a negative term. Just because you want to live somewhere, doesn't mean that we (taxpayers & gov) should be paying for you to live there. It's a welfare program that disincentives working towards goals and bettering yourself. A more realistic approach would be to teach people that life isn't fair and you cannot live somewhere just because you want to. Some places are more expensive than others. That's the beauty of the market.
Lower cost but still a decent standard of construction, living and neighborhood feel.
Lower taxes. Currently spending as much in taxes as P&I combined - absolutely ridiculous.
Keep prices from going up and up and up year after year.
Housing that single parents & low income can afford
More affordable units priced so median-income individuals can afford it
Section 8 type housing. Apartments generally.
Something most families can afford
To me it's two things: 1) homes priced so that working class people making less than \$100K per year can afford them, and 2) subsidized housing for people who are in reduced circumstances for whatever reason.
Housing costing between \$100,000 and \$200,000.
taxes stop going up 10% every year.
Not allowing landlords to jack up the rental amounts past a certain percentage year by year.
The term sounds good, but it is relative and undefinable. What is "affordable" to one person may not be to another. City leaders should not be drawn into this "discussion" because it has no end.
Housing someone on minimum wage can afford.
Affordable housing needs to be available and on par with wages. Each class/level of worker should be able to live here. So, based on minimum wage there should be \$500 monthly rent options.
Houses which are not only "affordable" in terms of cost but which are also affordably maintained.
Affordable to a single person working a full-time job that pays less than a living wage (which will shift over time).
1 and 2 bedroom apartments or condos
Being able to live within your means.

Housing for lower income
We need to have at least some housing that is affordable for teachers, city employees, retirees, and people who work full-time at essential low-pay work, such as cleaning staff at the hospitals. This doesn't have to be all single-family houses. We need some basic, no-frills rentals as well.
30 to 40% OF Monthly Income..
Government subsidies
Lower property tax rates.
A home at a price point commensurate with the mean household earnings for the area and taxes that are affordable enough to compliment but enough to ensure a marketable and desirable area that is not at risk of only being supported by low quality "Cracker Jack" builders.
Under 200k
\$100,000
Types of home ownership that are accessible to all levels of income.
I could sell my home and still buy a new home in the city with a bigger lot.
low rents subsidized by government
It means there is adequate housing for all income levels of people working in the city. If 20% of people make \$15 an hour then 20% of housing stock should be priced at 30% of those peoples' incomes.
Pricing where first time home buyers can afford, homes large enough to start a family.
Low property taxes through city programs to keep the taxes down, and affordable mid-range housing (200-300k)
Mortgage or rent takes no more than 25-30% of average income.
Housing that correlates with avg household income. Property tax that isnt excessive
Sounds like there's good guidance on this from experts, based on the description to this question.
Housing that a low income family can afford
Low income housing that is artificially low priced and thus subsidized by residents paying full price. This creates a burden on housing that is market based and on tax payers who are not subsidized.
We are in our late 50's and can't afford these houses. We are stuck paying HIGH rent. It would be wonderful to have a "home". It would mean the world to us.
A situation where a family working full time at a retail job can afford to own.
Houses under \$150,000, or multi-bedroom apartments under \$1000 per month. \$500 per month for a studio.
Rent under \$1,200 for 3 bedroom house or apartment. 3 bedroom house to buy \$150,000
The cost of housing (excluding taxes, ins & maintenance) to be less than 25% of gross income. Property Taxes must be financially manageable for the average family.
Section 8 housing
Homes where a traditional down payment would be 10K or less with 5% down

Thirty percent of the average household's income in Round Rock.
Housing that is affordable for a single person working for the State, County and or City. The true meaning of Middle Class. Not middle class for Austin but the actually middle class. The group of us that work hard in social services and are underpaid but love our work.
A living arrangement that enables someone who is in a low income bracket feel that they can still live in the City, be close to everything that the City has to offer, despite financial status. All while proving an environment that is safe to live and comforting for the occupant.
Homes that our teachers and first responders can afford to live in.
People shouldn't be taxed out of their homes.
Someone making the median income should be able to afford to live in Round Rock.
Housing that does not require more than 30% of the household income.
Keeping ham-fisted power seeking government officials out of private markets where they introduce chaos and inefficiencies because they have the narcissistic hubris to think they have the ability to "plan" economies and the right to tell people what to do with their private property.
Where poor people live. Not something i want in round rock
It's in the name, homie. Affordable and accommodating to families. Safe and cute.
As cost of housing rise our wages don't. Housing cost should match the average wage for low to middle class. I make \$3130.00 per month, but rent cost almost 1000.00 for a 1 bedroom apartment. I can never get ahead or spend money locally except for utilities and groceries.
That above poverty and up to median income could afford the month to month cost of living.
Less property taxes and affordable housing. The past 8 years the cost of living has dramatically increased making it harder for everyone to have a good quality of life here.
More money for other activities
Family earning average salary can afford to buy average house.
\$200 to \$250k
Housing that is reasonable in price and taxes so that as we plan to retire we don't follow the trend of having to move to Georgetown to find more affordable housing and offerings. We are seeing it every week that family and friends 55+ are leaving the area due to feeling priced out of living in Round Rock. We are starting to get a reputation that it's too expensive to live here. Most of the residents who work in the area in the blue collar areas that I deal with day-in and day-out live in Hutto, Taylor or Georgetown. What does that tell us? It should be clear we are not offering affordable pricing to all.
It means not having the value of my house increase by 200% like it has over the last 6 years that I've lived in it. It in no way reflects the actual value of this property, and is just an inflated number. Affordable means affordable. Not Affordable if you're rich.
Smaller, energy efficient, cost within average wages.
The monthly rent does not exceed what a person working 40 hours per week at minimum wage can afford.

1 bedroom apartments being affordable to our young people. How is an 18-21 suppose to move out of the family home went rents start at \$800 +?
Something to play with my kids and not have to work my ass off in order just to make my rent
A price that is below market.
Low property taxes
If you have a good career and work long hours you can have a house.
Housing that people who work in all industries can afford.
housing that our teachers and public workers can afford
Housing that takes no more than 30% of a family's monthly net income.
Affordable housing means that someone should be able to secure housing for 1/3 of their monthly income.
Where 2,000 sq ft would include 4 bedrooms, 2 baths with the usual accessory rooms (one dining, one family) and could be bought under \$200,000 and with financing available at 80% LTV
Homes less than \$100k
Not living in Round Rock!
single parent
Well built homes in nice neighborhoods that are not only affordable to buy but the taxes are reasonable. Since I've moved to Round Rock, it's been the taxes that have impacted us the most.
Being able to afford housing close to work and schools, and still have ability to save money after paying for necessities like utilities/food.
Section 8 or low income housing
Affordable housing to me means that my family isn't spending over 40% of our income on housing alone.
Housing should cost no more than 40% of a household budget. In order to determine how much people can afford to spend on housing, you have to look at how much they are earning. Younger people in particular have experienced unique challenges in increasing their earning, and many of them have been unable to acquire a home or other property that can act as an investment. Affordable housing must be considered to go hand in hand with living wages.
Affordable for minimum wage workers
Something a first year teacher could afford
likely reduced value of my biggest investment if affordable housing is built nearby....
150,000. And under
Affordable on two minimum wage incomes.
Affordable housing means a 3 bed 2 bath at or around 1400 sqft, under 150k.
average family can buy and afford it
Housing where all people are able to afford to buy a home.

It means housing that people want to purchase in a certain area. If you want to build low-cost housing then you are generally talking about building an area that will at some point in time be a slum area. So affordable might mean building small unit apartments which lease at a lower cost but still offer the building quality and amenities that people want.
A home that a single mother making around 40-50k a year could support her family and herself.
Affordable for all regardless of income or if you have children, have never worked.
Reduce/eliminate/streamline development/permitting costs
Something the working class people can comfortably afford. Possibly no more than 30% of their net income.
Housing that people below median income level can purchase without paying more than 30% of their monthly income
Person/family earning median income could afford ownership costs. I.e. Mortgage, property taxes, HOA dues <40% monthly net income. A big factor in housing affordability is property taxes
low income
Less taxes! Stop increasing them!
A place that can be rented or purchased that doesn't exceed 30% of your monthly income.
Less than \$800/mo
That a dual income family of 4 would be able to pay their bills without short-term (payday) loans.
Based on minimum wage - people need to have a safe affordable home.
Price to purchase, low property taxes, low dwelling insurance, efficient house for lower ongoing costs like electricity and water
Folks either making <\$20k/yr or on gov't subsidies living communally (multiple family) in one unit among a higher density apartment complex which becomes an eyesore (due to drugs and apathy) w/in 5 yrs that can never be either removed or improved.
32%
Affordable to someone working a full time job.
The ability for people making minimum wage to afford housing
150000 to 200000
Not only inexpensive but low property taxes, water, and electric bills, etc. It should not be that one cannot afford food, etc.
A home I can live in without taxes that are higher than my mortgage payment.
Housing meant for me to afford
A SFH that people can afford to live in and enjoy life in the city they live without being house poor. Able to spend money in the city for which they live, enjoying the amenities that are provided. A place for which they can raise children in a safe and friendly place.
A 1700 square foot home with a price tag of about 230,000 on at least 1/2 acre of land and less property taxes so I don't get taxed out of being able to afford my monthly payments.

Lower taxes
What seniors on fixed incomes and lower wage earners can afford
total cost of ownership less than 50% of take home pay
housing that allows folks with limited earning potential to live comfortably,
It means long-time citizens of Round Rock, here before the population boom, can own homes here without being priced out of new builds and leaving their starter homes.
Affordable housing to me means a good house that doesn't need fixing up, has a decent lot size, but still a small less than 1,300sqft house that cost less than 200,000. Also, affordable housing to me means that apartments and houses for rent aren't raising their prices every year. The sales price on homes go up, and rent goes up. There are a lot of hard working people that have to work multiple jobs, have roommates, etc in order to afford housing.
Costing less than 1/4 of your take home pay.
Affordable for most working class people.
Crime
Ensuring that there are residential options for people with moderate and lower incomes. We don't want to price out teachers, police officers, and those who work in the service sector.
Lowered property taxes as that is what is pricing people out of the area is the insatiable greed by local taxing entities.
Low rent
What first time home buyers can comfortably afford.
Being able to buy a house without being house poor. I would not be able to afford my house that I live in today.
Exactly what it's means. But for every income level. Based on your median income there should be housing available that is affordable
Having many housing options available that match the 30% of income guidelines
Housing that can be obtained and maintained without being more than 25% of a person or persons monthly/yearly income.
cheaply built
Housing that someone making less than median family income can afford.
Where it doesn't take a 2 income family to pay the rent. The rent at most apartments is a bit ridiculous, even for 1Bed/1Bath
Average family income can afford.
A balance of initial cost, annual taxes per SF assessment or leasing cost per SF that is reasonable for retired or reduced income family units. Dense housing and shared homes are available at a lower rate for single individuals.

Affordable housing means being able to live in a nice safe well built home with sidewalks street lighting and able to afford my rent lease or house payment without having to juggle other bills in order to eat
Where no one has to pay more than 40% of net income for housing. I rent a bedroom in a house and it costs nearly 65% of what I receive each month. That is seriously not affordable. I can not ride the bus and do not have a car. Round Rock has been my home for nearly 20yrs and now I may have to move due to lack of truly affordable housing.
<\$230,000
A clean, safe place where up to a family of four or five can live. If it is affordable, infrastructure has to exist to get people to stores, school, doctors so the poor and working poor do not have to have 2-3 cars which can also eat up a limited paycheck or public funding. It is an integrated approach-- not just taking a piece of land because it is unattractive (flooding, near dangerous neighborhoods, no public transportation, far from schools). Or, provide, in whatever way is possible, more Section 8 type housing or encourage and zone areas, or make people more aware, that subsidized housing can discretely co-exist with existing housing in an already established neighborhood.
Housing which is affordable for all income levels.
Home prices the median income level of our community can afford.
Affordable housing is not just the cost of buying the house, but it's also the cost of property taxes.
25% of household income
Section 8 or subsidized house, poor management/upkeep of the property by both the owner and residents, an element of crime and lower property values for neighboring residences.
Housing at the \$200k price point
A single-income teacher with three years experience should earn enough to buy a home in the district they teach in.
Low income apartments; foreclosures, rental properties and higher crime rates.
My house was affordable but thanks to increase in taxes now not so much. The idea of cheap affordable housing (trailers and low income apartments) will increase crime that's just how it is.
Drugs, crime, property devaluation, worse schools like Callison. Lower test scores. Teacher apathy, racism towards whites, Asians like at Callison.
A person working within the city making a livable wage within that city to buy a house in the city within that city they work.
Housing that those with limited incomes could afford to have an acceptable quality of life. Safe housing, well maintained, and appealing. Subsidized housing for Seniors, Families, and those in need, the latter for a limited 18-24 month period of time. Case Management services as appropriate for those who require same and are in subsidized housing.
under \$180,000
Housing that allows our teachers, nurses, and other essential citizens to live comfortably.
Not much, high quality housing means infinitely more.

There are public servants on welfare so the better question is What does it mean to city Government?
One that does not force me to live pay check to pay check.
Affordability is relative to your income. The best way to make housing affordable is to attract high paying jobs to the city and minimize development costs for new housing by reducing regulations.
Small condos/units/homes for sale under \$150k. Income based rental properties
Affordable housing is offering a variety of products at different price points for varying stations. Affordable to me would be to afford a home payment on a single person's salary and that means a large lot with a single family dwelling may not be accessible to someone in my position right off the bat.
Purchase price not greater than 2.5 times annual salary.
More affordable safe housing for senior citizens & the disabled. Rent adjusted per income & affordable for others.
Housing for a typical family size that doesn't cost them more than 30% of their income
Minimal code and zoning regulation, a minimalist approval process that is as close to instant as possible, and no city interference in the market. In this kind of environment housing will be as affordable as it possibly can be and allow the market to expand and contract efficiently to meet demand at all price points.
Something I can afford to pay for on my own that doesn't take over half of my monthly income; there are still people living in round Rock that aren't rich.
Lower taxes. As it influences rent prices and single family homes
Housing for those of us who are getting close to retirement age and needs an affordable home
Able to payoff mortgage in 10-15 years with more principal towards mortgage than interest and have enough money leftover for childcare or private school tuition, utilities, and use UberEats several times a week.
It means that a family or individual can pay for quality housing without sacrificing other living essentials such as food or utilities.
I usually think of apartments available that are less expensive than average.
Affordable housing should provide housing at reasonable costs and should be accessible, clean and modern for citizens living and working in the neighborhood.
Single mom working just one job full time can afford to live there, feed her kids healthy food, and have enough left over after utilities to go to a movie or Round Rock Express game occasionally.
Housing cost is less than 30% of income and appraisals that don't skyrocket each year forcing homeowners out of the city their taxes have built

It means a lot to me. I have two boys under 2 years old. We cannot afford daycare so I stay home with them. We are on a single income from their father. We cannot afford to live in a two bedroom but most places require that if there are 4 people, they must have a two bedroom. We can barely afford the single bedroom we are living in now and it is the cheapest we could find. No washer and dryer, the floors feel like they're caving in, we can't afford to keep air conditioning on during the day time. Some people don't realize how good they have it.
Your average Joe, teacher salary could afford it.
the houses are getting to be inflated, overpriced for what you get.
Affordable housing means SAFE neighborhoods that are designed for middle class families. At least middle class people have morals and know working hard for your hard earned dollar will get you places.
Within the means of young families just starting out.
Not being taxed out of my house. 200-250k It breaks my heart that as Austin continues to become more elitist- it's pouring into Round rock.
A 3bed house from 800-900 is affordable. 10k for a 2bed is not affordable
Rent that is affordable for someone making minimum wage.
Do NOT need nor want it near my neighborhoods!!!!
That people could purchase something in full, pay it off and retire.
A variety of prices of houses and the largest representative group being not more than 10% of the area average.
Less than 800.00 rent for 1 bedroom apt. allows for some quality of life expenses.
ability to afford with primary employment without addl supplemental income
Low to mid 100k or rentals that are between 600-800/month

Question: What price do you consider affordable for home purchase?

Context: At the City's quadrant meetings in February and March 2019, 68% of polling respondents identified affordability as an important issue for Round Rock over the next ten years. To determine your total housing cost, add what you spend on mortgage/rent to what you spend on basic utilities. Include water/wastewater, electric, gas, and trash pickup but not optional services such as telephone, internet or streaming services. To calculate percentage of monthly income devoted to total housing cost, divide your total housing cost by your monthly gross income. The US Census Bureau suggests that those who spend 30 percent of gross income on housing experience a "housing-cost burden."

(<https://www.census.gov/housing/census/publications/who-can-afford.pdf>)

Choices: Open-ended question

Price Range	Count	Percent
Under 100k	4	1%
100k-149k	36	10%
150k-199k	81	23%
200k-249k	110	31%
250k-299k	70	20%
300k to 349k	37	11%
350k +	14	4%
Total	352	100%

Data was categorized and tallied to produce the table above. For responses that included ranges, the midpoint was taken. The table excludes 20 non-conforming responses that did not give a specific number or single range that could be represented in the format above. The comments are included on the next page.

NON-CONFORMING RESPONSES (20)

\$1,000/month or less
\$10-20k down payment for ownership
\$200,000-\$250,000 for two income household of white collar workers \$125,000-\$150,000 for two income household blue collar workers \$550-\$750 for two bedroom apartment (blue collar worker)
100k and under, but slightly more realistically 150 to 200k.
150-180k for single family; 230-280k for one with accessory dwelling unit; the elder orphan program should be fully utilized so the elderly get the care they need
30% of income. Look at your population and their incomes. It's pretty simple math.
A single person earning the areas average wage to purchase a home.
Affordability is different for everyone. (1 vote)
Affordable is renting a 3 bed house for 1,200 & lower.
Based on a public servants salary????
Between \$80 and \$90 per square foot.
DEPENDS ON SIZE AND QUALITY OF THE HOME...THE AREA WHERE BUILT..THE AMENITIES AVAILABLE FOR THE HOMES IN THE AREA..
First home - \$170,000. Home for retirement/downsizing - \$230,000.
For me personally anything under \$300,000. But for someone else that number could be under \$180,000
It doesn't matter what I consider affordable. There are a lot of single parents that can not afford to live anywhere in around Rock.
No more than 30% of the household's income on housing (inclusive of utilities and taxes).
That's too broad of a question, due to multiple income brackets for Citizens in this City. There is no single dollar amount that works for everyone. (1 vote)
There are so many factors involved in "affordability": size of home, size of lot, location of home, cost of living, annual income. How does the cost of the current housing stock relate to the current cost of living and median annual income of our residents? That information is crucial to determining what is "affordable."
This is an incredibly subjective question to ask the public and quite frankly is unnecessary as everyone will have their own opinion not based on facts. Just pull the data on median income in the area, understand who is below that curve, and do the math y'all.
Whatever price the market determines WITHOUT unconstitutional government interference! You have NO BUSINESS involving yourself with peoples private financial decisions. I moved to Texas to get away from collectivist crap like this!

Question: Should the City adopt policies that require developers to provide affordable housing units?

Context: One method to address affordable housing is to require developers to contribute affordable units or pay fees. For example, 10% of units within a rental residential development might be required to rent for less than market rate. Alternately, a developer might have the option to contribute a fee to fund such units elsewhere, in lieu of providing the units on-site.

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	236	54%
No	201	46%
Total	437	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	166	57%
No	127	43%
Total	293	100%

Live in Round Rock, TX- Self-reported		
Options	Count	Percent
Yes	230	54%
No	195	46%
Total	425	100%

COMMENTS

Comment	Answer Selected
We are in dire need for affordable housing in Round Rock. How can anyone here afford rising rents when living paycheck to paycheck? Plus, there are no affordable homes, just ones that are less expensive than Austin. We have a city of hardworking people, but many of them will have to leave in search of a more affordable place. Central Texas is getting more expensive, so why don't lead with innovative ways to foster economic diversity here? Let us have quality of life for everyone.	Yes
Expect apartments! We gave fat far too many do NOT need any more apartment complexes!!!	Yes
We need more affordable housing with backyard and all we need more affordable everything for the people from round rock	Yes
Yes, but only if it can be done in such a way that the affordable housing is integrated. Not set apart like a let's stare at the poor people zoo.	Yes
Our house's value has increased \$80,000 in about 7 years. If we were buying today, we wouldn't be able to afford a home like ours.	Yes
There are cities that require that at least a certain percentage of units be marked as 'affordable housing', and this would work. The rest of the units are profit-making, while there are also affordable housing options earmarked for buyers based on earnings restrictions. For example, if an apartment building with 1000 units was built and 10% of them were required to be 'affordable', then 100 units would be earmarked as affordable housing. Everybody wins.	Yes
Policies that required developers to pay fees and contribute to affordable housing often have the opposite effect. It increases the cost of development and reduces the number of units built which causes prices to go up. The most effective way to create affordable housing is to make it profitable for developers to build it.	No
They tried it in Austin. The "affordable" units are not.	No
Absolutely not. Further restrictions and encumbrances on real estate development will impede growth. This is a big part of the problem that Austin is having. If you want more housing options encourage it by making Round Rock a desirable area in which to invest.	No
That's not how the market works: high prices are caused by scarcity and can be lowered by increasing supply, subsidizing is not a sustainable strategy and hurts future growth.	No

<p>I think we have a good inventory of starter homes and homes that could offer lower rent. Many homes built in the 70s and 80s were smaller (1500-1700 sq feet). If the neighborhoods were enhanced with publicly funded amenities like expanded parks and activity centers, such as near Sunrise and between 79 and 3406 (I hate saying gentrified), there were some good bones in those structures and people would have a place to walk to and build community in a positive way.</p>	<p>No</p>
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Question: What types of housing should the City allow to facilitate more affordable housing?

Single family home with small house or less land: examples include garden homes, patio homes, or courtyard homes, which are smaller than average single family homes and may be part of a grouping of several homes built close together. Exterior maintenance and landscaping are provided through an association fee.



(Example of a patio home)

Accessory dwelling units: A second smaller dwelling on the same lot as, or attached to, a single family house. A dwelling unit is a house that has its own kitchen. A second unit could be an addition to the house with a separate entrance or a small separate house in the back yard. The second unit would need to meet all building codes, including having a permanent foundation.



(Example of an accessory dwelling unit)

Manufactured homes or tiny homes: A manufactured home is one that meets federal building code standards instead of local standards; currently these are allowed in Round Rock only in an area specifically zoned for them. Tiny homes are a dwelling that is 400 square feet or less in floor area, excluding lofts.



(Example of manufactured homes)

Smaller multi-family projects: Examples include studio apartments, efficiencies, and micro-units.



(Example of smaller multi-family project)

Public assisted housing projects: Housing units may be owned by an organization such as the Round Rock Housing Authority, or vouchers may be given out to offset costs.



(Example of public assisted housing project)

Choices (respondents could select multiple answers): Single family home with small house or less land, Accessory dwelling units, Manufactured homes or tiny homes, Smaller multi-family projects, or Public assisted housing projects.

Note: Percentages reflect the share of respondents that selected each answer; the sum of percentages will not equal 100%.

All Respondents		
Options	Count	Percent
Single family home with small house or less land	477	77%
Accessory dwelling units	150	24%
Manufactured homes or tiny homes	165	27%
Smaller multi-family projects	296	48%
Public assisted housing projects	144	23%
Total Responses	1232	
Total Respondents	616	

Registered Voters in Round Rock, TX		
Options	Count	Percent
Single family home with small house or less land	311	76%
Accessory dwelling units	102	25%
Manufactured homes or tiny homes	100	25%
Smaller multi-family projects	195	48%
Public assisted housing projects	94	23%
Total Responses	802	
Total Respondents	407	

Live in Round Rock, TX – Self-reported		
Options	Count	Percent
Single family home with small house or less land	456	77%
Accessory dwelling units	145	24%
Manufactured homes or tiny homes	159	27%
Smaller multi-family projects	284	48%
Public assisted housing projects	137	23%
Total Responses	1181	
Total Respondents	592	

COMMENTS

Comment	Answer Selected
Please lower property taxes instead of using taxes to artificially lowering the cost of housing	Single family home with small house or less land, Manufactured homes or tiny homes, Smaller multi-family projects
City should not be in the business of allowing or forbidding kinds of housing: manage your budget and let the free market decide what kind of housing is needed.	Single family home with small house or less land, Accessory dwelling units, Manufactured homes or tiny homes, Smaller multi-family projects, Public assisted housing projects

TRANSPORTATION QUESTIONS

Question: Should the City prioritize funding for public transportation improvements?

Context: Currently in Round Rock, public transportation includes buses. In the future, public transportation may include other options.

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	364	66%
No	186	34%
Total	550	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	220	65%
No	121	35%
Total	341	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Yes	355	67%
No	173	33%
Total	528	100%

COMMENTS

Comment	Answer Selected
I have family in similar cities such as Portland and Kansas City. Each of these cities have an extensive (Portland more than KC) public transportation system. They have train hubs in the neighborhoods. You hop a train and it takes you to the airport (which is an hour ride). So easy. This needs to happen in greater Austin/RR area.	Yes
Grade-separated Light rail to Georgetown, downtown Austin, ABIA	Yes
Although I personally would not use public transportation on a day to day basis I think it is necessary with the growth of the city. I would definitely use it for trips downtown if available.	Yes
We need better, more extensive bus routes that connect with Austin's more fluidly.	Yes
With growth, expansion of public transportation options is inevitable. Additionally, like it or not, people need to progress towards the future of more pedestrian style traffic, less using an automobile for every little trip. Most people who "hate" on public transportation because it causes MORE traffic are the same people who are the sole passenger in their vehicle. A bus with 10 people on it is replacing 10 vehicles with 1, so their arguments against are absurd.	Yes
East to west arteries should grow. 130 expanded to 3 lanes all the way to North Loop.	Yes
I think public transportation could help ease traffic delays. If there were more routes and stops with extended times I would use the bus for work, errands, going out, etc. When you are in traffic all you see is one person per car. Imagine if we could use public transportations more efficiently and effectively how many of those people would switch over to public transport for convenience of time? Cars are expensive many young people trying to go to school and work cannot afford vehicles. I was one of those students. We are very depended of cars in Round Rock, it would be nice to be able to depend on bikes and public transportation than just cars.	Yes
More public transportation might alleviate some of our traffic issues.	Yes
Anything to relieve traffic I would support!	Yes
Yes	Yes

I selected 'yes' so I could comment... but my answer isn't necessarily a yes. I think the public transportation play in Round Rock is a longer term bet than just "improve and people will use". Most folks that I know won't switch to public transportation, except as an alternative to other paid alternatives to helping them enjoy dinner/drinks responsibly (I'm not going to take the bus to go to work or get groceries, but I may use the bus instead of Taxi or Uber/Lyft/RideAustin to go out at night). That said, if public transportation was improved to the extent that it became a viable alternative for students, they may grow up with a different mindset regarding "taking the bus" somewhere. It all depends on how it's implemented, and I think it's a tough balance... more young people on the bus tends to make less older people want to use that mode of transportation... and how long do you support an initiative that can't support itself?	Yes
Public transportation is the need of the hour with increasing traffic and community size. Everyday during peak hours we see precious time being wasted with traffic and that problem can be fixed with a strong transportation system. It also helps mobilize the entire community instead of marginalizing people that can not afford cars	Yes
The current roads/highways are not sustainable. We definitely need other options.	Yes
Public transit is an integral part of a city our size.	Yes
Bike Lanes. This has been a severe lacking issue and something that would help alleviate a lot of traffic. Round Rock could become a model for the rest of the US by having bike Lanes be part every roadway.	Yes
Bicycles	Yes
Metro rail to Austin can be a great option	Yes
Improve US 79 before Kalahari Resorts opens!	Yes
If light rail and/or more express bus routes ran to more places in Austin, it would expand the pool of employers for me.	Yes
Yes..but not in the top 5 critical things for the city.	Yes
Austin needs better public transportation, and while some of that may bleed into the suburbs, I don't see it as a specific priority for Round Rock on its own.	No
City should have absolutely no business in managing transportation -- it should maintain the roads and let the market handle the rest.	No
That last thing rr needs is to support public transportation and to take advice from the city of Austin. As a 2nd generation Texan and native austinite the only thing public transportation adds is more traffic. Light rail will never work in Texas and has proven time and again to be too costly. Austin for example wanted to spend 10 billion on a light rail system that went across the river but forgot to include the funds to build the bridge in the 10 billion to take the light	No

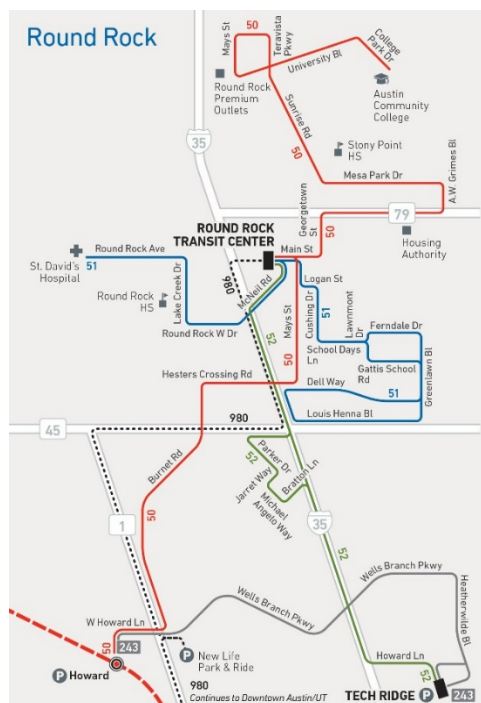
rail across the river. There are other options for Texas that are not bankrupting city liberal ideas as a Texan I don't want to be paying more in taxes than I already am.	
Prioritize funding to reduce taxes.	No
Prioritize I35.	No
This shouldn't be a priority. We have the buses, now build the roads!	No
The residents of Round Rock drive cars. We are a suburb of Austin. High density urban development is needed to support public transportation systems. The real question is what is the vision for Round Rock 50 years from now?	No
public transportation within RR is something I would never use. If I can't walk or ride my bike there (both very desirable) than I will drive. The only public transportation I have used and will continue to use is the bus service between Austin and RR.	No
We need the city to get its head out of the sand and add more lanes (and shoulders to facilitate right turns) to every thoroughfare in Round Rock. Traffic bites at any time of day and just because the city council or whomever handles this stuff doesn't feel the impact doesn't mean the many thousands of the rest of don't. We have cars, we're not taking the bus, no matter how many of them you have hogging the lanes in the city.	No
More affordable housing with backyard and garages	No
Against. Current infrastructure is struggling to support passenger demand as it is now. Funding public transportation would not be something I'd advocate. Direct money and efforts toward other projects.	No

Question: If public transportation in Round Rock were more frequent and expanded to new areas of the city, would you use it for day-to-day activities?

Context: The City currently contracts with Capital Metro to provide transit service along four fixed routes that have been selected and defined by the Transit Master Plan adopted by Council. There is no anticipated service expansion planned at this time.



(A CapMeto bus near the water tower in downtown Round Rock)



(Existing bus route map)

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	266	48%
No	294	53%
Total	560	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	169	46%
No	197	54%
Total	366	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Yes	257	47%
No	286	53%
Total	543	100%

(Percentages rounded to the nearest whole number and may not sum to 100%)

COMMENTS

Comment	Answer Selected
I used a service called Chariot to come to work. It was great. If we had a service that got me close to work I would use it! Driving Austin traffic is awful!	Yes
I probably wouldn't use a local bus very frequently, but would love to see the commuter train route extended to Round Rock... and it wouldn't just help locals get into Austin - it would also help folks from other communities get here without congesting our roadways	Yes
In the future, I would like there to be a Metro/rail from Round Rock to Downtown Austin. Currently, I would like buses from Round Rock to connect to the Cedar Park Metro station or whatever the nearest Metro station is.	Yes
I currently do and will continue to use this system.	Yes
Blue line 51 needs to extend further up Gattis School to at least Red Bud or Cedar Ridge High School. This will give better access to more residents. Or lines that service the back end of the current routes, enabling others to use more than one line without having to go through the hub. For example one that connects from Blue line 51 going up Gattis (serves Cedar Ridge) and across to Hwy 79 on Red Bud, then down 79 to AW Grimes meeting the Red line 71, then continue on AW Grimes on a direct route to the Round Rock Higher Education center. This will help residents hitch a ride to school or Seton Medical Center.	Yes
I wish that if this does happen, please do not forget the edges of the city. The people who live on the eastern and western sides of the city do not seem to get the same amount of services as do people closer in. I just hope that city planners do think about us.	Yes
I need public transit and so I appreciate that it is here and hopefully growing.	Yes
I want to go to Austin and I don't want to drive. A bus from the Dell Diamond parking lot or train would be welcome. Also, bike lanes along Old Settlers Blvd, 79, Gattis School Rd., Redbud Lane, 110, etc. More people would cycle to/from their homes if they felt safe in their own lane.	Yes
I would love to use public transit for weekday commute. Need more interconnection between suburbs and more small routes with Cap Metro. Commute is 1 hour most days. Public transit would currently take 15 minutes to train, 30 min ride to downtown, catching a bus downtown and taking two more for close to two hours of commute--one way. If one or two of those connections could cut out to make a 1.5 hour commute with wifi already available on capmetro, I could possibly justify using part of commute as work.	Yes
No to busses. Yes to rail.	Yes

There needs to be a true lightrail system in the Austin-metro area that does not take 2 hours to get from suburb to downtown Austin. This area should do some research into other large cities to see how it's really done, take notes, and go back to the drawing board to redo the system we're have now. This system that is currently in use is not even close to being sufficient for anyone to really consider using as a daily commuter because it takes 2 hours to get anywhere one way. This city needs to get some real city engineer planners to fix what's broken before all hell breaks loose in this city with traffic.	Yes
I live in Southeast Round Rock (Forest Creek) and I would very much like to have bus service or a shuttle to downtown Austin and downtown Round Rock. Also, to medical facilities, recreation centers, arts centers, and business districts. Aging in place means access to safe and convenient public transportation.	Yes
I use the bus system. It has enhanced my quality of life. I would love to see extended service into evenings nd weekends. We are a big city now and public transit is a basic ans standard need.	Yes
WOULD ENJOY THE TRAIN	Yes
Yes I would use it. I live and work in Round Rock. My husband works in Austin and we have one vehicle. It would be great if you had more connections from West to East Round Rock with extended times for those that work until 5pm or longer. I would use public transportation for work, but am not able too because there's no convenient connection/stops between East and West Round Rock and the times are not convenient. I would use public transportation for day to day activities if the bus had extended times. On another note I think we should have bike lanes and a safe/good bike system. It would benefit many people that want to bike to and from work or run errands or go to downtown RR. I see many people biking near the downtown area, I've biked myself and bike lanes would be beneficial for riders.	Yes
There is a bus stop that goes right by my house, and I attend evening classes at TX State, it would have been convenient to take the bus to and from school, but the buses didn't run at convenient times. I have yet to take a bus to run local errands either because of the timing. It would also be nice to have better commuting options for getting into Austin. I was a frequent user of the bus system in the Denver Metro area, but haven't found it usable here.	Yes
I would only use it if it provided better access to and from Austin. We need alternates to I-35!!	Yes
Keep big CapMetro buses out of the City period. Use a small bus feeder system. Airlines don't fly 747s to every small airport in the world. Those big busses are gaudy, inefficient, and clog free flowing traffic to no end.	No
Public transportation is poorly used, inefficient and expensive.	No
We don't need city buses.	No

Give me a route from my neighborhood to get to the new "Bar District" downtown in the evenings.	No
City should have no business in managing transportation, maintain the roads and let the market take care of this.	No
Get rid of those buses.	No
We don't need more transportation in round rock ie: buses we already have a traffic problem no need to add more vehicles to the road that includes scooters, bikes, skateboards, horse drawn carriages.	No

Question: If available, would you use public transportation for your daily commute?

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	249	49%
No	263	51%
Total	512	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	157	48%
No	173	52%
Total	330	100%

Live in Round Rock, TX- Self-reported		
Options	Count	Percent
Yes	245	49%
No	255	51%
Total	500	100%

COMMENTS

Comment	Answer Selected
I would use public transportation to get to destinations in Austin, if there were a transportation center in RR that is conveniently located (not in downtown RR) and has plenty of parking. I would prefer an express service from RR to Austin rather than having to go to Tech Ridge or Howard station and connect to another route.	Yes
I already do, but only once a week.	Yes
I admit I am blessed enough to work at home; however, I would use it to commute if it serviced my neighborhood and I had to commute. I know, I know, some are saying "Easy to say, if you are not needing it." Well, I know this may cause me grief, or some name calling, but I moved here from California to be nearer to my father's side of the family. We lived in a more rural type neighborhood on a farm. We caught a bus on the extensive public transportation system there, twice a day to get to and from the school in the city. We saw two crimes related to the bus line in the 20 years I lived there following its inception. The access to experiences in our city, and to the BART systems which provided access to UC Berkeley, Oakland, and San Francisco, and the advantages that came from having the access, far outweighed the two crimes (car break-ins).	Yes
I already use it but were there extended routes, I would use it even more!	Yes
I may not use it now (and it does not come near my home-- far East RR) but as I age, and if I had a sidewalk to Highway 79 from Oakbluff to a stop on or near 79, I may use it especially if it takes me to downtown Round Rock and key Round Rock shopping centers in the city. I use the metrorail from Howard Street regularly when going to downtown Austin. That needs extended weeknight hours and a bus that goes directly to that rail stop.	Yes
Only if if went to East Austin.	Yes
I currently have access to and do use the CapMetro bus system daily to commute to/from work and the gym. I would love for this service to expand to weekend as well as weekday, even if the hours were reduced. I do not own an automobile so access this system was a big consideration when choosing where to live when I recently moved.	Yes
I'm probably lucky in that I commute from East Round Rock to Taylor but if I could ride my bike a mile or two to a train that takes me into Taylor and back, I'd take that daily. Why wouldn't I?	Yes

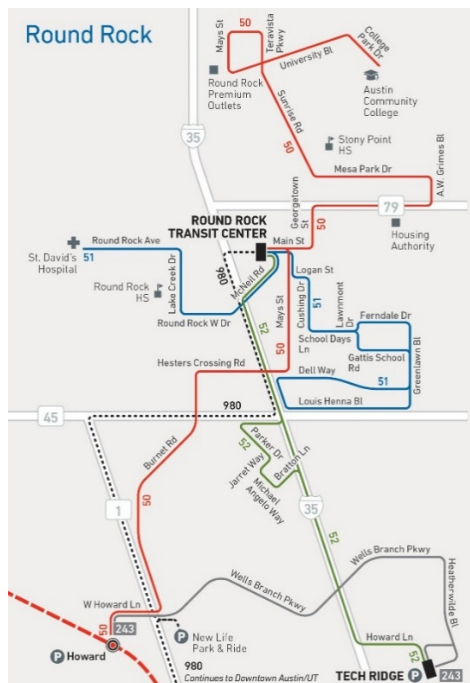
We shouldn't have to drive 20 mins to cedar park or way over to Howard to commute another 45-55 to get to work in the Austin area. Also,..My sister has epilepsy and has very limited public transportation options here in Round rock. Non drivers and commuters need better transportation... look up how awesome Singapore's transportation system is. They use buses and trains and there is always a way to get from anywhere in the city to Another part of the city. Round rock is cut off from the rest of the city bc of the limited options	Yes
I work from home - no commute. If I did use public transportation, it would be for entertainment purposes (RR Express games, dinner/drinks downtown, etc)	No
Often multiple stops to make so using a vehicle is more convenient with already daily time limits.	No
I work in Taylor. If you could expand the Interurban service or make use of rail then possibly	No
This question doesn't take into account that some of us don't commute. Many more work-from-home and retirees than when I did commute.	No
inefficient locations, ride times, pick up and drop offs, Public transit benefits very few but the entire tax paying population has to subsidize the effort. (or we perhaps get state and federal "grants" which are still taxes right) This is not a safety issue (like police and fire) and while I understand and have compassion for the folks who depend on it, the tax payer drain for the benefit is grossly out of proportion. Top it off with dirty buses, safety concerns etc and public transit sounds like a rather poor choice financially for the tax payers and individually for the riders...	No
i work at multiple sights that require i go to anywhere from 2 to 5 locations daily any where from Buda to Georgetown. I doubt any public transport could accommodate that. but my daughter would use it to go to work and i would use it on the weekends	No
Public transportation is limiting. I can't use it to go to work, run by the grocery store, pick my kid up from practice and run a book over to a friend. I need a car to do all my errands and it's efficient to group them after work. I've lived with public transport (San Francisco) in a walkable city and in a non-walkable city (Washington DC). My commute was long and crowded. And I had to come home to run errands. My car commute was short and private. Public transport isn't efficient for the way I need to live.	No
Bike Lanes. This has been a severe lacking issue and something that would help alleviate a lot of traffic. Round Rock could become a model for the rest of the US by having bike Lanes be part every roadway.	No
I don't commute; retired.	No

Question: How could the bus system be improved?

Context:



(A CapMetro bus near the water tower in downtown Round Rock)



(Existing bus route map)

Choices (respondents could select multiple answers): Expanded routes to places it doesn't go now, More stops on existing routes, More frequent service or extended hours, Upgraded buses with amenities such as Wi-Fi and better seating, Better Stops/shelters for transit, Increased density near transit (i.e. housing & commercial services)

Note: Percentages reflect the share of respondents that selected each answer; the sum of percentages will not equal 100%.

All Respondents		
Options	Count	Percent
Expanded routes to places it doesn't go now	325	77%
More stops on existing routes	110	26%
More frequent service or extended hours	242	57%
Upgraded buses with amenities such as Wi-Fi and better seating	127	30%
Better Stops/shelters for transit	208	49%
Increased density near transit (i.e. housing & commercial services)	141	33%
Total Responses	1153	
Total Respondents	424	

Registered Voters in Round Rock, TX		
Options	Count	Percent
Expanded routes to places it doesn't go now	212	77%
More stops on existing routes	64	23%
More frequent service or extended hours	152	55%
Upgraded buses with amenities such as Wi-Fi and better seating	75	27%
Better Stops/shelters for transit	126	46%
Increased density near transit (i.e. housing & commercial services)	89	12%
Total Responses	718	
Total Respondents	276	

Live in Round Rock, TX- Self-reported		
Options	Count	Percent
Expanded routes to places it doesn't go now	314	77%
More stops on existing routes	105	26%
More frequent service or extended hours	235	58%
Upgraded buses with amenities such as Wi-Fi and better seating	120	29%
Better Stops/shelters for transit	202	50%
Increased density near transit (i.e. housing & commercial services)	133	33%
Total Responses	1109	
Total Respondents	408	

COMMENTS

Comment	Answer Selected
<p>Expanded routes connecting the tail ends of routes now. Smaller buses, only growing in size if consumer numbers increase, OR, more increase the number of shuttles on a route depending on its use by the public. Currently the map seems to infiltrate neighborhoods based on property value? I live in a neighborhood not currently serviced by the buses, the property values are moderate. The residents here have plenty of kids that could utilize the system. I would use it instead of driving my car, if it came up here. Maybe adding bus stops set off the sidewalk, and solid bike racks, could help residents bike to a location and then "get on the bus Gus".</p>	<p>Expanded routes to places it doesn't go now, Better Stops/shelters for transit</p>
<p>None of the above -- city should have no business in managing transportation and should focus on maintaining the roads instead and let the market handle the rest.</p>	<p>Expanded routes to places it doesn't go now, More stops on existing routes, More frequent service or extended hours, Upgraded buses with amenities such as Wi-Fi and better seating, Better Stops/shelters for transit, Increased density near transit (i.e. housing & commercial services)</p>
<p>It makes no sense that the paratransit service availability is tied to existing bus routes. Riders who depend on this service need to be able to travel to and from locations throughout the city. A special needs resident can be picked up at their home but cannot be taken to a particular address in the city because it's too far from an existing bus stop...I'm at a loss to make sense of that.</p>	<p>Expanded routes to places it doesn't go now, More frequent service or extended hours, Better Stops/shelters for transit</p>
<p>Bring the buses through subdivisions instead of forcing riders to the periphery of their subdivision. If school buses can do it, so can Cap Metro.</p>	

After the "trial" period has ended, utilization of stops should be analyzed and those deemed to be "permanent" should have benches/shelters installed in addition to just the bus stop signage. Most stop locations have dual direction stops, East/West or North/South in the same vicinity but there are some that do not. The 50 Southbound (Howard Station) has a stop in front of Cornerstone along College Park Drive but there is not a sibling stop across the street for the 50 Northbound (ACC). So, if you board the Southbound bus in the morning, you are stuck choosing between a stop along University Blvd or at ACC in the evening to get off the bus. An additional stop needs to be provided on the NB route to compliment the SB route. Weekend hours would be a wonderful addition. Some of the existing routes have extended hours of operation during weekdays which has been great.	Expanded routes to places it doesn't go now, More stops on existing routes, More frequent service or extended hours, Better Stops/shelters for transit
Have bus times align with MetroRail schedule.	Expanded routes to places it doesn't go now, More frequent service or extended hours
Round Rock has buses? Have live here for thirteen years and not sure I've ever seen one.	Expanded routes to places it doesn't go now, Increased density near transit (i.e. housing & commercial services)
Smaller buses on more routes with more stops and more hours served.	More frequent service or extended hours, Upgraded buses with amenities such as Wi-Fi and better seating, Better Stops/shelters for transit
I would like to see Public Transportation move away from Internal Combustion Engine and use more advanced Technology such as Battery Electric and or Hydrogen based drivetrains.	Upgraded buses with amenities such as Wi-Fi and better seating
I feel buses only get in the way and add more traffic to an already congested town.	Upgraded buses with amenities such as Wi-Fi and better seating
frankly, I'd prefer no bus. I moved here to get away from the city center.	Upgraded buses with amenities such as Wi-Fi and better seating

I would like to see buses go away. So, again, my choice of an answer was not possible.	Better Stops/shelters for transit
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ENTERTAINMENT QUESTIONS

Question: Are there specific arts/culture/entertainment/activities that you would like to have in Round Rock?

Context: At the City's quadrant meetings in February and March 2019, attendees expressed an interest in community gathering spaces that support arts and entertainment.

Choices (respondents could select multiple answers): Broadway and Regional shows (plays and musicals), Live concerts, Children's shows, Local Arts entertainment, Other

Note: Percentages reflect the share of respondents that selected each answer; the sum of percentages will not equal 100%.

All Respondents		
Options	Count	Percent
Broadway and regional shows (plays and musicals)	246	57%
Live concerts	322	74%
Children's shows	156	36%
Local arts entertainment	239	55%
Other	63	15%
Total Responses	1026	
Total Respondents	434	

Registered Voters in Round Rock, TX		
Options	Count	Percent
Broadway and regional shows (plays and musicals)	160	56%
Live concerts	216	76%
Children's shows	102	36%
Local arts entertainment	159	56%
Other	37	13%
Total Responses	674	
Total Respondents	286	

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Broadway and regional shows (plays and musicals)	237	57%
Live concerts	313	75%
Children's shows	152	36%
Local arts entertainment	228	55%
Other	59	14%
Total Responses	989	
Total Respondents	418	

COMMENTS

Comment	Answer Selected
I would like more local access to a variety of quality entertainment. I would also like to see something like a county fair style event where local people can show off crafts, food, garden, and hand made items as well as fine arts. A Maker Faire or something like that would great.	Broadway and regional shows (plays and musicals), Live concerts, Children's shows, Local arts entertainment, Other

Question: Should the city allocate funding to public arts and culture facilities, such as a performing arts venue?

Context: At the City's quadrant meetings in February and March 2019, attendees expressed an interest in community gathering spaces that support arts and entertainment. The City currently uses hotel occupancy tax revenue to fund arts and culture programs like the Music on Main concert series and Chalk Walk. The Hotel Occupancy Tax is an existing tax that is paid by visitors staying at Round Rock hotels and motels. There are limited uses for what Hotel Occupancy Tax revenue can be used for. The rule of thumb is that it can be spent on programs and facilities that support the tourism industry, ie, generate visitors to a community, which is why a portion of Hotel Occupancy Tax revenue can be used for arts and culture activities.

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	484	73%
No	183	27%
Total	667	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	313	73%
No	118	27%
Total	431	100%

Live in Round Rock, TX- Self-reported		
Options	Count	Percent
Yes	463	72%
No	179	28%
Total	642	100%

COMMENTS

Comment	Answer Selected
Arts and cultural facilities make a city a more desirable place to live and local attractions cut down on driving distances.	Yes
Spaces for Arts groups, specifically theater and music, are very limited. Most theater spaces, that would be appropriate for theater and music groups, are in the public school system. Access to theaters in the public school system, by outside Arts groups, is very limited obviously because these theaters booked up with school events. Arts groups that need a decent sized stage and seating for 300+ audience usually end up looking to churches and other houses of worship. This is not ideal as most churches are not designed to be theaters. Having a mid-sized theater in Round Rock would allow local arts groups to thrive and be a way to attract outside events to Round Rock. (Austin has the same issue, a lack of a good mid-sized theater space.)	Yes
If we can afford it, a performing arts center would be a fantastic long-term investment. In contrast to Kalahari or the Sports Center it could be something for Round Rock residents to enjoy rather than something just for visitors.	Yes
We have spent so much on sports facilities, I think it's time to concentrate on the arts for a bit.	Yes
When families and all individuals have the opportunity to experience a cultural event, there is a bonding and feeling of importance that is bestowed upon all in attendance. There is a sense of pride and ownership in the community and the emotional unity that can result from such a happening. Years of research prove the value and importance to develop the internal, spiritual, intangible qualities that are presented through the ARTS. We have been void of these experiences far too long and I urge leadership to recognize this amazing gift our community needs desperately. Although we are continuing to grow in numbers, let's not forget our unity and spirit that can be honored through the ARTS.	Yes
It would be great to see a convention center or something similar that could be used by various groups, both small local groups as well as larger organizations, for meetings, conventions, expos, demonstrations, etc	Yes
This would boost our economy.	Yes
It seems that more hotels are being built in RR so there should be more revenue to support the arts. If government can guarantee that those funds would only be used for that purpose it should be enough to support the arts without raising taxes and fees.	Yes

It should be a balance we need these things but will other things be cut to support this effort	Yes
Bring in National Entertainment. Build in a NO AUSTIN TRAFFIC zone.	Yes
Should not require purchasing of tickets at all events and the performance.	Yes
So critical that the City supports the Arts and the importance of a specific multipurpose venue for all citizens to enjoy. As a taxpayer we find our family spending more and more money outside the community when it comes to live music, view of art, entertainment since the opportunity is not available locally. A multipurpose venue would bring in more financial support for a variety of for and not for profit businesses and organizations who are putting money elsewhere due to lack of space/venues in the area. I personally believe we are 8-10 years behind in this project that is needed for our community in our efforts to move forward in growth with the needs and wants of our ever growing diverse community.	Yes
Our public, private and nonprofit arts providers have done an amazing job growing the cultural offerings available to our residents. Because of their work, Round Rock has a unique opportunity to be an arts destination, serving its own residents and those of neighboring communities. However, this opportunity will not last forever. For years, those on the front lines have told us that the lack of an arts facility not only prevents us from achieving the excellence in arts that characterizes other aspects of our city - it actively weakens our budding arts providers and, especially in the case of nonprofit partners, drives them to look to other municipalities for support. Participants' response to the 2030 Plan make it clear that residents are hungry for arts in Round Rock; we have passionate city staff and partners ready to meet that need; we know what we need to do; let's invest in our artists and a vision of our future that gives ALL our residents a reason to love where they live.	Yes
I moved to Round Rock because it is a small town with plenty of green open fields. If that changes, I will move.	Yes
Support but minimize tax impact. Maximize sponsor and donor support. Keep separate auditable account records.	Yes
Round Rock is overdue for a performing arts center of some sort. A community of this size and affluence should be a leader in the arts.	Yes
I feel like performing arts venues should be supported by the private sector and non-profits.	No
I agree that arts and music venues should be privately funded instead of raising property taxes on everyone to provide what a few use.	No

Delete Please do not obligate the entire tax paying population to increased local taxes for the benefit of a very select few. Stay in your lane. City govt needs to make property tax reform it's one and only priority. Endless property valuation and tax rate increases must stop. Property owners are not the piggy bank for state and local governments to abuse at Will. Failure to do so will result in spoliation decrease The city council fallback position of "we have never increased above the rate we can increase tax rates yearly" is a really nice way of saying "we aren't doing our job to protect tax payers"	No
City should not waste resources on something the market can take care of.	No
Until our property taxes go down, use existing facilities. No new spending!	No
We already have programs in downtown as mentioned and nutty brown is moving in as a music venue. It seems like a large scale venue would face significant competition for events between H-E-B Center and Frank Erwin Center/the planned replacement. I feel between H-E-B Center and performing arts programs at UT, we are well covered for large productions, specifically where adults can make an evening of it and travel further. That may be less suitable for younger kids and a series of youth focused performing arts events at a smaller local venue would be more beneficial. something similar to the OPAS Jr program at TxA&M. Maybe rather than City of RR building a location, partner with RRISD to utilize one of their performing arts centers combined with HOT moneyto attract programs for kids.	No
With the revenues from Hotels and the fact that they become filled with people due to arts it is symbiotic.	No
The city should make More affordable housing with backyard and garages	No
Area high schools already have large, performing arts facilities that the taxpayers have already funded. Let's leverage those buildings that already exist in our communities and build a sense of community at the same time.	No
Are you politicians just looking for a way to raise taxes!! Stop with the spending and desire to spend and excess building. property taxes and bond issues, school tax Etc and everything else that is involved, is just way too much.	No
Have a performing arts center with the schools, a community theater, whatever. Higher priorities, taxes high enough.	No
Cedar Ridge HS just opened a beautiful Theatre. Rather than build yet another structure, why not utilize our schools facilities? Investing in our students and our schools by contracting with them for their facilities and manpower is investing in our kids and our community.	No
Keep the funding, (our taxes), for essential services and leave all others to private funding. Ya, I'd like a lot of fun and nice things and have the tax payers pay for it! It's called the California spiral. Do not let it happen to Texas!	No

I did not realize the hotel tax funded this until after I responded no. Initially I thought ticket sales should support this and while that can still be the case when applicable, for community sponsored events I support the continuation of the hotel tax supporting this.	No
It's a question of priorities. Preserving green areas, trails, parks, and environmental well-being are is much more important for the majority, versus entertainment for a few. The argument that new venues would attract growth and money misses the point. We already have more than enough growth and any money brought in would to the wrong people, the ones already getting rich at our expense. Let the wealthy invest with their own money, not with our tax dollars.	No

Question: Are there certain underutilized public spaces in the city that could be improved for public use?

Context: At the City's quadrant meetings in February and March 2019, attendees identified that they would like more public spaces to use in Round Rock. Cities are starting to identify underutilized spaces such as alleys, certain trails or parks, rooftops of buildings or other publicly owned spaces in order to improve them so that they can be beneficial for public use. Examples of alley improvement projects include Alley 111 and Domo Alley-Gato in Austin.

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	325	73%
No	119	27%
Total	444	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	209	73%
No	79	27%
Total	288	100%

Live in Round Rock, TX- Self-reported		
Options	Count	Percent
Yes	315	73%
No	116	27%
Total	431	100%

COMMENTS

Comment	Answer Selected
Every park needs to have natural or built shade, a drinking fountain, a restroom, seating, and lighting if there is a parking lot or picnic pavilion. A port-a-john doesn't count as a restroom because it doesn't have hand-washing. I'd also like Wi-Fi at the parks, but that's a nice-to-have, not a requirement. A lot of our parks don't even have shade or a water fountain so of course they are under-utilized.	Yes
Brushy creek at Chisolm Trail, ie:the old "bathing beach" needs to be developed into a true park, today its a weed patch	Yes
The bike trails along brushy creek still don't connect east and west...	Yes
The undeveloped 200 acre area between Behrens Ranch and Woodglen is a great natural area that could be developed into a park similar to Walnut Creek Park in Austin. Keep it natural but add maintained walking, hiking and mountain biking trails.	Yes
It would be nice to further enhance the area in Old Town along Brushy Creek and the low water bridge area. This area could be one of the prettier spots in Round Rock with some thoughtful planning.	Yes
There are some sections right next and out and around Eagle Bank, A Branch of Round Top State Bank and Dell Diamond where we could facilitate an outdoor olympic style pools, similar to what Georgetown has at Williams Drive pool. As yet, living in Round rock for 13 years, there is no outdoor pool system for adults, kids in grade school, and seniors. All we see are kiddy parks, but no options for kids or families to sit out with their community at an outdoor pool. We also dont have Rock climbing walls or anything closely related to obstacle courses. Our community needs things like this to keep people entertained, but at the same time, bring the community together outside of their homes and devices. We have all these big ball parks, but no recreational pools and parks.	Yes
There aren't enough sidewalks on University Boulevard. The area between Sunrise and A.W. Grimes has sidewalks in some areas, but they're not continuous. Also, I've seen pedestrians walking across the road bridge that crosses over the low-water area near the Scott & White hospitals, between Mays and Sunrise. There's no other way for pedestrians to get across other than using this bridge, which is very dangerous. It's an accident waiting to happen. Perhaps a pedestrian bridge that parallels the road would be the best solution.	Yes

<p>I strongly advocate for large amounts of undeveloped green space and trees to be left in place in Round Rock. We do not want to live in a city overrun by fast food places, gas stations, and parking lots. Keep Round Rock green and set aside much land to just sit there and provide us with a greenscape for humans and habitats for wild animals. Do not turn parks into soccer fields like is being done to Old Settlers, which is just ruining this once beautiful park.</p>	<p>Yes</p>
<p>Instead of underutilizing our public spaces, utilize them. Development through the years has decimated the tree lined acreage in the area bounded by 79/Redbud/Gattis School Road. The city's major arterials into the center of town are unattractive, and the mess on 79 with fast food joints and Kalahari detracts from what was once potential for more attractive development... So tastefully utilize our public spaces-- help build community for OUR RESIDENTS!</p>	<p>Yes</p>
<p>Parks I love our parks, and would just love to add to the functions and fun of them, including: I think the parks could all use more information about nature, including at least one of them having an environmental education center. I would also love to see murals at the parks or other art features. I would love to see a recreational or other interactive feature at Centennial Plaza, as well as shade flags over the green space, so it's more comfortable to enjoy it. I absolutely love the addition of the sculptures over the years, especially the recent Allan Houser Exhibition and now this new one. What a marvel! Also, is Kinningham House being used to its fullest extent? I've never been able to go inside, since it's closed when I am there, so I don't know! I love how much activity happens in Prete Plaza and Centennial Plaza, but would also enjoy seeing festivals and other goings-on at other public parks in the city, so that not everything takes place in just downtown. We also need more places for people to lock their bikes, so that if you're enjoying, say Memorial Park, you can tuck your bike away, wander through the park and along Chisholm Trail Rd (which, by the way, is in dire need of sidewalks! This is the most dangerous crossing to see the round rock and to wander up the road to enjoy the local biz just north of there!). History & Culture Would love to have a once a month discussion/tour inside of the Palm House, which is otherwise a bit sleepy inside, and yet when you look at the guest book, there are a lot of visitors going in there! Yet, not much information to really be educational. It would be great to see a downtown history tour on occasional weekends, as well as an update to the signage about history outside of the historic buildings. More interaction with and education about history would be a great use of our downtown public space. I love all of the sculpture in downtown and certainly want to see some murals too! Sidewalks There are so many places we need sidewalks. I know you must be working on this, but to me safe connectivity throughout our city is an important use of public space!</p>	<p>Yes</p>

Again, visiting the round rock is a dangerous and unprotected walk, as is walking up Chisholm Trail Rd, until you get to sidewalks, as is getting from Round Rock HS to downtown. Just a few examples. We don't have a lot of public space, or just open vistas, as we allow for more development of land. Alas.	
Yes	Yes
Yes I believe there could be better use of Public development in busier, easily accessible areas such as Hester's crossing/ Louis henna area. There's too much fast food restaurants, nothing wholesome. The shopping center area around the Hester's crossing Provides opportunity for wholesome development	Yes
As we look at underused park land we need to make sure that improvements also allow for natural surface trail where users can feel the dirt under their feet.	Yes
The gap in the brushy creek trail to get the regional trail to downtown is a no brainer. I understand that there may be a challenge getting the right-of-way for it, but it could be huge for economic development and get people from Wilco and Cedar Park to enjoy the thriving downtown. Lots of trails in neighborhoods out west that could use it to ride a bike over	Yes
le: behind pioneer point in old settler.. there is a green Belt owned by the city.. The neighborhood could use a trail there.. instead it's unused.	Yes
The area across from RR High School has space for a recreation center for the west side of town. We voted the money for it, but of course since we are essentially the poor side of town now everything has to be built on the east side where it is new and shiny.	Yes
I wish when Freeman park was built, Power and water were installed, this could be utilized by people who use brushy creek trail and people who would like to use the park more for family events and a restroom facility would have been nice. Water coolers are not safe as people who want to do ill will could tamper with them, and harm unexpecting children.	Yes
Keep and add to the green spaces and parks, greenbelts, trails, etc. as much as possible. Don't let Round Rock turn into a concrete jungle like Dallas!	Yes
Would love to see the area all along the creek be updated especially near the bridge area off of Chisholm Trail and behind the old 620 Cafe, past the ROUND ROCK. Making it more of a destination spot for residents and visitors.	Yes
City should consider getting rid of public spaces through auctions: this would both increase revenue (and enable economic growth), decrease expenses (and enable economic growth), and let private developers to use the spaces in a way that enables economic growth.	No
More affordable housing with backyard and garages	No

<p>I fully support having common, public spaces but disagree with the premise that public spaces necessarily have to be developed and utilized. What's with the desire to push dirt around and put stuff on land. What's wrong with some trees, grass and nature? Those are the spaces that provide some counter balance to Round Rock's congested roadways and strip mall culture.</p>	<p>No</p>
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SAFETY QUESTIONS

Question: Do you feel safe in the following areas of the City? I feel safe...

Context: At the City's quadrant meetings in February and March 2019, 48% of polling respondents identified safety as an area of concern for Round Rock within the next ten years. These questions seek to clarify what respondents meant by safety.

Choices (respondents could select multiple answers): In my neighborhood during the day, In my neighborhood at night, In Downtown Round Rock, In public parks/on public trails, In commercial and retail areas, Other

Note: Percentages reflect the share of respondents that selected each answer; the sum of percentages will not equal 100%.

All Respondents		
Options	Count	Percent
In my neighborhood during the day	393	99%
In my neighborhood at night	344	87%
In Downtown Round Rock	320	81%
In public parks/on public trails	237	60%
In commercial and retail areas	295	74%
Other	27	7%
Total Responses	1616	
Total Respondents	397	

Registered Voters in Round Rock, TX		
Options	Count	Percent
In my neighborhood during the day	265	100%
In my neighborhood at night	234	88%
In Downtown Round Rock	219	82%
In public parks/on public trails	158	59%
In commercial and retail areas	201	76%
Other	15	6%
Total Responses	1092	
Total Respondents	266	

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
In my neighborhood during the day	381	99%
In my neighborhood at night	332	86%
In Downtown Round Rock	307	80%
In public parks/on public trails	228	59%
In commercial and retail areas	283	74%
Other	27	7%
Total Responses	1558	
Total Respondents	384	

COMMENTS

Comment	Answer Selected
I generally feel safe in Round Rock. I feel safe on the trails but am on them during the day. I wouldn't go at night without a friend, but I use that level of caution anywhere - not just Round Rock.	In my neighborhood during the day, In my neighborhood at night, In Downtown Round Rock, In commercial and retail areas
More affordable housing with backyard and garages	In my neighborhood during the day, In my neighborhood at night, In Downtown Round Rock, In public parks/on public trails, In commercial and retail areas, Other
I had an experience at one of Round Rock's parks. I was followed in the park in broad daylight by a man, there could have been two, because I saw the two men together, but I noticed one following me. I got away. I think there should be more police presence in parks and trails. There are a lot of people that like to exercise at the parks and trails especially women and they should feel safe when they go for a run alone.	In my neighborhood during the day, In my neighborhood at night, In Downtown Round Rock, In commercial and retail areas

<p>I feel save during the daytime in many commercial/retail areas. I am less comfortable in spaces along the interstate. And a lot of commercial hugs the interstate. I worked in retail on the interstate, in ROund Rock, and vagrants would sometimes great us in the morning. And, we have heard of increases of crime in the shopping centers along 79 and IH 35.</p>	<p>In my neighborhood during the day, In my neighborhood at night, In Downtown Round Rock</p>
<p>I feel generally safe using the public trails in the city, and I very happy to live near several that are walking distance or a short drive away. However, I'd like to see some emergency call boxes, like they have on university campuses, along some areas. I'd also like to visibly see Round Rock police on bicycles/horses/foot etc. make appearances every so often on these trails, particularly in the early morning/early evening, so folks on the trails who may have bad intentions or who are acting inappropriately are aware that they patrol the area regularly. For example of inappropriateness, I was walking on the bike/walking trail near Play For All Abilities park with a friend around 10 am on a Saturday morning,. When we entered the tunnel to walk under AW Grimes, we came upon a young man who was lurking in the tunnel smoking, and he had a can of beer wedged in the wall behind him. Why was he drinking and smoking so close to a children's park? That's inappropriate. Why was he lurking in that tunnel where it was hard to see him until you were very close to him? That's inappropriate. If I were walking alone I would have been afraid to continue into the tunnel by myself even though it was broad daylight. FYI, I did call non-emergency RR police to report the incident and hope it was investigated.</p>	<p>In my neighborhood during the day, In my neighborhood at night, In Downtown Round Rock, In public parks/on public trails, In commercial and retail areas</p>
<p>Generally, I feel safe. It has nothing to do with police presence. in fact I wish that cops would go to precinct stations, which we obviously do not have, and stay there until called. Also, I would prefer not to have speed traps anywhere at any time. Speed traps would be impossible if the cops stayed in their precincts until called. Speed traps are just one of many reasons I want the cops to stay off the roads until called. Patrols are a military thing. I know that cops think that they are in the military but they are not.</p>	<p>In my neighborhood during the day, In my neighborhood at night, In Downtown Round Rock, In public parks/on public trails, In commercial and retail areas, Other</p>

Question: What should the City do to address safety as we grow?

Context: At the City's quadrant meetings in February and March 2019, 48% of polling respondents identified safety as an area of concern for Round Rock within the next ten years. These questions seek to clarify what respondents meant by safety.

Choices: Open-ended

RESPONSES (216)

1.Limit high density housing 2. Work directly with DHS and ICE to remove illegal aliens, their sex and drug trafficking 3. Limit/abolish Section 8 and low cost housing
Need to be good about lighting places where people who walk and bike interact with cars or intersect each other. This is crucial as 75% of pedestrian deaths occur in dark conditions
Population density grows crime and neighborhood problems Exponentially We need to stop building high density apartments at once, Our city is maxed out now
I still feel safe in our city. As we grow. I believe increasing technology to deter crime would be helpful. When crime happens in downtown RR, the #1 question I get asked is if I have cameras to cover that parking lot. The answer is no. I only have camera to cover my business, it doesn't extend to other public areas.
Stop making Round Rock into Austin! No to affordable housing...trailer parks and more apartments!
When creating walk-able areas ensure that they're well lit and well maintained. Maybe look at installing Blue Light safety posts that call the police directly when activated in select areas.
Maintain police and fire coverage. Expand main roadways, stop blocking left turns with medians, fix traffic light timing.
Attract higher income average, prevent overcrowding / limit high density housing
More public involvement and outreach to educate and inform the population of dangers, hazards and laws. (ie. Fireworks laws in Round Rock are regularly ignored with the 'it's my yard and money, move if you don't like it' mentality.)
Traffic safety seems to be the major need as we grow. Too many accidents.
Slow growth. Reduce the number of cars on the road. Have plans and training for quick response to terrorist acts or active shooters. Encourage community policing, with frequent interactions with locals.
Less apartments
Maybe we should stop trying to compete with Austin and slow the growth. I raised my kids here. Planned on retiring in the house I raised them in. Won't happen. I have to move - 1 - because I can no longer afford it here. 2- the growth is going at an insane rate. Pushing out long time residents. Thanks city of Round Rock
keep staffing levels consistent with growth. Better lighting and improvements to walking and bike trails

Not call out the entire force on brown kids. When I see one high schooler sitting on the curb and four squad cars around it definitely shows that priorities are not being spent on actually being concerned about safety. All day long people run the red light at mcneil and oakridge, plenty of accidents. Never see any sort of law showing concern there.
Quit trying to make RR into Austin. Stop trying b to make Main Street like 6th in Austin.
We need more officers, better trained. Increased patrols and presence along side cutting edge up to date training will deter crime. Also, increased economic opportunity for low income residents. If people are able to work and earn a living wage they won't be out committing crimes. Raising the minimum wage for a city would be a boon to the economy as well as a crime fighting tool.
Don't have 4 or 5 police units show up at ever traffic stop. Do police work not act like an invading military.
Add more Police Officers and sub-stations, much like you have done with the Fire Department
Equip and maintain our police department with the appropriate number of officers and staff. Pay them well so as to retain good officers instead of them going elsewhere for more money.
Investigate home & auto burglary by taking fingerprints, gathering surveillance video from surrounding sources. Following up on leads, instead of just writing lame traffic tickets.
More public lighting
Add additional police patrols, Work on traffic congestion, Slow down racers on the AW Grimes speedway. Do something about the noise these race cars make on our roadways.
Make sure the police dep't stays well funded and enforcement allowed
Community policing
Patrol presence in parks and public venues
Keep our police force adequate for the population. Work with county law enforcement and adjoining cities to patrol and prosecute criminals. Keep sending the message.
Have more police or parks and rec presence on the Brushy Creek trail as well as emergency call boxes. If there was some way to budget cameras that would be amazing.
Continue with first class law enforcement & safe streets.
Worry more about speeding and crime instead of minor code enforcement violations. Branches being in someones yard should not be more important than the safety of citizens.
Analitics to determine where and when police, fire and medical units are most needed rather than just targeting population density.
Add variety of police units, like bicycle units to patrol neighborhoods, street patrols in dense areas like downtown or the outlet mall.
Police substations and cameras in piublic areas
Roads. Rational placement if new development. I'm sure Kalahari will being lots of money but the location chosen was less than ideal. Traffic is already bad on 79, Kalahari will only make it worse
Allow more growth by allowing denser development and mass development. Mix use should be encourage. Allow mother-in-law houses or apartments on larger lots.

continue to be VERY tough on crime and criminals
more police substations in each area of the city
Build more public roadways
Improved traffic flow, reduce crime
Encourage citizen participation, Neighborhood Watch, etc.
large police force
Add police to keep police ratio the same or better
...better sidewalks and better lighting... traffic management... focus on anti-bullying in schools (tougher policies, better training for teachers, school admin and students/parents)
I cannot comment until "safety" is defined.
Build a wall around Pflugerville
Require new developers to provide funding for police through tax or fees.
Increase police force proportionally to increase in population
Traffic, more lighting, more police patrols thru neighborhoods at night - since a lot of people's cars are getting broken into lately. Nip any type of gang activity in the bud before it expands.
1. Invest more in police-citizen engagement programs. 2. Train residents in neighborhood watch programs. 3. Offer more community programs in art, music, fitness - especially to for youth (ages 13-30).
Hire more police, fire and ems
Continue to hire more police officers and provide consistent patrols
There needs to be more police presence, emergency phones etc. in parks, even if police officers have to be on bikes. I was riding my bike home from work and it was between 5:30 and 6pm there was day light. I cut through a park (I used the park for road safety reasons and as a short cut) and a man followed me. I got away, but it was a very scary and traumatizing experience. I called the police when I got home and reported it. Parks are supposed to be safe and I did not feel safe, anything could have happened.
We don't have many street lights. At night the streets are dark and it's difficult to see your surroundings when driving or walking.
Invest in neighborhood watch programs
Increase fire..police..emt..in line with growth
more police. the RRPD does a great job, but will need more officers as growth happens. more frequent patrols in higher crime area neighborhoods, as well as more patrols in general areas as well.
Hire & train more public safety officers.
Enhance police department services. Continue to partner with RRISD. In fact, the county, city (mayor) should enforce that this relationship stands.

Plan for traffic, have necessary infrastructure
That's the cops job
Increase Police officers
Keep it a priority
Education, spending money on our Police as well as community programs for afterschool
Ensure that there are proper programs to support the under served, lower income, and marginalized community.
Improve sidewalks, and lower speeds in neighborhoods.
Support the first responders (Sheriff, police, fire, EMS). Have even more involvement between all these groups and community.
Police presence.
Aggressive police enforcement of criminal laws and high visibility enforcement.
Manage traffic safety. Thanks for the new 4-way stop in Paloma Lake! Also, manage small time crime in our neighborhoods. Plan the US 79 area safely near the new resort location through the new baseball venue planned in Hutto.
Keep up with the Community Policing Program.
Hire more police personnel. Have more affordable after school, weekend, and summer offerings for kids, especially for the at-risk populations.
Slow growth.
more bike trails, prohibit open container and drinking on city streets. program to encourage immunizations, improved street lighting. continue to improve police, safety officer coverage with growing population. Ensure child safety in schools- guns, illegal drugs, bullying. Creating community spirit/ love of our community to reduce crime and vandalism
Provide properly trained police officers.
Hire more pice officers
Provide better access for pedestrians and bicycles. Concentrate on accident areas and have law enforcement actually do something when people are driving recklessly.
Better lighting in ALL neighborhoods. Sidewalks. Limit parking in neighborhoods to one side of the street. Enforce blocking people's driveways. Enforce no parking in front of mailboxes. Encourage neighborhood watch groups. Enforce mowing of greenbelts empty lors trim trees.
Lighting and sidewalks
Fix traffic problems you will have less road rage problems.
More city patrol, or at the least more city installed cameras.
community policing
Provide enough law enforcement - street lighting -
Safety begins in all aspects of the City from home, to school, to the public library, to public safety, to PARD, etc. Provide adequate police force personnel to compliment the growth.

Increase education for all schools, businesses, and public shopping areas in ABC (what to do in case of an intruder with guns, etc). Encourage positivity, community, & unity.
Set into motion processes to help revitalize our existing neighborhoods. The city started this process in the early 1990s. I would think the PD would have some good ideas as they have spent years in community policing and focusing there work in the various sectors of the city.
On street parking. It congests the streets impeding travel and has gotten way out of hand with broken derelict vehicles on the side of the road or homes with excessive accessory vehicles taking their primary parking so they park the vehicles on the street.
Citizen education and involvement on public safety issues
I think police officer presence is doing fine. Whenever I drive around Round Rock, I will see multiple police vehicles patrolling within a 5 minute drive. My main concern is for pedestrian safety, which can be improved with better street lighting and increasing visibility of pedestrian crosswalks. I would like to see flashing lights installed at crosswalks that are not at a traffic light.
More community and neighborhood events. The more people know one another the easier it is to spot when something is off. Lighting. Stressing that even if you feel safe, lock your vehicle, sheds, houses, etc. Communication about if you live in a MUD you need to contact county police.
Keep police staffing as a percentage of population increase. If crime goes up, tweak staffing up until stats stabilize.
More police surveillance
More police and more education and programs in schools
more community engagement with safety/emergency service providers
Require sidewalks and adequate lighting.
Have community events that involve safety personnel and citizens to bridge the gap between citizens and safety personnel.
Add more police officers patrolling areas of town. Foster good relationships with kids in school to make sure they don't head down that path of crime. An ounce of prevention is worth a pound of cure.
Increase Public Safety funding
More police hired
Walkable neighborhoods that encourage neighbors to be all up in each others business and mixed economic level neighborhoods.
Hire cops as you grow
keep infrastructure investments scaling with the growth.
Neighborhood watches
More police patrols; program where the city helps businesses install and maintain surveillance equipment; city installed/maintained cameras in higher risk public places like parks and downtown; city crime alert system where we can receive crime alerts on our mobile devices;

"community policing" where patrol officers literally walk around neighborhoods and interact with the community more
Maintain community policing
Lighting, education, community friendly police & fire departments; work with County to provide same.
Increase police force and patrols.
More police
have more police patrolling the streets, monitor stop sign use, control noise (loud cars and motorcycles)
More Police
Keep the schools good, keep the number of cops at recommended levels, make sex crimes a priority - let's not take 2 years or longer do a DNA test so a rapist can be prosecuted. Alternatively, allow women to open carry with out a license so we can take care of ourselves (and if a few odd men get accidentally shot, well, that's just the cost of not protecting women).
Street lighting! Round Rock is SO dark. There are not enough lights. Pedestrian bridges over high speed limit city roads such as A.W. Grimes. Well-lit paths and walkways connecting the central neighborhoods. Central neighborhood and business beautification.
Improve traffic flow
Hire more police officers and first responders.
Infrastructure and Police/Fire must keep up with growth.
Expanding PD.
In my neighborhood traffic has caused more injuries than anything else I have seen. Almost every week there is an accident where someone gets hurt. Put in more roundabouts. Outlaw six lanes at stop signs (fewer lanes or make it a traffic light). Look at the hard data for what actually causes people to get hurt and respond accordingly - not just what people feel will make them safer. These surveys are not cool if you are going to use them to make decisions on things that you have actual facts for.
More police officers and community involvement
Support schools, provide assistance for the poor and disabled, include diverse voices in decision making, ensure mental health and drug treatment services are available,
Consult with current police department on increase in safety issues.
Community policing. Maintain police presence/visibility, traffic enforcement. Effective lighting in public areas.
Increase Citizen Patrol, use student school patrols like other cities/states so kids can learn to start positive peer interactions before things get ugly. Work with the youth in schools NOW to create a city culture of Consent which will lower crime rates. If we improve the self-image of the current population we will reap huge benefits as new people enter.
Continue the relationships between the police and the community

more community communication
Continue SRO program with rrisd in order to provide all citizens high quality LEO protection
roadways
Increase funding in public safety. Increase the number of officers and targeted programs/units. Install security cameras along trails and other public area.
continue adding sudewalks for pedestrians as roads grow. you've been doing an awesome job!
Ensure ample budget for RRPD, Fire Dept, etc. Also it is critical to ensure an competitive wage to teachers to keep RRISD as a strong and high-ranking district as that will drive the community as a whole.
More gun regulation
Community policing, volunteer citizens, increased presence at events
Adding homeless shelters
Fund the police/fire/ems departments
Improve sidewalks and lighting. Support neighborhood volunteer patrols
Increase police presence and hire more officers
More lighting at all City property. Run off the prostitution and homeless wandering around McNeil Road and 35. Protect the children standing on the 35 access road waiting on a school bus that are coming from the Extended Stay. I've seen kids that look around 5 years old. They could be snatched! Physically paint directional arrows on the pavement. Some City signs are so small and placed in unnoticeable areas, that people literally are going straight in left turn only lanes or going straight in right turn only lanes - i.e., McNeil/35. Have your City workers smoke on their own time. Stop allowing them to ride around town in City vehicles with the window down smoking a cigarette. They look unprofessional and if you want to promote safety, look professional!
Stop letting bars take over our city. I'm tired of seeing inebriated people leaving bars. Trashy.
More/improved bicycle lanes on major roads(Red Bud, 79, Gattis). Better marked crosswalks and and trails that attache Brushy Creek trail to Downtown, Old Settlers park near Red Bud on the south side of 79, and to main trail along Hairy Mann Trail. More police support on the East side(Forest Creek areas), more lighting on major and arteries (Red Bud south) and on Brushy Creek Trail.
ensure the best police and fire departments in the state
More Police Officers, Camera's, Facial Recognition, Drones
This question seems too broad. Are we talking safety from crime, safety for vehicular or pedestrian traffic, pollution, flooding...?
Boycott the STAR tests or petition to abolish them. Allocate educational resources instead to character building programs from any early age.
Add enough elementary schools so that all children can walk. This increases the sense of hyper-local community. People are more likely to look out for neighbors they feel like they know.

Stop people texting and talking on the phone while driving. We have WAY too many distracted drivers.
create sense of felt accountability
Hire more officers
Increase police presence.
Provide additional funding for public safety that is relative to the proportion of population growth.
Continue to adequately fund police enforcement and mental health availability and units within law enforcement equipped and trained to deal with it.
Reduce low income housing, keep criminals out of area
More police presence
Slow your roll on growth. With more people and more cars on the road comes more safety issues.
Counter the NARCO gang influence in schools.
More police
Improve the roads so that there are less accidents.
There's lots of good research out there on what makes cities more safe. Research-based policies are good!
evaluate the call response times and call loads to determine proper deployment of resources and need for more officers
Improve lighting in all areas; improve schools; improve affordable recreational activities for residents of all ages; improve first responder capabilities; emphasize community policing methods.
...
More available units out and about on patrols, (on foot and vehicular) visible to community to prevent crimes (more community presence) not just when called for emergency service,
stop building everywhere, keep some green and open space we paid big money to live here it's already too much traffic and too many construction going on everywhere
Ensure police staffing remains at required levels
Provide emergency services equitably across the city. Increase budget for additional police officers. Plan infrastructure to accommodate more traffic in developing new areas.
Increase police presence and visibility, keep trails safe with patrols and get after residents with their dog illegally off leash.
Round Rock should have enough men and women on the police force to accommodate the growing population. Also be sure that there is enough lighting on the streets for night time activity. Don't put up so many apartments that will attract h1b housing. Deport all the illegal aliens from the city as well as any homeless people that migrate from the city of Austin

fund public safety and citizen education on safety above the median of jurisdictions in the area. Innovate.
Make sure local Police Departments are generously funded, staffed, trained, and equipped.
More police patrol
S____, IDk, the whole dang police department showed up on my street, helicopter in the air, fire dept standing by, swat team, just for one young man unarmed on a roof after hitting his father. Whole neighborhood held hostage by PD for 5 hours. That is just WAY OVERKILL . We need to find s better way.
Regulate traffic!! We are not the Wild West anymore, so enforce the laws! Speeding, red light violations, running stop signs. It's gotten ridiculous. And quit building all these money-making shopping centers until the roads can actually support the increased traffic. Don't follow Austin's and build roads after the fact. You'll never catch up that way.
Make mental health resources more readily available, expand after school programs, have better lighting, have more police substations, and teach police about de-escalation tactics.
more police presence and enhanced safety to parks and trails
Add more police officers and patrols
Survey city properties that have unsafe access/egress and protect them with stoplights.
Well lighted neighborhoods , police presence, upscale homes, more of the arts, increased educational and employment opportunities.
Training for existing police. More officers.
No "affordable" housing
Keep adding police to keep a good ratio to population and crime rate.
Hire police officers.
Add more traffic cameras
not sure
Manage growth. Make developers foot the cost of the infrastructure and other needs they cause. If roads can't handle the development, don't approve the development. Make those creating growth foot the bill, not the taxpayers.
More police
1.Require better lighting in parking lots. More sidewalks along major routes including Hwy 79, Mays, Redbud, and Gattis School Rd. 2. More organized low-cost activities for teenagers, especially weekends, and summer evenings. [3. Maybe we should look to something other than alcohol sales for adult entertainment & increasing the city's tax revenue?]
More police
Address traffic issues in neighborhoods.
Avoid high density housing developments. Ensure a well-staffed police force that has time for positive community interactions, as well as the time to adequately address criminal issues.

Keep police presence hi but with a focus on community involvement and being “one of us” in an effort to avoid an us vs them mentality to grow between the police dept and citizens.
Traffic, traffic, traffic
Police should focus more on real crimes and less on pulling people over for broken lights or going 5mph over. Put the effort in to pull over the guy doing 30mph over weaving through traffic instead. Investigate reports of break ins and residential thefts.
Lighting, safe roads, crime prevention and response, social services for those in need
Hire more cops and have them patrolling neighborhoods and commercial areas frequently. People don't misbehave with a cop staring at them. Expand the number of lanes on the road (pick any and all, they all need it) to decrease traffic buildup and frustration.
Provide additional funding for the Police Department to expand on the street support and the addition of more employees within the community affairs/relations area. By doing so the community can continue to view the local Police Department as a partner and not someone to be afraid of. They have done an exceptional job in this area but as our City grows this area of support could do so much more if they had additional staff. As a City I would be focusing on this area in preparation of what an increase in population can bring to our area in terms of crime etc.
More police so that you don't have to pull SROs out of RRISD.
Find ways for neighbors to get to know each other. And to provide training for police officers in cultural awareness and awareness of mental health issues.
Annex police stations
More Police presence at schools and Universities. More Police routes to include county subdivisions. More police presence on open roadways where speeding is prevalent and unsafe. [McNeil, 79, & 1460/AW Grimes]
I feel Round Rock is safe because the legal system/courts are tough in Williamson County. The criminals don't want to get caught here. Keep it that way.
Monitor high traffic areas and areas that have an increase in traffic accidents. The area we are in has grown so fast that the streets are not keeping up with the traffic. 110 is going to be expanded but we now need a traffic light at Limmer and 110 with the new street addition.
Minimize or eliminate high density housing. Do not force developers to provide "Affordable Housing".
Support a national policy on sensible gun regulation.
Traffic, traffic, traffic. Better public transit will help.
Higher priced homes; less renters
Technology.
Police presence. Police involvement in communities. Well lit areas for walking, shopping & eating. When a crime is committed, follow through with punishment as allowed by the law. We want a community that is tough on offenders.
Limit population and development and strongly limit traffic and noise.

Increase size of police department and facilities.
DO NOT HAVE AFFORDABLE HOUSING! CRIME WILL RISE!
Clean up construction sites on road work and restore pavement markings and lighting
have more cops. crack down on traffic violations. ticket drivers who use phones while driving.
Allow neighborhoods to come together to crowd-fund private security services that are twice as effective at 1/3 the cost of public police. Then this amount should be deductible from property taxes. This is a wildly successful model as proven by this case study from Detroit. If it works there, that should tell you something: https://www.youtube.com/watch?v=r2IbjhV00as
Education of Citizens, to help expand Neighborhood Watch programs. Allow Citizens and or Neighborhood Leaders to work closer with the Police Dept so that clear lines of communication can be had, expectations can be set.
Maintain appropriate ratios of officers and firemen to residents.
Promote more citizen involvement in Neighborhood Watch groups. Promote more citizen involvement in police ride along and visits with Neighborhood Watch groups. Promote more fire safety awareness among students in the schools and in such venues as Neighborhood Watch groups. Promote education of citizens who are licensed weapons carry on the law, safe and legal weapons carry practices. Promote the formation of citizen weapons carry groups where the police officers can help with this education. Encourage the development of practice shooting ranges and use these as a venue for education on the carrying and use of firearms in safe and legal ways.
Reduce the number of people coming here. Stop it altogether is possible. The more people the more crime.
Increase neighborhood watches with active involvement from local police. I do like that I am seeing more motorcycle police.
Roads, roads roads. Expand 35 from Westinghouse through 45 to at least 5 lanes each way. Widen 1431 from 130 to Cedar Park to at least 4 lanes each way. Widen 79 from Hutto to 35 to at least 4 lanes each way. Widen 620 from 35 to 45 to at least 4 lanes each way. For all East/West thoroughfares, exchange stop lights for access ramps to move traffic along. Remove all at grade railroad crossings like redbud/79, mcneil/35, and 620/Chisholm trail. Put in metered freeway on ramps. Close either the SB35 on ramp at 620 or the SB off ramp for Hester's Crossing.

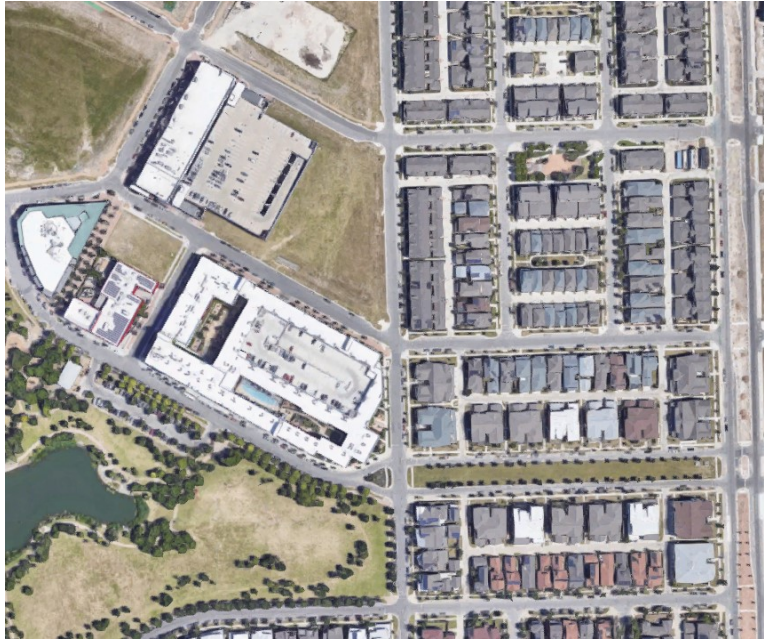
GROWTH QUESTIONS

Question: Based on the photos provided in the background for the question, which type of mixed use development do you prefer?

Context: A nearby example of mixed use development is Mueller in Austin, which is located just east of IH 35 and Airport Boulevard. Mueller contains all forms of residential housing, including single-family homes, duplexes, fourplexes, townhomes, and multifamily apartments built in close proximity to retail, restaurant, and entertainment destinations in a pedestrian- and bike-friendly setting. Buildings are typically between two and four stories tall.



(Mueller residential)



(Mueller residential and commercial)

An example of mixed use development on the taller and denser end of the spectrum is The Domain in Austin, which is located between North Loop 1 (Mopac) and Burnet Road, north of Braker Lane. It contains several multifamily apartment buildings up to five stories in height, many of which have retail and restaurant space on the ground floor, as well as other buildings eight to twelve stories in height which contain larger office tenants and hotels.



(The Domain)

Choices: Open-ended

Response	Count
Mueller	94
Domain	41
Both	11
Total	146

Data was categorized and tallied to produce the table above. The table excludes 106 non-conforming responses that did not specify either Mueller or the Domain. These comments are included below.

NON-CONFORMING RESPONSES (106)

One of the reasons I moved to Round Rock was because of its small town feel in a city setting. I don't believe these plans reflect that. Too much city, not enough green space.
No pics seen
No buildings above 3 stories when on a higher elevation and no more than 4 when at a low elevation. No commercial above 3 stories
Any that will include affordable housing.
I like a live, work, play concept. Where people can work within walking or biking distance of where they live. Also community areas where team sports or family activities can be enjoyed.
none
Residential
No photos shown.
REIT
Retail, office spaces and affordable living places.
Mueller may serve as a good example. The Domain already exists and is within easy driving distance. Building another one would not add much to the value of living in Round Rock, and as other commenters have stated, may in fact detract from it.
Let the marketplace decide. Government micromanagement is one of the few things that could hurt Round Rock.
None of the above!!!!!! Again, my answer is not listed.
I honestly prefer the small town feel. If it want a bigger city feel, I can drive into Austin. The Domain isn't that far away.
I'm not sure what the solution is, however we seem to be on the right road questioning how we develop. I won't be here probably beyond 20 years or so, so maybe the young people who will have to live with what is being discussed today and should have opportunities for input. My two kids really like the idea of their future not depending on driving a car. So, I think whatever it takes to live, whether that be work, food, exercise, and entertainment, be very close by, either within walking distance, or require very little public transit.

what photos?
What photos?
I like the idea of green spaces. The Domain is nice for shopping, but lacks the nature component which I prefer.
Residential only.
Absolutely not. Residential areas should be just that- residential. I don't want traffic and vagrants that hang around commercial areas near me in any way, shape or form. I paid good money to live in a particular neighborhood with particular demographics, and I'll be damned if I let this city reconfigure it out from underneath me. Get your butt back to the drawing board and stop looking at that hellhole named Austin for inspiration.
I think there should be a mixture of solar, wind, gas, and water power.
Park and live
I want to keep the small town, family oriented feel. Not a fan of the Domain. It's too big and crowded
Can see pics
light density - not rows and rows of it but just individual buildings on one lot with mixed use
None
I don't care for either the first example Mueller is a perfect example of gentrification of an area that used to be occupied by minorities as a 2nd generation Texan and former Austin resident the area has been ruined. Second to have duplexes, multiplexes, townhomes and single family homes all in one area will only bring low income and H1b housing. the second example which is the domain will only work if the well too do or those who have the financial means to live in that area which is not really diverse.
None of them, they're all too dense
mixed use communities
mixed use has promise, but it can't be held captive by developer profit dreams.
No photos
We don't need to tear up all the open land in favor of building out all over the place. We don't have to be one big concrete jungle from San Antonio to Dallas to Houston.
Can't see photo
None
I'm sorry, I do not see any picture or access to them in this poll on my phone.
Retail and entertainment center with public transportation hub to help move people in and out
I support mixed-use developments that include housing affordable on the median income provided by the commercial occupants.
No picture for reference.
None - More trees - more trails - more water - environmentally friendly - keep small town feel - promote family
Christian faith events.

These photos look horrible. I hope Round Rock doesn't start building such high density mixed use development. Please keep Round Rock green and livable.
I do not mind either.
Retail stores,
Low rise shops with living space above, lots of parks and greenspace and public amenities like tennis courts, swimming pools and playgrounds
I don't know
I think round rock is on the brink of too much development. More housing, more industry, means more people and traffic. Threat of losing small town feel we moved here for.
Retail, restaurant, and entertainment
Neither. These are high density/major city feeling that is not consistent with Round Rock and benefits of living here. They take enormous amounts of land that need an integrated transportation alternatives (non car) that does not work in a City like Round Rock or the Austin area. These developments will place a large demand on existing infrastructure without a lot of benefit to the residents.
What photo?
Affordable houseing lots and lots of affordable housing for families. With backyard & all. A 3bed house shouldn't be 1,500 + for rent.
Green space is and will be more important than close shopping options. Pick better options with lots of green space, developed and natural with some trails.
Mixed use shopping centers
Broadway, theater, concerts, performing arts.
That is NOT my kind of living area. Austin too much wants to become a North East US style uber urban area. Not for me!
Neither
Single family
These are all so fake - Mueller is like a fake small town for rich people - why put city resources towards something where only the very rich can live and pretend they are enjoying a small town life. The Domain is a fake downtown. We have a real one. Lets make the most of that.
What photo ?
Neither. Round Rock should abstain from the mistakes of Mueller and the Domain.
Single family homes and duplexes
No reason to do mixed use, just build as much office space as possible to enable economic growth, and everything else will come.
I see so many empty store fronts in existing shopping areas, I'm not sure we need any more. Additionally, our current infrastructure can't support any more traffic volume.
development with ease of access, not damaging flora and fauna of the land.
Meuller Residential & Domain

<p>"... duplexes, fourplexes, townhomes, and multifamily apartments built in close proximity to retail, restaurant, and entertainment destinations in a pedestrian- and bike-friendly setting. " All of this, no. We need houses, the proper housing. Round Rock NEEDS to stay a medium town sized feeling. Not everything needs to be like the Domain. That place is a mess and always crowded. One of the reasons we moved to Round Rock was the space. We need to keep that space open. Keep businesses to the out-skirts of the town. Get a whole foods down here, help cut down on traffic with better road access. Do not do mixed development. Putting in duplexes, fourplexes, townhomes, and multifamily apartments lowers the value of the houses around, and increases the taxes for property. Stop building those and build affordable houses. Build some 2 bed 2 baths, small places for the just-starting person/family. Give them a chance to set their feet. Get rid of these torn down/run-down apartments that arent maintained by their landlords. Condemn those. Give people a better option for living, that used to be the staple of Round Rock.</p>
Small
Love the idea of mixed communities as long as there are offering of reasonable housing for all residents needs.
I prefer the small town feel of old Round Rock and dislike either development plan.
Mixed use has its place, but needs to be well thought out and have proper access points to get in and out (Domain does a pretty good job of this). A high density center may make sense in Round Rock, as "secondary downtowns" seem to be a proven concept now and there is another one going up at Indigo Ridge. Walkability and transit connections to other dense areas or apartment complexes are a must if we want young people to buy in to it, who are using cars less and less until they have families at a later age
NONE!
Education, healthy leisure activities, long pedestrian mall areas to walk with family friendly store fronts (NO VAPING STORES or GAS STATIONS). Maybe Mueller apartment style living on top on one section so AS NOT to block skyline in a 360 fashion.
Development that helps to bring services to people, bring people together. Food establishments, coffee shops, dessert shops.
None; we are already packed too densely in Round Rock. Would like to see return of larger lots in developed neighborhoods.
zero lot line or court yard homes with grocery, pharmacy and bank close.
Please control the vertical growth and continue to include lots of green spaces.
Non! Keep that in Austin!
Mixed use development projects always mean high cost - places for rich people. I can't afford to shop in the Domain, why do I want to see a similar project in my own town? High rise projects are by the nature of their cost only suitable for high dollar housing. Again, why do I want to see more places that people like me (school teacher pay) could never in a million years afford. Austin has basically kicked out the middle class in the name of mixed use projects. I am adamantly opposed to them here in Round Rock.
Where is the option for "none of the above"?

Accessory Dwelling Unit
More trails and open space (with or without trees) for kids to explore and play unregimented play
Nothing like Mueller or the Domain. They create too much traffic, are overly expensive and would ruin the Round Rock feel.
Single family
We do not need a mixed use deveopment. Let's support locally-owned businesses instead of a glorified mall. Let's build affordable housing that is beautiful and ample for our residents to thrive and have dignified lives.
Shopping, restaurant housing
only saw 1 photo
What I like about mixed use developments is that amenities are within walking distance. I think that park land, open space and trails need to be a part of the requirement, humans need natural things in their living environment. One of my concerns about mixed use developments is getting a higher percentage of the people who live in the development to also work in the development to cut down on traffic. Will the wages at the shops be sufficient to support someone living in the nearby housing? Otherwise the density of housing and retail will cause more traffic in an area not less.
I have family and friends living in Mueller (none with children) - while this seems to be a trendy development model nowadays, the side streets are always full from parked cars with few places for visitors and obvious safety issues for pedestrians and drivers not aware that a scooter or car often is darting out from an intersection street, the pedestrian friendly shopping areas require paid parking to get there in their cars, and as it is "dog friendly" - the park on nice days and the small dog park on Mueller are overflowing with dogs and people..which of course will become worse as soon as the construction is done with the hotel complex on Mueller opens...the houses are crowded next to each other and the prices are absurdly expensive. This is exactly the opposite scenario of what I want in Round Rock. The Domain style with high rises and shopping is just as unappealing.
not sure
Definitely needs green spaces. I love in one of these mixed communities and I love the affordability but parking is always an issue. Common drives that have mini garages behind a row of town homes never offer enough space and causes an over flow onto the rest of the neighborhood.
The city should let developers build whatever they want. Citizen input is irrelevant - the property belongs to property owners, not to the city. Any attempt by the city to influence what gets built would be inappropriate, and damage the city's growth and prosperity in the long run.

Mixed use communities start series of events that lead to too many people per square foot and the overuse of our natural beauty in this area. If the goal is to provide convenience to residents, the focus should not be on how to get more people living nearer to shopping facilities, but instead how to get us from where we are now to the shopping locations we already have, without needing a car to do so. (A public transportation system) I have seen other comments about how we need to keep our residential areas residential and our business areas business. I live in a neighborhood that is watching residential properties turn into commercial zoning and the Kalahari Water Resort. Kalahari is a business park. It will benefit Round Rock tax payers That is great. We are losing the quaintness, and the 'country' feel of our city. That is what brought me here, and now we are looking to leave it. Turning once residential or farm property along the major transportation routes (i.e., Gattis School Road) into commercial is only going to increase the traffic issues surrounding our residences. If part of the argument to build the 'all-in-one' communities is to remove that issue, it only does so for those who live in, shop in and work in that community. How many residents of Mueller or the Domain live, work and shop there? I bet it is fewer than what was envisioned. If such a community is built in Round Rock, will the schools fed by it see renovations or will we be building more schools? Where will those be going? Will we be reacting to the numbers or proactively addressing this.
Mixed usage is fine for only downtown around Rock
I don't see any photos.
None keep let Austin be Austin let Round Rock be Round Rock. The teeming masses can move to budda
There are no photos
None
I do not want Round Rock to have much or any mixed used development. I moved to Round Rock to experience the small town family atmosphere. If I want mixed use, I will go to Austin.
I don't see any pictures.
Shopping and housing
Shopping and restaurants
The most crime ridden and disgusting areas of this city are ones with duplexes and fourplexes and the like. Apartment buildings do better for managing the property than those do. Further building of multi family buildings should be banned for any future development. Just take a drive down Hermitage and Rustlers if you want to see what the city should avoid doing.
is there not a "brownstone" option like in NYC and BOS or even Southlake, TX?
I think ANY type of home should be allowed. It is not the City's business to tell me what type of house or apartment I can live in. The only requirement should be that it is well maintained.
What photos?
Mixed use with with increased accommodation or adapted to those with limited visual or physical abilities. Meaning less stairs and barriers for full and open access to private and public walking pathways including full access to public transit.
tiny homes

Question: The most critical impact of projected growth in Round Rock is (select up to 3 responses):

Choices (respondents could select multiple answers): Cost of providing infrastructure, Alterations to the character of the City, Increased traffic and delays, Protection of natural environment, Housing affordability, Crime/safety

Note: Percentages reflect the share of respondents that selected each answer; the sum of percentages will not equal 100%.

All Respondents		
Options	Count	Percent
Cost of providing infrastructure	225	46%
Alterations to the character of the City	117	24%
Increased traffic and delays	390	80%
Protection of the natural environment	200	41%
Housing affordability	200	41%
Crime and safety	220	45%
Total Responses	1352	
Total Respondents	485	

Registered Voters in Round Rock, TX		
Options	Count	Percent
Cost of providing infrastructure	155	48%
Alterations to the character of the City	86	26%
Increased traffic and delays	265	82%
Protection of the natural environment	135	42%
Housing affordability	130	40%
Crime and safety	145	45%
Total Responses	916	
Total Respondents	325	

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Cost of providing infrastructure	215	46%
Alterations to the character of the City	114	24%
Increased traffic and delays	378	81%
Protection of the natural environment	195	42%
Housing affordability	193	41%
Crime and safety	215	46%
Total Responses	1310	
Total Respondents	469	

COMMENTS

Comment	Answer Selected
the local roads are already backed up multiple times a day and the access on/off 35 from 79 and old settlers are often a nightmare....the road usage has to be a priority - the traffic is WHY WE LEFT AUSTIN!	Cost of providing infrastructure, Alterations to the character of the City, Increased traffic and delays
I remained concerned We are bringing in literally thousands of new homes, I wonder where the water is going to come from, it's not unlimited here as everybody seems to think	Cost of providing infrastructure, Protection of natural environment, Crime and safety
Round Rock seems he'll bent to ruin itself over unbridled development. What's wrong with being a quiet town? It's already a different place than it was when I moved here seven years ago. I dread living here once Kalahari and The District are in full swing, and I've begun looking for quieter, slower paced towns to relocate to.	Alterations to the character of the City, Increased traffic and delays, Protection of natural environment
Basically, if you don't work at Dell, you can't afford to live in round rock anymore. I've lived here for my entire life, and now hat I'm starting a family of my own, we're going to have to move to afford to live. It's a shame.	Housing affordability
May I list protection of the natural environment three times to emphasize how important this is?	Increased traffic and delays, Protection of natural environment, Housing affordability
Over development means less affordability. I'm a renter and apartment rents are already getting more expensive every year	Increased traffic and delays, Housing affordability, Crime and safety

ENVIRONMENT QUESTIONS

Question: Should the City require developers to adhere to a certain standard of energy efficiency and natural resource conservation for new development projects?

Context: Conservation as a general term embraces the idea that natural resources should be protected. Reasons to support conservation measures range from economic to ecological. The City already implements conservation measures in a variety of ways:

- Re-use water lines have been installed in various locations to allow gray water to be used for irrigation.
- City rebates are offered:
 - to purchase high efficiency clothes washers
 - to upgrade and/or install new components to increase the efficiency of irrigation systems
 - to purchase rain water collection barrels that capture water for a variety of non-potable uses (landscaping, car-washing, etc.)
- Trees of a certain size are protected during the development process and new landscaping is required, not just to ensure beautification but to reduce the heat island effect.



(example of tree conservation in University Oaks Shopping Center)

This question attempts to gauge your opinion about whether the City should pursue additional conservation measures beyond the ones described. Keep in mind that additional requirements may increase construction costs, which ultimately may be passed on to the home purchaser.

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	683	88%
No	91	12%
Total	774	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	449	89%
No	58	11%
Total	507	100%

Live in Round Rock, TX-Self-reported		
Options	Count	Percent
Yes	661	88%
No	88	12%
Total	749	100%

COMMENTS

Comment	Answer Selected
Would be nice to have a local government say in how things are managed, but the developers and many legislators seem to have different ideas about what cities should do. I'm hoping for more conservation of open spaces and having trails in Round Rock rather than building more sports fields.	Yes
Hot water plumbing in houses waste water and energy by locating HW heaters so far from the point of uses.	Yes
I think the city should try to make gray water more accessible to reduce the strain on the water supply.	Yes
I believe all of these items are pertinent to the future. If we have the option to save resources , why wouldn't we? Our reclaim water system grows as well. This should be mandatory if you live within an area plumbed to do so.	Yes
Limit development so that much green space is left completely undeveloped, which will enhance the beauty and livability of our city. For those areas that will be developed, limit height and size of buildings and require that trees and wild places remain on the property.	Yes

Round rock needs more activities for our youth, more safe recreational centers with classes and activities that are both indoor and outdoor with easy access to them by all.	Yes
As long as it feasible for them to do so and can benefit the business.	Yes
One of Round Rock's nicknames is the Sports Capital of Texas. Why not become one of the leading areas for being green. Technology in building materials has come far. There are many ways that we can foster taking care of our plant - especially our little corner of it. From insulation (recycled jeans) to carpet (recycled tires) to irrigation (subsurface drip irrigation - minimizing evaporation) to roofing (addition of solar power or water collection systems) the ideas can be endless. We need to be creative.	Yes
Requiring new developments (residential, commercial & industrial) to include solar energy equipment as part of their design process would contribute to reducing our carbon footprint while making good use of the abundant sunshine we receive in a given year.	Yes
Contractors should also be required to plant twice as many trees as removed in the process. If no trees were removed, a minimum should be established (10 per 1/4 acre) in the planning of development of area to sustain air quality.	Yes
less gov't regulation, more free market.	No
Before we go down the rabbit hole of energy efficiency standards, let's make sure we know the pros and cons. I'm all for encouraging energy efficient appliances, but I am concerned that a lot of requirements will increase the cost of housing. So one noble goal is damaged by another. Second, solar power has huge inherent problems. Texas is too hot for effective use of solar panels and damaged, old or broken panels leak CADMIUM. This is a huge environmental problem and requires really clear and controlled disposal guidelines.	No
City should focus on managing its budget and let the market take care of the details.	No

Question: In what ways can the City facilitate conservation?

Context: Conservation as a general term embraces the idea that natural resources should be protected. Reasons to support conservation measures range from economic to ecological. The City already implements conservation measures in a variety of ways:

- Re-use water lines have been installed in various locations to allow gray water to be used for irrigation.
- City rebates are offered:
 - to purchase high efficiency clothes washers
 - to upgrade and/or install new components to increase the efficiency of irrigation systems
 - to purchase rain water collection barrels that capture water for a variety of non-potable uses (landscaping, car-washing, etc.)
- Trees of a certain size are protected during the development process and new landscaping is required, not just to ensure beautification but to reduce the heat island effect.



(example of tree conservation in University Oaks Shopping Center)

This question attempts to gauge your opinion about whether the City should pursue additional conservation measures beyond the ones described. Keep in mind that additional requirements may increase construction costs, which ultimately may be passed on to the home purchaser.

Choices (respondents could select multiple answers): Preserve open space, Conserve water, Recycle/compost, Improve energy efficiency, Promote the use of environmentally-friendly building materials, Preserve existing buildings

Note: Percentages reflect the share of respondents that selected each answer; the sum of percentages will not equal 100%.

All Respondents		
Options	Count	Percent
Preserve open space	321	79%
Conserve water	255	63%
Recycle/compost	277	68%
Improve energy efficiency	272	67%
Promote the use of environmentally-friendly building materials	219	54%
Preserve existing buildings	187	46%
Total Responses	1531	
Total Respondents	406	

Registered Voters in Round Rock, TX		
Options	Count	Percent
Preserve open space	213	79%
Conserve water	170	63%
Recycle/compost	181	67%
Improve energy efficiency	177	66%
Promote the use of environmentally-friendly building materials	136	51%
Preserve existing buildings	123	46%
Total Responses	1000	
Total Respondents	269	

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Preserve open space	312	79%
Conserve water	247	63%
Recycle/compost	268	68%
Improve energy efficiency	264	67%
Promote the use of environmentally-friendly building materials	213	54%
Preserve existing buildings	180	46%
Total Responses	1484	
Total Respondents	394	

COMMENTS

Comment	Answer Selected
None of the above: the city should not be in the business of facilitating conservation -- manage your budget and let the free market decide what kinds of conservation currently make sense.	Preserve open space, Conserve water, Recycle/compost, Improve energy efficiency, Promote the use of environmentally-friendly building materials, Preserve existing buildings
And slow growth.	Preserve open space, Conserve water, Recycle/compost, Improve energy efficiency, Promote the use of environmentally-friendly building materials
A city composting program would be fantastic! We would do it at home but don't have the space. We'd love to keep our food waste out of the land fill.	Preserve open space, Conserve water, Recycle/compost, Improve energy efficiency, Promote the use of environmentally-friendly building materials
We need a good place to recycle styrofoam versus driving down to Austin to recycle it.	Preserve open space, Conserve water, Recycle/compost, Promote the use of environmentally-friendly building materials, Preserve existing buildings
I would really like to see LESS bars, more boutiques, cafes. Improved parking on Mays as you approach Main Street.	Preserve open space, Preserve existing buildings
Yes, PRESERVE OPEN SPACE. Don't do what you did to Old Settlers Park, converting open space that was available to all into sports facilities from which residents are LOCKED OUT unless they're part of a revenue generating organized sports event. Our beautiful wildflower fields in that park are all being paved over to build more sports infrastructure to be enjoyed by a very few. I'd love to see what the monthly utility bills were for Old Settlers Park before and after all the horrendous lighting that's been installed, and which runs, whether needed or not, every night (and too many days). Stop destroying our city!	Preserve open space, Conserve water, Recycle/compost, Improve energy efficiency, Promote the use of environmentally-friendly building materials, Preserve existing buildings

I am very concerned that Round Rock is more concerned with "developing" our beautiful city that it is in preserving quality of life, which to me means, preserve and protect open, green spaces that will NEVER be developed and allows for safe habitat for wild animals; and strongly limiting traffic and noise. DO NOT overbuild Round Rock!	Preserve open space, Promote the use of environmentally-friendly building materials, Preserve existing buildings
If HOAs were not allowed to dictate that homeowners use water-guzzling grasses on the lawns and people could use their lawns for cared-for garden beds instead, water consumption could go down. Obviously untended beds in front yards would be treated as overgrown lawns are now, but seriously - ground covers that do not require mowing should be an equally viable option.	Preserve open space, Conserve water, Improve energy efficiency
Quit raising our property taxes!!! It's getting ridiculous. I pay more in taxes than my principle!	Preserve open space
Recycling does not good. It is more expensive to recycle than it is to start from scratch except for aluminum cans. In fact going green (recycling paper) is totally ridiculous. There are more trees now than there were 100 years ago. The lumber industry realized then that if they did not plant trees that they would run out of them to harvest. So, they did plant them with the express purpose of cutting them down later for paper and other wood related products. Part of the reason why forest fires have been so severe is the fact that the trees are not being harvested for consumption. Back to recycling-- 40% of whatever gets recycled gets thrown out anyway. Also, instead of being paid to recycle we pay for recycling. This is a double negative.	Preserve open space
Multifamily developments should be required to provide/promote recycling service in addition to other waste management. Many single-family neighborhoods have access to curbside recycling collection but multifamily developments have much higher density and waste generation in a similar size area as compared to single-family. Education/outreach about "clean" recycling needs to be expanded as most people do not seem to understand how "dirty" recycling can contaminate the entire stream and lead to recyclable materials being sent to the landfill. The City's program for periodically collecting bulk items curbside	Conserve water, Recycle/compost, Improve energy efficiency, Promote the use of environmentally-friendly building materials

is fantastic and I can only imagine how much illegal dumping/pollution is prevented by this offering.	
More affordable housing with backyard and garages	Conserve water

Round Rock

20 30

DEVELOPING **OUR** FUTURE

POLCO HISTORIC PRESERVATION SURVEY REPORT



ROUND ROCK TEXAS
PLANNING AND DEVELOPMENT SERVICES

INTRODUCTION

The City conducted its third phase of public input for *Round Rock 2030* from mid-April through mid-June using Polco, an online public engagement tool. During National Preservation month, staff posted a historic preservation survey to both educate the public about the City's historic preservation program and to gather input for the update to the City's historic preservation plan that will be incorporated into the comprehensive plan, *Round Rock 2030*.

A brief overview of historic preservation in Round Rock was provided at the beginning of the survey to help familiarize respondents with survey content. Respondents were then encouraged to answer a series of questions related to historic preservation. There were six questions in the survey, but participants were only required to answer questions 1, 2, and 5 in order to submit the survey. Questions 3, 4, and 6 were open-ended.

Context: Did you know May is National Historic Preservation Month? One part of Round Rock 2030, the City's Comprehensive Plan, is the City's 10-year historic preservation plan. This survey is designed to gather public input on the city's historic preservation program to incorporate into *Round Rock 2030*.



(The Nelson Hardware Building at 201 E. Main Street, shortly after its construction in 1900. The Nelson Hardware Building in 2015.)

Preservation Program: The City of Round Rock has a historic preservation program. Round Rock's historic preservation ordinance was adopted in 1979. The primary parts of Round Rock's historic preservation program are:

- Designating city historic landmarks and historic districts
- Advising owners of historic properties about how to appropriately preserve historic integrity
- Conducting project reviews of proposed alterations to historic landmarks
- Managing a partial property tax exemption program to incentivize maintenance of historic properties
- Educating the public about Round Rock's history and the City's preservation program

Designated historic landmarks: Round Rock currently has 79 city-designated historic landmarks, of which:

- 27 are commercial buildings, including the 25 buildings in the Round Rock Commercial Historic District (a National Register district) downtown
- 46 are houses (may have been converted to office or commercial use)
- 6 are other types of landmarks (e.g. the round rock, the water tower, etc.)
- 37 are also designated by the State of Texas and/or National Trust for Historic Preservation (including the 25 buildings in the Round Rock Commercial Historic District)

Just because a property is designated as a historic landmark does not ensure preservation. A historic landmark is threatened if its historic integrity is compromised through alteration or demolition.

Historic resources: Historic resources are districts, sites, buildings, structures and objects that are typically older than 50 years old. They are significant to American history, architecture, archeology, engineering and/or culture. Typical examples include buildings, bridges, cemeteries, archaeological sites, cultural landscapes, and natural or geological features.



(The historic Stagecoach Inn during the relocation process in April 2018)

The City has a city-wide survey which identifies many properties older than 50 years old, which have not been designated as local historic landmarks. Since the survey was conducted in 1992, some properties have been altered or demolished making them no longer eligible for designation. Additionally, more properties have now reached 50 years of age and may be eligible but have not been identified.

The City's preservation program primarily revolves around project review. Other entities participate in and support preservation-related activities, such as non-profit Round Rock Preservation and the Williamson Museum.

City staff recently gave a presentation to City Council about Round Rock's historic preservation program, which provides a more in-depth overview of the program. If you have questions about the City's historic preservation program, please visit roundrocktexas.gov/historicpreservation

SURVEY DATA SUMMARY

- **229** Respondents
- **252** Comments
- **44%** of respondents were unaware that Round Rock has a historic preservation program prior to the survey
- **89%** of respondents agreed or strongly agreed that preservation of historic buildings benefits the City
- Generally respondents were concerned about the preservation of the water tower, the rock, downtown, Chisholm Trail, Kenney Fort, and open spaces
- Respondents think the City should allocate funding to maintain and restore City-owned historic properties and for the establishment of a historic archive

Disclaimer: The following document is non-interactive and is only intended for reference purposes. The content of this report provides the description and results from the Polco Historic Preservation Survey. Comments were recorded verbatim from Polco as entered by respondents.

RESULTS

1. Prior to this survey, did you know that Round Rock has a historic preservation program?

Choices: Yes or No

All Respondents		
Options	Count	Percent
Yes	129	56%
No	100	44%
Total	229	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Yes	91	57%
No	70	43%
Total	161	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Yes	127	56%
No	98	44%
Total	227	100%

2. How strongly do you agree that the preservation of historic properties in Round Rock benefits the City culturally, educationally, and economically?

Choices: Strongly agree, Agree, Neutral, Disagree, Strongly disagree

All Respondents		
Options	Count	Percent
Strongly agree	136	60%
Agree	68	30%
Neutral	15	6%
Disagree	6	2%
Strongly disagree	4	2%
Total	229	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Strongly agree	97	60%
Agree	50	31%
Neutral	9	6%
Disagree	2	1%
Strongly disagree	3	2%
Total	161	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Strongly agree	134	60%
Agree	66	29%
Neutral	15	7%
Disagree	6	2%
Strongly disagree	4	2%
Total	225	100%

3. What designated historic landmarks in Round Rock do you think are the most threatened? What are these threats?

RESPONSES

Downtown Round Rock has become nothing but bars. Need to hang the politicians responsible for this desecration.
The historic cemetery & slave cemetery on Sam Bass Rd. The slave cemetery headstones are busted & kicked around. The property is ill kept and sections up front are loaded w/memorabilia turned junk. Plus the neighbor adjacent to slave cemetery keeps his lot so I'll kept, it grows through the fence
Water tower
Not sure
Quick Hill Rd site of Texas Chainsaw Massacre film. Revitalize site open Chainsaw BBQ Bar and grill. A place like Hanover's at the top of the hill. A haunted house during Halloween time.
Don't know
I don't know.
not aware of any threats to historic landmarks
Old Town area and buildings, The Flats,
The oldest neighborhood Old RR The Plat/ The Flats City government
The buildings near increasing high speed traffic.
The actual Round Rock. It's the crossing for The Chisholm Trail. And it's on this little tiny road with no proper signage.
Houses near downtown that are in disrepair and not kept up. Also, I do not believe that turning historic houses into commercial is a good method of preservation.
historic buildings and farms. terrified we'll lose any open space
Palm House, Main Street. The threat is developers and and an over-zealous city council that wants to develop every empty piece of land while disregarding parks and open space.
the round rock
the round rock - people jumping on it
The water tower and the round rock
None because outside of just having "old stuff" there is really nothing of historical importance to Round Rock. The Immortal 10 Bridge and the Round Rock are the two most historically relevant historic structures.
Facilities that were once homes are at greatest risk. Some have been moved out of Round Rock and others have been moved for development such as one of the old buildings on Sam Bass and Chisholm Trail on the SE corner for the shopping center in the 1980s. The best example is what is now a business west of May's on Bagdad on a southeast corner. It had unique-to-Round Rock features architecturally but because it was somewhat changed the city allowed it to be totally

changed. Then there is the current painting of the brick on the Nelson mansion and the unnecessary fight to save the core of the Stagecoach Inn. The city supposedly wanted to tear it down. Not sure what happened to the Mexican school. Chisholm Trail should be declared an Historic District and assist the Museum in preserving the facilities, go back and redo the sidewalks which were done in the 1990s so the area is walkable safely. The sidewalk brickwork and overhanging branches are hazardous. And some parking near the Stagecoach building should be created perhaps as a grant to the Stagecoach Inn owner so people can park and walk along that area north of Brushy Creek. And finish the bathing beach for heaven's sake.
The slave quarters at the mansion. I think it was part of history but because of it being a slaves quarters it was removed.
NA
Down town round rock and Sam bass
Round Rock, Water Tower and old Round Rock homes. Visitor destruction(taking tophies), lack of sufficient preventative maintenance on most structures(esp metal) and pest and insect damage to older homes.
The water tower; downtown buildings; the Nelson mansion
I think Main Street has been kept, but I worry about the Craftsmen and Victorians in the area.
Unknown
None
None of them are important enough to care.
older homes and businesses
Not sure
-
Rural roadways and farmland
They're all threatened because as we run out of land to stuff businesses and housing developments on, they become fodder for destruction to make way for "economic progress
the ones downtown the threats are demolition
The Mansion and other buildings downtown. Texas Baptist Children's home.
Downtown buildings, rapid urbanization
Not sure
the round rock and creek. under development and not the right development
The Nelson Hardware Buildin- you practically got a mini 6th street next to each other man pee on the side of buildings people vandalized buildings with graffiti
Not sure
Didn't know about the program but I do now and support their mission and support expanding it
CD Fulkes, the old high school and all the history that goes with it.
All of them. Rats.
The rock, the "skyscraper" water tower, much of downtown, Brushy Creek and access to it
Main street and the Round Rock
Unsure

Structures in Old Town because funds for maintenance and restoration falls on the shoulders of citizens and non-profit entities.
The rock
The Round Rock itself is threatened regularly, with erosion and water damage.
The Round Rock Defacing
Kinney Fort area. Corporate buildings
The Round Rock
Unsure.
The Samson House and the Old Log Cabin in Old Town. The Old Log Cabin is collapsing and the Samson House is vacant and starting to show the signs of neglect where the stones in the structure need repointed.
I was sad to see the brick of the Nelson-Crier House/Woodbine painted. The new commercial owners of that property made irreversible changes with what appeared from the outside as no waiting period. I think I would call the threat "The Magnolia Effect"—where popular television equates remodeling or renovation with restoration.
don t know
Chisholm Trail area
The rock
Not sure
The Round Rock - erosion and defacement.
The Round Rock. Erosion.
N/A
Not sure
?
Downtown. Losing the old small town feel.
Not certain
The Round Rock and Chisholm Trail area. Also, the "bluff" and old-town RR. Commercialization of the areas adjacent to downtown, along with all the bars. Not a good move for our city...in my opinion. These areas need to remain residential and family friendly. That's just my opinion.
Commercial historic district
Downtown
There is a landmark on Highway 79, near where they are building the new Kalahari Resort. This landmark I believe would be in jeopardy of being "lost," to everyone. Is there a way to bring The Double File Trail Landmark more into Public View and knowledge?
houses turned into businesses
The Round Rock, ensuring it is not damaged/vandalized, and making the area around it more visible to the city. Also the downtown area, keeping the businesses thriving but buildings in good condition...similar to how Georgetown has been doing.
I am not educated on this topic enough to comment.
Unknown

The old settlers association village.
Structural destruction
Downtown/Main Street area homes
Downtown area. I like to make sure that the integrity of the historic buildings are protected.
Meh.
N/A
The Round Rock. Too many people stand on it and mess with it
Unknown
Downtown
I don't know of any since stage coach inn was moved.
The round rock—erosion.
Not for sure which ones are threatened, but I'm sure city expansion and construction is a huge threat.
bats under I35
Farm houses and land
Sadly I don't know.
Unknown
The big house just east of downtown - it is supposed to become an events center. Also, the Owen house on the Chisholm trail
Downtown is threatened by a lack of infrastructure and continued development.
The forests and parks
Not enough Kenney Fort markers in that area where it used to stand and not much on double file trail
Houses/bldgs and natural sites such as land and trees
The Round Rock. With sitting in the water that no doubt wears it down and the multitude of people that climb on it for whatever purpose.
I don't know
I don't know.N
Chisholm Trail / Round Rock area....down town/ Donuts, RRHS stadium
As I said it is unimportant.
The entire downtown area. Our current leaders have one thing in mind...seeing just how many bars they can bring into town and making downtown Round Rock a little 6th Street. It makes me want to vomit.
The stage coach building (as was very important to the foundation of Round Rock, the actual Round Rock land mark we are names for, the remnants of the Train Bridge, and the view of the Balconies Fault line that is visible from some of Round Rock. These are unique and distinctive features that are being lost to developers who have no vested interest in the culture or heritage of this amazing city. Please preserve it and see that Round Rock stays the beautiful gem it is ment to be. The 20 year development plan in the city looks to force gentrification and will dissolve the beautiful spirit we have here. Please consider carefully the impact that the recent changes have

had on the city at large. We are seeing more intoxicated drivers and more malicious mischief as a result of the pushed increase in bars and decreasing the shopping and boutiques on Main street. It is also a huge risk to our Family Value image as well as to the historical building that make our city so beautiful.
The Rock, chisholm trail. Vandilism.
The Round Rock flooding erosion and pollution.
Chisholm trail from Old Sam Bass to 620
Nothing.
The Round Rock. Potential damage from historic flooding.

4. Are there historic resources not currently designated as historic landmarks that should be preserved?

RESPONSES

Yes
Na
Quick Hill Rd site of Texas Chainsaw Massacre film
Don't know
I don't know
not that I am aware of
Same in that area possibly
Yes MANY
I honestly do not know.
See comments on the Round Rock
Not that I'm aware of
Nope.
Some are mentioned above. The HPC should have an inventory and that committee needs to be more visible.
The old buildings by the round rock.
I don't know
I don't know of any.
not sure
Not that I know of.
Unknown
Water tower and the Round Rock
None.
Education of the historic landmarks.
-
Unknown
Wouldn't know. No one advertises their existence or makes a big enough deal out of them to care.
the round rock water tower.
I don't know
Not sure
no clue
All should be
Not sure
See answer to question 4

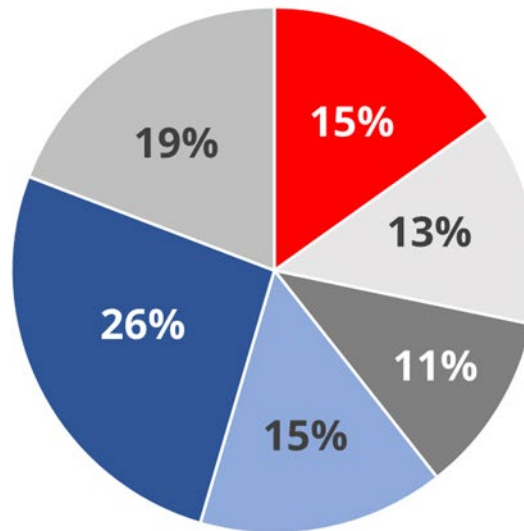
Yes the old High School now known as CD Fulkes.
Probably
Unsure
I'm not sure.
Not that I know.
Kenny Fort Site
Not that I know
The answer has to be yes. As each year goes by, additional 50 year structures become eligible for designation as historic properties.
Is the big tree at the Methodist church protected? The Round Rock? Those are irreplaceable
don't know
Not sure
I think the landmarks that are being preserved are appropriate
No, our City is good at this.
Not Sure.
N/A
Not sure
The round rock
Not certain
I can't answer this...not informed enough.
Not to my knowledge.
I am not sure about here. I have only been a resident for about three and a half years now.
n/a
Probably.
Yes, Round Rock's beautiful open green fields and forests MUST be preserved and not paved over or "developed."
I am not educated on this topic enough to comment.
Unknown
The lightning rod house on the Kalahari property
Meh.
N/A
Not that I can think of.
Unknown
I don't think so.
Sadly, I don't know. I should.
Unknown
The various stone houses around town that seem to be in the "hispanic" sections - over by Brushy Creek on the west side of town (by the bridge) and in the east side - in the "flats"
yes
Kenney Fort

Not sure.
Not that I know of.
probably, not sure
No.
Not that I am aware of, but I feel we should do more to preserve the scenery and natural beauty of Round Rock, as the wild flowers and lush plains are a very important part of the cultural value we hold. I am very sad to see the destruction of the open feilds and the froested areas around Sam Bass park and the Dell Diamond. It had greatly damaged the image of the city as well as the charm. Soon Round Rock will be absorbed in to Austin and will lose all individuality and charm.
I do not think so.
I do not know
No.
No

5. Which of the following historic preservation programming options should the City allocate the most resources to?

For this question, respondents were given 100 points and were asked to allocate the points to six different programming options.

Allocation of funding for historic preservation programming (all respondents)



- Education of City's history and historic preservation program
- Preservation planning- updating historic resource surveys, design guidelines, etc.
- Designation of eligible properties
- Financial incentives and technical assistance for historic property owners
- Restoration and maintenance of city-owned historic properties
- Establishing an archive of historic documents, photos, and other pertinent historic materials

All Respondents		
Options	Count	Percent
Education of City's history and historic preservation program	3,378	15%
Preservation planning- updating historic resource surveys, design guidelines, etc.	2,987	13%
Designation of eligible properties	2,618	11%
Financial incentives and technical assistance for historic property owners	3,506	15%
Restoration and maintenance of city-owned historic properties	6,050	26%
Establishing an archive of historic documents, photos, and other pertinent historic materials	4,361	19%
Total	22,900	100%

Registered Voters in Round Rock, TX		
Options	Count	Percent
Education of City's history and historic preservation program	2263	14%
Preservation planning- updating historic resource surveys, design guidelines, etc.	2101	13%
Designation of eligible properties	1897	12%
Financial incentives and technical assistance for historic property owners	2586	16%
Restoration and maintenance of city-owned historic properties	4149	26%
Establishing an archive of historic documents, photos, and other pertinent historic materials	3103	19%
Total	16,100	100%

Live in Round Rock, TX - Self-reported		
Options	Count	Percent
Education of City's history and historic preservation program	3273	15%
Preservation planning- updating historic resource surveys, design guidelines, etc.	2942	13%
Designation of eligible properties	2578	11%
Financial incentives and technical assistance for historic property owners	3461	15%
Restoration and maintenance of city-owned historic properties	5935	26%
Establishing an archive of historic documents, photos, and other pertinent historic materials	4311	19%
Total	22,500	100%

6. Do you have any additional comments about historic preservation in Round Rock?

RESPONSES

Bring back Sam Bass
Anything historic should mandate maintenance routinely
no
Need more folks on board to do all you need to do.
Those with no money are overlooked No one knows that there actually was a minority population instrumental to Round Rock's history.
Keep it up because once those properties are gone we can not get them back!
Part of a city's integrity lies with its historic places. Without them and the people who created them, the city we see today would be much different. Also, do not shy away from the "darker", less admirable parts of our history. We should recognize them so we know what not to repeat.
Downtown buildings should not specifically be preserved, however I think the building facades could be preserved. I'd also recommend if downtown were redeveloped with preservation of facades, the space should be mixed-use commercial and residential. I understand that facadism is not preservation, but it's a good compromise
How do you make our population aware of all that is happening or planned in RR
There is nothing of real historical importance in Round Rock beyond what people want to hang on to for sentimental reasons, however as the demographics of the city continue to shift (safely over half of the residents of Round Rock are not native to the Austin area, probably over half are not native to Texas) real history where something of real importance that actually shaped the future/current laws and culture of Texas or the US happened (not Sally falling off the wagon and dying of malaria on the Oregon Trail) should be considered, if it was so and so's Grandfather who was a cattle thief was hung in front of this building-who cares?
The Williamson Museum may be more capable of expanding the archive. While libraries often take on this role it is less known if RR Public Library sees that as its mission to actively collect, catalog, and make available such resources.
Historic preservation should not prevent economic development but should enhance it.
No
Other than tax abatement what additional incentives were or are being offered to historical site owners/operators?
No
Historic preservation is a good and noble thing, and should be undertaken and funded voluntarily by interested citizens. Historic preservation is not an appropriate use of city resources, except to preserve and maintain city-owned property that it is actively using for city business. The city should encourage a group or groups of private citizens to come forward to

take up the task of historic preservation, then divest itself of any historic properties that it is not actively using.
No
Quite wasting millions moving dilapidated old buildings that no one but a few cuckoos care about. Huge waste of taxpayer \$\$\$
Don't waste resources on preserving landmark of the past, go all in on building landmarks of the future.
It's important that we understand the history of community.
Do you honestly care? Any historical integrity becomes moot when the structure is in the way of developing some new business or housing development. This whole thing is a joke.
Let's do what we can to preserve our history.
I don't know enough to answer some of these questions to priority.
Don't remove historic landmarks and relocate to another site. That ruins the historic perspective of the site and/or structure.
None
No.
Need to make it clearer where these are
Why is this publicly funded? If people want to preserve historical buildings they can crowd fund it. There is absolutely no reason for people to get a fat gov't paycheck for something that DIRECT crowd funding should handle.
Historic preservation in Round Rock should be a priority. This focus will lead to economic development and tourism for our city.
None
No
The City Historic Preservation Office needs at least 2 extra employees to enhance the program. The City needs to annually provide funds from the Hotel Occupancy Taxes for Historic Preservation efforts.\$25K won't go far but it would be a start to enhancing the capabilities of historic preservation within our great city.
Keep up the good work
Downtown is becoming an adult bar area, we need more shops, more like Georgetown
no
Preserving the past is the most vital part of our future.
Not at this time.
No
No
No
I think leaders in the last 20+ years have done a good job preserving the heritage of Round Rock. While it is important to remember the past we must keep abreast of the social issues that impact the people of today.
No

No
At this time all i have to say, is that since I have moved here. I have loved learning about my surrounding area and the rich history that is so abundant.
I think your downtown commercial Buildings should be required to have higher quality, modern signage to make the whole area more attractive to people. The current limitations have made many owners skip signage or get cheap signage.
Keep Round Rock a small town with much open green, undeveloped spaces.
I do not know if you deal with this area...the hideous Oncor, Spectrum, At&t wiring is greatly scarring the appearance of our city. Lines are draped from telephone poles to houses and businesses without any regulations on appearance. The careless stringing of internet lines is a ghastly eye soar.
Not at this time
Bring the well back to downtown.
I believe historical preservation is important to maintaining the character of the community. I think you should look at successful programs from other communities to inform your decisions. I don't really care about a particular programming option.
No
Keep Round Rock normal.
No
No
Keep up your good work.Many midwestern cities have destroyed much of thir history due to poor planning and lack of vision.
Change the name of Sam Bass Road, he was a criminal.
A lot of hidden history
No
No.
just this, the city sign/ display on the south bound interstate shoulder is silly. It looks like something that would fit in Colorado. Why would it have that harsh angled slate/rock? Why not a replica of "the Round Rock"? I guess this was funded by someone with a connection to the artist? Maybe I am missing the message the artist was attempting to send.
Question number 5 just above has no answer, such as not or none. I do not particularly care about preserving old buildings. I also would prefer them to remain intact.
The current leaders from the Mayor down should hang their heads in shame.
Please consider the future of the city and the rich history and the culture of family value. We are, as a city and community, at a very defining moment. What we choose can build or destroy our entire city and culture. By choosing preservation we can grow in a healthy and unique direction that nurtures family value, beauty, and community. Or we can sell out, lose what is unique about us, gentrify our citizens, and be annexed into Austin. Please keep Round Rock her own beautiful self.
Seems like the city planners did not start soon enough to preserve the historical buildings

Our kids can not afford to live in Round Rock. Stop spending money on crap. Teachers will complain - no matter what. I am med-low income. Soon, I cannot afford my 30 yr old house taxes.

No

Round Rock

20 30

DEVELOPING **OUR** FUTURE

POLCO POLICY DISCUSSION
SURVEY REPORT



ROUND ROCK TEXAS
PLANNING AND DEVELOPMENT SERVICES

INTRODUCTION

The City conducted its third phase of public input for Round Rock 2030 from mid-April through mid-June using Polco, an online public engagement tool. 21 standalone questions and 2 surveys were developed based on input received at the in-person quadrant meetings the City hosted in February and March. In mid-May the City added a policy discussion survey to the City's Polco page. This policy discussion is an important step in creating land use policies for *Round Rock 2030*. Policies are meant to be general statements that guide the comprehensive plan. City staff incorporated concepts from the currently adopted comprehensive plan and current trends in planning practice to draft the initial policies.

The first policy discussion activity took place during a series of public meetings in February and March. Attendees were given a list of 10 draft policies for land use decisions throughout the next decade that they could edit, comment on, and prioritize. They were also given the opportunity to create their own new policies. After the quadrant meetings, planning staff reworked the draft policies to reflect the 745 public comments received.

The online policy exercise allows participants to tell City staff whether or not they support the draft policies, and to suggest changes to the wording of the policies. With the Polco feedback, planning staff will adjust the policies again to reflect the online input.

Specific information and implementation strategies related to each policy statement will be incorporated into Round Rock 2030 as it is developed. Input received for all of the online engagement questions and surveys will ultimately be incorporated into the content of *Round Rock 2030*.

POLICY DISCUSSION QUESTIONS

Respondents were asked whether or not they support each of the 12 draft policies in a multiple-choice format. The answer choices were:

- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

Respondents were prompted '*If you said you would change the wording for Policy __, what changes would you make?*' However, due to the limitations of Polco, respondents were able to comment on each policy regardless of their answer choice.

At the end of the survey, respondents were prompted '*Please leave any additional comments you have about the draft policies.*' In order to submit the survey, respondents were required to answer all multiple-choice questions. Respondents were encouraged but not required to provide comments.

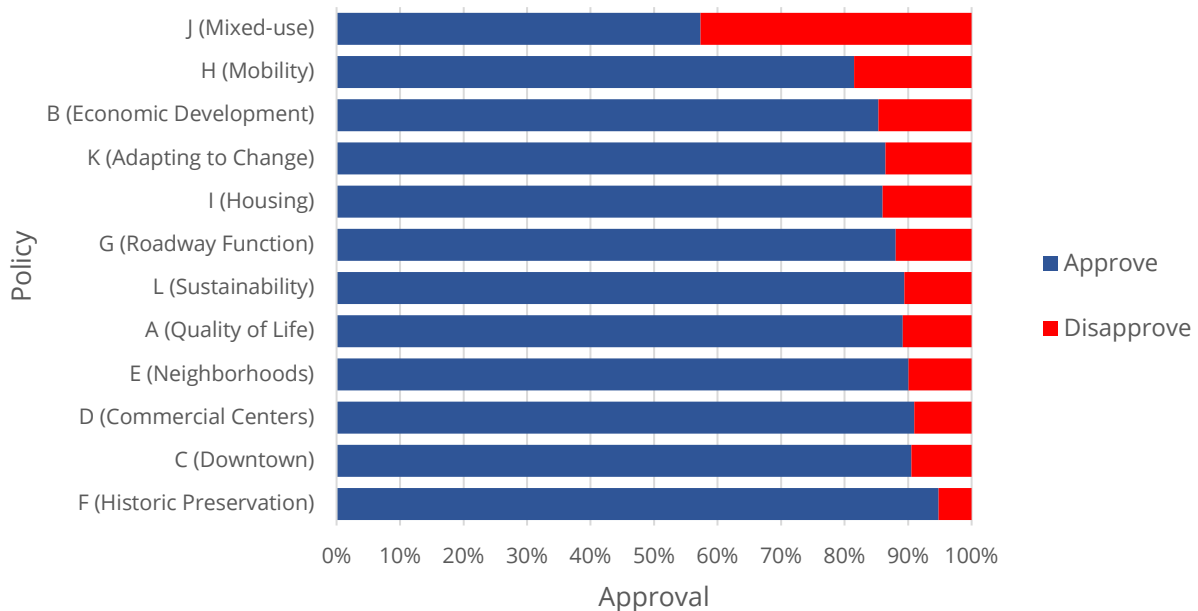
VERSION OF DRAFT POLICIES PRESENTED IN POLCO POLICY DISCUSSION SURVEY

- **(Quality of Life):** Focus economic development initiatives on those that improve quality of life and not just those that make economic sense. Invest in community gathering spaces for all ages that support the arts, culture and entertainment.
- **(Economic Development):** Continue to be the “City of Choice” for entrepreneurs by focusing on planning policy that promotes high quality, attractive development while ensuring that the City has adequate infrastructure and services to accommodate growth.
- **(Downtown):** Manage and guide the redevelopment of downtown as a safe and walkable community destination with exciting and unique activities for all.
- **(Commercial Centers):** Foster revitalization, maintenance, and reuse 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 appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel.
- **(Mobility):** Develop multimodal connections within and between neighborhoods and local destinations.
- **(Housing):** Enable a mixture of housing types to meet all residents’ housing needs and preferences. Residents should be able to up-size or down-size through all stages of life without leaving the city.
- **(Mixed-use):** Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways.
- **(Adapting to Change):** Consider modifications to development codes to account for transportation innovations, changing technology, and consumer behavior.
- **(Sustainability):** Consider policies that promote environmental sustainability while accommodating growth. Facilitate development that incorporates natural resource conservation and energy efficiency.

SURVEY DATA SUMMARY

- **443** Respondents
- **723** Comments
- On average, **68%** of respondents selected *'Yes, I support the policy the way it is worded'*
 - **79%** barring outliers [Policies B (City of Choice), H (Mobility), & J (Mixed-Use)].
- Average Approval (With and Without Edits): **86%**
- Highest Approval (Without Edits): **88%** (Policy F – Historic Preservation)
 - Policy F Combined Approval (With and Without Edits): **95%**
- Lowest Approval (Without Edits): **51%** (Policy J – Mixed-use)
 - Policy J Combined Approval (With and Without Edits): **57%**
- Most Comments: **83** (Policy C – Downtown)

Approval (With or Without Edits) vs Disapproval by Policy



ABOUT THE POLICY DISCUSSION SURVEY

Important: The following document is noninteractive and is only intended for reference purposes. The content of this report provides the description and results from the Polco Policy Discussion Survey.

Policy Organization: Policies are coded only for organization. Letters are assigned to policies according to the order of appearance in the policy discussion survey. Policies are not ranked by importance in any way.

Comments: Comments were recorded verbatim from Polco as entered by respondents. Comments are organized into three sections: 'rewrites', 'rewords' and 'all comments'. Re-writes are comments that added wording into the existing draft policies. Re-words are comments that made specific suggestions for wording changes to the draft policies. Finally, all comments including re-writes and re-words are listed in the 'all comments' section.

Data: Only total respondent data is included in this report. Percentages were rounded to the nearest whole number and may not sum to 100%. Response difference between total and registered voters and self-reported residents is negligible (+/- no more than 3% across all policies). While only data for 'all respondents' is presented in this report, there are several types of users categorized by Polco. The definitions of each user type is listed below.

All Respondents: all users that responded to a question regardless of demographic data

Registered Voters in Round Rock, TX: users that are registered to vote in Round Rock as verified by Polco using public records

Live in Round Rock, TX – Self-reported: users that self-identified as living in Round Rock regardless of voter verification information

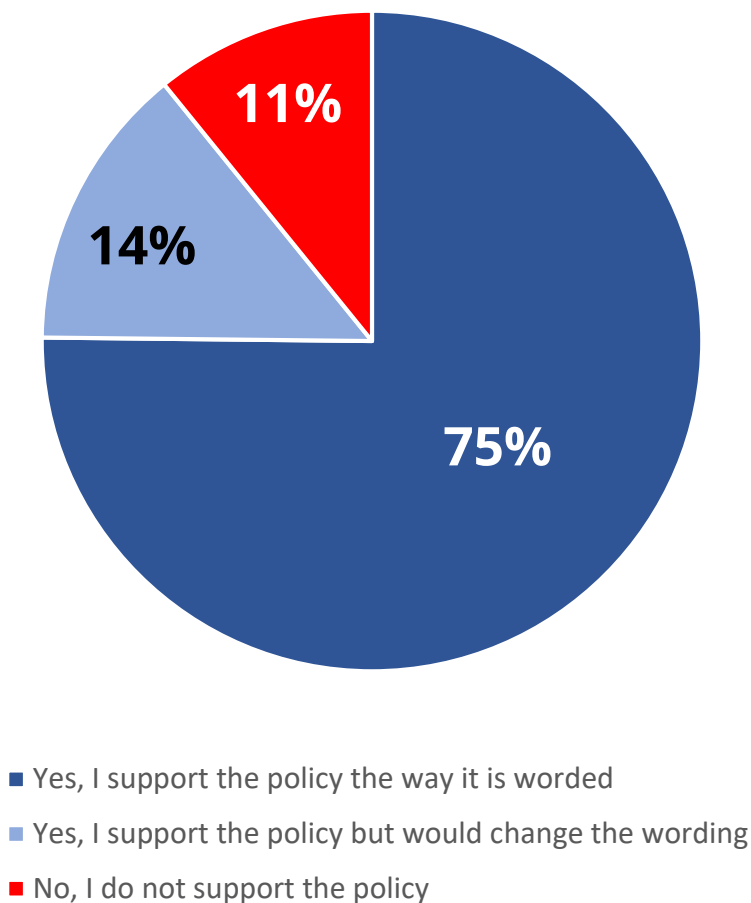
Registered Voters from Anywhere: users that are registered voters as verified by Polco using public records, regardless of where they are registered to vote

POLICY A

(QUALITY OF LIFE)

Focus economic development initiatives on those that improve quality of life and not just those that make economic sense. Invest in community gathering spaces for all ages that support the arts, culture and entertainment.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	333	75%
Yes, I support the policy but would change the wording	62	14%
No, I do not support the policy	48	11%
Total	443	100%



RE-WRITES

Focus economic development initiatives on those that improve quality of life and make economic sense. Invest in the arts, culture and entertainment by creating community gathering spaces for all ages.
Focus economic development initiatives on those that improve quality of life and security, not just those that make economic sense. Invest in three key areas: 1-community gathering spaces, for all ages, that support the arts, culture and entertainment; 2- Well-being and entertainment for elderly residents; 3- Personal safety of all residents and visitors.
Focus economic development initiatives on those that improve quality of life and that make economic sense. Invest in community gathering spaces for all ages that support the arts, culture and entertainment.
Focus economic development initiatives on those that improve quality of life even if they don't make economic sense. Invest in community gathering spaces for all ages that support the arts, culture and entertainment.
Focus economic development initiatives on those that improve quality of life through the creation of good jobs. Pursue initiatives that make make economic sense and Invest in community gathering places for all ages that support the arts, culture and entertainment.
Focus economic development initiatives on those that improve quality of life while making economic sense.
Focus economic development initiatives on those that PROVIDE THE GREATEST BENEFIT TO OUR LOCAL COMMUNITY WHERE THE FINANCIAL INVESTMENT IS CLEARLY JUSTIFIED BY THE WELFARE, VALUE AND ENJOYMENT THAT IT PROVIDES TO THE ROUND ROCK COMMUNITY AT LARGE. ...
Focus economic development initiatives with equal consideration for improving the quality of life and building economic sustainability....some wording that emphasizes a goal of balanced outcomes.
Focus on community investments that improve the quality of life and make economic sense.
Focus on quality of life, be economical. Don't do stupid stuff that Austin does, like scooters, bike lanes everywhere. Don't put money into stuff that attract crime, drug, corner bums.

RE-WORDS

"that improve quality of life and not just those that make economic sense, while maintaining and protecting our natural environments."
add outdoor recreation or at least recreation to the list
and outside activities,
arts, culture and entertainment change it to just entertainment places.
Change "not just those that make economic sense" to "while remaining economically responsible".
delete "and not just " substitute with "in addition to"

Delete the last sentence.
I would add revise the last sentence to: Invest in community gathering spaces for all ages that support the arts, culture, entertainment, enjoyment of nature and easy access to those venues.
I would also specify outdoor recreation in the list with arts, culture, and entertainment.
I would avoid wording the first sentence in a negative way. The arts and entertainment are an important part of RR's economy, not an add-on perk. "Focus economic development initiatives on those that improve quality of life WHILE CONTRIBUTING TO OUR ECONOMIC SUCCESS."
I would include a reference to small business owners. "economic development initiatives " should focus on helping local small and medium business growth. Having the "improve quality of life" is nice, but try to keep Round Rock local small business owner friendly too.
I would strike the entire second sentence because it to prescriptively tries to define "quality of life." I value the items listed in the second sentence by quality of life to me means: Less traffic on the roads, fewer commuters using my neighborhood roads to commute to their new neighborhood, feeling safe to continue riding my bike in the community, the preservation of some green space, access to real public transportation, and not seeing the same strip malls with the same chain stores every five miles.
Remove "and not just those that make economic sense." I would change "entertainment" to "recreation." I would also add wording that supports the diverse socioeconomic base of the city.
Take out economical sense. Expand on the quality of life, family, arts, etc.
I think that improving quality of life makes economic sense. I might reword it to say "and not just those that have a direct economic impact"

ALL COMMENTS

"that improve quality of life and not just those that make economic sense, while maintaining and protecting our natural environments."
Add "promotes sustainability." Teach people how to keep the city clean. Especially on these types of events.
Add comments about mass transit.
add outdoor recreation or at least recreation to the list
Add plans for safety/security and public transportation for locals and visitors alike to alleviate related stress make some places within walking distance of neighborhoods
and outside activities,
Any and all development needs to be voted on by the taxpayers and does not require tax increases for road maintenance or new schools!
arts, culture and entertainment change it to just entertainment places.
As is, it sounds like money is no object. Need verbiage in there to say there are limitations to what will be spent, or taxes raised
As the tax base grows due to economic development add more focus on the development of quality of life initiatives.

Balance between economic sense and arts and culture events
Be more specific about what support the arts, culture and entertainment means.
Be more specific regarding the meaning of "quality of life".
Before something is built and taxpayer money is spent, voter approval should be sought.
Change "not just those that make economic sense" to "while remaining economically responsible".
Community gathering spaces for all ages including kids to have a recreational place, besides Clay Madsen.
delete "and not just " substitute with "in addition to"
Delete the last sentence.
depends on the changes made to the areas I live in.
Development initiatives still need to make economic sense and also impact quality of life
Economic development initiatives should consider both those that make economic sense and those that improve quality of life such as community gathering spaces for all ages and interests.
Focus economic development initiatives on those that improve quality of life and make economic sense. Invest in the arts, culture and entertainment by creating community gathering spaces for all ages.
Focus economic development initiatives on those that improve quality of life and security, not just those that make economic sense. Invest in three key areas: 1-community gathering spaces, for all ages, that support the arts, culture and entertainment; 2- Well-being and entertainment for elderly residents; 3- Personal safety of all residents and visitors.
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Focus economic development initiatives with equal consideration for improving the quality of life and building economic sustainability....some wording that emphasizes a goal of balanced outcomes.
Focus on community investments that improve the quality of life and make economic sense.
Focus on economic growth, and everything else will come.

Focus on quality of life, be economical. Don't do stupid stuff that Austin does, like scooters, bike lanes everywhere. Don't put money into stuff that attract crime, drug, corner bums.
Focus on the money we get to invest in the city and people of Round Rock.
For all communities in Round Rock and not just certain areas.
Give me the checkbook and goals list... Then let's talk.
Have more community involvement
I don't give a rat's ass about "arts, culture and entertainment." We are not Paris, London, NYC, Milan, Tokyo, etc. We are Round Rock, and we already pay for too much crap that too few people use. FOCUS ON ROADS and reducing property taxes! Stop wasting our money on woo-woo crap, businesses we didn't ask for, and roads that go nowhere.
I don't like the implication that funding the arts doesn't make economic sense. Remove this phrase: not just those that make economic sense.
I don't see anything about sports. I would like sports mentioned because we need some more open spaces for kids to play things like football / baseball. In my community there isn't really a space for that as much as just an open field they can try to use and hope no one else shows up.
I think that improving quality of life makes economic sense. I might reword it to say "and not just those that have a direct economic impact"
I wholeheartedly agree with this statement. The government's role is to invest in community projects that may not make purely economic sense, otherwise private businesses would be able to fill that role.
I would add revise the last sentence to: Invest in community gathering spaces for all ages that support the arts, culture, entertainment, enjoyment of nature and easy access to those venues.
I would also specify outdoor recreation in the list with arts, culture, and entertainment.
I would avoid wording the first sentence in a negative way. The arts and entertainment are an important part of RR's economy, not an add-on perk. "Focus economic development initiatives on those that improve quality of life WHILE CONTRIBUTING TO OUR ECONOMIC SUCCESS."
I would include a reference to small business owners. "economic development initiatives " should focus on helping local small and medium business growth. Having the "improve quality of life" is nice, but try to keep Round Rock local small business owner friendly too.
I would include something about open spaces or open spaces; also there's nothing that includes historic preservation, Round Rock has a history
I would like community spaces that encourage interaction with nature and outdoor recreation to also be considered as part of quality of life.
I would strike the entire second sentence because it to prescriptively tries to define "quality of life." I value the items listed in the second sentence by quality of life to me means: Less traffic on the roads, fewer commuters using my neighborhood roads to commute to their new neighborhood, feeling safe to continue riding my bike in the community, the preservation of some green space, access to real public transportation, and not seeing the same strip malls with the same chain stores every five miles.
I'd include nature and open space as ways to improve quality of life

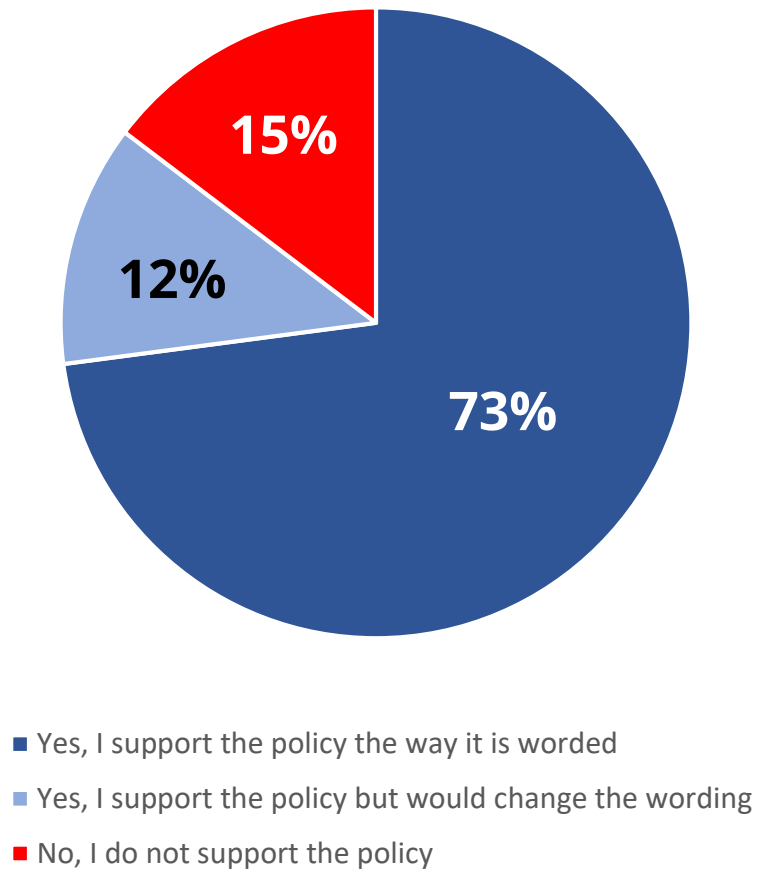
If it doesn't make economic sense it doesn't make sense at all. Do not endeavor into something if you do not have the budget to do so.
Invest in community gathering spaces if it makes economic sense.
Invest in community Walking and Cycling trails, more Bike lanes that actually go someplace and connect West and East Round Rock. This would allow workers to ride to work and recreational riders to visit Downtown and other areas for the City
It should not make BAD economic sense just to do something community. That doesn't help the community, either.
Less focus on arts culture and entertainment.
Let the market decide. Who decides what quality of life is?
Let the people handle economic matters organically, and not handed down by a local Soviet.
More affordable housing with backyard and garages
Needs to make economic sense. Its our tax dollars!
Needs to say something about these spaces being economically neutral or something - don't want to be like Austin and spend a lot on such things while neglecting areas of necessity.
Private sector support
Remove "and not just those that make economic sense." I would change "entertainment" to "recreation." I would also add wording that supports the diverse socioeconomic base of the city.
Respond to the views of constituents and acknowledge the need for progress while respecting the value of the area's history.
Support the entertainment of our residents and visitors to our city.
Take out economical sense. Expand on the quality of life, family, arts, etc.
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
To ensure that EP stays affordable, "economic sense" should have a higher priority. In current form, Policy A effectively conveys that anything that benefits anyone will be considered or pursued.
to honor the ARTS and provide a place for gathering, sharing, performing and celebrating the many aspects of the ARTS
Usually the first thing that suffers when you focus on the economy is the environment, especially in Texas. Arts, culture, and entertainment are all kinda redundant and doesn't protect the environment.
We already have old settlers park. I enjoy the outdoor spaces but being fiscally responsible rather than creating a little Austin is a better choice for tax payers dollars.
When considering economic development initiatives, there should be a balance between quality of life (community gathering spaces, arts, history, etc.) and increasing property values.
While I applaud the council for considering an investment in the arts, this wording suggests that investment in gathering spaces that support the arts, culture and entertainment do not make economic sense when studies show the arts have a positive economic impact on communities.

POLICY B

(ECONOMIC DEVELOPMENT)

Continue to be the “City of Choice” for entrepreneurs by focusing on planning policy that promotes high quality, attractive development while ensuring that the City has adequate infrastructure and services to accommodate growth.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	323	73%
Yes, I support the policy but would change the wording	55	12%
No, I do not support the policy	65	15%
Total	443	100%



RE-WRITES

Continue to be the "City of Choice" for entrepreneurs and citizens by balancing planning policies that promotes high quality, attractive development while ensuring that the City has adequate infrastructure and services to accommodate growth.
Continue to be the "City of Choice" for entrepreneurs by focusing on planning policy that promotes high quality, attractive development while ensuring that the City has adequate infrastructure and services to accommodate rapid growth.
Continue to be the "City of Choice" for entrepreneurs by reducing red tape and taxes, while ensuring that the City has adequate infrastructure and services to accommodate growth.
Focus on planning policy that promotes quality, attractive development while ensuring that Round Rock has adequate infrastructure and services to accommodate growth and maintains our status as "City of Choice" for entrepreneurs.

RE-WORDS

"while ensuring that the City has adequate infrastructure and services to accommodate growth without increasing the tax burden on current residents and effectively forcing them to subsidize development that lowers their quality of life."
"...attractive development. To ensure that the city-- to accommodate growth, the said new developments will pay for the cooresponding infrastructure they caused to be needed by their coming here."
"Adequate" is a way to stick your head in the sand about how terrible traffic is. How do you define "adequate." "Plentiful" is a better word, and stays ahead of the growth you so desperately want as the expense of the residents that have been here for generations.
"attractive development"? What does that mean?
, and making sure that's entrepreneurs participate in the cost of infrastructure and that they are not given tax breaks that would create additional taxes for local taxpayers, and that the tax breaks well not only pay for themselves but create revenue for the city.
,while ensuring that the city has adequate protections for the quality of life of its citizens, including protections against the majority of jobs created being minimum wage and or part time jobs, and ensuring that the city has infrastructure....
. . . while ensuring that the City PRIORITIZES adequate infrastructure and services to accommodate growth.
[Continue to be the "City of Choice" for entrepreneurs] and independent business owners, by focusing on planning policy that promotes hig quality, attractive development; while ensuring the city has adequate infrastructure and services that accommodate growth; without impeding current business owners' ability to grow.
"Adequate infrastructure" should be changed to EXEMPLARY infrastructure.
Add "sustainable" before the word "growth."

Instead of "entrepreneurs" I would use the words "small business owners."
Take out "focusing on planning policy". Again, the city council should aspire to be central planners.
Don't use the word adequate. Adequate means just barely good enough. Change it to superior.

ALL COMMENTS

"while ensuring that the City has adequate infrastructure and services to accommodate growth without increasing the tax burden on current residents and effectively forcing them to subsidize development that lowers their quality of life."
Focus on economic growth, and everything else will come.
In order to continue to be the city of choice for entrepreneurs, we must ensure adequate infrastructure and services to accommodate growth and focus our planning policy in a way that promotes high quality attractive development. Emphasize infrastructure which is more important than services. I would like to see development that encourages less curb cuts, less stop lights. Each time a new stop light is added, it pushes existing residents further and further away in commute times from what they do.
"...attractive development. To ensure that the city-- to accommodate growth, the said new developments will pay for the corresponding infrastructure they caused to be needed by their coming here."
"Adequate" is a way to stick your head in the sand about how terrible traffic is. How do you define "adequate." "Plentiful" is a better word, and stays ahead of the growth you so desperately want as the expense of the residents that have been here for generations.
"attractive development"? What does that mean?
, and making sure that's entrepreneurs participate in the cost of infrastructure and that they are not given tax breaks that would create additional taxes for local taxpayers, and that the tax breaks well not only pay for themselves but create revenue for the city.
,while ensuring that the city has adequate protections for the quality of life of its citizens, including protections against the majority of jobs created being minimum wage and or part time jobs, and ensuring that the city has infrastructure....
. . . while ensuring that the City PRIORITIZES adequate infrastructure and services to accommodate growth.
[Continue to be the "City of Choice" for entrepreneurs] and independent business owners, by focusing on planning policy that promotes high quality, attractive development; while ensuring the city has adequate infrastructure and services that accommodate growth; without impeding current business owners' ability to grow.
"Adequate infrastructure" should be changed to EXEMPLARY infrastructure.
06/08/2019 00:58 - Add "sustainable" before the word "growth."
Add in something promoting environmentally friendly businesses

Adequate though positive, ample might be of choice so growth continues and not become pseudo chaos. Traffic, schooling and local infrastructure
Any needed infrastructure changes needs to be funded by the developer.
Beef up what constitutes adequate infrastructure. Don't want to see economic development at the expense of inadequate systems (think transportation) because we gave developers a pass to get their business and then it ends up on the backs of taxpayers to fix it.
Bring jobs to Round Rock so we don't have to drive to Austin.
CITY OF CHOICE
Continue to be the "City of Choice" for entrepreneurs and citizens by balancing planning policies that promotes high quality, attractive development while ensuring that the City has adequate infrastructure and services to accommodate growth.
Continue to be the "City of Choice" for entrepreneurs by focusing on planning policy that promotes high quality, attractive development while ensuring that the City has adequate infrastructure and services to accommodate growth. HOWEVER, WE WANT TO MAINTAIN THE RELAXED SMALL TOWN FEEL OF ROUND ROCK WITHOUT OVERCROWDING OUR DENSITY OR ROADWAYS.
Continue to be the "City of Choice" for entrepreneurs by focusing on planning policy that promotes high quality, attractive development while ensuring that the City has adequate infrastructure and services to accommodate rapid growth.
Continue to be the "City of Choice" for entrepreneurs by reducing red tape and taxes, while ensuring that the City has adequate infrastructure and services to accommodate growth.
Developers and entrepreneurs can help with needed new or updated infrastructure and services.
Do not build more empty office space buildings "hoping" that tenants will come. You will take away green space for wasted space, which is true for the 4th storage center recently built a one square mile area in SE RR.
Don't use the word adequate. Adequate means just barely good enough. Change it to superior.
Entrepreneurs need access to cheap, well educated talent. Rest is good.
Entrepreneurs usually start out of their home/house with extremely limited budgets and little credit so rather than (or in addition to) "high quality, attractive", as an entrepreneur, "affordable" is more important. Vendor streets, and culture & market districts are common methods that work well in other countries (i.e. Japan).
Focus on local business, regulations are crazy, rent and taxes really high. That is why businesses close so soon. Lets not only give breaks to big corporations, lets focus on small businesses that creates jobs
Focus on planning policy that promotes quality, attractive development while ensuring that Round Rock has adequate infrastructure and services to accommodate growth and maintains our status as "City of Choice" for entrepreneurs.
Growth without roads and alternate modes of transport Buses, Bike Lanes and Walking Paths, is detrimental to the City.

I believe that the two characteristics entrepreneurs value the most are low costs and lack of rules. Establishing more and more specific rules about what makes developments attractive is the moving the opposite direction of lower costs and fewer rules. I don't really support Policy B & only clicked the support Policy B so I could use the text box.
I believe the developers should pay for the required new infrastructure, not the existing taxpayers.
I don't believe it's the role of the city to promote (ie: hand out tax money) entrepreneurs. Round Rock, nor any city, should be in the Corporate Welfare business. Attract entrepreneurs by investing in our community for the people that live and work here.
I would add "affordability" to infrastructure services
I would emphasize that quality of life, i.e. Policy A, is more important.
I would like to see more support for locally owed endeavors rather than big box stores and corporations.
I would like to see something that talks about parks or open spaces as well as something that speaks to historic preservation as Round Rock has a history
I would make sure it is clear that infrastructure includes traffic.
I'd like too see more focus in improving infrastructure to accommodate growth.
I'm unsure what "high quality, attractive development" means. Attractive to the entrepreneurs or to the citizens of Round Rock? I would also like to have quality of life balanced into this equation because attractive development for businesses might detract from neighborhood life.
Includ3 quality of life issues (parks, trails, pools, etc.)
Infrastructure first before growth. Schools are full and traffic unbearable.
Instead of "entrepreneurs" I would user the words "small business owners."
Less focus on development and more focus on infrastructure for existing citizens. Slow the growth.
Lets STOP the growth already! If people want to live in a growing big city they live in Austin. Lets keep a small town feel in RR!
Make it seem less focused on capitalism and making money
Make sure that East Round Rock does not get most of the apartments and ensure communication with the rrisd board
More affordable housing with backyards and garages
More focus on local small business and less on outside corporations like Kalahari. We're at risk of become the next Arlington, TX and I do NOT want that.
not only for "entrepreneurs"
Repurpose current buildings rather than taking one spaces and building new structures
Round Rock's appeal is a family friendly quieter place, while expansion is inevitable you will lose community feel with more businesses.
Specify what would happen with this sentence "attractive development while ensuring that the City has adequate infrastructure and services to accommodate growth."

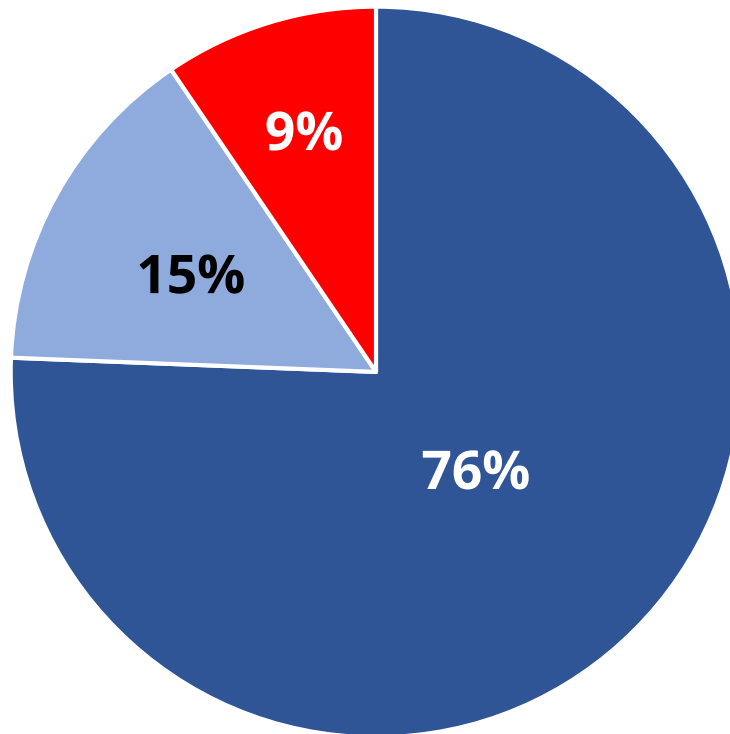
Take out "focusing on planning policy". Again, the city council should aspire to be central planners.
The only additional new development we need at this point is affordable housing for public servants. We have Teachers Aides on welfare. If you work here you should be able to live here.
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
The word "attractive" implies to me that we would not be willing to support entrepreneurial efforts if they didn't fit the "look" of our city. It feels like we would exclude great ideas bc people could say "that's great, but not in my neighborhood." Consider how that could be changed to more inclusive language.
This just sound like it's contradicting policy A I'm all for supporting entrepreneurs but I feel we have enough "high quality, attractive developments"
Thus policy sounds like i wont be able to afford living here much longer lol
Too vague. This could mean anything in terms of how much new development you would allow.
Use wording less opinion based.
We have enough development. Need to focus on repairing and ceeating infrastructure, mainly preserving water.
We want to be the city everyone is jealous of because we are the best and people are lining up to move here.
We're going to put a screeching halt when it comes to our current behaviors that are turning downtown Round Rock into 6th Street. We are NOT Austin and we do NOT want to be Austin.
What do "high quality," "attractive development" and "adequate" mean?
What is unattractive development?
with respect, of course, to Policy A
Yes to infrastructure. No to the other nonsense.

POLICY C

(DOWNTOWN)

Manage and guide the redevelopment of downtown as a safe and walkable community destination with exciting and unique activities for all.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	335	76%
Yes, I support the policy but would change the wording	66	15%
No, I do not support the policy	42	9%
Total	443	100%



- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

RE-WRITES

Manage and guide the redevelopment of downtown (without losing it's small town charm) as a safe and walkable community destination that includes exciting and unique events/activities for all.
Manage and guide the redevelopment of downtown , WHILE PRESERVING OUR HISTORIC BUILDINGS AND CHARACTER, WHILE MAKING IT A SAFER AND MORE WALKABLE FRIENDLY community destination with exciting and unique activities for all.
Manage and guide the redevelopment of downtown as a safe and walkable community destination with exciting and unique activities for all while preserving as much of its residential component as possible.
Manage and guide the redevelopment of downtown as a safe and walkable community destination with exciting and unique activities for all, WHILE MAINTAINING OUR UNIQUE HISTORIC CHARACTER.
Manage and guide the redevelopment of downtown as a safe and walkable community destination with modern entertainment and exciting activities for all.
Manage and guide the redevelopment of downtown as a safe and walkable community, with plenty of nearby parking, and a destination with exciting and unique activities for all.
Manage and guide the redevelopment of downtown as a safe, walkable and bicycle-friendly community destination with exciting and unique activities for all.
"Manage and guide the development of safe and walkable community destinations with exciting and unique activities." Safe, vibrant and walkable communities are great but Round Rock is a large city. Why focus on just downtown? Why not have several community hubs within our sub-communities (Old Settlers Park, Red Bud and Gattis, Downtown, La Frontera, over on 620, etc) and provide transportation between those community hubs?

RE-WORDS

Change "walkable" to "pedestrian friendly". Might be a PC thing but some people can't walk.
... exciting, unique, inclusive, and culturally enriching activities for all.
....; while ensuring appropriate parking and infrastructure that does not unduly increase or impede flow of traffic.
remove "with exciting and unique activities for all"
Remove "with exciting and unique."
add: "including accessibility and parking."
Delete the exciting word.
Instead of "exciting and unique activities," I would say "attractive, fun, and affordable activities for all."
I would add "while maintaining the historical value" to the end.

I would add "bicycle friendly." My husband and I live close to downtown but when we tried to ride our bikes there we couldn't find a single bike rack.
I would remove the words safe and walkable. You can't have policy that relies on the intelligence of those that should follow it. My husband and I just drove east on Gattis School Road. Between the corner of Grimes and the entrance of South Creek, 4 young men were trying to run across Gattis School Road halfway between 2 crosswalks. In our own community, very close to where this was, people have been hit by cars. Obviously that did not affect their choice.
I would add: Create a shuttle system between the Allen R. Baca Center and downtown Round Rock east of Mays Street to facilitate residents' access to the activities on both sides of Mays Street.

ALL COMMENTS

...while attempting to maintain and enhance as much of "feel" of Round Rock
A safe and walkable community doesnt mean implementing a sound ordinance that keeps live music away from downtown which is what has been done.
Add specifics related to family and senior oriented attractions and environment
Add: We're not going to bring any more bars into downtown...in fact, we're going to lose some of them. While we're at it we're going to lose the tacky tattoo shop on Main Street. We're going to get rid of the hideously ugly modern sculptures. We're going to focus on preserving the old buildings.
Allow the redevelopment of downtown as a safe and walkable community destination by getting out of the way of people providing exciting and unique activities for all.
Be inclusive of the residents that still exist. I'm not sure how many families frequent bars since that is the majority of businesses downtown so I remain hopeful that there actually are exciting and unique activities for all. Getting drunk every night is neither exciting or unique. How about a community center for the at-risk children in the neighborhood. Especially since they are doing away with CD Fulkes football field. Many of those families are in the low socio economic status and cannot afford to join leagues at YMCA or Clay Madsen. Let's give back to the community for a change.
Currently, there is not enough activities for all---too many bars. People coming and drinking excessively could result in an unsafe area. We don't want downtown Round Rock to become another 6th street like in Austin. I miss all the cute shops Round Rock had when we first moved here and like Georgetown currently has.
Define exciting and unique activities that please all
Don't think it needs much work, would continue to ensure it stays as is
Downtown always seems weird to me. I am not sure who the target audience is. There are some things that seem designed to attract families but it is mostly bars and non-family friendly restaurants.

Downtown has become dirty, grimy, and Round Rock's version of 6th street. If the policy sets out to provide a place for "all", then council should limit the number of bars and incentivize restaurants and cultural gathering spaces.
Downtown Round Rock should remain historical. Don't turn it into 6th Street.
Driving up Main Street, downtown now is beginning to resemble Austin's 6th Street. That's not family friendly...lipstick on a pig still makes it a pig.
Ensure that the activities are family friendly
Focus on economic growth, and everything else will come.
Focus on local small business growth, and SAFE WALK-ABLE community. (We have Austin for big business. Compete with Frerickburge for downtown small business dominance.)
Guide the redevelopment of downtown as an interesting and historical community destination, including unique activities for all ages that is also safe with adequate, free parking.
I also would add that the current development on West Main is not congruent with the downtown area and should not have been approved. Add wording that requires future development to keep the current look of the down area.
I am concerned with "for all." That seems like a very high goal and one that cannot be met. You cannot make everyone happy.
I do not support the redevelopment of downtown
I don't want to see Round Rock's Main Street become Austin's 6th Street. Bar after Bar after Bar.
I live downtown and feel like some of the newer businesses are making it "too adult" for families. Specifically I think any bar named "Sugar Daddies" should move over to the freeway with Hooters and Twin Peaks and Ricks. I don't mind that these businesses exist, but they are not a good fit for downtown if we really want to be welcoming to families with kids.
I support this policy but would like to see cycling included NOW! Not 2 decades from now.
I would have fewer bars downtown.
I would like to see investment and attention for other parts of our city to help those clusters of business grow and add events there, ie in Old Town. Also, my concern in downtown is the negative impact growth has on the residents living in the neighborhood.
I would make sure shopping is a priority for downtown as well. I'm not sure if "activities" is sufficient.
I would not make it limited to "activities," but include restaurants and shopping.
I'd include wording on the provision of free parking spaces.
In the development planning process, try to incorporate utilizing Brushy Creek riverfront for more alcohol serving restaurants with outdoor patio areas or with high rise residential living space with restaurants on street level.
Include a statement about historic preservation of downtown Round Rock. There's a vast history in downtown that could be lost through redevelopment
Include expansions for local business and museums
including cutting edge technology
Investment on public transportation would be a great addition.

Let's be honest going downtown with your kids where the bars are is a challenge. The city is big enough to have a happy medium where the kids don't have to mingle with the drunks.
Love it the way it is :)
More affordable housing with backyard and garages
Move the insanely loud Tejano bars away from the money making places.
Need more details. Elaborate please.
Need to ensure adequate parking that helps make it walkable from different points, don't clutter down town with too much parking, instead more open and community spaces with parking at the perimeter.
Need walk/bike connections from downtown to rest of city to reduce parking problems
not necessarily wording changes to the policy, but thought to the downtown area as a destination spot both during the day as well as for the "night life"
Not sure what the wording would be, but would like to see something besides bars in downtown.
Place limits on the number of bars. We don't want downtown to become a "6th St. bar district".
Redevelopment seems like losing what currently there. I would say something like fully recognize the potential of downtown.
Revise the policy to reflect that safe includes safe persons with disabilities and safe for LGBT individuals. Walkable means disability accessible. Somehow, the downturn area needs to address that the majority of businesses in the old town area are either bars or restaurants that prominently display bars. Does The City Of Round Rock really mean safe and walkable for a pub crawl?
RRPD needs to focus more on preventing crime and car break ins and less on their public intox initiatives. That is now well known and many many folks are now not going downtown out of fear of RRPD
Safety includes insuring that the children walking home from school can do so safely
Stop trying to Manage and Guide people. Each council member should mind their own economic affairs and let the rest of us do the same.
Strike the whole thibg. We've achieved this via tha last project.
The downtown area just isn't designed for the traffic that would result from "exciting and unique activities for all."
The downtown is great already. How about instead of the word "redevelopment " use a phrase "further development" ? By the way, I love the downtown area- you already did a wonderful job there!
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
This is so key! Downtown has improved so much already - we need to continue with this initiative!
too vague
Too vague- "exciting and unique activities for all"? What does that even mean?
Walkable

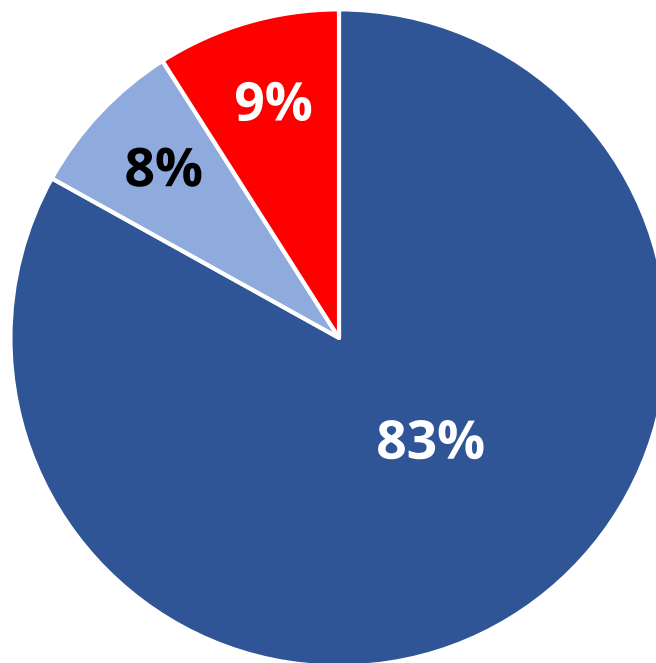
Walkable makes it sound like nobody would be able to park or driving to parking would be difficult.
We do not need to be Austin 2.0...lets be more family friendly in downtown too
We need a population limit. If the city has all this money to blow on redoing downtown when there's literally nothing wrong with it, then why do we still have title one schools? Why are our teachers being so underpaid?
When delivered by city officials, in current wording the "for all" will mean EP needs to do all things for everyone. That is not how effective government happens. EP has placed too high a priority on cultural diversity, in that the cultural minorities have excessively high priority when speaking.
When government tries to make things equal for all it gets in the way of free enterprise.
You need to include something about respecting your neighbors. I live near downtown and the music is sometimes a bit much after 11pm
You say you want to make it available to all, yet it is all bars? What are we going for here, a 6th street vibe. You are bringing clientele that is not good for Round Rocks image. Bars are fine but find a balance. So maybe make it a more family friendly town (that includes some bars!)

POLICY D

(COMMERCIAL CENTERS)

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

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	368	83%
Yes, I support the policy but would change the wording	35	8%
No, I do not support the policy	40	9%
Total	443	100%



- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

RE-WRITES

Foster revitalization, maintenance, and non-profit reuse of aging commercial centers while adapting to shifts in consumer preferences.
Foster revitalization, maintenance, and reuse of aging commercial centers by reducing taxes and red tape to make it easier for owners to adapt to shifts in consumer preferences or to sell to newer entrepreneurs.
Foster revitalization, maintenance, and reuse of aging commercial centers that is economically feasible, while adapting to shifts in consumer preferences.

RE-WORDS

...while adapting to shifts in consumer preferences and addressing environmental concerns.
...while protecting local landmarks, and being cognizant about gentrification.
Change "reuse" to "re-purposing". Works better with the continuation of the policy statement.

ALL COMMENTS

...while adapting to shifts in consumer preferences and addressing environmental concerns.
...while protecting local landmarks, and being cognizant about gentrification.
Add environmentally friendly solutions
An additional line or two needs to be added to indicate how that fostering is to take place. Tax credits for companies that are willing to do the work? Free/cheap rental? Grants?
As long as the city/small town environment of Round Rock stays in tack and we remember that the "history" of our community (buildings/structures, community activities/life style) remains.
Change "reuse" to "re-purposing". Works better with the continuation of the policy statement.
Consumer preferences change every couple of years...while standing the test of time.
Consumer preferences is too vague
Depending on return on revitalization versus rebuilding.
depends on the "types" of shift- businesses that are proposed
Ensure that those older centers are updated and that we do not keep empty stores in them before promoting new centers
Focus in affordability too
Focus on economic growth, and everything else will come.
Foster revitalization, maintenance, and non-profit reuse of aging commercial centers while adapting to shifts in consumer preferences.

Foster revitalization, maintenance, and reuse of aging commercial centers by reducing taxes and red tape to make it easier for owners to adapt to shifts in consumer preferences or to sell to newer entrepreneurs.
Foster revitalization, maintenance, and reuse of aging commercial centers that is economically feasible, while adapting to shifts in consumer preferences.
Get rid of anything old that pollutes and is holding us back
How about just getting out of the way of the people of Round Rock?
I have no idea what that means.
I would change it to include; the preservation/revitalization of historical structures. Design pedestrian-only malls and city centers.
In revitalizing and reusing aging commercial buildings include historic preservation in the language
Include bringing infrastructure up to date and focus on energy efficiency in reuse and revitalization.
Include energy efficiency, landscaping with native plants
Include replacing some aging plazas that are old, rundown, and no longer aesthetically pleasing.
It would be wonderful if you would invest in local or businesses.
Make sure the aging commercial centers do not have their name changed to apply to someone's political agenda
More affordable housing with backyard and garages
Recognizing the trend toward declining "brick & mortar" retail outlets, determine how vacant retail spaces could be re-purposed to alternative commercial / employment uses that are compatible with adjacent retail spaces.
Simplify
Specify revitalization is preferred over new development
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
This is a pretty vague statement. The wording "consumer preferences" needs further definition, and there needs to be further description as to how the city would "foster revitalization, maintenance, and reuse of aging commercial centers".
This not the city's area to delve into but the architects of the future developers. Just ensure code is upheld.
This one is a slippery slope for tax supported renovation of private businesses.
This seems like a vague policy... not a lot of direction or goal oriented wording that is measurable. Maybe something like "Incentivize redevelopment or reuse of commercial centers built prior to 1990 through tax breaks, etc. with a goal of face lifts on 50% of these properties by 2030". Something like that.
This unnecessary as it is a function of free enterprise.

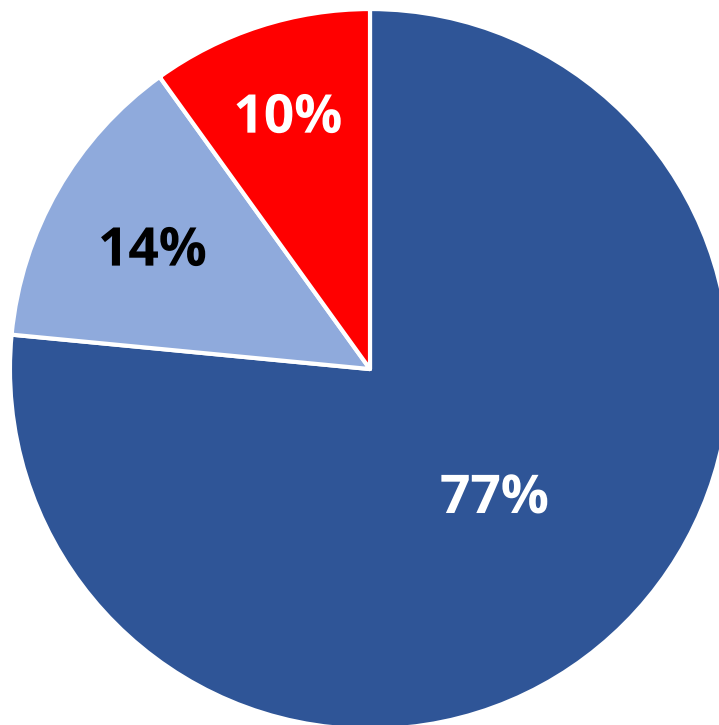
Upgrading aging building with proper mold prevention, fibre connectivity, fire prevention, economic lighting, and upgraded power infrastructures to include solar/wind/renewable resource energy.
Use current commercial centers before tearing up more open land
We're not going to ugly-fy our beautiful historical areas.
What this means is if you want to be the best looking city it's going to cost us.
When we do so, this means thinking of these aging commercial centers for reuse by city and schools not just private reuse. Stop always choosing to build brand new buildings for everything.
with emphasis on revitalizing aging centers
WTH does "shifts in consumer preferences" mean? Just lop off the second part of the sentence and leave it "Foster revitalization, maintenance, and reuse of aging commercial centers."
Yes, we need to use what we have before building more.

POLICY E

(NEIGHBORHOODS)

Maintain older neighborhoods to ensure longevity and desirability.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	339	77%
Yes, I support the policy but would change the wording	60	14%
No, I do not support the policy	44	10%
Total	443	100%



- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

RE-WRITES

Maintain all older neighborhoods to ensure longevity and desirability for all. Enhance the recreation quality of these neighborhoods.
Maintain and improve older neighborhoods to ensure longevity and desirability. This could include adding/repairing sidewalks, street lights, etc.
maintain and improve/beautify all older ...
Maintain AND PROTECT THE DENSITY OF older neighborhoods to ensure longevity and desirability.
Maintain and provide updates such as community gardens, playgrounds, and common areas...
maintain and update older neighborhoods
Maintain and upgrade older neighborhoods to ensure desirability -- to include sidewalks and maintenance of common areas.
Maintain and/or modernize the infrastructure supporting older neighborhoods...
Maintain established neighborhoods to ensure longevity and continued desirability.
Maintain' is too broad of a term here. What does it include/exclude? I agree the city should support the infrastructure of older neighborhoods but beyond that, it should be the property owners responsibility.
Maintain older neighborhoods and revitalize to ensure longevity and desirability.
Maintain older neighborhoods to ensure continuity of quality across communities.
Maintain older neighborhoods to ensure longevity and desirability and support re-development when it makes sense.
Maintain older neighborhoods to ensure longevity and desirability without resorting to converting all residential units to businesses.
Maintain older neighborhoods to ensure longevity and quality as defined by the people who live there, not by non-residents who might wish to impose their concepts of desirability, especially when those concepts are based on marketing, growth, and higher density.
Maintain older neighborhoods to ensure longevity, desirability, AND AFFORDABILITY.
Maintain sounds like there will never be improvements. Hard to just do maintenance and ensure desirability when new neighborhoods have improvements.
Maintain the affordability of older neighborhoods to ensure longevity, desirability, and stability for current families.
Maintain, revitalize, and/or update older neighborhoods to ensure longevity and desirability.

RE-WORDS

... to ensure SAFETY, longevity and desirability
... and affordability
... longevity, desirability, and affordability.
...while also carefully managing zoning needs to support a growing population.
I would add, "Install sidewalks and sidewalk ramps to make them safe for families, pedestrians and those with limited mobility."
I would change older neighborhoods to established

ALL COMMENTS

"Maintain" as in the city would provide maintenance services for these neighborhoods or that residents would be required to incur costs based on changing codes? Or some of both?
... to ensure SAFETY, longevity and desirability
... and affordability
... longevity, desirability, and affordability.
...while also carefully managing zoning needs to support a growing population.
Absolutely. Step 1 would be to not turn those neighborhood roadways into commuter highways to other, newer neighborhoods.
Add information about how you intend to enact this policy
Be careful with gentrification and how it can negatively impact people living in some of these areas.
Be specific as to what maintaining is and the cost
Because I live in what is becoming an older neighborhood, I see some of the struggles. Our biggest issues are bc of aging infrastructure that isn't being updated. For example, internet and cable options. We are in an in between aged neighborhood (25-35yrs) and have only a single, aging option for internet. And it's slower than usual because we all use it. The city could support incentives for companies to run the required wiring to bring neighborhoods up to date. So my suggestion is to include infrastructure maintenance and updates in the wording.
Clarify the nature of changes proposed.
Connect neighborhoods with hike/bike trails, support energy efficiency upgrades
Continue with neighborhood revitalization efforts and empowering those older neighborhoods to work together to help their communities
Describe the "how" of maintaining older neighborhoods. Does this just mean repaving roads and sidewalks, or helping plant and maintain existing vegetation and trees? Rebuilding fences that are falling down?
Do something about the rising property tax driving so many away as it gets more and more expensive to stay

Dont allow low income apartments in the nice neighborhoods. Don't put restrictions on property like Austin does.
Don't want to just "maintain" the older neighborhoods; I would want to continue to make infrastructure improvements to enhance their desirability as well as longevity.
Ensure that new / remodeled structures are compatible in style with existing development.
Ensure that older communities are not pushed out
Focus on economic growth, and everything else will come.
Foster revitalization, maintenance, and improvements in older neighborhoods to ensure longevity and desirability. (No HOA)
Highly support the concept. These are the neighborhoods with character, and old growth trees. It takes 20+ years for new developments to become attractive from an arbor aesthetic perspective. This will mean of course that the road and trees in older neighborhoods will require more maintenance and upkeep
How does the city maintain neighborhoods? Street maintenance, water service etc. Why is this included?
How is this to be done? Hire contractors to replace pipes and wires? Redo roads and sidewalks? Provide grants, loans, or tax credits to local home owners to encourage said maintenance/improvements?
I would add with a plan to annex MUDs into the city as they age out by 2030.
I would add, "Install sidewalks and sidewalk ramps to make them safe for families, pedestrians and those with limited mobility."
I would also add something about maintaining value of the homes as well.
I would change older neighborhoods to established
Identify ways to maintain and improve older neighborhoods with a combination of city funding and volunteer activities .
If homes in older neighborhoods are falling apart year them down and redevelop the area
I'm a homeowner. I can maintain my home just fine. The sum of each of us maintaining our homes is our neighborhood. Please don't try to maintain my home for me.
Improve security and law enforcement (l.e. leash laws) and activities within walking distance or public transportation (such as trolleys to downtown or park n rides) with security
Include historic preservation language
It's unclear what this would involve.
Just be sure you insert the rules for maintaining older neighborhoods and the Manpower to enforce those rules.
Lower property taxes to help meet that goal
Maintain all older neighborhoods to ensure longevity and desirability for all. Enhance the recreation quality of these neighborhoods.
Maintain and improve older neighborhoods to ensure longevity and desirability. This could include adding/repairing sidewalks, street lights, etc.
maintain and improve/beautify all older ...

Maintain AND PROTECT THE DENSITY OF older neighborhoods to ensure longevity and desirability.
Maintain and provide updates such as community gardens, playgrounds, and common areas...
maintain and update older neighborhoods
Maintain and upgrade older neighborhoods to ensure desirability -- to include sidewalks and maintenance of common areas.
Maintain and/or modernize the infrastructure supporting older neighborhoods...
Maintain established neighborhoods to ensure longevity and continued desirability.
Maintain' is too broad of a term here. What does it include/exclude? I agree the city should support the infrastructure of older neighborhoods but beyond that, it should be the property owners responsibility.
Maintain older neighborhoods and revitalize to ensure longevity and desirability.
Maintain older neighborhoods to ensure continuity of quality across communities.
Maintain older neighborhoods to ensure longevity and desirability and support re-development when it makes sense.
Maintain older neighborhoods to ensure longevity and desirability without resorting to converting all residential units to businesses.
Maintain older neighborhoods to ensure longevity and quality as defined by the people who live there, not by non-residents who might wish to impose their concepts of desirability, especially when those concepts are based on marketing, growth, and higher density.
Maintain older neighborhoods to ensure longevity, desirability, AND AFFORDABILITY.
Maintain sounds like there will never be improvements. Hard to just do maintenance and ensure desirability when new neighborhoods have improvements.
Maintain the affordability of older neighborhoods to ensure longevity, desirability, and stability for current families.
Maintain, revitalize, and/or update older neighborhoods to ensure longevity and desirability.
Many of the older neighborhoods are not very desirable, they have fallen into disrepair or do not show attention to detail.
More affordable housing with backyard and garages
Not maintain but Update. Not Gentrify, but Improvements such as safe sidewalks, bike paths, roadways, lights, infrastructure. Please put an emphasis on the downtown district.
Older leaves room for interpretation.
Perhaps reword to soften the "longevity and desirable" aspect. These are people's longtime homes!
Progress sometimes means that older neighborhoods are replaced by an expanding city center when property values increase. Austin is trying to hang on to older neighborhoods in East Austin and it's not benefitting anyone.
Property owners should maintain their own place. I don't expect government to maintain my property.
See policy D.

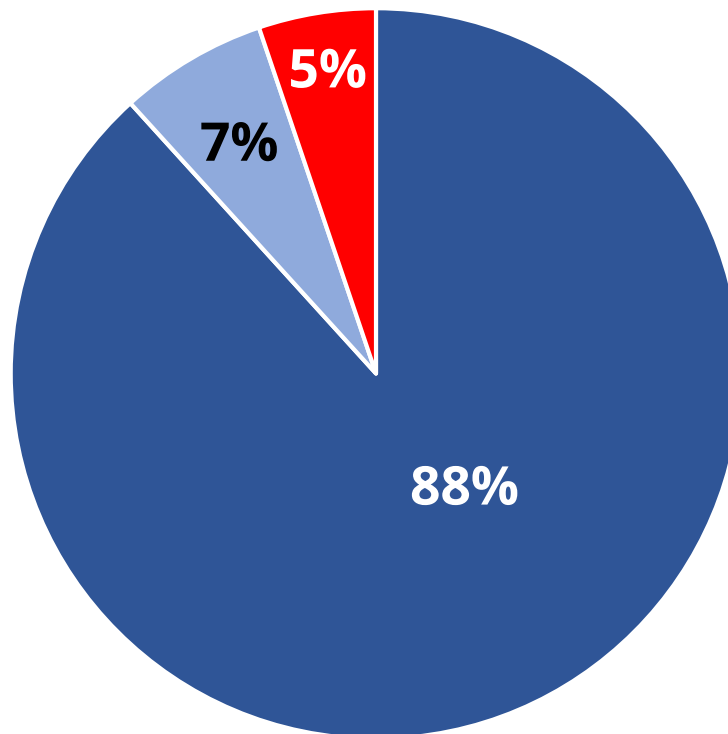
Seems like this needs more about HOW the city will assist with this. Old neighborhoods that are not maintained bring down the entire community and foster crime.
Stop rezoning the older homes/residential areas as commercial areas.
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
The word Maintain takes ownership. This should be the responsibility of the homeowners. Perhaps foster is a better word
The world changes. Neighborhoods changes. I would like to say about appropriateness.
This needs perspective on what's an "older neighborhood." Absent that, this is a meaningless policy that can be taken in absolutely any direction that any city official wants ... in current form, it's a policy without a position.
Update older communities with the proper power infrastructure and offer renewable resource options for power. Fix, repair, and repave older community roads.
What does "maintain" entail? It would be nice if the fence around the basketball court near Georgetown St. was altered to be less like a cage.
What does the word maintain mean? Define the word. Pay for people to reside their houses, cut their lawns and renovate their kitchens and bathrooms?
What we are trying to say is those people that have goats and cars in there front lawn are really making it bad for the rest of us. Let's clean it up there people!
What will be maintained? New sidewalks, playground equipment, repave streets? Again, need some specificity or something measurable. Maybe there will be objectives or goals associated with policies that I'm missing...
Whose going to pay for the tax increase?

POLICY F

(HISTOIC PRESERVATION)

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

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	391	88%
Yes, I support the policy but would change the wording	29	7%
No, I do not support the policy	23	5%
Total	443	100%



- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

RE-WRITES

Preserve and interpret buildings and sites that contribute to Round Rock's history while also promoting their use.
Preserve buildings and sites that contribute to Round Rock's history and culture.
Preserve buildings, sites, and natural features such as undeveloped green areas that contribute to important elements of Round Rock's history as defined by the long time residents who continue to live nearby.

RE-WORDS

Add "as long as these buildings and structures remain functional and it remains economically feasible to maintain them."
--

ALL COMMENTS

[This really depends on what history they contribute to and economic feasibility.] Preserve buildings and sites that contribute positively to Round Rock's history.
Acknowledging history has value. Preserving buildings & sites is wasteful.
Add "as long as these buildings and structures remain functional and it remains economically feasible to maintain them."
Add information about how you intend to enact this policy - funding??
Again, I would like to preserve but as long as it meets the needs of the city and not a hinderance to progress.
And putting them to use for the betterment of the city
As long as the policy does not inhibit reasonable economic development in such an area
As much as possible while not sacrificing need for infrastructure to support the growth of the community, preserve buildings and sites...
But for the most part, it is too late. Since the mid-60's, far too many of the historic buildings have been removed or radically modified.
Dependent on the history and appearance and use of the building the correct decisions should be vetted.
Don't move historic buildings from their sites
Even if it means getting rid of the really tacky bars that run rampant now.
Focus on economic growth, and everything else will come.
Have the policy reflect that the city should take reasonable efforts to preserve buildings and sites, including but not limited to partnering with other public and private entities to maintain such

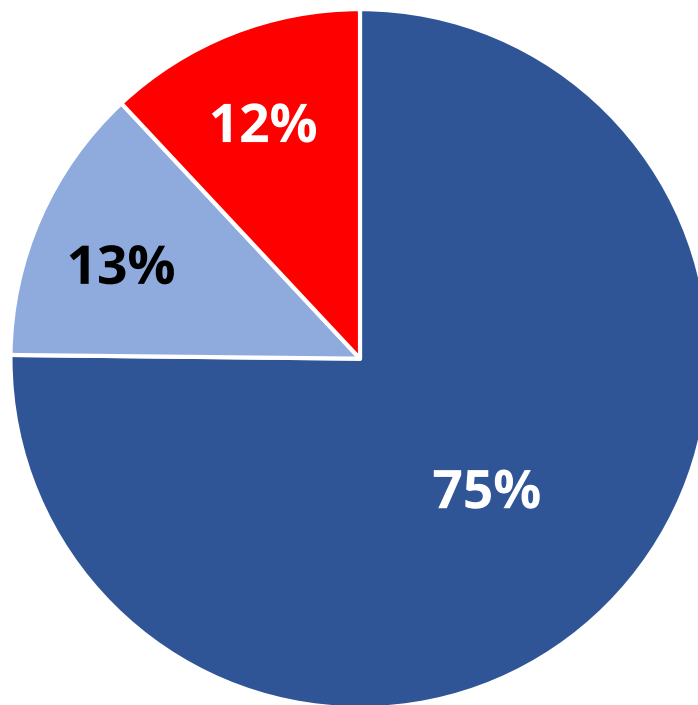
sites. The way it is worded can be interpreted as an absolute. If it contributes to the history, the City will pay to preserve and maintain it.
How are they to be preserved? Surface maintenance? Tour guide historians? Or restricted access (which reduces appreciation)?
I have only seen things disappear like the Gazebo
I would add: "Devise a program to educate the populace about Round Rock's rich history and promote it. Further, use these sites to display, and educate the public about, eco-friendly, sustainable gardening." Walking tours would be pretty awesome.
I would like to see this limited. I used to live in a place where they saved too many worthless things. Just because it was from your childhood doesn't mean it is valuable history, it should be actual history not just nostalgia. Old things should disappear and be replaced, it is the way of the world.
If the buildings are truly historical. We don't need overzealousness in this area, where someone cannot tear down an unsightly building just because it is old.
Include how you intend to pay for that in the policy, and what defines a site or building that qualifies for preservation.
Keep what got us here in the first place so we don't forget the past.
Limit property tax exemption for "historical" properties.
More affordable housing with backyard and garages
No opinion
Not all buildings can be preserved. Qualifications are needed to limit resources required. That is difficult to do fairly but some to that effect are needed.
Preserve and interpret buildings and sites that contribute to Round Rock's history while also promoting their use.
Preserve buildings and sites that contribute to Round Rock's history and culture.
Preserve buildings, sites, and natural features such as undeveloped green areas that contribute to important elements of Round Rock's history as defined by the long time residents who continue to live nearby.
Preserve but also be proactive in celebrating
Sell the buildings and let the owners decide where their value lies.
Specifically state something about historic preservation as it has specific meaning. Preserving historic properties - historic properties being those listed or eligible for listing on the national or state register
That contribute to
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
Upon and after inspection, it could be voted on whether to keep certain buildings and/or sites in the interest of Round Rock history.
We need to see what is considered sites that contribute to the history of the city. Who decides what those sites are?

POLICY G

(ROADWAY FUNCTION)

Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	333	75%
Yes, I support the policy but would change the wording	57	13%
No, I do not support the policy	53	12%
Total	443	100%



- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

RE-WRITES

Enhance the appearance and function of transportation corridors that pose a potential risk. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel where bicycle use requirements justify the change and expense.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel, acknowledging that the safest bicycle routes are wide roadways without confusing signage or segregated lanes that block left turns of bicycles or right turns of motor vehicles, and that cyclists fare best when they act and are treated as drivers of vehicles.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel. Interconnect trails to provide safe connectivity between neighborhoods. Improve paddling trails through connecting local waterways with safe portages.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian, bicycle, and public transportation travel.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian, electrical scooter, wheelchair and bicycle travel.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian.
Enhance the function and appearance of transportation corridors. Upgrade older arterial roadways to accommodate safe vehicle, pedestrian, and bicycle travel.
"Enhance the function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel." I could care less what it looks like so long as it works well.

RE-WORDS

...safe AUTO, pedestrian and bicycle travel
"Accommodate" could be changed to PROMOTE
Delete the last sentence.
change accommodate safe pedestrian and bicycle travel to safe walkways for pedestrians.
I would add: "Increase use of the greenbelt and other natural areas by increasing parking at access points."
Remove "the appearance and." The appearance can be managed by interested parties/residents.
Remove adding bicycle travel. It is always used by very few and its dangerous.
Remove bicycle travel

ALL COMMENTS

And not just endless adding of new lanes. Also note that "safe pedestrian and bicycle travel" includes crossing the arterials, not just moving along beside them.
"Enhance the function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel." I could care less what it looks like so long as it works well.
"function of transportation corridors" and "arterial roadway" seem a bit jargon-like. could just say high-traffic/capacity roads or give an example.
...safe AUTO, pedestrian and bicycle travel
"Accommodate" could be changed to PROMOTE
100% support safe pedestrian and bicycle travel ♡
accommodate increased auto traffic and safe pedestrian/bicycle travel.
Add electric car charging stations that are FREE!!!!
Add maintenance of existing roadways.
Add no more Diamond Divergent intersections. They are unsafe. I see wrong way Driver's every week, and have seen multiple wrecks since they have been installed. Terrible idea
As long as making roads bicycle friendly doesn't mean doing what Austin did and taking away an entire lane of traffic and making it a bike lane.
Bikes and pedestrians DO NOT belong on major roadways. PERIOD.
change accommodate safe pedestrian and bicycle travel to safe walkways for pedestrians.
Delete the last sentence.
do not add parks to the Now Green belt of Round Rock West
Either list "function" first, or leave out "appearance" all together.
Elongate or add turn lanes where needed.
Enhance appearance and function yes, but not every corridor or arterial roadway needs to be pedestrian and bike safe. Create bike corridors yes in places, but don't accept traffic congestion for the sake of bike lanes
enhance appearance and safety function of...
Enhance the appearance and function of transportation corridors that pose a potential risk. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel where bicycle use requirements justify the change and expense.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel, acknowledging that the safest bicycle routes are wide roadways without confusing signage or segregated lanes that block left turns of bicycles or right turns of motor vehicles, and that cyclists fare best when they act and are treated as drivers of vehicles.

Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian and bicycle travel. Interconnect trails to provide safe connectivity between neighborhoods. Improve paddling trails through connecting local waterways with safe portages.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian, bicycle, and public transportation travel.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian, electrical scooter, wheelchair and bicycle travel.
Enhance the appearance and function of transportation corridors. Upgrade older arterial roadways to accommodate safe pedestrian.
Enhance the function and appearance of transportation corridors. Upgrade older arterial roadways to accommodate safe vehicle, pedestrian, and bicycle travel.
Establish policies related to scooters, autonomous vehicles, etc.
Focus on economic growth, and everything else will come.
For all ages
Function over beauty
How about accomodating the tenfold increase in traffic?
I do not support removal of driving lanes for the input of bike lanes. Don't Austin my Round Rock
I don't support bicycle lanes for our community as it isn't a viable mode of transportation....unless it is restricted to the mini- domain type community suggested
I personally rate this as a very high priority, higher than most other policies. For a city that says they're the "Sports Capital" it's not very friendly to bicyclists and pedestrians.
I prefer focusing on the usability over aesthetic when discussing for funding. Obviously beauty is ideal, but that can come later
I think that we should focus more on the traffic that is building up on these old arterial roadways, so maybe in addition to sidewalks and bike lanes (if they will be used anyway) synchronize the stoplights and upgrade the roads, cause at the rate we are growing and the inaction that y'all take, we are all gonna be sitting in traffic like New York City and Los Angeles.
I would add: "Increase use of the greenbelt and other natural areas by increasing parking at access points."
Improve the functions of transportation corridors, and identify places where additional pedestrian and bicycle paths and walkways, separate from vehicle traffic, can be created to ensure safety for all.
Include possible passenger light rail/train service to connect different areas of Round Rock and to connect to the city of Austin for commute. Of course update roads but focus on ways to reduce the traffic on those roads such as mass transit.
Include something about historic preservation- some roads in Round Rock have history attached to them and could potentially be eligible for listing on the national or state register. Widening certain roads could change the character of a historic roadway (potential adverse effect)

Increasing pedestrian and bicycle pathways is great, but better transportation should not focus on roadways. It has been disproved that widening roads improves traffic. We need public transportation - a metro rail. Make Round Rock better for all, not just the McMansionites.
Leave out bicycle travel.
Let's be honest it takes money to have the best roads in Texas so don't complain about the cost.
Making bicycle lanes that are hardly used is not responsible. I am an avid cyclist but I do not believe we should encourage cyclists being in close proximity to cars. The BCRT expansion is a great thing. Cycling lanes? Not so much.
Modify to making separate bike and walking paths protected from street traffic such as significant space between roadway and paths. Walking paths that are more protected and obvious to everyone
More affordable houseing with backyard and garages
No bike lanes
No more bicycle paths , we need more car lanes
Not a fan of spending our money for bicycle travel.
Provide access to sidewalks for residents
Putting bicycles in with cars is ridiculous ..it is not safe. Please do not encourage bicycles on busy roadways. And who walks in America? No one so it seems like a waste of money to make a nice place to walk on a busy roadway.
Quit it with the bike lanes nonsense.
References to allocating funds to promote pedestrian and bicycle traffic are likely to generate a lot of push-back from citizens who think this is wasteful and will not be greatly utilized. Not sure how to reword the policy but car drivers are going to argue for another vehicular lane rather than be "bothered" by pedestrians.
Remove "the appearance and." The appearance can be managed by interested parties/residents.
Remove adding bicycle travel. It is always used by very few and its dangerous.
Remove bicycle travel
Roads are for cars.
Safe bicycle & safe pedestrian travel are 2 separate things. It's short-sighted to think of them as one. Safe pedestrian travel is of value. I recognize this sounding cold, but safe bicycle travel is much less of need. The percent of travelers on bike will always be a constantly small percent that's receiving an inordinate amount of attention.
Safe pedestrian yes, but bicycle traffic can be addressed without giving up the need, at this time, for safer, less congested auto traffic.
Strict bicycle laws
Take out bicycles
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
This would change the entire way we look at our City. I fully support Policy "G"

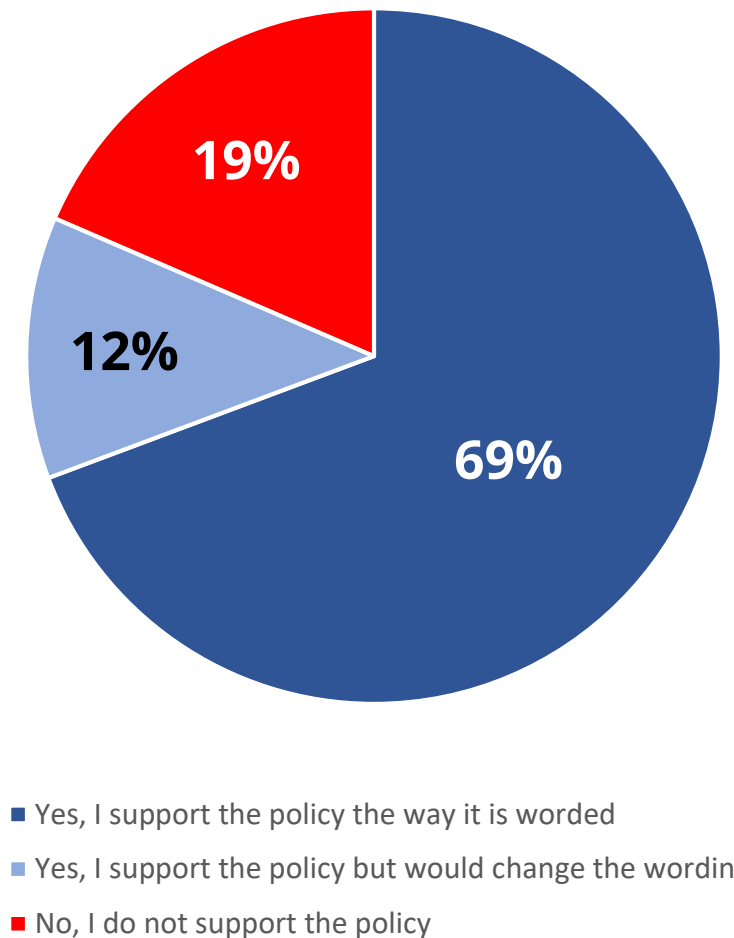
Transportation corridors should not focus on bicycle and pedestrian traffic, but instead focus on North and South movement through the city.
Two polices, maintain transportation corridors and accommodate safe pedestrian and bicycle travel may not always work together. Widening roads may eliminate some pedestrian traffic.
We have enough traffic problems without the city council intentionally adding to them.
We have seen the incredible waste in Austin's pursuit of bike lanes.
We need to invest in public transportation.
We're not going to make it ugly and wipe out precious trees like we're doing on 620 at the RR crossing. (By the way...whoever drew up that plan should be fired and the only thing they should be able to draw with ever again is a box of Crayons.)
While bike paths would be cool, upgrading frequently congested corridors would benefit me more. The I 35 construction off/on ramp near the downtown exit has helped 5 o'clock traffic so well, it has taken off 10 minutes on my return commute home on average. Do lore great things like this.
While not impeding or increasing other modes of traffic.
Y'all. How much pedestrian traffic would there be on Hwy. 79? Or some of the other "older arterial roadways? I can't make a decision without knowing what y'all are thinking about.

POLICY H

(MOBILITY)

Develop multimodal connections within and between neighborhoods and local destinations.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	307	69%
Yes, I support the policy but would change the wording	54	12%
No, I do not support the policy	82	19%
Total	443	100%



RE-WRITES

Develop multimodal connections (i.e., bus, train, bike lanes) pithing and between neighborhoods and local destinations.
Develop multimodal connections within and between neighborhoods and local destinations for areas that can reduce time getting in and out of area as well as possibly reduces traffic congestion.
Develop multimodal connections within and between neighborhoods and local destinations WITH AN ABUNDANCE OF EMPATHY AND CONCERN FOR PROTECTING THE WELL BEING AND SAFETY OF THOSE FAMILIES LIVING IN THOSE NEIGHBORHOODS.

RE-WORDS

Change to "Make it easier to get around without needing a car."
remove the word "multimodal."

ALL COMMENTS

"multimodal connections" could be changed for easier understanding.
[This needs an explanation of "multimodal" connections to make it understandable.]
'Multimodal connections' needs definition; doesn't communicate a clear concept.
"Multimodal" needs to be defined and made more user friendly.
A little redundant but it's going to cost money.
Absolutely believe that Round Rock should focus on the development of community centers in each neighborhood (with unique offerings, not just another HEB, McDonalds, Home Depot, etc) and then develop transportation opportunities between them. This transportation should extend into neighboring communities such as Hutto and Taylor as well as just Round Rock.
Add free charging stations for electric cars!
As long as there are no bike lanes added to existing or future roads. Stand alone bike paths between neighborhoods are fine.
Bike trails and walking paths that connect communities would be great. when new commercial development goes it they should create connections through to the neighborhoods that don't require the people living in those areas to always have to jump in a car to get there. The focus is connectivity.
Change or define "multimodal" - it's unclear if this is related to transit, and if so, what type it is referring to.
Change the wording to clarify what this policy covers. It is too vague.
Change to "Make it easier to get around without needing a car."

Clarify what "multimodal connections" means. Streetcars? More Uber and Lyft? Rental scooters? Moving sidewalks? Overhead cable cars? More buses? Hyperloop? Dirigibles? Catapults? Sled dogs and troikas? Suspended walkways or bikeways?
Define "multimodal" with common language.
Describe the "how". What all is included in "multimodal connections": buses, trails, etc.?
Develop multimodal connections (i.e., bus, train, bike lanes) pithing and between neighborhoods and local destinations.
Develop multimodal connections within and between neighborhoods and local destinations for areas that can reduce time getting in and out of area as well as possibly reduces traffic congestion.
Develop multimodal connections within and between neighborhoods and local destinations WITH AN ABUNDANCE OF EMPATHY AND CONCERN FOR PROTECTING THE WELL BEING AND SAFETY OF THOSE FAMILIES LIVING IN THOSE NEIGHBORHOODS.
Don't understand the phrase multimodal connections and what that means.
Every neighborhood does not need an escape route for criminals.
Explain what you mean by multimodal connections. I think you mean "not just cars", but you should clarify it rather than let others make assumptions.
Explicit focus on public transportation
Focus on economic growth, and everything else will come.
Give examples: Busses? Trolleys?
Give more detail on "multimodal"
Hard to be against such a bland meaningless statement as this policy is currently worded, but it's easy to anticipate this is incorrectly built on a concept that a city can change both it's structure and the minds of its citizens. It cannot. You've just spent 20 years putting townhouses, condos & apartments in any land that had trees. By having done that, you're stuck with needing that major trafficway to support that, which is why the city is blocked with busy roads & its structure. This policy tries to change that by saying you're prioritizing on walking, biking, etc. That's unrealistic & a wildly unachievable expense.
Heavily invest in light rail.
I am not sure what "multimodal connections" means.
I don't know what "multimodal" means in this context. Does it include pedestrian and bike connections? Green space? different surfaces such as more natural surfaces like gravel?
I had to look up multimodal
I need more details.
I think it is unclear and too general of a statement to be effective,
I think multimodal should be explained or replace by other verbiage.
I would expand on the types of multimodal connections that would be developed.
I would like to see specific items listed explicitly such as bike lanes or multi use paths.
I'm not sure what this means. Bike and walkways? Bus routes?
Incredible vague

Instead of being social engineers, how about noting how most of us are already trying to get around and making that easier.
It's unclear what this means.
Link Williamson county park to Brushy creek park please!
Make sure all tollroads have a service road!
More affordable housing with backyard and garages
More clarification needs to be shared with the public as to what multimodal additions are being considered.
Multimodal is unclear.
Multimodal: Define what is meant. That has been used to mean so many things.
multimodal?
My concern is that some of the changes will cause a quiet neighborhood to become a major thoroughfare, ie Logan Street connection, which will vastly change the two neighborhoods. It doesn't connect them in a positive way.
Need to expand width of 79, Gattis, and Red Bud
No such internal connection is needed.
No, we need a population limit.
Not clear what multimodal is
Not even sure what is meant by this, needs more clarity.
Not specific
Not sure many people know what "multimodal" means. Plain language fosters understanding and agreement.
Not sure what multimodal connections are. Clarify
Not sure what you are trying to say? Develop feeder roads that connect to a main arterial? Yes! We have too many single business turns on the arterials that block traffic from moving efficiently.
Please explain multimodal and give specifics
Please put an emphasis on the downtown district.
remove the word "multimodal."
Side: Really have to complete the bike/ walk path connecting brushy creek with rabbit house trail... east and west. Been discussing for 15 yrs
strongly support this policy. need more available transportation options, especially for the aging and special needs populations which often get overlooked.
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
The wording is unclear and vague with regards to what it is really saying. "Multimodal?."
This should be voted on by the neighborhoods themselves to determine if they want the extra traffic.
Too broad a policy.
Use an easier to understand word than "multimodal."

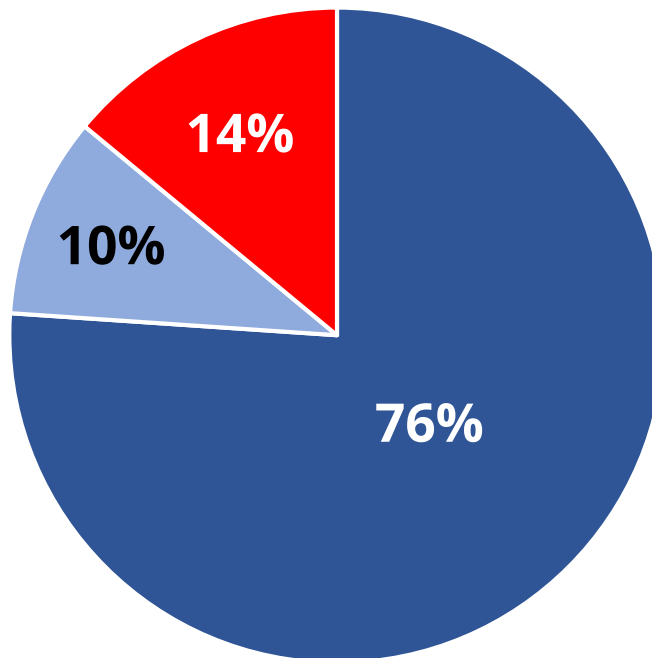
Use ore plain english. Using complex words for policy making will confuse and often hide options the city wants to do. Be more forthcoming as to what multimodal means.
What does that even mean?
What does this mean? Policy speak is not a great way to communicate with the citizens.
What is a multimodal connection?
What the heck does that even mean???
With a focus on better traffic flow and solutions.
You'll only rip out trees and old businesses so all roads lead to your bars. Who told you people you know how to plan a city? They should be slapped on both sides of their faces so hard they wouldn't see straight for years to come. Y'all should get in line for the same slapping.

POLICY I

(HOUSING)

Enable a mixture of housing types to meet all residents' housing needs and preferences. Residents should be able to up-size or down-size through all stages of life without leaving the city.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	337	76%
Yes, I support the policy but would change the wording	44	10%
No, I do not support the policy	62	14%
Total	443	100%



- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

RE-WRITES

Enable a mixture of housing types to meet all residents' housing and income needs and preferences. Low and middle income residents should be able to up-size or down-size through all stages of life without leaving the city.
Enable a mixture of housing types to meet all residents' housing needs and preferences WITH THE INTENT TO PROTECT OUR SEVERELY DWINDLING NATIVE FORESTS AND HARDWOOD TREE GROVES BY PROMOTING DENSE DEVELOPMENT ON SUBSTANTIALLY OPEN LAND. DEVELOPMENT OF EXISTING FORESTS WILL LARGELY BE DIRECTED TOWARD MUCH MORE OPEN/LESS DENSE DEVELOPMENT OPTIONS SUCH AS PARKS, CHURCHES AND OTHER SUBSTANTIALLY LESS DENSE DEVELOPMENTS THAT COVER LESS THAN 50% OF THE LAND WITH WITH IMPERVIOUS COVER. Residents should be able to up-size or down-size through all stages of life without leaving the city.
Enable a mixture of housing types to meet all residents' housing needs and preferences. Residents should be able to up-size or down-size through all stages of life without interference by red tape and high taxes.
Enable a mixture of housing types to meet all residents' housing needs and preferences. Residents should be able to up-size or down-size through all stages of life without leaving the city or city ETJ.
Enable a mixture of housing types to meet all residents' housing needs, preferences, AND DIVERSITY OF INCOMES.

RE-WORDS

Delete the word "all". Define the types of housing, do not leave it open-ended, even on a policy.
... to meet all residents' housing needs, preferences, and income levels...
Change the word enable to "encourage".
I would add the line: affordable housing of mixed residence types.

ALL COMMENTS

... to meet all residents' housing needs, preferences, and income levels...
a Mixture of housing types would mean multi-family structures. Please reduce the amount of large Multi-family apartment structures. Keep Single family homes. Go ahead and allow for smaller lot sizes, and smaller sqr/footage but please stop pushing large apartment complexes all over the city... It really causes the city to loose its small town feel.
Add a sentence: Low-wage employees of businesses and city employees should have a choice of living options in Round Rock.
Add something explicit about low income housing.

Ah, yes, the inevitable policy saying that EP can be all things to all people at all times. It cannot do that successfully, other than end up as the next Richfield in 20 years. You're just completing adding as many residents who cannot afford this city. Now you're creating/shifting policy statements to try to accommodate being all things to all people all the time. You're creating a city that will not be able to afford itself.
Also include affordable housing.
and without large cost of living increases for renters, elderly or the disabled.
As an older, retired homeowner in Round Rock for over 40 years I wonder where the younger folks are going to live. Where are the "started homes"? How many kids, just getting started with young families, and newer careers, can afford most of the new home subdivisions in RR? The starting prices are ridiculously high. Where are the affordable, smaller homes for older adults?
As the population ages and downsizes, make it affordable to stay in RR and help them with taxes they can afford on reduced and fixed income.
But you can not change the designation of a subdivision or plot of land without letting all residents know of the change around them. This 100 yards of the actual change in policy (letters sent out to neighbors) is not enough area for residents to know what changes are coming to their community.
Change the word enable to "encourage".
Clarify housing types.
Delete the word "all". Define the types of housing, do not leave it open-ended, even on a policy.
Does affordability for single parents come into play? There is demographic of single parent households who make too much for HUD homes and vouchers, but not enough for a mortgage with inflated home prices.
Enable a mixture of housing types to meet all residents' housing and income needs and preferences. Low and middle income residents should be able to up-size or down-size through all stages of life without leaving the city.
Enable a mixture of housing types to meet all residents' housing needs and preferences WITH THE INTENT TO PROTECT OUR SEVERELY DWINDLING NATIVE FORESTS AND HARDWOOD TREE GROVES BY PROMOTING DENSE DEVELOPMENT ON SUBSTANTIALLY OPEN LAND. DEVELOPMENT OF EXISTING FORESTS WILL LARGELY BE DIRECTED TOWARD MUCH MORE OPEN/LESS DENSE DEVELOPMENT OPTIONS SUCH AS PARKS, CHURCHES AND OTHER SUBSTANTIALLY LESS DENSE DEVELOPMENTS THAT COVER LESS THAN 50% OF THE LAND WITH WITH IMPERVIOUS COVER. Residents should be able to up-size or down-size through all stages of life without leaving the city.
Enable a mixture of housing types to meet all residents' housing needs and preferences. Residents should be able to up-size or down-size through all stages of life without interference by red tape and high taxes.
Enable a mixture of housing types to meet all residents' housing needs and preferences. Residents should be able to up-size or down-size through all stages of life without leaving the city or city ETJ.

Enable a mixture of housing types to meet all residents' housing needs, preferences, AND DIVERSITY OF INCOMES.
Ensure compatibility between higher and lower density development (apartments / senior living complexes versus single-family / two-family detached).
Focus on economic growth, and everything else will come.
Focusing on more single family residences, enable a mixture of housing types to meet all residents' housing needs and preferences. Residents should be able to up-size or down-size through all stages of life without leaving the city.
Housing must also be affordable.
I think people can move as needed for different stages of their life, Round Rock should focus on bringing in working professionals and their families.
I would add the line: affordable housing of mixed residence types.
I would add, between the two sentences: "Increase the appeal of older neighborhoods by adding trees and public restrooms to their parks." It's amazing how many parks we have that are intolerable during the summer months, when they would be most used, because they offer no shade, water or public restrooms. These small additions would do much to enhance the quality of life in those neighborhoods, as well as maintain, or raise, their market value.
I would reword to not include mobile homes!
If this means eliminating building codes, permitting, and zoning, I am super in favor!
If you are meaning duplex, fourplex, and apartments; this is a no. Housing should mean HOUSES, not poorly build complexes with extremely poor management. Build more small economic houses 2 bed/2bath, 3 bed/2 bath, 4 bed/ 3 bath, 5 bed/3 bath. We should ONLY be building these types of houses and making them affordable, not jacking their prices so high up no one can afford them, not counting sky high property taxes.
Keep the taxes down keeps people in there home. Regardless of what your going to build. It would be good to upgrade or downsize but if the taxes are to high it prices us all out of both.
Long-time residents should get a break in property taxes
Might add something about relation to income. People bitch that housing costs an "arm and a leg" or "breaks the bank" but never say what they are willing to pay. Simply saying "up-size" or "down-size" doesn't address economics. People should pay about 1/3 of income for housing.
More affordable housing with backyard and garages
More sustainable developments - integrated communities with walkable grocery store
need to make sure housing is not only available but affordable also
Neutral on this policy but haven't looked into housing options for when our kids are out of the house. Our dream scenario is to live in an 1800 sq ft main house and have a 800 sq ft Mother in Law or Casita out back for parents and/or our children but don't believe that is an option and will need to leave the community of Round Rock when we get to that point in a couple of years.
People shouldn't have to upsize or downsize,
Residents should be able to afford to upsize or downsize and should Not have to be in a community with HOA fees

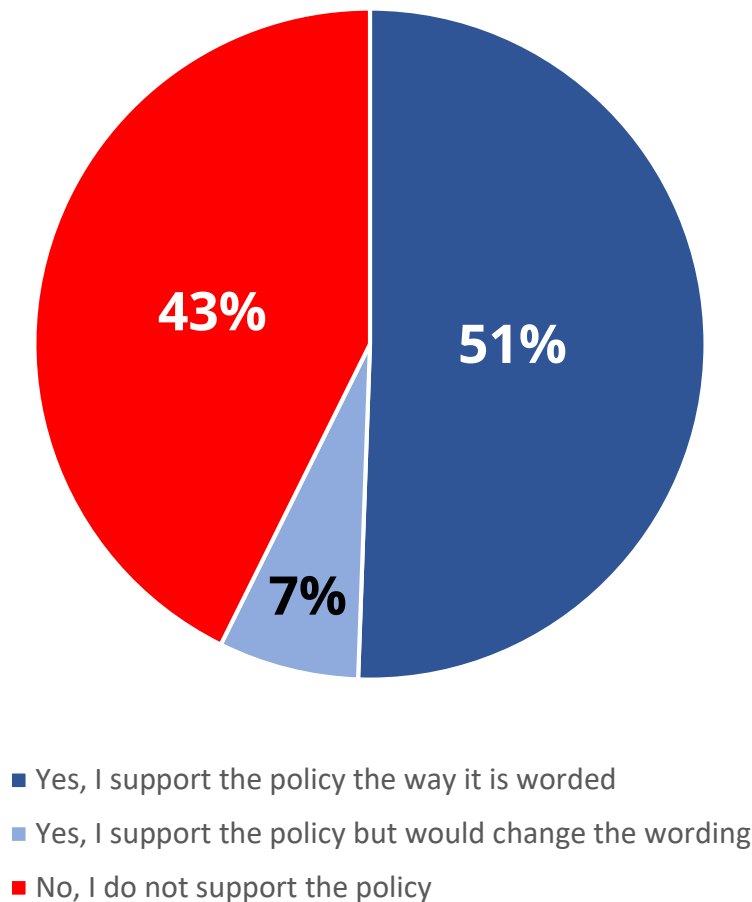
Sounds idealistic considering the rate of growth.
Specify focus on revitalizing currently existing housing options and continuing growth in central Round Rock, not just it's new edges.
Stop building apartments
Take care of that through property tax lowering!
That train has left the station. Mowing down trees so a developer can pack homes into a subdivision is the strong suit around here.
The city must be careful here. Nothing wrong with assisted living facilities, but fight the urge to say yes to every apartment home developer with a plan. RR will only remain on the northern outskirts of what will be a legitimate Austin metropolitan area for so long. All the real estate sacrifices for apartment homes for a quick buck today will be difficult to recoup when the market shifts to more local buyers desiring stand alone homes.
The market should be driven by demand not forced to follow a specific, narrow view.
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
There already exists different types of available housing. I'd like to see restrictions as to percentages for types of housing.
There are so many apartments already and adding more apartments we are adding more congestion to roads and schools.
There are so many apartments near neighborhoods that increase traffic, Neighborhoods should be smaller groups that can look after each other....
This is silly, people can downsize by moving anywhere in the Austin area since it is a large city. We shouldn't be wasting time on this concept.
Those that have mansions should not necessarily be able to "upsized". And there should be limits to "downsize"; we don't need "Japanese coffin hotels", for example.
Too long. Also we seem to be building 500 apartments for every single home. Those numbers don't seem to scale.
We have too many apartments already. I would be okay with this if it was specific to single family homes. Also, as worded it implies support for low income housing which I don't support.
While limiting the number of Multi residential properties. I.e. apartment buildings,condominiums,duplexes triplex etc...
Without use of multifamily buildings, like apartments and condos. Single family dwellings.
YES, YES, YES!!!!

POLICY J

(MIXED-USE)

Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	224	51%
Yes, I support the policy but would change the wording	30	7%
No, I do not support the policy	189	43%
Total	443	100%



RE-WRITES

Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways as long as it is feasible and provides a good return on investment as well as potential contingency plans.
Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways IF TRAFFIC FLOW WILL NOT BE MATERIALLY SLOWED OR BACKED UP AND BUILDING HEIGHTS WILL BE CAPPED AT OR BELOW 6 STORIES.
Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways to include green space.
Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways, except when said building will be next to a neighborhood that the increased height can allow people to look down into peoples homes.
Accommodate mixed use development by providing incentives or or removing restrictions for increasing density and building heights at intersections of major transportation arteries and along highways.
Accommodate smart mixed development which preserves City integrity along highways.

RE-WORDS

Delete prepositional phrases "at intersections" and "of major--arterials". Allow for higher buikdnfs to be hidden among trees ala Arboretum. Having a "Domain" next to thoroughfares cloggs arterials by adding point-source vehicle conflicts.

ALL COMMENTS

"Increased density" equates to packing more people into a smaller area, yes? Why would I want that?
Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways as long as it is feasible and provides a good return on investment as well as potential contingency plans.
Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways IF TRAFFIC FLOW WILL NOT BE MATERIALLY SLOWED OR BACKED UP AND BUILDING HEIGHTS WILL BE CAPPED AT OR BELOW 6 STORIES.
Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways to include green space.

Accommodate mixed use development by increasing density and building heights at intersections of major arterials and along highways, except when said building will be next to a neighborhood that the increased height can allow people to look down into peoples homes.
Accommodate mixed use development by providing incentives or or removing restrictions for increasing density and building heights at intersections of major transportation arteries and along highways.
Accommodate smart mixed development which preserves City integrity along highways.
Add wording about density being contingent upon adequate roadway and traffic management infrastructure.
And ensure the safety of pedestrians and motorists
At some point we need to limit population size, rather than having incessant increase in density. I don't see the setting of Bladerunner (or the examples of Manila, Kolkata, or Lagos) as being a desirable future.
Be SPECIFIC on locations, and limit the locations to specific area. We don't need large tall buildings near residential areas. Work on Mays street from 79 north. Clean that area up please. It currently looks like a run down Parmer/lamar..... clean it up or this city will suffer.
Critical to put a limit on building height. I am all for density and responsible land use, but anything over 5 stories in a city this size would be a big mistake.
Delete prepositional phrases "at intersections" and "of major--arterials". Allow for higher buikdinf to be hidden among trees ala Arboretum. Having a "Domain" next to thoroughfares cloggs arterials by adding point-source vehicle conflicts.
Don't Austin my Round Rock.
Don't just limit this at intersections and highway areas.
Enough apartments already, especially on the NE side
Focus on economic growth, and everything else will come.
I am opposed to both more density and increased heights.
I assume this has something to do with traffic but I have no idea what it means.
I do not support increasing density as it ruins neighborhoods as currently happening in Austin
I don't understand what this means
I support but not along 79. I hope 'highways' does not include 79.
I would not increase density and building heights at major intersections and highways, at all. You would LOSE the beauty of Round Rock and become another Austin who thinks they are a small town. Heading out on Louis Henna towards work in the morning and seeing a beautiful sunrise over the hills and seeing a gorgeous sunset at the end of a crazy day is priceless. Increased density and building height will totally ruin that.
Include public transportation
Increased density at intersections will greatly impact traffic and flow.
Let builders decide for themselves what types and heights of buildings to build.

Let the free market decide.
Let's not attract any more , let's build for the ones who are here now more and more will come let's make more mobility
Little difficult to envision what benefits this provides to the community.
Mixed use development is a cumbersome and adds insane traffic congestion. Not everything needs to be like the domain, avoid that at all costs. Leave the large business on the outskirts of the city.Do not build housing right next to it, but do build side walk and bike paths so people can safely get to those places.
More affordable housing with backyard and garages
No desire to pack us in like sardines
No development increasing height or density is needed not wanted.
No tall buildings. No blocking the view of the water tower.
Not sure about this one. Will this lead to more traffic congestion?
Not sure I knows what this means.
Not sure if I want more height at intersections.....
Once highways and major arterials can support increased traffic then we can accommodate increased density and building heights.
Place limit on height
Round Rock should be a smaller city, don't try to one-up Austin. I like it because it doesn't have big buildings and such.
Save the downtown water tower view
Specify these areas need to be walkable with adequate green space to mitigate heat buildup and to maintain attractive corridors.
The impact of traffic at these intersections has to be addressed, perhaps with a clause recognizing traffic impact. There are few arterial intersections today that are not already clogged including University and IH 35, IH 35 and Louis Henna, AW Grimes and Louis Henna eastbound during evening rush hour and AW Grimes and 79 during rush hour.
The larger you scale Round Rock, the less desirable it will be to live in. The current draw is the location to Austin and the suburb life.
This is not clear enough. How much would you want to increase building heights and the density of development.
This needs more specificity... meaning where. What constitutes a major artery?
This would create "Valleys;" very unattractive.
We do it need to be Austin 2.0. Tall buildings take away from the beauty of our city and outlying communities
We do not need high density anywhere. Your motto seems to be "block the Rock".
We want to build so much along our highways we can't tell where one city starts and one city ends.
While providing appropriate traffic infrastructure.

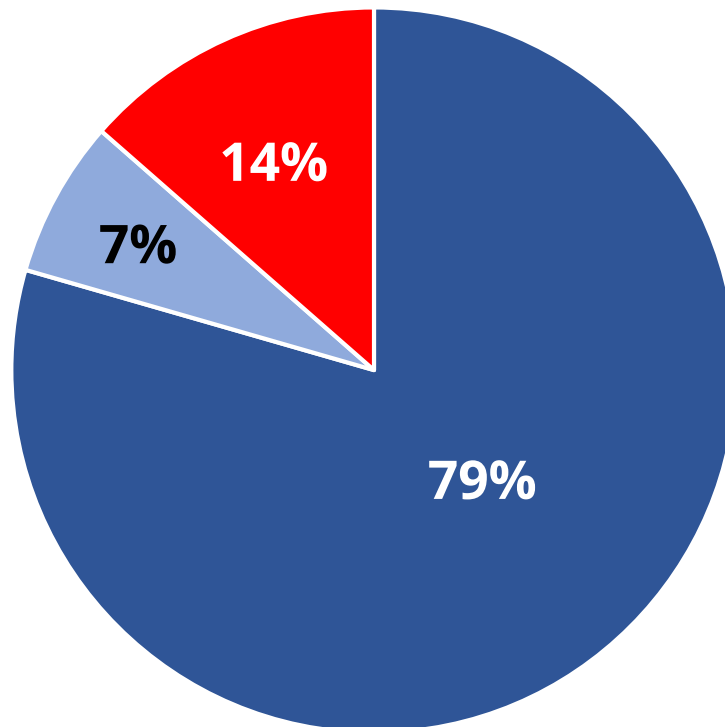
While supporting infrastructure requirements
with respect for maintaining the integrity of a neighborhood identity; enhances without negatively affecting the desirability
Within reason, we don't want to change the major visual landscape along major corridors but could contribute to more little town center type developments with mixed use corridors etc. Key here is less curb cuts and more multipurpose multi use that do not generate additional car trips. Smart development, park once, do many things, simply walk back to car.

POLICY K

(ADAPTING TO CHANGE)

Consider modifications to development codes to account for transportation innovations, changing technology, and consumer behavior.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	352	79%
Yes, I support the policy but would change the wording	31	7%
No, I do not support the policy	60	14%
Total	443	100%



- Yes, I support the policy the way it is worded
- Yes, I support the policy but would change the wording
- No, I do not support the policy

RE-WRITES

Consider modifications to development codes to account for transportation innovations and changing technology.
Consider modifications to development codes to account for transportation innovations, changing technology, and consumer behavior as long as trees are replanted for trees that have been removed.
Consider reducing the size of development codes to account for transportation innovations, changing technology, and consumer behavior.

RE-WORDS

Instead of "to account", say "to allow".
--

ALL COMMENTS

Again, more specificity needed. I do not support widening of certain farm roads or residential areas for commercial use. This is currently occurring behind my residence and has created safety hazards such as a large rock hauler overturning in my neighbors backyard and damage to existing vegetation.
Be more specific. Are we talking like increasing maximum building height allowances or what?
But do not tear up more open land to achieve this. Use currently developed land instead. rebuild or revitalize that which already exists.
Consider modifications to development codes to account for transportation innovations and changing technology.
Consider modifications to development codes to account for transportation innovations, changing technology, and consumer behavior as long as trees are replanted for trees that have been removed.
Consider reducing the size of development codes to account for transportation innovations, changing technology, and consumer behavior.
Consider voter-driven modifications....
Details!
Development codes must take density, police and fire response times and the ability for school growth
Electric vehicles?
Explain proposed changes this is not enough information

Focus on economic growth, and everything else will come.
I believe in mass transit but do not see it as something highly desired in Round Rock.
I do not know what Policy K means. What is meant by "modifications of development codes for" Is this a "code" that is used for in house policy/procedures?
I don't understand what this policy means...
I hope this does not include increased use of scooters. These have become a nuisance and a safety issue in downtown Austin.
I think this needs to cite more specific changes before I can say whether I support changes to codes. Which codes? This is too vague as written.
I would add with the community's approval. No one wants to see 10,000 flying scooters laying all over the streets for the sake of innovative transportation.
I would add wording that indicates that any modifications made is for sustainability and reduction in contributions toward climate change.
In a fair and just way to property owners
Increase codes to maximize new innovations, changing technology, and consumer behavior and not to meet minimum requirements that fall short in providing longterm viability and lasting results.
Instead of "to account", say "to allow".
Maintain the code requirements that emphasize building materials that provide for longevity / durability and the "Round Rock look".
Maintaining safety and quality of life for current residents/property owners as top priority
Maybe. Need more information.
Modify development codes to account for transportation innovations and changing technology, as long as these reasons are not used as a smokescreen for changes in density, character, quality, enforcement, and livability as defined by the current residents of the areas affected.
More affordable housing with backyard and garages
More specificity of "consider modifications"
No scooter littering plz
Not a big fan of the transportation innovations like the diverging diamond at I35 and 1431, and whatever that mess is at 1431 and Parmer. I do like the braided ramps on 35 though.
Not specific
Please add free electric charging stations and walk ways and bike baths ,
Round Rock is only interested in making sure folks go downtown to drink.
The wording opens up for more public transport. Which causes the small home town feel to turn into a large city feel... be careful on being too broad.
There is no way to change this. Free market should drive development.
This could negatively affect historic preservation and neighborhoods
This is very vague. Does it include public transportation?
This sentence lacks any real definition of how changing codes would aid our community.

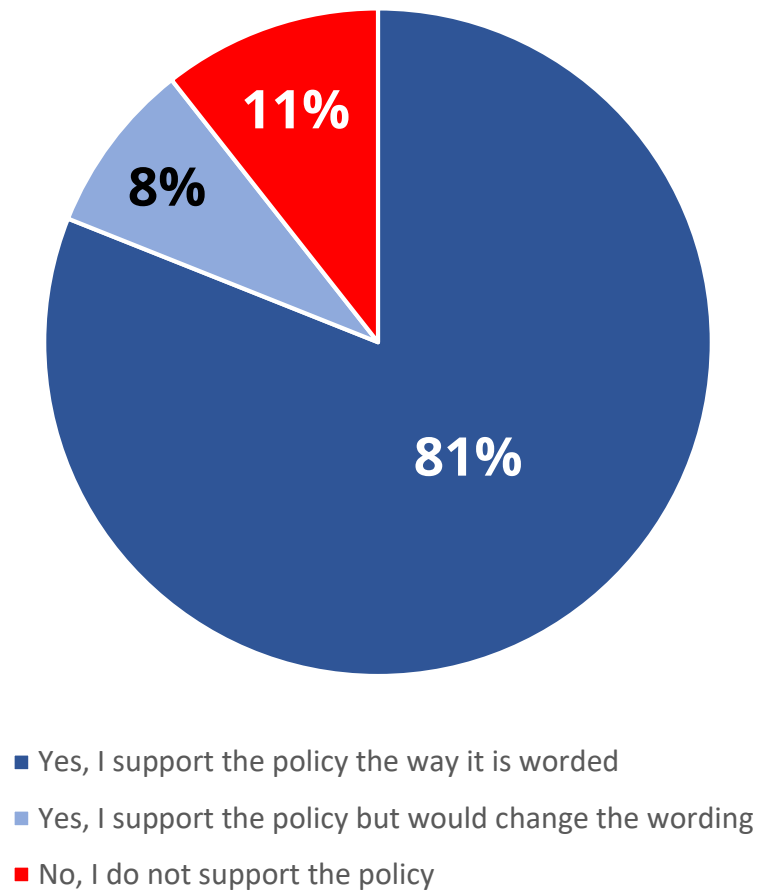
Though without more specifics, I see this with potential risks. Just as one example (which is feasible today, not in some SF future), I would not want store fronts to identify passersby through facial recognition, then display individually tailored ads for them, based on their past shopping history or search history.
too vague
Too vaguely worded, what modifications?
Verbiage is a little ambiguous
We want to change how you get around in the best city in America!
What does consumer behavior mean? Define your objectives.

POLICY L

(SUSTAINABILITY)

Consider policies that promote environmental sustainability while accommodating growth. Facilitate development that incorporates natural resource conservation and energy efficiency.

All Respondents		
Options	Count	Percent
Yes, I support the policy the way it is worded	359	81%
Yes, I support the policy but would change the wording	37	8%
No, I do not support the policy	47	11%
Total	443	100%



RE-WRITES

Consider policies that balance environmental sustainability with growth. Facilitate development that incorporates natural resource and open space conservation and energy efficiency.
Consider policies that promote environmental sustainability and deterring growth. Facilitate slower development that incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth AND MORE RIGOROUSLY PRESERVING EXISTING HARDWOOD FORESTS. REMOVING THESE NATIVE HARDWOODS, ALMOST ALL OF WHICH ARE SMALLER THAN MONARCH MEASUREMENTS AND REPLACING WITH SMALL POTTED NURSERY TREES SHOULD BE GREATLY MINIMIZED VIA CITY DEVELOPMENT PLANS. DEVELOPMENT HAS TO ALSO BETTER PROTECT OVER DUMPING GREATER WATER RUN OFF INTO OUR STREAMS! Facilitate development that incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth. Allow only development that incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth. Facilitate development that encourages and incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth. Require development that incorporates natural resource conservation and energy efficiency.

RE-WORDS

I would remove "while accommodating growth". The literal survival of our species depends on environmental sustainability now. Without any "hedge" phrases.
I would revise the last sentence: Facilitate development that strives to mitigate the effects of ozone pollution while incorporating natural resource conservation and energy efficiency.
Change "Consider" to "Determine."
...and make an iron-clad pledge to reduce carbon emissions from energy consumption by an aggressive target date. This could be done either by creating a municipal utility like Austin, or through carbon offsets.
"Adopt policies". Don't just consider policies, adopt them.
A policy to consider other policies? How about "Promote businesses, programs and projects that support " environmental sustainability...

ALL COMMENTS

"Adopt policies". Don't just consider policies, adopt them.
...and make an iron-clad pledge to reduce carbon emissions from energy consumption by an aggressive target date. This could be done either by creating a municipal utility like Austin, or through carbon offsets.
A policy to consider other policies? How about "Promote businesses, programs and projects that support " environmental sustainability...
Accommodating growth -- what other factors relate to this? This is vague.
Again, clarification. This is vague. Are we talking policies like Austin's SOS initiatives?
As long as homeowners aren't forced into costly "environmentally friendly" upgrades
Change "Consider" to "Determine."
Commit to solar / wind sources for all administrative city operated facilities
Consider policies that balance environmental sustainability with growth. Facilitate development that incorporates natural resource and open space conservation and energy efficiency.
Consider policies that promote environmental sustainability and deterring growth. Facilitate slower development that incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth AND MORE RIGOROUSLY PRESERVING EXISTING HARDWOOD FORESTS. REMOVING THESE NATIVE HARDWOODS, ALMOST ALL OF WHICH ARE SMALLER THAN MONARCH MEASUREMENTS AND REPLACING WITH SMALL POTTED NURSERY TREES SHOULD BE GREATLY MINIMIZED VIA CITY DEVELOPMENT PLANS. DEVELOPMENT HAS TO ALSO BETTER PROTECT OVER DUMPING GREATER WATER RUN OFF INTO OUR STREAMS! Facilitate development that incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth. Allow only development that incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth. Facilitate development that encourages and incorporates natural resource conservation and energy efficiency.
Consider policies that promote environmental sustainability while accommodating growth. Require development that incorporates natural resource conservation and energy efficiency.
Consider. Stop considering and just do it. Stop raping the landscape in Round Rock.
Create and consider all policies, including infrastructure, that promote and enhance environmental sustainability while accommodating growth and tourists. Facilitate development that incorporates natural resource conservation and energy efficiency.
Don't be Austin. What conserving resources? Are you too demanding with restrictions? They aren't listed, so I can't support the policy as written.
Eliminate 'while accommodating growth.' Theres too much growth already. Improve what we have without overcrowding via constant 'growth'
Emphasize LEED development, landscape / shade elements, and water conservation.

ENCOURAGE policies that promote environmental sustainability while accommodating growth.
Encourage, and incentivize in some cases don't force.
Environmental sustainability will be a requirement for future growth. I.e. all new homes must include solar panels by _____. (Date)
Focus on economic growth, and everything else will come.
Historic properties are a resource, include historic preservation in this policy
I am all for being environmentally friendly, but we don't want to become totally green like Georgetown. Too expensive and not feasible.
I support environmental sustainability, but do not support growth. Round Rock is in the midst of a development orgy that has already nearly ruined the character and livability of the city. Yes, I'm totally pissed off about Kalahri, and more.
I support the environmental aspect and would add that growth overall be curbed. We are maxed out with development.
I would like to see park & open space listed explicitly as an item to conserve as well.
I would remove "while accommodating growth". The literal survival of our species depends on environmental sustainability now. Without any "hedge" phrases.
I would revise the last sentence: Facilitate development that strives to mitigate the effects of ozone pollution while incorporating natural resource conservation and energy efficiency.
I would separate this into two different policies.
Let's see where we haven't built yet so we can get rid of our open land without hurting the environment.
Make sure the climate change Hoax is not part of this
More affordable housing with backyard and garages
Not if the development leaves taxpayers at the mercy of technology that doesn't work like Georgetown's green energy snafu!
Not much more important than the environment but how about Round Rock stop accommodating growth for a bit. We're nothing but sprawl and congestion as it is. If you want to protect the environment, stop bulldozing fields for projects like Kalahari.
Not specific
Pretty vague. And it sounds like more economic planning, replacing the changing wants and needs of the people with arbitrary goals.
The phrase "while accommodating growth" is an oxymoronic statement. Although destroying or modifying one natural area and/or sensitive feature as long as it is replaced or preserved in an area of like kind, that is still destroying a natural system. It would be like telling an amputee that their new prosthetic is just as good as the one they lost.
The policy is fine. Incorporate wordings that the efforts won't create new or increase property taxes.
This lacks specificity also.
Too complicated...
Too much power in the hands of government.

Unclear what this would involve exactly.
What does accommodating growth mean? If it would cost more to build a structure, all requirements for environmental sustainability are voided? Sounds nice but easily avoided.
What is environmental sustainability?
Yes I love this but specifically free electric car charging stations! This is the only way to truly help the community save money and become more mobile

ADDITIONAL COMMENTS

At the end of the survey, respondents were prompted *'Please leave any additional comments you have about the draft policies.'* In order to submit the survey, respondents were required to answer all multiple-choice questions. Respondents were encouraged but not required to provide comments. Below are the comments as entered by respondents.

All policies should keep health of people and communities in mind. More environmentally friendly options are needed too. What I don't see clearly in the policies above is how we can support lower income families in an equitable way that provides them with opportunities and does not displace them from the city or continue to segregate them. Mixed income neighborhoods are important. It would have been nice to have a neutral option on this survey.
Anything that's environmental and Technology and helping people to live better lives within the community. let's move with a x let's move forward; I am totally for keep a happy community. Sustainability and Technology
Comments left above. You need to work on "Active Phrasing" to make places more accessible.
Facilitate innovative development that is appropriate to the soil movement due to clay and avoid costly foundation repairs
Focus on the community
From annexation and development planning, I see no efforts to push limited native forest (especially native hardwoods) development toward the lowest density/ lowest removal of native hardwood trees development options. With current policy and direction, as our vastly dwindling supply of monarch trees dies, there will be nothing of significant size to take their place! There is more open farm land available in Round Rock than there are native hardwood forests and the city should aggressively promote and allow dense development on the much more open land and preserve at least 50% or more of these native hardwood forest trees during development. Apartment complexes, office buildings that cover the majority of the land with parking lots and buildings, and 70 foot or less home building lot developments should not be allowed where native forests will be largely destroyed! For example, half acre and up custom homes designed around a very large portion of these trees should be promoted. I also believe the diameter of Monarch trees, especially native oaks should be at least 20% to 25% smaller to better protect more trees. Thanks, you can not readily replace a tree that nature has nurtured and protected for the past 50 to 200 years.
I am not completely opposed to policy J, but would like more detail around what that means. I don't want Round Rock to become more urban.
Also, while I want to take common sense steps towards environmental sustainability, that needs to be carefully balanced with the needs of residents and employers.

I do not support policy J. I don't think we need to increase building heights in the city at all. Higher buildings mean more traffic. We all agree that the roadways are congested as they are now, why would we deliberately set policies to increase traffic at major intersections???
I don't see anything about annexing MUDs to make the city bigger. There should be a goal to bring them into the city in the long term plan so that they don't continue on forever.
I feel that infrastructure support must be a priority before any new development or revitalization is approved. Our quality of life is not only about economic growth. Livability means we must have the proper infrastructure in place.
I have not seen criminality and/or safety been included in any of the 2030 initiatives. One of the main reasons, if not the main reason, why so many people and businesses have moved to Round Rock or are considering moving to Round Rock are the low criminality rates we currently enjoy. But with growth comes not only the good but also the bad. The city needs to have a very aggressive plan to ensure that the police force and other security agencies are well funded so they can also grow and expand at the same rate that the population, including residents, businesses and visitors, is expected to grow. Crime prevention initiatives must be ahead of the curve rather than being relegated and then having to play catch up with increased crime rates that can be expected with the projected city growth.
Increasing the ability to easily commute to Austin should also be a priority.
More parkland on the west side. Buy land on the south side of 620 for this before it develops. I envision something on the order of Old Settlers Park. Mass transit. Establish it now and allow growth to follow it.
Our City is a great place, our green spaces, community development, and arts and culture make it great. Please work to make it more accessible and affordable to all.
Please preserve some land/ forest for wildlife too. Rapid deforestation is damaging the beauty of RoundRock. The city is losing it's suburban charm with so much constructions everywhere. Nature and wildlife bring peace and tranquility in our daily life which is already very stressful.
Something I would like to see addressed: Extend the scope of para-transit so that Round Rock residents with disabilities have the opportunity to attend ACC campuses that are in Travis county. Currently Round Rock para-transit can drive only within the bounds of Round Rock, which excludes ACC campuses in North Austin.
"Good government can be likened to the lungs in our body. The best lungs work so effortlessly that you do not feel your own breathing. If you can feel your lungs doing the breathing, then there must be something wrong with your lungs."—Lao Zi
Thanks for publishing this survey! I will pass it along.
Policy G: bicycles adjacent to a car, etc is not safe, pedestrian pathways that go where no one goes are useless. Policy J: high rise buildings do not add to the attractiveness of RR. No one likes looking out their back door to see a tall building which blocks the view which attracted them to move there is the first place.
A sound deterrent wall is needed along the train line on 79. Train horn noise in the subdivisions is unacceptable. If I knew it was this bad, I never would have bought in Ryan's Crossing.

allow space for rapid mass transit systems with San Antonio, Austin, Houston, and Temple side. Keep space to build Metro, as it will be helpful in the long run.
Annex Siena and other land on the east/northeast side of Round Rock. Lots of land to grow the city.
As a resident and tax payer I appreciate the opportunity to contribute to the conversation. Please keep this manner of dialogue open to us all.
As for these general 'roadway improvement' policies. Stop getting rid of center-left turn lanes and replacing them with hard medians. It does not help prevent accidents, it makes entering and exiting establishments next to impossible. Additionally, traffic circles are great. Just not when they exit to stop signs after 20 ft.
Basically, I against development in general and specifically City of Round Rock, or governmental interference. You talk about the quality of life. As I see it the more people the less quality of life we have. Congestion everywhere is NOT good. These changes to intersection to Chandler Road and I-35 (notice I did not say University Blvd) have not helped traffic. Changing names of roads just confuses longer-term residents. Changing intersections have not helped. There is nothing you can do short of keeping people from coming here. People came to Round Rock to live and not to work. All of these businesses just cause crowds and more congestion. All of these new people do not know where they are going nor do they know what the Center Left-turn lane is for (turning left only). I have been here 26 + years--longer than most, fyi.
Bring more options for renewable resources. Solar/Wind, we need infrastructure to accommodate that for coming future energy needs.
Build roads. Build roads. BUILD ROADS. B. U. I. L. D. R. O. A. D. S.
Building must cease! No more building permits. Take care of what we have. Conserve water.
Considering "master planned communities" and town homes, Parking seems to be a recurring issue. One drive way along the back of a stretch of houses accompanied with small garages do not supply enough parking and cause streets to become congested and blocked.
Do all of the above without a tax increase that exceeds the percentage of Federal Cost of Living Adjustment.
Everyone wants to live in a progressive environment, if they can afford it. RR has been my home for over 40 years and taxes are reaching the point that I have to consider moving now that I am retired. The younger progressives have good ideas, but do not have foresight for when their income changes.
Focus on economic growth, and everything else will come.

Highway 79 from I 35 through Hutto (possibly Taylor) really needs to become a freeway.
<p>I appreciate that the City Council is working to grow Round Rock and maintain the quality of life in the Sports Capital of Texas.</p> <p>I'd like to suggest that some consideration be given to increasing access to the greenbelt with additional parking and/or additional stops in the transportation system with the transportation system vehicles allowing transportation of recreational devices like bicycles. I'd also like to suggest that some of our neighborhood parks be made more user friendly by planting fast- and slow-growth trees for shade, and installing public restrooms, water, and more emergency stations.</p> <p>I also think Round Rock might capitalize on the opportunity to use many of our public recreation areas by landscaping them and promoting educational, walking tours for xeriscaping and eco-friendly landscaping options. We also have a few places in Round Rock that could easily be developed into estuaries for public viewing and education through the Parks and Recreation Department. I believe these upgrades to our greenspaces would improve the quality of life in Round Rock by providing more educational activities in Round Rock for families. If promoted, I think these upgrades could also be an additional source of income for Round Rock through tourism.</p> <p>Lastly, I'd like to see Round Rock City Council turn some attention to meeting the needs of older residents who have mobility issues in the downtown areas east and west of Mays Street, and along Chisholm Trail between Sam Bass and Hwy 620. (Try navigating those spaces in a non-motorized wheelchair, or with a walker, and you'll see what I mean.) While I love that Round Rock is attentive to the needs of young families, I think the needs of their elderly who live independently are somewhat overlooked.</p>
I feel that developers are not replacing the gerth of trees they are removing. ALL developers should be replacing trees / bushes, etc... that they are removing. (1 for 1) Continue to connect the current hike and bike trails to other trails.
I love downtown Round rock. I feel it's flavor should be preserved but strengthened with local business incentives. Transportation around downtown is in dire need of repairs and accessibility to all. Preserve downtown its integrity and promote farmers markets and festivals. Christmas downtown was amazing! Can wait to join wed evening concerts.
I love Round Rock and I know change is inevitable, but lets not go crazy. All change is not good change. Be mindful of the many citizens who love Round Rock and don't want to see it become "way north Austin"
<p>I love the upgrade and downgrade of housing. We need that diversity.</p> <p>Also, please make Round Rock a 100% green city.</p> <p>Keep excellent law enforcement everywhere. 😊</p>
I saw multimodal which I assume includes public transportation. I think public transportation connecting our city, even more than it already does, will be an important factor in improving and

maintaining our quality of life here in Round Rock. Thank you for getting all of this input from the community! I am a native Texan who has been in Austin since 1999, and Round Rock since 2005, and I love living here more and more each year! Your work is a big part of that! Thanks again 😊
I saw very little if anything that addressed historic preservation in any of the policies. Historic properties could be a source of attraction for Round Rock.
I strongly support this effort to direct growth in an intentional way, rather than letting development dictate that growth. would hate to see Round Rock go the way of Austin.
I think most of the draft policies are good as is. The policy relating to increasing density needs more detail and clarity. I don't want to see every major road in our city covered with 4 story apartments with ground level retail. Most of us moved to Round Rock because it wasn't north Austin. I'd hate to see our major roads end up looking like north Lamar or Burnet road.
I think that allowing densely populated areas to occur in our city are a bad idea. Neighborhoods that are densely populated such as multiple apartment buildings on one street or a street full of duplexes will not only cause excessive traffic to new areas not capable of sustaining a steady flow but will also see an increase in crime. The policies are all looking good would just like to see our community stay wholesome
I thought that they were all issues that need to be seriously addressed. I hope that your focus is on increasing quality of life in Round Rock, roadway development, and adopting more environmental-friendly policies. Roadways should be a major concern for y'all, especially since most of the lights are not timed appropriately and cause traffic jams (There are also too many lights popping up everywhere. If the lights were properly synchronized, then you could do with half as many) Additionally, it would be very interesting if Round Rock started to build up instead of out. I was also thinking about this the other day, but off Round Rock Ave (620) across from the Hospital, there is empty land. It would be cool if that stayed like that, maybe turned into a natural park or something. Being conscious about the environment is very attractive to big companies like Apple, Google, Amazon, and others. And with big companies come big tax profits.
<p>I would assume that there should be an emphasis on the downtown section.</p> <p>Please try to focus on certain areas and sections in Round Rock.....</p> <p>What is needed in the downtown part of round rock is different than what is needed in the 79/mays portion, which is different than what is needed in the park area of round rock....</p> <p>Being overly broad with your policy allows for issues.....</p>
I would like a statement that states any area rail development be studied at length and meets the demand for that mode of transportation and covers areas that have access to most of the residents and will extend our travel needs throughout the region.
I would like more clarity on the expected direction of some of these, but overall they seem to be appropriate and forward-thinking.
I would like to see the train to downtown run through round Rock, more green spaces, live music and family friendly gatherings offered.

I would like to see townhomes and condos vs. Apartments everywhere.
I would really like to see a focus on not just keeping infrastructure up with growth, but feel we havent even caught up to current growth.
I would welcome explicit policies mentioning plans for Round Rock ETJs.
If I wanted the Austin lifestyle, restrictions & atmosphere, I would live there.
In general I feel RR is on the verge of going too cookie cutter and losing personality. I encourage policies that support SMBs and individual expression. We shy away from more chains, more over sized multi tenet housing and tourist attractions. Character and culture please!
It is imperative to grow while equally proving for current independent business owners and dealing with current automobile traffic before increasing traffic issues and noise.
It's obvious the city council does not like or trust the people of Round Rock, and is more interested in managing them than in liberating them.
Keep Round Rock as a family centric community. Do not let the schools slide this will affect values.
Keep Round Rock, Round Rock. I don't want to live in little Austin.
Less development that require stoplights to be added. More access roads and connectivity between neighborhoods.
More affordable housing with backyard and garages
More focus on public transportation and environmental policies would be great. Development that encourage smaller shopping centers near to Holmes would also be great. It would be nice to have neighborhood grocery stores etc. More outdoor recreation areas would also be nice.
More trees please
Need affordable housing like duplexes for teachers, police officers and fire fighters and also first time home buyers
Nice job. Being concerned about a great quality of life will bring business without needing tax incentives! Thanks
No further comments
Nothing that raises any kind of tax on property owners
Please continue to develop the bike paths!!! I'm in Sonoma and would love to be able to bike to Old Settlers Park!!
Also looking forward to the mixed-use development (the district?) at greenhouse and 45 :)
Please limit growth and dense multi use development. Traffic is horrible already. We don't need to be AUSTIN or NEW YORK, we are Round Rock. Let's keep it small and simple so we can actually enjoy it, once it's gone, it's gone.
Please remember the true future prospects are all behind electric charging facilities , make a huge electric charging yard with businesses and food and drink and coffee shops around the charging station area. This is the future
Re Policy A: I think it is really sad that the Sports Center is so nice and not open to residents while Clay Madson is so small and so much lower quality. We need a second recreation center on the west side of I-35.

Re Policy K: too vague for me to decipher. Are you talking about eliminating parking requirements because of the Uber+Lyft fantasy?
Replace street lamps with led lighting.
Round rock is an amazing place to live. The city center is so small and many decisions are made without the consideration or approval from all residents that live outside the city limits. If there will be innovation and large infrastructures added all round rock residents should have a say. A perfect example is Kalahari. I live in the area but outside the city limits and I will be affected by this in my daily living yet I did not get a vote on this sale and purpose of land. The traffic will be an issue and the people that old this project beleive it will not be a factor in peak times however that is a ridiculous comment and clearly stated by individuals that do not travel these roads on a daily basis. Growth is happening, I know, but what goes up must come down and if that is not considered in the future plans of round rock, there could be more harm then good in the future. Pace yourself....
Round Rock does not need to be a part of the United Nation's Agenda for sustainable development. Let freedom dictate growth.
Round Rock is totally bending over for developers. It's already little more than a big strip mall and theme park . Reverse that trend!
Seriously stop building Diamond Divergent intersections. They are unsafe. I see wrong way Driver's every week, and have seen multiple wrecks since they have been installed at 1431/35. Terrible idea.
Seriously...our mayor and the city council should watch It's a Wonderful Life and realize that sooner rather than later they have accomplished turning Round Rock into a Pottersville. It's heartbreaking. We thought we'd never leave Round Rock...well that's off the table.
Stop building high density housing, especially around East Round Rock
Stop with the development that is brining in leftist from Californistan!
Take a group from the Planning Department to Carmel Indiana. I would be glad to go along and pay for my own expenses. You will see a town that has grown tremendously over the last 45 years but dealt with all the issue we have discussed in the poll. Tremendous growth from Indianapolis north to Carmel and some of the best infrastructure I have seen in the US. Certainly comparable to the growth we are seeing from California and Austin. Don't let this City get way from us. Certainly we need strong leadership from our Politicians and our Planning Department.
Th a city really needs to focus on more affordable housing options. All the entertainment and consumerism concerns are nice, but not necessary and can wait.
Thank you for seeking public input. Overall, I love Round Rock. It is hard to see the growth explosion, but overall the city has done a good job in keeping the small town feel. My biggest complaint is with the downtown area becoming a bar scene. The restaurants are a nice addition, but with all the bars, it is not as family friendly as it was in the 80's when we moved here.
The central Texas area desperately needs mass transit rail connectivity. Use existing rail lines if available or develop a plan to build new to connect Pflugerville, Round Rock, Hutto, Taylor,

Georgetown, Leander, Cedar Park, Austin, and on to San Antonio eventually. The Round Rock Georgetown Austin route is a current necessity.
The focus seems to be on GROWTH, GROWTH, GROWTH. Unchecked growth does not improve quality of life in Round Rock. It benefits developers and the tax collectors of Round Rock. Honestly though, it feels like it is too late. Once our children graduate, we'll likely seek to live somewhere that isn't so characterized by sprawl and congestion. Hopefully our home will still have some value by the time we're ready to sell and get out.
There is already too much growth. And it is too concentrated. The city needs to be walkable, clean and safe.
These are WAY too broad for me to even consider answering. For all I know, I answer yes to "Consider innovations" and then someone is all "Oh, good, she wants light rail!!" NO!!
These policies are too vague, which allows the council too much leeway to interpret them as they see fit or as is convenient at the time. Policies must provide definitions of terms and the intent behind them. These policies, as they are, are masks to push agendas the residents that have been here from the get-go won't like.
To be honest we are every day people trying to support our families. It would help to just be black and white in explaining the proposals so we common folks can understand and same goes with our voting too.
To remain a desirable place to attract businesses and growth, we must focus on preparing the roads for increased traffic. It can be miserable to drive from one side of Round Rock to the other. Even people in Austin complain about traffic in and around Round Rock.
Ways to support solar energy for residents
We have ENOUGH GIGANTIC APARTMENT COMPLEXES. We are primarily a bedroom community and that's why we moved here and to GET AWAY FROM AUSTIN CRAZINESS!!! would like to see traffic plans to accommodate new growth
We need pedestrian options to get to downtown, parks, entertainment districts, shopping and to the new dense-growth centers planned. Otherwise the city will always be playing catch-up on roads and traffic.
We need sidewalks and bike lanes on all streets!!
We need to make this city more affordable for low and middle income families. We shouldn't be driven 45 minutes outside of the city, creating 1.5+ hour commutes for ourselves because the city is trying to accommodate for only the wealthy. Take care of your citizens.
West side of 35, we need more grocery stores! It should not take 20 minutes to get to one. 34 yr resident, business owner.
What is perhaps missing is a sense of limit to growth, and a sense of balance with natural, undeveloped spaces and other uses, like agriculture. Shall it be city, suburbs all the way to the borders, every penny of revenue squeezed out? What is the end goal? Determined what should be preserved before its gone.
When/where can residents meet to hear out these proposed policies?

Wherever feasible, include community involvement as a required part of any decisions that require the use of tax revenue to implement changes.
While I support most of the policies they are vague and leave a lot of room for interpretation. Will they be more specific as they evolve?
Will objectives or goals be developed that are measurable performance measures?
Would like to encourage more bus access. With Kalahari opening, they will need a substantial workforce that may need bus transportation. Right now there is no bus access on Kenny Fort.