



Legislation Text

File #: 2017-4291, **Version:** 2

Consider an ordinance amending Chapter 10 and Chapter 36, Code of Ordinances (2010 Edition), regarding residential construction and certificate of substantial and final completion of subdivision public improvements. (Second Reading)

This final code amendment at this meeting regarding the Round Rock Zoning and Development Code establishes revised conditions under which homebuilders may obtain building permits for homes in new residential subdivisions, and clarify the conditions under which home builders may obtain building permits for model homes prior to the completion of the subdivision improvement process.

Currently, City Code requires the completion of all subdivision improvements (utilities, streets, drainage, walls, landscaping, etc.) and approval of all paperwork before the issuance of residential building permits (save and except 4 model homes). This policy typically results in a dead period that can last up to 3 months during which time the homebuilder is unable to advance construction of the homes. This amendment will allow a homebuilder to obtain up to 30 building permits for homes if the subdivision improvements are substantially complete and before the approval of all the necessary paperwork (i.e. easements, as-built plans). This will allow the builders to get homes constructed sooner than under current regulations as it provides for a more seamless transition from the completion of the subdivision improvements to the commencement of home construction.