



# Planning Today For Tomorrow's Great Places

*Planning and Community Development Newsletter*

## PLANNING IN ROUND ROCK

Have you ever wondered what the Planning & Community Development Department does for our community?

The Planning & Community Development Department's goal is to improve the quality of life in Round Rock by establishing and implementing quality standards for new development and by encouraging maintenance and preservation of the older parts of the city.

The Department is responsible for long-range comprehensive planning, zoning, annexation, subdivision platting, historic preservation, demographics, and code enforcement. Our staff reviews and facilitates development applications pertaining to these items and provides direct support to the Planning and Zoning Commission, the Historic Preservation Commission and the Zoning Board of Adjustment.

The Round Rock City Council envisions Round Rock as a "City of Choice" – a place where families and businesses choose to locate because Round Rock offers an excellent quality of life. By ensuring plans and development standards are current, relevant and promote quality development, the Planning Department can assist in making Round Rock the "City of Choice" - not just for locals, but for new families considering relocation to Texas. Development standards are implemented through sets of regulations mainly found in zoning and subdivision ordinances. Zoning ordinances are based on long range vision plans - typically called general or comprehensive plans. These plans are formulated based on citizen participation and input.

Our Code Enforcement officers are primarily responsible for investigating nuisance violations on private property. Additionally, they also enforce the City's sign ordinance, zoning ordinance and portions of the environment ordinance. Code enforcement is a challenging task and the Officers attempt to work with landowners to successfully abate violations.

### INSIDE THIS ISSUE

<a href="#">Meet your Planning Staff</a>	1
<a href="#">Yard Maintenance</a>	2
<a href="#">Parking Space Requirements</a>	2
<a href="#">2010 Census Released</a>	3
<a href="#">Historic Property Tax Exemptions</a>	4



MEET YOUR PLANNING STAFF:

Top Row: Lee Heckman, Margie Lopez, Susan Brennan, Joelle Jordan, Peter Wysocki, Veronica Chandler, Diane Buck, and Vickie Moreno.  
Bottom Row: Rex Richardson, Rick Clark, Kerstin Harding, Maria Hernandez, Ashley Lumpkin, Clyde von Rosenberg, and Nathaniel Strosberg.

# YARD MAINTENANCE

It's high time to shake off your winter gloom and get ready for a bright and beautiful spring. But along with the clear sunny days and blossoming flowers comes an often unwanted burden: yard maintenance. Tending to our yards can be time consuming and hard work, and many of us are easily tempted to turn off that lawnmower and head to a local park or sporting event.

As Spring draws near, however, Round Rock Code Enforcement would like to remind property owners and residents of a few important yard maintenance rules. Property owners and residents are responsible for:

1. Maintaining their own yards and easements.
2. Limiting the accumulation of weeds.
3. Making sure that ground vegetation does not exceed 12 inches on property zoned and occupied for any use other than agricultural.

From March 1<sup>st</sup> to June 15<sup>th</sup>, properties containing concentrated wildflowers in areas where grasses and weeds do not exceed 24 inches in height are exempt from the second and third regulations stated earlier. We ask that all citizens do their part in keeping Round Rock a clean city by complying with these simple rules.

If you would like more information, have any questions, or would like to file a complaint about tall vegetation, please contact Code Enforcement at (512) 341-3329.



# PARKING SPACE REQUIREMENTS

All land uses have unique demands for parking, depending upon the characteristics of their normal traffic patterns. Round Rock's Zoning Code contains requirements for off-street parking which are based upon the demands of each land use. These parking requirements have not been comprehensively reviewed and updated since 2002. Since parking is a critical element for the success of any business and a major cost of project construction, it is important that an adequate, but not excessive number of parking spaces be required.

Consequently, the Planning Department has begun a review of the current requirements, in an effort to ensure that they are up to date. Planning staff is reviewing parking requirements in nearby cities and parking generation studies conducted by the Institute of Transportation Engineers to determine the appropriate standards for Round Rock.

Upon completion of the analysis, staff will review the findings and recommended changes with local developers, engineers, and architects to seek their input. Once vetted, proposed changes will be crafted into an ordinance that will be presented to the Planning and Zoning Commission for recommendation to the City Council. Once adopted, the ordinance will change the current parking requirements in the Zoning Code.

Questions about the study should be directed to Clyde von Rosenberg, Senior Planner [cvonrosenberg@round-rock.tx.us](mailto:cvonrosenberg@round-rock.tx.us) or Susan Brennan, Assistant Planning Director [sbrennan@round-rock.tx.us](mailto:sbrennan@round-rock.tx.us).

# 2010 CENSUS RELEASED

On February 17, 2011, the U.S. Census Bureau released the 2010 census for Texas. According to the Census Bureau, the population of Round Rock on April 1, 2010 (the official date of the Census) was 99,887, an increase of 63% since the 2000 Census which was 61,136. The population count includes residents within the City limits and does not encompass people living within the City's Extra-Territorial Jurisdiction (ETJ). The ETJ includes large neighborhoods such as Cat Hollow, Stone Canyon, Fern Bluff, Teravista, Sendero Springs, Mayfield Ranch, Vista Oaks, Chandler Creek and Paloma Lake. This decennial Census number represents an actual count of the population, unlike estimates that are released annually by the Census Bureau.

The Planning and Community Development Department is responsible for generating a City population estimate for each year based on housing units, occupancy rates, and household size. So, how did the City generated estimate for 2010 compare to the 2010 Census count? The City of Round Rock's calculated annual estimate for April 2010 was 100,610, which is 723 more than the Census 2010 estimate of 99,887 – a marginal difference that is statistically negligible. The number of housing units per the City of Round Rock estimate was 37,194...extremely close to the Census count of 37,223. The City estimate was based on a housing unit occupancy rate of 96.8%. The 2010 Census updates that number to an occupancy rate of slightly lower at 94.2%.

Round Rock's population is projected to grow approximately 2% annually over the next 10 years, reaching 130,000 within the City limits by 2020. These projections will be monitored in light of the economy, a decline in new residential building permits, and the type of housing units being constructed.

2010 CENSUS SUMMARY		
	number	%
<b>POPULATION</b>		
Total Population	<b>99,887</b>	100%
Hispanic or Latino (any race)	<b>28,958</b>	29.0%
Not Hispanic, one race:	<b>68,794</b>	68.9%
White	53,924	54.0%
Black or African American	9,254	9.3%
American Indian and Alaska Native	288	0.3%
Asian	5,056	5.1%
Native Hawaiian and Other Pacific Islander	105	0.1%
Some Other Race	167	0.2%
Not Hispanic, two or more races	<b>2,135</b>	2.1%
<b>HOUSING UNITS</b>		
Total housing units	37,223	
Vacant units	2,173	5.8%
Occupancy rate		94.2%

A Census population count for the Round Rock ETJ is not produced by the Census Bureau, as the ETJ is a Texas-specific regulatory boundary for platting. The City's 2010 population estimate for Greater Round Rock, which includes both the City Limits and the City's ETJ, is approximately 150,000. It is anticipated that growth in the ETJ will remain moderate and slightly higher than within City limits, as there are a number of large subdivisions being currently developed or planned for development within the next 10 years. The 2020 population for Greater Round Rock is estimated to be approximately 194,000.

The City of Round Rock will use the Census 2010 City population count as its new baseline, and will continue to estimate population on a monthly basis to create an annual estimate for the City and for Greater Round Rock. The 2011 annual estimates will be released in late-April, along with revised population projections.

The 2010 Census collected data for the following variables: population,

race, Hispanic origin, housing units and housing occupancy status. As noted in a March 7, 2011 article in the Austin American-Statesman, one dramatic change since 2000 is the growth in the Hispanic population in Round Rock which more than doubled to 28,958. The population of Hispanic origin now makes up 29% of the City's population. (For the complete article, see: <http://www.statesman.com/news/local/areas-hispanic-population-booming-and-suburbs-are-seeing-1303091.html>).

Other data that was collected by the Census in previous decades is now being compiled annually through the Census' American Community Survey. The American Community Survey collects data from a sample of the population and includes various social, economic, and housing variables such as education, marital status, income, employment, and home values. For more information on the U.S. Census and the American Community Survey, visit [www.census.gov](http://www.census.gov).

# HISTORIC PROPERTY TAX EXEMPTIONS



## Partial Property Tax Exemption for Historically Significant Sites: Applications due May 2nd for 2011 Exemption

The historic tax exemption program was created in 1988 to encourage owners of historic structures to perform regular maintenance and repairs.

By preserving Round Rock's historic built environment, the entire community benefits from improved property values, neighborhood revitalization, and a measure of charm and character not often found in new construction.

Historic property owners may apply for an exemption of 75% of the assessed value of land and improvements (buildings). In other words, someone who has received an historic tax exemption pays only 25% of the City portion of his/her property tax on the assessed value of that property. This program does not exempt non-city taxes such as school district taxes.

Visit <http://www.roundrocktexas.gov/historicpreservation> for more information on the City's historic preservation program. On the website, you will also find a link to the tax exemption program, a downloadable brochure on the program, and a link to the tax exemption application. Applications for the tax exemption program must be submitted annually and are due on May 2<sup>nd</sup>.

Planning and Community Development Department  
301 West Bagdad, Suite 210  
Round Rock, Texas 78664  
Phone 512.218.5428 \* Fax 512.218.3286  
[www.roundrocktexas.gov](http://www.roundrocktexas.gov)  
Peter Wysocki, Director