



# What is a Development Code?

A single document containing all regulations pertaining to land development, including subdivisions (platting of land and dedication of public roads), zoning, landscaping, tree protection and preservation, signs, site and building design standards, and all other development standards.



## Why should you care?

- The Development Code will govern future land development in the city, shaping the way our built environment looks and functions
- Regulations will be easier to find
- Development standards will be easier to interpret with fewer “gray areas”



## Advantages of a Development Code

- ✓ Efficiency and sensibility: everything related to development is in one place
- ✓ Eliminates duplication/conflicts
- ✓ User-friendly for staff, developers, public
- ✓ Allows for more consistent interpretation and predictability



# Timeline

- ✓ Mid-2013: City Council gives green light to staff to create Development Code
- ✓ January 2014: discussion with P&Z Commission at annual work session
- ✓ Summer 2014: series of six Advisory Committee meetings, re: policy items
- ✓ January 2015: Provided first rough draft to P&Z
- ✓ March 2015: City attorney begins initial legal review
- Continuous: staff review and revisions, including city attorney updates
- Fall-Winter 2016-17: present to P&Z for public hearings and recommendation
- Winter-Spring 2017: present to City Council for public hearings and adoption



## Advisory Committee Members

- Brent Baker, Landscape Architect – Studio 16:19
- Brian Cave, Operations Manager – Cain & Company Real Estate; Vice President - Heart of Round Rock Neighborhood Association (has since relocated out of state)
- Chuck Glace, President – Chasco Constructors
- Keith Hickman, Principal Architect – KAH Architecture
- Jeff Seiler, Civil Engineer – Seiler Lankus Group
- David Sour, Broker – David Sour & Associates
- Bo Spencer, Principal Architect – Spencer-Pierce Architecture + Interiors



# Organization

- Chapter 1: Introductory Provisions
- Chapter 2: Zoning Districts and Use Regulations
- Chapter 4: Subdivision Design and Construction
- Chapter 6: Streets and Thoroughfares
- Chapter 8: Zoning and Development Standards
- Chapter 10: Zoning and Development Review Procedures and Bodies



## Key Amendments – Zoning

- New opt-in zoning districts
  - SF-3 (Single Family – Mixed Lot): a variety of lot sizes with upgraded design standards for homes
  - OF-2 (Mid-rise Office): large office buildings with potential for ground-floor retail/restaurant; located away from SF neighborhoods
  - MU-R (Mixed-Use Redevelopment and Small Lot): mixed-use development on smaller infill properties
  - MU-G (Mixed-Use Greenfield and Large Lot): creates foundation for large-scale, mixed-use Planned Unit Developments (PUDs)



## Key Amendments - Zoning

- Accessory dwelling units permitted in C-2 (Local Commercial) and OF-1 (General Office) zoning districts
- Amenities and guest parking required in TH (Townhouse) zoning district
- Permit 12 units per building, instead of 8, in MF-1 (Multifamily – Low Density) zoning district
- Require justification for PUD applications to demonstrate how proposed PUD is better than base zoning



## Key Amendments - Zoning

- Gas stations in C-2 district: limited to 4 fuel pump islands and other updated use standards
- Multi-story, climate controlled self-storage permitted in LI zoning district
- Clarification of uses to address market trends:
  - Medical office/urgent care/local emergency room
  - Small-scale alcohol production (LI and BP)



## Key Amendments – Downtown

- MU-1
  - Limit on the number of bars: 15 in entire district and 4 in any single block
- MU-2
  - Height limit increased for properties west of Mays based on proximity to IH-35: varies from 4 stories closer to Mays to 8 stories closer to IH-35
  - Permits off-site parking on a separate lot on a limited basis
  - Architecturally finished corrugated/ribbed metal limited to 33% of exterior finish
- MU-L
  - New construction shall meet historic design guidelines
  - Emphasizes on-street parking instead of on-site parking



## Key Amendments – Building Design Standards

- C-1 and C-1a districts
  - Minimum 66% natural stone, simulated stone, brick, architectural CMU, stucco
    - CMU shall have an ashlar pattern (no stack bond or running bond)
    - Where stucco exceeds 66% a brick or stone wainscot is required
  - Other permitted materials: fiber cement siding, architecturally finished steel/metal, and glass with steel framing (EIFS is no longer permitted)
  - Language to allow director to approve alternate, recognized styles not explicitly permitted by Code
  - Extended vesting on developed sites - additions to sites with existing buildings may continue the design that has been previously established



## Key Amendments – Building Design Standards

- Other non-residential districts
  - C-2 and OF-1: max 50% stucco, architectural steel/metal, architectural CMU; max 25% fiber cement siding
  - BP: emphasis on campus-like setting for developments with multiple buildings; vertical and horizontal articulation required
  - LI: non-architectural steel/metal allowed for walls that don't face a drive aisle, residential lot, or public street
  - Extended vesting on developed sites - additions to sites with existing buildings may continue the design style that has been previously established



## Key Amendments – Subdivision Platting

- Concept plans apply to fewer properties
- Minor plats apply to more properties
- Administrative review for minor plats and amending plats
- Upgraded subdivision design standards for new residential neighborhoods of 100+ lots
- Block length requirements



## Key Amendments – Signs

- Updates to keep up with new materials and market trends
- More roadways added to commercial road type list
- Bigger wall signs for the largest uses
- Addition of standards for fascia-mounted signs
- Addition of standards for banners for new businesses
- Electronic messaging centers (EMCs) prohibited on neighborhood roads except for civic uses, places of worship, and gas station pricers
- Addition of standards for “coming soon” signs



## Key Amendments – Historic Preservation

- Payback to city of previous 5 years of tax exemption monies when property owner chooses to demolish an historic structure
- Clarification of minimum maintenance standards to ensure historic properties maintain their integrity and significance
- Addition of standards to prevent demolition by neglect



## Other Key Amendments

- On-site detention to ultimate 1% annual chance storm event
- Removed requirement for masonry accent columns in subdivision walls and compatibility fences
- Compatibility buffer exemptions or appeals for certain situations
- Stricter lighting standards adjacent to residential properties



## Key Amendments – Landscaping and Tree Protection

- Landscaping requirements for new single-family and two-family homes
- Clarification of non-residential landscaping standards
- Clarification of tree protection standards
- Enhanced protection for monarch trees