

Written comments received on the Round Rock Zoning and Development Code (and how the Code addresses them)

From the website www.roundrocktexas.gov/developmentcode:

- *"I would like the city to be open for the inclusion/approval of corrugated polypropylene pipe as an alternate drainage pipe material within the city. The current specifications only allows RCP (reinforced concrete pipe) and we believe HP gives a one up to RCP due to the watertight aspect of the pipe product. We recently were chosen by the public works department to be used as a drainage pipe material on Dove Creek Drainage project during the summer of 2015. To my knowledge the material has been performing as expected without any issues."*

The types of materials used for drainage pipes and other public and private infrastructure projects falls outside the scope of the Development Code. It is best addressed by the city's [Pre-Approved Products List \(PAPL\)](#).

- *"With taxes going up and Round Rock wanting to be known as the "sports capital", I'd like to request the idea of my street getting sidewalks. We have many kids living on this street that are unable to ride their bikes safely as cars usually fly down our street. Garden path dr"*

The Development Code does not propose to alter the existing requirement for the construction of new sidewalks on both sides of a residential street. Garden Path Drive was platted and constructed prior to this requirement.

- *"How is Brian Cave still on the committee when he moved to New York baby months ago?"*

The Advisory Committee met in 2014 to provide input regarding some of the more notable policy amendments. The city wants the community to be aware of the committee's involvement, so the list of members is maintained on the website. It is noted that Mr. Cave has since relocated out of state.

- *"I have a concern about all the land that is being developed, with no consideration for wildlife. I think developers should be made to leave some open area, not manicured acres, to allow for the animals of the area. I am saddened by all the animals I see on the side of the road that have been killed as their habitats are taken over. I am so glad for this opportunity to speak on this, I have felt powerless in the face of such huge development going on."*

The city is sensitive to the effects of development on the natural environment. Existing development regulations require a number of exactions, fees, and structures to mitigate the impact of development. These include parkland dedication or fees in lieu of parkland dedication (the fees in lieu are used to maintain existing parks and plan for new ones), water quality structures, storm water detention structures, trees, landscaping, and related easements. Taken together, these features provide a significant amount of open space throughout the city.

- *"I feel 1st and foremost we should be looking at the quality of Round Rock water. I have lived here almost my entire life and the quality of water from The City of Round Rock appears to be getting worse in terms of water hardness and taste."*

The quality of the city's tap water falls outside the scope of the Development Code. For more information, please contact Kim Lutz, Senior Utility Services Manager, at 512-341-3333 or kiml@roundrocktexas.gov

- *"Please consider securing land for schools in the development of neighborhoods . We cannot continue to build and increase our population without the pro-active and equal growth of schools to match expected population growth."*

The planning, land procurement, and construction of public schools is the responsibility of the Round Rock Independent School District. The city includes RRISD in the development review process, ensuring the District is aware of impending growth at an early stage. RRISD develops population projections based on new development and uses these projections to plan for new facilities.

- *"1. City should not put a cap on certain types of business downtown, e.g. bars. Stifles successful businesses.
2. Glad to see encouraging businesses to build more than two stories closer to 35, no reason just to sprawl over the land when we can go up.
3. Agreed on outdoor kennels!"*

The Development Code proposes a limit on the number of bars in the MU-1 zoning district in order to encourage a broader mix of uses and more daytime activity in the downtown core.

From the October 26 open house:

- *"For subdivision screen walls consider allowing "faux" stone columns in lieu of full masonry columns. The back of the wall would stay flush but the visible side of the wall (street side) has one course protruding from wall face @ "column" locations."*

The Development Code proposes to remove the requirement for masonry accent columns in both subdivision walls and compatibility fences. Such walls and fences may still need accent columns for structural stability, however they may be constructed in any manner that meets the building code.

- *"Please see attached. For clarification only. I am not advocating for/against."*

The attachment consists of pages 29, 30, 57, and 64 from the Development Code draft dated 10-5-2016 with comments regarding the following:

1. "Are behavior rehab hospitals included in the definition of "Hospital, Rehabilitation"? No, behavioral rehabilitation hospitals are not included. Rehabilitation hospitals are intended for physical rehabilitation after a medical procedure. The definition of "assisted living" encompasses facilities providing care for the physically and mentally impaired as well as the developmentally disabled, which is interpreted to include behavioral health facilities. Therefore, a behavioral rehabilitation hospital would be permitted wherever assisted living facilities are permitted.
2. "Are indoor inflatables, trampoline, etc. included in the definition of "Indoor entertainment activities"? No, indoor inflatables and trampoline facilities fall under the definition of

“activity centers, children’s” which are currently only permitted by special exception in the Light Industrial zoning district. Staff will amend the draft Development Code to permit them in the C-1 and C-1a zoning districts as well.

3. Are water quality facilities included in the definition of “storm water drainage facilities”?
Yes, and staff will amend the draft Development Code to provide this clarification.
4. Is the “Ultimate 1% annual chance floodplain” sometimes referred to as the 100-year floodplain? Similarly, is the “Ultimate 4% annual chance floodplain” sometimes referred to as the 25-year floodplain? Yes, for both. Staff modified each term to more closely reflect its actual meaning, and will amend the draft Development Code to note that occasionally those terms are referred to as 100-year or 25-year floodplains.