

Written comments received on the Round Rock Zoning and Development Code, and how the Code addresses them. Comments have been edited for clarity where necessary.

From the website www.roundrocktexas.gov/developmentcode:

- *“Stop raising our taxes so much at a time. Thanks.”*
The Development Code does not create any new fees or taxes. Many proposed amendments will effectively lower the cost of certain projects by eliminating one or two steps in the development process or altering some requirements, while some amendments will increase the cost of certain land development projects. A summary of these cost changes can be found [here](#).
- *“I am an owner as well as live in downtown RR and have for almost 20 years. It is so sad what downtown has become. I was told that RR wanted the downtown area be a destination for retail shops, restaurants, and to be family friendly. We have lost two great restaurants and retail shops that have been replaced by bars. Our last Round Rock Family Night resulted in the death of our teacher and coach by a drunk driver. Our beautiful streets and improvements are littered with trash, broken beer bottles, and some things I prefer not to mention in text. It is my understanding the City sets the Zoning. There are 14 bars and 22 liquor licenses in a 2 block radius that some of our city council members had no idea. Our stores and restaurants have been replaced by bars and over the top loud music, drunks, and fighting. We are about to lose another retail store!! I would like to know what the master plan is now, because it is certainly not family friendly!! More of a 6th street atmosphere. Very disappointed!!!”*
The Development Code proposes a limit on the number of bars in the MU-1 zoning district in order to encourage a broad mixture of uses and more daytime activity in the downtown core. Bars are defined as establishments who derive more than half of their gross income through the sale of alcohol for on-site consumption.
- *“Why do single family home get to have cedar fences but multiple family homes do not. That is discriminatory.”*
Fences around multifamily residences are required to be constructed of brick, stone, pre-cast concrete panels (such as Fence-crete), or similar masonry materials where adjacent to single-family or two-family homes in order to help mitigate the impact of their increased density and land use intensity. The Development Code does not propose to alter this requirement.
- *“Please keep Round Rock walker, runner, and bike friendly. The last development on University and I35 completely failed on that. It is impossible to cross from IKEA to H-E-B or vice versa; the crossing signs are incomplete or completely missing. Sidewalks are also only partial and useless all the way at University not to mention it is impossible to cross I35 if you are biking, walking or running. All new developments should include an at least 3 mile walk/bike friendly route all around and towards the new development.”*
The Development Code does not propose new policies regarding pedestrian or bike infrastructure in the city. Such facilities are typically developed and managed by the Transportation Department, which can be reached at 512-218-7044.

- *“I would like to see cars parked in driveways and not on streets. Sometimes the roads are so crowded with parked cars that only one car can pass through at a time. One car is stopped and waiting until the other car passes. I understand company, but what I am talking about is the same cars parked in the same spots daily. The driveways have room for the cars to park. Thanks.”*

The Development Code does not propose to alter the parking requirement for single-family or two-family homes, which is 2 spaces in the garage and 2 spaces on the driveway for all lots recorded in 2002 or later, and 2 off-street spaces for all lots recorded prior to 2002.

- *“The City of Round Rock absolutely must develop better infrastructure for pedestrians. We have had far too many incidents recently of pedestrians being killed. I think cell phone use while driving must be prohibited, and I think pedestrians need walk-over bridges to cross streets. Drivers here do NOT respect the right of way of pedestrians. There also needs to be more space between the sidewalks and roads. At the intersection of University BLVD and Sunrise, my son and I took a step back on the sidewalk and within minutes, a car drove up right where my son had been standing, and kept on going. We also need better street lights in neighborhood intersections. My daughter was almost killed with me crossing the street at the intersection of Terra and Eagles Nest because of visibility. Again, there is zero respect for pedestrians but our city is becoming more pedestrian friendly in every other way. We now have shops within walking distance, etc. This is ridiculous.”*

Aside from general requirements to construct sidewalks on both sides of a new street, most pedestrian safety infrastructure is handled by the Transportation Department on an ongoing basis and falls outside the scope of the Development Code. Please contact Transportation at 512-218-7044 for more information and to request improvements to certain streets/intersections.

- *“Please Please Please build a Trader Joe's in Round Rock. One option would be right behind the Sonic across the street from Andy's custard!”*

The Development Code does not propose policies to encourage or discourage certain grocery store brands in the city. Broad policies regarding future land use by type and geography are outlined in the city's [General Plan](#) and on the [Future Land Use Map](#) (FLUM).

- *“As the city grows, I hope the city planners remember traffic congestion is only going to get worse. I hope we do not end up with the same problems Austin has by not keeping up with road development to address this issue. Also, as the city grows, the strain on law enforcement is going to get harder. Our police department has to grow with our city. I am already seeing a few homeless people panhandling at Sam Bass and 35. As a retired Travis County Sheriff employee I know this will lead to an increase in assaults and theft. I encourage our city leaders to not make the mistakes Austin made with their growth. Thank you for taking the time to read my thoughts.”*

Improvements to the city's transportation network fall outside the scope of the Development Code. The city has a [transportation master plan](#) which maps out the future road network of the city, but the implementation of it relies on funding availability and geographically-specific development pressure.

Law enforcement also falls outside the scope of the Development Code and is the top priority of the city's Police Department. Please contact PD at 512-218-5500 to report suspicious activity.

- *"I want to ensure that our city is developed properly for our future and that it is a safe city to live in. Get rid of Section 8 housing in Round Rock!"*

The Development Code does not propose policies specifically targeting affordable multifamily housing. Broad policies regarding future land use by type and geography are outlined in the city's [General Plan](#) and on the [Future Land Use Map](#) (FLUM).

- *"Add a stop light at Rusk/Gattis."*

Improvements to the city's transportation network fall outside the scope of the Development Code. Please contact the Transportation Department at 512-218-7044 for more information.

- *"Less food chains. Love eating out but the chains make it no different from any other town. Also need a train line into downtown Austin from Round Rock and Hutto."*

The Development Code does not propose policies to encourage or discourage certain types of restaurants in the city.

Policies regarding transit fall outside the scope of the Development Code and are outlined in the city's [General Plan](#) and in [transportation master plan](#).

- *"I've lived in Round Rock for 15 years. I've always said I love it and would never live anywhere else... until the last couple of years. Some really bad decisions are being made. Too many apartments going up everywhere, congested roads, downtown is a disaster, and a resort hotel going up across from Dell Diamond are just a few grievances. All these not so lovely changes plus skyrocketing property appraisals EVERY year. I'd move if I could afford it. So sad."*

The Development Code does not propose policies to permit more multifamily housing than what is already entitled. Broad policies regarding future land use by type and geography, specifically including multifamily, are outlined in the city's [General Plan](#) and on the [Future Land Use Map](#) (FLUM).

Improvements to the city's transportation network fall outside the scope of the Development Code. Please contact the Transportation Department at 512-218-7044 for more information.

The Development Code will not have an impact on Kalahari Resorts and Conventions' decision to locate in Round Rock. Please see [this website](#) for more information on the project.

- *"I own a single family home in downtown Round Rock on East Austin Ave. I have received mail about rezoning and other related topics for my property. For simple people like myself, who are receiving these pieces of mail, I can tell you that many of us do not understand what this information means. We need a more simple explanation. We work, and many of us do not have time make it to city meetings. I should not need a lawyer or MBA to understand what the city wants to do with my neighborhood and home. Whoever is writing these mailers should hand it to a random person on the street and simply ask if they truly understand what they have just read. The answer will be "no". I know this because I am a firefighter and my wife is a doctor, we are intelligent people and we have no clue what we are reading in these letters that are being sent out. This is not an isolated issue. What I am asking, is that the city puts out the exact copy of*

rules/regs/ordinance/policy/changes etc. then also attaches a simple explanation that will be easily understood by the community. Thanks.”

The Development Code does not propose to alter the public notice requirements for rezoning initiatives and other development applications. Each notice is legally required to contain certain information in order to comply with state law. Also included in each notice are the name and phone number of the staff member working on the project who may answer questions from interested residents.

- *“Bus service from Lakeline station to the outlet mall area via Parmer and 1431 with several neighborhood stops.”*

The city’s proposed fixed route bus service is outside the scope of the Development Code. More information can be found [at this website](#).

- *“Section 2-95 on renewable energy is vague regarding the size of the solar system that would require a permit. For example, is solar landscape lighting exempt? If each light has an individual panel vs. a central panel serving multiple lights does that change the requirements? What if I want to put a 20 watt panel on my shed, do I need to get a permit for that? How do solar-powered motion detection floodlights covered?”*

Thank you for pointing out the lack of clarity in this portion of the Development Code. It is not the intent of this section to require a permit for individual floodlights or landscape lights that are completely self-contained. It is intended to allow review of larger or more complicated systems that could pose a health and safety risk if not installed properly. Placing a panel on a shed to provide power to the shed or having a system that gathers solar energy in one location for distribution to lights or appliances in another location would require a permit. The next version of the draft Development Code will be amended to reflect this.

- *“Please widen I-35 between 79 and 620. The shoulder is already paved and is currently 2 lanes wide. Plenty of room to be widened to alleviate the traffic congestion as you approach Hester's crossing.”*

Improvements to the city’s transportation network fall outside the scope of the Development Code. Please contact the Transportation Department at 512-218-7044 for more information.

- *“Please NO MORE BARS downtown. Enough already.”*

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

- *“I would love to see cross walks at the intersections of McNeil / 35 and McNeil / 172. I believe a sidewalk along 172 from McNeil to Louis Henna as well as a sidewalk the whole way from McNeil north bound to Round Rock Ave would help people who want to access La Frontera and downtown Round Rock from their homes north and south of McNeil. I currently walk one of these routes at least once a week. Safety is always a concern. More so in the summer when I'll have my elementary students with me, riding bikes or walking to the library, the toy store or Sprouts. Thank you for your attention to making not only our downtown and shopping centers more accessible by foot but all the homes that are within walking distance.”*

The Development Code does not propose to alter the existing requirement for sidewalks to be constructed on both sides of a new street. Other pedestrian safety measures, including the installation of crosswalks and sidewalks on existing streets, falls outside the scope of the Development Code and is managed by the Transportation Department on an ongoing basis.

- *“It would be great if more businesses in Round Rock would decide if they would be dog friendly. Our lab loves to go everywhere with us and recently our favored places have told us they no longer allow dogs even on their patios.”*

Regulations pertaining to dogs fall outside the scope of the Development Code and are addressed in [Chapter 8, article VIII of the Code of Ordinances](#). A recent Code amendment provides the management of each restaurant with the authority to permit or prohibit dogs on their patio.

- *“Please bring a semi-pro soccer team here to our already awesome sports town. Austin apparently doesn't want one. Our sports brand in Round Rock would truly benefit from it. Thank you!”*

City policies regarding professional and semi-professional sports fall outside the scope of the Development Code.

- *“Thank you for this opportunity to provide feedback. Please stop allowing real estate developers from turning Round Rock into a concrete jungle. Example: area around University Blvd. How many different banks and gas stations do we really need? The green belt is gone and all that is left is now apartments (to add to the traffic of an already busy street) and more retail/storage/office spaces. Spread it out; it doesn't have to be a cluster. Leave some green belts around.”*

General policies regarding growth management fall outside the scope of the Development Code and can be found in the city's [General Plan](#).

- *“The intersection at A.W. Grimes and Gattis School Rd needs to be safer somehow. Too many accidents and deaths.”*

Roadway safety is handled by the Transportation Department and falls outside the scope of the Development Code.

- *“School zone on Gattis in front of Cedar Ridge High School. More police patrol on deadly intersection of AW Grimes and Gattis. I always hear speeding motorcycles. No water park off of 79. Move it to off the toll towards Georgetown. Not in the middle of residential area.”*

Schools zones and traffic enforcement fall outside the scope of the Development Code. The creation of school zones is handled by the Transportation Department. Traffic enforcement is handled by the Police Department; please call 512-218-5500 to request enhanced patrols for specific areas.

The Development Code will not have an impact on Kalahari Resorts and Conventions' decision to locate in Round Rock. Please see [this website](#) for more information on the Kalahari project, including concerns about traffic and water.

- *“During the holidays more trash/recycling days need to be added and my street needs resurfacing. A pedestrian crosswalk by the round rock on Chisholm Trail. Maybe parking to access that beautiful area.”*

These topics fall outside the scope of the Development Code. For more information on trash and recycling, please contact the Utilities and Environmental Services Department at 512-218-5555. For the other topics please contact the Transportation Department at 512-218-7044.

- *“I have lived in Round Rock (RR) since May 2001. I have watched a huge amount of land be developed quickly and then roads and services are added afterward at far greater expense than necessary.*

RR reached the threshold for a state-mandated public transportation system years ago yet all we have to offer is cabs and inefficient demand-response buses which are incapable of handling the capacity needed in our area. The employees at STAR Shuttle may be pleasant but their scheduling software needs a major upgrade. CARTS has a superior system and RR took a huge step backward when CARTS ended their contract. We have nearly empty buses driving down our streets when it is possible to combine those trips with multiple people on the buses.

Our green areas are disappearing. We need to stop creating scenarios where flooding occurs because of insufficient natural drainage. Balance is vital.

Drinking Water quality is declining steadily. This is not a surprise with the push to develop land. Natural filtration is eliminated everywhere development is aggressively pursued.

The push to become the sports capital has meant diminished support for the arts. If students were provided with Arts education in conjunction with sports, studies have shown those students would perform at higher levels in both academics and the sports. Performing Arts (band, choir, theater, dance lines, and I'll stretch to speech competitions) assist with linking the technicality of reading, math, and hand/eye coordination in the brain. Student populations given equal access to sports and performing arts have significantly fewer incidents of truancy, absenteeism, bullying, depression, drug abuse, and gang activity. The money spent dealing with those issues would be better spent on the Arts. I understand that is a RRISD issue but if the City of RR placed a priority on improving Arts appreciation the school district would likely step up.

Lastly, HOAs have too much power. We should be encouraging better land stewardship instead of creating golf course looking lawns. A pilot program where people pre-pay \$20 for permission to grow some food plants in their front yards could increase neighbor interaction, increase donations to the Serving Center, and help migratory species travel through central Texas.

Participants who maintain their front yard gardens receive a \$15 refund and permission to participate again the following year. Those whose yards must be cleaned up get fined an additional \$25 and they must wait 2yrs minimum before trying again unless they pay for a 'buddy' to assist them the next year. Obviously the details can be reworked but such a program, if properly run, would be an excellent way to allow homeowners to utilize more land for gardening as well as counterbalance the amount of land development in our community.

Thank you for getting through all of this. My intention is to stay in RR until my death so it is important to me that further growth and development be properly handled. We have some challenges with Dell's changes but I believe the City can prove that we are so very much more than one tech company and will continue to thrive.”

Most of the topics above fall outside the scope of the Development Code. Flooding is one subject which the Development Code seeks to improve by proposing that all projects where on-site storm water detention is required shall build a pond accommodating the 1% annual chance storm event (sometimes referred to as the “100-year flood”). Currently only those projects located in areas with known flooding issues are required to accommodate this level, while all others are permitted to accommodate the ultimate 4% annual chance storm event (sometimes referred to as the 25-year flood).

The city’s Transportation Department has created a Transit Master Plan proposing new fixed-route bus service. More information can be found [here](#).

For more information regarding the quality of the city’s potable water, please contact Kim Lutz, Senior Utility Services Manager, at 512-341-3333 or kiml@roundrocktexas.gov.

The Development Code will neither prohibit nor deter the cultivation of edible plants in the front yards of private residential property. The Code introduces some basic landscaping requirements to be implemented with the construction of new single-family and two-family homes, but requiring significant amounts of grass is not one of them.

- *“Stop zoning property as multi-family and allowing apartments. I know you love the tax money, but it makes our lives miserable. Especially in north Round Rock. We're over crowded! Stop stacking up people.”*

The Development Code does not propose policies to permit more multifamily housing than what is already entitled. Broad policies regarding future land use by type and geography, specifically including multifamily, are outlined in the city’s [General Plan](#) and on the [Future Land Use Map](#) (FLUM).

- *“I would love to see Round Rock with a quality performing arts center for music, dance, theater, etc. Really embrace pedestrian/bike safety and encouragement of using those as a mode of transportation. Reliable, accessible public transportation especially to the downtown area. A community garden.”*

These topics fall outside the scope of the Development Code. Pedestrian and bicycle safety are managed by the Transportation Department, as is the city’s transit system. Please visit [this website](#) for more information on the transit master plan, which proposes to have multiple routes which will stop downtown.

- *“Please do not okay the large power lines behind Old Town Elementary near The Woods park& Oak Hollow subdivision. Kids play in that area & it is designated park area based on the tax records.”*

The infrastructure for utility providers such as Oncor falls outside the scope of the Development Code. Please contact Joe Brehm, the city’s Community Engagement Administrator, at 512-218-5574 or jbrehm@roundrocktexas.gov for more information.

- *“We don't need low-income apartments in Round Rock. Keep that trash in Austin.”*

The Development Code does not propose policies specifically targeting affordable multifamily housing. Broad policies regarding future land use by type and geography are outlined in the city’s [General Plan](#) and on the [Future Land Use Map](#) (FLUM).

- *“I live on E. Bagdad and am aware the street in the future will be under construction to connect to McNeil. When will this be underway? Traffic I'm sure will be busy. How will it affect the parking for our vehicles and coming in and out of our home during construction? Will there be street lights and sidewalks?”*

Improvements to the city’s transportation network, including the extensions of individual streets, fall outside the scope of the Development Code. Please contact the Transportation Department at 512-218-7044 for more information.

- *“My biggest concern is that as the city grows the traffic and congestion grow with it. The other concern that I have had since I moved here and it is still an issue is the zoning that put my family and others in an area where we have to pay school taxes to two different cities or Districts. This I feel is very unfair to those of us that are stuck in an area zoned this way when Round Rock is definitely large enough to have zoning done in an effective way.”*

Improvements to the city’s transportation network fall outside the scope of the Development Code. The city has a [transportation master plan](#) which maps out the future road network of the city, but the implementation of it relies on funding availability and geographically-specific development pressure.

School zone boundaries are not set by the city. All of the planning and construction of schools, as well as rezoning of school boundaries, is handled solely by the Round Rock Independent School District and its Board of Trustees.

- *“We should learn from the mistakes of Austin's downtown area. Hotels should be close, but never allowed in the actual downtown area. We need to make room and rules to allow music venues to thrive. South Congress has the feel of what I believe downtown Round Rock could be.”*

Hotels are currently permitted in the MU-1 and MU-2 zoning districts, and the Development Code does not propose any changes to this policy. Hotels in either zoning district would be limited to a maximum of 3 stories close to the downtown core, or up to 8 stories closer to IH-35. Similarly, the Development Code does not propose to alter the regulation permitting live music venues in the MU-1 zoning district (which encompasses most of the downtown core).

- *“I'm hearing people talk about city code restrictions that resemble HOA restrictions. I choose to live in an "unrestricted" neighborhood for a reason and I don't want to "big government" coming in on my property rights.”*

The Development Code does not propose new regulations that will impose restrictions on existing homeowners, nor does it propose removing existing ones.

- *“We live in the Estates at Old Settlers neighborhood right behind Old Settlers Park. We love to bike into the park but it is increasingly unsafe to do so. We would love a protected cross for pedestrians or bike riders to safely enter the park. Also dedicated bike lanes in and out of the park at each entrance are desperately needed as well as a safe path to reach the trails. Once deep in the park it is great but getting in and out without a vehicle is super dangerous. We have resorted to loading the bikes into our vehicle, then parking, then unloading the bikes. It would be so nice to be able to just ride in.”*

The Development Code does not propose new policies regarding cycling infrastructure in the city. Such facilities are typically developed and managed by the Transportation Department and/or Parks and Recreation Department.

- *“If Round Rock is going to be family and healthy living friendly it needs bike lanes especially on downtown roads, and areas like AW Grimes. We live close enough to Play for All and downtown to ride our bikes, but have to use the sidewalks (cars come way too fast) and even the sidewalks aren't always safe. Going north on Grimes some areas have no barriers between the sidewalk and road. So if you are on your bike, walking, or running it feels dangerous with the speed that cars are travelling.”*

The Development Code does not propose new policies regarding cycling infrastructure in the city. Such facilities are typically developed and managed by the Transportation Department and/or Parks and Recreation Department.

- *“I am concerned that downtown Round Rock is attempting to become a “Little 6th Street”. The number of bars that have been allowed to open completely takes away from the family atmosphere that I believed the City of Round Rock had always been promoting.”*

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

- *“Make all train crossings quiet zones near residential areas. It is worthless to spend money making 1 of 6 train crossings quiet when the horn will blare all night from the other 5. I live in Oak Bluff and the train whistle blows for a minute almost non-stop all night long.*

The city’s effort to establish quiet railroad crossings within city limits falls outside the scope of the Development Code. For more information please visit [this website](#).

- *“Would like see restoration of Old Town - replace ALL the bars that overtake downtown and replace with unique shops, antiques, restaurants, etc. Bastrop and Georgetown are beautiful examples. Not much to attract tourists or folks during the day. Host event center other than the Baca Center for performing arts.”*

The Development Code does not propose land use policies that will remove bars from downtown and only allow for the establishment of retail stores and restaurants; however, it does propose a limit on the number of bars in the MU-1 zoning district in order to encourage a broad mixture of uses and more daytime activity in the downtown core.

- *“Three Questions:*

- 1. Is landscaping planned for the area near the new round about and the water tower?*
- 2. What is being done to ease congestion near RR Donuts?*
- 3. What will be done with all the vacant lots in and around Downtown? All business/office space, or a mix with homes?*
- 4. We need something other than Bars on Main Street.”*

Regarding #4, the Development Code proposes a limit on the number of bars in the MU-1 zoning district in order to encourage a broad mixture of uses and more daytime activity in the downtown core.

The first three questions are outside the scope of the Development Code, but can be answered as follows:

1. Yes, landscaping is planned for the area around the new roundabout.
2. No further road improvements are planned for the streets surrounding Lone Star Bakery (Round Rock Donuts) after the current round of improvements are finished. On-street parking has been added, but no new lanes or roads are proposed.
3. Downtown is divided into three mixed-use zoning designations, all of which permit a mixture of residential and commercial/office uses. It is up to the owner of each property to decide how it ultimately develops.

- *“Please, please, please, do something to lower taxes for homeowners!! With all the new building the city is receiving more tax dollars than ever. Round Rock is taxing their homeowners right out of their property. There has to be a split on property taxes. Or a bill to make the purchase price of your home the limit of your taxes! If I buy at \$229,000 I get taxes on \$239,000. When I sell years later for \$258,000 then they can tax for new value.”*

Taxation is outside the scope of the proposed Development Code. For more information on taxation, please contact the city’s [finance department](#). The Development Code does not alter existing fees for the various development applications.

- *“Slow growth until transportation issues can be addressed. Make RR a no smoking town.”*

Population projections indicate sustained growth for Round Rock due to its vibrant economy and desirable quality of life. Our City Council is committed to planning for orderly growth by means of the development regulations outlined in the proposed Development Code. The city has a [transportation master plan](#) which maps out the future road network of the city, but the implementation of it relies on funding availability and geographically-specific development pressure.

Smoking policies fall outside the scope of the proposed Development Code.

- *“All I can say is that it is a huge disappointment that the leaders of RR has approved so many bars in the downtown area. My thoughts are that if you want to listen to live music and go from bar to bar, then it's but a short drive to Austin. I understand growth of a City but the noise and bars lining the streets is so unnecessary.”*

The Development Code proposes a limit on the number of bars in the MU-1 zoning district in order to encourage a broad mixture of uses and more daytime activity in the downtown core. The MU-1 zoning district also permits restaurants, retail sales and services, indoor entertainment (such as bowling alleys and movie theaters), and offices, among other uses.

- *“People move to round rock because of: schools, family, community, keeping the values of family, community service, and low taxes. Keep the taxes low and the family important. Round Rock will be the same as what brought people here!!!! Very simple!!!! The downtown area is so not family friendly!!!! The bars and saloons are not enticing to family”*

The proposed Development Code does not introduce new taxes or fees. Rather, it helps establish development guidelines that will ensure Round Rock has a durable and attractive built environment that will continue to attract businesses and residents.

Regarding bars and saloons, the Development Code proposes a limit on the number of bars in the MU-1 zoning district in order to encourage a broad mixture of uses and more daytime activity in the downtown core.

- *“Check out the way Burlington Vermont was transformed to be a “green city” and then be the first one in Texas!”*

Environmental responsibility is an important aspect of land development which Round Rock takes seriously. Requirements for landscaping and tree protection, storm water management, and parkland dedication, among others, ensure the responsible mitigation of the adverse impacts development has on the land in an area that is growing quickly. Burlington, VT is a unique city with its own unique culture. It owns the local electric utility and fiber optic network, things which are left to franchise utility companies in Round Rock. This gives Burlington’s city leaders the ability to create more stringent requirements for its utility customers.

- *“It would be nice if businesses IN the residential area would stop. Homes north of downtown east of mays. Many people have no choice but to sell. They cannot afford taxes that are rising due to commercial property moving in. It shows that Round Rock does not care about the people who lived there 50+ years.”*

The Development Code does not propose changes to the permitted uses in the MU-2 zoning district, which encompasses most of the area east of Mays Street north of the downtown core. Currently, a variety of retail, office, restaurant, and residential uses are permitted, including single-family houses.

- *“We need more victory gardening and the ability to use the front and back yards. Depending on sun exposure. Will these codes prohibit such endeavors? Please make sure these codes don't hurt people who want to help their neighbors and themselves with gardens not lawns. With the growth of our fair city we can still keep it really pretty and functional at the same time.”*

The Development Code will neither prohibit nor deter victory gardening from occurring on private residential property. The Code introduces some basic landscaping requirements to be implemented with the construction of new single-family and two-family homes, but requiring significant amounts of grass is not one of them. To explore the possibility of starting a victory garden on public property, please contact the Parks and Recreation Department at 512-218-5540.

- *“I am hopeful that Round Rock will continue to develop pro-actively and create needed roads and streets to avoid the snafu that Austin has with its traffic. Incentives for small locally owned businesses will help to anchor a stable population. And please consider the impact that growth may have on retired senior citizens. We advocate for a freeze on senior property taxes, as well as renewed homestead exemptions for over 65.”*

Round Rock City Council is committed to responsible, orderly growth of the city by means of the development regulations in the Round Rock Zoning and Development Code. The city has a [transportation master plan](#) which maps out the future road network of the city, but the implementation of it relies on funding availability and geographically-specific development pressure.

Policies regarding incentives for small, locally-owned business fall outside the scope of the Development Code. However, the [Round Rock Chamber of Commerce](#) has information that may be useful to these types of businesses.

Tax freezes and tax exemptions fall outside the scope of the Development Code. For more information on city taxes, contact the city's [Finance Department](#).

- *“You are doing a great job for cyclists. You could promote cycling by locating bike racks downtown and other places. Cyclists don't take up big spaces like cars. With the growth in traffic bikes are because a fast and practical way to get around Round Rock.”*

The Development Code does not propose new policies regarding cycling infrastructure in the city. Such facilities are typically developed and managed by the Transportation Department and/or Parks and Recreation Department. Bike racks are one of the options available to private property developers in meeting their landscaping requirements, but it is up to them whether or not to accommodate one on-site.

- *“I appreciate this information regarding the Development Code being put before the citizens of Round Rock. The gathering of all related and pertinent information in one central document such as this code makes good sense.”*

- *“Need a Mexican food restaurant with outdoor patio near Gattis HEB or Kenny Fort/Forest Creek Dr. Also more food options like Chipotle, chick Fil a, Rico Pollo, Tio Dan's, in this area. I would like to see stores in the Sam's shopping center that resemble stores in Georgetown Wolf Ranch shopping center and Pflugerville Stonehill. We shop there now instead of Round Rock unfortunately. Home Goods, TJ MAXX, H&M, Kendra Scott, local/non-chain restaurants, Dicks. This shopping center needs nicer stores and less empty stores. Thank you for gathering resident input!”*

The Development Code does not propose policies to explicitly encourage restaurants or other commercial establishments to build in any particular area of the city. Broad policies regarding future land use are outlined in the city's [General Plan](#) and on the [Future Land Use Map](#) (FLUM).

- *“Stop Kalahari. It will end up empty, and the jobs it brings are NOT good ones. Focus on US - the residents and taxpayers. Stop zoning for so many horrible, ugly storage units - the one at AW Grimes and Palm Valley should have been a cluster of restaurants and businesses to serve visitors to the Play for All Abilities Park. Instead we have ugliness. Kalahari area should instead be mixed use with actual useful retail that we are sorely missing in this part of RR.”*

The Development Code will not have an impact on Kalahari Resorts and Conventions' decision to locate in Round Rock. Please see [this website](#) the city has set up to provide more information on the Kalahari project, which has the potential to spur a significant amount of commercial growth in the area immediately surrounding it.

The zoning for self-storage facilities has not changed in many years; they are allowed in some (but not all) industrial and commercial zoning districts. Market conditions have made self-storage facilities more profitable, so their developers have become more willing to build them in commercial areas where land or rent is more expensive. The Development Code proposes to allow multi-story climate-controlled storage facilities in the Light Industrial (LI) zoning district,

where currently only single-story facilities are permitted. This will open up more land in the city to them outside the highly desirable commercial areas.

- *“I would like to see Kalahari not brought into Round Rock. This is an awful idea. It will create more traffic and take a toll on water supplies...not to mention what it will do to Brushy Creek. I would also like for Gattis to stay 2 lanes! I do not see why anyone imbecile would think it wise to expand it. There are at least four schools on this road with many crosswalks where kids pass. I think 79 needs to be three lanes all the way down as does Louis Henna. I also think the toll side road should be completed...this would alleviate some of the congestion. I would also like to see less bars in RR! Why is downtown made up of a bunch of bars? I realize that you want businesses but we are a family friendly and bars aren't. Where are the shops? Boutiques...etc? Why not entice shops to come in and not bars? Lastly, I would like to see less building being constructed and instead seeing currently standing empty buildings being used. Empty buildings breed crime. Perhaps there could be a tax break for those that use current buildings instead of new ones? One last thing...no metro lines! These run in the red and would simply be impractical! There is no study that shows that metros alleviate traffic and run in the black...look at Austin traffic!”*

The Development Code will not have an impact on Kalahari Resorts and Conventions' decision to locate in Round Rock. Please see [this website](#) the city has set up to provide more information on the Kalahari project, including concerns about traffic and water.

The city's road network is managed by the Transportation Department, and the issues mentioned above fall outside the scope of the Development Code. The city has a [transportation master plan](#) which maps out the future road network of the city, but the implementation of it relies on funding availability and geographically-specific development pressure.

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

The Development Code does not introduce policies to encourage businesses to utilize vacant buildings instead of constructing their own. These are the decisions of each individual business owner based on their business plan and market conditions.

The city's transit plan falls outside the scope of the Development Code and is managed by the Transportation Department. More information about the Transit Master Plan and the new fixed-route bus service can be found [here](#).

- *“Can we follow Georgetown's lead and start requiring new businesses to have solar panels? They can be used as intermittent shade in parking lots like Dell or put on top of a building to not distract from its design. If it's plugged into the city grid, then the city could benefit from lowered costs as well. We get so much sun here in Texas and are wasting our chance to harness this free power source. Thank you.”*

The proposed Development Code introduces some basic standards for renewable energy systems in Sec. 2-95, but does not require their installation. That decision is left to each individual electricity consumer. The city does not own or operate the electric utility in Round Rock. All land within the city limits and ETJ are part of the deregulated retail market covering much of Texas, which allows consumers to choose a private company from which they would like to purchase their electricity (such as TXU, Green Mountain Energy, Reliant, etc). The

electricity distribution infrastructure is constructed and maintained by Oncor, and electric utility regulations in Texas are administered by the Public Utilities Commission. The city of Georgetown owns its local electric utility, which gives it the ability to create unique requirements for its residents and businesses.

- *“I'd like to see more business growth on the east side of RR near the Dell Diamond with HWY 79 traffic flow improvement. More non-drive thru restaurants, boutique grocery stores, and shopping options.”*

The Development Code does not propose policies to explicitly encourage commercial growth in any particular area of the city. Such policies are outlined in the city's [General Plan](#) and on the [Future Land Use Map](#) (FLUM). The General Plan is updated approximately every 10 years, and the FLUM is typically updated every few years. Neither has been modified since the announcement of Kalahari Resorts and Conventions' intention of building a location along Palm Valley Blvd. Kalahari has the potential to spur a significant amount of retail and restaurant growth in the area immediately surrounding it. Additionally, there is some commercial development already planned for a few lots on Palm Valley Blvd between A.W. Grimes Blvd and Red Bud Lane.

- *“Downtown bars need to be held responsible to collect the trash made by their patrons. It is so disheartening to walk on the sidewalk and have to side step beer cans and bottles :(“*

Solid waste falls outside the scope of the Development Code, but the city is aware of issues regarding trash disposal in downtown and is working on a plan to accommodate more dumpsters. Ultimately, it is up to each patron and business owner to ensure their waste is disposed of in the proper container.

- *“We don't need any more houses, apartments or buildings in this town. Round Rock was great until all these people started moving here and destroying the city.”*

The Development Code does not propose any policies to halt residential or commercial growth in the city. Broad policies regarding growth management are outlined in the city's [General Plan](#) and on the [Future Land Use Map](#) (FLUM). The General Plan sets goals for a broad range of housing and non-residential development. Population projections indicate sustained growth for Round Rock due to its vibrant economy and desirable quality of life. Our City Council is committed to planning for orderly growth by means of the development regulations outlined in the proposed Development Code.

- *“Is your 535 page development code small business friendly or will excessive government regulations shut out small businesses? The tax, time, holding, opportunity and regulation cost of these codes often exceed the cost of the project for a small business which effectively shuts them out. He who governs least governs best!”*

The Development Code project is primarily a reorganization/streamlining of existing regulations into a format that will be easier for everyone to read and interpret, with some updates to outdated regulations included. The city understands that a 535 page document of regulations is intimidating, but the bottom line is that nothing is changing that will affect the day-to-day operations of existing businesses. Currently, all the regulations relating to land development are

scattered throughout the [Code of Ordinances](#). This creates a lot of duplication and sometimes even conflicting provisions. If you were to take all of those sections and tally up the pages, it would be much more than 535. City staff are reorganizing these into a new document to make it easier for the land development regulations to be found, reduce duplication, and provide clarification on many topics. No new taxes, fees, or steps in the development process are proposed. In some cases, the development process will be sped up and made more affordable. At the end of the day, Round Rock will remain friendly to all stakeholders: residents, property owners, business owners, tenants, and developers.

- *“Reduce the speed limit on several roads as children need to walk to and from school (79, AW Grimes, Gattis School, Old Settlers, etc) Even though these are residential areas with schools people drive 80 miles an hour sometimes.*

**Provide a quicker route for residents trying to GET OUT of Round Rock. It takes me 25 plus minutes in the morning to get 2 miles down the street.*

More and SAFER sidewalks for children to ride bikes, to jog and just to stroll with family.

Rezone your schools boundaries. The predominately white and affluent neighborhoods have really good scoring schools with great athletic and extra-curricular programs. But then the predominantly minority and less affluent neighborhoods go to low scoring schools, offer less programs and have high attrition. It’s a disgrace really.”

The process of evaluating roadway safety and creating/changing speed limits falls outside the scope of the proposed Development Code. These matters are handled on an ongoing basis by the Transportation Department, as is city-wide transportation planning to improve the city’s transportation infrastructure.

The Development Code does not propose to alter the existing requirement for the construction of new sidewalks on both sides of a residential street, however many older neighborhoods were built before this requirement existed and therefore lack sidewalks. The Transportation Department handles requests for the filling of sidewalk gaps and the construction of sidewalks in neighborhoods where they do not currently exist.

School zone boundaries are not set by the city. All of the planning and construction of schools, as well as rezoning of school boundaries, is handled solely by the Round Rock Independent School District and its Board of Trustees.

- *“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.”*

The Development Code does not propose to alter the existing requirement for the construction of new sidewalks on both sides of a residential street. Some neighborhoods were platted and constructed prior to this requirement. Please contact the Transportation Department for more information on adding sidewalks to existing streets.

- *“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.