

Round Rock

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DEVELOPING **OUR** FUTURE

ANNUAL REPORT 2023-2024



Round
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INTRODUCTION

Round Rock 2030, the City's comprehensive plan, adopted on June 25, 2020, is the official policy document guiding long range planning and community development in the City of Round Rock through 2030. *Round Rock 2030* is guided by a vision statement and 12 policies developed through an extensive public engagement process.

Round Rock is a safe, desirable, family-oriented community that balances progress and prosperity with its history, by prioritizing quality of life, mobility, economic development and thoughtful land use planning.

Planning and Development Services (PDS) staff prepare an annual report to highlight progress made toward this vision. The annual report includes new land use planning data, plan implementation progress, special studies conducted to determine best planning practices associated with future implementation, and amendments to future land use designation.

This annual report covers progress for fiscal year 2024, from October 1, 2023 through September 30, 2024. Notable themes include:

Round Rock continues to experience rapid growth. Round Rock continues to grow and develop, as well as transition from a suburb of Austin to a vibrant and prosperous mid-sized city. As seen throughout the *Round Rock 2030* planning period, housing units continue to increase, particularly in the form of high density multifamily housing. Round Rock's population within the City Limits has increased by approximately 4,196 residents this year. The *2020-2040 Population Projections Report* released by PDS on August 23, 2022, projects that the City could grow by approximately 60,000 residents by 2040.

Round Rock continues to plan to ensure success. This year, the City adopted the Transportation Master Plan, Water Conservation Plan, Drought Contingency Plan, and the 2024-2028 Community Development Block Grant Consolidated Plan.



The City of Round Rock was recognized by the Richard R. Lillie, FAICP Planning Excellence Program. The Texas Chapter of the American Planning Association recognizes planning excellence in municipalities each year. Evaluation criteria include the level of training of Planning Commissioners and professional staff, professional qualifications of the planning staff, breadth and currency of master plan components, and completion of other planning-related projects. The awards program seeks to increase community awareness of the importance of planning. The City will be recognized for this award at the state planning conference this October.

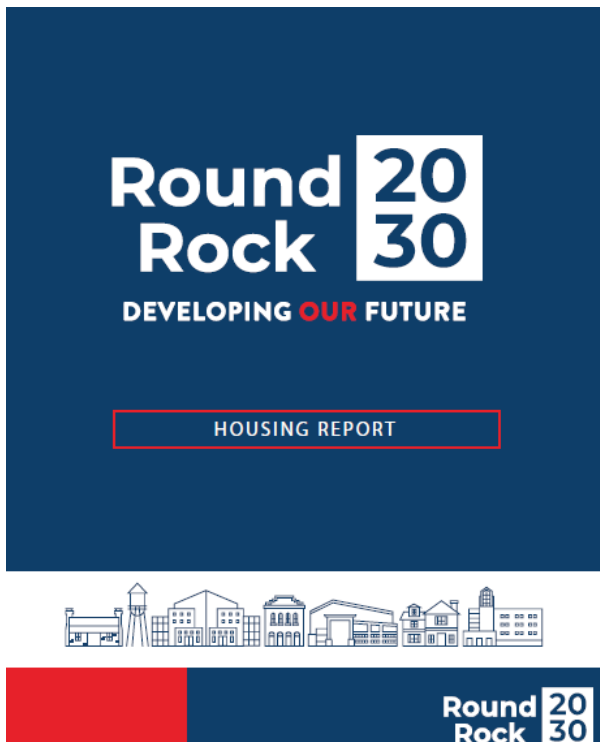
The annual report is an important part of what makes *Round Rock 2030* an award winning plan, as acknowledged by the 2021 Comprehensive Planning Award granted by the American Planning Association, Texas Chapter. By producing an annual report, staff actively track implementation progress each year and over the decade.

NEW DATA

Planning and Development Services (PDS) staff prepare land use planning data necessary to the implementation of *Round Rock 2030*. This includes primary data focused on population, housing, and development tracking that is necessary to conduct thoughtful land use planning. This data is utilized to conduct special studies and analysis which deepen planners' understanding of development trends in Round Rock. In turn, these development trends inform future planning decisions.

This year, PDS staff completed a Housing Report that evaluates Round Rock's existing housing stock. The report provides an overview of missing middle housing forms and includes future considerations to ensure the City continues to develop housing that meets the needs of the community. The Housing Report is included as an insert to this annual report.

PDS staff also conducted a survey of Homeowners' Association (HOA) and Neighborhood Association (NA) leaders to garner insight about housing demand for additional units on a single lot. A report summarizing the survey results is released as a part of the Housing Report. The full survey is included as an Appendix to this report.



Round Rock



DEVELOPING **OUR** FUTURE

HOUSING REPORT



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* To see a paginated version of the Housing Report please see standalone report posted on roundrock2030.com.

INTRODUCTION

Until a few decades ago, Round Rock was a small, rural community. In the later part of the 20th century, Round Rock transitioned into a suburban community with mostly single-family homes and some traditional multifamily. Round Rock is now a mid-sized city with a population of approximately 132,000 as of January 1, 2024, and is anticipated to grow significantly in the coming years. As the city's form and population diversifies, new housing types at a variety of price points will be necessary to meet the needs of the community.

Community feedback garnered for *Round Rock 2030*, the city's comprehensive plan adopted in 2020, indicates a desire for a variety of housing types, protection of single-family neighborhoods, and concerns about housing affordability. Currently, 50% of developed land in Round Rock is residential, over 60% of which is zoned single-family. Less than 30% of residential development is multifamily, with approximately 22% composed of two- and three-story walkup apartments. The lack of assorted housing types triggers a resistance to medium- and high-density development adjacent to single-family neighborhoods and creates a void in affordable housing options. Housing policy researchers name this void the "Missing Middle." The Missing Middle describes the absence of intermediate density building forms such as multiplexes, bungalow courts, and courtyard apartments, that provide affordable housing options and bridge the gap between low- and high-density development. Since 2015, higher density single-family homes, typically on a common lot with private drive aisles, have developed in Round Rock. Although not commonly considered missing middle housing, this housing form does provide more affordable housing options and a moderate density increase from traditional single-family neighborhoods. These developments are primarily in the form of a Planned Unit Development (PUD) rather than straight zoning, indicating that our current zoning regulations may not allow desired housing types. To ensure the development code allows housing types needed to support a diversifying population, it is critical to establish a baseline of Round Rock's existing housing stock and to evaluate the current development code and development trends.

This report evaluates the current housing stock in Round Rock, describes missing middle housing types, and presents future considerations to permit and encourage diverse housing forms in Round Rock.

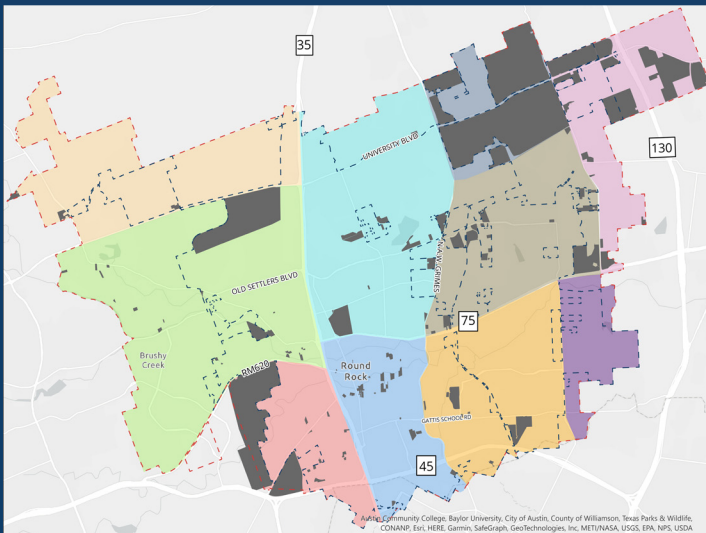


HOUSING DEMAND

As Round Rock’s population increases, a range of housing units will be needed to support new and existing residents. To understand the extent of housing demand in the city, it is important to analyze recent and projected population growth. Between 2010 and 2020, the city’s population increased by 19.6%. Population continues to expand and as of January 2024 is nearly 132,000. In August 2022, the city’s Planning and Development Services Department (PDS) released the 2020-2040 Round Rock Population Projections for Greater Round Rock. Greater Round Rock includes the city limits and the Extraterritorial Jurisdiction (ETJ), including Municipal Utility Districts (MUDs). The 2020-2040 population data projects that the Greater Round Rock population could grow to over 266,000 by 2040. Projected growth is measured by anticipated development of vacant land and redevelopment of sites with a residential component in compliance with the *Round Rock 2030 Future Land Use Map (FLUM)*. The FLUM is a map of generalized future land uses for Round Rock that serves as a guide for evaluating proposed changes to land use. The *2023 Density Study*, conducted by PDS, found that over 5,000 vacant acres of land are designated by the FLUM as Mixed-Use and Residential and could be developed as housing to support the projected population growth.

2020-2040 Population Projections for the City of Round Rock and Greater Round Rock

YEAR	CITY LIMITS POPULATION	PERCENT CHANGE	GREATER ROUND ROCK POPULATION	PERCENT CHANGE
2020	119,468 (Census)	N/A	178,704	N/A
2025	139,834	3.9%	202,208	3.1%
2030	161,136	2.4%	228,933	2.1%
2035	179,507	1.9%	250,040	1.5%
2040	194,151	1.5%	266,051	1.2%



VACANT PARCELS IN GREATER ROUND ROCK

This map shows vacant parcels greater than 0.5 acres that are designated by the FLUM as Residential or Mixed-Use as of December 2023. Vacant parcels are shown in grey.

\$97,617

MEDIAN HOUSEHOLD INCOME
(Esri Community Analyst 2024)



19.6%

POPULATION INCREASE
2010 to 2020
(Census 2020)

52,248

TOTAL DWELLING UNITS
(PDS January 1, 2024)

2.61 AVERAGE
PEOPLE PER
HOUSEHOLD
(PDS 2024)

\$458,262
MEDIAN HOME VALUE
(Esri Community Analyst 2024)

41.3% 54.3% 4.4%
RENTER OWNER VACANT

OCCUPANCY STATUS
(Esri Community Analyst 2024)

9,491

PENDING DWELLING UNITS
(PDS 2024)

ROUND ROCK 2030 HOUSING SUMMARY

Land-use policy and resulting development in Round Rock is guided by the city's comprehensive plan, *Round Rock 2030*, which was adopted in 2020. The Comprehensive Plan is updated every ten years and includes a vision statement, policies, and implementation strategies. The Comprehensive Plan highlights how Round Rock has changed over the past decade and creates a vision for the next decade including for housing development.

Round Rock 2030 included a robust public engagement process to ensure that the plan reflects the needs and wants of Round Rock residents and businesses. Public input continues to influence the vision, policies, and implementation strategies that guide Round Rock's decisions regarding commercial development, housing and more. During plan development, public input also shaped the twelve policies that form the basis of *Round Rock 2030*. Visioning exercises allowed participants to provide their individual visions for Round Rock's future. The results from this exercise eventually became the *Round Rock 2030* vision statement.

"Round Rock is a safe, desirable, family-oriented community that balances progress and prosperity with its history, by prioritizing quality of life, mobility, economic development and thoughtful land use planning."

The following is a summary of public input received during *Round Rock 2030* plan development.

Housing Type Summary

- 51% felt that they would be able to up-size or down-size throughout their life and stay in Round Rock.
- 80% of participants perceived large lots as being 1/2 acre to 1 acre. Only 10% of participants thought large lot meant 2 or more acres.
- Participants identified missing housing types: small single-family homes (40%), senior/age-restricted communities (29%) and small multi-family complexes of two stories, usually less than 20 units (28%).
- Walkability to retail/restaurants/services and public transit was not important for 41% of participants.

Housing Affordability Summary

- 226 participants explained what housing affordability meant to them. Highlights include: concerns about high property taxes, ownership vs. rental, housing that is affordable for public employees, housing that is affordable for families, and quality in relation to housing cost.
- 372 participants responded about affordable housing costs. A majority (74%) of responses felt that affordable housing cost between \$150,000 and \$300,000.
- 54% agree that the city should require developers to provide affordable housing units (or fee in lieu) in multifamily development.
- A majority (77%) responded that they would support smaller houses or houses on less land as an option for affordable housing in Round Rock. Almost half (48%) responded that they would support smaller multifamily projects.

Public input received during *Round Rock 2030* plan development resulted in the following housing policy and implementation strategies.

Housing Policy:

Enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.

Policy Description:

The vast majority of the city's housing stock exists in a conventional suburban form with separate residential subdivisions containing single-family homes or standalone apartment complexes. Currently, low-density single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. Based on public input received, housing affordability was a main concern of stakeholders. Certain housing types in the city have been identified as missing in Round Rock, such as smaller-scale multifamily developments. Other types of housing, such as senior living, were identified to address the changing needs of residents over their lifetimes so they can continue to live in Round Rock.

Implementation Strategies:

- Strive to limit two and three story walk-up multifamily units to 20% of the housing stock to the extent feasible, except when located in mixed- and multi-use areas.
- Examine tools to provide incentives for specific dwelling types that do not currently exist in Round Rock or where more units are desired.
- Provide information regarding affordable housing initiatives and programs available to Round Rock residents.
- Examine parking and garage requirements for all residential types.
- Consider amendments to the small lot requirements of the Round Rock Development Code or the creation of a new zoning district to facilitate more affordable single-family homes.
- Research best planning practices concerning tiny homes and other housing trends to consider integration into the Round Rock Development Code.
- Explore policies for allowing accessory dwelling units in neighborhoods including specific criteria and design features except where prohibited by homeowners associations.
- Consider rezoning proposals that facilitate the development of Missing Middle housing. Examples might include low-density townhome and multifamily integrated into neighborhoods, multiple units on one lot, identification of corridors where condominium arrangements are small detached or attached units, high rise multifamily in mixed-use developments, and small lot single-family neighborhoods with special parking requirements.

These implementation strategies demonstrate housing goals to achieve by 2030 and informed the research, analysis, and future considerations outlined in this report.

HOUSING STOCK EVALUATION

To implement the housing Implementation Strategies in *Round Rock 2030*, it is necessary to evaluate Round Rock's existing housing stock. PDS utilizes a Geographic Information System (GIS) to track existing dwelling units by address. A dwelling unit is defined as a building, or portion of a building, designed and used for residential occupancy by a single household that includes exclusive sleeping, cooking, eating and sanitation facilities. A building containing more than one entrance on the front street yard side of the building or more than one entrance from an attached garage to the building is considered to be a multi-dwelling unit structure. To establish the baseline dwelling unit count, staff reviewed all residential address points within the city limits and categorized each address point as a dwelling unit type. Address points are added to the city's GIS during the first stage of the development process when a final plat is approved; therefore, the city's dwelling unit data includes sites in various stages of development. The table below breaks down Round Rock's existing housing stock by type as of January 1, 2024.

DWELLING UNIT TYPES IN ROUND ROCK

TYPE	NUMBER OF UNITS	PERCENTAGE OF HOUSING STOCK
Single-Family	32,190	61.6%
Single-Family, Attached (Duplex)	2,639	5.1%
Townhome	1,659	3.1%
Senior Multifamily	1,965	3.8%
Low Density Multifamily	212	0.4%
Multifamily 2- and 3-Story Walk-Up	11,353	21.7%
High Density Multifamily	2,228	4.3%
Upper Story Residential	2	0.004%
Total	52,248	100%

City of Round Rock GIS (January 2024)

This table reveals that two types of housing, single-family homes and two- and three-story walk up apartments, account for 83% of dwelling units in the city. Yet, *Round Rock 2030* housing implementation strategies encourage more diverse housing types and price points. Policies and programs that promote missing middle housing types can help diversify Round Rock's housing stock and accomplish these implementation strategies.

MISSING MIDDLE HOUSING

By facilitating a moderate density increase from single-family, missing middle housing could diversify Round Rock’s existing housing stock and provide a variety of housing options at more affordable price points.

“Missing Middle” was coined by Opticos Design founder Daniel Parolek in 2010 to define a range of multi-unit or clustered housing types such as multiplex or courtyard buildings—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living. Missing middle housing could be developed on a small scale as infill within existing neighborhoods or could be constructed in a larger-scale greenfield development. This housing form is referred to as “missing” because restrictive zoning adopted since the 1940s effectively barred this development in US cities, and “middle” because they sit in the middle of a spectrum between detached single-family homes and mid- and high-rise multifamily apartment buildings.



Missing middle housing types often have a small footprint, a walkable context, and lower perceived density. These forms tout smaller/well-designed units, fewer off-street parking spaces, simple construction, community creation, and are marketable (59% of Millennials are looking for Missing Middle). According to Zillow “Support for Missing Middle housing was strongest among younger age groups with 86% of Gen Zers (ages 18–27) and Millennials (ages 28–42).”

When encouraging missing middle housing it is important to:

- Allow types or build-out scenarios that deliver attainability or livability.
- Variation in design from the front to the rear of the lot.
- Compliment adjacent neighbors in scale and form.
- Activate the ground floor and improve frontage on the street.

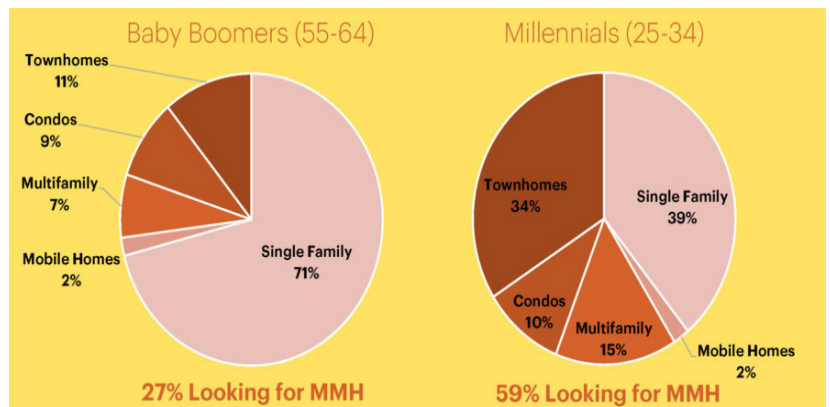


Image is provided by Missingmiddlehousing.com

MISSING MIDDLE HOUSING FORMS

The following housing types are common forms of missing middle housing. The descriptions and images are provided by *missingmiddlehousing.com*.

Duplex

A small (1 to 2-story) detached structure that consists of two dwelling units arranged side-by-side or stacked, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard. Each unit shall have a primary entrance on the front or side of the building. Duplexes typically have 6-15 units per acre density.



Triplex

A small-to-medium (3 to 3.5-story) detached structure that consists of three dwelling units stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type does not include a rear yard. Triplexes are typically 11 to 30 units per acre.



Fourplex

A detached (2 to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house and may include a rear yard. Fourplexes are often attractive to developers by generating four units on a typical 50' lot with alley access. Fourplexes are typically 14 to 25 units per acre.



Multiplex

A detached (2 to 2.5-story) structure that consists of five to twelve dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard. Multiplexes can range from 10 to 50 units per acre.



Courtyard Building

A medium-to-large sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the function of a rear yard and is more open to the street in low intensity neighborhoods and less open to the street in more urban settings. Each unit is accessed from the courtyard and shared stairs each provide access for up to 3 units.



Cottage Court

A group of small (1 to 1.5-story), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard. Often rear-most building can be up to 2 stories.



Townhouse

A small-to medium-sized attached structure that consists of two to sixteen multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.



Live-Work

A small- to medium-sized (2 to 3.5-story) attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use. The flex space and residential unit typically have separate street entrances. The flex space typically has a taller height (min. 10') and a shopfront frontage. This type does not include a rear yard.



ZONING DISTRICTS THAT ALLOW MISSING MIDDLE HOUSING

The Round Rock zoning districts listed in the following table allow missing middle housing forms. The following sections of this report will describe the missing middle housing forms allowed in each zoning district, how they are regulated by the current development code, and how many units currently exist in the city. This table serves as a key for the abbreviations used to reference zoning districts in the following sections.

Base Zoning Districts		
<i>Zoning</i>	<i>Zoning District Name</i>	<i>Zoning District Summary</i>
SF-2	Single-Family - Standard Lot	Low density single-family residential development on lots between 5,000 SF and 6,500 SF.
SF-3	Single-Family - Mixed Lot	Low density single-family residential development on lots of various sizes between 5,000 SF and 10,000 SF. SF-3 projects have additional design standards.
TF	Two-Family	Moderate density residential development on lots of at least 3,500 SF. Lots contain one dwelling unit in a two-dwelling unit building, otherwise defined as "Single-Family, Attached."
TH	Townhouse	Moderate density residential development on single- or common-lots with at least 2,500 SF per unit, not exceed 12 dwelling units per acre. Units share one or more wall(s) with an abutting unit, occupy space from ground to roof, and have front and rear walls open directly to the outside.
SR	Senior	Living facilities at a range of densities that serve the community's aging population.
MF-1	Multifamily - Low Density	Low density multifamily residential development on lots of at least 10,000 SF, compatible with abutting single-family neighborhoods. Density shall not exceed 12 units per acre with no more than 120 dwelling units in any single apartment complex and no more than 12 dwelling units in any single residential structure.
MF-2	Multifamily - Medium Density	Medium density multifamily residential development on lots of at least 1 acre. Density shall not exceed 20 units per acre with no more than 400 units per complex.
MU-1	Mixed-Use Historic Commercial Core	Mixed land uses that combine low to moderate density commercial development with limited residential development.
MU-2	Mixed-Use Downtown Medium Density	Mixed land uses that combine moderate density residential development with moderate density commercial development.
MU-L	Mixed-Use Limited	Residential and limited commercial uses in structures that are single-family residential in style.
MU-R	Mixed-Use Redevelopment and Small Lot	Redevelopment of small lots with a mixture of uses when the desired development cannot be accommodated with existing commercial district standards.

MISSING MIDDLE HOUSING TYPES IN ROUND ROCK

Round Rock has 4,298 missing middle units, making up 8.2% of the total housing stock. However, all of these units are either single-family, attached (duplex) units or townhouses.

The following missing middle housing types are permitted in Round Rock in various zoning districts. The existing unit count is displayed after the title of each housing type. Some of the missing middle housing forms described in the prior section are not included below because these forms are not currently permitted by Round Rock's development code. Specifically, Triplex and Cottage Court are not permitted in any zoning district in the city. Additionally, there are some housing forms that are permitted by the development code but have not been built in the city. These include Multifamily Houses and Courtyard Buildings.

Single-Family, Attached - 2,639 Units

Similar to a duplex, "Single-Family, Attached" is permitted in the TF zoning district. Single Family, Attached is defined as "a single dwelling unit located on its own lot which shares one or more common or abutting walls with one other dwelling unit."



Townhouse - 1,659 Units

Current development code defines Townhouses as residential structures "consisting of three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access." Townhouses can be on a single-lot or common-lot. Townhouses are permitted in TH, MF-1, MF-2, SR, and MU-2 zoning districts.



Multifamily House - 0 Units

Current development allows Multifamily Houses which most closely align with a Multiplex or Fourplex form. A Multifamily House is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside. Individual dwelling units are indistinguishable within the larger building form. Each building shall have a singular principal entryway. Secondary entrances shall be located along the rear or side of the building. Multifamily houses are permitted in MF-1 and MU-2 zoning districts, but none have been developed in the city.

In addition to Multifamily House, current development code also allows a Villa downtown. A Villa is a large house containing two (2) to eight (8) dwelling units which are individually accessed from one internal common area. The internal common area shall be accessible from a main entrance at the street level on the primary facade. Villas are permitted in the MU-2 zoning district, but none have been developed in the city.

Courtyard Buildings - 0 Units

Courtyard Buildings are defined as attached or detached dwelling units which are arranged around a central courtyard or series of courtyards on a single site. Each building has their primary access from an internal courtyard. Courtyard Buildings are permitted in the MU-2 district but none have been developed in the city.

Live-Work Units - Unknown Units

Current development code defines a Live-Work Unit as “a structure with a combination of uses where work activities associated with the operations of a business or trade occur as allowed in the zoning district, and includes a dwelling unit for the occupant. Such units shall have only one kitchen, at least one bathroom, and shall be occupied by the person operating the business.” Live-Work units can be multiple stories or single-story, with one floor or area dedicated for nonresidential use, and another dedicated for residential use. Live-work units are permitted in MU-1, MU-2, MU-L, and MU-R districts with supplementary use standards. Current development code classifies Live-Work units as a commercial use, not a residential use. Therefore, Live-Work units are not assigned a residential address type in the city’s GIS database and are not tracked by PDS staff. As this report utilizes GIS addressing data to calculate the current housing stock, any existing Live-Work units are not included in the housing stock evaluation.

OTHER HOUSING TYPES THAT MEET MISSING MIDDLE GOALS

Round Rock features other housing forms that bridge the gap between traditional single-family and multifamily development. Although they are not traditionally considered Missing Middle, the following housing forms support the goals of Missing Middle by providing more and smaller housing and therefore, encourage housing availability and affordability.

Low-Density Multifamily - 212 Units

Low-Density Multifamily provides housing that is more dense than single-family developments, but less dense than 2- and 3-story walkups or high-density multifamily. Current development code classifies Low-Density Multifamily as an Apartment, “a self-contained dwelling unit which is located within a structure which contains three or more such units which share common walls and/or floors/ceilings with one or more units.” Although the term “Apartment” can mean low-, medium- or high-density, the number of allowable units is determined by the zoning district and site characteristics. Low-density multifamily is permitted in MF-1 with a maximum of 12 units per acre. Low-Density Multifamily can be developed in many forms. Existing low-density multifamily developments in the city take the form of a fourplex, a courtyard apartment building with stacked units, and townhomes.



Upper-Story Residential - 2 Units

Upper-story residential units are defined by current development code as “dwelling units located on the upper floors in a building with ground-level nonresidential uses.” Upper-story residential units are similar to Live-Work units, however, the dwelling unit must be located on the upper floor of a building with ground-level nonresidential uses and must have a separate entrance. Upper-story residential units are not necessarily occupied by the person operating the ground-level business. These units can be new construction, or can be retrofitted, such as in a historic downtown. For all upper-story residential units, on-site resident parking shall be separated from customer or employee parking, reserved for residents’ use only. Upper-story residential units are permitted in commercial zoning districts downtown and in the Chisholm Trail overlay district. Additionally, they are permitted in MU-1, MU-2, and MU-R districts.



Higher Density Single-Family - 5605 Units (Estimate)

Higher density single-family developments are permitted in the city's SF-3 and MU-R zoning district on small fee simple and common lots between 5,000 sq ft and 6,500 sq ft. SF-2 permits zero lot-line and village residential forms which allow more dense single-family developments typically featuring rear alley loaded garages and some common open space to be shared by residents. Higher density single-family units have also been developed in PUDs. Although typically detached, higher density single-family provides units that are more affordable than single-family on a standard or large lot. *Round Rock 2030* public input reflects that residents would like to see more single-family on small and common lots in the city. The unit count provided is an estimate reflecting the number of address points associated with lots between 5,000 sq ft and 6,500 sq ft. The estimate may not capture all units as other features and site characteristics could contribute to the density of a development. The 5605 estimated units are included in the "Single-Family" type in the table on page 8.



Accessory Dwelling Units - Unknown Units

Accessory dwelling units (ADUs) are built on a legal lot in addition to a principal dwelling unit or structure. ADUs are subordinate in size, location, and use to the principal structure. ADUs can be detached or connected. ADUs are currently permitted in MU-2, MU-R, and in MU-L with Supplementary Use Standards. Connected ADUs are permitted in SF-3. A connected ADU is integrated into the floorplan of the principal structure and can be accessed through the interior of the primary residence but provides separate living quarters with exclusive sleeping, cooking, eating and sanitation facilities. Round Rock requires a building permit to construct an ADU. However, the permit type for accessory structures also includes non-dwelling unit accessory buildings including sheds and garages. PDS staff do not currently track accessory dwelling unit structures as a separate permit type and therefore do not have a unit count. Home Owners Associations (HOAs) have authority to restrict ADUs within their community. In matters of incompatibility between city code and HOA restrictions, the stricter ruling will apply. *Round Rock 2030* includes an implementation strategy to explore policies for allowing accessory dwelling units (ADUs) in neighborhoods including specific criteria and design features except where prohibited by homeowners' associations (HOAs). To further this implementation strategy, PDS distributed a survey about ADUs to HOA and non-HOA neighborhood leaders. A summary of survey results is included as an insert to this report. The full survey is included as an Appendix.





Accessory Dwelling Unit Survey

Summary of Responses from HOA and NA Leaders

The city's comprehensive plan, *Round Rock 2030*, includes a housing policy to facilitate a mixture of residential development types throughout the city. More specifically, *Round Rock 2030* includes an implementation strategy to explore policies for allowing accessory dwelling units (ADUs) in neighborhoods including specific criteria and design features except where prohibited by homeowners' associations (HOAs).

DEFINITIONS

An **accessory dwelling unit (ADU)** is a dwelling unit built on a legal lot in addition to a principal dwelling unit or structure. ADUs are subordinate in size, location, and use to the principal structure. An ADU includes its own exclusive sleeping, cooking, eating, and sanitation facilities. ADUs can be detached or connected to the principal structure.

A **connected (internal) ADU** is a dwelling unit which is integrated into the existing floorplan of a principal dwelling unit and includes a connecting door to the principal unit. One example of a connected (internal) ADU is an apartment created by converting part of an existing single-family home, such as an attic.

A **connected (attached) ADU** adds floor area to a principal unit, typically through the creation of a new adjoining structure. This ADU must be connected to the principal unit with a door. An example of a connected (attached) ADU is an apartment created by an addition to a single-family home.

A **detached ADU** is a small apartment or home created by building a new accessory structure or converting an existing accessory structure.

Current city code does not permit ADUs in the Single-Family - Standard Lot (SF-2) zoning district, the most common single family zoning district and the location of many HOA and NA neighborhoods. In the Single-Family - Mixed Lot (SF-3) zoning district, connected ADUs are permitted by right. In the Mixed-Use Downtown Medium Density (MU-2) and Mixed-Use Redevelopment and Small Lot (MU-R) zoning districts, ADUs of all types are permitted by right. In the Mixed-Use Limited (MU-L), Local Commercial (C-2), and General Office (OF-1) zoning districts, ADUs of all types are permitted with supplementary use standards.

ADU TYPES



ABOUT THE ADU SURVEY

The city utilized PublicInput, a community engagement software, to conduct a survey about accessory dwelling units (ADUs) to determine attitudes about ADUs as well as existing neighborhood-level barriers to their implementation*. The survey was distributed by email to 71 homeowners' association (HOA) leaders and 16 neighborhood association (NA) leaders. Staff sent a total of two emails that explained the purpose of the survey, provided a link to access the survey, and reminded HOA and NA leaders to participate before the deadline. The survey opened on August 14, 2023, and closed on September 1, 2023.

The survey included three sections: HOA leaders only, NA leaders only, and additional feedback about ADUs, which was open to all leaders. HOA and NA leaders answered different survey questions because HOAs typically have their own set of deed restrictions which can prevent ADU construction where they are allowed by city code.

The city received 67 responses to the survey. Given the purpose of the survey to gather information about ADU policies and preferences from HOA and NA leaders, incomplete responses and responses that could not be verified as originating from these leaders were excluded from the survey. Staff verified leader identities by cross-referencing the emails of respondents with the HOA and NA contact list used to distribute the survey. For HOAs and NAs with one complete response, the single respondent was designated as the verified HOA or NA leader. For HOAs and NAs with complete responses from more than one leader, the seniormost leader was designated as the verified leader. When an HOA or NA had several complete responses but no verifiable leader, all responses from the HOA or NA were excluded. Only responses from verified leaders are analyzed in this report.

SURVEY HIGHLIGHTS

11 VERIFIED HOA LEADERS RESPONDED

15.5% RESPONSE RATE

6 HOAs had deed restrictions that regulated ADUs while 5 HOAs did not have such restrictions

2 OF 11 HOA leaders knew that residents of their neighborhood had requested ADUs

7 VERIFIED NA LEADERS RESPONDED

43.8% RESPONSE RATE

7 NAs had multi-generational households and 5 NAs had residents with in-home caretakers

4 OF 7 NA leaders knew that residents of their neighborhood had constructed ADUs



NOTE

*See the Appendix for the full survey, filtered for verified HOA and NA leader comments in the respective sections.

HOMEOWNERS ASSOCIATIONS

11 verified homeowners' association (HOA) leaders responded.

6 HOA leaders indicated their deed restrictions regulate ADUs, while 5 indicated they did not. Staff requested that respondents attach their deed restrictions in the survey; only one respondent attached their deed restrictions.

The most common deed restrictions affecting ADUs were:

- Parking restrictions (6 HOAs)
- Short-term rental policy (3 HOAs)
- Long-term rental policy (2 HOAs)
- Maximum occupancy (2 HOAs)
- Other restrictions included regulation of outbuilding size and limits on the number and size of residences per lot.

Most HOA leaders believed that residents of their neighborhood need or are interested in housing that provides rental income and housing for caretakers of elderly individuals. See Figure 1.

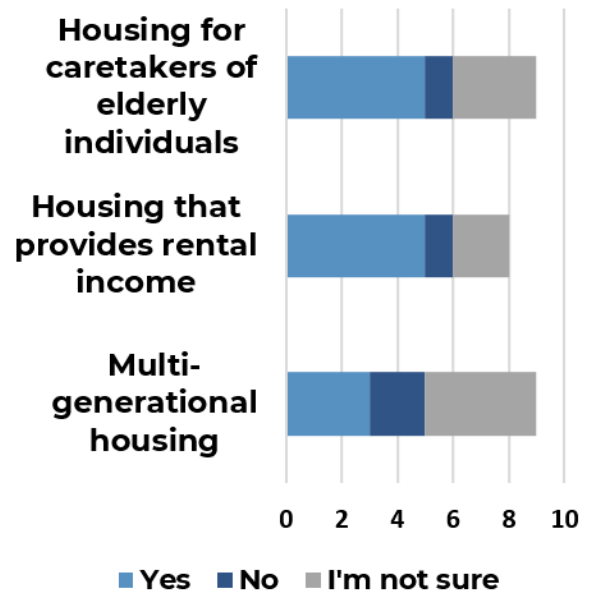
8 neighborhoods had residents with in-home caretakers, 7 had multi-generational households, and 1 neighborhood contained a foster home.

2 HOA leaders indicated that residents of their neighborhood had requested ADUs. 1 HOA leader indicated that a resident of their neighborhood had constructed an ADU for their elderly family member.

44.4% of HOA leaders felt it would be very inappropriate for residents of their neighborhood to construct ADUs even if allowed by the city. See Figure 2.

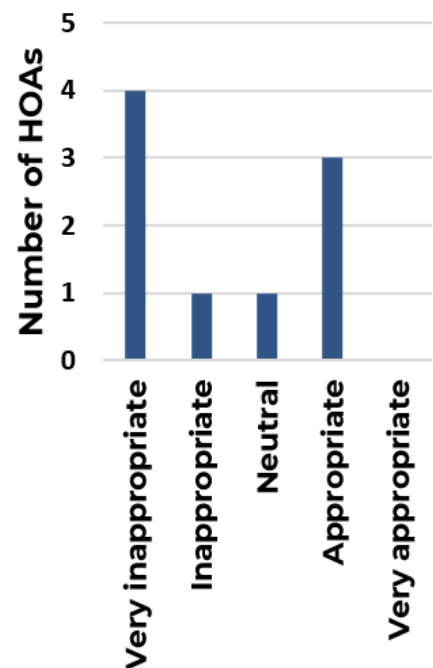
HOA leaders believed that if the city allowed ADUs of all types in their neighborhood, it was most important for the city to regulate ADU visibility from the street, dedicated (off-street) parking, ADU size, and ADU building materials/design.

FIGURE 1: "DO YOU BELIEVE THERE IS A NEED OR INTEREST IN YOUR NEIGHBORHOOD TO INCORPORATE ANY OF THE FOLLOWING?"



9 HOA leaders responded to this question.

FIGURE 2: "IF THE CITY ALLOWS ADUS OF ALL TYPES, HOW APPROPRIATE DO YOU THINK IT IS FOR RESIDENTS OF YOUR NEIGHBORHOOD TO CONSTRUCT ADUS ON THEIR PROPERTY?"



9 HOA leaders responded to this question.
0 HOA leaders responded "very appropriate."

NEIGHBORHOOD ASSOCIATIONS

7 verified neighborhood association (NA) leaders responded.

4 NA leaders indicated that residents of their neighborhood had already constructed ADUs.

All neighborhoods had multi-generational households and 5 neighborhoods had residents with in-home caretakers.

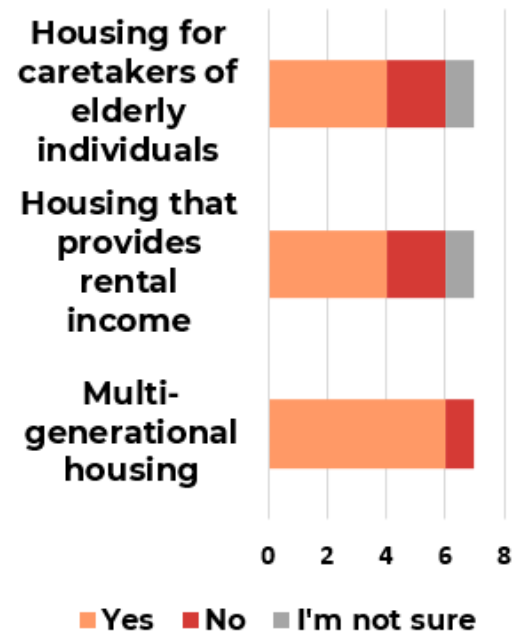
Most NA leaders believed that residents of their neighborhood need or are interested in housing for caretakers of elderly individuals, housing that provides rental income, and multi-generational housing. See Figure 3.

When asked how appropriate they believe it would be for residents of their neighborhood to construct ADUs if permitted by the city, NA leaders responded:

- Very inappropriate (1 leader)
- Neutral (2 leaders)
- Appropriate (3 leaders)
- Very appropriate (1 leader)

The majority of NA leaders believed that if the city allowed ADUs in their neighborhood, regulation of the following was important: ADU building materials/design, dedicated (off-street) parking requirements, and ADU size.

FIGURE 3: "DO YOU BELIEVE THERE IS A NEED OR INTEREST IN YOUR NEIGHBORHOOD TO INCORPORATE ANY OF THE FOLLOWING?"



7 NA leaders responded to this question.

RECOMMENDATIONS

Staff analysis of survey results and comments indicates that neighborhood association (NA) leaders may support expanded ADU allowances more than homeowners' association (HOA) leaders. However, most HOA and NA leaders indicate that multi-generational households and in-home caretakers exist in their neighborhood. Also, most HOA and NA leaders believe that residents of their neighborhood need or are interested in incorporating housing for caretakers of elderly individuals and housing that provides rental income. Therefore, residents of both HOA and NA neighborhoods may benefit from expanded ADU allowances. HOA and NA leaders both believe that if the city allowed ADUs in their neighborhood, it is important for the city to regulate ADU size, materials/design, and off-street parking. Additionally, HOA leaders believe the city should regulate ADU visibility from the street, while NA leaders stipulate the city should create minimum lot sizes for ADUs. Based on the deed restriction responses, if city code permitted ADUs in more residential zoning districts, it is likely that HOA guidelines would supersede city code and prohibit the construction of ADUs in many HOA neighborhoods. Only one HOA leader attached their deed restrictions and the sample size of the survey was limited. Additional research and analysis of deed restrictions could enable staff to better understand the feasibility of expanded ADU allowances in HOA neighborhoods. Further research could also focus on surveying homeowners in NAs to identify if they have a need or desire for ADUs, and determine how these homeowners would like the city to regulate ADUs.



For more information, contact Planning and Development Services
Phone: 512-218-5428



WHERE IS MISSING MIDDLE PERMITTED?

Zoning regulates land use, density, building size, form, and more. Current development code limits the construction of missing middle building forms in Round Rock, leading to an abrupt transition from single-family to high-density multifamily buildings. When allowed, missing middle housing provides a moderate density increase to soften the transition in scale. In Round Rock, missing middle housing types are typically found in the downtown mixed-use districts, MF-1, MF-2, or within a PUD. These two tables show where missing middle housing is currently permitted by city code.

Use Table - Missing Middle Residential Districts

Use	Zoning						
	SF-2	SF-3	TF	TH	MF-1	MF-2	SR
P = Permitted - = Prohibited P/S = Permitted with supplementary use standards							
Accessory Dwelling Unit - Connected	-	P	-	-	-	-	-
Apartment (3 or more units stacked)	-	-	-	-	P	P	P/S
Multifamily House (up to 6 dwelling units in 1 structure)	-	-	-	-	P	-	-
Single-Family, Attached (duplex)	-	-	P	-	-	-	-
Single-Family, Zero Lot Line	P	-	-	-	-	-	-
Single-Family, Village Residential	P	-	-	-	-	-	-
Townhouse, Single Lot or Common Lot	-	-	-	P	P	P	P/S

Use Table - Missing Middle Downtown & Mixed-Use Districts

Use	Zoning			
	MU-1	MU-2	MU-L	MU-R
P = Permitted P/S = Permitted with supplementary use standards - = Prohibited				
Accessory Dwelling Unit/Carriage House	-	P	P/S	P
Apartment (3 or more units stacked)	-	P	-	-
Courtyard Building	-	P	-	-
Multifamily House (up to 6 dwelling units in 1 structure)	-	P	-	-
Single-family, Attached	-	P	-	-
Townhouse	-	P	-	-
Upper-Story Residential	P/S	P/S	-	P/S
Live/Work Unit	P/S	P/S	P/S	P/S
Villa	-	P	-	-

FUTURE CONSIDERATIONS

The following considerations build upon the *Round Rock 2030* housing implementation strategies. These considerations are steps the city could take to permit missing middle housing types in Round Rock and encourage their construction in new and existing developments throughout the city.

- List and define all permitted missing middle housing types in the Code of Ordinances and identify where each type is allowed in the Permitted Use Table. For uses described in this report that are not currently permitted in the development code, including Triplex and Cottage Court, consider allowing the uses, defining them in the development code, and indicating where they are allowed in the Permitted Use Table.
- Consider appropriate mixtures of density for neighborhoods, encouraging additional units of various types to address demand and promote affordability. Solutions vary depending on lot size, site constraints, deed restrictions, etc.
- Amend the MF-1 (Multifamily- Low Density) district to allow more missing middle housing forms. Staff should evaluate current development standards including parking, landscaping, minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for principal and accessory buildings to determine appropriate requirements.
- Evaluate how current regulations for housing forms downtown impact the *Round Rock 2030* goal to increase housing units. Encourage communal space, active street interface, and other community benefits in exchange for increased project entitlements.
- Amend MU-2 (Mixed-Use Downtown Medium Density) to simplify housing form requirements without compromising quality design. Consider appropriate building articulation requirements for buildings at different scales.
- Continue to engage neighborhood leaders on the feasibility of expanding allowances for Accessory Dwelling Units (ADUs) in the city. Inventory existing ADUs and track construction of new ADUs as a separate unit type.
- Consider allowing permitted garage conversions to be operated as a separate dwelling unit with an exterior entry door.
- Consider developing pre-vetted building plans or expedited plan review processes for missing middle housing types.
- Consider the impacts of requiring enclosed parking spaces on the ability to develop missing middle housing types, including cost, spatial constraints, etc.
- Market the city's desire to include missing middle housing in new development and redevelopment projects.
- Promote missing middle forms currently permitted in the city by including relevant information in zoning inquires, during pre-submittal meetings and in related minutes, etc.
- Educate residents on missing middle housing types and their impact on housing affordability and accessibility.



IMPLEMENTATION UPDATES BY POLICY

Round Rock 2030 includes twelve guiding policies that were developed through an extensive public engagement process. Each policy has a series of related implementations strategies that support the policy.

Round Rock 2030 Policies

- **Quality of Life:** Focus economic development initiatives on those that improve quality of life while remaining fiscally responsible. Invest in community gathering spaces for all ages that support the arts, culture, recreation, and entertainment.
- **Economic Development:** Continue to be the “City of Choice” for new and existing businesses by focusing on quality development standards that promote and sustain economic growth while providing sufficient infrastructure and services.
- **Downtown:** Manage and guide the revitalization of downtown as a safe and pedestrian-friendly community destination for all.
- **Commercial Centers:** Foster maintenance, reuse, or redevelopment of aging commercial centers while adapting to shifts in consumer preferences.
- **Neighborhoods:** Maintain older neighborhoods to ensure longevity and desirability.
- **Historic Preservation:** Preserve buildings and sites that contribute to Round Rock’s history.
- **Roadway Function:** Enhance the function and appearance of transportation corridors while accommodating safe pedestrian and bicycle travel where feasible.
- **Mobility:** Develop transportation options within and between neighborhoods and local destinations.
- **Housing:** Enable a mixture of housing types within the city to meet all residents’ needs and preferences through all stages of life.
- **Mixed-Use:** Encourage mixed-use development in locations that are compatible with the surrounding area and supported by employment and transportation infrastructure.
- **Adapting to Change:** Adapt development codes to reflect transportation innovations, evolving technology, and changing consumer preferences.
- **Sustainability:** Promote environmental sustainability by facilitating energy efficient development that conserves natural resources and open space.

Each year, Planning and Development Services (PDS) staff tracks the progress of these policies and summarizes the implementation activities in an annual report. In addition to the comprehensive plan, City Council develops strategic goals each year. These goals act as the City’s *Strategic Plan*. The implementation items that are highlighted in this annual report are purposefully complimentary to the City’s *Strategic Plan*.

This report covers progress for fiscal year 2024, from October 1, 2023 through September 30, 2024.

- An excerpt from each policy description from the adopted plan is included in this annual report.
- Implementation strategies from *Round Rock 2030* being highlighted this year are listed in blue boxes. Occasional red-outlined boxes call out additional studies and data summaries.
- Red award seals identify accolades associated with some policies.
- Red margin stripes identify special inserts.
- Implementation progress associated with the City Council adopted *Strategic Plan* is referenced when appropriate.

QUALITY OF LIFE

Focus economic development initiatives on those that improve quality of life while remaining fiscally responsible. Invest in community gathering spaces for all ages that support the arts, culture, recreation, and entertainment.

This policy was created to prioritize quality of life initiatives tailored to Round Rock residents. This policy encourages the creation of gathering spaces for residents, while ensuring that public funds are spent wisely to develop, attract, and/or incentive these types of amenities.

Round Rock
#1 Best
Performing City
in the Nation

Milken Institute
(February 2024)

Round
Rock Public
Library
Excellence
Award

TMLDA
(February 2024)

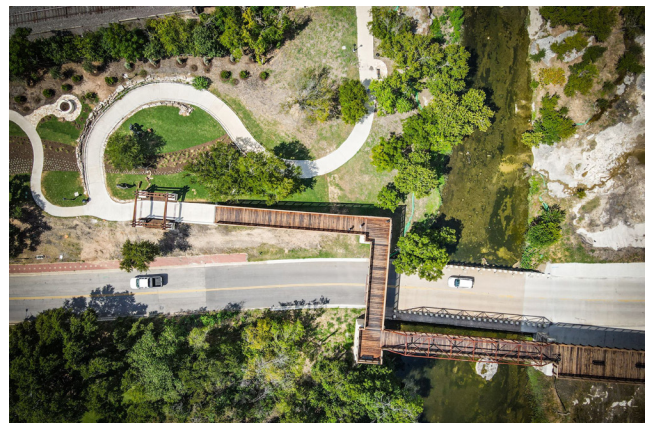
Implementation Strategy: Create focal points, destinations, public spaces, and concentrated areas of desired development that promote the quality of life in Round Rock and create a sense of place.

“BIG BOY” HESTER FAMILY FIELD The Heritage Trail West Project includes improvements to Memorial Park. Formerly “Bluffs” baseball field in Memorial Park, the field was renamed in honor of Gail “Big Boy” Hester for his contributions to the City, including helping bring in the Dell Diamond and the Round Rock Express. A soft opening for the field was held on July 22.



Implementation Strategy: Support the development of economic generators that are unique to Round Rock and improve quality of life including Heritage Trail and Bathing Beach Park. The Heritage Trail is a major recreational corridor planned along the Brushy Creek Regional Trail that will connect two of Round Rock’s historic areas: its original pioneer settlement “Old Town” and its railroad-era “New Town.”

HERITAGE TRAIL WEST is nearing completion. The trail will connect historic Old Town with downtown Round Rock. Improvements include a one-mile trail section along the Brushy Creek Regional Trail, a bridge along Chisholm Trail Rd. overlooking the Round Rock, an overlook along Brushy Creek, and additional park improvements.



ECONOMIC DEVELOPMENT

Continue to be the “City of Choice” for new and existing businesses by focusing on quality development standards that promote and sustain economic growth while providing sufficient infrastructure and services.

Round Rock’s continued goal of a prosperous economy requires successful development, including providing infrastructure necessary to support growth. The City is committed to maintaining the highest levels of attractiveness and competitiveness possible to allow Round Rock to remain the “City of Choice” for businesses. The Planning and Development Services Department (PDS) operates under the guidance of the City’s Development Philosophy, which emphasizes customer service to facilitate the timely review and approval of development projects, as well as ensuring that stakeholders are included in the creation of regulatory ordinances.



Implementation Strategy: Attract and support the development of new and existing economic generators that are unique to Round Rock and improve quality of life.

CITY OF CHOICE FOR HEADQUARTERS This year, MSS International, a key supplier of gas sensor and piping to Samsung in the semiconductor supply chain, and iMarket America’s Inc., a leading Maintenance, Repair, and Operations (MRO) company, announced the selection of Round Rock for their new headquarters. Wondercide, an Austin-based natural pet product manufacturer, relocated their headquarters to Round Rock with plans to hire more employees as their manufacturing capacity expands. Additionally, Exflur Research Corporation, broke ground on their Round Rock headquarters expansion with plans to add more than 33,000 sq. ft. to their existing 14,200 sq. ft. facility located at 2350 Double Creek Dr.



AMAZON WAREHOUSE, DISTRIBUTION FACILITY AND DATA CENTER are coming to Round Rock at the southwest intersection of CR 172 and McNeil Rd. This year, City Council approved the annexation, zoning and agreement to provide city services paving the way for the new development.

DELL TECHNOLOGIES extended their 1993 economic development agreement with the City, a top priority in the 2024 *Strategic Plan*, from 60 years to 106 years ensuring a continued partnership with the City until at least 2100.



Implementation Strategy: Continue to provide a navigable regulatory and development review process that is efficient, streamlined, and meets or exceeds established performance measures.

DEVELOPMENT REVIEW PERFORMANCE MEASURES PDS staff is responsible for the City’s Development Philosophy which emphasizes customer service to facilitate the timely review and approval of development projects. This year, staff completed 100% of Plat, Rezoning, and PUD reviews on target and 99% of Site and Subdivision reviews on target.

DOWNTOWN

Manage and guide the revitalization of downtown as a safe and pedestrian-friendly community destination for all.

The revitalization of downtown Round Rock has been a long-term investment and priority for the City. Round Rock adopted the *Downtown Master Plan* in 2010 and has invested \$222 million in public infrastructure and facilities as of September 2024. The Master Plan created a design and policy strategy for a thriving town center featuring a viable mix of retail, dining, entertainment, residential and public spaces, in a walkable and historically sensitive environment. Anchored by a National Register Historic District, mixed-use zoning districts support redevelopment while balancing preservation of existing building and development patterns.

Implementation Strategy: Facilitate a mixture of residential development types. Strive to develop a minimum of 1,000 dwelling units within one-quarter mile of Main Street.

DOWNTOWN UNIT COUNT The Depot at South Mays St. and McNeil Rd. is under construction and will feature 82 townhomes when complete. Other pending projects include 615 Pecan and Main Street Townhomes which are projected to add 66 dwelling units. Once completed, the total number of new dwelling units added within one-quarter mile of Main St. will be 500.



Implementation Strategy: Complete the redevelopment process for the site surrounding the Water Tower.

TOWN GREEN PROJECT In February 2024, City Council approved a design contract for the redevelopment of the iconic downtown Water Tower site. The improvements, depicted in the conceptual renderings below, will enhance the property surrounding the Water Tower and the Johnson Building, which once served as a gas station, on the northwest corner of Mays St. and Main St. The Johnson Building will be rehabilitated and provide restrooms for the community as well as storage for City events and operations.



Implementation Strategy: Consider techniques for activating alleys and seek out mechanisms to fund unique projects in the alleys.

GRIFFITH BUILDING RENOVATION/PASEO The historic Palm House was successfully relocated and construction has begun on the Paseo, a pedestrian alley way which will connect Prete Plaza and the new Round Rock Public Library. The former library, known as the Griffith Building, is also under renovation. Construction is expected to be complete in mid-2025.

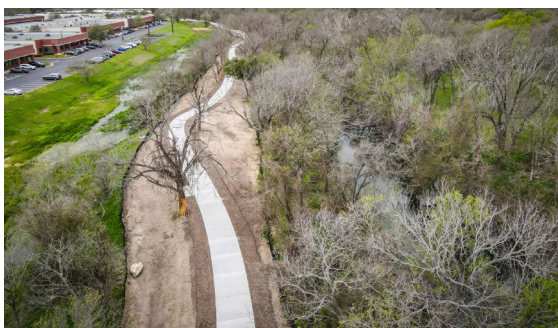


Implementation Strategy: Ensure the connectivity of the Henna tract to downtown and examine further integration of Brushy Creek as a publicly accessible amenity.

DOWNTOWN PARK In February 2024, City Council unanimously approved the design of a master plan for more park land and trail connectivity in downtown Round Rock. The 20-plus acre park will connect to Veterans Park via a pedestrian bridge, establish a canoe launch, and develop over 6 acres along Pecan St. and Georgetown St. Site plans are currently being reviewed by Parks and Recreation Department staff.



Implementation Strategy: Improve the downtown pedestrian experience by providing features such as pet stops, shade structures, and litter control facilities



LAKE CREEK TRAIL is nearing completion. The trail will feature a 10-foot-wide concrete path running from Round Rock West Park to Centennial Plaza in downtown Round Rock with a pedestrian underpass at IH-35 and bridge over Lake Creek. The trail will serve as an east/west connection, providing safe passage from western portions of the City into the downtown historic district.

COMMERCIAL CENTERS

Foster maintenance, reuse, or redevelopment of aging commercial centers while adapting to shifts in consumer preferences.

This policy prioritizes revitalization and re-purposing of aging, vacant, or declining commercial centers. This includes examining options for improving the appearance along roadway corridors adjacent to older commercial centers. This policy also recommends considering how changing preferences of consumers such as online shopping and curbside order pick-up affect the long-term viability and layout of commercial developments in the future.

Implementation Strategy: Examine, propose, and implement strategies that encourage adaptive reuse of aging commercial centers in areas identified for revitalization. If successful, consider developing grant programs for façade improvements, landscaping, and signage.

THE FAÇADE GRANT PROGRAM was launched in Fall 2022 using sales tax revenue and is designed to help owners and tenants improve the exteriors of buildings within the program boundaries to make them more economically viable and visually appealing. This year, 1801 S Mays St. was awarded a \$15,000 grant to add a new exterior façade, an awning, and new doors and windows.



PENFOLD THEATRE COMPANY The City approved a grant agreement with Penfold Theatre Company for \$326,330 as well as rent coverage for 18 months. The 6,400 sq. ft. performing arts venue, located in Rock Creek Plaza, is expected to have a seating capacity of 100-150. The grant agreement outlines that the venue is expected to host performing arts events at least 180 days per year.



REVITALIZATION AT ROCK CREEK PLAZA continues to accelerate as new businesses open in the older commercial center. New businesses include Ramen Tatsu-ya, Velvet Taco, Tyler's, and Juice Land.



NEIGHBORHOODS

Continue to be the “City of Choice” for new and existing businesses by focusing on quality development standards that promote and sustain economic growth while providing sufficient infrastructure and services.

The City has a strategic goal to foster sustainable neighborhoods, both old and new, through a series of strategies that focus on maintaining property values in older neighborhoods, creating a sense of community between neighbors, reducing code violations, and providing a point of contact for residents to understand city services that pertain to neighborhood quality of life.

Implementation Strategy: Focus Community Development Block Grant funds on neighborhood revitalization in low to-moderate income neighborhoods. Focus expenditures on sidewalk installation, park improvements, and home repairs.

2024-2028 CDBG CONSOLIDATED PLAN was adopted in July 2024. The five-year Consolidated Plan guides the City in its use of funding received annually from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program. The plan development process included in-person stakeholder meetings and a Community Needs Survey.



2023-2024 CDBG PROGRAM YEAR The City allotted \$629,258 of CDBG funds to community programs including Home Repair, Food Pantry, Housing Assistance, ASA Child Advocacy, and Meals on Wheels. CDBG funds also supported new sidewalks in the Chisholm Valley Subdivision, bus shelters, the purchase and installation of a playground and shade structures.



Implementation Strategy: Support and encourage neighborhoods that do not have homeowners associations to form neighborhood associations by proactively hosting meetings and events to demonstrate the benefits of forming an association.



10TH ANNUAL NEIGHBORHOOD CONFERENCE was held on Saturday, March 23 at the Kalahari Conference Center. Over 60 neighborhood leaders attended the conference to network, meet City staff, and learn about city services and programs available to their communities. The City gave out ten awards to deserving community members, including Community Heart Awards, Neighborhood Police Officer of the Year, and Distinguished Service Award.

Implementation Strategy: Continue to explore innovative pilot programs that support neighborhood quality and sense of community based on issues identified in neighborhoods.

TOOL DEPOT, launched in March 2024, allows residents to borrow tools 24/7 from the Community and Neighborhood Services location at 304 E McNeil Rd. Residents can apply to borrow over 100 tools. To date, the program has received 1500 applications and has 573 unique users.



NEIGHBORHOOD CLEAN UP Community and Neighborhood Services hosted 4 neighborhood clean ups helping to remove bulk trash and brush from 20 properties. In October 2023, over 900 Round Rock residents from local churches and other organizations teamed up with City staff and leaders to help neighbors clean up their yards, install fire alarms, and more.



ADOPT A STREET PROGRAM continues to expand. The program now includes 14 adoptable road segments. This year, 251 volunteers removed over 1,100 lbs of trash.

COMMUNITY ENHANCEMENT TECHNICIANS removed over 3300 lbs of trash from City spaces this year. This team continues to keep City spaces beautiful by removing trash, cleaning graffiti, and keeping our green spaces maintained.

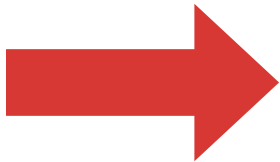


KEEP ROUND ROCK BEAUTIFUL PROGRAM, which includes the Adopt A Street Program, Neighborhood Clean Ups, Water Conservation, and the Recycling Center, was awarded Gold Status this year by the non-profit, Keep Texas Beautiful (KTB).

HISTORIC PRESERVATION

Preserve buildings and sites that contribute to Round Rock's history.

Historic assets play an essential role in shaping the identity of a place. Historic buildings, neighborhoods, and other important vestiges of the past define a unique and special sense of character in a community. As Round Rock continues to grow and mature, its historic resources remain an important part of the community's identity. Historic preservation encourages the continued use of older properties, safeguards the existence of significant historic elements, and contributes to community development objectives such as quality of life, sustainability, and economic development. Over the past year, PDS has hosted events and partnered with local preservation advocates and allies to educate the community about Round Rock's history and preserve the city's historic resources.



The Historic Preservation section of Round Rock 2030 is a standalone Historic Preservation Plan. This section of the annual report serves as the update to the Historic Preservation Plan.

HISTORIC DOWNTOWN WALKING GUIDE was recognized as Best Special Publication (Cities with population from 50,000-150,000) by the Texas Association of Municipal Information Officers (TAMIO) at their 50th anniversary conference in June. The Communications Department updated the walking guide in 2023. The new guide was first distributed during Historic Preservation Month in May 2023. Since then, 1,540 copies have been distributed and social media promotion has garnered over 10,000 impressions.

**Best Special
Publication**

**TAMIO
(June 2023)**



Implementation Strategy: Consider expanding the number of historically designated properties. Review the designation criteria in the Round Rock Development Code to adapt the definition of historic significance. Identify structures recently annexed into the city and mid-century structures which are now, or will soon be, eligible for designation.

HISTORIC RESOURCE INVENTORY Preservation staff have continued to compile an inventory of prior historic resource surveys, cataloging 860 structures that are older than 50 years old. This year, staff assessed the undesignated structures located downtown for historic and architectural integrity.

Implementation Strategy: Increase stakeholder and public awareness of the city's historic preservation program by providing training opportunities, hosting public events, and creating educational materials.

HISTORY DISPLAY BANNERS Staff created a series of educational banners that describe Round Rock's history. Topics include "Pioneer Settlement," "Old Town," "New Town," and "Highway Development and Suburbanization."

NATIONAL HISTORIC PRESERVATION MONTH was celebrated in Round Rock in May 2024. Preservation staff and local preservation organizations, including Round Rock Preservation (RRP), hosted preservation programs to educate and engage the public on historic preservation. Activities included:

- April 25: City Council proclaimed May as Preservation Month. Members of the HPC and Round Rock Preservation (RRP) attended the meeting. RRP presented a donation of \$53,000 for the rehabilitation of the Stagecoach Inn.
- May 4: The City and Williamson Museum co-sponsored Pioneer Day at the Old Settlers Association.
- May 8: HPC and staff hosted a preservation booth at Music on Main.
- May 14: Lunch and Learn, "People and Places of Historic Importance in Round Rock" presented by Pearson Ranch Middle School 7th grade Texas History students. 46 attended.
- Month Long: Center Art Club exhibit at the Baca Center lobby; Library staff book selections relating to Old Town; Library wall exhibit by Center Art Club; Library display case exhibit by Round Rock Preservation.
- Social Media posts about Old Town produced a total of 487,400 impressions, 4782 likes and reactions, and there were 1154 website visits to Historic Preservation Spotlight: Old Town Round Rock blog post.



Implementation Strategy: Complete the restoration of the Stagecoach Inn.

THE STAGECOACH INN RESTORATION project including the rehabilitation of the interior, exterior, and the surrounding site is nearing completion. The original rehabilitation contract was approved by City Council in April 2023. A grand opening hosted by Round Rock Preservation (RRP) is scheduled for Fall 2024.



THE STAGECOACH INN RELOCATION MARKER was installed at the original location of the Stagecoach Inn at 901 Round Rock Ave. in accordance with the City's Code of Ordinances. The relocation marker was commemorated by a ribbon cutting ceremony on January 25, 2024. Members of the Historic Preservation Commission (HPC), City staff and Round Rock Preservation (RRP) members attended the ceremony.



Implementation Strategy: Foster a network of preservation advocates and allies, like the nonprofit Round Rock Preservation, by collaborating with preservation partners at the local, regional, and state levels.

ROUND ROCK PRESERVATION (RRP) is a close partner of the City's preservation office. RRP conducts public outreach and organizes preservation activities for the Round Rock community. This year, RRP co-sponsored four Lunch & Learns and participated in the Williamson Museum Pioneer Day at Old Settlers Park. RRP donated over \$50,000 to the restoration of Stagecoach Inn and developed interpretive signage. RRP funded the purchase and installation of a historic marker for Kenney Fort and hosted a dedication with Concord at Brushy Creek Homeowners Association in June.



Implementation Strategy: Explore means for financing the city's historic preservation program including a new dedicated annual allocation in the city's budget.

THE PALM HOUSE was successfully relocated on January 30, 2024 from 212 E Main St. to the Old Settlers Association grounds near its original location, restoring the structure's historic context. The structure will maintain its state Recorded Texas Historic Landmark status as it was designated prior to its relocation to downtown in the mid-20th century. A preservation program and restoration plan for the house is currently being developed. The relocation and restoration of the Palm House is funded by the City. The building will be managed by the Old Settlers Association upon completion.

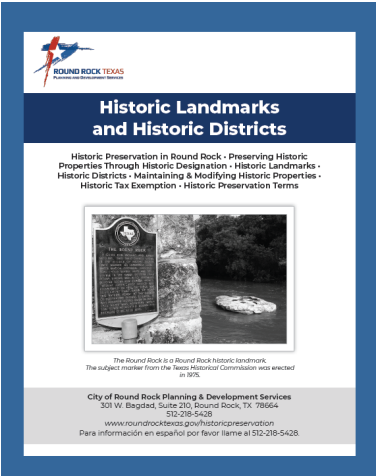


Implementation Strategy: Continue administering the Partial Tax Exemptions for Historically Significant Sites program and guide property owners through the application review process.

THE HISTORIC TAX EXEMPTION program grants a 75% exemption of municipal property taxes to qualifying historic property owners. Money saved on taxes is used for regular maintenance and/or repairs to these historic structures. The HPC is responsible for reviewing applications and recommending to City Council whether a property should receive the exemption. This year, 51 applications were awarded an exemption totaling approximately \$151,000.

Implementation Strategy: Consider new incentive programs specifically to assist property owners and developers within maintenance and rehabilitation of historic properties.

HISTORIC PRESERVATION BROCHURE updated by staff. The brochure, originally released in 2013, is a resource for historic property owners. The brochure provides information on the Historic Preservation Program, the Historic Overlay Zoning District, and the review process for Certificate of Appropriateness and the designation of landmarks and districts. The brochure is available on the City's Historic Preservation website.



ROADWAY FUNCTION

Enhance the function and appearance of transportation corridors while accommodating safe pedestrian and bicycle travel where feasible.

This policy prioritizes improving and connecting infrastructure for all forms of transportation. Currently low-density, single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. In addition to function, this policy also focuses on the appearance of transportation corridors which are especially important for gateway corridors that welcome people into the city.

TRANSPORTATION UPDATE

The City continues to invest in roadway improvements that progress the Roadway Function policy and implementation strategies. The FY2024 budget dedicated \$13.8 million to Transportation. Additionally, the five-year capital plan included in the annual budget dedicates \$259.5 million to long range transportation improvements over the next five years. The projects highlighted below include projects completed in FY2024 or projects that are on-going.

RM 620 IMPROVEMENTS COMPLETE including the overpasses at Chisholm Trail Rd. and Lake Creek Dr., a roundabout at RM 620 and Chisholm Trail Rd. beneath the new overpass, widened lanes, new frontage roads and improved pedestrian accommodations. The \$27.4 million project was a result of a partnership between the City of Round Rock, the Texas Department of Transportation (TxDOT) and Williamson County.



KENNEY FORT BOULEVARD IMPROVEMENTS COMPLETE from Old Settlers Blvd. to Joe DiMaggio Blvd. The new six-lane roadway is intended to provide a north-south arterial road on the eastern side of the City.



STREET MAINTENANCE CONTRACT for \$8.9 million was approved on April 11, 2024 and will fund repairs to several roads within the Dove Creek, Twin Ridge, and Greenslopes at Lake Creek neighborhoods. The work includes milling and new asphalt overlay, pavement patching, and failed curb, sidewalk and driveway approach repairs.

Implementation Strategy: Consider and prioritize corridor studies to determine future corridor enhancement programs for roadways.

THE TRANSPORTATION MASTER PLAN (TMP) 2023 update was adopted on October 12, 2023. The TMP is a long-term planning document that will guide funding decisions as the City continues to experience growth and development over the next three decades, focusing on prioritizing high-priority intersections, safety enhancements and major roadway and trail projects.

MOBILITY

Develop transportation options within and between neighborhoods and local destinations.

This policy prioritizes connectivity and mode of travel around Round Rock. This includes developing sidewalk and trail networks and expanding public transit. The City recently introduced limited bus service within Round Rock and a commuter line that connects Round Rock to Austin. While congestion due to growth is unavoidable, developing and expanding the number of transportation options in Round Rock could reduce the number of vehicles on the road.

Implementation Strategy: Assess mobility needs for underserved populations from a land use perspective.



ROUND ROCK RIDES on-demand ride-share program was launched in 2023 for a pilot area. In July 2024, the program expanded to provide service citywide. The service is available Monday to Friday from 6:00 am to 8:00 pm and on Saturday from 8:00 am to 6:00 pm. One-way trip fare is \$4 with a reduced fare of \$2 for Senior Citizens and Active-Duty U.S. Military. In FY2024, the program provided rides to 19,590 riders for a total of 118,994 miles.

Implementation Strategy: Develop transit stop infrastructure and amenities including shade structures, benches, and trash receptacles.

BUS SHELTER IMPROVEMENTS The City installed seven bus shelters funded through the Community Development Block Grant (CDBG) Program. The bus shelters improve ADA compliance and provide shelter from the elements to users. These shelters include seating, litter receptacles, three sided panels, and solar lighting to improve transit infrastructure and increase safety for transit users. The seven bus shelters have been installed at the following locations:

- Location #1: Georgetown St. / Palm Valley Blvd.(Northbound)
- Location #2: Georgetown St. / Palm Valley Blvd. (Southbound)
- Location #3: Sunrise Rd. / Old Settlers Blvd. (Northbound)
- Location #4: Sunrise Rd. / Old Settlers Blvd. (Southbound)
- Location #5: University Blvd. / Terra Vista (Northbound)
- Location #6: Main St. / Georgetown St. (Northbound)
- Location #7: Georgetown St. / Main St. (Southbound)



HOUSING

Enable a mixture of housing types within the city to meet all residents’ needs and preferences through all stages of life.

The vast majority of the City’s housing stock exists in a conventional suburban form with separate residential subdivisions containing single-family homes or standalone apartment complexes. Currently, low-density single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. Based on public input received, housing affordability was a main concern of stakeholders. Certain housing types in the city have been identified as missing in Round Rock, such as smaller-scale multifamily developments. Other types of housing, such as senior living, were identified to address the changing needs of residents over their lifetimes so they can continue to live in Round Rock.

HOUSING UPDATE

The housing stock across Round Rock is developing and changing rapidly. PDS tracks development of new housing units in various stages of the development process and reports the data quarterly. As of April 1, 2024, 10,812 residential units are pending within Greater Round Rock, which includes the City Limits and ETJ. 1,965 of these pending units are predicted to be completed by the end of 2024. The table to the right shows the breakdown of these pending units by type. The annual population estimate, also released on April 1, was 132,927 for the City Limits and 196,035 for Greater Round Rock.

UNIT TYPE	PENDING UNITS*
Single-Family	1,755
Single-Family Common Lot	212
Duplex	150
Townhomes	1,290
Multifamily	6,895
Senior/Assisted Living	510
Total	10,812

*Units pending as of April 1, 2024.

Implementation Strategy: Provide information regarding affordable housing initiatives and programs available to Round Rock residents

AFFORDABLE HOUSING DEVELOPMENT Preserve at Mustang Creek, a multifamily development designed to accommodate households earning 30%-60% of the area’s median income, is under construction following the approval of the annexation and zoning on May 9, 2024. The development is expected to cater to families by including two- and three-bedroom units at different price points. The complex will include greenspaces, a clubroom, an indoor play zone, a shaded outdoor playground and a pool. Plans for the property also include a solar carport that will offset 90%-100% of the communal space’s energy usage.



Implementation Strategy: Consider rezoning proposals that facilitate the development of missing middle housing. Examples might include low-density townhome and multifamily integrated into neighborhoods, multiple units on one lot, identification of corridors where condominium arrangements are small detached or attached units, high rise multifamily in mixed-use developments, and small lot single-family neighborhoods with special parking requirements.

MISSING MIDDLE HOUSING PROJECTS include Quick Tract, a 139 unit high-density single family development, that was completed this year. Arrington Ridge Phase 2 was also completed, totaling 38 townhome units. Construction continues on Chester Ranch and Sonoma Heights, Planned Unit Developments (PUD) with a mixture of housing types including low-density multifamily. Construction began on Urbana and Stillwell at Avery Centre, high-density single family developments with units for sale and for rent.



Implementation Strategy: Examine tools to provide incentives for specific dwelling types that do not currently exist in Round Rock or where more units are desired.

HOUSING REPORT PDS staff prepared a housing report to evaluate the existing housing stock across the City. The report provides education on missing middle housing forms and includes future considerations to ensure the City continues to develop housing that meets the needs of the community. The Housing Report is included under “New Data” starting on page 5 of this report.

Implementation Strategy: Strive to limit two and three story walk-up multifamily units to 20% of the housing stock to the extent feasible, except when located in mixed- and multi-use areas.



HIGH-DENSITY MULTIFAMILY Lantana (4600 N Mays St.) and The Palmer (2001 Plateau Vista Blvd.) were completed this year, adding 718 high-density multifamily units to the City. By increasing the total number of high-density multifamily units, two and three story walk-ups will make up a smaller percentage of the total housing stock.

Implementation Strategy: Explore policies for allowing accessory dwelling units in neighborhoods including specific criteria and design features except where prohibited by homeowners associations.

ACCESSORY DWELLING UNIT (ADU) SURVEY PDS staff distributed a survey about ADUs to HOA and non-HOA neighborhood leaders to garner insight about housing demand for additional units on a single lot. The survey asked about current ADU construction, deed restrictions, interest in housing for multi-generational households, need for caretaker accommodations, and supplemental income rental units. Participants offered feedback regarding the regulation of ADUs and their appropriateness within certain neighborhoods. A report summarizing the survey results is included in the Housing Report under “New Data” starting on page 21 of this report.

MIXED-USE

Encourage mixed-use development in locations that are compatible with the surrounding area and supported by employment and transportation infrastructure

The intent of mixed-use zoning districts is to permit flexibility in land uses and building densities not accommodated by traditional zoning districts. This allows a variety of uses to locate in the same building, site, or block, and in structures of varying size and design. Commercial and residential uses, which are usually separated into distinct zoning districts, are encouraged to be combined with offices and public open spaces. The close proximity of the different land uses fosters increased pedestrian activity, as residents are able to accomplish a wide variety of tasks in a relatively small area without driving. Additionally, this type of development allows for the more efficient provision of infrastructure and natural resources.

In the 2024 *Strategic Plan*, City Council identified downtown zoning districts as a top priority. It's been over 10 years since City Council adopted mixed-use zoning districts downtown. The zoning districts are intended to implement the 2010 *Downtown Master Plan's* vision to create a thriving downtown featuring a viable mix of retail, dining, entertainment, residential, and public spaces in a walkable and historically sensitive environment. PDS staff are reevaluating the Downtown Mixed-Use Districts to ensure they meet the needs and preferences of the Round Rock community today.

Implementation Strategy: Encourage and incentive large-scale mixed-use projects on vacant properties such as the Harris tract (west of Kalahari Resort), the Robinson tract (south of RM 620) and the Georgetown Railroad tract (west side of IH-35 at the intersection of RM 1431). These tracts are identified as mixed-use on the Future Land Use Map in *Round Rock 2030*.

THE DISTRICT A revised economic development agreement was adopted by City Council in February 2024 for the mixed-use development planned for 66 acres south of SH 45 and northwest of Greenlawn Blvd. The revised agreement includes additional residential construction and a total of 3 million sq. ft. of development, a notable increase from the previously planned 1 million sq. ft. The developer will invest a minimum of \$500 million and create an estimated 5,000 jobs with \$25 million in city investment in infrastructure. Net revenue to the City from this project via sales and property tax is anticipated to be more than \$40 million over the next 20 years. Construction is anticipated to begin in early 2025 with the full build out of the development expected to be complete by 2039.



ADAPTING TO CHANGE

Adapt development codes to reflect transportation innovations, evolving technology, and changing consumer preferences.

This policy focuses on the impacts that growth and changing lifestyles will have on Round Rock's land use in the next decade. Recent trends in transportation such as ridesharing, autonomous vehicles and the introduction of high-speed transit may change the way people move within and between cities. Advances in technology are also shaping the way people access goods and services. Adjusting development codes related to site development layout, building design, and parking standards allow the city to address changing patterns in transportation and consumer preferences, which ultimately impact land use.

Implementation Strategy: Prepare for changes in transportation technology that would result in impacts on land use and site layout.

ELECTRIC VEHICLE (EV) pilot program. The City is working to incorporate EVs into the city fleet, starting with seven vehicles across various departments. An additional seven vehicles will be added in the coming months. This initiative is part of the City's regular vehicle replacement strategy, focusing on sustainability. Accompanying this shift, the City has installed public electric vehicle chargers, including six at the Round Rock Public Library.



Implementation Strategy: Consider the planning implications of the Covid-19 pandemic and other similar global or national crises. Combine crisis response with long term land use planning solutions that are mindful of current uncertainties and adapt to changing development concepts and trends.

HAZARD MITIGATION ACTION PLAN is currently being updated. The plan serves as a strategic guide to minimize threats to life and property in Round Rock from events such as floods, fires and storms.

JUST WALK OUT City Council approved a contract with Amazon to integrate the Just Walk Out technology into the Round Rock Sports Center, transforming it into a now cashless complex. Individuals can scan a payment method upon entry and a series of cameras and sensors are used to identify the shopper and items in hand, and charge their card when they shop.



SUSTAINABILITY

Promote environmental sustainability by facilitating energy efficient development that conserves natural resources and open space.

A plan for preserving Round Rock’s natural environment is essential to promoting the city’s continued prosperity and high quality of life. Public input identified that the city should maintain open space and encourage energy efficient technology. Implementation in the Planning and Development Services Department (PDS) will focus on development standards that promote more compact development, green building methods, and alternative energy.

TEXAS WATER CONFERENCE AWARDS The Utilities and Environmental Services department received two awards at the annual Texas Water Conference in April 2024. The City’s Water Loss Program was granted the Texas Section AWWA Direct Conservation Award for its comprehensive utility-wide approach to water use management which has helped safeguard its water supply and instituted proactive and sustainable water management. The UES’s “Fix A Leak Week Video” was awarded Watermark for Communication Excellence. This video provides a step by step guide on how to determine if there is a leak and where to check for its source, helping hundreds of customers find leaks every year.



Implementation Strategy: Support the goals of the city’s 2019 Conservation Plan.

WATER CONSERVATION PLAN was adopted by City Council on June 13, 2024, establishing short and longterm water consumption goals for the City. The plan includes implementation strategies and processes for achieving these goals in compliance with the Texas Water Development Board. City Council identified water conservation program enhancements as a top priority in the 2024 *Strategic Plan*.

DROUGHT CONTINGENCY PLAN was adopted by City Council on June 13, 2024 to maximize the beneficial uses of the water resources available to the City, prevent waste or unreasonable use of water, and encourage the conservation of water.

Implementation Strategy: Create programs to educate residents and developers on sustainable development practices adopted by the city.

WATER CONSERVATION EDUCATION The Utilities and Environmental Services Department (UES) conducts extensive public outreach to educate the public on the City's water conservation efforts. This year, the Water Conservation team reached over 3,000 people across more than 50 activities including presentations, workshops, informational booths, newsletters, and more. UES sold 460 rain barrels and 168 native plant boxes during their annual spring sale.



Texas Watershed Steward

The Texas Watershed Steward program is a free, educational workshop designed to help watershed residents improve and protect their water resources by getting involved in local watershed protection and management activities.

**April 2, 2024:
1:00 p.m. - 5:00 p.m.**

**Round Rock Utilities
3400 Sunrise Rd, Round Rock, TX 78665**

The workshop will provide an overview of water quality and watershed management in Texas, including a discussion on the Brushy Creek watershed. Efforts by the Texas Water Resources Institute, and best management practices local stakeholders may use to help improve and protect their water quality, will be highlighted. Free continuing education credits/CEUs are offered for a wide variety of professional disciplines. For a complete list of continuing education offered, or to register, visit our website or call the number below.

Pre-register for the workshop by going to:
<https://tws.tamu.edu/workshops/registration>
or call 979.321.5935

Round Rock, TX

Workshop provided through Clean Water Act §319(h) nonpoint source grant funding from the TSCWCB and U.S. EPA

TEXAS A&M AGRILIFE EXTENSION | TEXAS WATER RESOURCES INSTITUTE | TEXAS STATE SOIL & WATER CONSERVATION BOARD

NATIVE PLANT RESCUE This year, 18 volunteers from the Native Plant Rescue Project successfully relocated over 500 native plants of almost 50 different species from the sites of city development projects. Plants were rescued from the areas impacted by the Wyoming Springs Blvd. Extension and Meadow Lake Fishing Dock. The plants were replanted in sites across central Texas including Round Rock Highschool's Monarch Waystation.



FUTURE LAND USE MAP AMENDMENTS

Round Rock 2030 utilizes the Future Land Use Map (FLUM) and location criteria to evaluate proposed changes to land use in the City and Extraterritorial Jurisdiction (ETJ). Decisions about how land develops are deliberate and made in accordance with established city policies. The FLUM depicts land use types such as residential, commercial, mixed-use, industrial, and open space. Location criteria define where specific uses within each designation may be located. During the *Round Rock 2030* plan process, staff researched trends and external drivers like job growth which may impact the future distribution of land uses. Public input was also received from large landowners.

The FLUM was comprehensively evaluated in *Round Rock 2030*. However, changes in market conditions, demographics, the transportation network, availability of utilities, and surrounding land use may necessitate amendments to the FLUM during the plan period. The following ordinances have amended the FLUM during FY2024:

Ordinance 2023-332: approved by City Council on October 12, 2023, annexed 6.68 acres of land located west of SH 130 and east of CR 118, zoned to Light Industrial zoning, and amended the FLUM designation from Commercial and Industrial.

Ordinance 2023-316: approved by City Council on October 26, 2023, amended the FLUM designation for 13.32 acres of land located south of E. Old Settlers Blvd. and west of the Mogan ROW from Residential to Industrial.

Ordinance 2023-398: approved by City Council on November 16, 2023, amended the FLUM designation for 9.40 acres of land located southeast of the intersection of Round Rock Ave. and Chisholm Trail Rd. from Open Space to Commercial.

Ordinance 2024-008: approved by City Council on January 11, 2024 amended the FLUM designation for 149.32 acres of land located north of SH 45 and west of CR 172 from Mixed Use to Industrial.

Ordinance 2024-062: approved by City Council on March 14, 2024 rezoned 149.34 acres located north of SH 45 and west of CR 172 from Public Facilities to the Planned Unit Development (PUD) No. 153 zoning district and amended the FLUM designation from Residential and Public Facilities to Public Facilities and Mixed Use.

Ordinance 2024-114: approved by City Council on May 9, 2024, amended the FLUM designation for 11.33 acres located northwest of the intersection of SH 130 and CR 118 from Commercial to Residential.

The FLUM is also amended for annexations which amend the boundaries of the City. The City Limits boundaries were updated on the FLUM to reflect 14 annexations between October 12, 2023, and July 25, 2024, adding 329.73 acres.

To see the most current version of the FLUM, visit roundrock2030.com.

REPORT SUMMARY AND CONCLUSION

This report highlights implementation progress of *Round Rock 2030* this past fiscal year. Throughout the report, it is evident that Round Rock continues to experience rapid growth and the City is proactively planning to ensure future success.

Round Rock continues to experience rapid growth. Round Rock continues to expand and transition from a suburb of Austin to a vibrant and prosperous mid-sized city. As the City grows, it faces demands for new housing forms and supportive amenities. The City continues to track land use planning data and analyze development trends to ensure the City supports its current residents and its future population. Based on the population projections report released by PDS, the City will need to accommodate at least 60,000 new residents by 2040. The City continues to integrate new housing types and configurations in the development process, reviewing dozens of site development and subdivision improvement permits that will increase commercial and residential development throughout the City. New projects include single-family subdivisions, townhomes, multifamily projects, industrial projects that spur economic development, new restaurants, business, and park projects to improve quality of life. Additionally, downtown development remains a high priority for the City with continued public investment including the renovation of the Griffith Building, the Paseo, the Downtown Park, Town Green Project, and Lake Creek Trail.

Round Rock continues to plan to ensure success. PDS staff completed the Housing Report to establish a baseline of the existing housing stock and consider ways to expand and diversify Round Rock's housing stock to support present and future residents. By conducting public outreach including the ADU Survey, PDS continues to gather input on the needs and preferences of Round Rock residents regarding housing options and development standards. Additionally, the City continues to adopt and update data-driven plans to guide future development in the City including the City Council's *Strategic Plan* and the updated *Transportation Master Plan* (TMP). The TMP was adopted as addenda to *Round Rock 2030* by the City, which is a common practice for major plans that impact land use. The amendment of *Round Rock 2030* to adopt related plans ensures that all planning efforts are supportive of each other and do not conflict.

The City's planning efforts for growth and success can be seen in the projects associated with the implementation of *Round Rock 2030*. Over the decade, long range planning staff will continue to focus on the plan's implementation and will provide an update on implementation progress annually.



Round Rock 2030 Contact: Joelle Jordan, Principal Planner, PDS
jjordan@roundrocktexas.gov | 512-218-5422

RELEASED 10-10-2024

APPENDIX: ADU SURVEY

Accessory Dwelling Unit (ADU) Survey

All participants All participants All Time

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
501	67	668	262

Verified HOA Leaders Filtered by Participant Segment

* What is the HOA you represent?

Teravista

3 months ago

Meadowlake

3 months ago

Wood Glen

3 months ago

Owners Association of Bradford Park, Inc.

3 months ago

The Woods

3 months ago

Community Homeowners Association of Lake Forest, Inc.

3 months ago

Laurel Ridge HOA

3 months ago

Forest Creek HOA

3 months ago

Sonoma

3 months ago

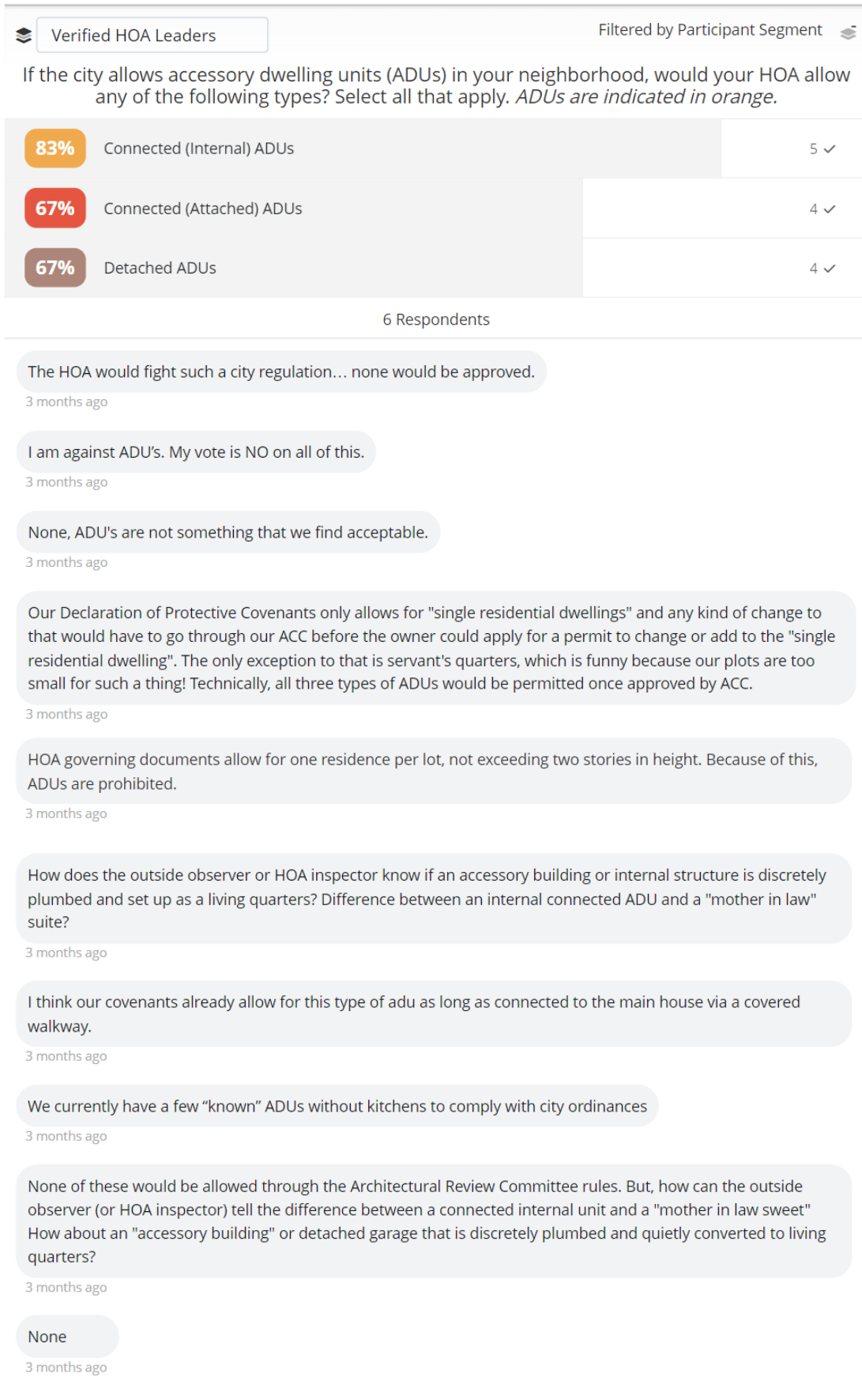
Estates at Settlers Park

3 months ago

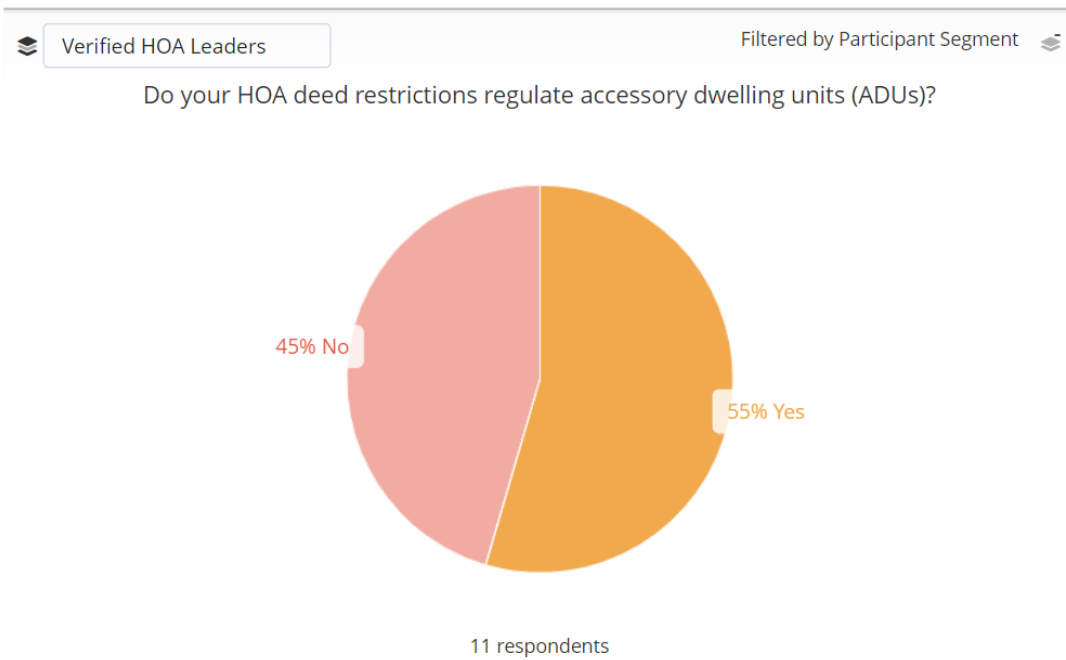
Legends Village II

3 months ago

APPENDIX: ADU SURVEY (HOA LEADERS)



APPENDIX: ADU SURVEY (HOA LEADERS)



NO ADU's!!!!!!

3 months ago

No

3 months ago

HOA governing documents allow for one residence per lot, not exceeding two stories in height. Because of this, ADUs are prohibited.

3 months ago

Yes, but we have found that they are hard to enforce and most of the requests fall under ADA so it's hard to deny their existence. However, we do enforce rules about short term rentals.

3 months ago

These are not allowed because we are Condominium community

3 months ago

APPENDIX: ADU SURVEY (HOA LEADERS)



NO ADU's!!!

3 months ago

Any other dwelling other than principle resident cannot be visible from the street

3 months ago

HOA governing documents allow for one residence per lot, not exceeding two stories in height. Because of this, ADUs are prohibited.

3 months ago

Outbuildings can only get 10% the size of the primary dwelling.

3 months ago

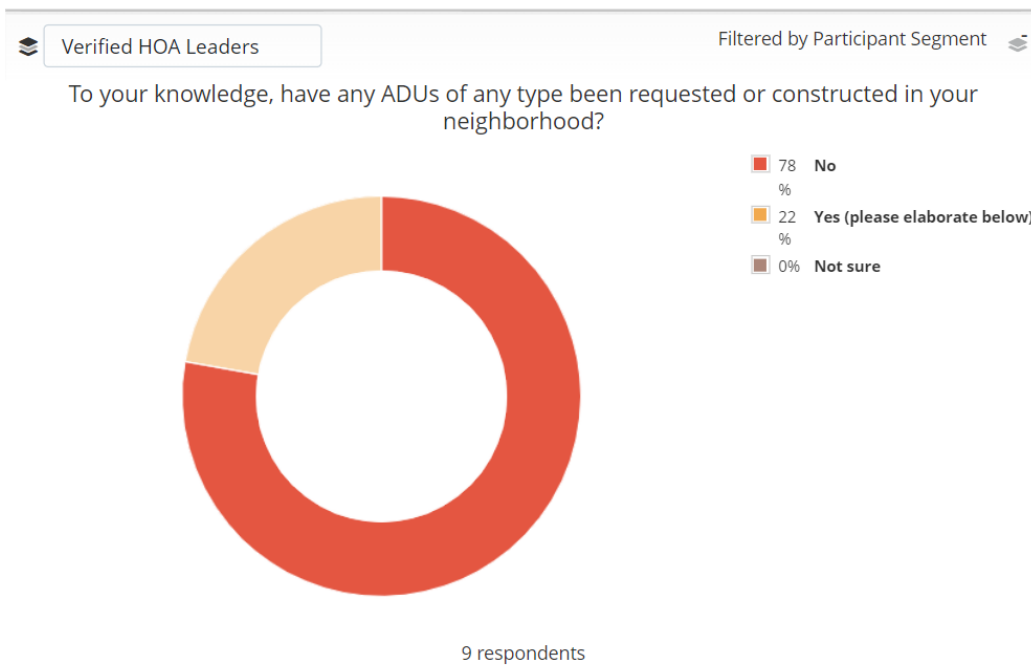
Street parking is a major problem in our neighborhood.
We don't allow partial rental of property such as room rentals or pool rentals

3 months ago

These are condominium, single story homes that these type of dwellings would not be permitted

3 months ago

APPENDIX: ADU SURVEY (HOA LEADERS)



ADUs are prohibited per the governing HOA documents.

3 months ago

One was requested but rejected by the Architectural Review Committee. Forest Creek HOA is zoned for single family homes and the HOA tries to keep within this zoning limitation.

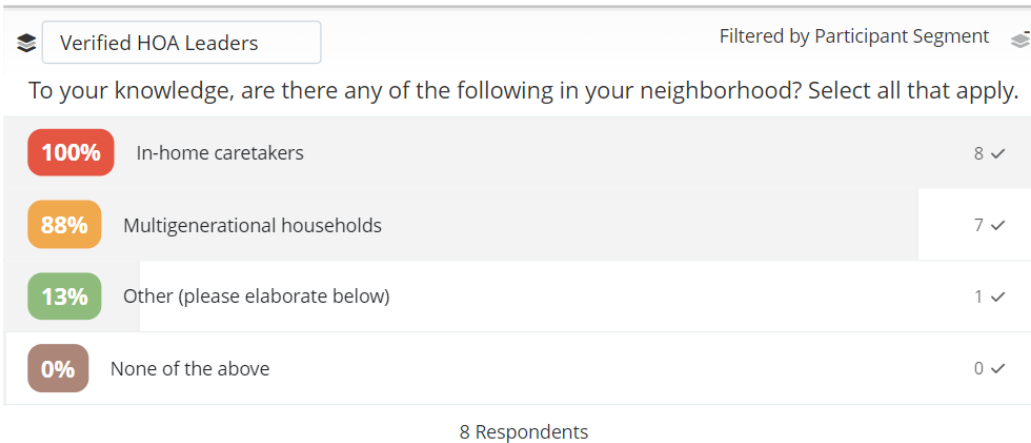
3 months ago

We have one that was constructed for an elderly family member

3 months ago

None

3 months ago



Done

3 months ago

There are foster homes in the HOA.

3 months ago

We do have elderly and disabled individuals living in this community. However, this is a condominium community of single-family homes. The space simply does not permit the creation of an ADU

3 months ago

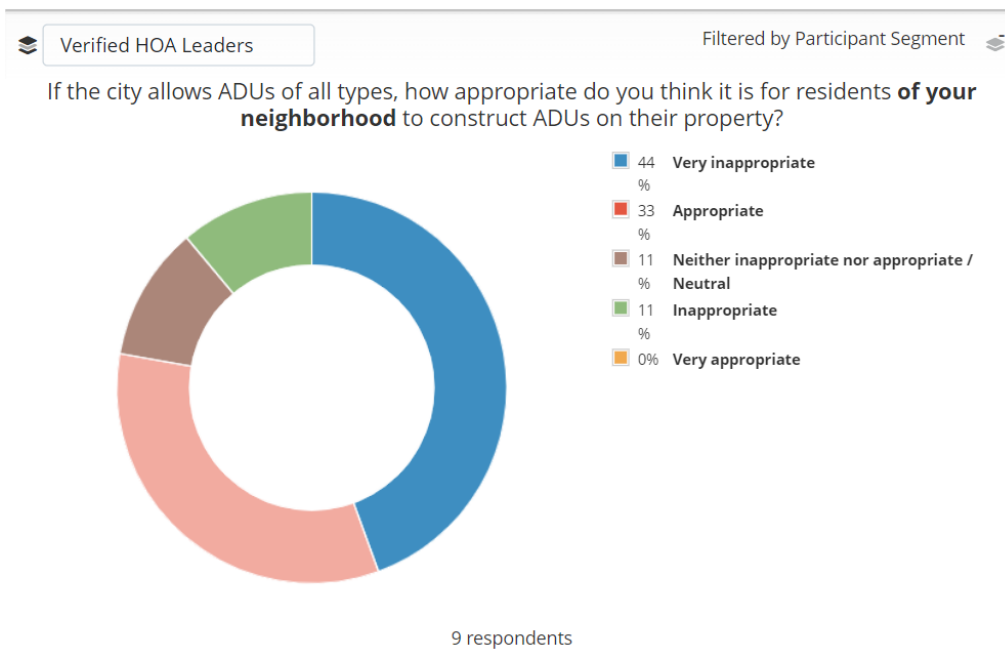
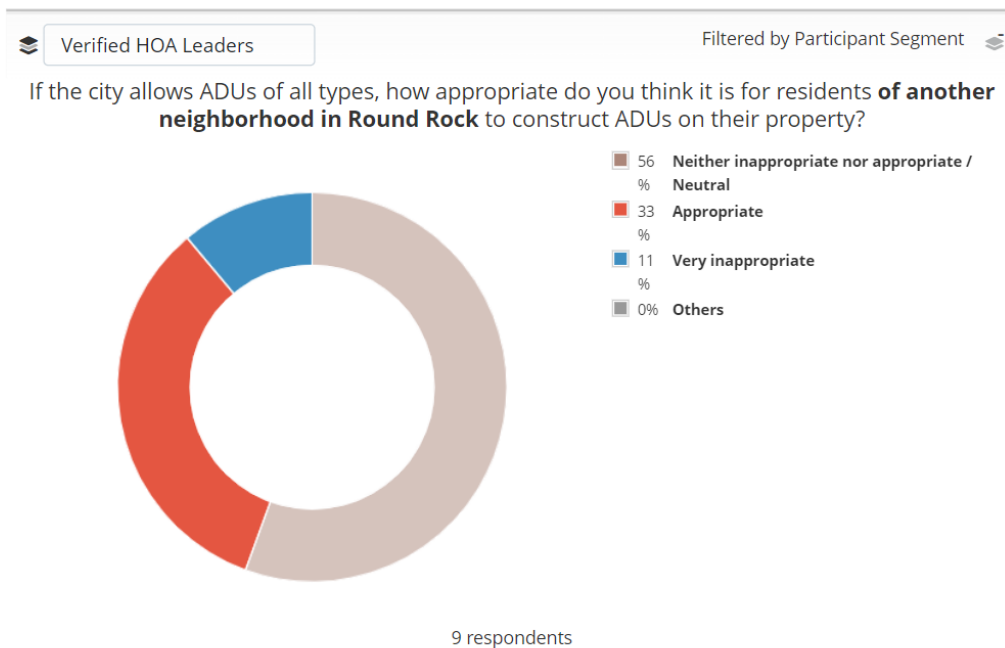
APPENDIX: ADU SURVEY (HOA LEADERS)

Verified HOA Leaders Filtered by Participant Segment

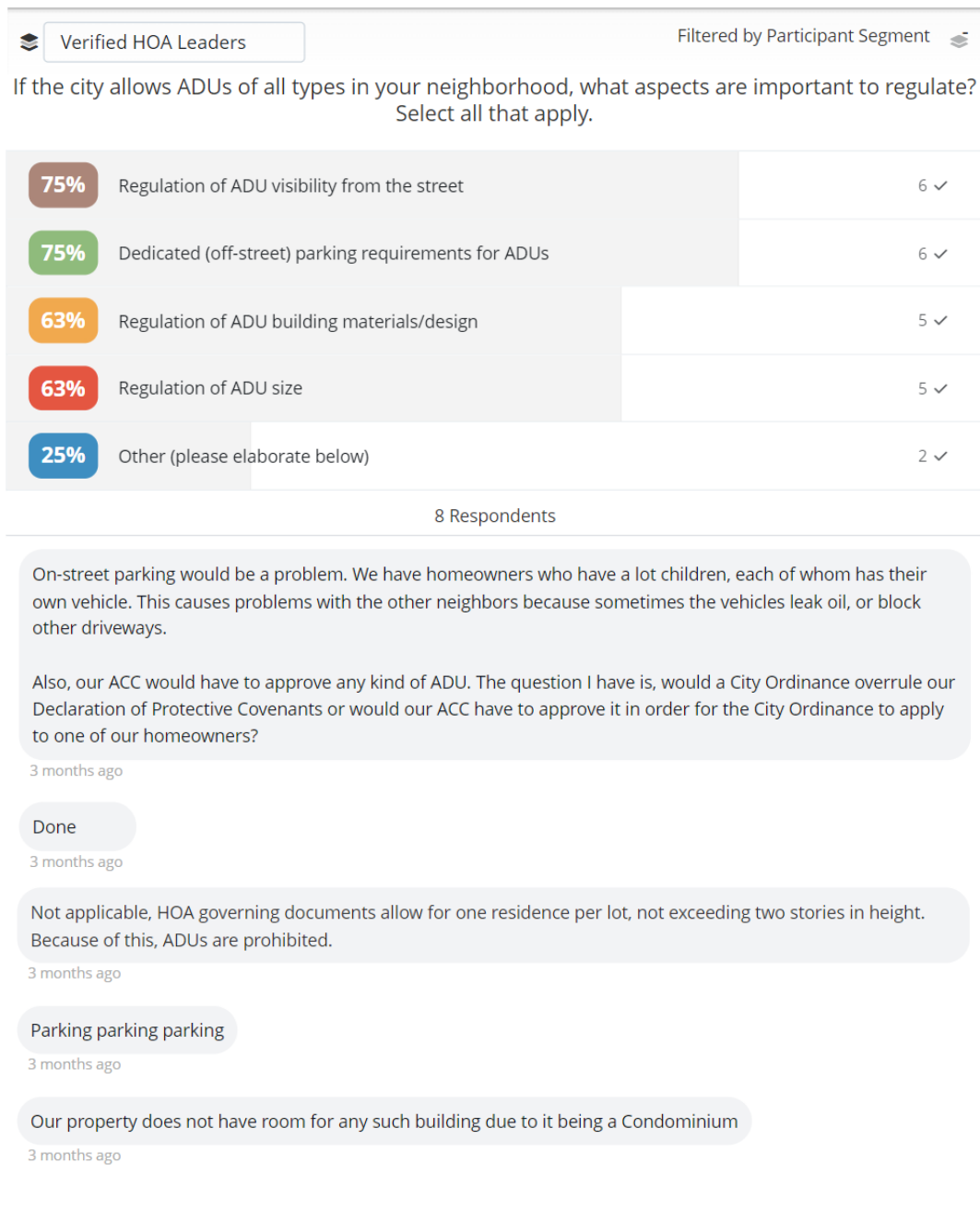
Do you believe there is a need or interest for your neighborhood to incorporate any of the following?

	Yes	No	I'm not sure
Multi-generational housing	33% Yes	22% No	44% I'm not sure
Housing that provides rental income	62% Yes	12% No	25% I'm not sure
Housing for caretakers of elderly individuals	56% Yes	11% No	33% I'm not sure

9 respondents



APPENDIX: ADU SURVEY (HOA LEADERS)

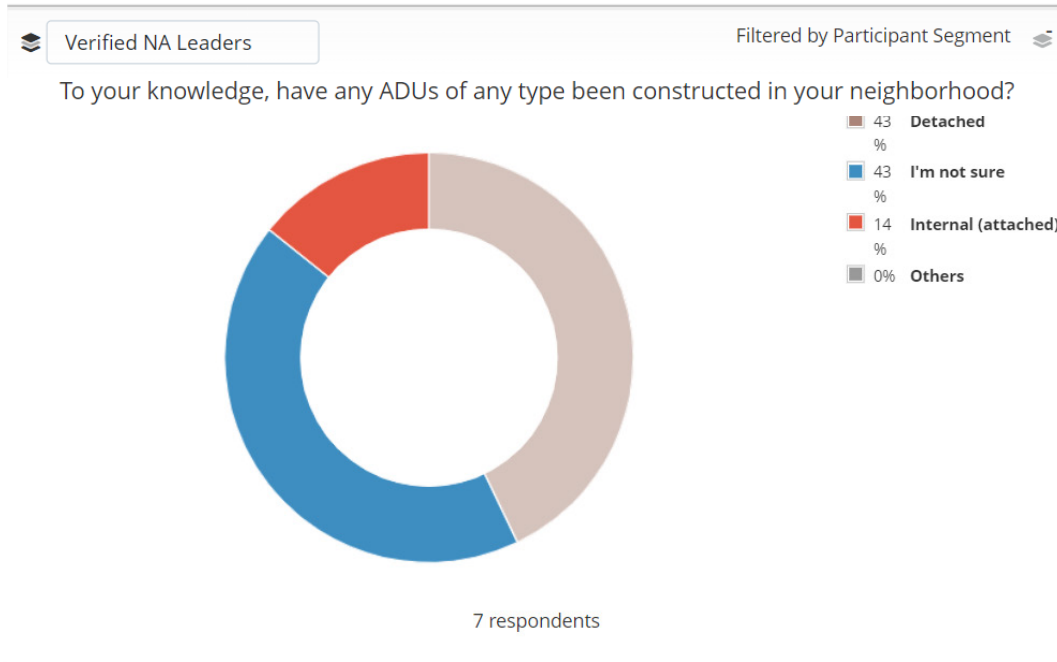


APPENDIX: ADU SURVEY (NA LEADERS)

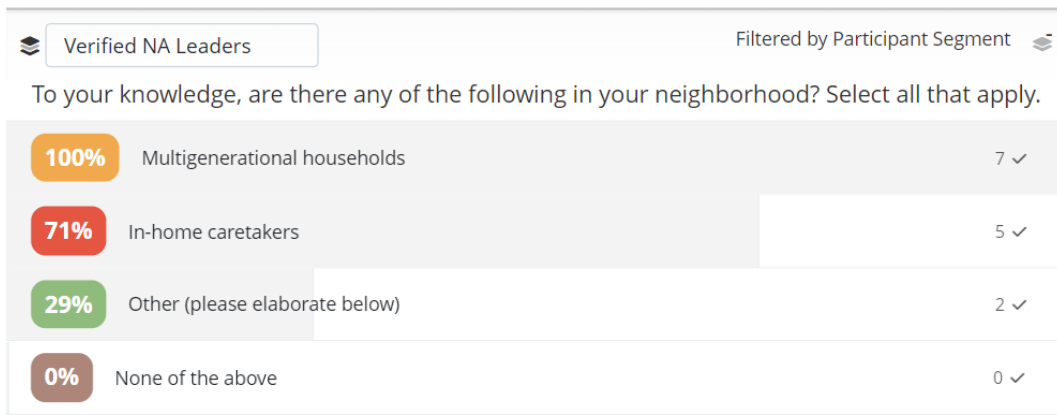
Verified NA Leaders Filtered by Participant Segment

* What is the neighborhood association you represent?

- Heart of Round Rock Neighborhood Association
3 months ago
- Mesa Ridge Neighborhood Association
3 months ago
- Chisholm Valley
3 months ago
- Greater Round Rock West Neighborhood Association
3 months ago
- South Creek Neighborhood Association
3 months ago
- Egger Acres
3 months ago
- Mesa Village Neighborhood association
3 months ago



APPENDIX: ADU SURVEY (NA LEADERS)



7 Respondents

1. Work from home. 2. Grandparent or other relative recovering from medical issue. 3. Nanny 4. Independent housing for young adult relative who is not ready to buy their own place. 5. Temporary shelter after disaster until real house is rebuilt. 6. Revenue-producing during special events such as ACL, SXSW, 2024 full eclipse, etc.

3 months ago

Round Rock West has numerous properties that have both a detached ADU and Internal Attached dwellings with separate living for multi-generations. Others are separate dwellings for Office or Work quarters. There are also NUMEROUS residents who have people living in the RV in their driveway or in their backyard.

3 months ago

People who travel frequently but need a home base.

3 months ago

Air BNB type room rentals. Unrelated roommates sharing a house.

3 months ago

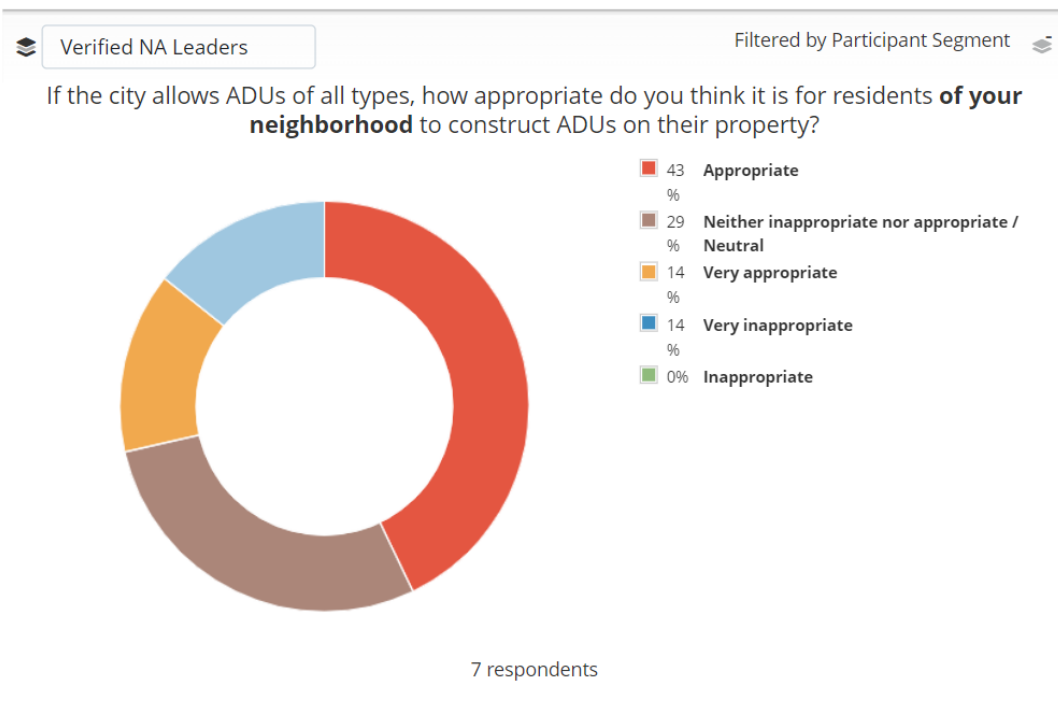
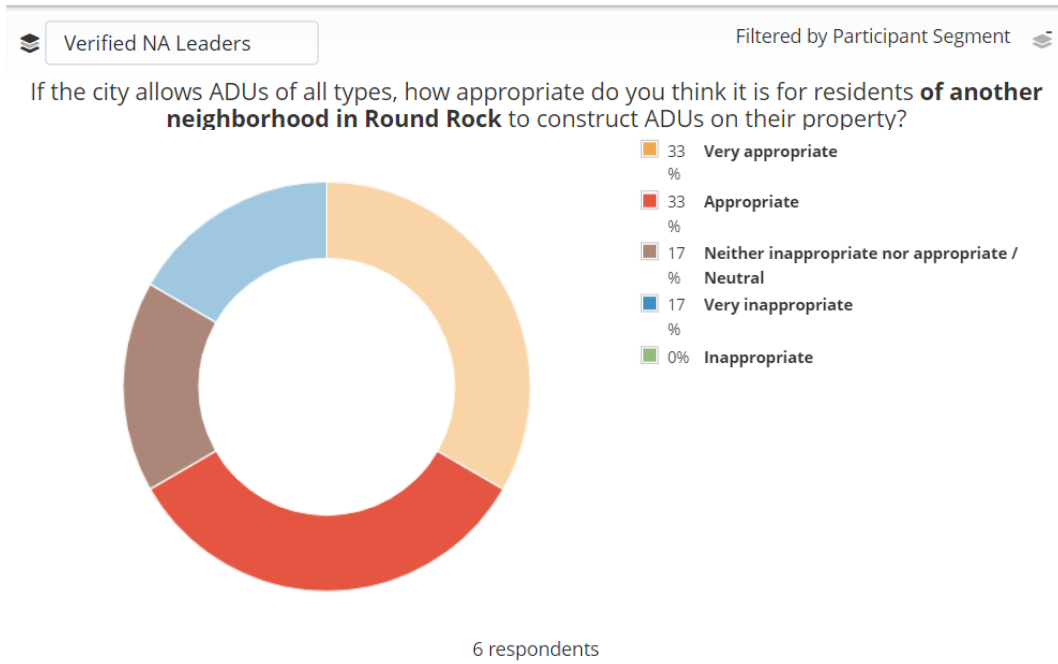
Verified NA Leaders Filtered by Participant Segment

Do you believe there is a need or interest for your neighborhood to incorporate any of the following?

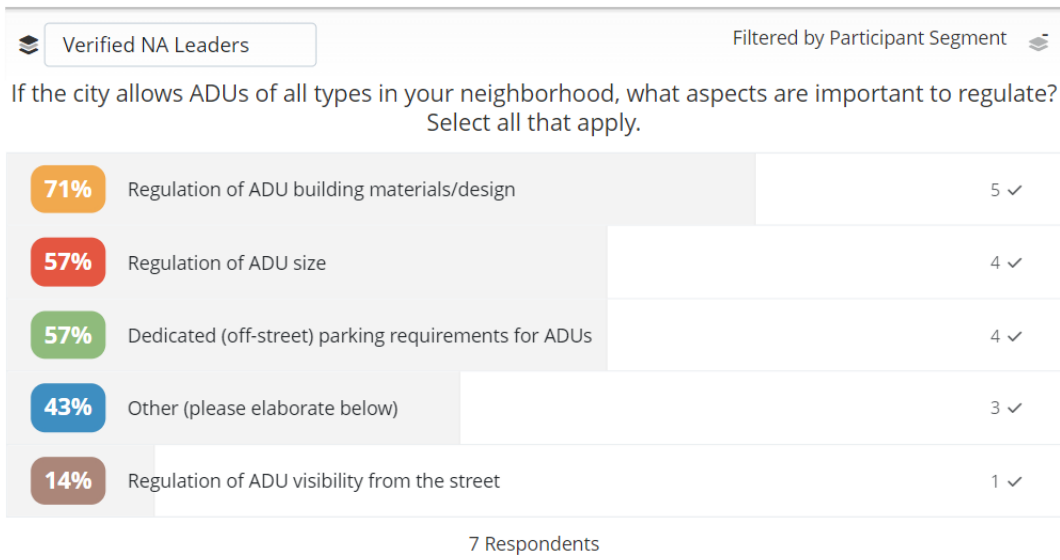
	Yes	No	I'm not sure
Multi-generational housing	86% Yes	14% No	- I'm not sure
Housing that provides rental income	57% Yes	29% No	14% I'm not sure
Housing for caretakers of elderly individuals	57% Yes	29% No	14% I'm not sure

7 respondents

APPENDIX: ADU SURVEY (NA LEADERS)



APPENDIX: ADU SURVEY (NA LEADERS)



Only some neighborhoods are platted with big enough lots to add detached ADUs. Some of the issues I think need to be considered are 1) addressing for emergency response, mail, pizza delivery etc. 2) Adequate connections for utilities. 3) REQUIRE REAL FOUNDATIONS, even for "tiny houses" and RVs. Mother Nature sent us that tornado last year just to make this point. 4) Repeal the stupid No-parking-off-pavement rule for non-HOA neighborhoods.

3 months ago

none

3 months ago

If ADUs are allowed, then the city needs policies in place for rentals (Leases and STR). There should be some ordinance that only allows permits and there should be a designated distance from the next permit issued. For example, not within 500 yards of another Permitted Rental or STR. Each neighborhood should have a cap so that more residents are Homesteads than Rentals/Investment properties.

3 months ago

Size relative to the lot size.

3 months ago

NO ADUs

3 months ago

APPENDIX: ADU SURVEY (ALL LEADERS)

All Verified Leaders Filtered by Participant Segment

Do you have any additional feedback about ADUs?

I am generally in favor of more flexible zoning, although I reserve the right to be a hypocrite if anyone opens a bar with loud music on the vacant lot next door to me.
3 months ago

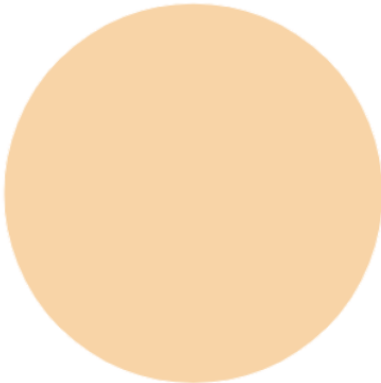
I think there is a need for them in the city, but do have concerns about being sure it is regulated and properly enforced. The people living in RVs in the neighborhood needs to stop and be enforced.
3 months ago

I would be interested in attending meetings and even being on a committee to help with feedback from residents in the community.
3 months ago

It's important to make sure this would fit in well with the design of the neighborhood and not create parking or drainage issues. It sounds like this would not be a solution for anyone looking for a location for tiny homes.
3 months ago

All Verified Leaders Filtered by Participant Segment

Would you like more information about ADU development and regulations in Round Rock?



100% Yes
8 respondents

email and public meetings
3 months ago

All - Email, brochures, updates, committee meetings, round table discussions, forums, etc. Thank you!
3 months ago

Email
3 months ago

Email
3 months ago

email
3 months ago

emails
3 months ago