

SAULS RANCH FACT SHEET

City of Round Rock

Was a Traffic Impact Analysis (TIA) performed for Saul's Ranch? Pre-submittal meeting minutes from 2018 said one was not required.

The purpose of a TIA is to identify the improvements necessary to support a proposed development that generates significant traffic during peak travel times. The results of a TIA will not conclude that a development cannot occur on any given piece of property. That is particularly true for a small, low-density single-family neighborhood such as Saul's Ranch. As Saul's Ranch will not generate significant traffic during peak travel times, a TIA was not required. The Transportation Department was able to adequately assess traffic generation through their review of the subdivision plat and focusing on areas such as street connections, roadway widths, and the presence of existing and planned streets adjacent to the site.

Was Williamson County involved in the development process?

The County worked with the builder to secure an easement for the trail extension but not the development of the neighborhood itself.

How are the number of outlets of a proposed neighborhood determined?

The City's subdivision ordinance has connectivity requirements, specifically [Chapter 6, Section 6-12](#), to ensure adequate connectivity within the neighborhood and between the neighborhood and public roads. Multiple outlets are required for the purposes of public safety. To ensure rapid response for emergency services and providing multiple avenues of egress for residents in the event of emergency. Per our ordinance, for 75 lots up to 150 lots: two (2) connections to a public road and one (1) stub street are required and more may be added by the developer. These outlets are also critical to helping disperse traffic with better traffic flow to prevent "bottlenecking".

What communication was done to notify nearby neighborhoods about the Saul's Ranch rezoning?

The City asked the developer to hold a community meeting. The meeting notice mailed by the developer on February 15, 2018 and the meeting was held on February 26, 2018 at Fern Bluff Elementary. The Creek Bend Neighborhood Association contact information was provided to the developer on February 14, 2018. Records show the community meeting was attended by residents of the Fern Bluff and Creek Bend neighborhoods as well as City of Round Rock staff. Residences within 300 feet of the development were notified of the proposed rezoning by the City prior to the Planning and Zoning Commission and City Council meetings. There were signs placed on the property indicating the rezoning application as well.

The Planning and Zoning Commission approved the zoning request on [March 7, 2018](#) ([link to video](#)).

The City Council approved the zoning request on [March 22, 2018](#) ([link to video](#)).

Does Round Rock have a tree protection and preservation ordinance?

Yes, the ordinance protects most trees with a diameter of eight inches or more. There are exceptions for certain developed and undeveloped lots where only monarch trees are protected. A monarch tree is one of a dozen specific species of trees that have a specific minimum diameter. In order to remove a monarch, the City Council must authorize its removal, save for a few exceptions as identified in the ordinance. A tree removal permit is required for all other types of protected trees that do not meet the monarch criteria. Developers are entitled to remove all non-monarch protected trees as long as they follow the City's ordinance to replace the trees onsite or pay into the tree fund. More information can be found in [Chapter 8, Article III](#) of the City Code.

In the case of Saul's Ranch, each protected tree was identified and marked. Those that were approved to be removed will be replaced by the developer using the City's ordinance at a 2:1 ratio. For example, if the development removes a 20-inch diameter tree, they must replace it with a total of 40 inches of tree diameter (by planting four 10 inch trees as an example).

Does the public or the Neighborhood Association have any opportunity to influence the development of Saul's Ranch?

No, because the development has already been permitted, zoned and is under construction. If a project meets the City's development requirements the City is required by law to issue a permit. The opportunity for public input occurred in 2018, as detailed above. To recap: The City had the developer hold a community meeting prior to the formal rezoning process to solicit feedback from the Creek Bend and Fern Bluff neighborhoods into its development plans. This voluntary community meeting was in addition to the required public hearings at the Planning & Zoning Commission and the City Council.

Why did Saul's have to be developed?

Round Rock is one of the fastest growing areas in Texas. As a result, this privately-owned parcel was going to be developed at some point. City annexation of the property allowed for zoning and land use control. Properties in the located the county – outside the City limits – do not have any zoning requirements. Before Saul's Ranch was annexed by the City, it could have been developed into anything such as a junk yard, apartment complex or an industrial site and there would have been no public hearing, input or land use controls. Also, the County does not have a tree protection or preservation ordinance. Before the City annexed the property, the owner could have removed every tree regardless of size or species.

Will anything be developed on the property located between Hairy Man Road and the Creek Bend Neighborhood?

It is unlikely this parcel will ever be developed for two reasons. First, the City owns it and it is designated as a passive greenbelt and there are no plans to change that. Second, the entire parcel is located in a flood plain, making it extremely difficult to construct any buildings on it.