



PLANNING & CODES

Planning and Zoning Commission Report Amendment to the Section 2.12.6 Building Permits, Exceptions

Helena Schaefer, Senior Planner presented the proposed amendments to Section 2.12.6 Building Permits, Exceptions. She explained that the amendment was tabled at the February 11, 2020 Planning and Zoning Commission meeting to allow staff to research what other municipalities allow regarding model homes.

Staff conducted research and stated that Round Rock is the only city that allows four model homes. All other cities did not specify on a number of model homes allowed. With the research, staff proposed the following amendment to the UDC:

“Within a phase containing public improvements that have not yet been finally accepted, the City will issue building permits for no more than two (2) model homes of differencing floor plans, prior to the recordation of the plat provided that the final plat for the phase has been approved and the following conditions have been met:

- All water mains providing service to the subdivision section in which the lot is located have been constructed, installed, and connected to the public water system by the developer and inspected, tested, and approved by the City;
- All wastewater mains providing service to the subdivision section in which the lot is located have been constructed, installed and connected to the City’s wastewater system by the developer and inspected, tested and approved by the City; and
- All streets, curbs, and gutters as required by code have been installed and inspected by the City.

As used herein, Model Home means a housing unit typical of the styles available for sale in a particular subdivision but used for display and sales only.”

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding proposed amendments to Section 2.12.6., Chair Gettig moved that the Planning and Zoning Commission recommend approval of the Amendments to the UDC, Section 2.12.6 Building Permits, Exceptions. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 2.12.6 BUILDING PERMITS, EXCEPTIONS.

MOTION PASSED

7-0-0


Francis Serna, Planning Assistant


ATTEST: Helena Schaefer, Senior Planner