



THE STATE OF TEXAS *
COUNTY OF WILLIAMSON *
CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. O-2014-1953, which approves Amendment No. 6 to the Planned Unit Development (PUD) No. 83 zoning district for University Village. This ordinance was approved and adopted by the City Council of the City of Round Rock at a regular meeting held on the 13th day of November 2014, and is recorded in the City Council Minute Book 60.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 18th day of November 2014.



SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2014-1953

AN ORDINANCE AMENDING ORDINANCE NO. Z-08-10-23-11B7, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON OCTOBER 23, 2008, BY AMENDING SECTION II.6.6, BY ADDING EXHIBITS "J" AND "K", AND BY REPLACING THE EXHIBIT LIST TO THE DEVELOPMENT PLAN OF PUD NO. 83, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on October 23, 2008, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-08-10-23-11B7, which established PUD No. 83, and

WHEREAS, the City and SBB Holdings. ("Owner") agreed to an Administrative Amendment (Amendment No. 1), as defined in Section 16.1 of PUD No. 83, such amendment filed as Document No. 2009085854 with the County Clerk of Williamson County, Texas, and

WHEREAS, on January 28, 2010, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-10-01-28-9A3, which replaced the Development Plan in its entirety of PUD No. 83 (Amendment No. 2), and

WHEREAS, the City and Owner agreed to an Administrative Amendment (Amendment No. 3), as defined in Section 16.1 of PUD No. 83, such amendment filed as Document No. 2010085709 with the County Clerk of Williamson County, Texas, and

WHEREAS, on November 10, 2011, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-11-11-10-9A3, to amend Sections II.6.7, II.10.2, II.11.1, and the List of Exhibits, and to add new Section II.10.6 and Exhibits "I" and "J" of PUD No. 83 (Amendment No. 4), and

WHEREAS, on January 24, 2013, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-13-01-24-L5, to amend Sections II.6.7 and II.10.6 and

the List of Exhibits, and to replace Exhibit "I" and to delete Exhibit "J" of PUD No. 83 (Amendment No. 5), and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Section II.6.6, to add Exhibits "J" and "K", and to replace the List of Exhibits to PUD No. 83, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-08-10-23-11B7 on the 14th day of October, 2014, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-08-10-23-11B7 be amended, and

WHEREAS, on the 13th day of November 2014, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-08-10-23-11B7, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-08-10-23-11B7 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Sections 46-92 and 46-106, Code of Ordinances, 2010 Edition, City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,
TEXAS:**

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #83 meets the following goals and objectives:

- (1) The amendment to P.U.D. #83 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #83 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #83 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Section II.6.6 of the Development Plan of PUD No. 83, as approved in Ordinance No. Z-08-10-23-11B7, is hereby deleted in its entirety, and replaced with a new Section II.6.6, which shall read as follows:

6.6 Parcel 6 (Townhouse)

All development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 46, Section 46-139 of the Code as amended, except:

- 1) The development shall substantially conform to the Conceptual Site Plan for a single-lot condo regime as depicted in **Exhibit J**.
- 2) Dwelling units shall be accessed via a private drive aisle ("drive aisle") located within a fifty-foot (50') wide access and utility easement, as depicted in **Exhibit J**. The drive aisle shall meet the design criteria specified in **Exhibit K**. Parking shall be permitted and accommodated within the drive aisle.
- 3) Prior to obtaining an easement for the drive aisle connection to Sandy Brook opposite Haynie Bend, a drainage study and a proposed grading and stabilization plan for any fill located within the floodplain and drainage easement must be approved by the City.

- 4) A sidewalk of a minimum width of four feet (4') shall be provided adjacent to Sandy Brook Drive and along one side of the drive aisle.
- 5) Dwelling units shall be oriented to front on the drive aisle. On the sidewalk side of the drive aisle, dwelling units shall have a minimum front setback of twenty feet (20'), as measured from the edge of pavement of the drive aisle. On the non-sidewalk side of the drive aisle, the minimum setback shall be fifteen feet (15'), as measured from the edge of pavement of the drive aisle, as depicted in **Exhibit K**.
- 6) The minimum side and rear building setbacks shall be ten feet (10'), except:
 - a. the setback for units located adjacent to Sandy Brook Drive shall be measured from the edge of the subdivision wall rather than the property line; and
 - b. the minimum side setback for dwelling units adjacent to the drive aisle shall be fifteen feet (15'), as measured from the edge of pavement of the drive aisle.
- 7) Two (2) garage enclosed parking spaces per dwelling unit shall be provided for at least seventy-five percent (75%) of the total number of units. One and one-half (1.5) garage enclosed parking spaces may be provided for a maximum of twenty-five percent (25%) of the total number of dwelling units. Two driveway parking spaces outside of the garage shall also be provided for each dwelling unit.
- 8) The minimum building separation between the dwelling units shall be ten feet (10'), excluding eaves, roof overhangs, box windows, and fireplaces. Eaves, roof overhangs, box windows, and fireplaces that project into a required side yard must be fire-rated, in accordance with City Codes.
- 9) The maximum lot coverage is sixty-five percent (65%).
- 10) Garages are exempt from Section 46-139 (d) (1), which requires single-unit townhouse garages to face an alley.
- 11) Except for areas of ingress and egress, the development shall be enclosed by a wall or fence, as follows:
 - a. Bordering Sandy Brook Drive, a wall that meets the requirements of a Subdivision Wall in Section 36-116 of the Code, which may include concrete panel system walls.
 - b. Bordering the public parkland, the fence shall be decorative metal with masonry columns spaced approximately 100 feet apart.

- 12) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code. This requirement shall be completed prior to the issuance of a certificate of occupancy.
- 13) The exterior finish of all buildings shall be 100% masonry, except for doors, windows, trim, architectural features, and accents, in accordance with the specifications below. Masonry shall be defined as stone, simulated stone, brick, stucco, horizontally installed cement based siding, board and batten cement based siding. The use of materials such as wood shingles, metal roofs, or wood siding shall be limited to accent or architectural features. Sheet installed cement based siding is prohibited.
- a. Front: Materials are limited to stone, simulated stone, brick or stucco, except for accent or architectural features. A maximum of seven (7) dwelling units may use horizontally installed cement based siding or board and batten cement based siding on the front façade, however these materials shall not constitute the primary material of the front façade.
 - b. Sides: Horizontally installed cement based siding and board and batten cement based siding are permitted on the second floor elevations only, with the exception of the side elevations identified with a solid line on **Exhibit J**. These side elevations shall not be permitted to have horizontally installed cement siding or board and batten cement based siding.
 - c. Rear: Horizontally installed cement based siding is permitted. For the rear elevations facing Sandy Brook Drive, indicated with a dashed line on **Exhibit J**, the following shall be required on the second floor elevation:
 - i. One window enhancement from the following list:
 - 1. Shutters
 - 2. Awnings or shed roofs
 - 3. Window trim
 - 4. Arch windows
 - ii. One design feature from the following list:
 - 1. Board and batten siding
 - 2. Stucco
 - 3. Balcony
 - 4. Building offset
 - 5. Box window
- 14) Street lights shall be required per Section 36-115 except that all street lights shall be maintained by the HOA/POA; therefore deviations from standard requirements with respect to spacing, pole design, light fixture, and shielding are allowed. Street lights shall be spaced at 300 feet and no

closer than 150 feet apart. A Three-Party Street Lighting Agreement is not applicable to this development.

- 15) The appearance of garage doors shall be enhanced through at least one of the following: A metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.

III.

That Exhibits "J" and "K", as attached hereto and incorporated herein, are added to the Development Plan of PUD No. 83.

IV.

That the List of Exhibits as approved in Ordinance No. Z-08-10-23-11B7 and amended in Ordinance No. Z-10-01-28-9A, Ordinance No. 11-11-10-9A3, and Ordinance No. Z-13-01-24-L5 is hereby deleted in its entirety, and replaced with the new List of Exhibits, attached hereto and incorporated herein.

V.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

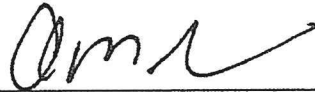
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 13th day of NOVEMBER, 2014.

Alternative 2.

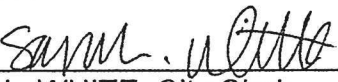
READ and APPROVED on first reading this the _____ day of _____, 2014.

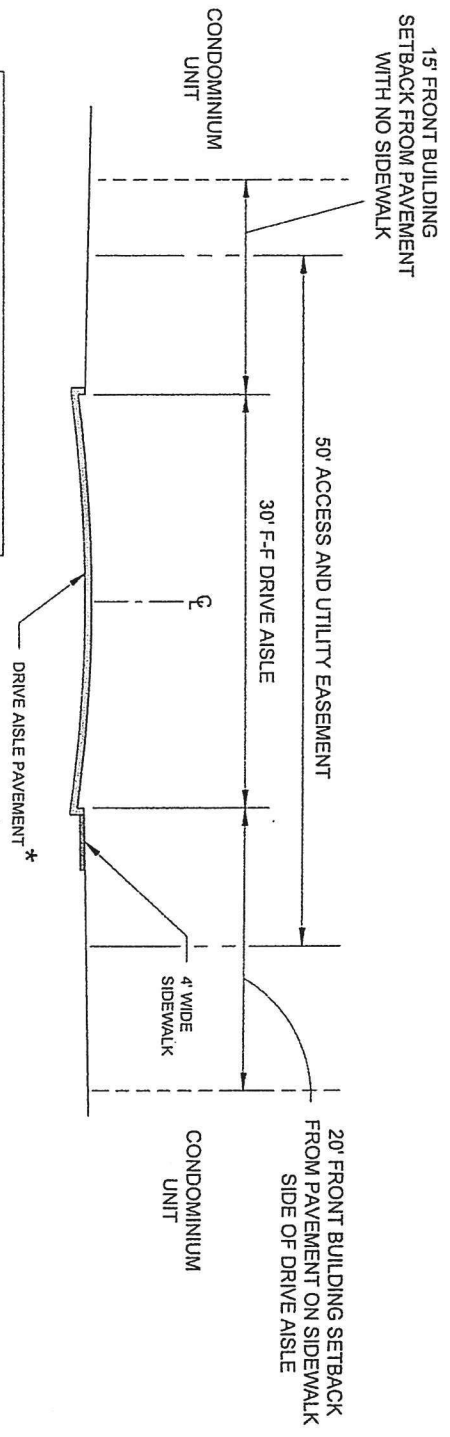
READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2014.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

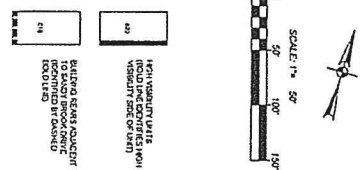
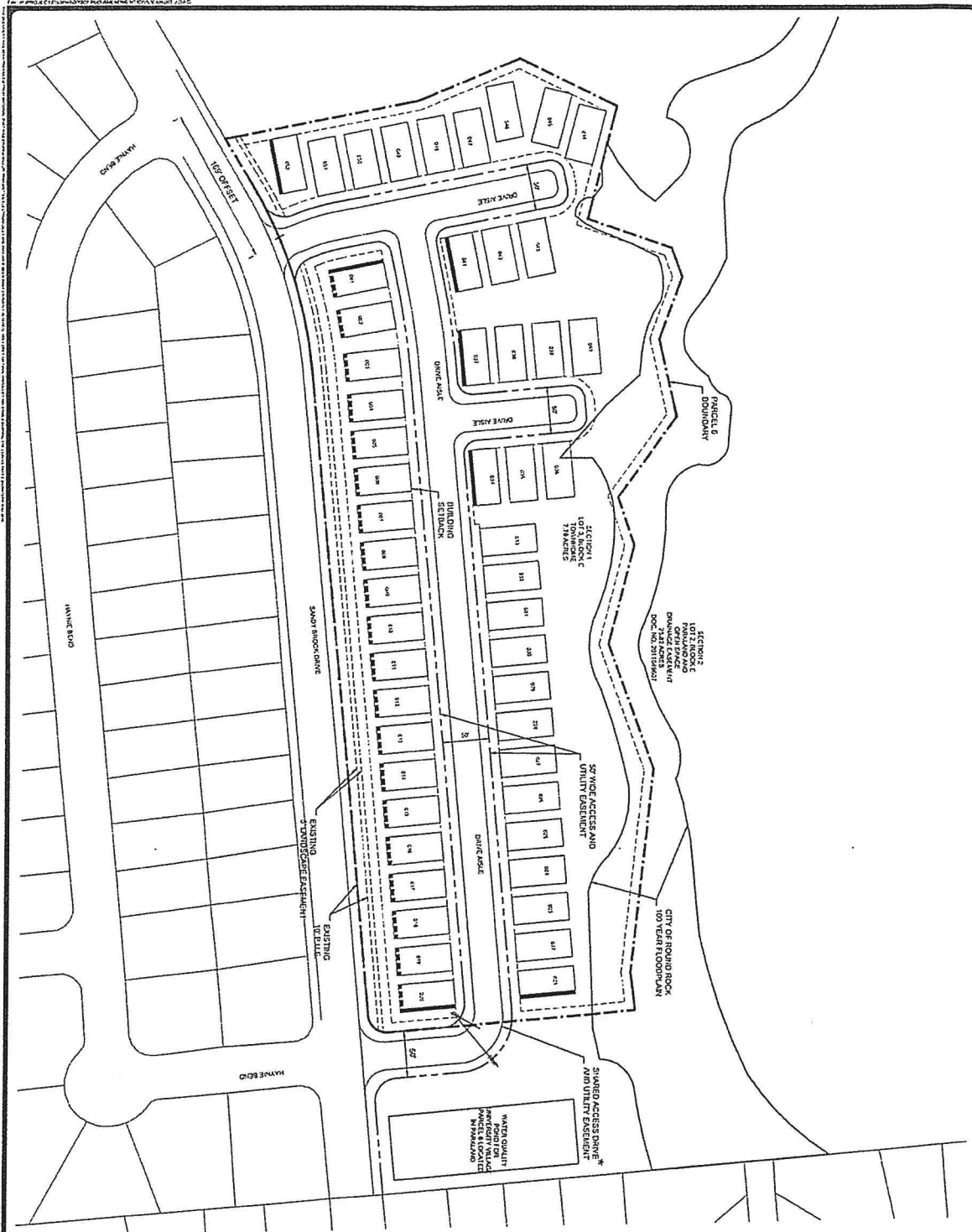


***NOTE:**
 GEOTECHNICAL ENGINEER WILL PROVIDE PAVEMENT DESIGN FOR DRIVE AISLE PER THE SOIL CONDITIONS AT THE SITE. THE CITY OF ROUND ROCK WILL REVIEW THE PAVEMENT RECOMMENDATIONS AT THE TIME OF SITE DEVELOPMENT PERMIT.

MINIMUM PAVEMENT DESIGN SHALL INCLUDE:

- 2" HMAC (TYPE C OR TYPE D)
- PRIME COAT
- 11.5" CRUSHED LIMESTONE BASE, TYPE A, GRADE 1,
- 6" COMPACTED SUBGRADE

SHEET NO. _____ DATE: 02/27/2013 DESIGNED BY: JBD CHECKED BY: JBD DATE: 02/27/2013	UNIVERSITY VILLAGE SOUTH DRIVE AISLE CROSS SECTION PUD 83 REVISION EXHIBIT K	 <small>2500 BROADWAY, SUITE 200, AUSTIN, TEXAS 78701 TEL: 512.454.7373 FAX: 512.454.7374 TEXAS BOARD OF PROFESSIONAL ENGINEERS & SURVEYORS REGISTRATION #470</small>	8/10/2013
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* NOTES ON DRAWING NOT REPRODUCED FROM THE CITY - SEE SECTION 6.07

UNIVERSITY VILLAGE SOUTH
 PARCEL 6 PLAN - 52 UNITS
 PUD 83 REVISION
 EXHIBIT J

PAPE-DAWSON ENGINEERS
 7300 PHOENIX CREEK BLVD SUITE 207-4031 ALBUQUERQUE, NM 87109
 PHONE: 505-444-8111 FAX: 505-444-8867
 ENGINEERS AND ARCHITECTS
 LICENSE NO. 10001 AND 10002

DATE: 04/27/2014 11:44 AM BY: J. DAWSON
 PROJECT: UNIVERSITY VILLAGE SOUTH PARCEL 6 PLAN - 52 UNITS

RECORDERS MEMORANDUM
 All or parts of the text on this page was not clearly legible for satisfactory recordation.

Ordinance No. O-2014-1953

AFTER RECORDING, PLEASE RETURN TO:

CITY OF ROUND ROCK
ATTN: SARA WHITE, CITY CLERK
221 E. MAIN STREET
ROUND ROCK, TEXAS 78664

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014093784



Nancy E. Rister

Nancy E. Rister, County Clerk

Williamson County, Texas

November 24, 2014 11:37 AM

FEE: \$65.00 CTIDWELL