

ORDINANCE NO. Z-96-07-11-9A

AN ORDINANCE AMENDING ORDINANCE NO. 1203, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON JUNE 12, 1986, WHICH CREATED PLANNED UNIT DEVELOPMENT NO. 2, BY MAKING CERTAIN AMENDMENTS TO THE DEVELOPMENT PLAN FOR PLANNED UNIT DEVELOPMENT NO. 2, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on June 12, 1986, the City Council of the City of Round Rock, Texas, adopted Ordinance No. 1203, which established PUD No. 2, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to make certain amendments to the Development Plan to PUD No. 2, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendments to Ordinance No. 1203 on the 26th day of June, 1996, 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. 1203 be amended, and

WHEREAS, on the 11th day of July, 1996, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. 1203, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. 1203 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 Section 11.300, Code of Ordinances, 1990 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 COUNCIL OF THE CITY OF ROUND ROCK,  
TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Ordinance No. 1203, creating Planned Unit Development (PUD) District #2, meets the following goals and objectives:

- (1) The amendment to P.U.D. #2 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #2 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #2 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 H. 2. of Ordinance No. 1203, which created PUD #2, required said PUD # 2 to be developed in accordance with the terms and conditions of that certain Declaration of Covenants and Restrictions for PUD #2 (the "PUD #2 Declaration"), which is

recorded at Volume 1584, Page 511 of the Official Records of Williamson County, Texas.

III.

That the PUD #2 Declaration contains certain references to an "Umbrella Association", which has never been incorporated and never filed of record. The current owner, Emkay Development Company, Inc., desires to delete all references to said Umbrella Association, in that said association is inappropriate for the apartment complex located within said PUD #2.

IV.

That the PUD #2 Declaration is hereby amended by deleting in its entirety Sections 1.1(q) and 6.13, which reference the creation of the aforesaid Umbrella Association.

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.  
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 11<sup>th</sup> day of July, 1996.

Alternative 2.

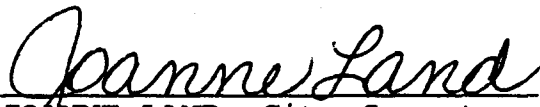
READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 1996.

READ, APPROVED and ADOPTED on second reading this the  
\_\_\_\_\_ day of \_\_\_\_\_, 1996.



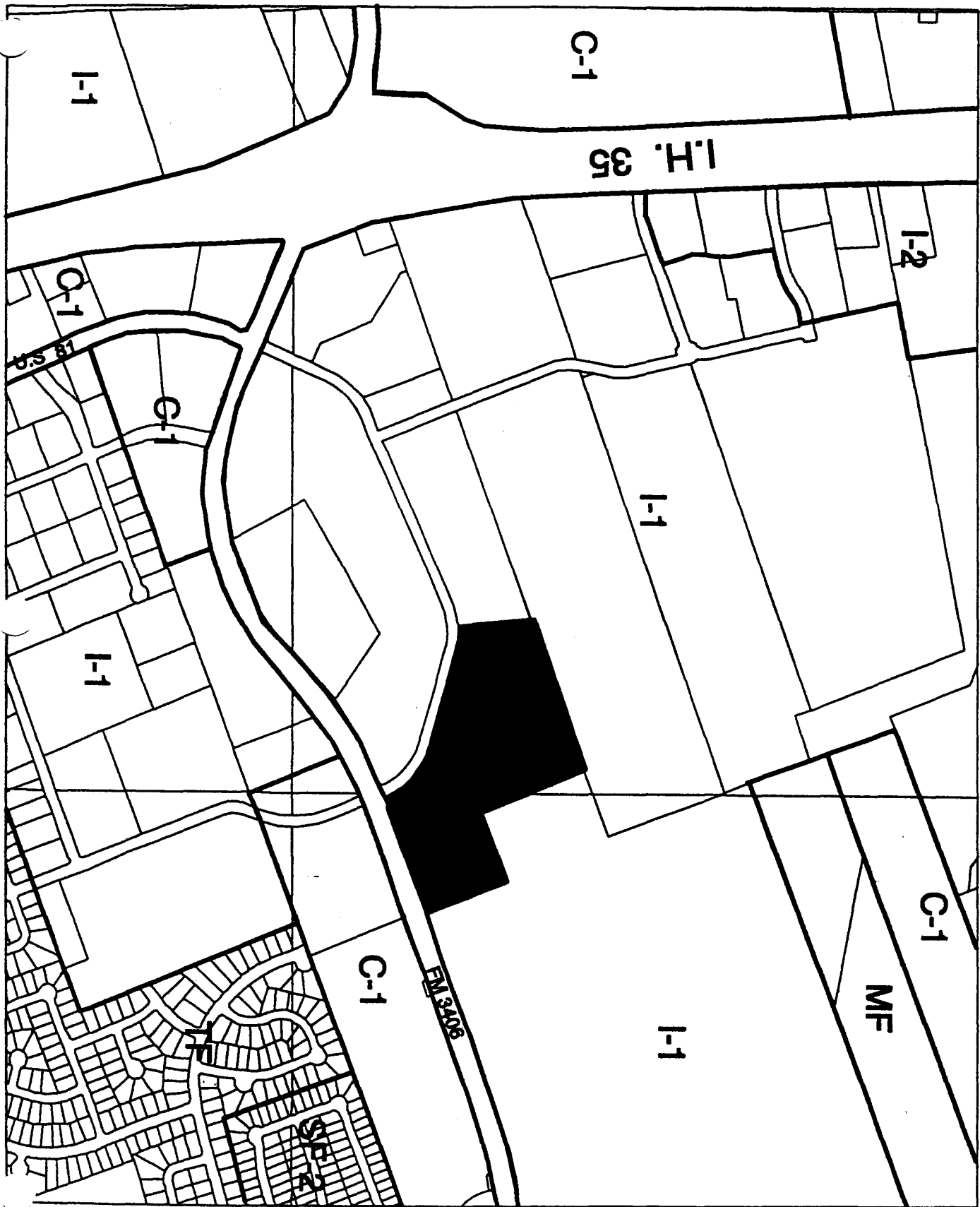
\_\_\_\_\_  
CHARLES CULPEPPER, Mayor  
City of Round Rock, Texas

ATTEST:



\_\_\_\_\_  
JOANNE LAND, City Secretary

# Crystal Park P.U.D. # 2



Doc# 9636780  
# Pages: 7  
Date : 07-16-1996  
Time : 02:55:11 P.M.  
Filed & Recorded in  
Official Records  
of WILLIAMSON County, TX.  
ELAINE BIZZELL  
COUNTY CLERK  
Rec. \$ 21.00

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
I hereby certify that this document was FILED and  
RECORDED in the Official Public Records of  
Williamson County Texas on the date and time  
stamped thereon.



*Elaine Bizzell*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

*Please return to:*

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CITY OF ROUND ROCK  
ADMINISTRATION  
221 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664


THE STATE OF TEXAS \*

COUNTY OF WILLIAMSON \*

CITY OF ROUND ROCK \*

I, JOANNE LAND, Assistant City Manager/City Secretary of the City of Round Rock, Texas, do hereby certify that the above and foregoing is a true and correct copy of an ordinance passed and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 11<sup>th</sup> day of July, 1996 which is recorded in the minutes of the City of Round Rock in Book 35.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 12<sup>th</sup> day of July, 1996.

  
Joanne Land  
JOANNE LAND, Assistant City Manager/  
City Secretary