

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

10814

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 24<sup>th</sup> day of February, 19 94, which is recorded in the minutes of the City of Round Rock in book 31.

WITNESSED by my hand and seal of the City of Round Rock, Texas on this 2<sup>nd</sup> day of March, 1994.

Joanne Land  
JOANNE LAND  
Assistant City Manager/  
City Secretary

ORDINANCE NO. Z-94-02-24-8C

AN ORDINANCE AMENDING EXHIBIT "D" OF EXHIBIT "B" OF ORDINANCE NO. Z-94-01-13-8M, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON JANUARY 13, 1994, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS, AS ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1990 EDITION), CITY OF ROUND ROCK, TEXAS TO REFLECT SAID AMENDMENT; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on January 13, 1994, the City Council of the City of Round Rock, Texas adopted Ordinance No. Z-94-01-13-8M, which amended Ordinance No. 1297 and the Official Zoning Map adopted in Section 11.305(2), Code of Ordinances, 1990 Edition, City of Round Rock, Texas, by establishing the 398.16 acres described in Exhibit "A" of said Ordinance as Planned Unit Development (PUD) District #4, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend Exhibit "D" of Exhibit "B" of Ordinance No. Z-94-01-13-8M, said amendment transferring ten living unit equivalents (LUE's) from one parcel to another, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-94-01-13-8M and P.U.D. #4 on the 17th day of February, 1994, 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-94-01-13-8M be amended, and

WHEREAS, on the 24th day of February, 1994, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-94-01-13-8M and P.U.D. #4, and

WHEREAS, the City Council determined that the amendment to Ordinance No. Z-94-01-13-8M and P.U.D. #4 promotes the health, safety, morals and protects and preserves the 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, THAT:

I.

That the City Council hereby determine that the proposed amendment to Planned Unit Development (PUD) District #4 meets the following goals and objectives:

- (1) The change to the development in the proposed P.U.D. #4 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #4 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #4 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.

- (4) The amendment to P.U.D. #4 will be adequately served by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) The amendment to P.U.D. #4 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That Ordinance No. Z-94-01-13-8M, passed and adopted by the City Council of Round Rock, Texas, on January 13, 1994, is hereby amended by deleting Exhibit "D" of Exhibit "B" and substituting a new Exhibit "D", which is attached hereto and incorporated herein.

III.

That the Official Zoning Map adopted in Section 11.305(2), Code of Ordinances, 1990 Edition, City of Round Rock, Texas is hereby amended to reflect the amendments to Ordinance No. Z-94-01-13-8M and P.U.D. #4 established therein.

IV.

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 24<sup>th</sup> day of February, 1994.

Alternative 2.

READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

READ, APPROVED and ADOPTED on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

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

ATTEST:

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

P.U.D. AMENDMENT APPLICATION  
Application No. 94-5039

FOREST CREEK PUD NO. 4

PUBLIC HEARING AND ZONING RECOMMENDATION

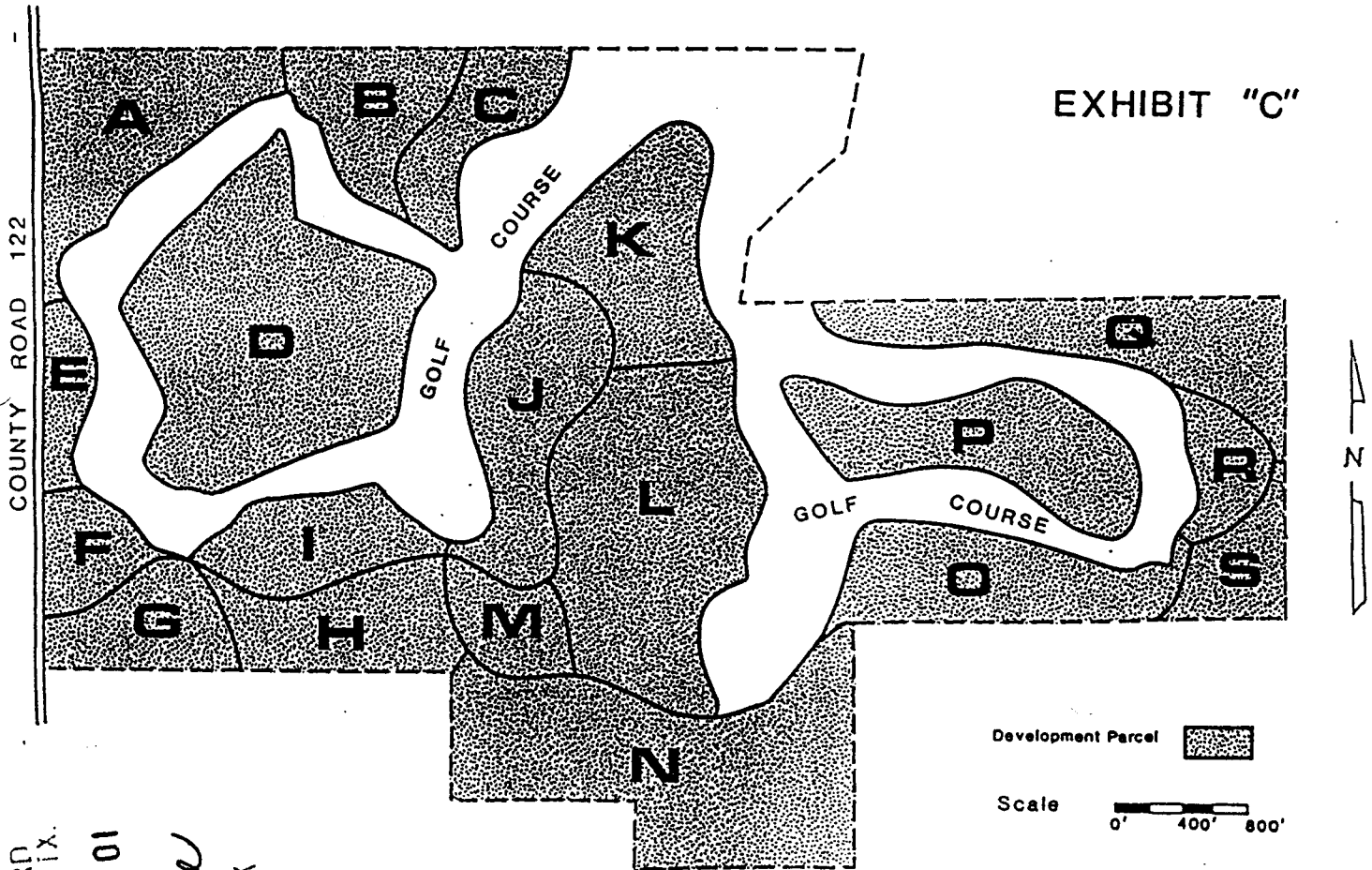


EXHIBIT "C"

FILED FOR RECORD  
WILLIAMSON COUNTY, TX.

1994 MAR -4 PM 3:01

*Alaine Fargell*  
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON  
I hereby certify that this instrument was FILED  
on the date and at the time stamped hereon  
by me, and was duly RECORDED in the Volume  
and Page of the named RECORDS of Williamson  
County, Texas, as stamped hereon by me, on

MAR 4 1994



*Alaine Fargell*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

EXHIBIT "D"

PARCEL:	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
PARCEL SIZE (ACRES)	21	15	10	49	6	7	10	15	13	20	24	48	10	52	19	26	26	6	10
ASSIGNED L.U.E.	85	54	46	172	24	59	73	50	30	70	108	168	77	180	65	90	92	21	36
MAXIMUM L.U.E.	93	59	50	189	26	65	80	55	33	77	119	185	85	198	72	99	101	23	40
SINGLE FAMILY RESIDENTIAL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ATTACHED RESIDENTIAL						X	X				X								
MULTI-FAMILY RES.						X							X						
LIMITED COMMERCIAL						X	X												
DAYCARE						X	X												
CHURCHES						X	X												
Amend. #1 Assigned LUE Changes						+32	+43		-75										
Amend. #2 Assigned LUE Changes			+10					-10											
SPECIAL CONDITIONS:	1	1	1		4	3	5	8						8					
as listed below	2						6												
	3						7												
						9	9												

LEGEND OF SPECIAL CONDITIONS:

1. Lots adjacent to the northern property lines shall have a minimum lot size of 10,000 sq. ft.
2. Lots adjacent to County road 122 shall have a minimum lot size of 10,000 sq. ft.
3. A maximum of two access points from this parcel to County Road 122 may be permitted.
4. A maximum of four access points to County Road 122 shall be permitted.
5. All buildings, other than single family detached homes, shall maintain a 100 foot setback from the southern boundary of the parcel.
6. Commercial uses shall be located adjacent to County Road 122.  
(This does not preclude access to the Golf Course road from this parcel.)
7. A buffer along the southern property line shall be provided by use of landscaping, berming, or fencing.
8. Lots adjacent to the southern property line shall have a minimum lot size of 10,000 sq. ft.
9. Total impervious cover shall not exceed 80 percent of each lot.
10. Park, subdivision amenity areas and schools are permitted uses on all development parcels.

# City of Round Rock

## Planning and Community Development

