

DOC# 9637698

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 11th 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 12th day of July, 1996.

Joanne Land
JOANNE LAND, Assistant City Manager/
City Secretary



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

AN ORDINANCE AMENDING ORDINANCE NO. 1303, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON SEPTEMBER 24, 1992, WHICH CREATED PLANNED UNIT DEVELOPMENT NO. 6, BY MAKING CERTAIN AMENDMENTS TO THE DEVELOPMENT PLAN FOR PLANNED UNIT DEVELOPMENT NO. 6, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on September 24, 1992, the City Council of the City of Round Rock, Texas, adopted Ordinance No. 1303, which established PUD No. 6, 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. 6, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendments to Ordinance No. 1303 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. 1303 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. 1303, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. 1303 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, 1995 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 determines that the proposed amendment to Ordinance No. 1303, creating Planned Unit Development (PUD) District #6, meets the following goals and objectives:

- (1) The amendment to P.U.D. #6 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #6 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #6 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 Exhibit "B" of Ordinance No. 1303, the Development Plan for PUD #6 is hereby amended to read as follows:

1. Section 7 of the Development Plan for PUD #6 is hereby amended to read as follows:

7. LANDSCAPING: The Developer agrees to be responsible for the installation of landscape improvements and sprinkler systems in the areas designated as greenbelt lots on the revised Exhibit "C". These areas will include two entrance lots. The entrance lots will be landscaped and will contain signage for the P.U.D. at the entry to the property. These areas will also be irrigated for landscaping and lighted. All landscaping and irrigation installed by the Developer shall be substantially complete before subdivision improvements are accepted by the City.

2. Section 11 of the Development Plan for PUD #6 is hereby amended to read as follows:

11. MINIMUM SETBACKS: Front yard setbacks for the property shall be 25' for the interior lots and 30' for lots bordering the perimeter of the property. All lots shall have 15' sidelot setbacks and 25' rear yard setbacks. (See the revised Exhibit "D").

3. Section 17.C. of the Development Plan for PUD #6 is hereby amended to read as follows:

17. SUBDIVISION DEVELOPMENT STANDARDS:

C. A 36 inch wide sidewalk shall be constructed with each home on both sides of the internal streets as shown on the revised Exhibits "E" and "F".

4. Exhibit "C" of the Development Plan for PUD #6 is hereby deleted and replaced with a new revised Exhibit "C", which is attached hereto and incorporated herein.

5. Exhibit "F" of the Development Plan for PUD #6 is hereby deleted and replaced with a new revised Exhibit "F", which is attached hereto and incorporated herein.

III.

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 11th 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

REVISED EXHIBIT C

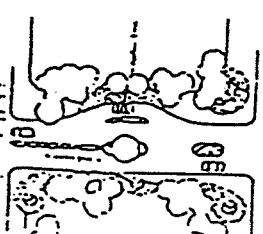
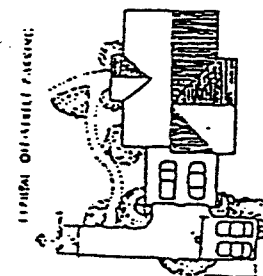
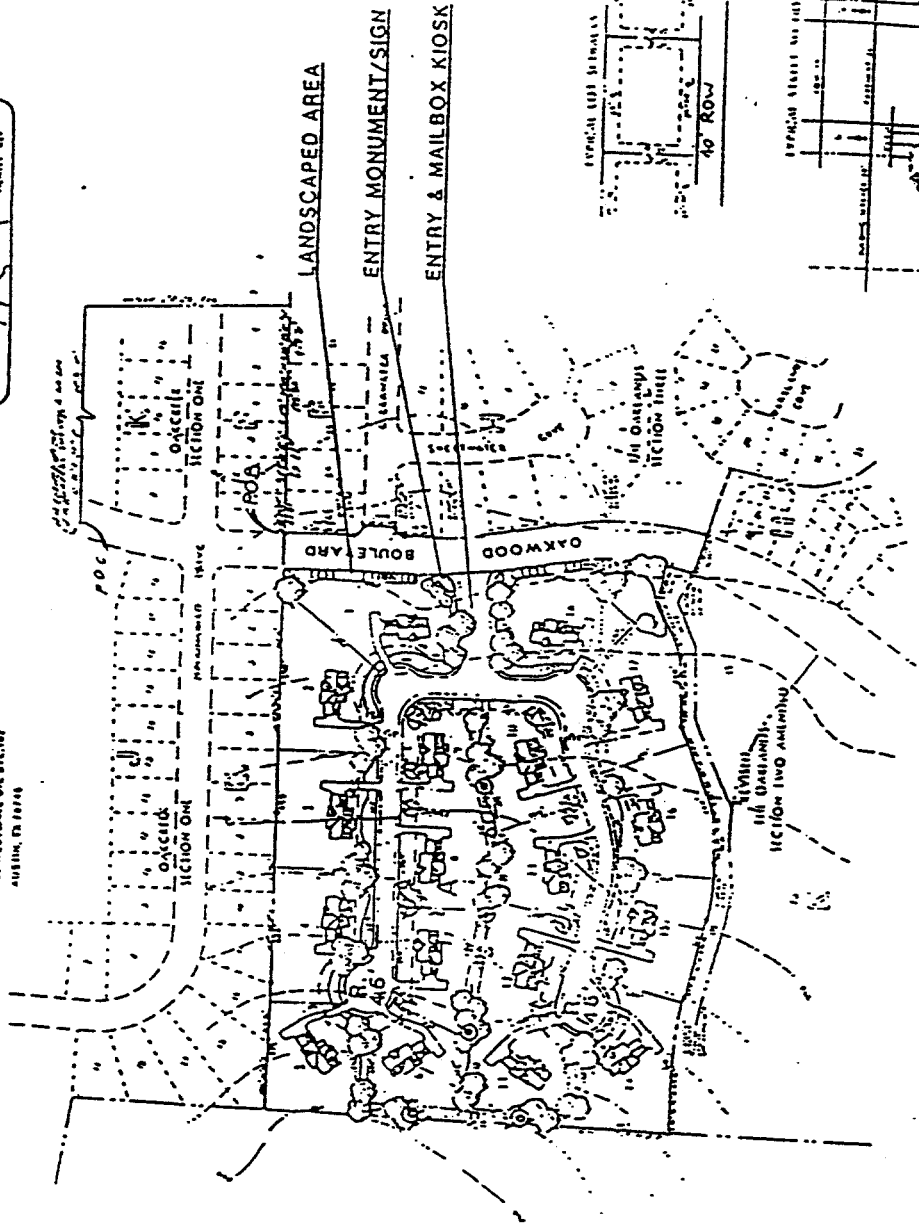
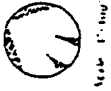
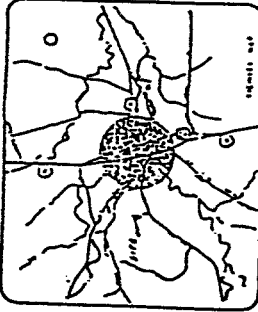
CONCEPTUAL PLAN

REVISED OAKLANDS SECT. 4

LEGEND

1. THIS PLAN IS A CONCEPTUAL PLAN AND IS NOT A LEGAL INSTRUMENT. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).
 2. THE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF ACCURACY.
 3. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).
 4. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).
 5. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).
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 7. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).
 8. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).
 9. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).
 10. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSTON AREA TRANSPORTATION AUTHORITY (HATA).

OFFICE: AMARSCO INTERNATIONAL, OAKLANDS, TX 77001
 DEVELOPER: OAKLANDS ESTIMATES JOINT VENTURE
 ACRES: 14,333 ACRES
 SURVEY: JIM MARRELL AR 7/10
 NUMBER OF BLOCKS: 1
 NUMBER OF LOTS: 11/22
 UNIT: 1,000 SQ. FT. PER UNIT
 * 1,000 SQ. FT. PER UNIT
 * 1,000 SQ. FT. PER UNIT
 DATE: AUGUST 11, 1992
 ENGINEER: ULMANN & HARRIS, INC.
 102 WESTLAKE DR. SEC. 102
 HOUSTON, TX 77040



TYPICAL OFF-STREET PARKING

PLANNED UNIT DEVELOPMENT

RECORDERS MEMORANDUM
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 available for satisfactory recordation.

REVISED OAKLANDS SECT. 4
 CONCEPTUAL PLAN

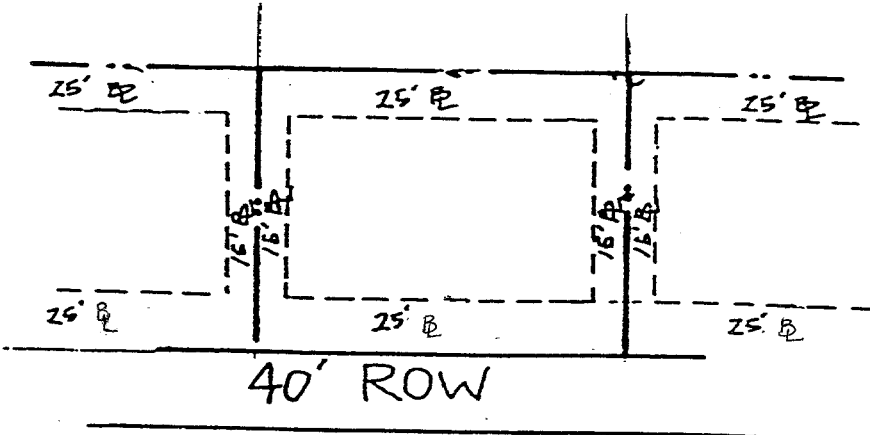
ULMANN & HARRIS, INC.

187-2103-781

STANDARD SETBACKS

**REVISED
OAKLANDS SECT.4**

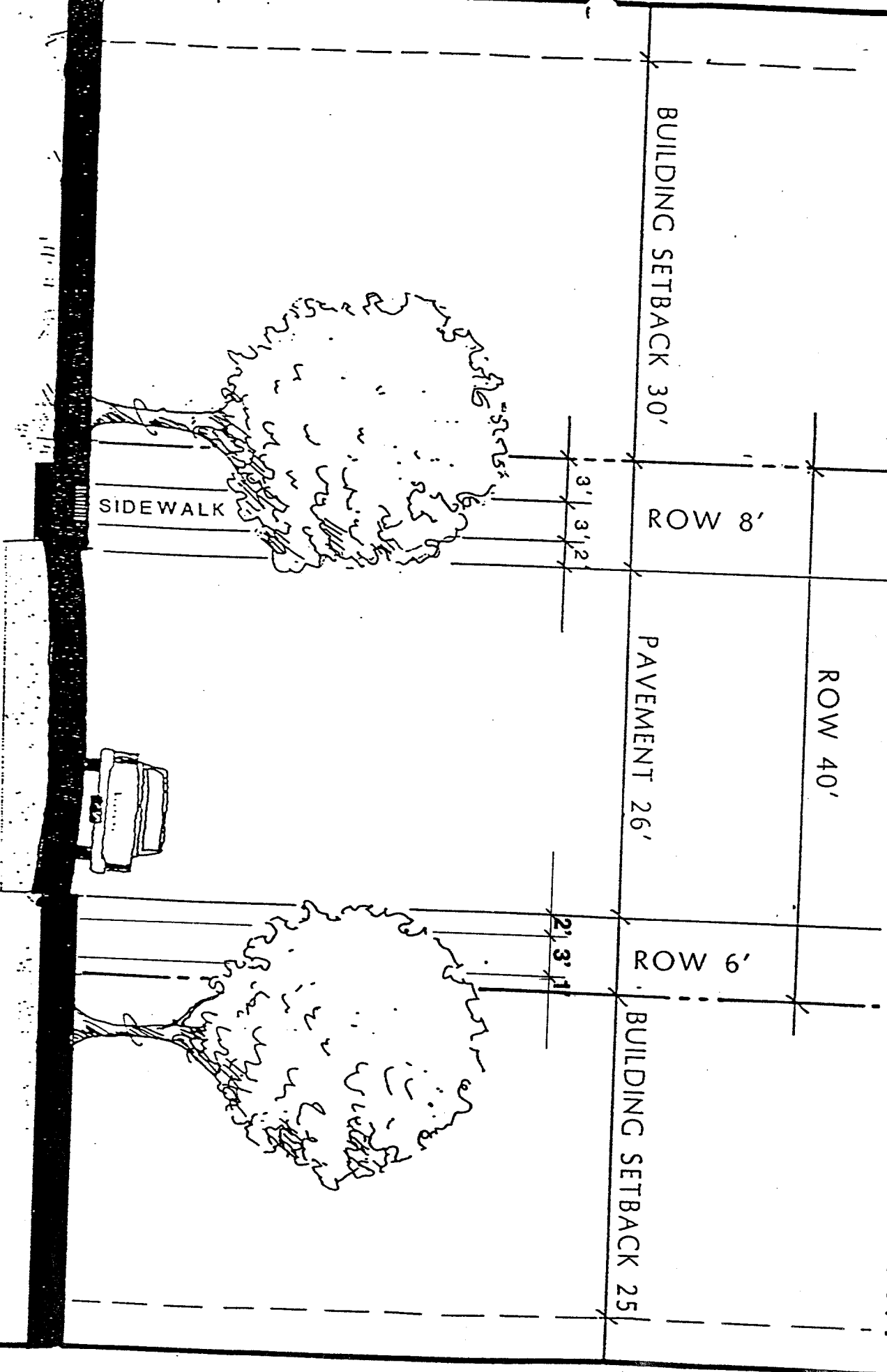
TYPICAL LOT



FRONT YARD SETBACK 25'

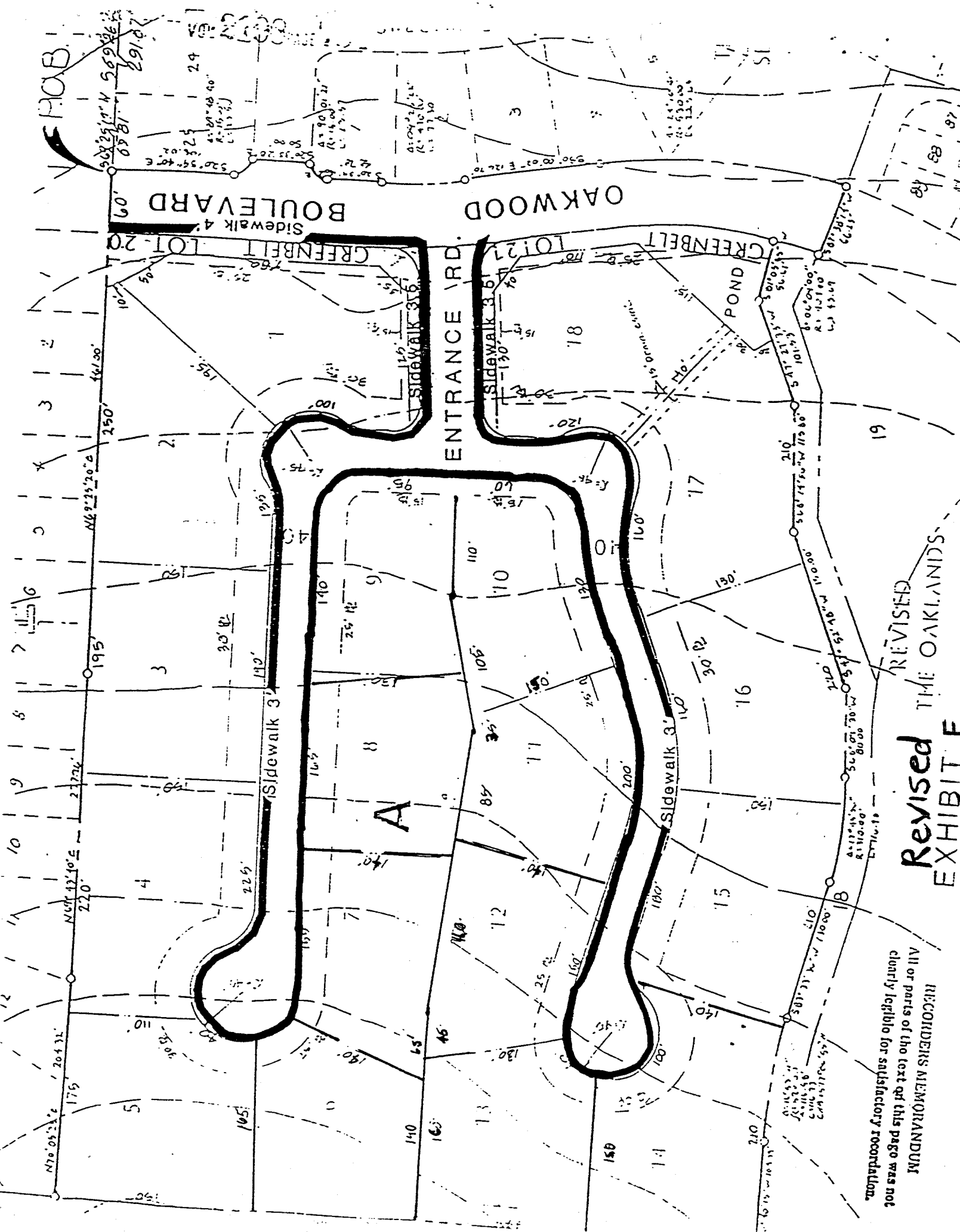
Exhibit "D"

RESIDENTIAL STREET SECTION ——— REVISED OAKLANDS SECT. 4



SECTION AA

Exhibit E



REVISED
THE OAKLANDS
EXHIBIT F

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

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

Doc# 9637698
Pages: 10
Date : 07-22-1996
Time : 11:24:53 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 27.00

Please return to:

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