

THE STATE OF TEXAS \*

COUNTY OF WILLIAMSON \*

DOC# 9532990

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 27<sup>th</sup> day of July, 19 95 which is recorded in the minutes of the City of Round Rock in Book 33.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 1<sup>st</sup> day of August, 19 95.

*Joanne Land*  
JOANNE LAND,  
Assistant City Manager/  
City Secretary



ORDINANCE NO. Z-95-07-27-10D

AN ORDINANCE AMENDING ORDINANCE NO. Z-93-12099-F, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON DECEMBER 9, 1993, BY AMENDING EXHIBIT "B", THE DEVELOPMENT PLAN OF PUD NO. 10, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, SAID AMENDMENT TO ALLOW PHASED CONSTRUCTION, ALTERING MINIMUM SETBACKS, ALLOWING THREE STORY STRUCTURES ALONG PALM VALLEY BOULEVARD, ALLOWING CONSTRUCTION OF CARPORTS, ALLOWING ADDITIONAL SIGNAGE AND REPLACING EXHIBIT "C" OF SAID DEVELOPMENT PLAN WITH A NEW EXHIBIT "C", PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on December 9, 1993, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-93-12099F, which established PUD No. 10, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Development Plan, which is Exhibit "B" of PUD No. 10, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-93-12099F on the 12th day of July, 1995, 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-93-12099F be amended, and

WHEREAS, on the 27th day of July, 1995, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-93-12099F, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-93-12099F 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, THAT:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #10 meets the following goals and objectives:

- (1) The amendment to P.U.D. #10 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #10 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #10 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 2 of Exhibit "B" of PUD No. 10, as approved in Ordinance No. Z-93-12099F, is hereby amended to read as follows:

### 2. DEVELOPMENT AND LAND USE

2.1 The lands shall be developed for multi-family uses as generally shown on the plan attached hereto as Exhibit "C". The development of the area shall consist of a maximum of 336 residential dwelling units together with parking, a rental office, recreational amenities, and other accessory uses.

2.2 The project is to be constructed in phases. The phasing shall be in accordance with the phasing plan attached hereto and incorporated herein as Exhibit "E", said plan indicating which buildings will be accepted at certain dates and according to certain schedules.

## III.

That Section 4.1.1 of Exhibit "B" of PUD No. 10, as approved in Ordinance No. Z-93-12099F, is hereby amended to read as follows:

4.1.1 The minimum setback requirements for all residential dwelling units from Palm Valley Boulevard shall be 30 feet.

## IV.

That Section 4.1 of Exhibit "B" of PUD No. 10, as approved in Ordinance No. Z-93-12099F, is hereby amended by adding a new Section 4.1.5, which shall read as follows:

4.1.5 Three (3) story structures shall be allowed along Palm Valley Boulevard, provided said structures meet the 30 foot building setback requirements as stated in Section 4.1.1, above.

## V.

That Section 9 of Exhibit "B" of PUD No. 10, as approved in Ordinance No. Z-93-12099F, is hereby amended by adding a new Section 9.3, which shall read as follows:

- 9.3 Carports may be located within the PUD and shall be a single post flat roof design, with metal roofs painted to match adjacent buildings, said design to be as shown in Exhibit "G", attached hereto and incorporated herein.

## VI.

That Section 12 of Exhibit "B" of PUD No. 10, as approved in Ordinance No. Z-93-12099F, is hereby amended by adding a new Section 12.3, which shall read as follows:

- 12.3 Additional Signage. In addition to the signs allowed in Section 12.2 above, a sign indicating the project name and address, may be located at the corner of Heritage Center Circle and U.S. Highway 79, said sign being as depicted in Exhibit "F", attached hereto and incorporated herein.

## VII.

That the site plan, Exhibit "C", attached to the Development Plan, Exhibit "B" of PUD No. 10, as approved in Ordinance No. Z-93-12099F, is hereby amended by replacing said Exhibit "C" with a new Exhibit "C", which reflects the site plan currently under construction on said site, said new Exhibit "C", being attached hereto and incorporated herein.

## VIII.

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.

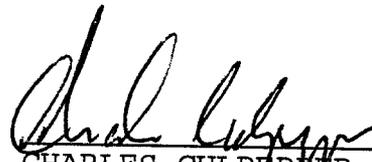
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 27<sup>th</sup> day of July, 1995.

Alternative 2.

READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 1995.

READ, APPROVED and ADOPTED on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 1995.



CHARLES CULPEPPER, Mayor  
City of Round Rock, Texas

ATTEST:



JOANNE LAND, City Secretary

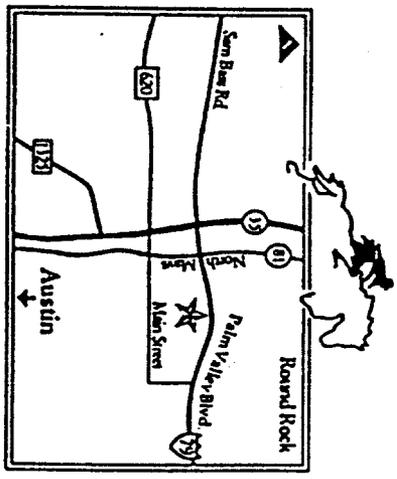
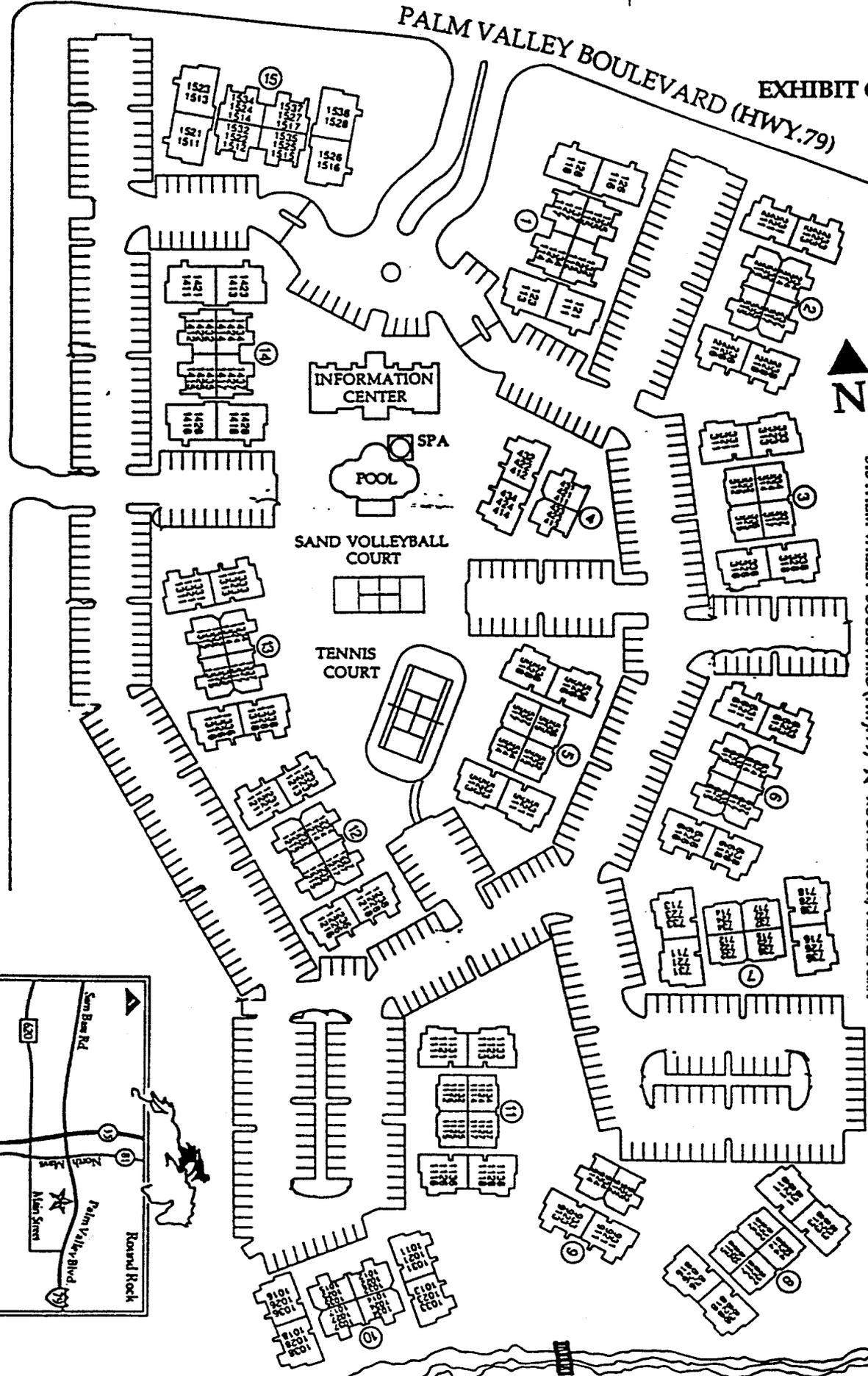
PALM VALLEY BOULEVARD (HWY. 79)

EXHIBIT C



515 PALM VALLEY BOULEVARD (HWY. 79) ★ ROUND ROCK, TEXAS 78664  
PHONE # 512-218-6000 FAX # 512-218-6003

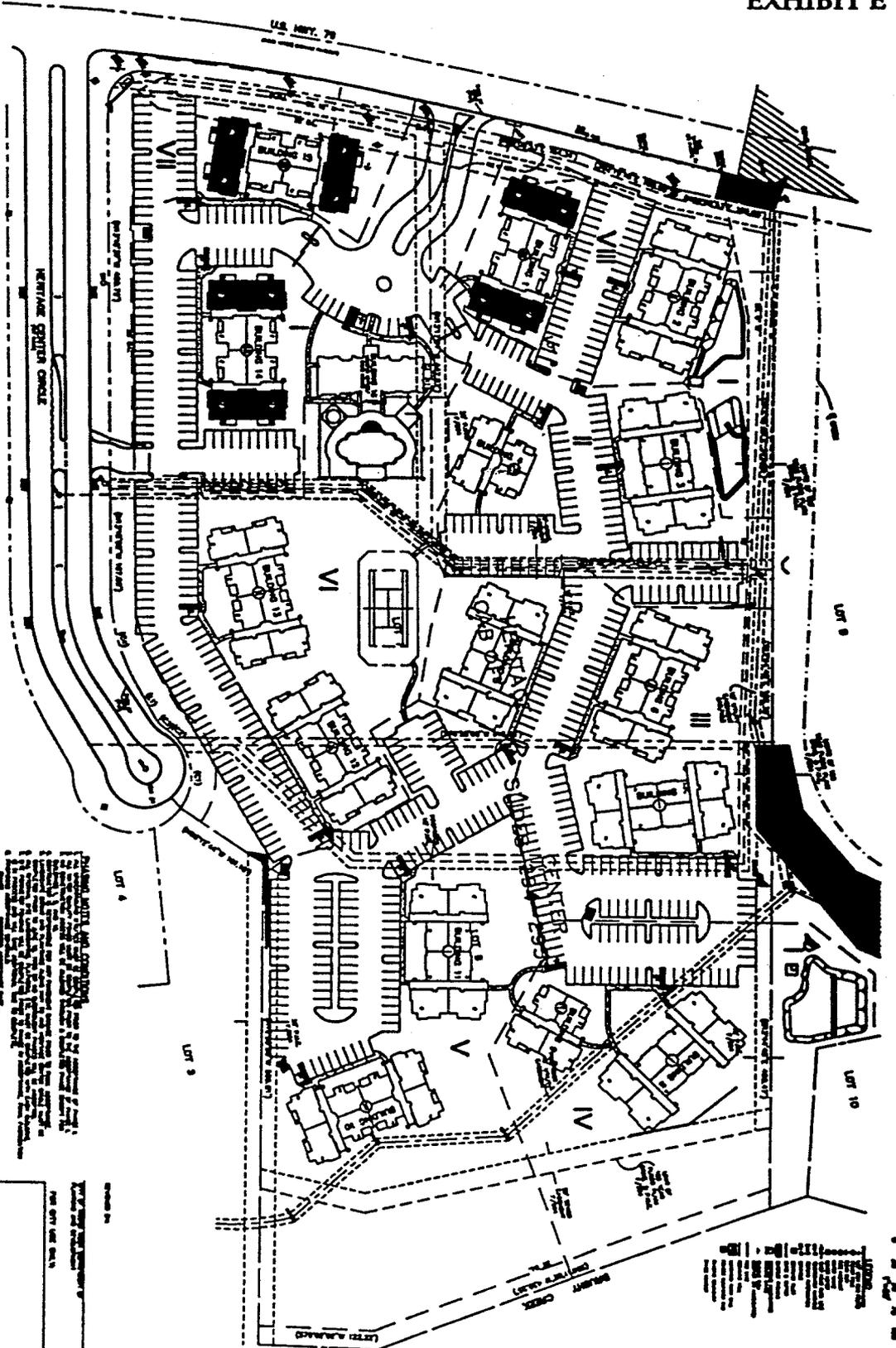
# ★ ★ ★ ★ ★ STEEPLCHASE ★ ★ ★ ★ ★



BRUSHY CREEK  
NATURE TRAILS



EXHIBIT E



THIS PLAN IS A PRELIMINARY PHASING PLAN FOR THE DEVELOPMENT OF THE STEEPLCHASE DOWNS. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR CONSTRUCTION OF ANY BUILDING OR STRUCTURE WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A ZONING PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A PLANNING PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A DEVELOPMENT PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A CONSTRUCTION PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A FINANCING PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A LEASING PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A SALES PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A LICENSE PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A REGISTRATION PERMIT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A CERTIFICATE OF TITLE WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A DEED WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A MORTGAGE WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A TRUST AGREEMENT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A WILL WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A PROBATE WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A GUARDIANSHIP WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A FIDUCIARY ACCOUNT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A TRUST AGREEMENT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A WILL WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A PROBATE WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A GUARDIANSHIP WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE PHASING PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A FIDUCIARY ACCOUNT WITHOUT THE APPROVAL OF THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.

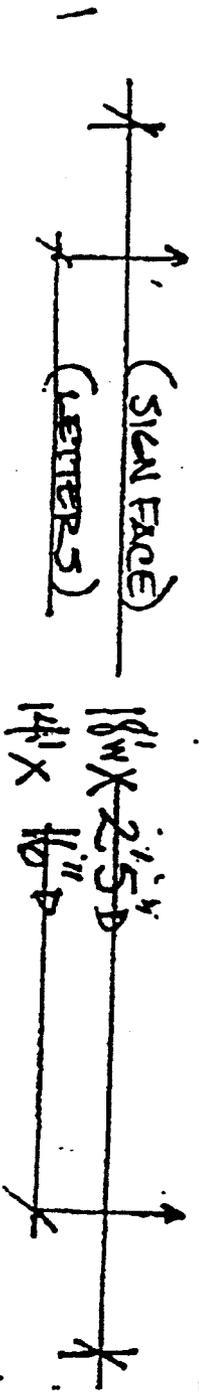
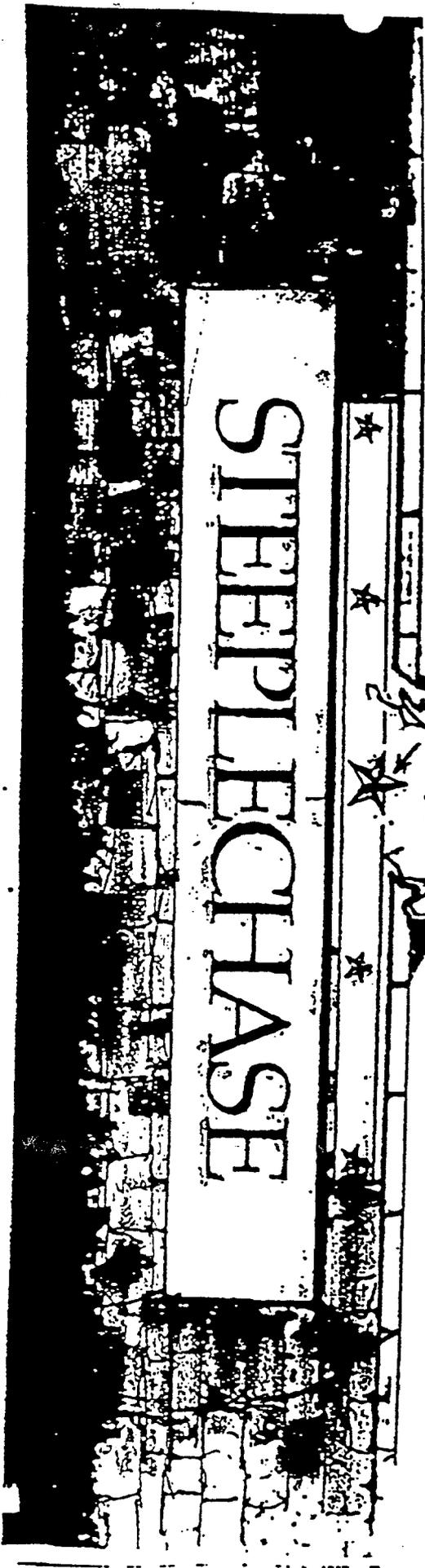
NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

22 SHEET

STEEPLCHASE DOWNS  
 HWY. 70 HERITAGE CENTER CIRCLE  
 A DEVELOPMENT OF  
 TAUCH, LIGHTFOOT & DALTON

PHASING PLAN

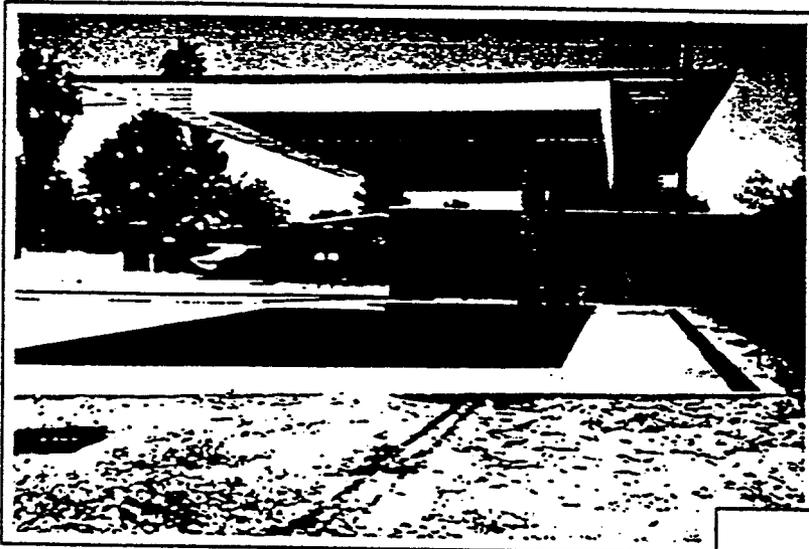
**Bury+Pittman**  
 Consulting Engineers and Surveyors  
 1000 15th St. N.W. Washington, D.C. 20005-4000



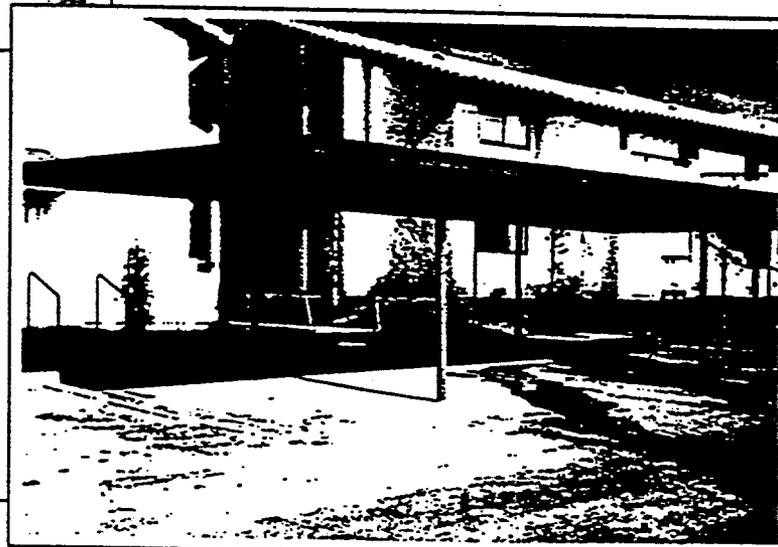
# NATIONAL CARPORT Industries, Inc.

P.O. Box 2323 • Sherman, Texas 75091-2323 • (903) 892-1896 • Fax (903) 892-9098

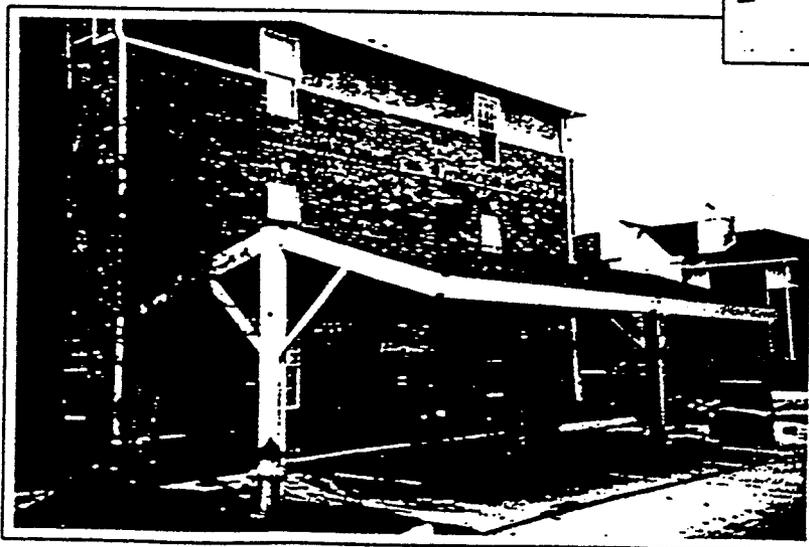
## EXHIBIT G



SINGLE  
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DESIGN

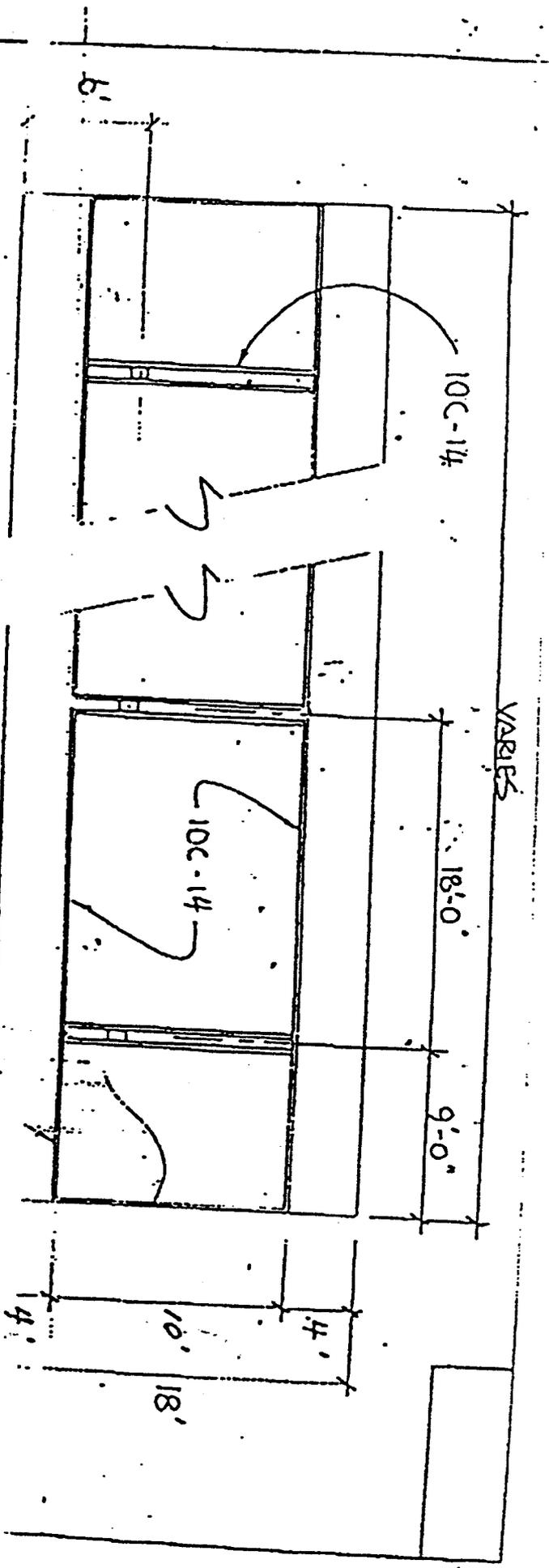


FOUR  
POST  
DESIGN



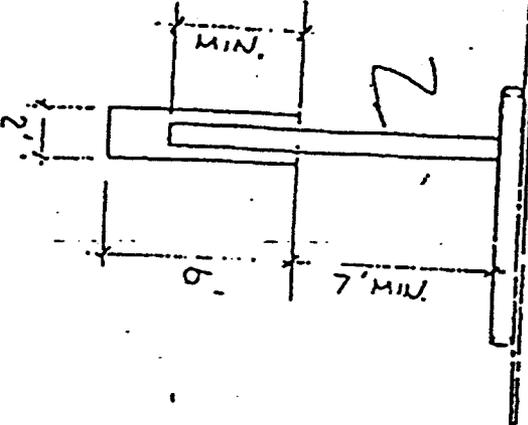
GABLE  
DESIGN

CARPORTS AND SHELTERS FOR  
APARTMENTS, OFFICE BUILDINGS, CONDOMINIUMS & SCHOOLS



ANC 3 RIB 28 Ga.

DOUBLE  
10C-14



- # 10 X 1/4 HWH TEK W  
SEAL 8. PER SHEET

- # 12 X 3/4 SMS W SEAL  
@ 4' 4\"/>

# NATIONAL CARPORT

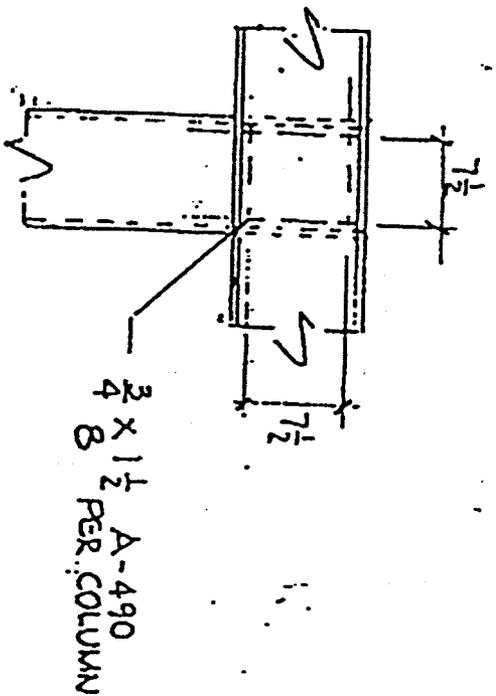
Industries, Inc.

P. O. Box 2323 • Sherman, Texas 75091-2323 • (903) 892-1896

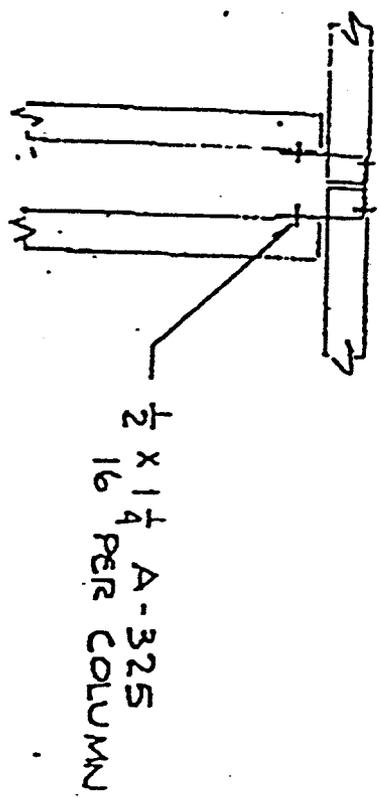
SINGLE POST CARPORT  
9x18 20 PSF LIVE LOAD

SHEET 1 OF 2

DRAWING NUMBER

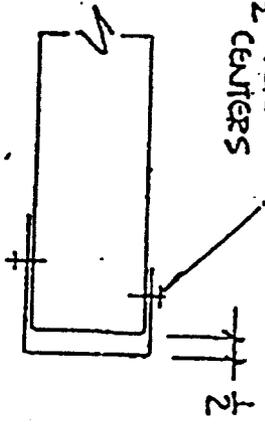


COLUMN TO GIRDER



BEAM TO GIRDER

+ 8 x 1/2 TEK  
@ 1' 1/2 CENTERS



TRIM DETAIL

NOTES:

1. Design per 1980 edition A.I.S.I. manual.
2. Design loadings: live load 20 psf  
wind load 20 psf
3. All sheet metal components: G-90 galvanized.
4. All fasteners plated.



# NATIONAL CARPORT Industries, Inc.

SINGLE POST CARPORT

SHEET 2 OF 2

DRAWING NUMBER

Doc# 9532990  
# Pages: 13  
Date : 08-03-1995  
Time : 04:40:18 P.M.  
Filed & Recorded in  
Official Records  
of WILLIAMSON County, TX.  
ELAINE BIZZELL  
COUNTY CLERK  
Rec. \$ 33.00

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

This is to certify that this document was  
RECORDED in the Official Public Records of  
Williamson County, Texas on the date and time  
stamped thereon.



*Elaine Bizzell*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

①

Return to:  
City of Round Rock  
Administration  
221 E. Main St.  
Round Rock, Tx. 78664