

THE STATE OF TEXAS \*

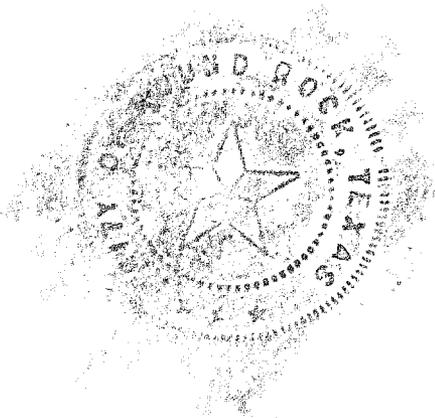
COUNTY OF WILLIAMSON \*

CITY OF ROUND ROCK \*

I, CHRISTINE MARTINEZ, Assistant 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 10th day of April , 1997, as recorded in the minutes of the City of Round Rock in Book 36.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 15th day of April, 1997.

*Christine Martinez*  
 \_\_\_\_\_  
 CHRISTINE MARTINEZ  
 Assistant City Secretary



ORDINANCE NO. Z-97-04-10-13F

AN ORDINANCE AMENDING ORDINANCE NO. Z-94-02-10-8F, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON FEBRUARY 10, 1994, BY AMENDING EXHIBIT "B", THE DEVELOPMENT PLAN OF PUD NO. 11, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, SAID AMENDMENT TO CHANGE SELECTED BUILDING SETBACK REQUIREMENTS AND PROVIDE FOR ENFORCEMENT OF DEED RESTRICTIONS, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on February 10, 1994, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-94-02-10-8F, which established PUD No. 11, 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. 11, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-94-02-10-8F on the 19th day of March, 1997, 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-94-02-10-8F be amended, and

WHEREAS, on the 10th day of April, 1997, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-94-02-10-8F, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-94-02-10-8F 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 #11 meets the following goals and objectives:

- (1) The amendment to P.U.D. #11 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #11 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #11 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 9.A. of Exhibit "B" of PUD No. 11, as approved in Ordinance No. Z-94-02-10-8F, is hereby amended to read as follows:

Special requirements- Rear setbacks for the below-listed lots, located in Forest Ridge, Phase III, Block C, shall be as follows:

<u>Lot</u>	<u>Rear Setback</u>
Lot 28	79 feet
Lot 29	65 feet
Lot 30	70 feet
Lot 31	69 feet
Lot 32	50 feet
Lot 33	83 feet
Lot 36	20 feet
Lot 24	20 feet
Lot 25	20 feet
Lot 26	20 feet

### III.

That Section 9.B. of Exhibit "B" of PUD No. 11, as approved in Ordinance No. Z-94-02-10-8F, is hereby amended to read as follows:

- B. Large Lots: 35 feet front  
10 feet side  
10 side (along side street)  
20 feet rear (for buildings and auxiliary buildings)  
10 feet rear (for all other structures)

### IV.

That Exhibit "B" of PUD No. 11, as approved in Ordinance No. Z-94-02-10-8F, is hereby amended by adding a new Section 24, which shall read as follows:

24. ENFORCEMENT OF DEED RESTRICTIONS: The property owner's association shall be the entity responsible for enforcing the deed restrictions. Although the City reserves the right to review and approve any amendments or modifications to the deed restrictions, it is not the intent of the City to assume responsibilities normally reserved to a property owner's 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 10<sup>th</sup> day of April, 1997.

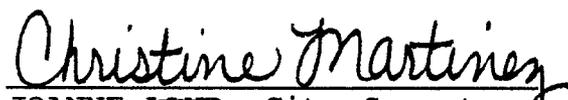
Alternative 2.

READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 1997.

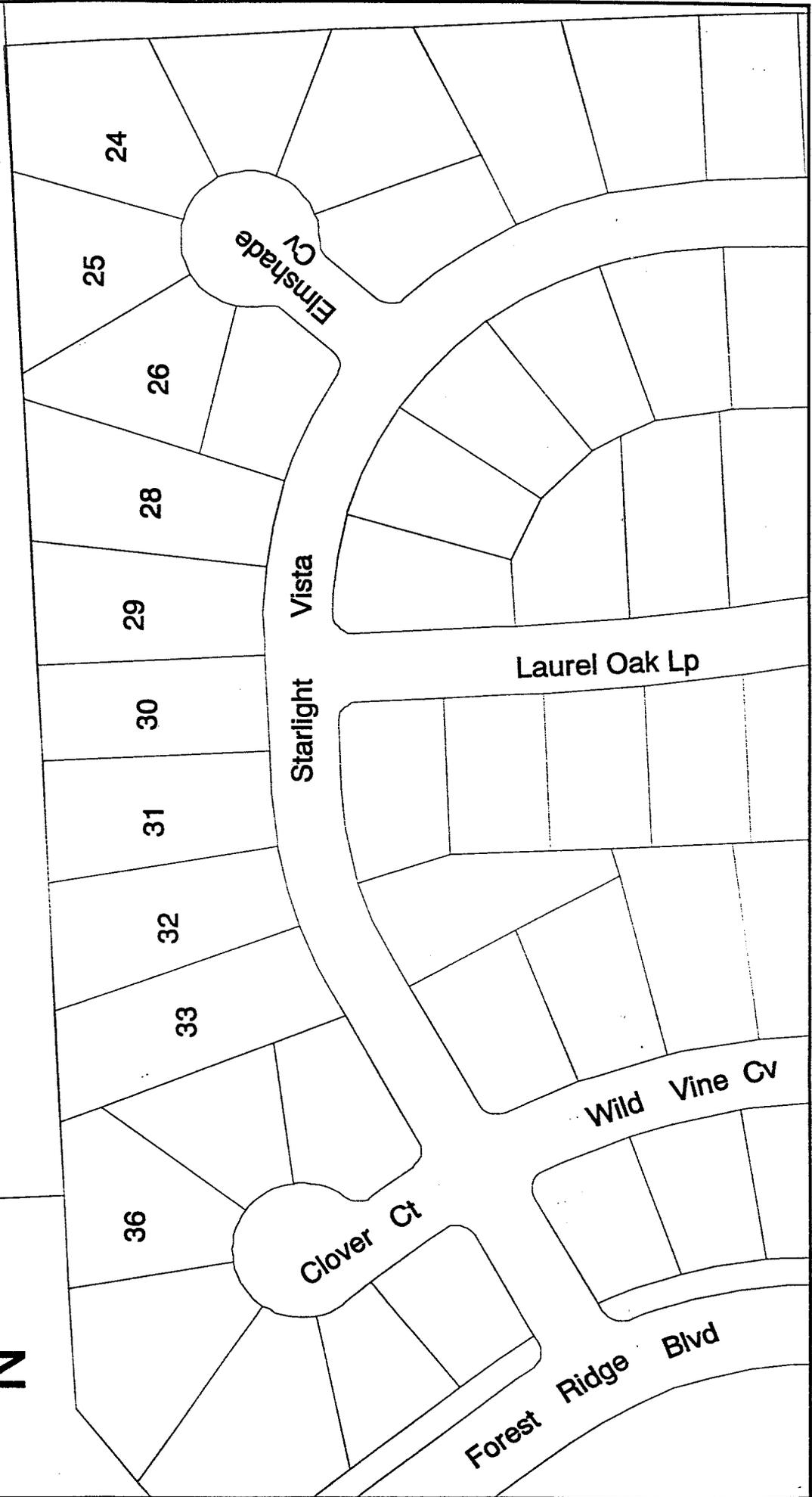
READ, APPROVED and ADOPTED on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 1997.

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

ATTEST:

  
\_\_\_\_\_  
~~JOANNE LAND~~, City Secretary  
CHRISTINE MARTINEZ, ASST.

**FOREST RIDGE  
P.U.D. 11**



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Official Records  
of WILLIAMSON County, TX.  
ELAINE BIZZELL  
COUNTY CLERK  
Rec. \$ 21.00

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
This is to 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

③ Please return  
to:  
CITY OF ROUND ROCK  
ADMINISTRATION  
221 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664