

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

DOC# 9828535

I, JOANNE LAND, Assistant City Manager/City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City and that the above and foregoing is a true and correct copy of Ordinance No. Z-98-05-14-9B6 which was passed and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 14th day of May, 1998 as recorded in the minutes of the City of Round Rock in Book 38.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 27th day of May, 1998.

Joanne Land

JOANNE LAND, Assistant City Manager/
City Secretary



ORDINANCE NO. Z-98-05-14-9B6

AN ORDINANCE AMENDING ORDINANCE NO. Z-95-09-28-9J, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON SEPTEMBER 28, 1995, WHICH CREATED PLANNED UNIT DEVELOPMENT NO. 15, BY ALLOWING A DAY CARE FACILITY WITHIN SAID PLANNED UNIT DEVELOPMENT, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on October 27, 1994, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-94-10-27-9D, which established PUD No. 15, and

WHEREAS, on September 28, 1995, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-95-09-28-9J, amending Ordinance No. Z-94-10-27-9D, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to make an amendment to the Development Plan to PUD No. 15, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-95-09-28-J on the 15th day of April, 1998, 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-95-09-28-J be amended, and

WHEREAS, on the 14th day of May, 1998, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-95-09-28-J, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No.Z-95-09-28-J 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 Ordinance No. Z-95-09-28-J, creating Planned Unit Development (PUD) District #15, meets the following goals and objectives:

- (1) The amendment to P.U.D. #15 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #15 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #15 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 1 of Exhibit "F" of the Development Plan is amended to read as follows:

1. PERMITTED USE: Apartments, Condominiums, and a Day Care facility which is accessory to the Apartment and Condominium uses, serves only residents of these uses, and is located within the Apartment or Condominium activity center.

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.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution/Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution/Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

Alternative 1.

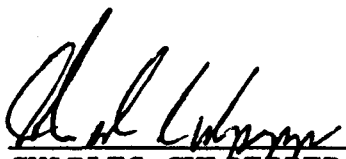
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 14th day of May, 1998.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 1998.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 1998.



CHARLES CULPEPPER, Mayor
City of Round Rock, Texas

ATTEST:



JOANNE LAND, City Secretary

EXHIBIT F

DEVELOPMENT STANDARDS
MULTI-FAMILY RESIDENTIAL

1. PERMITTED USE: Apartments, Condominiums, and a Day Care facility, which is accessory to the Apartment and Condominium uses, serves only the residents of these uses, and is located within the Apartment or Condominium activity center.
2. DENSITY AND HEIGHT:
 - 2.1 Twenty (20) units per acre, provided all other requirements of this Agreement are met.
 - 2.2 Allowed height 3 stories.
3. BUILDINGS:
 - 3.1 Setbacks:
 - 3.1.1 Front yard 50 feet.
 - 3.1.2 Rear yard 25 feet.
 - 3.1.3 Side yard (interior) 25 feet.
 - 3.1.4 Side yard (street) 50 feet.
 - 3.2 Carports: Carports may be constructed, provided the design is first approved by the Director of Planning. Carports shall meet the following setback requirements;
 - 3.2.1 Front yard 25 feet.
 - 3.2.2 Rear yard 5 feet from the edge of the roof.
 - 3.2.3 Side yard (interior) - 5 feet from the edge of the roof.
 - 3.2.4 Side yard (street) - 25 feet from the edge of the roof.
4. ACCESS: Driveway access points shall contain a divided drive with a landscaped median separating ingress and egress lanes with each a minimum of 24 feet wide.

5. RECREATIONAL AMENITIES: The following private recreational facilities shall be provided on site in lieu of parkland dedication:

5.1 One swimming pool, a minimum of 500 square feet.

5.2 A clubhouse with a minimum of 1,000 square feet plus sales leasing and office space.

6. PARKING REQUIREMENTS: Parking shall be provided as follows:

6.1 Efficiency units - 1.5 spaces.

6.2 One bedroom units - 1.5 spaces.

6.3 Two bedroom units - 2.0 spaces.

6.4 Three bedroom units - 3.0 spaces.

6.5 Additional guest spaces shall be provided in a number equal to five percent of the number of parking spaces required for the total number of units.

6.6 All parking spaces shall be a minimum of nine feet (9') wide.

6.7 No recreational vehicles, boats or trailers shall be allowed to be parked in any street yard.

7. LANDSCAPING & BUFFERING

7.1 Trees: Trees shall be planted in all street yards in accordance with the following standards:

7.1.1 One tree for each (25) feet of frontage.

7.1.2 Each tree shall have a minimum caliper size of two inch and a minimum height of six feet for softwoods and eight feet for hardwoods. Trees shall be alternated between hardwoods and softwoods.

7.2 Maintenance: All landscaping shall be maintained and irrigated by the property owner or a property owners association which has been approved by the City Attorney.

7.3 Berms: A landscaped berm with a minimum height of three (3) feet shall be provided adjacent to all public streets.

8. FENCING:

8.1 Perimeter Fencing: All perimeter fencing or berming shall be constructed and accepted as part of the normal subdivision improvements with all berms a minimum of three feet in height and landscaped with pampas grass planted 8 feet on center.

8.2 Perimeter Fence Construction: All perimeter fences shall be constructed with wood, woodcrete, iron, masonry, vinyl-coated chain link with decorative vinyl posts or a combination thereof. If vinyl-coated chain-link is utilized, it shall be accompanied by planting Pyrincanthia, Coral Honeysuckle, Confederate Jasmine or other similar plant approved by the Director of Planning. These plants shall be spaced 8 feet on center if 5 gallon plants are utilized or 5 feet on center if 3 gallon plants are utilized. Plants shall be placed on the inside of the fence to ensure maintenance by the homeowners.

8.3 Fence Supports: All supports shall be constructed of masonry or rust resistant iron or steel, anchored in concrete. The finished side, of perimeter fencing shall face the outside of the development.

8.4 Approval by Director of Planning: Fence construction plans shall be approved by the Director of Planning prior to construction of perimeter fencing to ensure stability, durability and aesthetics.

9. SIGNS:

9.1 All signs shall be masonry monument signs.

9.2 Signs shall not exceed six feet in height.

9.3 Signs shall not restrict visibility for traffic entering or leaving the site.

9.4 One sign shall be permitted at each entrance to the site. The maximum area of each sign, defined as the area contained within a polygon containing the actual lettering and any logo, shall be fifty square feet.

Portions of the masonry structure on which the sign is located is not counted as part of this fifty feet provided it is not contained within the polygon.

- 9.5 Directional signs solely for the purpose of directing traffic or identifying buildings and facilities shall be permitted provided they are restricted to a size required for their function as determined by the Director of Planning.
10. NEIGHBORHOOD BOX UNITS: A postal delivery facility shall be provided and shall include parking and shall be handicapped accessible.
11. DEVELOPMENT REVIEW BOARD (DRB): A site plan shall be approved by the City DRB prior to the issuance of a building permit. The DRB shall review the site plan for compliance with the provisions of this agreement and other Code requirements.

Spring Ridge PUD 15 Amendment # 2

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



Doc# 9828535
Pages: 11
Date : 05-28-1998
Time : 04:07:46 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
MELBA KEMBLE
COUNTY CLERK
Rec. \$ 29.00

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.



Melba Kemble
COUNTY CLERK
WILLIAMSON COUNTY, TX

Please return to:

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