



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

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. Z-13-02-14-E3, which approves Amendment No. 2 to PUD No. 42. This ordinance was approved and at a regular meeting of the Round Rock City Council held on the 24<sup>th</sup> day of January 2013, adopted on February 14, 2013, and recorded in the City Council Minute Book 60.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 25<sup>th</sup> day of February 2013.

SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. Z-13-02-14-E3

AN ORDINANCE AMENDING ORDINANCE NO. Z-99-08-12-9B6, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON AUGUST 12, 1999, AND AMENDED BY ORDINANCE NO. Z-02-06-13-13C1 ON JUNE 13, 2002, BY AMENDING SECTIONS 12, 13, 14, AND 18 OF THE DEVELOPMENT PLAN, REPLACING EXHIBITS "C" AND "D" WITH NEW EXHIBITS "C-1", "C-2" AND "D", AND BY ADDING EXHIBITS "E", "F" AND "G" OF PUD NO. 42, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

**WHEREAS**, on August 12, 1999, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-99-08-12-9B6, which established PUD No. 42, and

**WHEREAS**, on June 13, 2002, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-02-06-13-13C1 to amend PUD No. 42 (Amendment No. 1), and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections 12, 13, 14, and 18 of the Development Plan, replacing Exhibits "C" and "D" with new Exhibits "C-1", "C-2", and "D", and by adding Exhibits "E", "F", and "G" of PUD No. 42, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-99-08-12-9B6 on the 7<sup>th</sup> day of November, 2012, 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-99-08-12-9B6 be amended, and

**WHEREAS**, on the 24<sup>th</sup> day of January, 2013, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-99-08-12-9B6, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. Z-99-08-12-9B6 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 Sections 46-92 and 46-106, Code of Ordinances, 2010 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 CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:**

**I.**

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #42 meets the following goals and objectives:

- (1) The amendment to P.U.D. #42 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #42 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #42 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 II.12 the Development Plan of PUD No. 42, as approved in Ordinance No. Z-99-08-12-9B6, is hereby amended to read as follows:

12. STORMWATER DETENTION AND DRAINAGE

12.1 Regional Detention

12.1.1 Commercial/Industrial Development Parcels:

The Owner shall pay to the City \$1,600.00 per acre, to participate in regional detention, for Parcels ~~4~~, ~~5~~, 6 and 7, as shown on Exhibit "C-1" attached hereto. The payment of these regional detention fees shall be in place of providing onsite detention facilities and shall represent full payment of all detention fees assessable to Parcels ~~4~~, ~~5~~, 6 and 7. The Regional Detention Fees shall be paid for each development parcel with the application for building permit for each development parcel.

12.1.2 Multifamily Residential Development Parcels:

The Owner shall pay to the City \$1200.00 per acre, to participate in regional detention, for Parcels ~~1~~, ~~2~~ and 3, as shown on Exhibit "C-1" attached hereto. The payment of these regional detention fees shall be in place of providing on-site detention facilities and shall represent full payment of all detention fees assessable to Parcels ~~1~~, ~~2~~ and 3. The Regional Detention Fees shall be paid for each development parcel with the application for building permit for each development parcel.

12.1.3 Single-Family Development Parcels:

The Owner shall pay to the City \$800.00 per acre, to participate in regional detention, for Parcel ~~9~~2, as shown on Exhibit "C-1" attached hereto. The payment of these regional detention fees shall be in place of providing on-site detention facilities and shall represent full payment of all detention fees assessable to Parcel ~~9~~2. These fees shall be pre-paid, when the single family residential plat is recorded, as the Owner's share of joint drainage improvements.

12.1.4 Downstream Conveyance of Storm Water

If downstream conveyance is not sufficient to accommodate undetained storm water the Owner shall provide the required on-site detention and shall not pay the regional detention fees referenced in paragraphs 12.1.1, 12.1.2 and 12.1.3.

III.

That Section II.13 the Development Plan of PUD No. 42, as approved in Ordinance No. Z-99-08-12-9B6, is hereby amended to read as follows:

13. PHASING

The development of the Property may be phased at the developer's option. The portion of the Warner Ranch Road required to access each development parcel shall be constructed as a part of each parcel, except for parcel ~~threetwo~~ which will require construction of Warner Ranch Road to the southern boundary of the property/parcel.

IV.

That Section II.14 the Development Plan of PUD No. 42, as approved in Ordinance No. Z-99-08-12-9B6, is hereby amended to read as follows:

14. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing the following:

- a. ~~Dedication of Parcel 8 as shown on Exhibit "C" for landscaped buffer easement and parkland. This dedication may be to either the City of Round Rock or a neighborhood homeowners association. This dedication shall be made with recordation of the first multi family residential plat. Community park and private open space, as generally identified on Exhibit "C-2", shall be owned and maintained by the Homeowner Association, or other similar entity.~~
- b. ~~Construction of one or more clubhouses for Parcels 1, 2 and 3), as shown on Exhibit "C". Clubhouses will contain a minimum of one thousand (1000) square feet per for each one hundred (100) dwelling units constructed. Additional area may be added to each clubhouse, at the Owners option, for the purpose of accommodating leasing offices and other administrative or maintenance uses. The calculation of the required clubhouse area shall not include leasing offices and other administrative or maintenance uses. The community park and private open space shall contain the following improvements:~~
  - 1) Large Species Trees shall be planted generally at 30ft oc along all frontages of a Green Lane.
  - 2) A 5ft sidewalk or trail shall be provided along all street frontages of open space lots and the community park.
  - 3) An automatic irrigation system shall be installed and maintained by the homeowners association in all private open space, the community park and the dual park/stormwater drainage lot.
  - 4) Green Lane improvements: 4 benches or seats.
  - 5) For all private open space lots less than 0.25ac: a combination of two (2) total benches or picnic tables; and planting of one (1) tree minimum.
  - 6) Private open space larger than 0.25ac: a combination of four (4) total benches or picnic tables; and planting of one (1) tree per 0.5 acres.

- 7) Dual park/stormwater facility: irrigated junior soccer field, trail/sidewalk around field area and a combination of four (4) total benches or picnic tables.
  - 8) Expansion of existing community park (Parcel 4): extend existing trail/sidewalk into additional open space directly south of existing community park; and planting of one (1) tree per 0.5 acres.
- e. ~~Construction of one or more swimming pools for Parcels 1, 2 and 3, as shown on Exhibit "E". Pools shall contain a minimum of six (6) square feet of water surface per dwelling unit constructed on each development parcel.~~

V.

That Section II.18 the Development Plan of PUD No. 42, as approved in Ordinance No. Z-99-08-12-9B6, is hereby amended to read as follows:

**18. GENERAL PLAN 20120**

This Agreement ~~is in compliance with~~ amends the Round Rock General Plan 200020, which was adopted on ~~June 10, 1999~~ July 22, 2010.

VI.

That Exhibits "C" and "D" as approved in Ordinance No. Z-99-08-12-9B6 for PUD No. 42 are hereby deleted in their entirety and replaced with new Exhibits "C-1", "C-2", and "D", attached hereto and incorporated herein.

VII.

That Exhibits "E", "F", and "G", as attached, are added to the Development Plan of PUD No. 42.

VIII.

That the List of Exhibits, as attached, is added to the Development Plan of PUD No. 42.

IX.

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 Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this 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.

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 \_\_\_\_ day of \_\_\_\_\_, 2013.

Alternative 2.

**READ and APPROVED** on first reading this the 24<sup>th</sup> day of January, 2013.

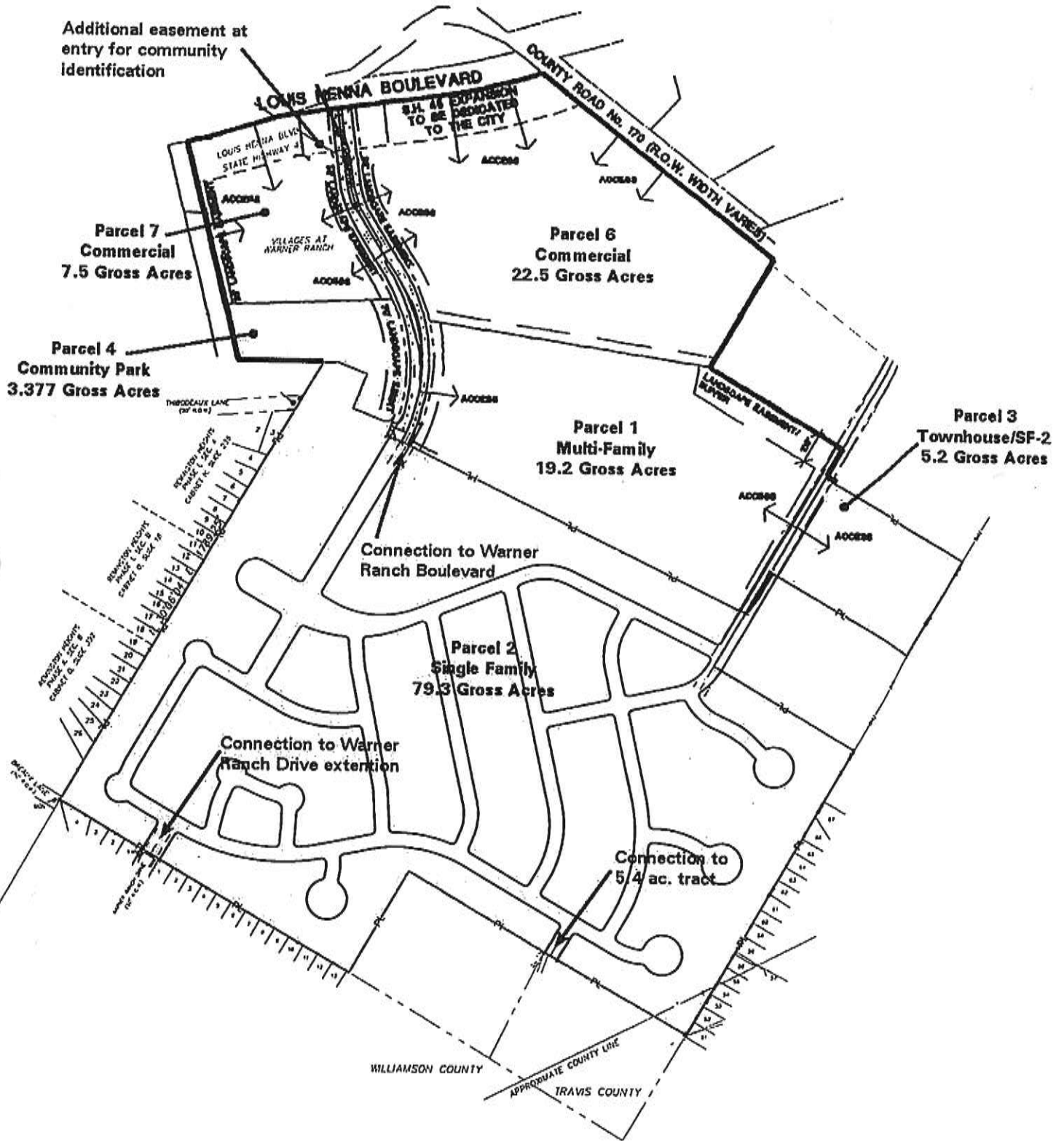
**READ, APPROVED and ADOPTED** on second reading this the 14<sup>th</sup> day of February, 2013.

  
\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
SARA L. WHITE, City Clerk

Additional easement at entry for community identification



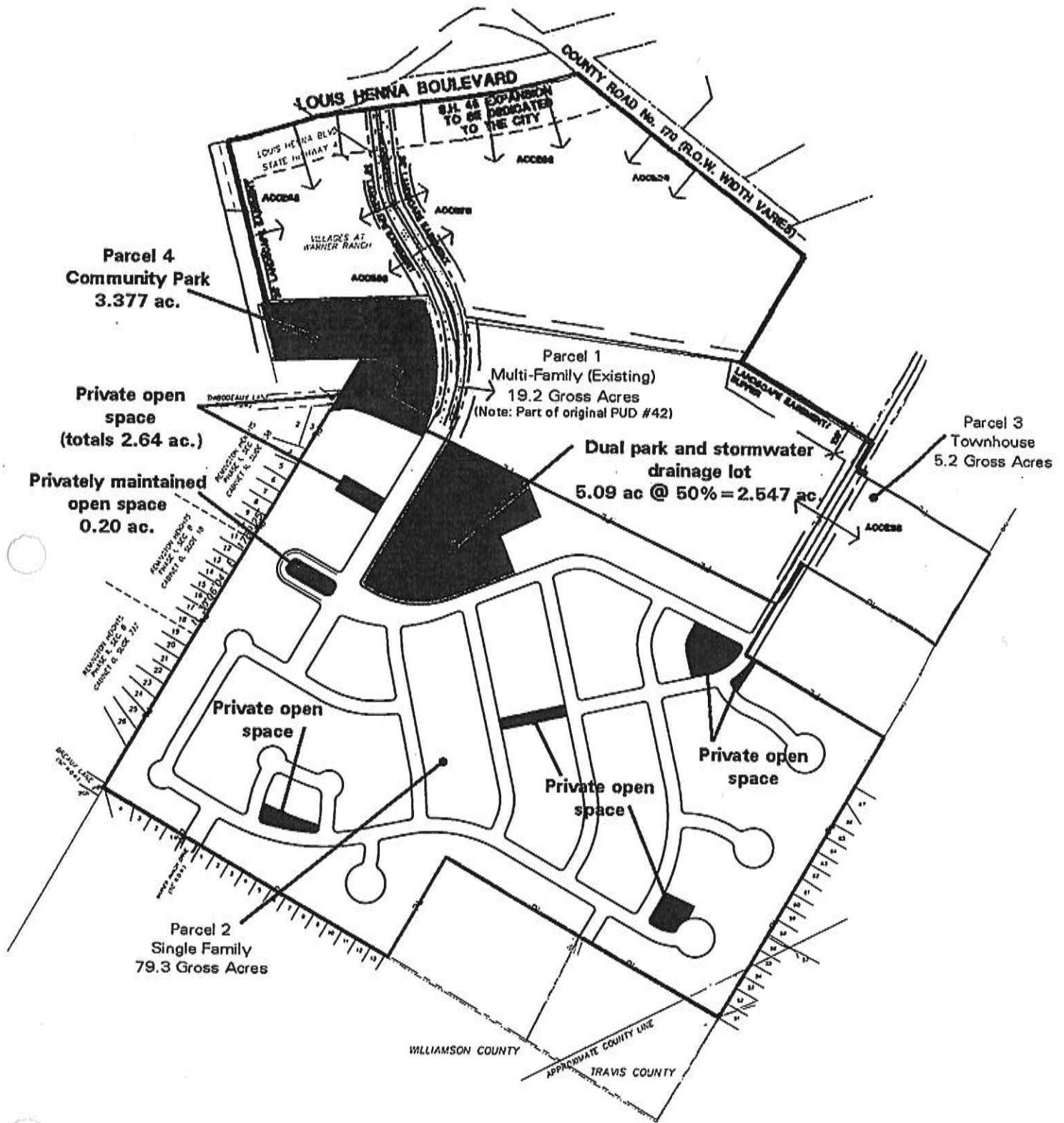
**Exhibit C-1**  
**Warner Ranch PUD Plan**

**RECORDERS MEMORANDUM**  
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 recorded in the County Clerk's Office.



Revised: November 1, 2012





# Exhibit C-2

**RECORDERS MEMORANDUM**  
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## Warner Ranch Open Space and Parkland Plan

Location and size of community park and private open space is approximate only. Street arrangement is diagrammatic only.



Revised: November 1, 2012

## EXHIBIT "D"

### SECTION II

#### PARCEL 2: SINGLE FAMILY RESIDENTIAL

1. DEVELOPMENT STANDARDS: Parcel "2", as generally identified on Exhibit "C-1", shall be developed according to the SF-2 Zoning District, as amended, except as modified by the Development Plan.
2. WARNER RANCH DRIVE:
  - a) The Warner Ranch Drive shall be built as depicted in Exhibit E.
  - b) A subdivision wall, as defined in Section 36-116 of the Zoning Ordinance, shall not be required along Warner Ranch Drive.
3. ALLEYS: The design of the Alleys shall conform to the Street Design Standards in the City of Round Rock Transportation Criteria Manual.
4. STREET TREES:
  - a) Large Species Trees along the frontage of the open space lots and the community park shall be planted generally at 30ft o.c. and have a minimum caliper size of 2.5-inches. Large Species Trees in Warner Ranch Drive shall count toward this requirement.
  - b) Large Species Trees shall be selected from one of the following species; Live Oak, Bur Oak, Shumard Oak, Cedar Elm, Chinkapin Oak, or Monterrey Oak.
  - c) Each residential lot shall have one Large Species Tree planted in the planter strip between curb and sidewalk, or in the front yard (at the discretion of the City), prior to occupancy.
5. PROTECTION OF EXISTING TREES: The existing trees located along the common boundary between Parcel 2 and the Remington Heights Subdivision shall be protected. A tree survey shall be submitted with the preliminary plat.
6. EXTERIOR FINISH: A minimum of 75% of the exterior finish on all dwellings shall be masonry, except for doors, windows, and trim.
7. OPEN SPACE: The open space, as depicted on Exhibits C-2 and G, shall be maintained by the homeowners association, or other similar private entity.
8. SPECIAL STANDARDS FOR SF-2 STANDARD RESIDENTIAL LOTS
  - a) Minimum lot size: 6,300sf.
  - b) Minimum side setback from the right-of-way: 10'.
  - c) Fences up to 6' are permitted in the street side yard, as depicted in Exhibit F.
9. SPECIAL STANDARDS FOR SF-2 VILLAGE RESIDENTIAL LOTS
  - a) Dimensional standards
    - i) Minimum lot size: 4700sf
    - ii) Minimum setback from right-of-way: 10'

## EXHIBIT "D"

- iii) Garage setback from alley: min. 5', max. 7'
- iv) Maximum lot coverage: 70%
- b) The front yard of a village residential lot may front on a green lane, private open space or street right-of-way, as depicted in Exhibit G.
- c) Any alley right-of-way shall be separated from neighboring property outside the boundary of the Property by an open space lot.
- d) Landscape screening of the open space lot adjacent to the Remington Heights subdivision shall comply with Section 46-196(3) of the Zoning Ordinance.
- e) Parking and Access:
  - i) Two enclosed, off street parking spaces are required for each dwelling on a Village Residential Lot.
  - ii) All garages shall be accessed solely by a public alley.
- f) Fences:
  - i) Maximum height of a fence outside the front street yard is 6'.
  - ii) Within 5' of an alley, the maximum fence height is 3'.
- g) Parking: There shall be approximately 19 off-street parking spaces serving the Village Lots on the northwest corner of the property.

## SECTION III

### PARCEL 3: TOWNHOUSE/SF2

#### DEVELOPMENT STANDARDS:

- 1) Parcel 3 shall be developed according to the SF-2 Zoning district as described in Section II of the Plan, or
- 2) Parcel 3 shall be developed according to the TH zoning district, as amended, with the following exception: the maximum lot coverage shall be 65%.

## EXHIBIT "D"

### SECTION IV

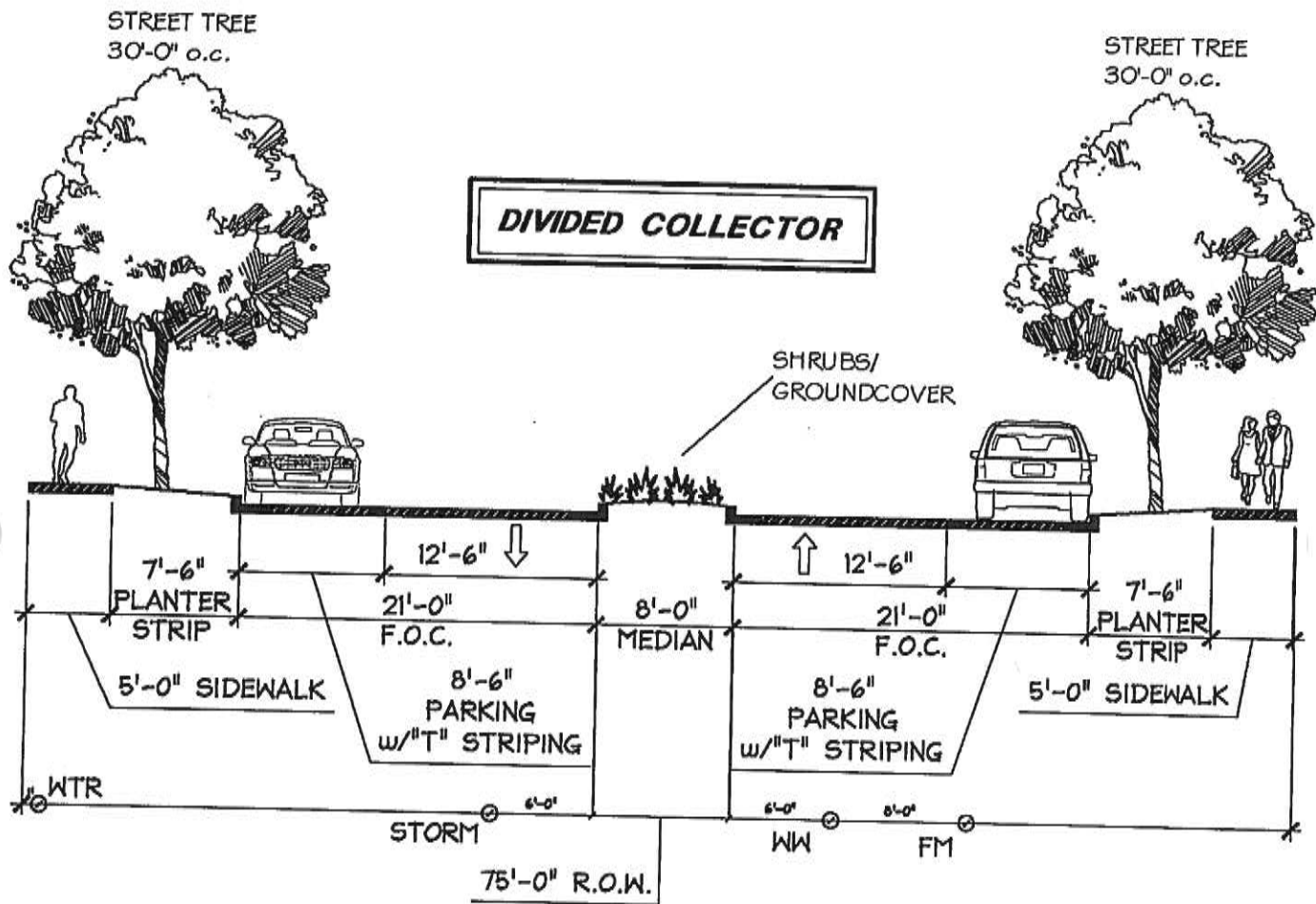
#### PARCEL 4: COMMUNITY PARK

1. DEVELOPMENT STANDARDS: Parcel "4", as generally identified on Exhibits C-1 and C-2, shall be developed for public or private recreational uses and open space. Development standards shall be those standards contained in the OS (Open Space) Zoning District.
2. LANDSCAPE EASEMENT:
  - a) An additional thirty-five foot (35') wide landscape easement shall be provided adjacent to Warner Ranch Drive. This will result in a total landscape easement of seventy feet (70').
  - b) A twenty-five foot (25') wide landscape easement shall be provided along the southern boundary of Parcel 7 for the purpose of providing additional screening of commercial uses on Parcel 7 from park uses on Parcel 4.
3. STREET TREES:
  - a) Large Species Trees shall be planted within the landscape easement adjacent to Warner Ranch Drive. Large Species Trees shall be planted thirty feet (30') apart. Large Species Trees shall have a minimum caliper size of 2.5-inches and be selected from one of the following species; Live Oak, Bur Oak, Shumard Oak, Cedar Elm, Bradford Pear, Pecan or Chinkapin Oak.
  - b) Large Species Trees shall be planted prior to the first Certificate of Occupancy for residential development on development parcels 1, 2 or 3.
4. MAINTENANCE: The community park shall be maintained by the homeowners association, or other similar private entity.

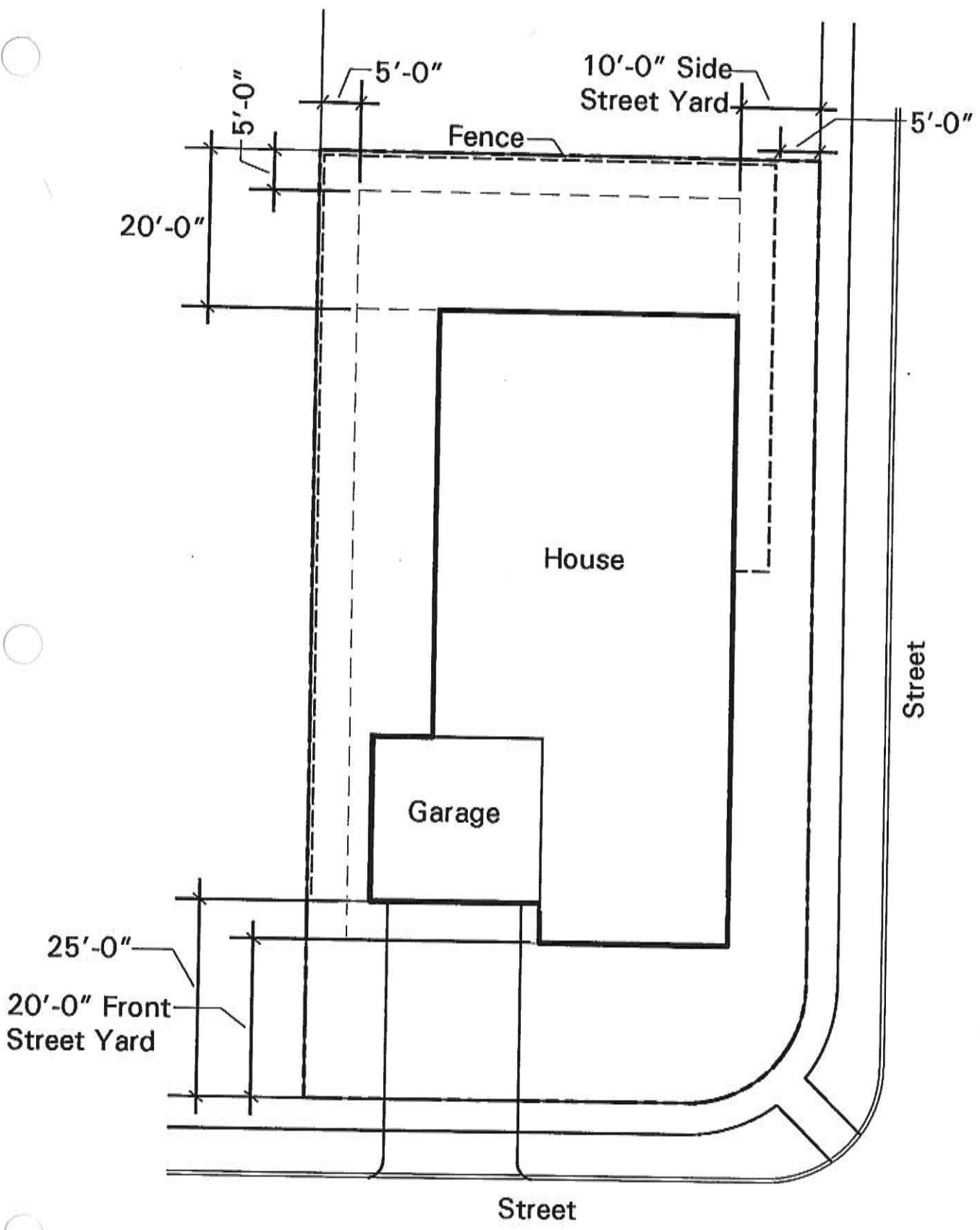
## EXHIBIT "D"

### SECTION VI DEFINITIONS

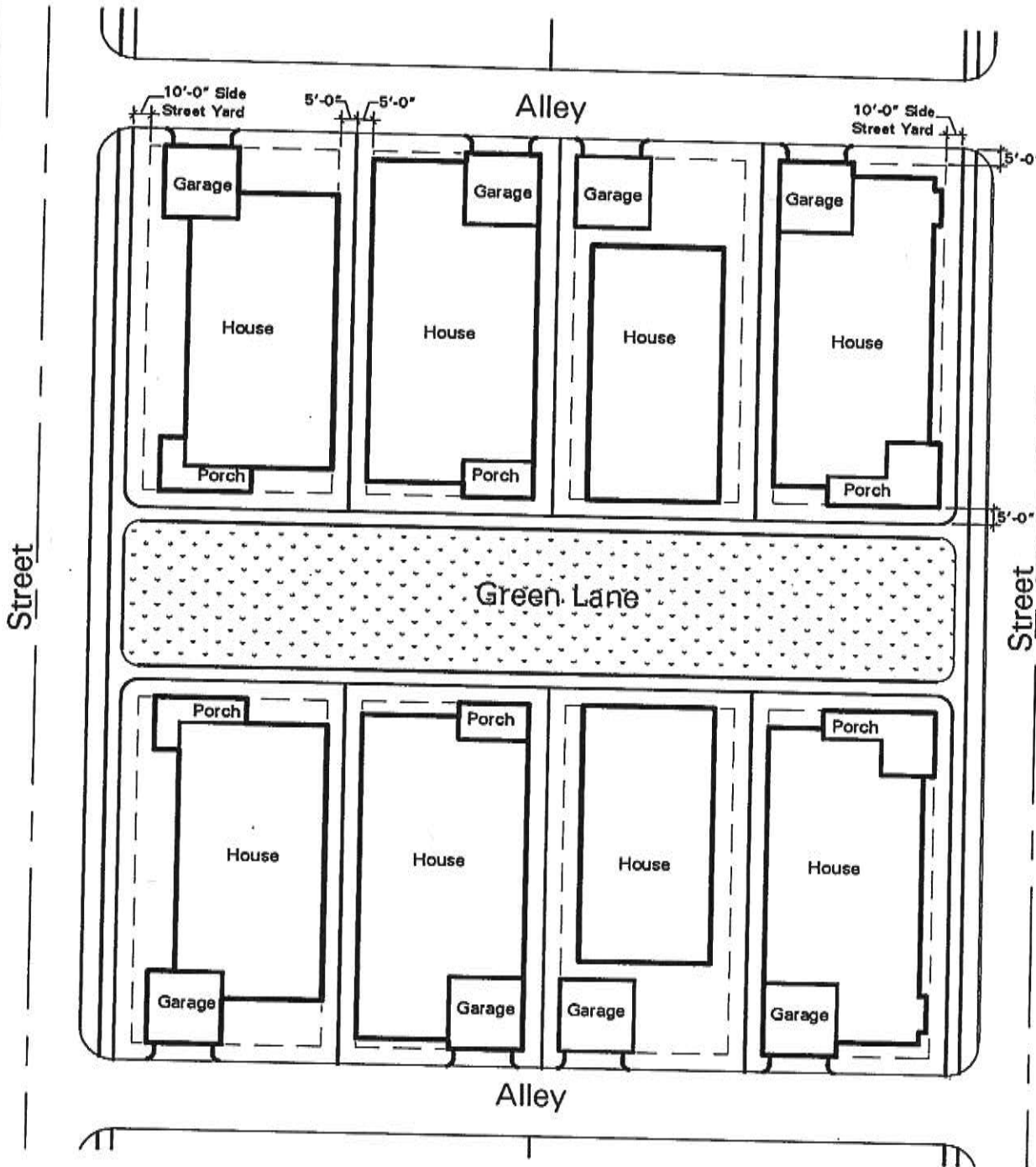
- 1) ALLEY: A public traffic way, other than a street, 20 feet or less in width affording access to the Village Lots. An alley serves as the primary means of access to a rear garage.
- 2) GREEN LANE: A private pedestrian park/private open space, as depicted in Exhibit G. Green lanes shall provide pedestrian access to the village residential dwellings and shall be maintained by the homeowners association, or other similar private entity. Green lanes shall include 4' minimum sidewalks on both sides and may include underground public utilities.
- 3) MASONRY: Shall mean brick, natural stone or 3-step hard coat stucco.
- 4) OPEN SPACE: Shall mean all open space, green lawns, community parks and dual park and stormwater drainage areas, as depicted in Exhibit C-2.
- 5) PRIVATE INTERIOR DRIVES: A minor private access way located within the Townhouse development area that provides vehicular and other access to public streets. All private interior drives shall be maintained by the homeowners association.
- 6) STANDARD LOT: A single-family, residential lot that is not less than 6300sf.
- 7) TOWNHOUSE LOT: As defined in Section 46-5 of the Zoning Ordinance.
- 8) VILLAGE LOT: A single-family, residential lot that is alley-loaded and not less than 4700sf.



**Exhibit E**  
Warner Ranch Drive



**Exhibit F**  
 SF Detached Corner Lot Plan



# Exhibit G

## Village Residential on a Green Lane

Housing footprints are diagrammatic only.



Ordinance No. Z-13-02-14-E3

Amendment No. 2 to PUD #42

AFTER RECORDING, PLEASE RETURN TO:

2

CITY OF ROUND ROCK  
ATTN: CITY CLERK  
221 E. MAIN STREET  
ROUND ROCK, TEXAS 78664

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2013020665

*Nancy E. Rister*

03/07/2013 01:23 PM

MARIA \$80.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS