

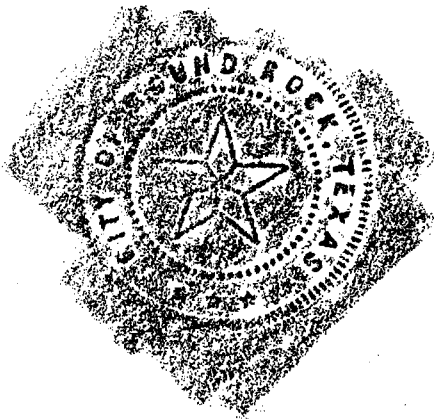


THE STATE OF TEXAS *
COUNTY OF WILLIAMSON *
CITY OF ROUND ROCK *

I, CHRISTINE R. MARTINEZ, 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-06-01-12-10B3 concerning the amendment of driveway locations and phasing in PUD No. 56 (Randall's Town Centre). This ordinance was approved and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 12th day of January 2006. The minutes of this meeting are recorded in the official City Council Minute Book No. 53.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 13th day of January 2006.

Christine R. Martinez
CHRISTINE R. MARTINEZ
City Secretary



ORDINANCE NO. Z-06-01-12-10B3

AN ORDINANCE AMENDING ORDINANCE NO. Z-02-01-24-8B1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON JANUARY 24, 2002, BY AMENDING SECTION 10.3, SECTION 10.3.4, EXHIBIT "C" AND EXHIBIT "D" OF PUD NO. 56, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on January 24, 2002, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-02-01-24-8B1, which established PUD No. 56, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Section 10.3, Section 10.3.4, Exhibit "C" and Exhibit "D" of PUD No. 56, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-02-01-24-8B1 on the 7th day of December, 2005, 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-02-01-24-8B1 be amended, and

WHEREAS, on the 12th day of January, 2006, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-02-01-24-8B1, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-02-01-24-8B1 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 Planned Unit Development (PUD) District #56 meets the following goals and objectives:

- (1) The amendment to P.U.D. #56 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #56 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #56 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 10.3 of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-01-24-8B1, is hereby deleted in its entirety, and replaced with a new Section 10.3, which shall read as follows:

10.3 Parcel 2 (Commercial Tract), identified on Exhibit "C", shall be permitted six (6) access points to A.W. Grimes Boulevard to be located as follows.

III.

That Section 10.3.4 of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-01-24-8B1, is hereby deleted in its entirety, and replaced with a new Section 10.3.4, which shall read as follows:

10.3.4 The fifth and sixth access points shall be centered on the common lot lines of Lots 1 and 2 and Lots 3 and 4, as identified on Exhibit "C" of this agreement.

IV.

That Exhibit "C" of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-01-24-8B1, is hereby deleted in its entirety, and replaced with the attached exhibit entitled "Exhibit 'C' Revised."

V.

That Section 11.8 of Exhibit "D", *Development Parcels 2 & 5*, of PUD No. 56, as approved in Ordinance No. Z-02-01-24-8B1, is hereby deleted in its entirety, and replaced with a new Section 11.8, which shall read as follows:

11.8 Phasing of Town Centre

The Town Centre shall be constructed prior to the construction of the fifth pad site, including the fuel center. The Town Centre may be constructed in phases.

VI.

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

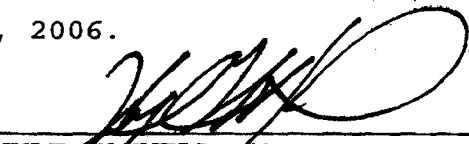
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 12th day of January, 2006.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2006.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2006.



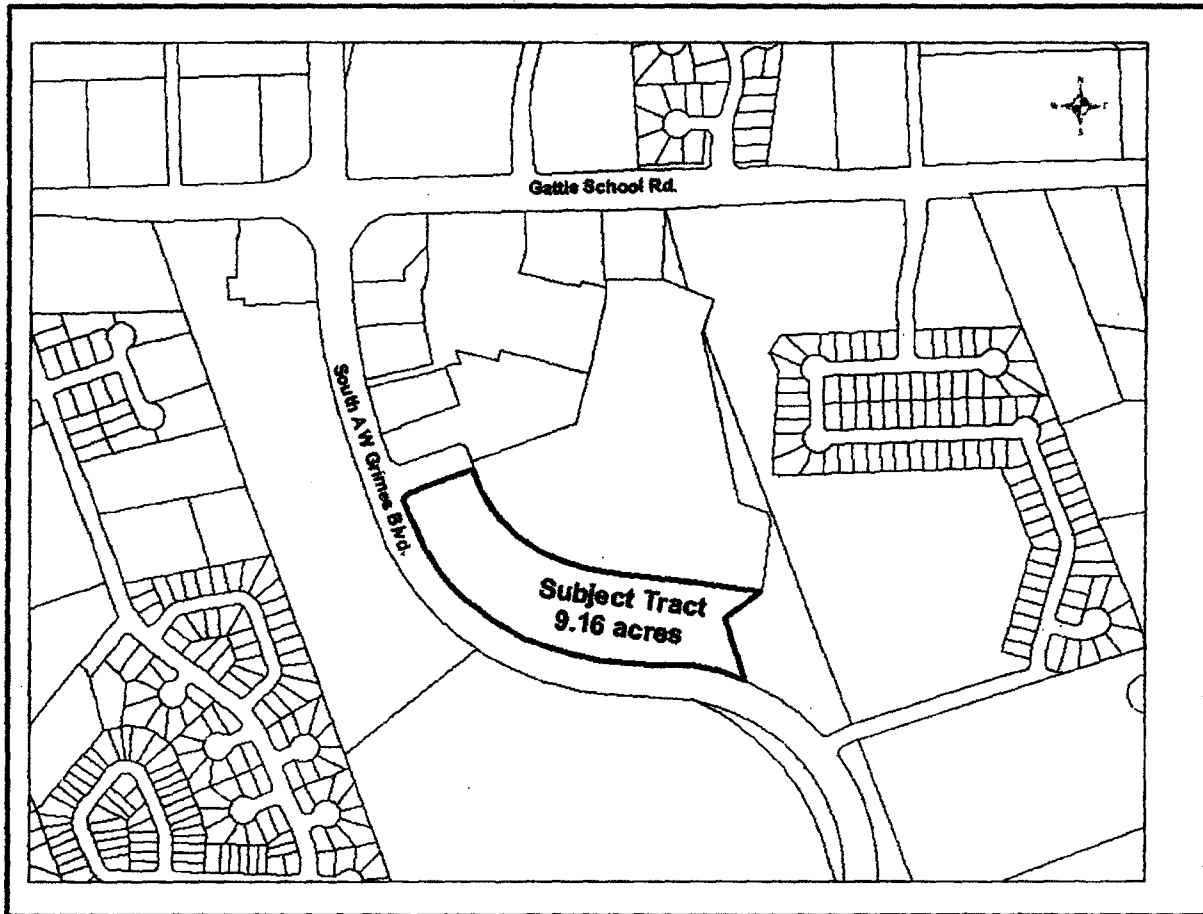
NYLE MAXWELL, Mayor
City of Round Rock, Texas

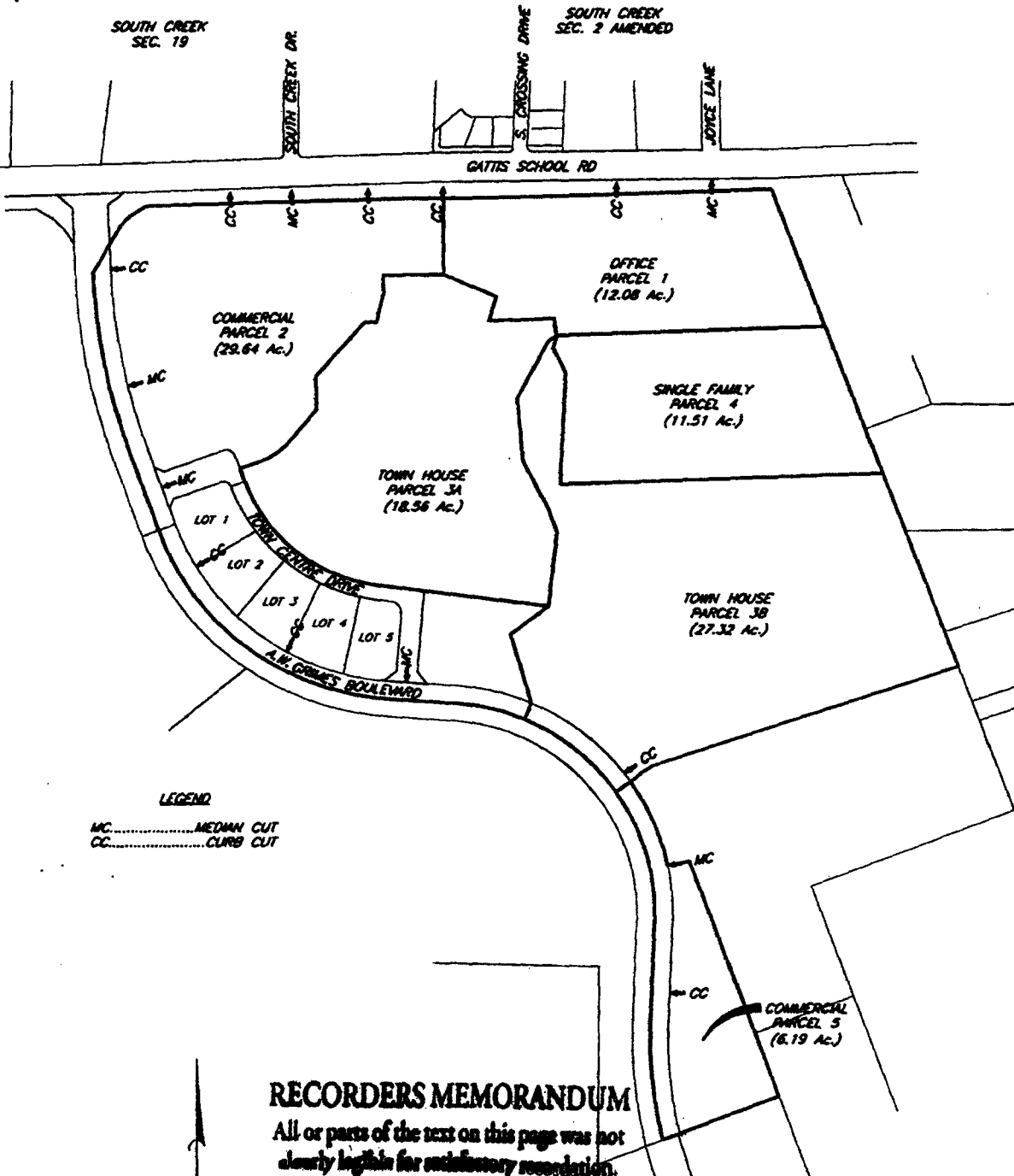
ATTEST:



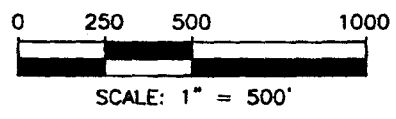
CHRISTINE R. MARTINEZ, City Secretary

PUD No. 56 Amendment





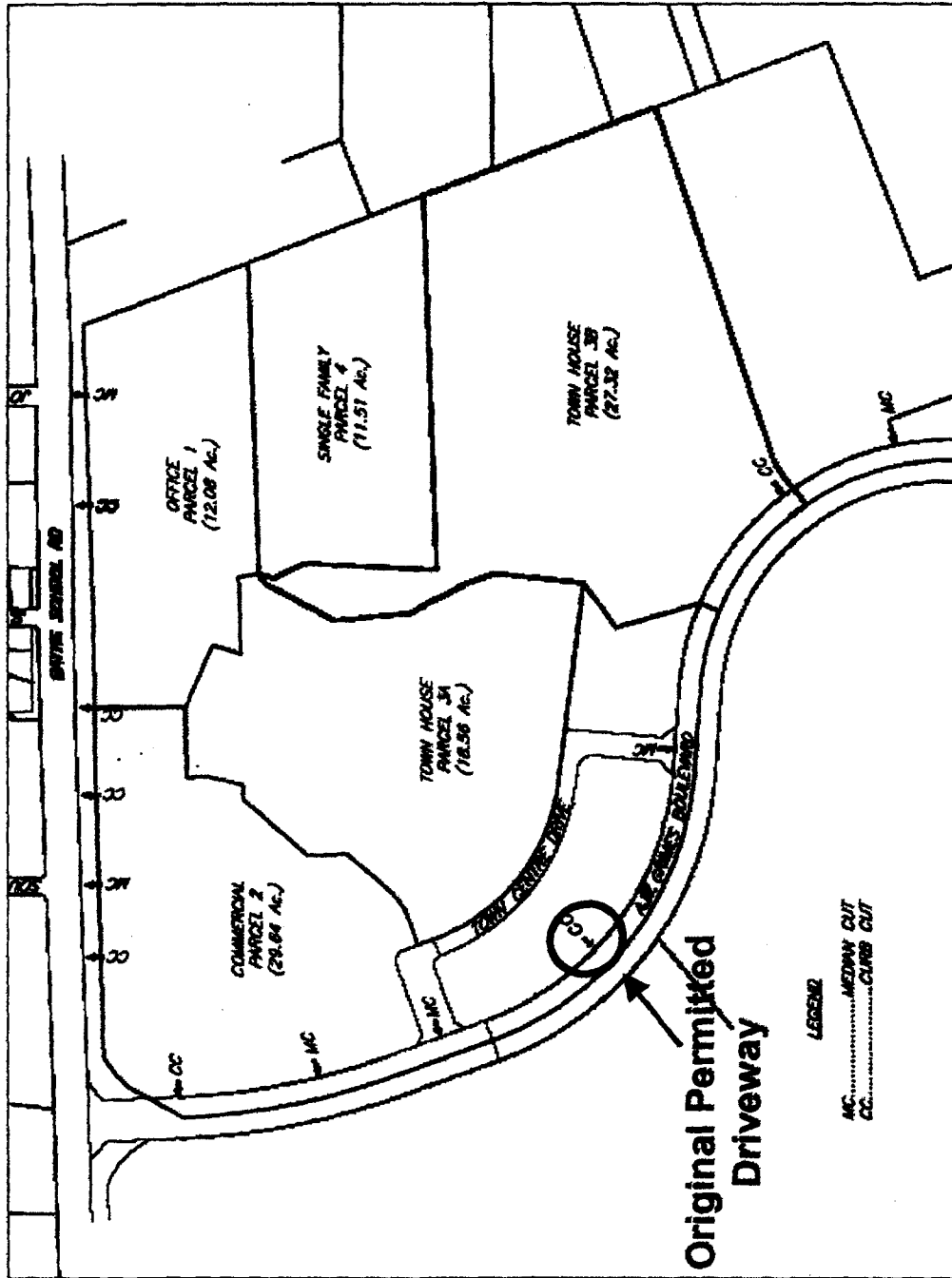
RECORDERS MEMORANDUM
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PROVIDENT REALTY ADVISORS PUD NO. 56		
EXHIBIT C REVISED DRIVEWAY ACCESS AND PARCEL LAYOUT		
JC JONES & CARTER, Inc. ENGINEERS • PLANNERS • SURVEYORS 805 Las Cimas Parkway, Suite 230 Austin, Texas 78746-5493 (512) 441-9493		
Exhibit C	Job No. A023-001	Date 9-1-05

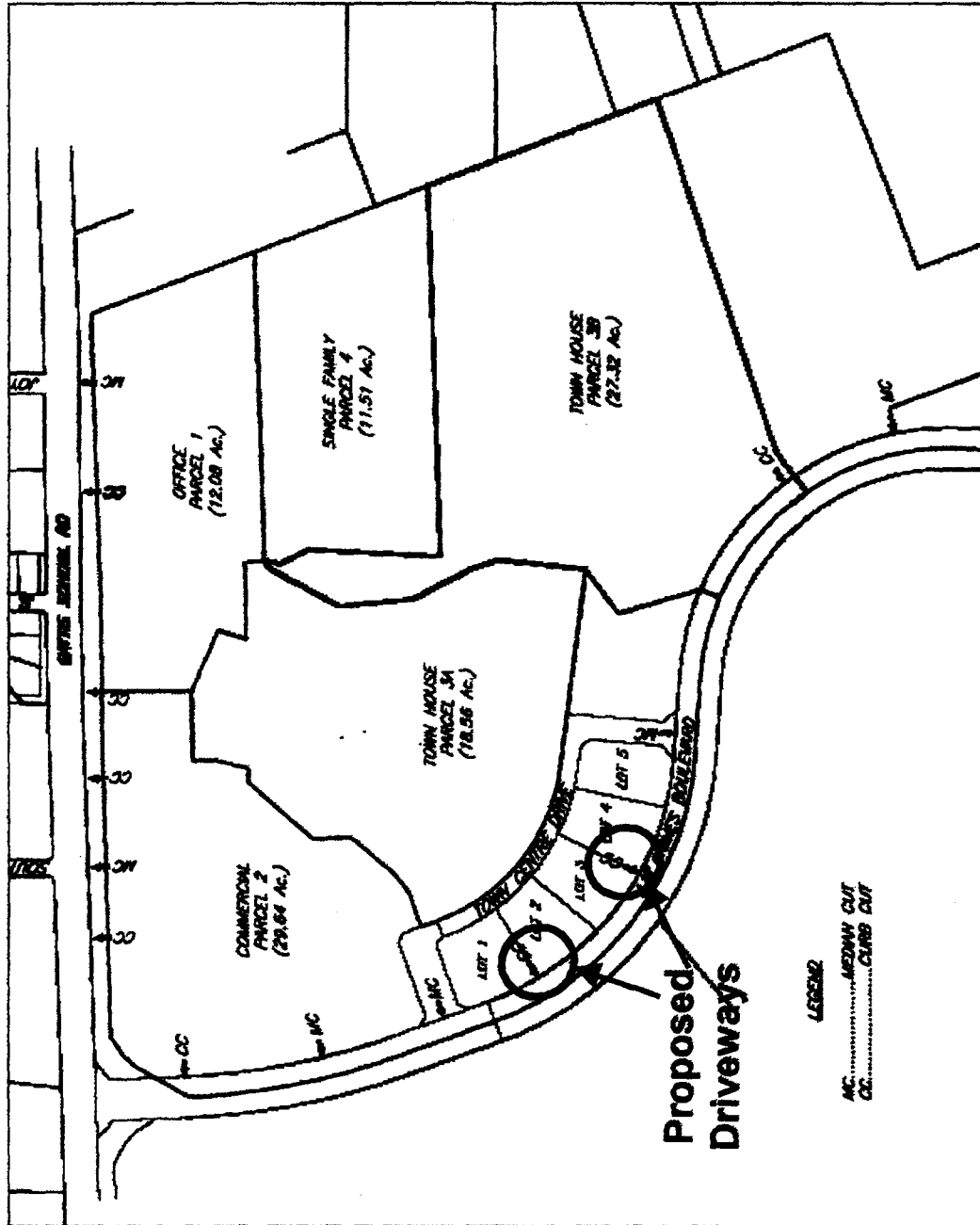
EXHIBIT "C"

Current Driveway Access



RECORDERS MEMORANDUM
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Proposed Driveway Access



RECORDERS MEMORANDUM
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Phasing Amendment

CURRENT:

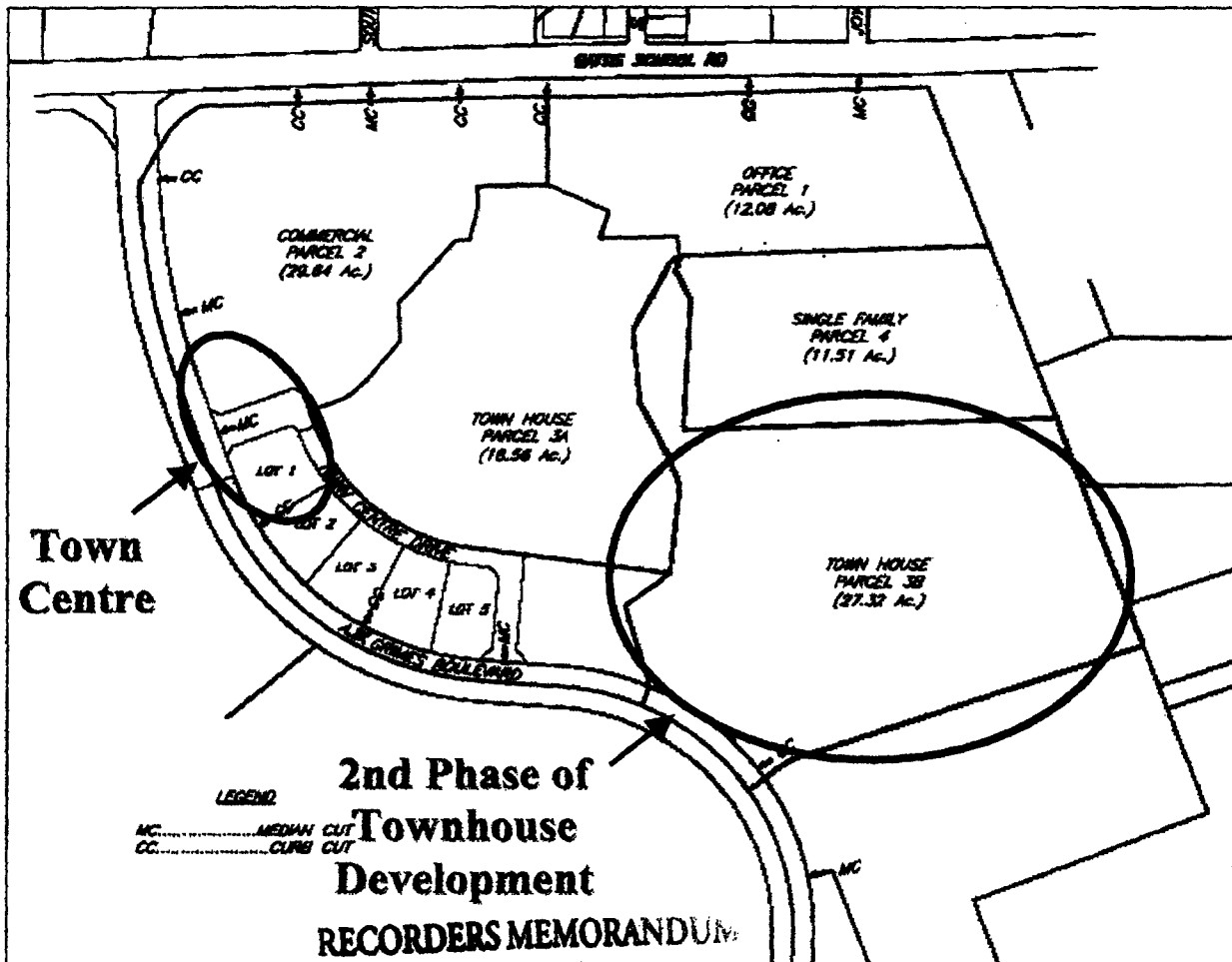
11.8 Phasing of Town Centre

The Town Centre shall be constructed prior to the construction of the fifth pad site including the fuel center or the second phase of townhouse development, whichever occurs first. The Town Centre may be constructed in phases.

PROPOSED:

11.8 Phasing of Town Centre

The Town Centre shall be constructed prior to the construction of the fifth pad site including the fuel center. The Town Centre may be constructed in phases.



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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2006003953

Nancy E. Rister

01/18/2006 11:03 AM

CARRILLO \$52.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

Please record & return to:

CITY OF ROUND ROCK
ADMINISTRATION
(4) 221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

Z-04-01-12-10B3
