



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

I, SARA L. WHITE, 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 of Round Rock and the attached is a true and correct copy of Ordinance No. Z-11-05-12-11A1 which amends Planned Unit Development (PUD) No. 56 zoning district to provide for a private elementary school on 3.017 acres of land located at the southeast corner of Gattis School Road and Joyce Lane This ordinance was approved and adopted by the Round Rock City Council at a regular meeting held on 12th day of May 2011 and recorded in the City Council Minute Book 59.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 13th day of May 2011.

SARA L. WHITE, TMRC, City Secretary



ORDINANCE NO. Z-11-05-12-11A1

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 II.10.1 OF THE DEVELOPMENT PLAN, AND EXHIBITS "A", "C" AND "D – DEVELOPMENT PARCEL 1" 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, on January 12, 2006, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-06-01-12-10B3, which amended Sections 10.3, 10.34 and Exhibits "C" and "D" of PUD No. 56, and

WHEREAS, the City of Round Rock has approved minor changes to PUD No. 56, which do not substantively or adversely change the plan, on six separate occasions, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Section II.10.1 of the Development Plan, Exhibit "A", Exhibit "C" and Exhibit "D – Development Parcel 1" 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 13th day of April, 2011, 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 May 2011, 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 46-92, 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 #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 II.10.1 of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-1-24-8B1, is hereby amended to read as follows:

10. DRIVEWAY ACCESS TO A.W. Grimes Boulevard and Gattis School Road

10.1 Parcel 1 (Office Tract), identified on **Exhibit "C"**, shall be permitted one driveway onto Gattis School Road. This access drive shall be located at the western boundary of Parcel 1 and shall provide a joint access drive with the most easterly drive permitted on Parcel 2. **Parcel 1** shall also have access to Gattis School Road from Joyce Lane. **Parcel 1-A**, identified on **Exhibit "C"**, shall have access to Joyce Lane only.

III.

That Exhibit "A" of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-1-24-8B1, is hereby amended to include the attached Exhibit "A-1 – Field Notes 3.017-Acre Tract", attached hereto and incorporated herein.

IV.

That Exhibit "C" of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-1-24-8B1 and amended in Ordinance No. Z-06-01-12-10B3 is hereby deleted and replaced with the attached Exhibit "C" attached hereto and incorporated herein.

V.

That Exhibit "D – Development Parcel 1" of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-1-24-8B1, is hereby amended to add the attached Exhibit "D – Development Parcel 1-A" attached hereto and incorporated herein.

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.

Alternative 1.

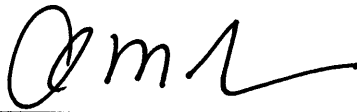
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 12th day of May, 2011.

Alternative 2.

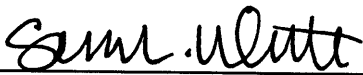
READ and APPROVED on first reading this the _____ day of _____, 2011.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2011.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:


SARA L. WHITE, City Secretary

EXHIBIT

"A-1"

**FIELD NOTES
3.017-ACRE TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A 105.508-ACRE TRACT (TRACT NO. ONE) AS CONVEYED TO TODAY PRA HICKERSON, L.P. BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2000049743 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found on the west line of the remainder of a 5.00-acre tract of land as conveyed to the Vernon L. Jakub and Janeth M. Jakub Revocable Living Trust by special warranty deed recorded in Document No. 2006000976 of the Official Public Records of Williamson County, Texas at the northeast corner of Lot 7, Block D, Enclave at Town Centre, Phase 1, a subdivision as recorded in Cabinet Z, Slide 30 of the Plat Records of Williamson County, Texas, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north line of said Block D, Enclave at Town Centre Phase 1, S88°07'59"W a distance of 386.98 feet to a ½" iron rod found on the east right-of-way line of Joyce Lane at the northwest corner of Lot 2, Block D, of said Enclave at Town Centre Phase 1 for the southwest corner of this tract;

THENCE, with the east right-of-way line of said Joyce Lane the following six (6) courses:

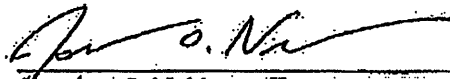
- 1) N02°16'08"W a distance of 88.99 feet to a ½" iron rod found at a point of curvature of a curve to the right;
- 2) Along said curve to the right an arc distance of 86.33 feet, having a radius of 370.00 feet, and a chord which bears N05°28'44"E a distance of 86.14 feet to a ½" iron rod found for corner;

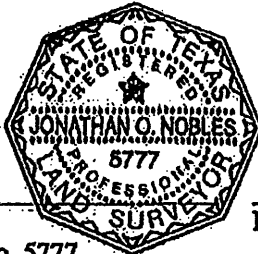
- 3) N11°29'28"E a distance of 174.30 feet to a ½" iron rod found with cap stamped G&R at a point of curvature of a curve to the left;
- 4) Along said curve to the left an arc distance of 100.14 feet, having a radius of 430.00 feet, and a chord which bears N04°31'51"E a distance of 99.91 feet to a ½" iron rod found with cap stamped G&R for corner;
- 5) N01°36'04"W a distance of 16.00 feet to a ½" iron rod found at a point of curvature of a curve to the right; and
- 6) Along said curve to the right an arc distance of 23.44 feet, having a radius of 15.00 feet, and a chord which bears N43°09'31"E a distance of 21.13 feet to a ½" iron rod found with cap stamped G&R on the south right-of-way line of Gattis School Road for the most northerly northwest corner of this tract;

THENCE, with the south right-of-way line of said Gattis School Road, N88°00'45"E a distance of 145.67 feet to a concrete monument found at the northeast corner of the remainder of the above described Today Pra Hickerson 105.508-acre tract for the northeast corner of this tract;

THENCE, with the west line of said Jakub Revocable Living Trust remainder tract, S20°59'08"E a distance of 502.23 feet to the POINT OF BEGINNING, and containing 3.017 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on July 24, 2009 under my supervision and are true and correct to the best of my knowledge. A Sketch accompanies this description.


 Jonathan O. Nobles
 Registered Professional Land Surveyor No. 5777



12/30/2010
 Date

Client: Challenger School
 Date: December 30, 2010
 Job No.: 0A023-029 500 / 0A023-027 551
 FB: 589/21, 609/15
 File: J:\Projects\A023 - Round Rock Town Centre\029 - Challenger School\Survey\Legal Desc\A023-029 3.017-FN.doc

SKETCH TO ACCOMPANY FIELD NOTES

SCALE 1" = 100'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C19	370.00'	86.33'	86.14'	N 05°28'44" E
		(86.39')	(86.20')	(N 04°49'04" E)
C20	430.00'	100.14'	99.91'	N 04°31'51" E
		(100.09')	(99.87')	(N 04°50'19" E)
C25	15.00'	23.44'	21.13'	N 43°09'31" E
		(23.55')	(21.21')	(N 43°08'55" E)

LINE TABLE

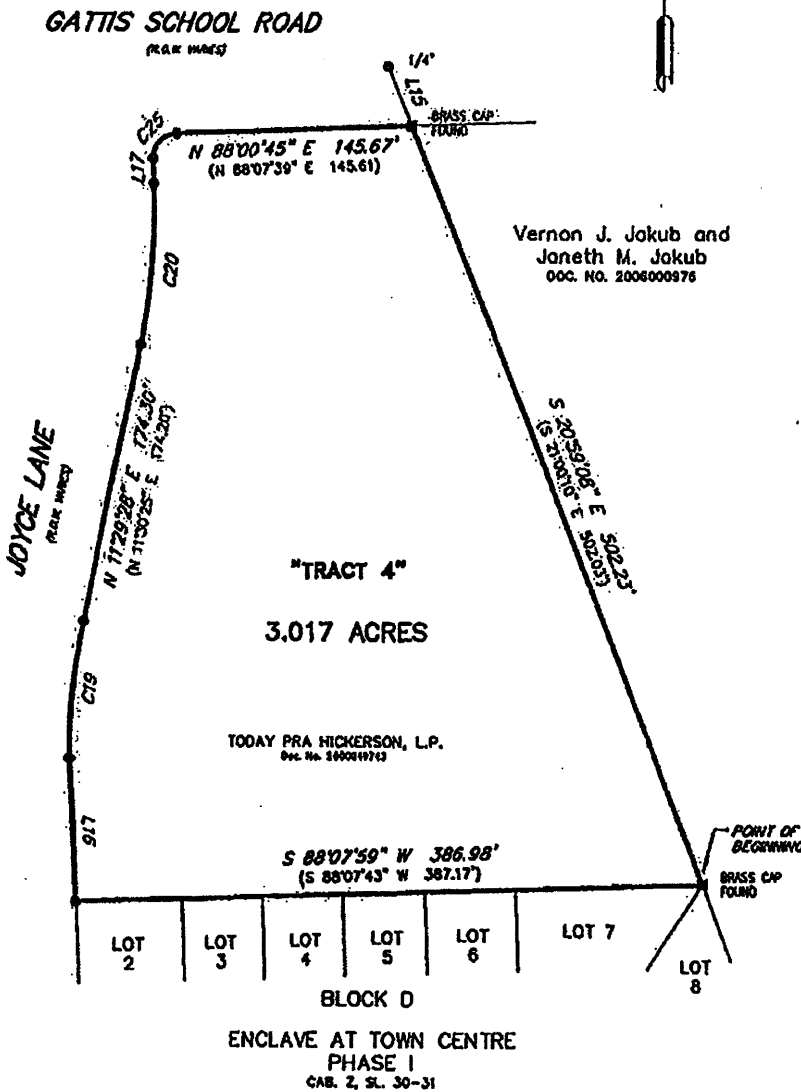
LINE	BEARING	DISTANCE
L15	N 21°20'38" W	39.31'
	(N 21°00'10" W)	(39.66')
L16	N 02°16'08" W	88.99'
	(N 01°52'17" W)	(89.05')
L17	N 01°36'04" W	16.00'
	(N 01°49'48" W)	(15.99')

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- CONCRETE MONUMENT FOUND (UNLESS NOTED)
- () RECORD INFORMATION

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.000117947



Client : Provident Realty Advisors, Inc.
Date : December 21, 2010
Office : J. Nobles, C. Whooahby, M. Conroy
Crew : J. Jones, S. Berger, M. Conroy, R. Meyer, B. Rigby
F.S. : 609/115, 608/32
Job No : 04023-027-00/001
Disk : J:\Projects\04023-027\Survey\Drawing Files\001\Zoning M & B Sketch.dwg
J:\Projects\04023-027\Survey\Point Files\04023-027.zfd

terra firma LAND SURVEYING

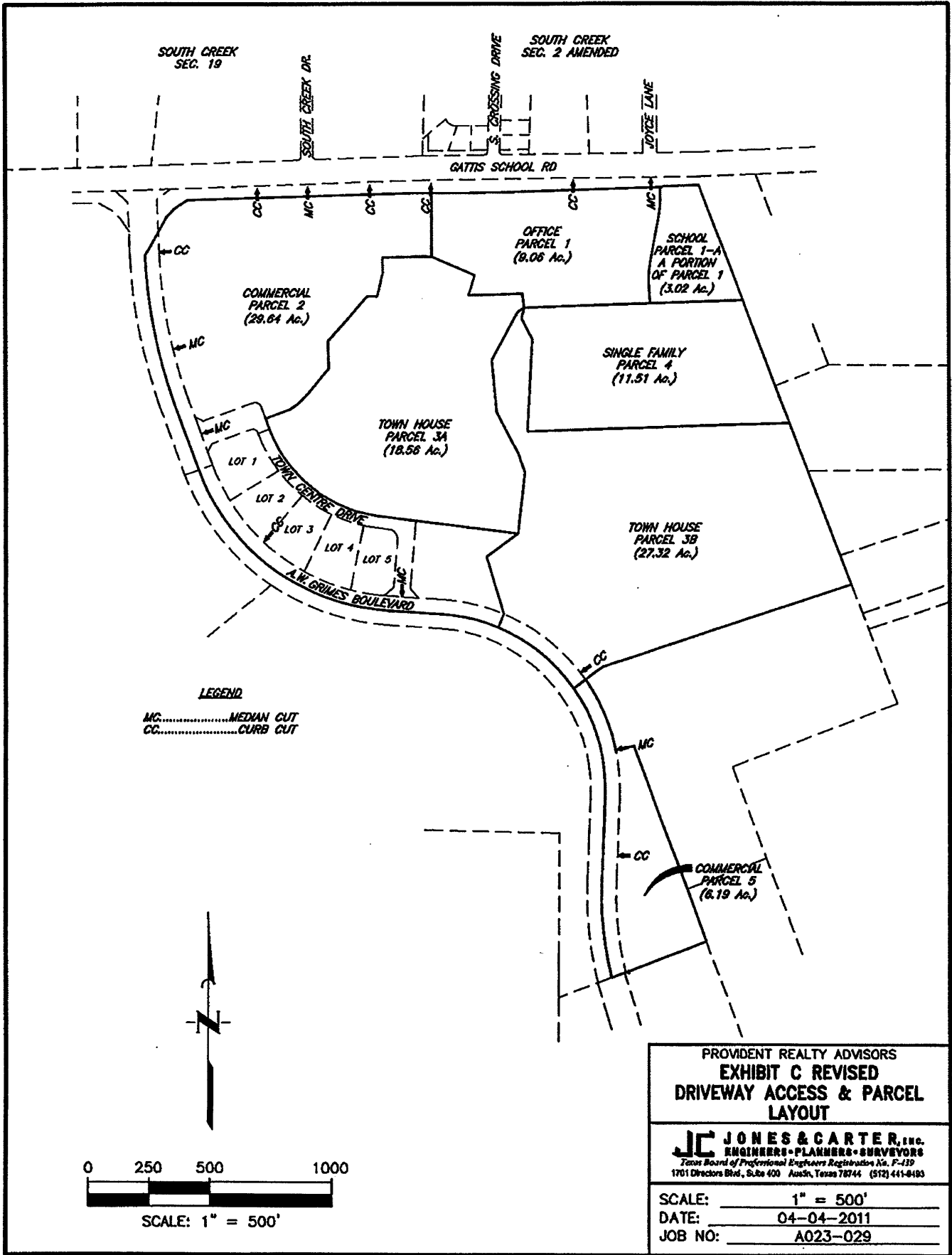


EXHIBIT "D - DEVELOPMENT PARCEL 1-A"

Private School

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Round Rock City Code, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 3.017 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A-1 - Field Notes 3.017-Acre Tract".

3. PERMITTED USES

3.1. The following uses are permitted. Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

- (1) Private School for elementary school students. The school is to operate with all-day and half-day sessions, utilizing two, three and five day per week programs. The building shall be limited to 16,000 square feet, with a capacity of 200 students.

4. DESIGN STANDARDS

4.1. The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the OF (Office) zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. All other Ordinances within the Code, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

4.3. For the purpose of establishing setbacks and compatibility buffer requirements, the abutting portion of PUD 56, Parcel 4 - Single Family, shall be considered SF (Single Family) zoned property.

4.4. All building elevations shall be one-hundred percent (100%) masonry, except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative

features and trim. Masonry shall mean brick, stone or stucco or such other similar quality material approved in writing by the Development Services Manager. Stucco shall not comprise more than fifty percent (50%) of the exterior finish.

- 4.5. All buildings shall require pitched roofs, with a minimum 6/12 pitch, for a minimum distance of 15 feet inward from all sides of the building. Flat roofs may be permitted for portions of the roof contained within the pitched roof sections provided they are sufficiently lower than the highest point of the pitched roof required to visually screen roof mounted mechanical equipment. All roof mounted mechanical elements must be visually screened from view from the public from a height that is five feet (5') above grade measured at the lot line of the site on which the building is located. Screening must be compatible with building design.
- 4.6. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Development Services Manager.
- 4.7. Any wall in excess of seventy-five feet (75') in length shall include off-sets approved by the Development Services Manager, to preclude a box design.
- 4.8. Setbacks shall be as follows:
 - (1) Minimum building setbacks from all public streets, identified in Exhibit "C" shall be thirty feet (30').
 - (2) Minimum building setbacks from all internal property lines shall be twenty-five feet (25'), with a reduction to fifteen feet (15') upon approval by the Fire Marshall when there is a joint-access fire line with an abutting property.

5. LANDSCAPE EASEMENTS & STREET TREES

5.1. In addition to the landscaping requirements of the OF (Office) district, located in Section 46-195 of the Code, as amended, the following shall apply:

- (1) Landscape Easements
 - (a) A thirty foot (30') wide landscape easement shall be provided adjacent to Gattis School Road, as identified on Exhibit 'C'.
 - (b) All areas located within these easements shall be used solely for the purpose of landscaping and sidewalks, except for driveways crossing the easement, lighting, monument signs, irrigation, entry features,

underground utilities, meters, utility structures and equipment required to provide utilities to the Property.

- (c) Surface drainage swales may be placed within these easements, provided they are approved by the Development Services Manager as part of a comprehensive landscape plan.
- (d) Drainage detention and water quality structures are prohibited in these easements.
- (e) Landscaping within these easements shall be credited against street yard landscape requirements.

(2) Street Trees

- (a) Street trees shall be planted within the landscape easement adjacent to Gattis School Road. Street trees shall be planted in compliance with the following criteria:
 - i. Large species trees with a minimum caliper size of 3.5 inches, planted no more than 40 feet apart.
- (b) Street trees shall comply with the following standards:
 - i. Avoid interference with street lights, signage and other features;
 - ii. No plantings in street intersection triangles, a minimum of 35 feet by 35 feet, as measured from the face of the curb;
 - iii. Planted no less than five feet (5') from underground utilities and fifteen feet (15') from underground utilities;
 - iv. Planted no less than five feet (5') from fire hydrants;
 - v. Planted no less than four feet (4') from the back of curb;
 - vi. Irrigated by a permanent automatic irrigation system;
- (c) The Owner shall submit a street tree planting plan with the submittal of a site plan for development on Parcel 1-A, as identified on Exhibit 'C'.
- (d) Street trees and their associated irrigation system along Gattis School Road shall be installed to the satisfaction of the Development Services Manager prior to the issuance of a Certificate of Occupancy for any development on Development Parcel 1-A, as identified on Exhibit 'C'.

- (e) A fiscal maintenance guarantee shall be provided by the Owner, providing for replacement of the street trees and repair of the irrigation systems for a period of two years. The Development Services Manager shall have the authority to identify all trees or other plant materials which require replacement. The fiscal guarantee shall be extended for one year for plants that are replaced.
- (f) A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

6. DRIVEWAYS AND DRIVEWAY THROAT LENGTH

- 6.1. No driveways will be permitted from the Property onto Gattis School Road.
- 6.2. Driveway throat lengths for Joyce Lane driveways shall be subject to the approval of the Director of Infrastructure or his designee.

7. TRANSPORTATION

- 7.1. A Traffic Impact Analysis (TIA) for this site has been approved by the City. The TIA identified that a right turn lane to Joyce Lane will be required on Gattis School Road as a result of this development. The TIA also indicates that the Owner's pro rata share of this improvement is 40% of the total cost (including but not limited to engineering, construction, utility relocation, environmental, right of way acquisition, etc.). Prior to site plan permitting, a cost participation agreement between the Owner and the City, detailing the Owner's share of the right turn lane improvements, must be in executed.

8. GENERAL PLAN 2010

This Development Plan amends the Round Rock General Plan 2020, which was adopted on July 22, 2010.

9. DEVELOPMENT PROCESS

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval. Utility, drainage and other infrastructure information required by the Code are not approved with the approval of this Plan. Subsequent review and approval by the City of this infrastructure information shall be necessary. As required by City Code, the Owner shall be required to complete the remaining steps in the City's development process. This may include subdivision platting and site plan review. The subdivision platting process includes

a Preliminary Plat and a Final Plat. A site development plan must be approved. No site development plan approval on the Property shall be granted until a Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Services Office.

10. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. This requirement shall not apply to existing overhead lines.

Ordinance No. Z-11-05-12-11A1

Amending PUD No. 56

AFTER RECORDING, PLEASE RETURN TO:

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

(3)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2011031403

Nancy E. Rister

05/16/2011 09:51 AM

CPHELPS \$72.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS



City Council Agenda Summary Sheet

Agenda Item No.	11A1.
Agenda Caption:	Consider an ordinance amending the Planned Unit Development No. 56 zoning district to provide for a private elementary school on 3.017 acres of land located at the southeast corner of Gattis School Road and Joyce Lane. (First Reading)
Meeting Date:	May 12, 2011
Department:	Planning and Community Development
Staff Person making presentation:	Peter Wysocki, AICP, Planning and Community Development Director Clyde von Rosenberg, AICP, Sr. Planner

Item Summary:

Planned Unit Development (PUD) 56 was approved in 2002 and amended in 2006. It applies to 106.55 acres of land and includes commercial, office and residential land uses. The 3.017 acre amendment area is within a 13.58 acre parcel designated for office uses and it is adjacent on the south to a residential area. Office uses and elementary schools are both compatible with residential land uses, making the site appropriate for an elementary school. A Traffic Impact Analysis (TIA) was completed for the proposed private school and it determined that the owner of the property should be responsible for 40% of the cost of a right turn lane from Gattis School Road to Joyce Lane.

The school will be limited to elementary students, operating with all-day and half-day sessions, utilizing two, three and five day per week programs. The building shall be limited to 16,000 square feet, with a capacity of 200 students. The development standards for the private school will generally meet the OF (Office) district requirements established in the Zoning Code. Specific standards in PUD 56 which exceed these requirements include: (1) brick or stone building exteriors, with a maximum of 50% stucco; (2) pitched roof requirement; (3) street trees required along Gattis School Road; (4) front building setbacks of 30 feet from the street and 25 feet from internal property lines.

Strategic Plan Relevance:

Cost:

Source of Funds:

Date of Public Hearing (if required): April 13, 2011 at Planning and Zoning / May 12, 2011 at City Council

Recommended Action: Approval - The Planning and Zoning Commission recommended approval of the proposed zoning change at their April 13, 2011 meeting.