



**ADMINISTRATIVE AMENDMENT TO PUD 56 (RANDALL'S TOWN CENTER)  
AMENDMENT NO. 9**

October 1, 2013

Mac Pike  
The Retreat Partners L.P.  
89 Rainey Street  
Austin, TX 78701

*RE: Administrative Amendment to PUD 56 for Parcel 3A – Townhouse  
Development Standards*

Dear Mr. Pike:

Further to your request for an administrative modification of the PUD 56 (Randall's Town Center), the following changes to the PUD are made, as provided for by Article II, Section 16.1 of the Agreement and Development Plan.

- **Section 1.0 – Permitted Uses, Exhibit “D” – Development Standards, Development Parcel “3A” – Townhouse Development Parcels**, shall be administratively modified to read:

1. *PERMITTED USES: The following principal uses are permitted:*

1.1. *A maximum of two-hundred (200) residential dwelling units, including:*

a) *Townhouse residential dwelling units, together with accompanying recreational amenities.*

1) *Townhouse residential dwelling units shall be defined as one or more dwelling units, either attached or detached, with any associated common areas.*

2) *No Townhouse residential dwelling units may be constructed on top of any other dwelling units provided however, this does not prevent portions of any such two story dwelling unit(s) from partially encroaching over the top of or below another unit.*

3) *The garage requirement of Section 46-139(d) for single unit townhomes shall not apply. Garages do not have to be located so as to face an alley.*

4) *All aspects not specifically covered by this Plan shall be*

**ADMINISTRATIVE AMENDMENT TO PUD 56 (RANDALL'S TOWN CENTER)**  
**AMENDMENT NO. 9**

*regulated by the TH (Townhome) 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.*

b) *Senior independent living, assisted living or nursing homes licensed by the State of Texas.*

*1) Senior housing shall be restricted to persons 55 years or older or those who qualify for a HUD exemption from the prohibition against familial status discrimination under the Fair Housing Act.*

*2) A residential dwelling unit shall include individual independent living units, assisted living units or a room in a nursing home.*

*3) All aspects not specifically covered by this Plan shall be regulated by the SR (Senior) 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.*

1.2. *Any use permitted on Parcel 2, in accordance with the standards set forth for development in Exhibit "D" – Development Standards – Development Parcels "2" and "5" – Commercial Development Parcels. All aspects not specifically covered by this Plan shall be regulated by the C-1 (General Commercial) 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.*

- **Section 4.1.3 – Building Setbacks of Exhibit "D" – Development Standards, Development Parcel "3A" – Townhouse Development Parcels**, shall be amended to read:

*4.1.3 Minimum building setbacks from all internal property lines shall be ten (10) feet.*

ADMINISTRATIVE AMENDMENT TO PUD 56 (RANDALL'S TOWN CENTER)  
AMENDMENT NO. 9

Sincerely,



Brad Wiseman, AICP, Director  
Planning and Development Services



Charles Crossfield  
City Attorney

THE STATE OF TEXAS §

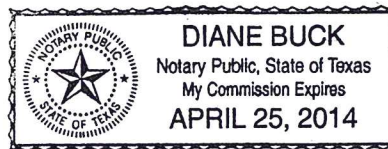
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Brad Wiseman, known to me to be the person whose name is subscribed to the foregoing instrument as the ~~Assistant~~ Director of Planning of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8<sup>th</sup> day of OCTOBER, 2013.



Notary Public Signature  
State of Texas



ADMINISTRATIVE AMENDMENT TO PUD 56 (RANDALL'S TOWN CENTER)  
AMENDMENT NO. 9

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Charles Crossfield known to me to be the person whose name is subscribed to the foregoing instrument as the ~~Development Services Manager~~ of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

→ City Attorney

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7<sup>th</sup> day of OCTOBER, 2013.

Diane Buck  
Notary Public Signature  
State of Texas



AGREED TO BY OWNER:

The Retreat Partners, L.P.

By: [Signature]  
Mac Pike  
The Retreat Partners, L.P.  
Authorized Representative

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Mac Pike, known to me to be the person whose name is subscribed to the foregoing instrument as the President, Hickerson Round Rock Land, L.P., and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3<sup>rd</sup> day of OCTOBER, 2013.

Carl Boynton Johnson, Jr.  
Notary Public Signature  
State of Texas



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS 2013097326**

*Nancy E. Rister*

10/10/2013 03:25 PM

DPEREZ \$33.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

OFFICE OF THE COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS  
10/10/2013 03:25 PM  
DPEREZ \$33.00



CITY OF ROUND ROCK  
221 EAST MAIN STREET  
ROUND ROCK, TX 78664

