



THE STATE OF TEXAS \*

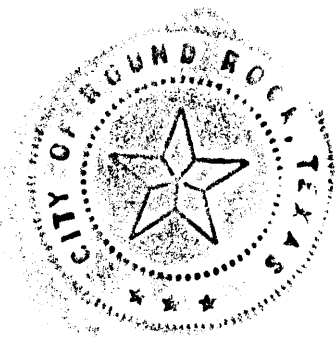
COUNTY OF WILLIAMSON \*

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-11-08-25-8A1 which approves Amendment No. 4 to the Planned Unit Development (PUD) No. 59. This ordinance was approved and adopted by the Round Rock City Council at a regular meeting held on 25<sup>th</sup> day of August 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 26<sup>th</sup> day of August 2011.

SARA L. WHITE, TRMC, City Secretary



ORDINANCE NO. Z-11-08-25-8A1

**AN ORDINANCE AMENDING ORDINANCE NO. Z-05-05-26-11D3, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON MAY 26, 2005, BY AMENDING EXHIBITS "C", "C-1", AND "D-1", AND THE LIST OF EXHIBITS, AND BY ADDING EXHIBITS "C-1A" AND "K" TO THE DEVELOPMENT PLAN OF PUD NO. 59, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on May 26, 2005, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-05-05-26-11D3, which established PUD No. 59, and

**WHEREAS**, the City and Chandler IH 35 Retail, Ltd. ("Owner") agreed to an Administrative Amendment (Amendment No. 1), as defined in Section 13.1 of PUD No. 59, such amendment filed as Document No. 2005043038 with the County Clerk of Williamson County, Texas, and

**WHEREAS**, the City and Chandler IH 35 Retail, Ltd. ("Owner") agreed to an Administrative Amendment (Amendment No. 2), as defined in Section 13.1 of PUD No. 59, such amendment filed as Document No. 2006005772 with the County Clerk of Williamson County, Texas, and

**WHEREAS**, on December 16, 2010, the City Council of the City of Round Rock, Texas, adopted Ordinance No. G-10-12-16-9B1 which further amended PUD No. 59, and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Exhibits "C", "C-1", and "D-1", and the List of Exhibits, and to add Exhibits "C-1A" and "K" to the Development Plan of PUD No. 59, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-05-05-26-11D3 on the 27th day of July, 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-05-05-26-11D3 be amended, and

**WHEREAS**, on the 11th day of August, 2011, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-05-05-26-11D3, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. Z-05-05-26-11D3 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 46-106, 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 #59 meets the following goals and objectives:

- (1) The amendment to P.U.D. #59 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #59 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #59 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 the List of Exhibits as approved in Ordinance No. Z-05-05-26-11D3 and amended in Ordinance No. G-10-12-16-9B1 for PUD No. 59 is hereby deleted in its entirety, and replaced with the new List of Exhibits, attached hereto and incorporated herein.

**III.**

That Exhibit "C" as approved in Ordinance No. Z-05-05-26-11D3 and amended in Ordinance No. G-10-12-16-9B1 for PUD No. 59 is hereby deleted in its entirety and replaced with new Exhibit "C", attached hereto and incorporated herein.

**IV.**

That Exhibits "C-1" and "D-1" as approved in Ordinance No. Z-05-05-26-11D3 for PUD No. 59 are hereby deleted in their entirety and replaced with new Exhibits "C-1" and "D-1", attached hereto and incorporated herein.

**V.**

That Exhibits "C-1A" and "K", as attached hereto and incorporated herein, are added to the Development Plan of PUD No. 59.

**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 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 25<sup>th</sup> day of August, 2011.

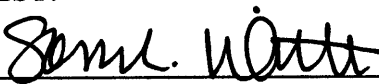
Alternative 2.

**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

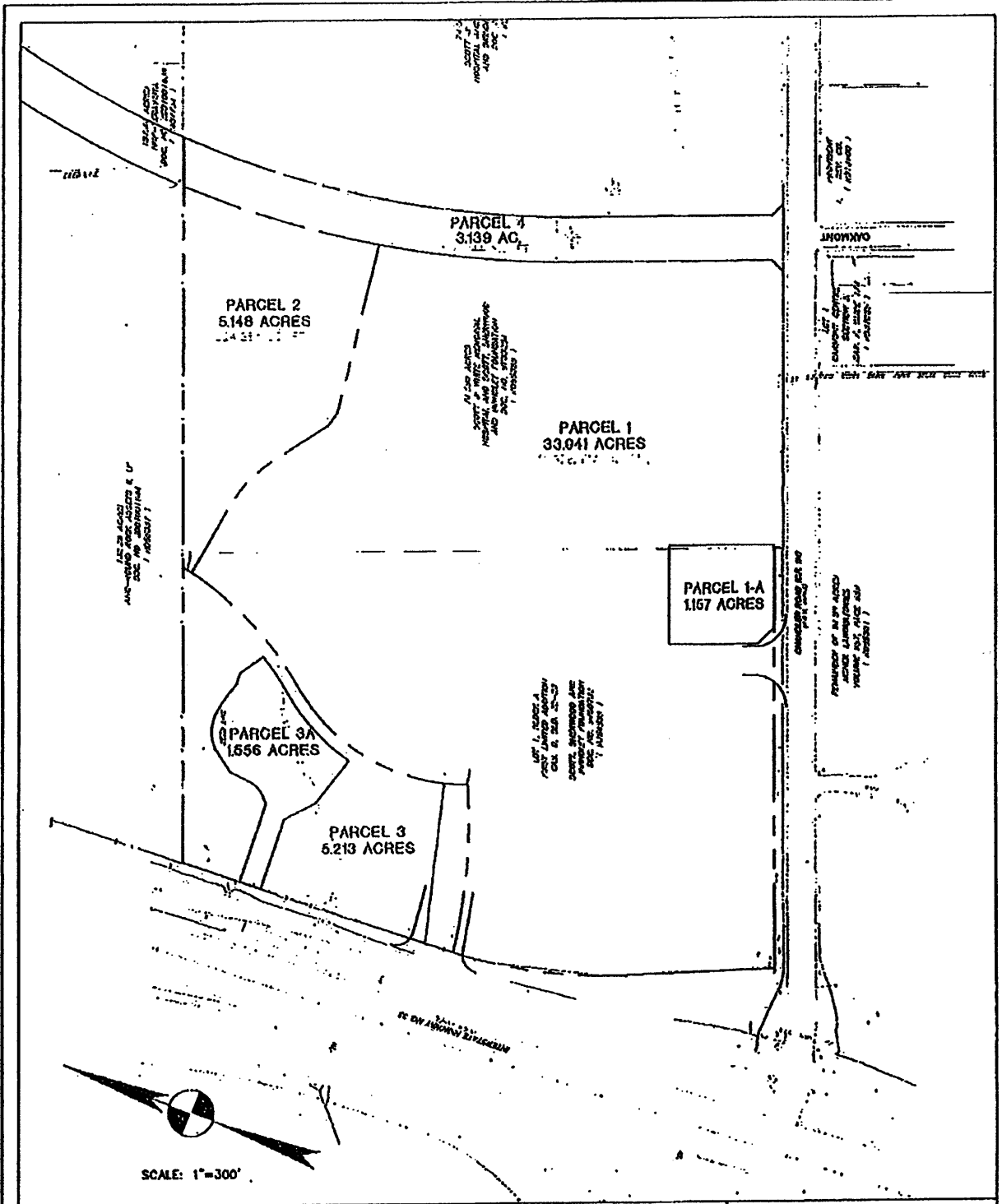
ATTEST:

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

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Metes and Bounds Description of Property
Exhibit "B"	Lien Holder Consent
Exhibit "C"	Development Parcels
Exhibit "C-1"	Metes and Bounds Description of Parcel 1
Exhibit "C-1A"	Metes and Bounds Description of Parcel 1-A
Exhibit "C-2"	Metes and Bounds Description of Parcel 2
Exhibit "C-3"	Metes and Bounds Description of Parcel 3
Exhibit "C-3A"	Legal Description of Parcel 3-A
Exhibit "C-4"	Metes and Bounds Description of Oakmont Drive
Exhibit "D-1"	Uses and Development Standards for Parcel 1
Exhibit "D-2"	Uses and Development Standards for Parcel 2
Exhibit "D-3"	Uses and Development Standards for Parcel 3
Exhibit "E"	Reserved
Exhibit "F-1"	Streetscape (Plan View)
Exhibit "F-2"	Streetscape (Profile View)
Exhibit "G"	Architecture
Exhibit "H"	Right of Way and Easement Locations
Exhibit "I"	Theater / Cinema Design and Signage
Exhibit "J"	Parcel 3A Landscape Buffer
Exhibit "K"	Parcel 1-A Building Elevations

**EXHIBIT**  
**"C"**



<p><b>b Bury+Partners</b> ENGINEERING SOLUTIONS 821 West Sixth Street, Suite 800 Austin, Texas 78701 Tel. (512)538-0311 Fax (512)538-0325 TBPZ Registration Number 7-1043 BuryPartners, Inc. © Copyright 2010</p>	<p><b>CHANDLER/1-35 RETAIL, LTD.</b> <b>PUD #59</b></p>	<p><b>DEVELOPMENT PARCELS</b> <b>EXHIBIT C</b></p>
	<p><b>BARSHOP &amp; OLES</b></p>	
<p>DATE: Jul 19, 2011</p>	<p>SCALE: 1"=300'</p>	<p>DRAWN BY: PSD</p>
<p>PROJECT No.: 100716-10001</p>		<p>c:\100716\10001\EXHIBITS\100716 Parcels C-3 EXH01</p>

**RECORDERS MEMORANDUM**  
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**EXHIBIT**

**"C-1"**

**EXHIBIT "C-1"**

**METES AND BOUNDS DESCRIPTION OF PARCEL 1**

33.941 ACRES, CONTAINING 35.098 ACRES OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, AS FURTHER DESCRIBED IN THE ATTACHED, SAVE AND EXCEPT THE 1.157 ACRE LOT 4A, BLOCK A OF THE REPLAT OF THE CHANDLER ROAD RETAIL SUBDIVISION, SECTION 1



35.098 ACRES  
SCOTT & WHITE TRACT  
BARSHOP & OLES

FN. NO. 05-083 (CAG)  
FEBRUARY 5, 2005  
BPI JOB NO. 392-37

DESCRIPTION

OF A 35.098 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 74.590 ACRE TRACT OF LAND CONVEYED TO SCOTT & WHITE MEMORIAL HOSPITAL AND SCOTT, SHERWOOD AND BRINDLEY FOUNDATION BY DEED OF RECORD IN DOCUMENT NO. 9733254 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK A, FIRST LIMITED ADDITION, A SUBDIVISION OF RECORD IN CABINET O, SLIDES 22-23 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 35.098 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the easterly right-of-way line of Interstate Highway 35 (R.O.W. varies) and the northerly right-of-way line of Chandler Road (R.O.W. varies), being the southwesterly corner of said Lot 1 and hereof;

THENCE, leaving the northerly right-of-way line of Chandler Road, along the easterly line of Interstate Highway 35, being a portion of the westerly line of said Lot 1, for a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) N22°52'19"W, a distance of 330.08 feet to a concrete highway monument found, being the point of curvature of a curve to the right;
- 2) Along said curve to the right having a radius of 1095.90 feet, a central angle of 20°18'17", an arc distance of 388.37 feet and a chord which bears N12°45'48"W, a distance of 386.34 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the left, from which a concrete highway monument found for the end of said curve in the easterly line of Interstate Highway 35 bears with the arc of said curve N02°19'58"W, a chord distance of 10.64 feet;

FN 05-083 (CAG)  
FEBRUARY 5, 2005  
Page 2 of 4

THENCE, leaving the easterly right-of-way line of Interstate Highway 35, over and across said Lot 1, and over and across said 74.590 acre tract, for the northerly line hereof, the following nine (9) courses and distances:

- 1) Along said non-tangent curve to the left having a radius of 1274.94 feet, a central angle of  $16^{\circ}53'49''$ , an arc length of 375.99 feet and a chord which bears  $N74^{\circ}20'15''E$ , a distance of 374.62 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2)  $N20^{\circ}43'21''W$ , a distance of 2.86 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the right;
- 3) Along said curve to the right having a radius of 430.00 feet, a central angle of  $60^{\circ}13'28''$ , an arc length of 451.98 feet, and a chord which bears  $N09^{\circ}23'23''E$ , a distance of 431.46 feet to a 1/2 inch iron rod with cap set for the point of curvature of a reverse curve to the left;
- 4) Along said reverse curve to the left having a radius of 770.00 feet, a central angle of  $26^{\circ}45'31''$ , an arc length of 359.61 feet, and a chord which bears  $N26^{\circ}07'22''E$ , a distance of 356.35 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 5)  $S80^{\circ}00'18''E$ , a distance of 182.14 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the right;
- 6) Along said curve to the right having a radius of 260.25 feet, a central angle of  $27^{\circ}15'46''$ , an arc length of 123.83 feet, and a chord which bears  $S66^{\circ}22'25''E$ , a distance of 122.67 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 7)  $S52^{\circ}44'31''E$ , a distance of 153.59 feet to a 1/2 inch iron rod with cap set for an angle point;
- 8)  $S74^{\circ}43'22''E$ , a distance of 33.11 feet to a 1/2 inch iron rod with cap set for an angle point;

- 9) N83°17'48"E, a distance of 382.83 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the left, being in the westerly right-of-way line of future Oakmont Drive (100' R.O.W.);

THENCE, continuing over and across said 74.590 acre tract, along the westerly right-of-way line of future Oakmont Drive for the easterly line hereof, the following two (2) courses and distances:

- 1) Along said non-tangent curve to the left, having a radius of 2300.00 feet, a central angle of 10°57'26", an arc length of 439.86 feet, and a chord which bears S15°13'28"E, a distance of 439.19 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 2) S20°42'11"E, a distance of 436.23 feet to a 1/2 inch iron rod with cap set for an angle point in the westerly line hereof;

THENCE, S24°17'06"W, along a right-of-way cutback at the intersection of future Oakmont Drive and Chandler Road, a distance of 35.36 feet to a 1/2 inch iron rod with cap set for the southeasterly corner hereof, being in the northerly right-of-way line of Chandler Road, from which a 1/2 inch iron rod found for the common southerly corner of said 74.590 acre tract and that certain 107.44 acre tract of land conveyed to NNP-Teravista LP by deed of record in Document No. 2001001639 of the Official Public Records of Williamson County, Texas bears N69°17'01"E, a distance of 1725.90 feet;

THENCE, along the northerly line of Chandler Road, being the southerly and a portion of the westerly line of said 74.590 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:


- 1) S69°17'01"W, a distance of 613.18 feet to a cotton gin spindle found for an angle point;
- 2) N20°43'37"W, a distance of 20.06 feet to a 1/2 inch iron rod found, being the southeasterly corner of said Lot 1;

FN 05-083 (CAG)  
FEBRUARY 5, 2005  
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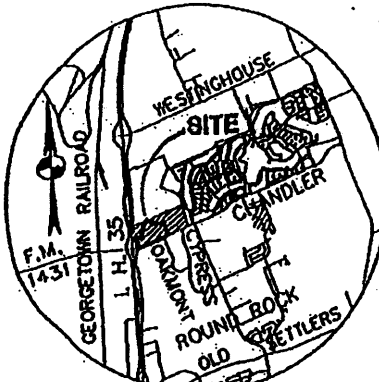
THENCE, S69°17'30"W, leaving the westerly line of said 74.590 acre tract, continuing along the northerly line of Chandler Road, being the southerly line of said Lot 1 for a portion of the southerly line hereof, a distance of 934.24 feet to the POINT OF BEGINNING, containing an area of 35.098 acres (1,528,877 sq. ft.) of land, more or less, within these metes and bounds.

BEARING BASIS: REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF GEORGETOWN MONUMENTATION NETWORK

BURY+PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD  
SUITE 200  
AUSTIN, TEXAS 78746

  
2/5/05  
JOHN T. BILNOSKI, R.P.L.S.  
NO. 4998  
STATE OF TEXAS





VICINITY MAP  
N.T.S.

**LINE TABLE**

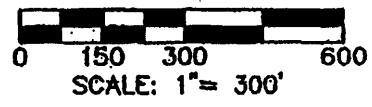
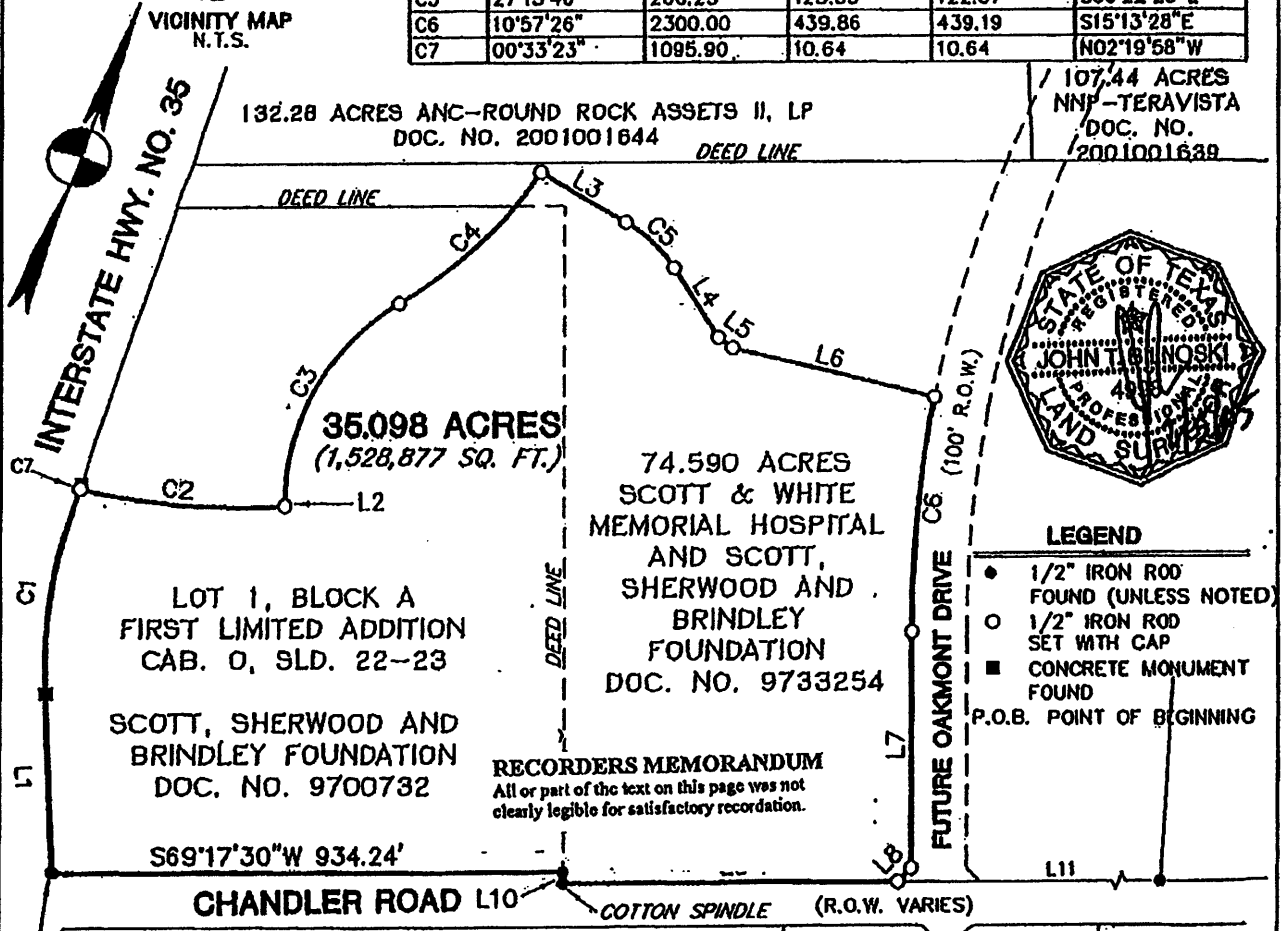
No.	Bearing	Distance
L1	N22°52'19"W	330.08'
L2	N20°43'21"W	2.86'
L3	S80°00'18"E	182.14'
L4	S52°44'31"E	153.59'
L5	S74°43'22"E	33.11'
L6	N83°17'48"E	382.83'

**LINE TABLE**

No.	Bearing	Distance
L7	S20°42'11"E	436.23'
L8	S24°17'06"W	35.36'
L9	S89°17'01"W	613.18'
L10	N20°43'37"W	20.06'
L11	N69°17'01"E	1725.90'

**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°18'17"	1095.90	388.37	386.34	N12°45'48"W
C2	16°53'49"	1274.94	375.99	374.62	N74°20'15"E
C3	60°13'28"	430.00	451.98	431.46	N09°23'23"E
C4	26°45'31"	770.00	359.61	356.35	N26°07'22"E
C5	27°15'46"	260.25	123.83	122.67	S66°22'25"E
C6	10°57'26"	2300.00	439.86	439.19	S15°13'28"E
C7	00°33'23"	1095.90	10.64	10.64	N02°19'58"W



MCNEIL CONSUMER PRODUCTS CO.  
VOL. 657, PG. 659

LOT 1 OAKMONT CENTRE SEC. 2

PROVIDENT DEV. CO.

LOT 1 OAKMONT CENTRE SEC. 4

**BARSHOP & OLES**

**Bury+Partners**  
Consulting Engineers and Surveyors  
Austin, Texas Tel 612/358-0911 Fax 612/358-0255  
Surveyors License No. 0000000000

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF 35,098 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 74,590 ACRE TRACT OF LAND CONVEYED TO SCOTT AND WHITE MEMORIAL HOSPITAL AND SCOTT, SHERWOOD AND BRINDLEY FOUNDATION BY DEED OF RECORD IN DOCUMENT NO. 9733254 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK A, FIRST LIMITED ADDITION, A SUBDIVISION OF RECORD IN CABINET O, SLIDES 22-23 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

**EXHIBIT**

**"C-1A"**

**EXHIBIT "C-1A"**

**DESCRIPTION OF PARCEL 1-A**

THE 1.157 ACRE LOT 4A, BLOCK A OF THE REPLAT OF THE CHANDLER ROAD RETAIL  
SUBDIVISION, SECTION ONE, WILLIAMSON COUNTY, TEXAS, CABINET DD, SLIDE 72-73,  
DOCUMENT NO. 2007028499







**EXHIBIT D-1****Uses and Development Standards for Parcel 1 and Parcel 1-A**

In accordance with Chapter 46-156 of the Round Rock Code of Ordinances, as amended, the following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 1 and Parcel 1-A on the Parcel Map, attached to this ordinance as Exhibit "C", and further described by metes and bounds in Exhibit "C-1" and Exhibit "C-1A". Unless otherwise defined, all terms used shall correspond to the definitions in the City of Round Rock Code of Ordinances, as amended.

**1. PERMITTED USES - Parcel 1**

1.1. The following principal uses are permitted:

- (a) Grocery Stores (within a structure containing at least 125,000 square feet)
- (b) Except as described in Section 1.2 below, Retail Sales and Services shall be limited to the following:
  - (i) Florist
  - (ii) Cleaners (drop-off and pick-up only)
  - (iii) Hair Salon
  - (iv) Alteration Shop (Tailor)
  - (v) Copy Business Center
- (c) Bank (including off-site cash machines). This includes banks, savings and loans, and credit unions.
- (d) Indoor Entertainment Activities (provided such activities shall be limited to an operation which includes both a mix of entertainment activities and food and beverage service).
- (e) Eating Establishments, excluding drive through services (except that a "to go" window shall be permitted for a sit down restaurant)
- (f) Drive through services for a bank or pharmacy
- (g) Outdoor Entertainment (this use shall be limited only to an outdoor music venue)
- (h) Theater/Cinema
- (i) Bars/Pubs/Taverns, which is the use of a site for the retail sale of alcoholic beverages for consumption on premises
- (j) Hotel
- (k) Conference Center
- (l) Fire or Police Station
- (m) Visitor Center, which is the use of a site for the provision of information to the public regarding a development, project, or the surrounding community, as well as related activities, events, programs and tourist locations.

- (n) Wireless Transmission Facility, Stealth
- (o) Wireless Transmission Facility, Attached
- (p) Park, Private
- (q) Park, Linear/Linkage
- (r) Park, Community
- (s) Park, Neighborhood
- (t) Park, Regional/Metropolitan

1.2. The following Retail Sales and Service uses are permitted in a building which faces Chandler Road or Oakmont Drive, so long as the aggregate square footage of these uses does not exceed 10,000 square feet at any time:

- (a) Dental Service
- (b) Shoe Repair
- (c) Real Estate Office
- (d) Day Spa
- (e) Travel Agency
- (f) Dance Studio
- (g) Private Postal Service
- (h) Jewelry Repair
- (i) Weight Loss Center
- (j) Dental Service
- (k) Chiropractor
- (l) Educational Learning Center
- (m) Stocks and Bonds Brokers
- (n) Mortgage Companies
- (o) Insurance Agents

2. **PERMITTED USES - Parcel 1-A**

2.1. The following uses are permitted on Parcel 1A:

- (a) Eating Establishments with or without Drive-Through Services

3. **PROHIBITED USES - Parcel 1 and Parcel 1-A**

3.1. The following uses are prohibited on Parcel 1 and Parcel 1-A:

- (a) Gasoline & fuel sales
- (b) Automotive & machinery repair
- (c) Automotive & machinery services
- (d) Automotive parts
- (e) Automotive sales
- (f) Automotive rental
- (g) Automotive & machinery washes
- (h) Wrecking yards
- (i) Sale of used goods (except antiques and estate sales)

- (j) Sexually oriented businesses
- (k) Trucking terminals
- (l) Truck service or repair
- (m) Truck stops
- (n) Bulk distribution centers
- (o) Mini warehouses
- (p) Flea markets
- (q) Portable building sales
- (r) Manufactured home sales
- (s) Boat sales
- (t) Camper sales
- (u) Industrial building sales
- (v) Amusement parks or carnivals
- (w) Campgrounds
- (x) Shooting ranges
- (y) Kennels
- (z) Video arcades (as a primary use)
- (aa) Billiard parlors & pool halls (as a primary use)
- (bb) Tattoo parlors
- (cc) Donation centers
- (dd) Recycling centers
- (ee) Wholesale nurseries
- (ff) Recreational vehicle parks
- (gg) Pawn shops
- (hh) Heavy equipment sales
- (ii) Wireless Transmission Facility, Self-Standing

#### 4. SPECIAL EXCEPTIONS

All other uses that are not specifically addressed in this ordinance will require a special exception, in accordance with the City of Round Rock Code of Ordinances.

#### 5. DESIGN STANDARDS

##### 5.1. Prohibited Materials

The following materials are prohibited on the exterior walls and roofs of all buildings and structures:

- (a) Asbestos
- (b) Mirrored Glass (reflectivity of 20% or more)
- (c) Corrugated metal (except for trim or minor decorative features approved by the Director of Planning)

- (d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning)

#### **5.2. Architectural Requirements**

- (a) Except as modified by this ordinance, the project shall comply with the C-1a (General Commercial - Limited) Design Standards specified in Chapter 46-142 of the Round Rock Zoning Ordinance.
- (b) Buildings and structures in Parcel 1 and Parcel 1-A shall incorporate similar and compatible architectural styles currently planned for buildings and structures in Parcel 1 of PUD 60 (Round Rock Premium Outlet Mall) as generally depicted on Exhibit "G" attached hereto, utilizing similar building materials, colors and designs.
- (c) Emphasis shall also be placed on human scale design and pedestrian connectivity between buildings, utilizing shaded pedestrian walkways, public plazas, landscaping and other public amenities.
- (d) Building elevations demonstrating compliance with the requirements of this section shall be submitted with the Preliminary Site Plan for City review and approval; such approval not to be unreasonably withheld.

#### **5.3. Wet Pond**

- (a) The detention/retention pond to be located at the Southwest corner of Parcel 1 (the corner of I-35 and Chandler Road) shall be designed and constructed as a "Wet Pond" water feature (i.e., a constant body of water with natural shape combining storm water detention and filtration functions, as required, with water retention).
- (b) Aquatic plantings shall be installed around the perimeter of the pond for biological filtration of the storm water.
- (c) A fountain feature shall also be included in the pond for water aeration.

#### **5.4. Special Standards for Parcel 1-A**

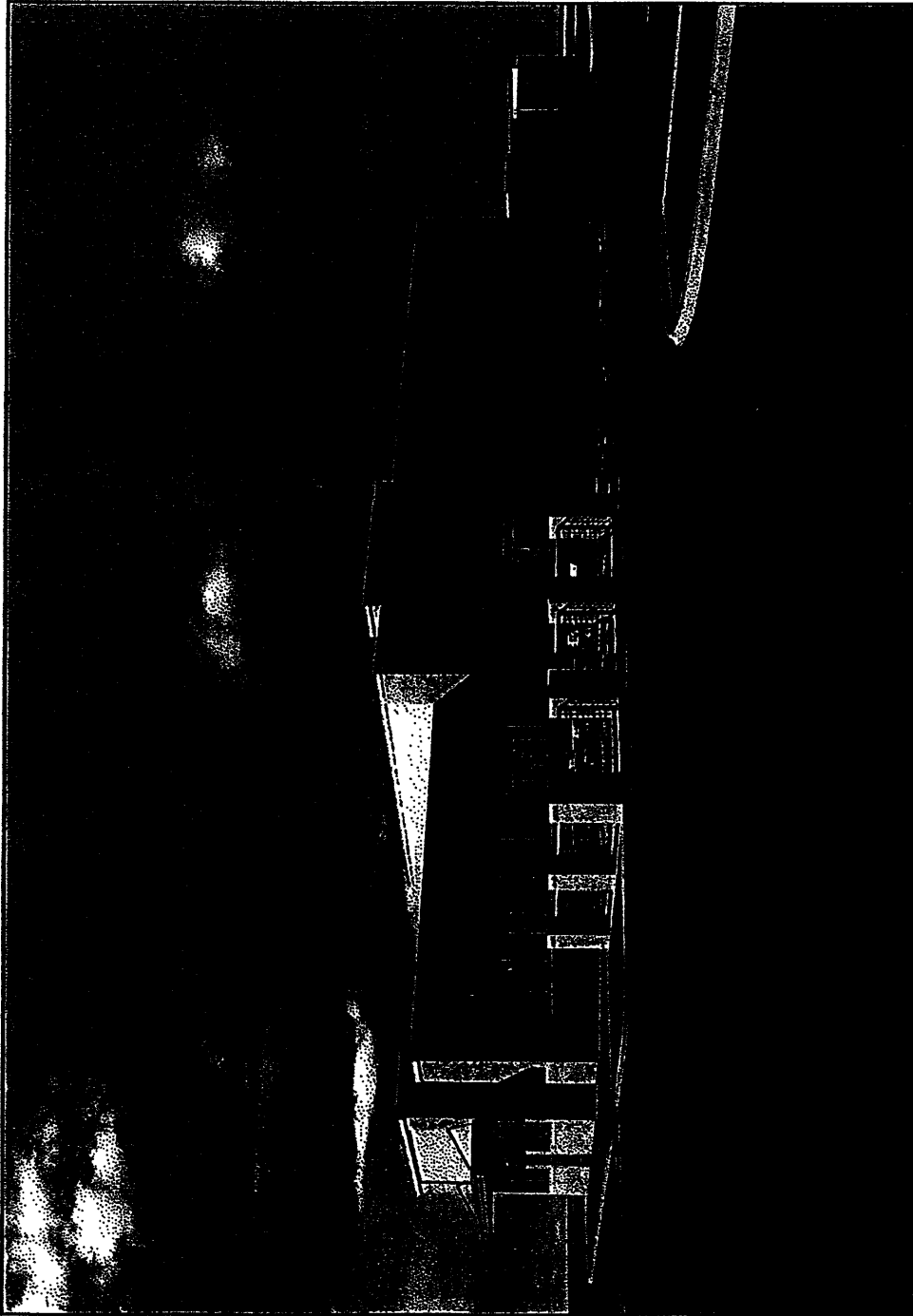
In addition to the requirements of this Section, the following shall apply to the development on Parcel 1-A:

- (a) An outdoor seating area, providing seating for a minimum of 12 people, shall be provided;
- (b) The building exterior shall be 100% masonry, with a minimum of 50% of all four elevations, exclusive of windows and doors, consisting of stone. For the purposes of this section, "masonry" shall be defined as stone, simulated stone, brick, stucco, standard Exterior Insulation and Finish Systems (EIFS), and abuse resistant EIFS for exterior finish below eight feet. Painted, texture-coated concrete tilt-wall panels that convey the appearance of one of the before mentioned masonry materials are acceptable.

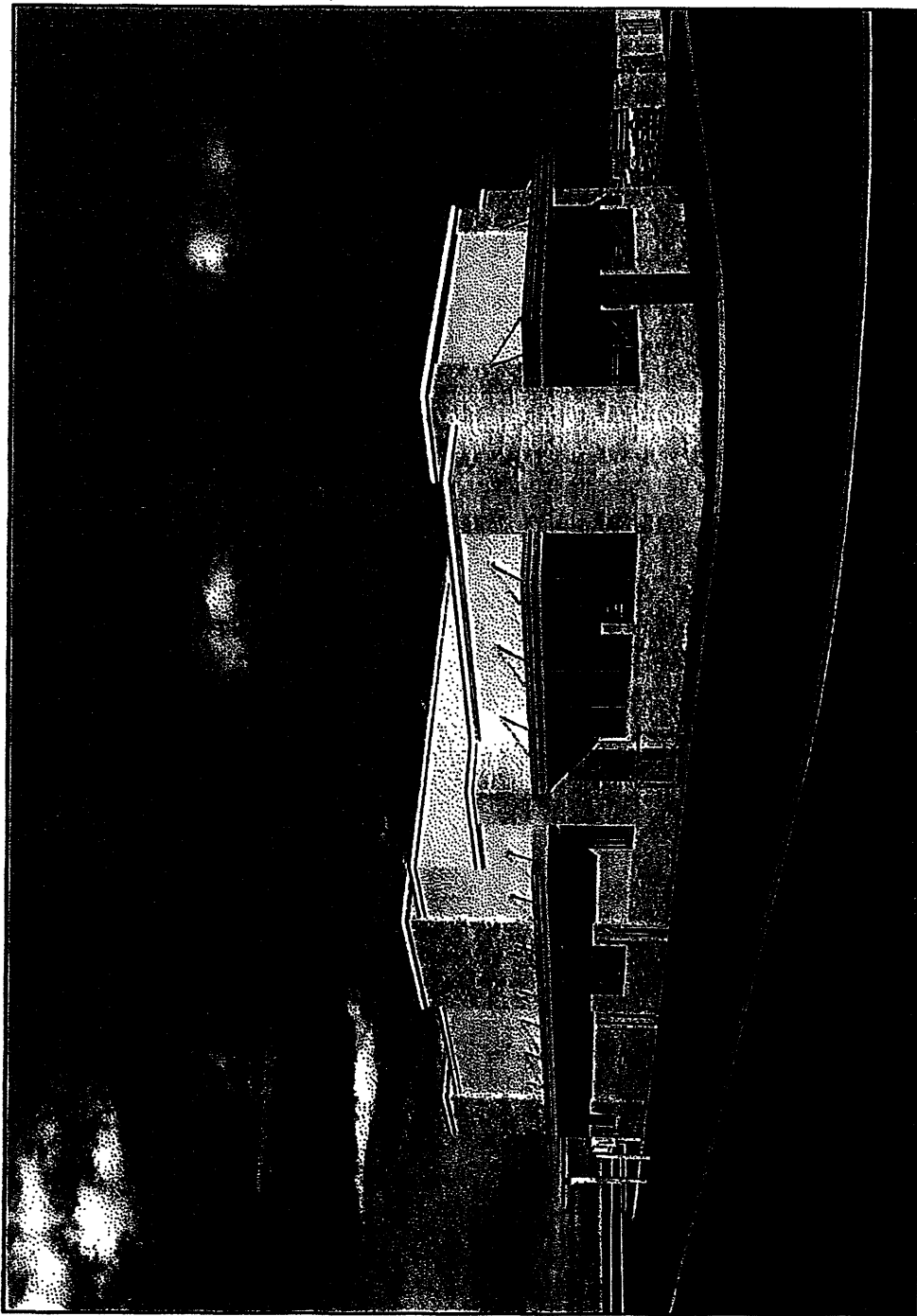
- (c) The building shall incorporate the following architectural features, as generally depicted on Exhibit "K":
- i. Awnings, with steel finish;
  - ii. Articulation of exterior building walls;
  - iii. Roofline height variation;
  - iv. Stone columns on the outdoor seating area matching the stone on the building.
- (d) Landscape Buffer for Drive-Through Facilities: The location of drive-through facilities shall require the following:
- i. An eight-foot (8') wide dedicated landscape buffer, which is unencumbered by utilities or easements, shall be provided along the property line which is closest to the drive-through and along any street frontage.
  - ii. The landscape buffer(s) shall contain the following plant materials:
    1. One Large or Medium Tree, minimum three-inch caliper, per fifty (50) linear feet, of which 75% are Large Trees of an evergreen species; and
    2. One Small Tree, minimum two-inch caliper, per twenty (20) linear feet; and
    3. One Large Shrub per four (4) linear feet, 75% of which are of an evergreen species; minimum 2.5-foot high at time of planting,

**EXHIBIT**

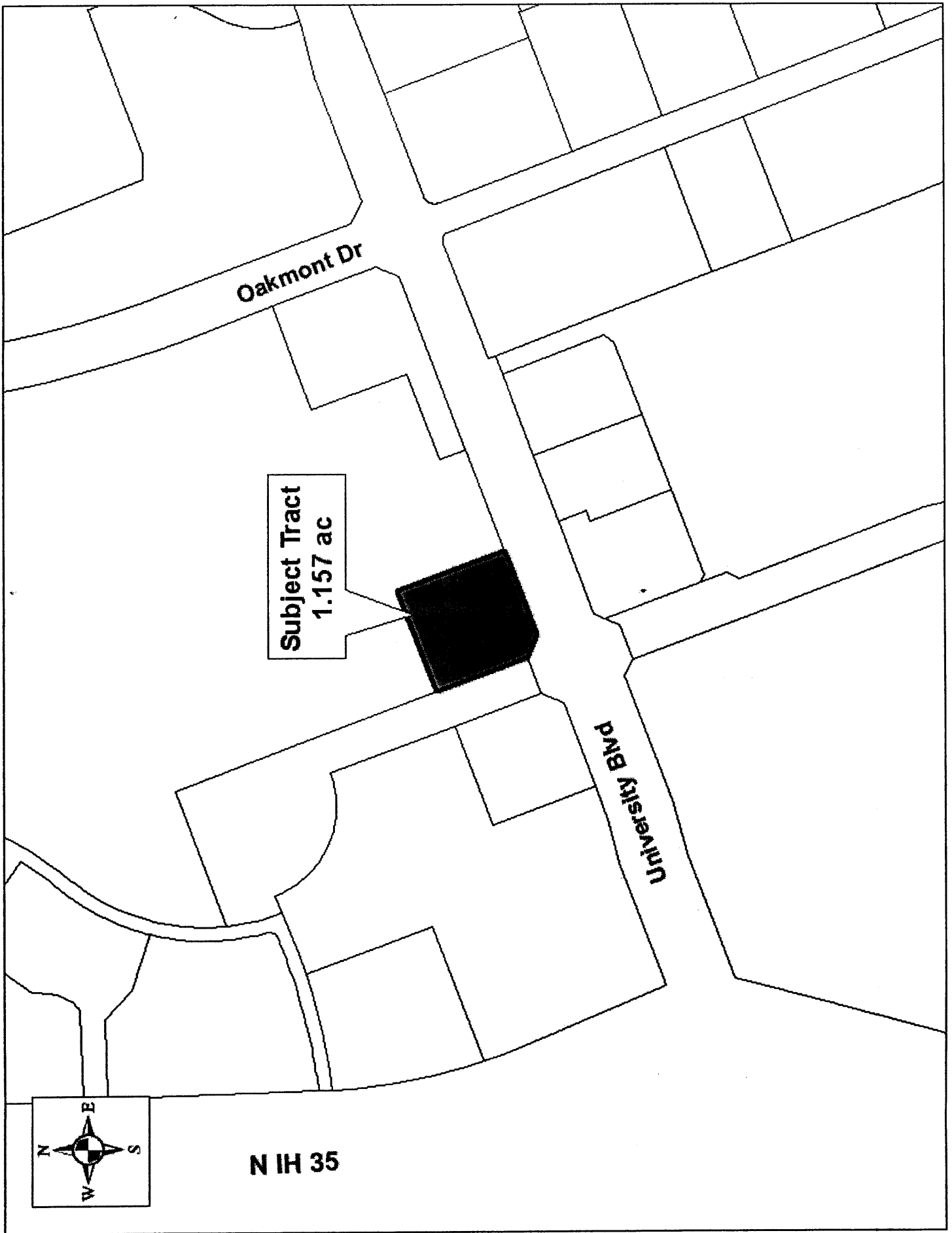
**"K"**



PUD 59 - Exhibit K - Page 1



PUD 59 - Exhibit K - Page 2

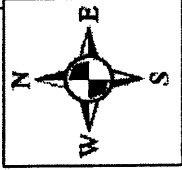


Oakmont Dr

Subject Tract  
1.157 ac

University Blvd

N IH 35





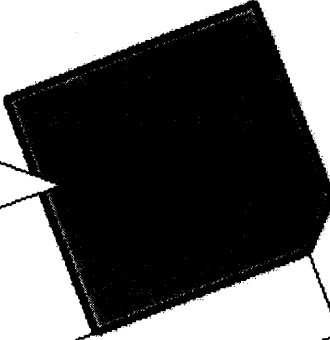
PF-2

Oakmont Dr

LI

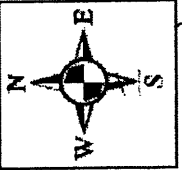
PUD

Subject Tract  
1.157 ac



PUD

University Blvd



N IH 35



## City Council Agenda Summary Sheet

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<b>Agenda Item No.</b>	8A1.
<b>Agenda Caption:</b>	Consider an ordinance approving Amendment No. 4 to the Planned Unit Development (PUD) No. 59 zoning district to allow a restaurant with a drive-through on the 1.157 acre Lot 4A, Block A. (First Reading)
<b>Meeting Date:</b>	August 25, 2011
<b>Department:</b>	Planning and Development Services
<b>Staff Person making presentation:</b>	Peter Wysocki Planning and Development Services Director

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### Item Summary:

PUD 59 was approved in 2005 and the 35 acre Parcel 1 was designated for a variety of commercial uses, including a 125,000 square foot grocery store. Design standards require that all development incorporate similar and compatible architectural styles to the buildings in the adjacent Round Rock Premium Outlet development, utilizing similar building materials, colors and designs. Restaurants were allowed, but drive through service was prohibited.

The request for rezoning is to allow a restaurant with drive through service on a 1.157 acre portion of Parcel 1, located on the east side of an existing driveway along University Boulevard, now designated as Parcel 1-A. The development must meet the design standards currently required for Parcel 1, in addition to the following special standards, which apply only to Parcel 1-A:

- An outdoor seating area, with seating for at least 12 people is required
- Building exterior to be 100% masonry, with a minimum of 50% stone
- Architectural features must include: awnings, articulation, roofline height variation and stone columns on the outdoor seating area, as illustrated by an exhibit of proposed building elevations

Drive through must include a dedicated landscape buffer.

**Cost:** N/A

**Source of Funds:** N/A

**Date of Public Hearing (if required):** Public notice was posted and a public hearing was held in accordance with the City of Round Rock's Zoning Ordinance at the Planning and Zoning Commission meeting on July 27, 2011.

**Recommended Action:** Approval - The Planning and Zoning Commission also recommended approval of the proposed zoning change at their July 27, 2011 meeting.

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS 2011057703**

*Nancy E. Rister*

08/30/2011 08:53 AM

MARIA \$112.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

①

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