



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-08-01-24-9B2 which amends Ordinance No. Z-05-05-26-11D1 for the Planned Unit Development No. 62, which was approved and adopted by the Round Rock City Council at a meeting held on the 24th day of January 2008 and recorded in the City Council Minute Book 56.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 29th day of January 2008.





SARA L. WHITE, City Secretary

ORDINANCE NO. Z-08-01-24-9B2

AN ORDINANCE AMENDING ORDINANCE NO. Z-05-05-26-11D1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON MAY 26, 2005, BY AMENDING SECTIONS II.2, II.5, II.7, II.8, II.11, II.14 AND THE LIST OF EXHIBITS OF PUD NO. 62, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on the 26th day of May, 2005, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-05-05-26-11D1, which established PUD No. 62, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.2, II.5, II.7, II.8, II.11, II.14 and the List of Exhibits of PUD No. 62, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-05-05-26-11D1 on the 12th day of December, 2007, 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-05-05-26-11D1 be amended, and

WHEREAS, on the 24th day of January, 2008, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-05-05-26-11D1, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-05-05-26-11D1 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 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 #62 meets the following goals and objectives:

- (1) The amendment to P.U.D. #62 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #62 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #62 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.2 of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby deleted in its entirety, and replaced with a new Section II.2, which shall read as follows:

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 19.31 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A". The Property is divided into two tracts. Tract 2 is more particularly described in Exhibit "D". The boundaries of Tracts 1 and 2 are described in Exhibit "E".

III.

That Section II.5 of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby deleted in its entirety, and replaced with a new Section II.5, which shall read as follows:

5. PERMITTED USES

The following principal uses are permitted on the Property. The boundaries of Tract 1 and Tract 2 are described in Exhibit "E".

5.1 Tract 1 - 11.14 acres

All C-1 (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below.

5.2 Tract 2 - 8.17 acres

One of the following principal uses, but not both, is permitted on Tract 2:

- 5.2.1 All SR (Senior) uses identified in the Code, as amended, are permitted, with a maximum of 131 dwelling units, except for the uses listed in Paragraph 6 below. Permitted uses shall also include a senior independent living

facility with amenities designed for the use of the residents. Such amenities shall have no dedicated entrances from the outside of the building they are located in. Amenities may include, but shall not be limited to: a convenience store, a beauty/barber shop, fitness center, bank, gift shop, offices for home health care professionals and transportation, housekeeping and emergency call services; or

- 5.2.2 All C-1 (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below.

IV.

That Section II.7 of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby amended to include Section II.7.4, which shall read as follows:

7.4 SR (Senior) Buildings on Tract 2

Section 11.416 (4), Senior (SR) Design Standards, of the Code shall apply to SR uses on Tract 2. The provisions of Sections 7.2 and 7.3 above shall not apply to SR uses.

V.

That Section II.8 of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby deleted in its entirety, and replaced with a new Section II.8, which shall read as follows:

8. DEVELOPMENT STANDARDS

- 8.1 Building Height and Rear Setback - C-1 (General Commercial) uses on Tract 1 or Tract 2

Building heights shall be as follows:

- 8.1.1 All buildings 100 feet to 150 feet from any single-family residential property line shall be limited to one (1) story and no more than twenty (20) feet.

- 8.1.2 All buildings 150 feet to 200 feet from any single-family residential property line shall be limited to two (2) stories and no more than thirty (30) feet.
- 8.1.3 All buildings at least 200 feet from any single-family residential property line shall be limited to three (3) stories and no more than forty-five (45) feet.
- 8.1.4 The height limits prescribed herein shall not apply to necessary mechanical appurtenances or design features located upon any building.
- 8.2 Building Height and Rear Setback - SR (Senior) Uses on Tract 2
 - 8.2.1 All buildings shall be limited to three (3) stories, not to exceed forty-one (41) feet from the first floor elevation to the midpoint of the roof.
 - 8.2.2 Rear setback, adjacent to any residential property line, shall be a minimum of 100 feet for a three story building.
 - 8.2.3 Rear setback, adjacent to any residential property line, shall be a minimum of 50 feet for a one story building.
- 8.3 Front and Side Building Setbacks - C-1 (General Commercial) Uses on Tract 1 or Tract 2 and SR (Senior) Uses on Tract 2

Building setbacks shall be as follows:

 - 8.3.1 Minimum building setbacks from A.W. Grimes Boulevard and Gattis School Road shall be thirty (30) feet.
 - 8.3.2 Minimum building setbacks from all internal lot lines shall be ten (10) feet, except that common walls shall not be required to have a setback.
- 8.4 Front and Side Building Setbacks - C-1 (General Commercial) Uses on Tract 1
 - 8.4.1 The minimum building setback from the western boundary of the Property shall be twenty-five (25) feet for a distance of 320 feet south from the northwest corner of the Property.
- 8.5 Density

The minimum lot size shall be one-half (½) acre.

8.6 Off-Street Parking Requirements for SR (Senior) Housing Units

The minimum number of off-street parking spaces required shall be 1.25 spaces per unit.

VI.

That Section II.11.1 of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby deleted in its entirety, and replaced with a new Section II.11.1, which shall read as follow:

11.1 Landscape and Sidewalk Easement

11.1.1 Tract 1

A twenty (20) foot wide landscape easement shall be provided adjacent to the public utility easement along A.W. Grimes Boulevard and Gattis School Road.

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.

Surface drainage swales may be placed within these easements, provided they are approved by the Director of Planning as part of the comprehensive landscape plan.

Drainage, detention and water quality structures are prohibited in these easements.

Landscaping within these easements shall be credited against street yard landscape requirements.

11.1.2 Tract 2

A twenty (20) foot wide landscape easement shall be provided adjacent to the public utility easement along Gattis School Road.

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 and entry features.

Drainage, detention and water quality structures are prohibited in these easements.

Landscaping within these easements shall be credited against street yard landscape requirements.

VII.

That Section II.11.7.2 of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby deleted in its entirety, and replaced with a new Section II.11.7.2, which shall read as follows:

- 11.7.2 The fifty (50) foot landscape buffer may contain utilities and related easements required to provide utilities to the Property, however the location of such utilities and easements shall in no way restrict the use of the easternmost twenty (20) feet of the buffer for the purpose of the required landscaping described in Section 11.7.3 below.

VIII.

That Section II.14 of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby deleted in its entirety, and replaced with a new Section II.14, which shall read as follows:

14. DRIVEWAY THROAT LENGTH

- 14.1 The two driveways that access Gattis School Road shall provide a minimum throat depth of 100 feet. No parking spaces or internal access drives shall intersect with the driveway within the 100 feet. The throat depth shall be measured from the property line along the right-of-way for Gattis School Road.
- 14.2 The most northerly and the second and third driveways that access A.W. Grimes Boulevard shall provide a minimum

throat depth of 100 feet. No parking spaces or internal access drives shall intersect with the driveway within the 100 feet. The throat depth shall be measured from the property line along the right-of-way for A.W. Grimes Boulevard.

- 14.3 The fourth and fifth driveways that access A.W. Grimes Boulevard shall provide a minimum throat depth of 50 feet. No parking spaces or internal access drives shall intersect with the driveway within the 50 feet. The throat depth shall be measured from the property line along the right-of-way for A.W. Grimes Boulevard. These driveways shall be designed to accommodate right-in and right-out turning movements only.

IX.

That the List of Exhibits of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1, is hereby deleted in its entirety, and replaced with the attached List of Exhibits - Revised.

X.

That Exhibit "D" and Exhibit "E", as attached, are added to the Development Plan of PUD No. 62, as approved in Ordinance No. Z-05-05-26-11D1.

XI.

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.

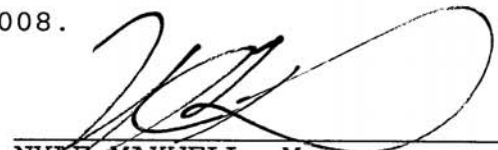
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 24th day of January, 2008.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2008.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2008.



NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Secretary

LIST OF EXHIBITS - REVISED

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Property Metes and Bounds Description
Exhibit "B"	Lien Holder Consent
Exhibit "C"	Driveway Access
Exhibit "D"	Tract 2 Metes and Bounds Description
Exhibit "E"	Tract 1 and Tract 2 Boundaries

FIELD NOTES
8.168-ACRE TRACT

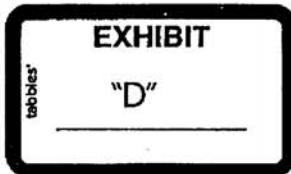


ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A 20.356-ACRE TRACT (TRACT NO. TWO) AS CONVEYED TO TODAY PRA HICKERSON, L.P. BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2000049743 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the southwest corner of the above described Today Pra Hickerson, L.P. 20.356-acre tract (Tract Two), said iron rod found also being the northwest corner of a 33.509-acre tract of land as conveyed to Dell Computer Holdings, L.P. by instrument recorded in Document No. 199971259 of the Official Public records of Williamson County, Texas, said iron rod found also being on the east line of Lot 6, Block C, of Windy Park Section 2, Revised, a subdivision as recorded in Cabinet I, Slide 232 of the Plat Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east line of said Windy Park Section 2, Revised subdivision, the following six (6) courses:

- 1) N19°42'43"W a distance of 122.11 feet to a ½" iron rod found at the north corner of Lot 5, Block C of said Windy Park Section 2, Revised subdivision;
- 2) N19°40'16"W a distance of 105.05 feet to a ½" iron rod found at the north corner of Lot 4, Block C of said Windy Park Section 2, Revised subdivision;
- 3) N19°40'44"W a distance of 126.52 feet to a ½" iron rod found at the north corner of Lot 18, Block A of said Windy Park Section 2, Revised subdivision;
- 4) N19°42'22"W a distance of 61.93 feet to a ½" iron rod found at the north corner of Lot 17, Block A of said Windy Park Section 2, Revised subdivision;
- 5) N19°47'55"W a distance of 50.04 feet to a ½" iron rod found at the north corner of Lot 16, Block A of said Windy Park Section 2, Revised subdivision; and
- 6) N19°47'10"W a distance of 414.55 feet to a ½" iron rod found for the northwest corner of this tract, from which a ½" iron rod found at the northeast corner of a



1.301-acre tract of land as conveyed to Robert Espinoza by instrument recorded in Volume 759, Page 399 of the Deed Records of Williamson County, Texas, bears N19°42'53"W a distance of 160.51 feet;

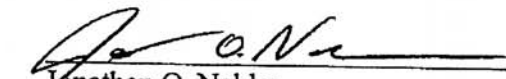
THENCE N70°01'58"E a distance of 393.04 feet to a cotton gin spindle found on the west right-of-way line (120' ROW) of A. W. Grimes Boulevard, for the northeast corner of this tract;

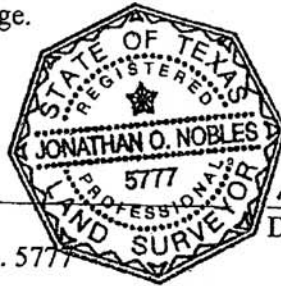
THENCE, with said west right-of-way line of A.W. Grimes Boulevard, the following two (2) courses:

- 1) S19°58'26"E a distance of 133.68 feet to a PK Nail set at a point of curvature of a curve to the left; and
- 2) Along said curve to the left an arc distance of 583.20 feet, having a radius of 941.47 feet and a chord which bears S37°43'12"E a distance of 573.92 feet to a PK Nail set on the northwest line of said Dell Computer Holdings, Inc. 33.509-acre tract for the southeast corner of this tract;

THENCE, with the north line of said Dell Computer Holdings, Inc. 33.509-acre tract, S50°45'05"W a distance of 605.48 feet to the POINT OF BEGINNING, and containing 8.168 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 October 18, 2007 under my supervision and are true and correct to the best of my knowledge.

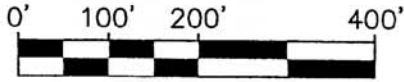

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777



10/30/2007
Date

Revised: October 30, 2007
Client: Provident Realty Advisors, Inc.
Date: October 26, 2007
WO No.: 0A023-014-02 550
FB: 589/21
File: J:\Projects\A023 - Round Rock Town Centre\014-02 - PRA - Cameron General\Survey\Task 550 Boundary Survey\A023-014-02FN.doc

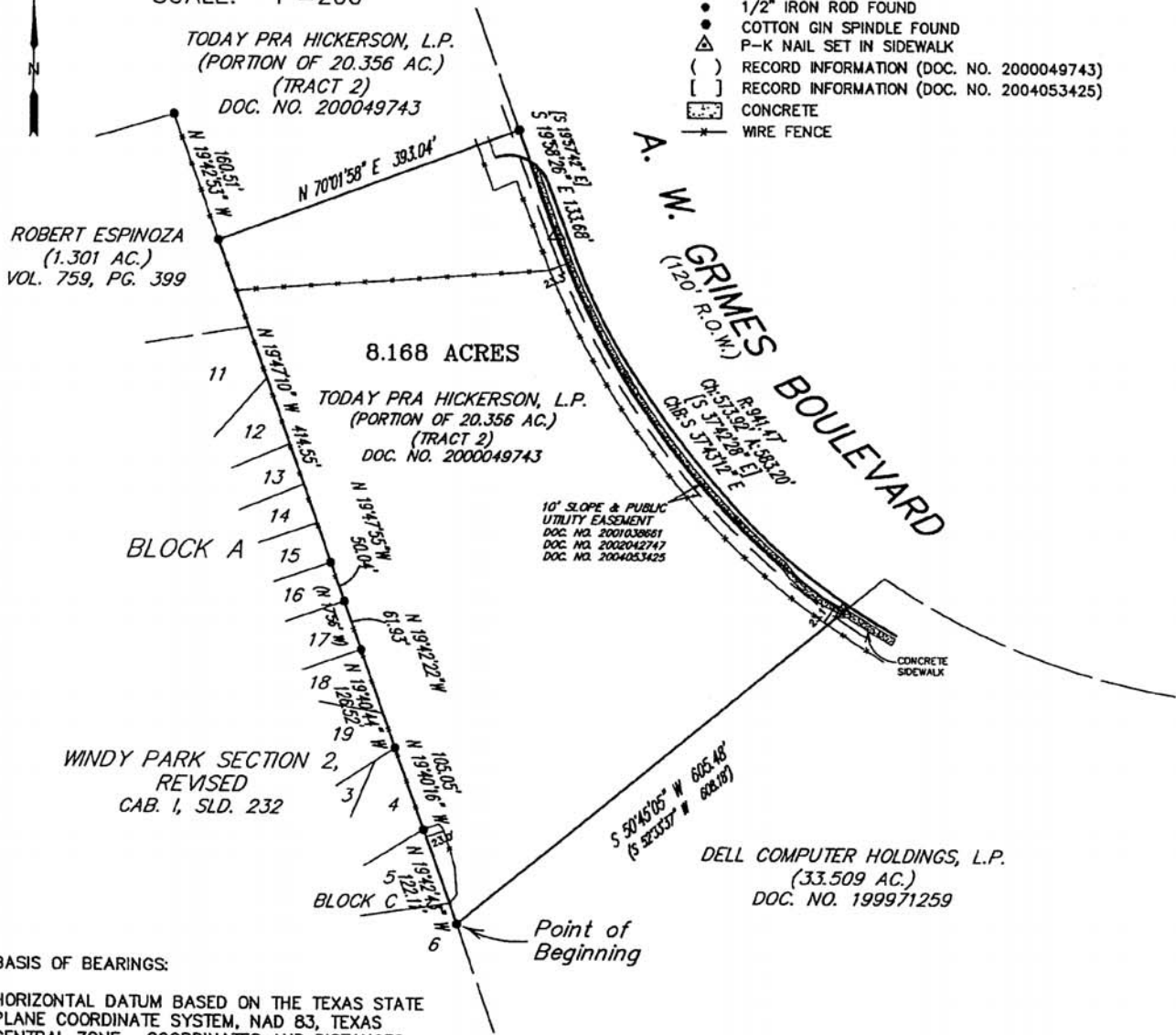
ASA THOMAS SURVEY, ABSTRACT NO. 609,
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



SCALE: 1"=200'

LEGEND

- 1/2" IRON ROD FOUND
- COTTON GIN SPINDLE FOUND
- △ P-K NAIL SET IN SIDEWALK
- () RECORD INFORMATION (DOC. NO. 2000049743)
- [] RECORD INFORMATION (DOC. NO. 2004053425)
- ▭ CONCRETE
- WIRE FENCE



BASIS OF BEARINGS:

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 1.0001117947.

SKETCH TO
ACCOMPANY
FIELD NOTES

This survey contains information that is proprietary to Terra Firma Land Surveying. Its use or disclosure in whole or in part without the express written permission of Terra Firma Land Surveying is prohibited.

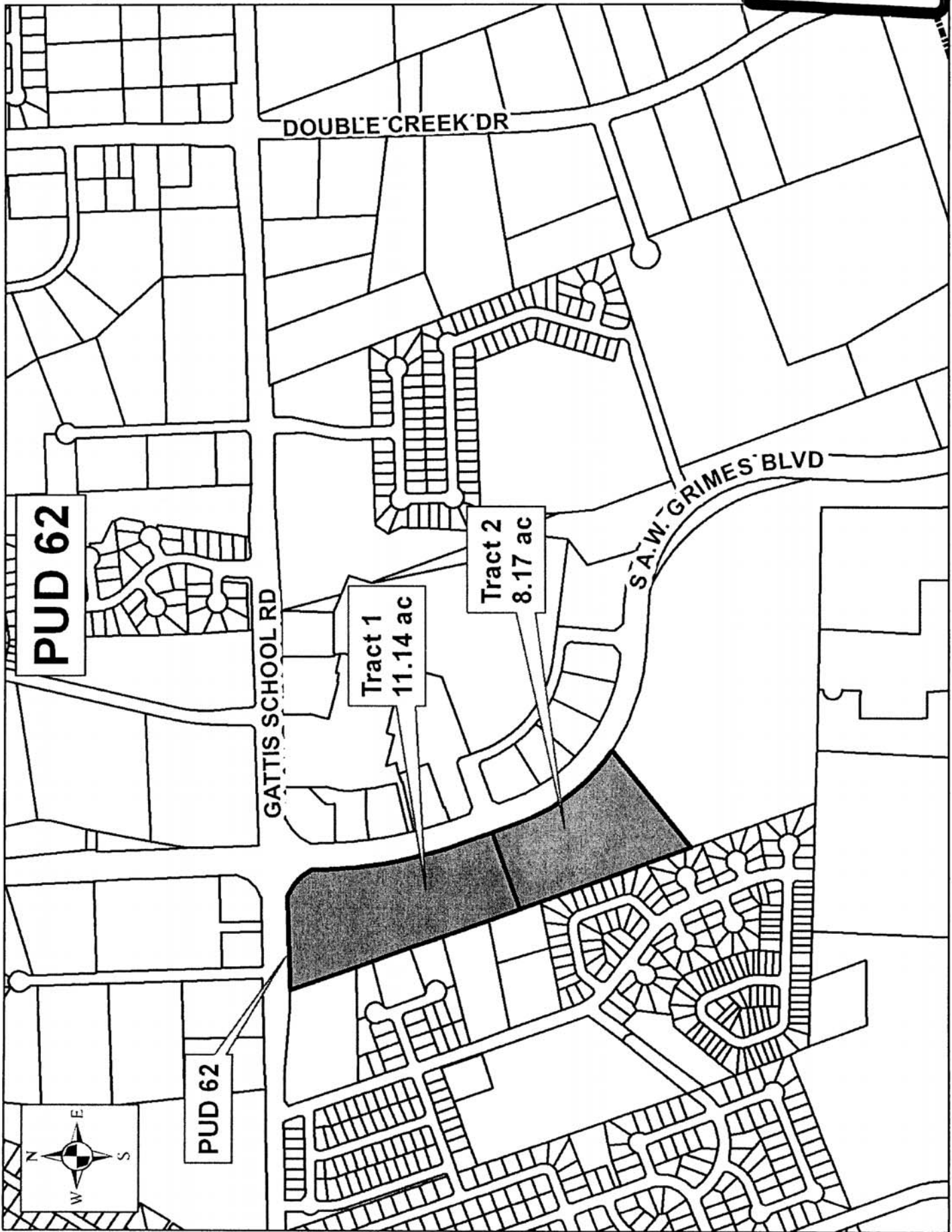
This survey is also an unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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LAND SURVEYING

Client : Provident Realty Advisors, Inc.
 Date : October 25, 2007
 Office : C. Cregar, J. Nobles, C. Willoughby, J. Trisnadi
 Crew : B. Rigsby, P. Slmpkins, J. Jones
 F.B. : 589/21
 Job No : 0A023-014-02 550
 Disk : J:\Projects\A023 - Round Rock Town Centre\024 - Cameron General\Survey\Task 550 Boundary Survey\A023-024TractSketch.dwg
 J:\Projects\A023 - Round Rock Town Centre\024 - Cameron General\Survey\Task 550 Boundary Survey\Point Files\A023-014-02.crd



PUD 62

Tract 1
11.14 ac

Tract 2
8.17 ac

PUD 62



Ordinance No. Z-08-01-24-9B2

Amending Ordinance No. Z-05-05-26-11D1 (PUD No. 62)

AFTER RECORDING, PLEASE RETURN TO:

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2008007711

Nancy E. Rister

01/30/2008 02:37 PM

CMCNEELY \$76.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS