



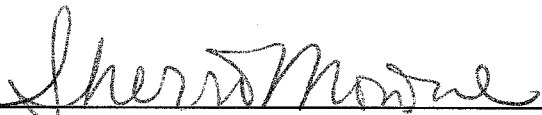
THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

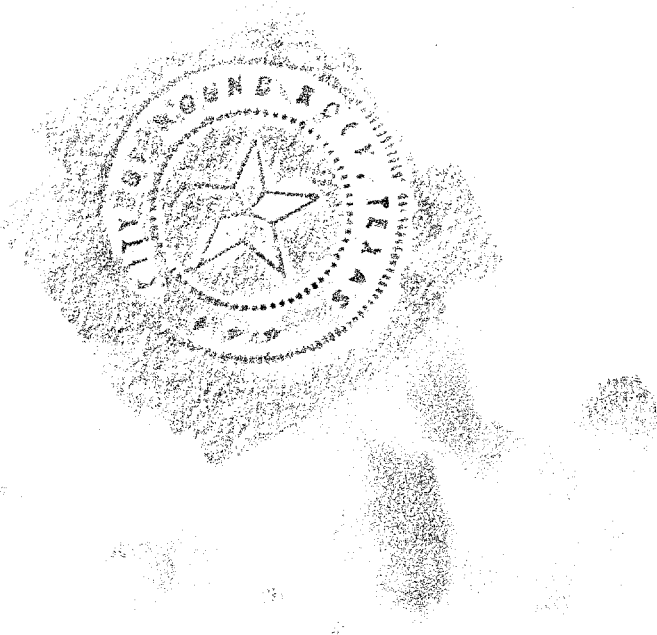
CITY OF ROUND ROCK *

I, SHERRI MONROE, Assistant 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-05-09-22-13E4, which approves rezoning 1.953 acres of land from District LI to District PUD No. 63 (Hoppe). This ordinance was approved and adopted by the City Council of the City of Round Rock, Texas, on the 22nd day of September, 2005. These minutes 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 20th day of October 2005.



 SHERRI MONROE, Assistant City Secretary



ORDINANCE NO. Z-05-09-22-13E4

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 1.953 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT LI (LIGHT INDUSTRIAL) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 63.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 1.953 acres of land, out of the David Curry Survey, Abstract No. 130, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from District LI (Light Industrial) to Planned Unit Development (PUD) No. 63, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 13th day of July, 2005, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" be changed to PUD No.63, and

WHEREAS, on the 11th day of August, 2005, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the 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 and Section 11.400, 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:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 63 meets the following goals and objectives:

- (1) The development in PUD No. 63 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 63 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 63 does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.
- (4) P.U.D. No. 63 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 63 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or

interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Section 11.401(2)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 63, and that the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for PUD No. 63 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

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 _____ day of _____, 2005.

Alternative 2.

READ and APPROVED on first reading this the 11th day of September, 2005.

READ, APPROVED and ADOPTED on second reading this the 22nd day of September, 2005.



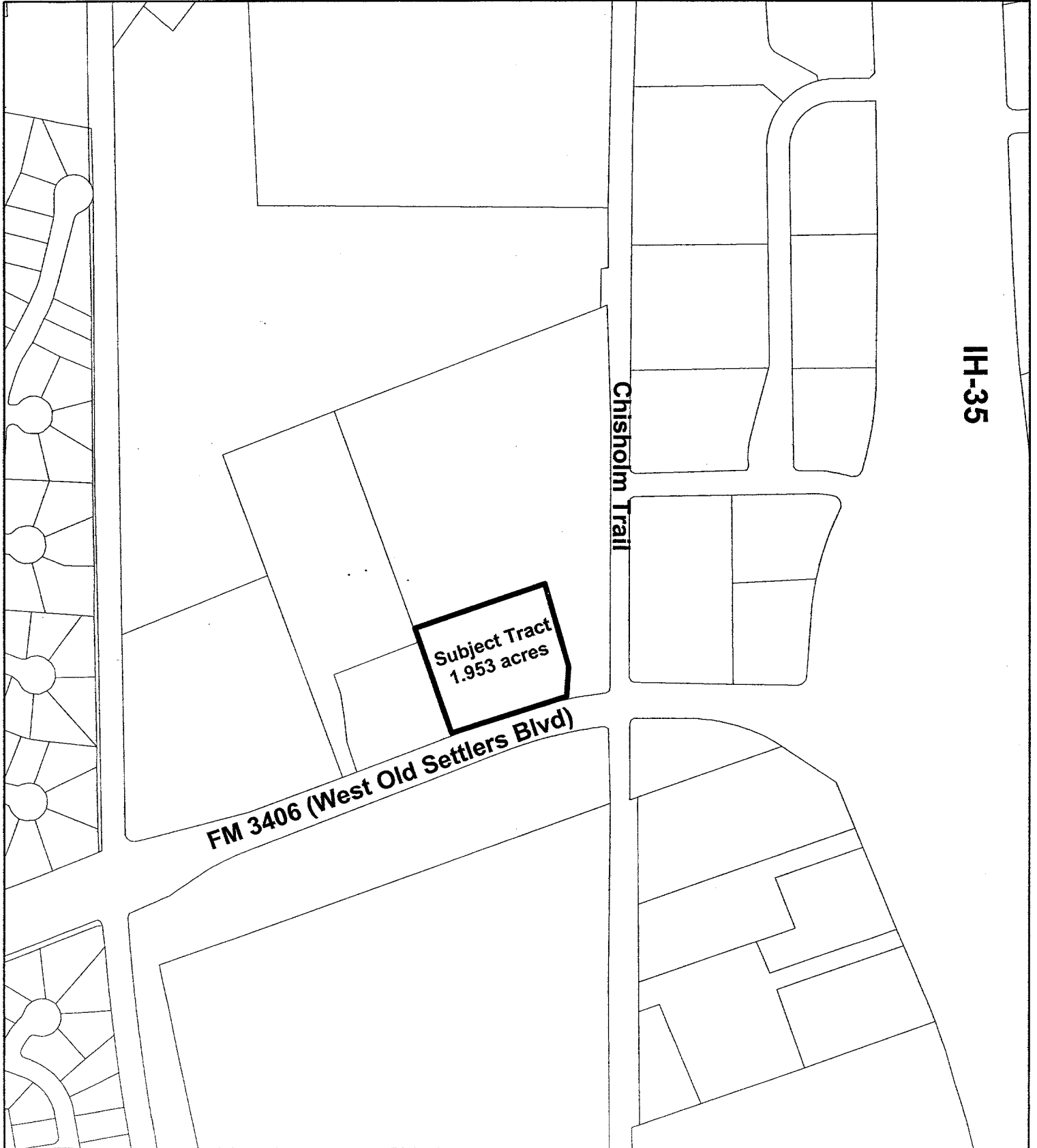
NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:

Christine R. Martinez
CHRISTINE R. MARTINEZ, City Secretary



Rezoning from LI to PUD 63 1.953 acres



**AGREEMENT AND DEVELOPMENT PLAN
HOPPE CENTER PUD
PLANNED UNIT DEVELOPMENT NO. 63**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and Hoppe Properties, LTD, its successors and assigns, having their offices at 16917 South Ridge Lane, Austin, Texas 78734 (hereafter referred to as the "Owner"). For purposes of this Agreement, the term Owner shall mean Hoppe Properties, LTD, its respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 1.953 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, The Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on July 13, 2005, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. **CONFORMITY WITH DEVELOPMENT PLAN**

That all uses and development within the Property shall conform to the Development Plan included in Section II herein.

2. **CHANGES AND MODIFICATIONS**

No changes or modifications will be made to this Agreement or the Development Plan unless all provisions pertaining to changes or modifications as stated in Section II.9 below are followed.

3. **ZONING VIOLATION**

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. **LIEN HOLDER CONSENT**

There is no lien holder of record with regard to the Property as of the date of this Agreement.

5. **MISCELLANEOUS PROVISIONS**

5.1 Assignment

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent Owner from selling or leasing the Property or portions of the Property, together with all development rights and obligations contained in this Agreement and Development Plan. No consent shall be required in connection with such sale of the Property provided the purchaser assumes Owner's obligations in writing as to such portions of the Property, at which the Owner shall be released from any further obligations.

5.2 Necessary Documents and Actions

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability

In case one or more provisions contained in this Agreement are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement and in such event, this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Agreement.

5.4 Entire Agreement

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter.

5.5 Applicable Law

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue

All obligations of the parties created hereunder are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

5.7 No Third Party Beneficiaries

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals

This Agreement may be executed in duplicate original, each of equal dignity.

5.9 Notices

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

CITY OF ROUND ROCK

Hoppe Properties, LTD
16917 South Ridge Lane
Austin, Texas 78734
Attn: Maryanne Hoppe Wood

City of Round Rock, Texas
301 West Bagdad, Suite 210
Round Rock, Texas 78664
Attn: Director of Planning

5.10 Effective Date

This Agreement shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within ninety (90) days following receipt by Owner of the written confirmation of the decision.

5.12 Binding Effect

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition) as amended, City of Round Rock, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Development Plan ("Plan") covers approximately 1.953 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

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 applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

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

5. PERMITTED USES

The Property shall be used and developed for a pharmacy with or without drive-through service.

6. LOADING SPACES

The pharmacy shall have at least one loading space (defined as an off-street space for the temporary parking of a vehicle while loading or unloading merchandise or materials). Plans for location, design and layout of all loading spaces shall be indicated on required site plans. Loading space size shall be based on the City of Round Rock's Design and Construction Standards - Transportation Criteria Manual. All loading spaces visible from public rights-of-way shall be screened by means of the following screening and landscape elements:

- 6.1 Decorative masonry wall (minimum six feet [6' 0"] in height). If the wall includes a gate, it shall be constructed with an opaque non-masonry material. The construction materials of the wall shall match material used on the pharmacy building; or
- 6.2 Alternative landscape screening to ensure screening from the right-of-way, as approved by the Zoning Administrator in accordance with Section 11.501(4)(b)(vii) and 11.501(5) of the Code.

7. 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. All transformers must be visually screened.

8. DRIVEWAY ACCESS

The pharmacy shall have one (1) full access driveway to FM 3406 located in the vicinity of the west property line in a location approved by the Director of Transportation Services.

9. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

9.1 Minor Changes

Minor changes to this Agreement or Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

9.2 Major Changes

All changes not permitted under section 9.1 above shall be resubmitted following the same procedure required by the original PUD application.

10. GENERAL PLAN 2000

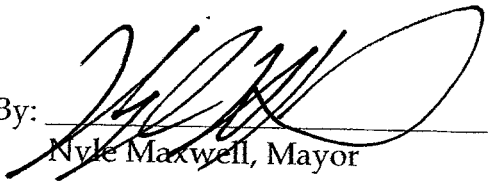
This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

Hoppe Properties, LTD
a Texas limited partnership

By: Marianne Hoppe Wood
Marianne Hoppe Wood
General Partner

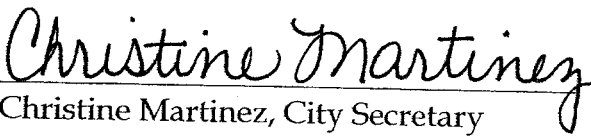
Date: Sept. 14, 2005

CITY OF ROUND ROCK, TEXAS

By: 
Nyle Maxwell, Mayor

Date: 9-22-05

ATTEST:

By: 
Christine Martinez, City Secretary

LIST OF EXHIBITS

EXHIBIT

DESCRIPTION

Exhibit "A"

Metes and Bounds Description of Property

Please call
Sherril Monae
218-6644

EXHIBIT "A"

PROPERTY DESCRIPTION

DESCRIPTION OF A 1.953 ACRE TRACT OF LAND SITUATED WITHIN AND BEING A PORTION OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 18.389 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED DECEMBER 13, 1995 FROM EDGAR E. HOPPE TO HOPPE PROPERTIES, LTD RECORDED AS DOCUMENT NO. 9556303 IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1.953 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON ACCOMPANYING PLAT OR MAP, WITH BEARINGS REFERENCED TO TEXAS STATE PLANE COORDINATES, CENTRAL ZONE:

COMMENCING at a 1/2-inch iron rod with cap, stamped Baker Aicklen, found on the south line of Lot 1, Replat of Calcasieu Lumber Addition, recorded in Cabinet P, Slide 16, of the Williamson County Plat Records, and being at the northeast corner of Lot 1, Keiser Subdivision, recorded in Cabinet J, Slide 329 of said Plat Records, from which a 1/2-inch iron rod with cap, stamped Baker Aicklen, found at the northwest corner of a 0.394 acre resolution dedicating right-of-way in a Special Warranty Deed from Hoppe Properties, LTD to the City of Round Rock as recorded in Document No. 2001073578 of the Official Public Records of Williamson County, Texas, being on the west right-of-way line of Chisholm Trail Drive (CR 173), having a 90 foot right-of-way, bears N 69°00'12" E for a distance of 747.48 feet;

THENCE with the east line of Lot 1, said Keiser Subdivision, S 20°40'34" E for a distance of 616.52 feet to a 1/2-inch iron rod with cap, stamped "Carter & Burgess", set for the northwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE crossing said 18.389 acre tract for the following three (3) courses:

- 1) N 69°19'26" E for a distance of 324.52 feet to a 1/2-inch iron rod with cap, stamped "Carter & Burgess", set for the northeast corner of the herein described tract;
- 2) S 20°40'34" E for a distance of 199.00 feet to a 1/2-inch iron rod with cap, stamped "Carter & Burgess", set for an angle point;
- 3) S 00°36'20" E for a distance of 80.76 feet to a 1/2-inch iron rod with cap, stamped "Carter & Burgess", set on the curving north right-of-way of FM 3406 (West Old Settlers Boulevard), having a varying width right-of-way, for the southeast corner of the herein described tract;

THENCE with said north right-of-way of FM 3406 and the south line of the herein described tract for the following two (2) courses:

- 1) along the arc of a non-tangent curve to the left for a distance of 202.47 feet, said curve having a radius of 1333.24, a central angle of 8°42'03", and a chord bearing S 73°03'41" W for a distance of 202.27 feet to a 1/2-inch iron rod with cap, stamped Baker Aicklen, found for the end of said curve;
- 2) S 68°43'31" W for a distance of 94.97 feet to a 1/2-inch iron rod with cap stamped "Carter & Burgess" set at the southeast corner of Lot 2, said Keiser Subdivision for the southwest corner of the herein described tract;

THENCE leaving said right-of-way, with the east line of said Keiser Subdivision and the west line of the herein described tract, N 20°40'34" W for a distance of 262.66 feet to the **POINT OF BEGINNING** and containing 1.953 acres of land, more or less.

050634-051 PROPERTY DESCRIPTION AUGUST, 2005

Carter & Burgess Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
www.c-b.com
and Related Services

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EXHIBIT "A"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1333.24	705.88	361.42	30°20'06"	697.66	S83°52'42"W
C2	1333.24	83.39	41.71	3°35'01"	83.37	S79°12'13"W
C3	1333.24	202.47	101.43	8°42'03"	202.27	S73°03'41"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.76	S00°36'20"E

LOT 1
 REPLAT OF
 CALCASIEU LUMBER ADDITION
 CABINET P, SLIDE 16
 P.R.W.C.

15' P.U.E.
 BY PLAT
 CAB L, SLD 390
 W.C.P.R.

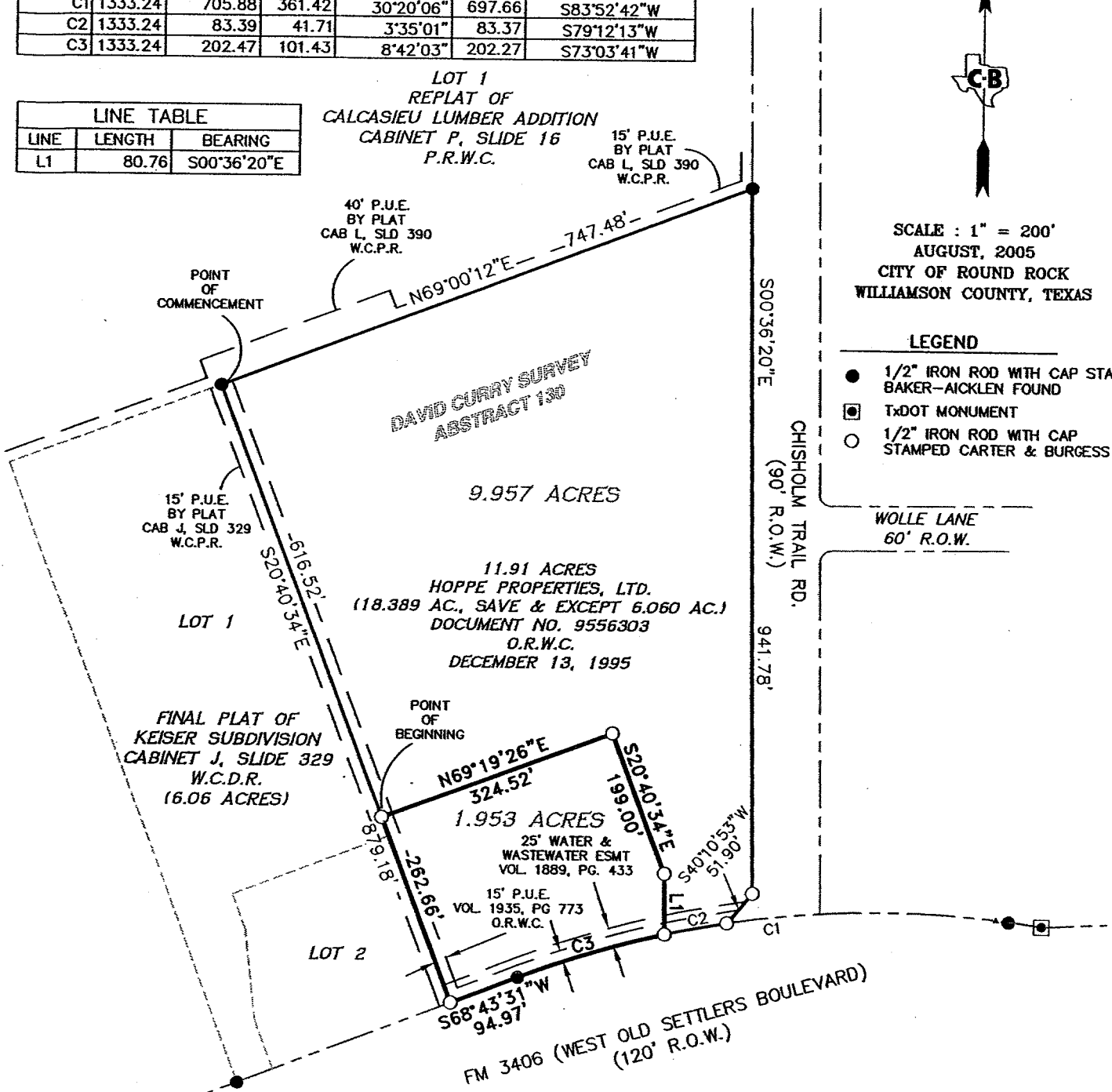
40' P.U.E.
 BY PLAT
 CAB L, SLD 390
 W.C.P.R.



SCALE : 1" = 200'
 AUGUST, 2005
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD WITH CAP STAMPED BAKER-AICKLEN FOUND
- TxDOT MONUMENT
- 1/2" IRON ROD WITH CAP STAMPED CARTER & BURGESS SET



9-07-05
 DATE



Chet M. Glasscock
 CHET M. GLASSCOCK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4626 - STATE OF TEXAS

050634-051 PROPERTY DESCRIPTION AUGUST, 2005

Carter & Burgess Carter & Burgess, Inc.
 2705 Bee Cave Road
 Suite 300
 Austin, Texas 78746
 Phone: 512.314.3100
 Fax: 512.328.6672
 www.c-b.com

Consultants in Surveying,
 Engineering, Architecture,
 Construction Management,
 and Related Services

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2005084109

Nancy E. Rister

10/20/2005 04:35 PM

CARRILLO \$132.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

~~Please record & return to:
221 E. main St
Round Rock, TX 78664~~