



ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

August 8, 2011

Mr. Gary A. Ternes
President
IKEA Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania 19428

RE: Administrative Amendment to PUD 64, Expanded Development and Parking Deck (Amendment No. 3)

Dear Mr. Ternes:

Further to your request for an administrative modification of PUD 64 (IKEA) to accommodate the expanded development contemplated in Section 9 of the Development Agreement ("Agreement"), we have made the following administrative amendments as provided for by Section 15.1 of the Agreement. All of these amendments are made to the Development Plan.

1. The following shall be added to **Section 6 – Permitted Uses**, as an ancillary use which is permitted:

Warehouse.

2. The first sentence in **Section 9 – Expanded Development** shall be deleted in its entirety and replaced with the following:

Owner may request, and the City will at that time consider in accordance with Section 15, below, a future expansion of the enclosed area of the primary building originally constructed by up to 55,000 square feet, which additional enclosed area may be proposed as expansions of one or more of the then existing sides of such building.

3. The following shall be added to the bullet point list in **Section 10.1 – Landscaping – General Requirements**

- *Parking deck landscaping screening (as shown in Exhibit C-10).*

Mayor
Alan McGraw

Mayor Pro-Tem
Carlos T. Salinas

Councilmembers
Craig Morgan
George White
Joe Clifford
John Moman
Kris Whitfield

City Manager
Steve Norwood

City Attorney
Stephan L. Sheets

VERIFIED TO BE A TRUE AND CORRECT COPY
 NANCY E. RISTER, County Clerk
 Williamson County
 Page 1 of 16



4. A new Section 10.6 shall be added to **Section 10 – Landscaping:**

10.6 Parking Deck Landscape Screening

As conceptually depicted in Exhibit "C-10", landscape screening shall be provided along and in front of the perimeters of the Parking Deck Structure, and shall include, at a minimum:

- *Along the South perimeter – five (5) small trees at 30' on center.*
- *Along the East perimeter - nine (9) small trees at 36' on center.*
- *Along the North perimeter – three (3) large trees.*
- *Along the West perimeter (at the edge of the existing parking lot) – seven (7) small trees at 36' on center and five (5) large trees at 36' on center.*

Shrubs, grasses and groundcover shall be planted to provide screening of lower level vehicles as depicted in Exhibit C-10.

5. The following shall be added as the last sentences of the first paragraph of **Section 11.1 - Location:**

Exhibits D-1 and D-2 generally show the location and spacing of all free-standing signs on the Property. The addition of the square footage for the expanded development and parking deck will cause the location and spacing of signs located in those areas and surrounding areas to change. Signs can be relocated on the Property without amending Exhibits D-1 and D-2.

6. The first sentence in **Section 11.11 – Building Signage** shall be deleted in its entirety and replaced with the following:

Notwithstanding any otherwise applicable provision of the Code to the contrary, building signage, including a fifteen by forty-five foot (15' X 45') banner sign, shall be generally designed, sized and located in accordance with Exhibit D-10 and Exhibit D-10.1, attached hereto for illustrative purposes but not as a precise signage plan.

7. The first sentence in the second paragraph in **Section 12.1 – Design Standards – Exterior Surfaces** shall be deleted in its entirety and replaced with the following,

Exterior walls may consist of brick, stone, stucco, decorative concrete masonry unit (CMU), split face concrete block, precast concrete panels or concrete tilt wall, or similar material approved in writing by the Zoning Administrator.

VERIFIED TO BE A TRUE AND
CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

Page 2 of 16

8. The following two paragraphs shall be added to the end of **Section 12.1 – Design Standards – Exterior Surfaces**:

The materials for the parking deck are conceptually depicted in Exhibit E-1. The parking deck will be generally designed in accordance with Exhibit E-1, attached hereto for illustrative purposes, but not as a precise design and materials plan.

The materials for the expanded development are conceptually depicted in Exhibit E-2. The expanded development will be generally designed in accordance with Exhibit E-2, attached hereto for illustrative purposes, but not as a precise design and materials plan.

9. The following shall be added to **Section 14 – Driveway Access and Circulation**:

14.4 Parking Ratio

The parking ratio is 1:265.

10. **Exhibit C-1 – Overall Landscape Concept Plan and Exhibit C-2 – Entry Feature Landscaping**, are hereby replaced with the attached Exhibit C-1 and Exhibit C-2.
11. **Exhibit C-10 – Parking Deck Landscape Screening – Elevation**, is hereby added, as attached.
12. **Exhibit D-10 – Building Signage** is hereby replaced with the attached Exhibit D-10.
13. **Exhibit D-10.1 – Parking Deck Signage**, is hereby added, as attached..
14. **Exhibit E-1 – Expanded Development Materials**, is hereby added, as attached.
15. **Exhibit E-2 – Parking Deck Materials – Elevation**, is hereby added, as attached.
16. The **List of Exhibits** is hereby replaced with the List of Exhibits, as attached.

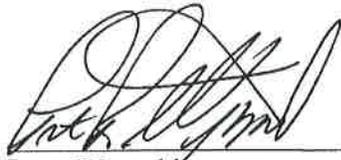
CERTIFIED TO BE A TRUE AND
CORRECT COPY



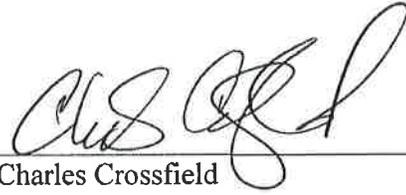
NANCY E. RISTER, County Clerk
Williamson County

3

Page 3 of 16



Peter Wysocki
Planning Director



Charles Crossfield
City Attorney



Brad Wiseman, AICP
Development Services Manager

CERTIFIED TO BE A TRUE AND
CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

4

Page 4 of 16

THE STATE OF TEXAS §

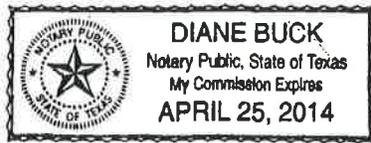
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Wysocki, known to me to be the person whose name is subscribed to the foregoing instrument as the Planning Director 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 11th day of AUGUST, 2011.

Diane Buck

Notary Public Signature
State of Texas



THE STATE OF TEXAS §

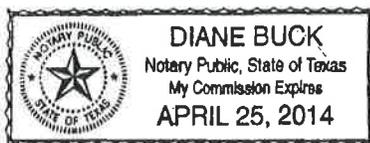
COUNTY OF WILLIAMSON §

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 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of AUGUST, 2011.

Diane Buck

Notary Public Signature
State of Texas



CERTIFIED TO BE A TRUE AND
CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

Page 5 of 16

THE STATE OF TEXAS §

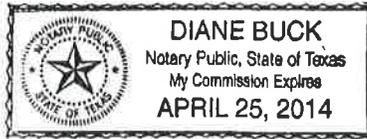
COUNTY OF WILLIAMSON §

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 City Attorney 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 11th day of AUGUST, 2011.

Diane Buck

Notary Public Signature
State of Texas



AGREED TO BY OWNER:

IKEA Round Rock

By: *Gary Ternes*
Mr. Gary A. Ternes, President
Authorized Representative

THE STATE OF PENNSYLVANIA §

COUNTY OF MONTGOMERY §

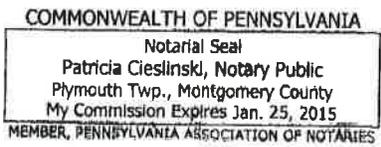
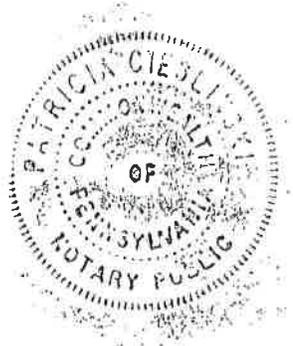
BEFORE ME, the undersigned authority, on this day personally appeared Gary A. Ternes, known to me to be the person whose name is subscribed to the foregoing instrument as an Authorized Representative for IKEA Round Rock, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of July, 2011.

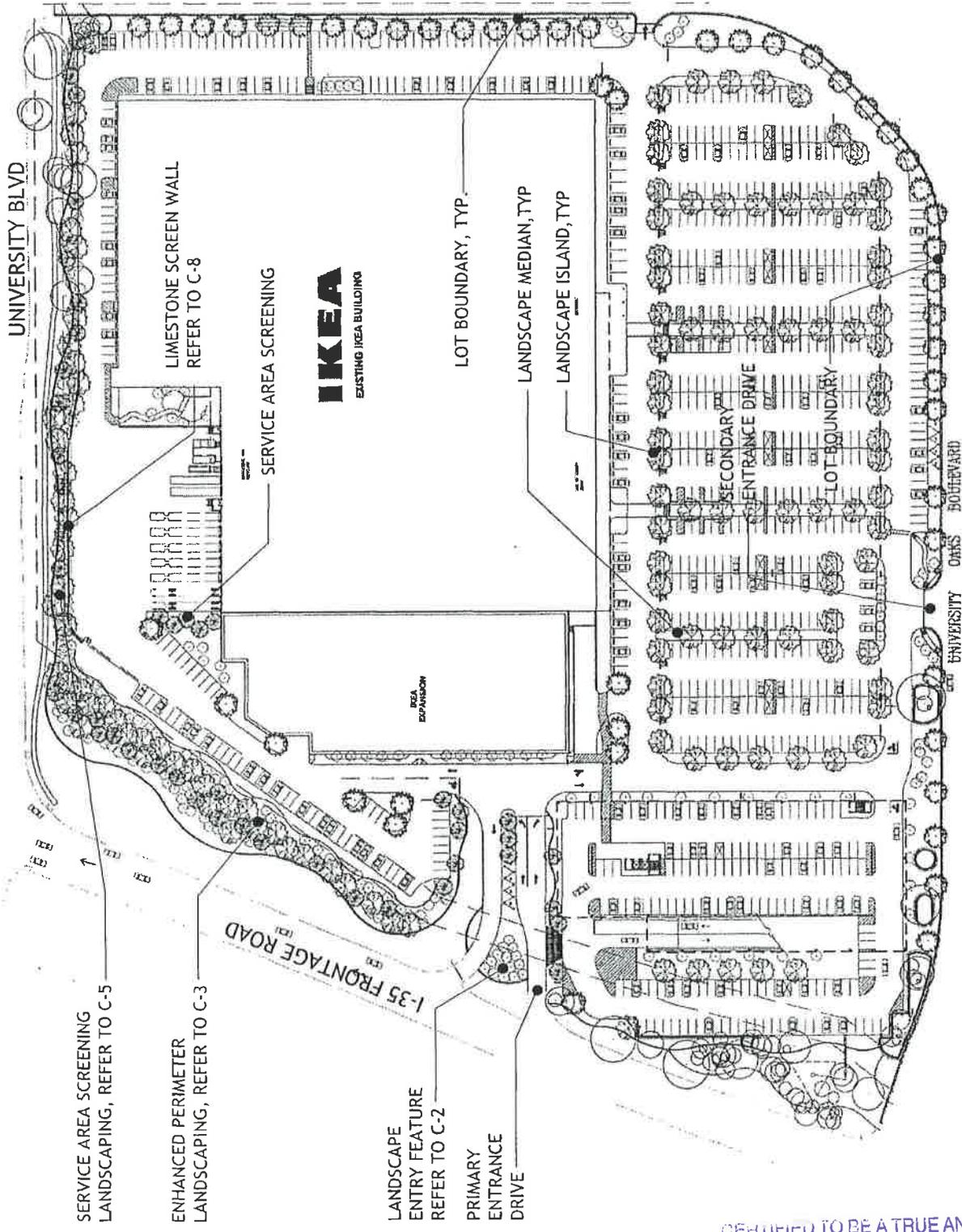
Patricia Cieslinski

Notary Public Signature
State of ~~Texas~~ Pennsylvania

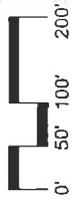
VERIFIED TO BE A TRUE AND
CORRECT COPY
NANCY E. RISTER, County Clerk
Williamson County
Page 6 of 16



NOTE: This Exhibit is a conceptual representation of the landscaping requirements included in the text of this PUD and does not reflect actual tree protection and mitigation requirements.



NORTH



IKEA ROUND ROCK- Lot 1

Overall Landscape Concept Plan

EXHIBIT C-1

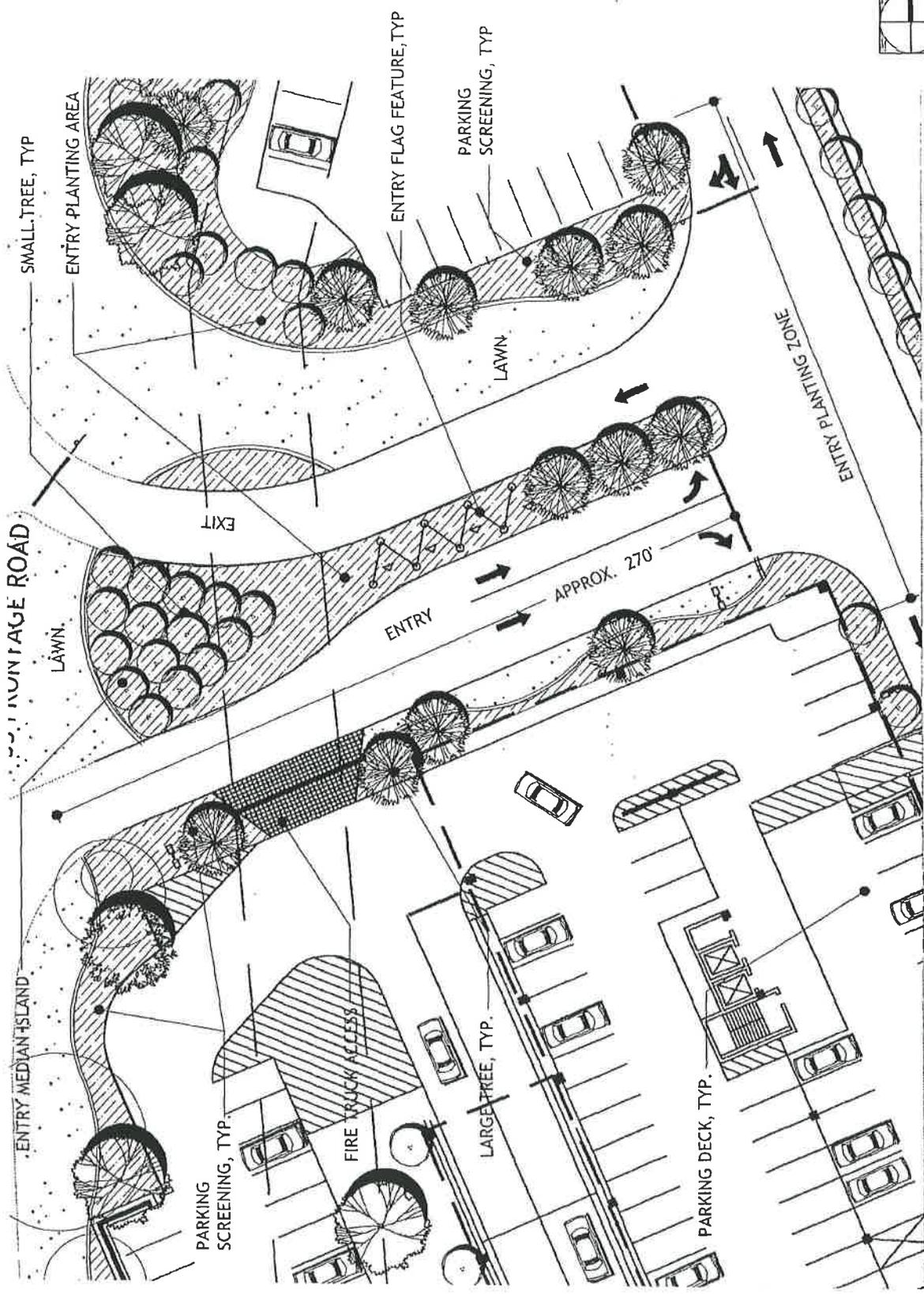
DATE: MAY - 2011

All information shown is based from sources deemed reliable and is subject to change.

CERTIFIED TO BE A TRUE AND CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County



IKEA ROUND ROCK- Lot 1

**Entry Feature Landscaping
EXHIBIT C-2**

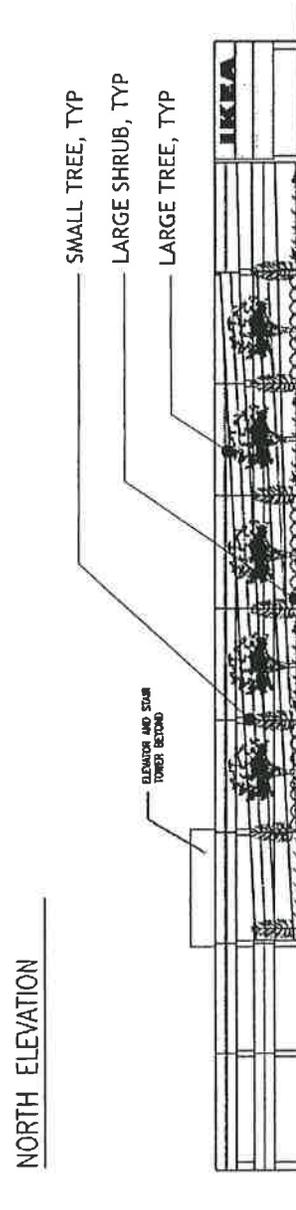
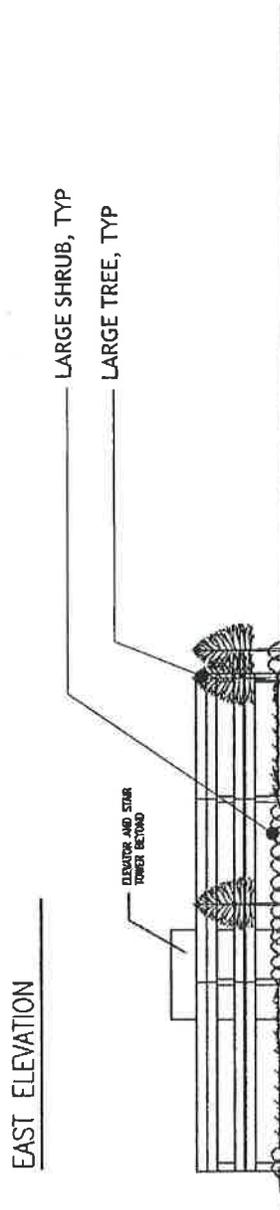
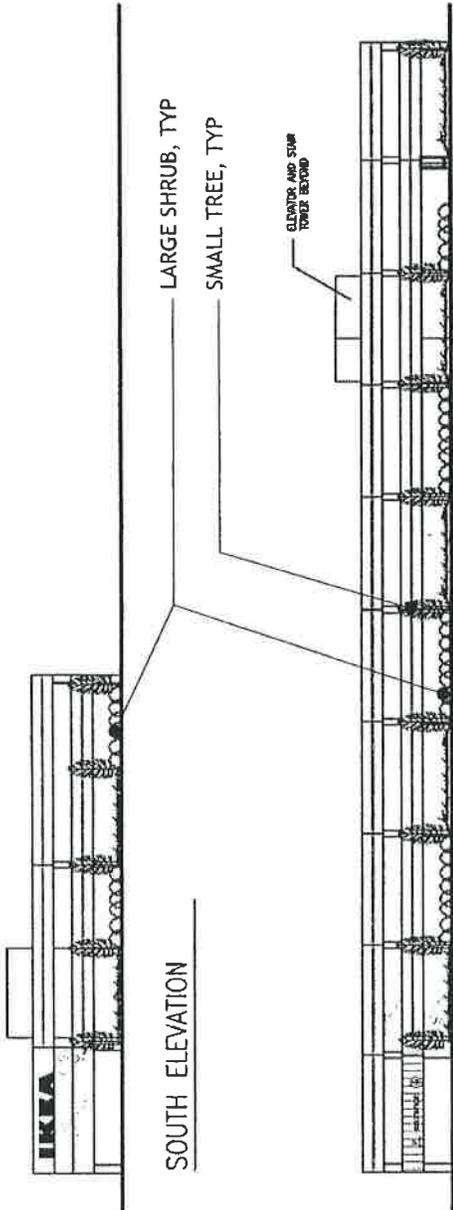
DATE: MAY - 2011

CERTIFIED TO BE A TRUE AND CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

NOTE: This Exhibit is a conceptual representation of the landscaping requirements included in the text of this PUD and does not reflect actual tree protection and mitigation requirements.



IKEA ROUND ROCK- Lot 1
 Parking Deck Landscape Screening - Elevation
 EXHIBIT C-10

DATE: MAY - 2011

All information shown is based from sources deemed reliable and is subject to change.

CERTIFIED TO BE A TRUE AND CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

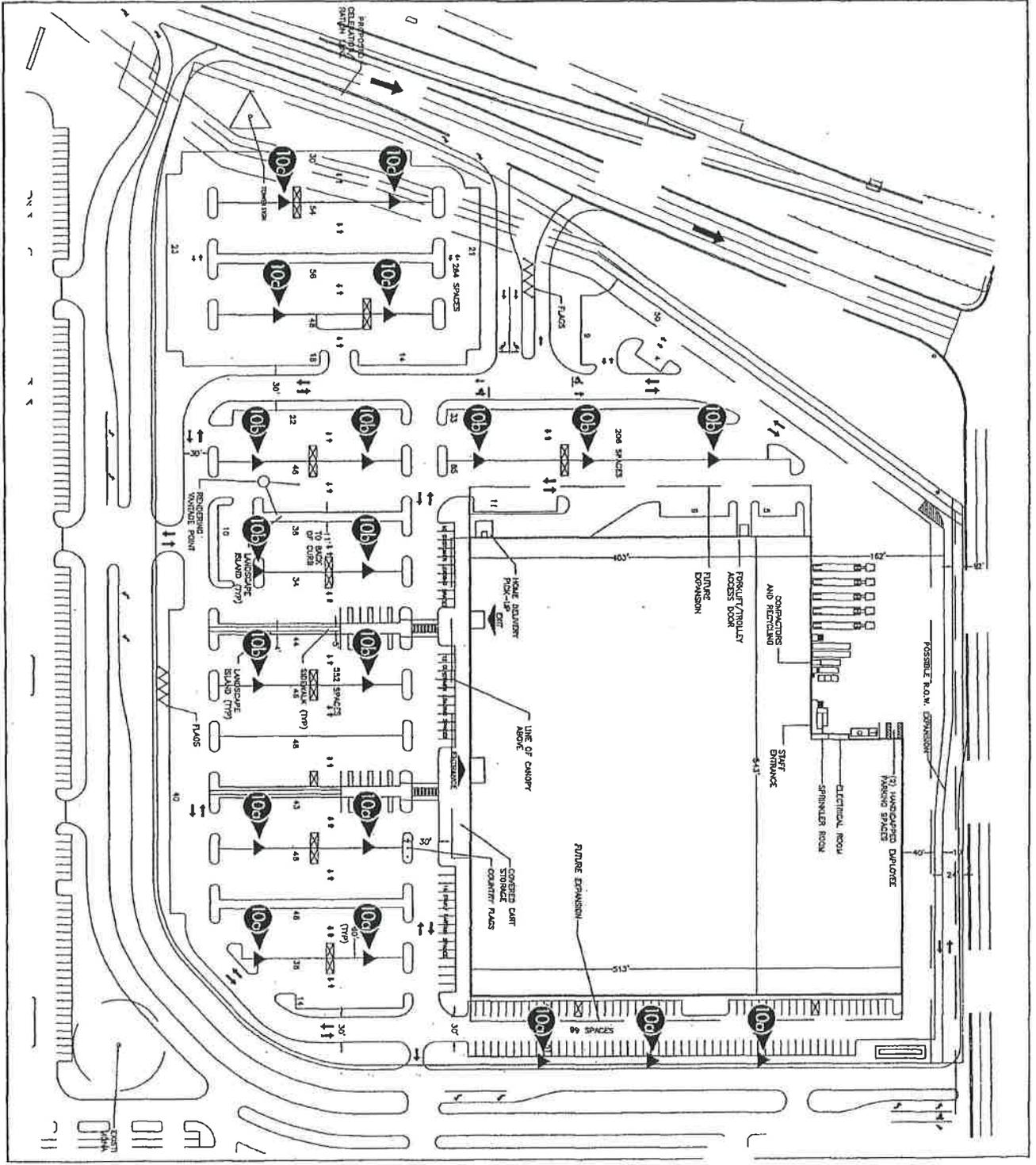


Exhibit D-2

Signage Locations
NOT TO SCALE

USER
ROUND ROCK, TEXAS

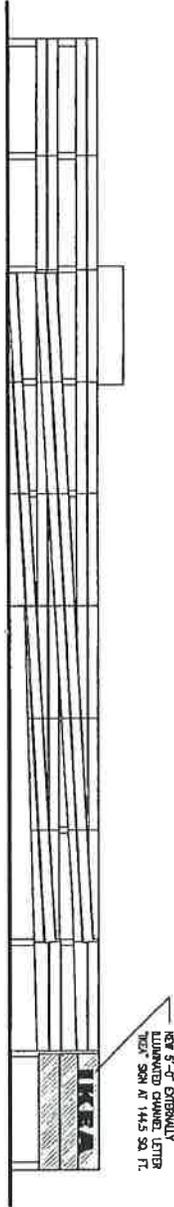
CERTIFIED TO BE A TRUE AND CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

IKEA PARKING DECK
ROUND ROCK, TX

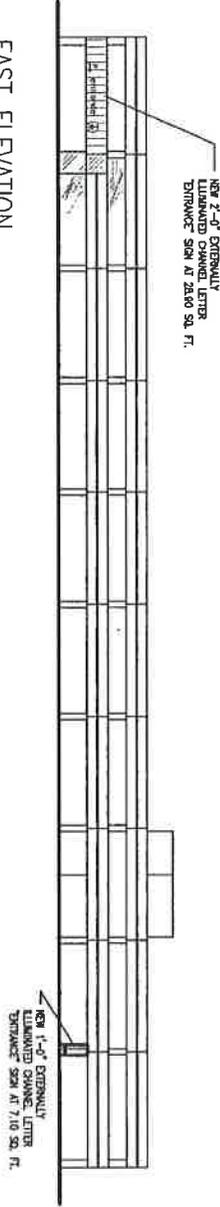
WEST ELEVATION



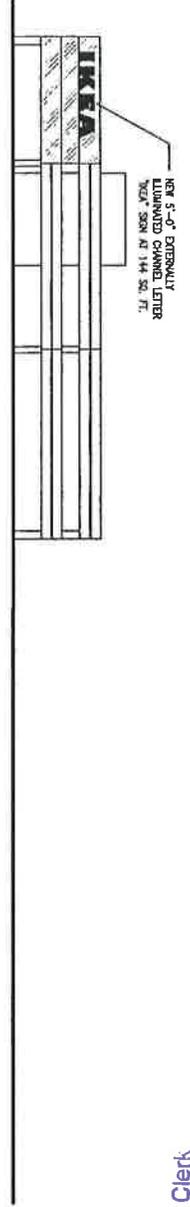
NORTH ELEVATION



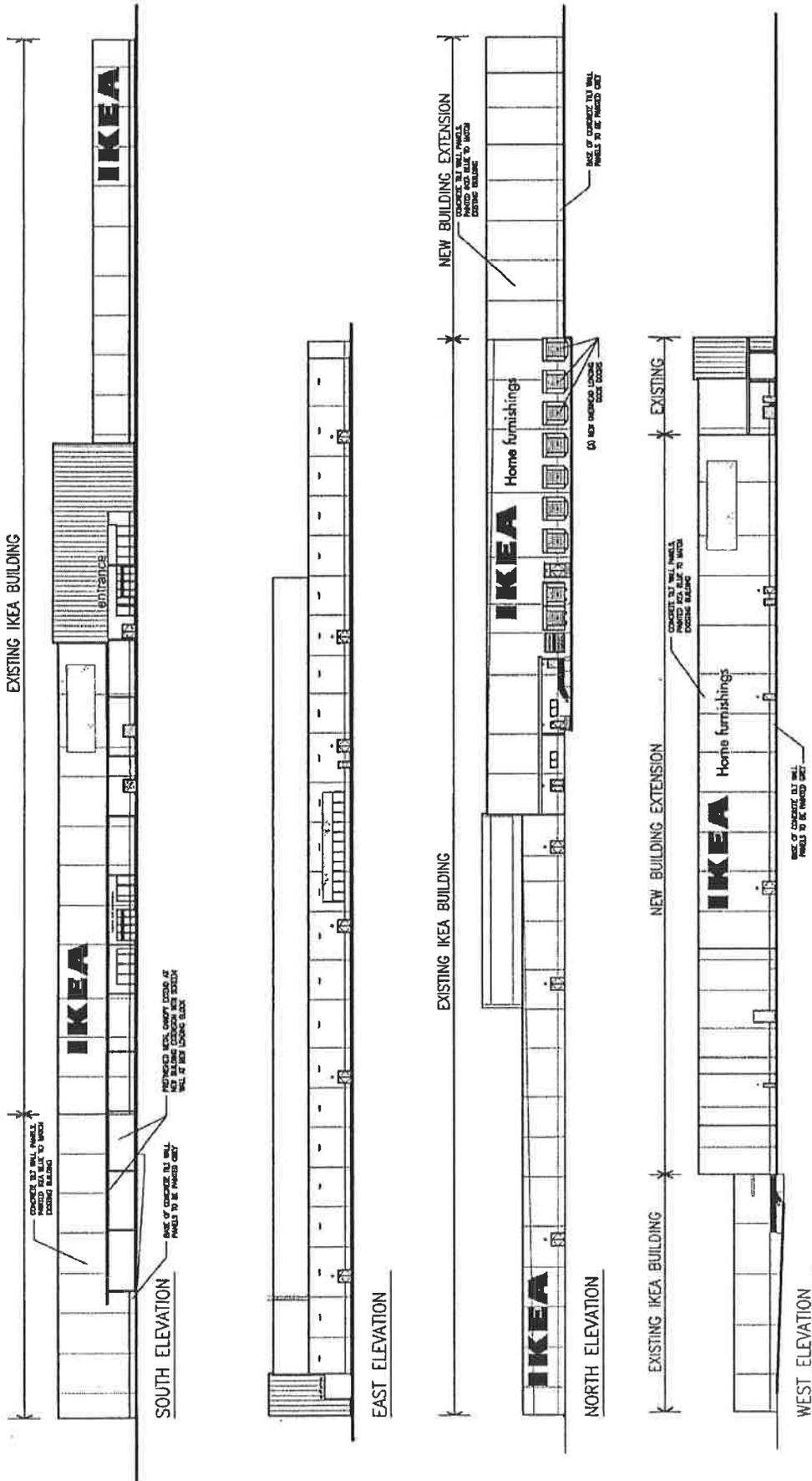
EAST ELEVATION



SOUTH ELEVATION



NOTE: This Exhibit is a conceptual representation of the landscaping requirements included in the text of this PUD and does not reflect actual tree protection and mitigation requirements.



IKEA ROUND ROCK- Lot 1

Expanded Development Materials - Elevation EXHIBIT E-1

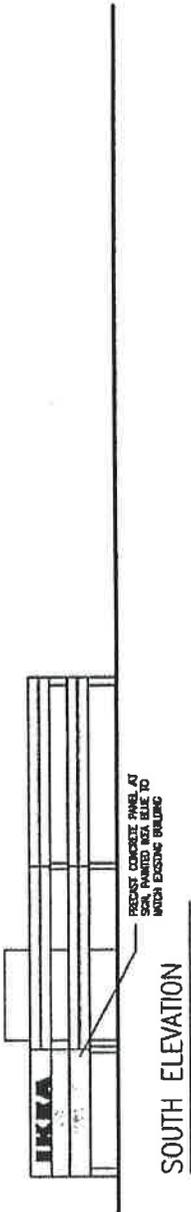
VERIFIED TO BE A TRUE AND
CORRECT COPY

NANCY E. RISTER, County Clerk
Williamson County

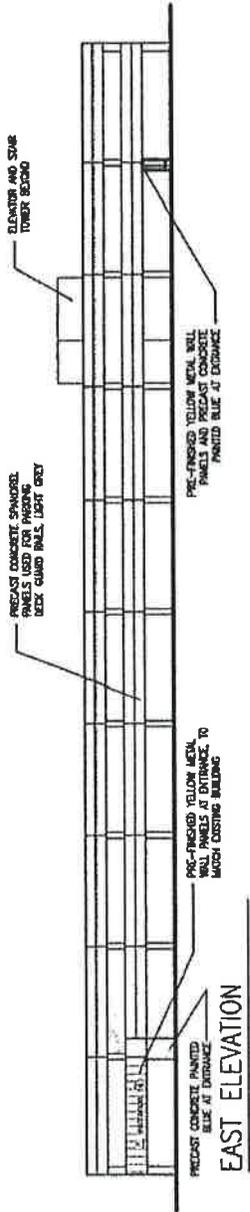
DATE: JUNE - 2011

All information shown is based from sources deemed reliable and is subject to change.





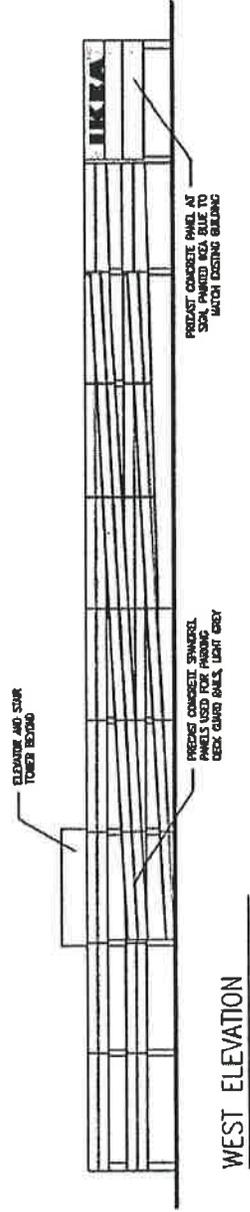
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

IKEA ROUND ROCK- Lot 1

Parking Deck Materials - Elevation EXHIBIT E-2

DATE: JUNE - 2011

All information shown is based from sources deemed reliable and is subject to change.

CERTIFIED TO BE A TRUE AND CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

STATE OF TEXAS
COUNTY OF WILLIAMSON
CLERK OF COUNTY RECORDS
DEPARTMENT OF COUNTY CLERK
COUNTY CLERK'S OFFICE
1100 WEST 11TH STREET
ROUND ROCK, TEXAS 78664
TELEPHONE (512) 251-1000
FAX (512) 251-1001
WWW.COUNTYCLERK.TX.GOV

LIST OF EXHIBITS

Exhibit "A" Metes and Bounds Description of Property
Exhibit "B" Lien Holder Consent

Landscaping

Exhibit "C-1" Overall Landscape Concept Plan
Exhibit "C-2" Entry Feature Landscaping
Exhibit "C-3" Enhanced Perimeter Landscaping (Plan)
Exhibit "C-4" Enhanced Perimeter Landscaping (Profile)
Exhibit "C-5" Service Area Screening (Plan)
Exhibit "C-6" Service Area Screening (Profile)
Exhibit "C-7" Representative Plant Palette
Exhibit "C-8" Masonry Theme for PUD's 59 and 60
Exhibit "C-9" Existing Gas Line & Easement
Exhibit "C-10" Parking Deck Landscape Screening

Signage

Exhibit "D-1" Signage Locations (Signs 1a-9b)
Exhibit "D-2" Signage Locations (Signs 10a-10c, Flags, Highway Sign)
Exhibit "D-3" Sign Dimensions (Signs 1a-8a)
Exhibit "D-4" Sign Dimensions (Sign 9)
Exhibit "D-5" Sign Example Content (Signs 1a-4c)
Exhibit "D-6" Sign Example Content (Signs 5a-9b)
Exhibit "D-7" Parking Aisle Identification Signs
Exhibit "D-8" Flags
Exhibit "D-9" Highway Sign
Exhibit "D-10" Building Signage
Exhibit "D-10.1" Parking Deck Signage
Exhibit D-11 Building Banner Sign

Driveway Access and Exterior Surfaces

Exhibit "E" Driveway Access
Exhibit "E-1" Expanded Development Materials
Exhibit "E-2" Parking Deck Materials

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2011053996

Nancy E. Rister

08/15/2011 03:35 PM

MARIA \$76.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

CERTIFIED TO BE A TRUE AND
CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

Page 16 of 16