

**Parts of this PUD have been amended** with regard to multi-family (MF) development by Ordinance No. Z-12-10-25-I3. These amendments **have not been incorporated into the text** of the PUD document; please refer to the appropriate part of the ordinance for amendments specific to the PUD.

**Ordinance Z-12-10-25-I3 is posted here** (copy and paste the link into your browser):  
<http://www.roundrocktexas.gov/wp-content/uploads/2015/03/Z-12-10-25-I3-MF-in-PUDs.pdf>

<u>PUD 2</u>	(Part I.)	Paragraph Three amended
<u>PUD 4</u>	(Part II.)	Section II of the Development Guidelines of Exhibit "B"
<u>PUD 10</u>	(Part III.)	Sections 2.1 and 13.1 of the Development Plan of Exhibit "B"
<u>PUD 15</u>	(Part IV.)	Section II.5.1 of the Development Plan
<u>PUD 20</u>	(Part V.)	Section II.5.1 and II.5.2 of the Development Plan
<u>PUD 26</u>	(Part VI.)	Section II.5.1 of the Development Plan of Exhibit "C"
<u>PUD 31</u>	(Part VII.)	Section II.5 of the Development Plan
<u>PUD 39</u>	(Part VIII.)	Exhibits "F-2" "F-3" and "F-4"
<u>PUD 40</u>	(Part IX.)	Section 1.1 of Exhibit "E"
<u>PUD 42</u>	(Part X.)	Section 1 of the Development Standards for Parcels "1, 2 and 3" in Exhibit "D"
<u>PUD 53</u>	(Part XI.)	Section 1 of the Development Standards for Parcel 2 in Exhibit "D"
<u>PUD 68</u>	(Part XII.)	Section II.4.1 of the Development Plan of Exhibit "B"
<u>PUD 70</u>	(Part XIII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B"
<u>PUD 71</u>	(Part XIV.)	Section 1. (a) of Exhibit "D"
<u>PUD 73</u>	(Part XV.)	Section II.4.1 of the Development Plan of Exhibit "B"
<u>PUD 74</u>	(Part XVI.)	Sections II.4.1 and II.5.2 and II.7.3 of the Development Plan of Exhibit "B"
<u>PUD 78</u>	(Part XVII.)	Sections II.4.1 and II.5.2 and II.5.4 of the Development Plan of Exhibit "B"
<u>PUD 83</u>	(Part XVIII.)	Sections II.4.1 and II.6.4 (2) of the Development Plan of Exhibit "B"
<u>PUD 84</u>	(Part XIX.)	Section II.6.1(1)(b) of the Development Plan
<u>PUD 85</u>	(Part XX.)	Sections II.4.1 and II.5.1 of the Development Plan of Exhibit "B"
<u>PUD 89</u>	(Part XXI.)	Section II.4.1 and II.6.1 of the Development Plan of Exhibit "B"
<u>PUD 90</u>	(Part XXII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B" and Exhibits "B" and "D"



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-08-01-24-9B1 for the Planned Unit Development No. 78, which was approved by the Round Rock City Council at a meeting held on the 10<sup>th</sup> day of January 2008 and then adopted by the Round Rock City Council at a meeting held on the 24<sup>th</sup> 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 29<sup>th</sup> day of January 2008.

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



ORDINANCE NO. Z-08-01-24-9B1

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 65.35 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. 78.

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 65.35 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. 78, 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 30th day of October, 2007, 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.78, and

WHEREAS, on the 10th day of January, 2008, 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 CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 78 meets the following goals and objectives:

- (1) The development in PUD No. 78 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 78 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 78 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. 78 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. 78 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. 78, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 78 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.

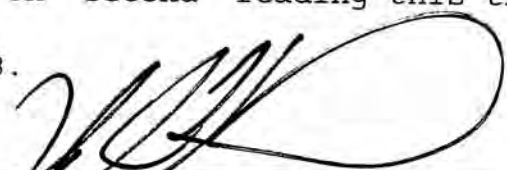
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Alternative 2.

READ and APPROVED on first reading this the 10<sup>TH</sup> day of January, 2008.

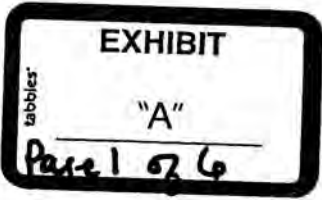
READ, APPROVED and ADOPTED on second reading this the 24<sup>th</sup> day of January, 2008.

  
\_\_\_\_\_  
NYLE MAXWELL, Mayor  
City of Round Rock, Texas

ATTEST:

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





CRICHTON AND ASSOCIATES, INC.  
 LAND SURVEYORS  
 6448 HIGHWAY 290 EAST  
 SUITE B-105  
 AUSTIN, TX 78723  
 512-244-3395 - PHONE  
 512-244-9508 - FAX

FIELD NOTES

FIELD NOTES FOR 1,262,025 SQUARE FEET OR 28.9721 ACRES OUT OF THE DAVID CURRY SURVEY A-130 IN WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF LOT 1 CHANDLER CROSSING (A REPLAT), A SUBDIVISION RECORDED IN CAB, U SLIDE 3 OF THE WILLIAMSON COUNTY, TEXAS PLAT. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found on the North R.O.W. of Old Settlers Boulevard being the Southeast corner of Lot 3 Block B Crystal Park, a subdivision recorded in Cab. I Slides 146-149 of the Williamson County, Texas Plat Records for the Southwest corner of said Lot 1, the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE N 18° 07' 44" W, 471.89 feet to a 1/2" iron pin found at the Northeast corner of said Lot 3 Block B, also being the Southeast corner of a remainder tract conveyed to Bessie Schroeder, et. al. in Doc. No. 9557382 of the Williamson County, Texas Official Records.

THENCE N 18° 13' 12" W, 300.46 feet to a 1/2" iron pin set being an angle point in said Schroeder tract for the Northwest corner of this tract.

THENCE with said Schroeder tract the following two (2) courses:

- 1) N 33° 46' 37" E, 994.57 feet to a 1/2" iron pin set.
- 2) N 32° 45' 17" E, 19.29 feet to a 1/2" iron pin set. For the North corner of this tract.

THENCE through the interior of said Lot 1 the following three (3) courses:

- 1) S 57° 14' 43" E, 279.69 feet to a 1/2" iron pin set.
- 2) S 81° 43' 27" E, 165.08 feet to a 1/2" iron pin set.
- 3) S 18° 24' 44" E, 1103.96 feet to a 1/2" iron pin set on the curving North R.O.W. of Old Settlers Boulevard and the South line of said Lot 1 for the Southeast corner of this tract.

THENCE with the North R.O.W. of Old Settlers Boulevard and the South line of said Lot 1 the following two (2) courses:

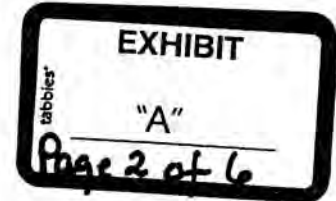
- 1) Along said curve to the left whose elements are R= 4060.00, L= 117.40 whose chord bears S 72° 24' 46" W, 117.40 feet to a 1/2" iron pin found.
- 2) S 71° 35' 40" W, 1009.61 feet to the POINT OF BEGINNING and containing 1,262,025 square feet or 28.9721 acres more or less.

RECEIVED  
 OCT 3 2007  
 CITY OF ROCKWELL  
 PLANNING DEPARTMENT

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal October 2, 2007

Herman Crichton, R.P.L.S. 4046  
06\_429





SCALE: 1" = 200'

BESSIE SCHROEDER, ET. AL.  
DOC. #9557382

N32°45'17"E  
19.29

S52°14'41"E  
279.69

S81°43'27"E  
165.08

99.57

N33°46'37"E

300.46

N18°13'12"W

471.89

N18°07'44"W

P.O.B.

S71°35'40"W

1009.61

S18°24'44"E

1103.96

LOT 1

INDUSTRIAL TRACT  
1,262,025 SQ FT  
28.9721 ACRES

CHANDLER CROSSING (A  
REPLAT), A CAB. U,  
SLIDES 3-7

LOT 3 BLOCK B  
CRYSTAL PARK  
CAB. 1 SLIDES 146-149

R= 4060.00  
L=117.40  
S72°24'46"W  
C= 117.40

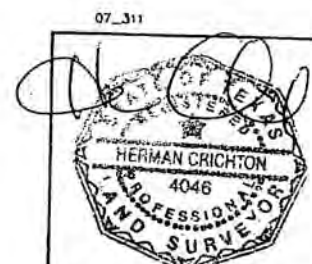
OLD SETTLERS BLVD.

SKETCH TO ACCOMPANY FIELD NOTES FOR  
1,262,025 SQUARE FEET OR 28.9721  
ACRES OUT OF LOT 1, CHANDLER CROSSING  
(A REPLAT), A SUBDIVISION OF WILLIAMSON  
COUNTY, TEXAS ACCORDING TO THE MAP  
OR PLAT RECORDED IN CAB. U, SLIDES  
3-7, PLAT RECORDS OF WILLIAMSON  
COUNTY, TEXAS

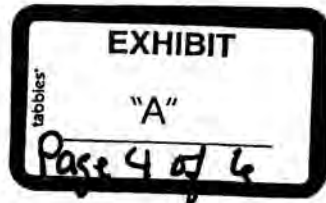
**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

6448 HIGHWAY 290 EAST  
AUSTIN, TEXAS 78723  
(512) 244-3395  
FAX (512) 244-9508

LEGEND  
⊙ 1/2" IRON PIN FOUND  
○ 1/2" IRON PIN SET  
( ) RECORD INFORMATION



DATE: Oct. 2, 2007



**CRICHTON AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX

**FIELD NOTES**

**FIELD NOTES FOR 1,584,676 SQUARE FEET OR 36.3795 ACRES OUT OF THE DAVID CURRY SURVEY A-130 IN WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF LOT 1 CHANDLER CROSSING (A REPLAT), A SUBDIVISION RECORDED IN CAB. U SLIDE 3 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron rod found on the North R.O.W. of Old Settlers Boulevard being the South common corner of said Lot 1 and Lot 2, also being the Southeast corner of this tract and the **POINT OF BEGINNING**.

THENCE S 84° 20' 01" W with the North R.O.W. of Old Settlers Boulevard and the South line of said Lot 1, 152.07 feet to a ½" iron rod found at a point of curve to the left, for the Southwest corner of this tract.

THENCE along said curve to the left whose element are R= 4060.00, L= 785.83 whose chord bears S 78° 47' 10" W, 784.60 feet to a ½' iron pin set for the Southwest corner of this tract.

THENCE through the interior of said Lot 4 the following three (3) courses:

- 1) N 18° 24' 44" W, 1103.96 feet to a ½" iron pin set for the Northwest corner of this tract
- 2) N 81° 43' 27" W, 165.08 feet to a point.
- 3) N 57° 14' 43" W, 279.69 feet to a point on the North line of said Lot 1, also being the South line of a 17.549 acre tract conveyed to V.P. Subramanian in Document No. 9723286, Official Records, Williamson County, Texas, for the Northwest corner of this tract.

THENCE with the North line of said Lot 1 and the South line of the said Subramanian tract, the following three (3) courses and distances:

- 1) N 32° 45' 17" E, 279.47 feet to a ½" iron rod found.
- 2) N 28° 50' 33" E, 572.45 feet to a ½" iron rod found.
- 3) N 70° 26' 26" E, 538.27 feet to a ½" iron rod found, being the Northwest corner of Lot 4 of said subdivision, the Northeast corner of said Lot 1, and the Northeast corner of this tract.

THENCE with the West line of said Lot 4 and the East line of said Lot 1, the following five (5) courses and distances:

- 1) S 03° 16' 02" W, 625.89 feet to a ½" iron rod found.
- 2) S 06° 50' 35" E, 244.85 feet to a ½" iron rod found.

tabbles  
EXHIBIT  
"A"  
Page 5 of 6

- 3) S 72° 07' 16" E, 158.37 feet to a 1/2" iron rod found.
- 4) S 40° 52' 30" E, 374.88 feet to a 1/2" iron rod found.
- 5) S 18° 07' 58" E, 513.87 feet to a 1/2" iron rod found, being the Northeast corner of said Lot 2.

THENCE with the West line of said Lot 2 and continuing with the East line of said Lot 1, the following two (2) courses and distances:

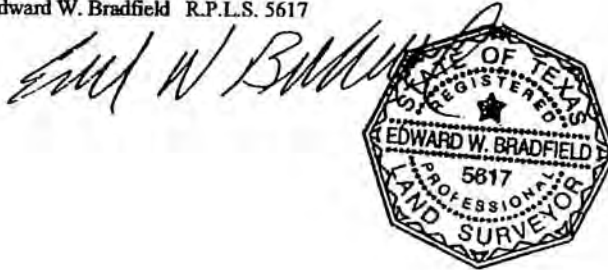
- 4) S 18° 07' 58" E, 169.65 feet to a 1/2" iron rod found.
- 5) S 47° 07' 27" E, 179.27 feet to the POINT OF BEGINNING and containing 1,584,676 square feet or 36.3795 acres of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal December 12, 2007

Edward W. Bradfield R.P.L.S. 5617

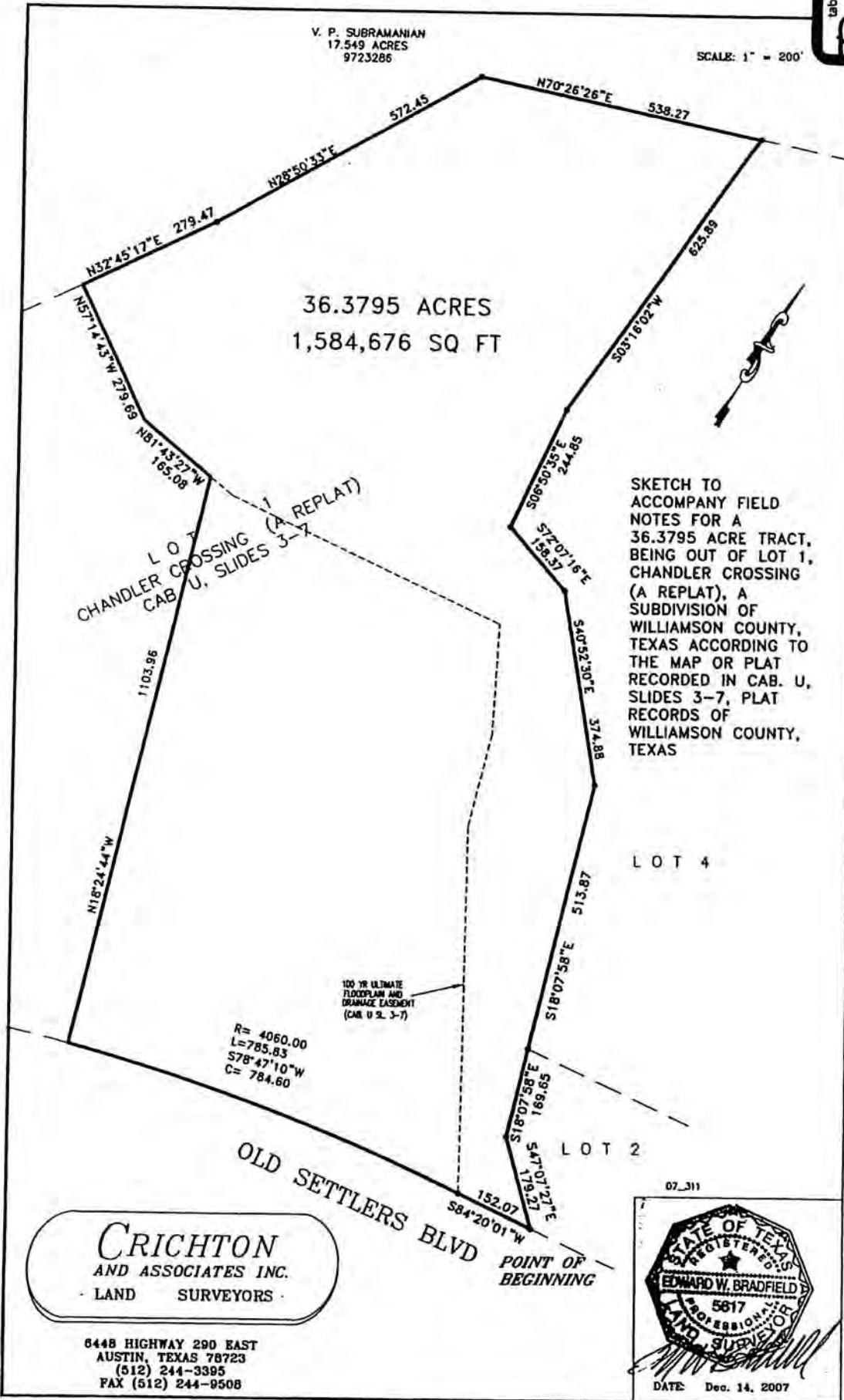
07\_311



tabbies

V. P. SUBRAMANIAN  
17.549 ACRES  
9723286

SCALE: 1" = 200'



36.3795 ACRES  
1,584,676 SQ FT

LOT 1  
CHANDLER CROSSING  
CAB U, SLIDES 3-7  
(A REPLAT)

SKETCH TO ACCOMPANY FIELD NOTES FOR A 36.3795 ACRE TRACT, BEING OUT OF LOT 1, CHANDLER CROSSING (A REPLAT), A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN CAB. U, SLIDES 3-7, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

LOT 4

LOT 2

R= 4060.00  
L=785.83  
S78°47'10\"W  
C= 784.60

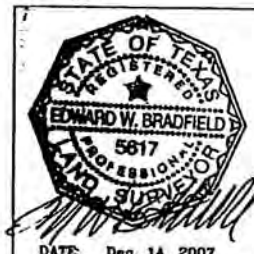
100 YR ULTIMATE FLOODPLAIN AND DRAINAGE easement (CAB U SL. 3-7)

OLD SETTLERS BLVD  
POINT OF BEGINNING

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

6448 HIGHWAY 290 EAST  
AUSTIN, TEXAS 78723  
(512) 244-3395  
FAX (512) 244-9508

07\_311



DATE: Dec. 14, 2007



**DEVELOPMENT PLAN  
CHANDLER CROSSING  
PLANNED UNIT DEVELOPMENT NO. 78**

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

**THIS DEVELOPMENT PLAN** (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean Round Rock Rascals, 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 65.35 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

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

**WHEREAS**, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; 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 October 30, 2007, 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 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:**

## I.

### GENERAL PROVISIONS

#### 1. CONFORMITY WITH DEVELOPMENT STANDARDS

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

#### 2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.10 below are followed.

#### 3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the 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. MISCELLANEOUS PROVISIONS

##### 4.1. Severability

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

##### 4.2. Venue

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

##### 4.3. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.



## II.

### DEVELOPMENT STANDARDS

#### 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 Plan covers approximately 65.35 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

#### 3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to, superior than and/or more consistent than that which 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.

#### 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 the **LI (Light Industrial) and MF (Multifamily) zoning districts** 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.

##### 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 Plan shall control.



## 5. PERMITTED USES

The following principal uses are permitted on the Property, which is divided into two development parcels for the purpose of this description, as described on **Exhibit "B"**:

### 5.1. Parcel 1 - 28.97 acres

All uses permitted in the **LI (Light Industrial) zoning district**, as amended, are permitted.

### 5.2. Parcel 2 - 36.38 acres

All uses permitted in the **MF (Multifamily) zoning district**, as amended, are permitted. The maximum density shall be 20 units per acre, based on the gross area of Parcel 2, provided all other provisions of this Plan and the MF (Multifamily) zoning district are met.

## DEVELOPMENT STANDARDS

### 5.3. Parcel 1 (Light Industrial)

5.3.1. Minimum building setback abutting multifamily land uses shall be 10 feet.

#### 5.3.2. Landscaping

##### 5.3.2.1. Street Yard Determination

The calculation of the street yard area shall exclude the portion of the street yard within the boundary of an easement for an overhead electric transmission line which is located on the property.

##### 5.3.2.2. Plant Materials Within Overhead Electric Line Easement

Only plantings with a mature height of 15 feet or less, as listed on the plant list in **Exhibit "C"**, shall be planted within an easement for an overhead transmission line.

##### 5.3.2.3. Street Yard Trees

If the required number of large trees cannot be located within the street yard, an alternative landscape plan which provides for the use of fewer large trees of a higher caliper size than required by Section 11.501 (2) (e) (ii) may be submitted for approval to the Planning Director. The Planning Director shall have the sole discretion and authority to approve an alternate landscape plan.

##### 5.3.2.4. Compatibility Buffer

A landscaped earthen berm shall be placed between the light industrial uses on Parcel 1 and adjacent multifamily uses on Parcel 2 and on adjoining property to the west. The berm and landscaping shall conform to the description and requirements on **Exhibit "D"**.

### 5.3.3. Design Standards

#### 5.3.3.1. Building Orientation

In order to screen loading docks, outdoor storage and other outdoor uses from view, front faces of buildings shall be oriented to the street yard of the site and to the adjacent multifamily uses, as indicated on **Exhibit "E"**.

#### 5.3.3.2. Exterior Wall Finish

The exterior finish of the facades of buildings facing a public street shall contain a minimum of 50 percent stone, exclusive of glazing. The exterior finish shall otherwise meet the requirements of Section 11.413 (4) (a).

### 5.4. Parcel 2 (Multifamily)

#### 5.4.1. Landscaping

##### 5.4.1.1. Street Yard Determination

The calculation of the street yard area shall exclude the portion of the street yard within the boundary of an easement for an overhead electric transmission line which is located on the property.

##### 5.4.1.2. Plant Materials Within Overhead Electric Line Easement

Only plantings with a mature height of 15 feet or less, as listed on the plant list in **Exhibit "C"**, shall be planted within an easement for an overhead transmission line.

##### 5.4.1.3. Street Yard Trees

If the required number of large trees cannot be located within the street yard, an alternative landscape plan which provides for the use of fewer large trees of a higher caliper size than required by Section 11.501 (2) (e) (ii) may be submitted for the review and consideration of the Planning Director. The Planning Director shall have the sole discretion and authority to approve an alternate landscape plan.

#### 5.4.2. Fencing Requirement

For the purpose of determining the fence requirement, lower intensity uses shall not include light industrial, commercial or multifamily land uses.

#### 5.4.3. Preservation of Trees and Flood Plain

Alteration, channeling or paving of the existing floodplain shall be prohibited, with the exception of drainage improvements as needed for the development; the flood plain shall otherwise be preserved in its natural state. This requirement shall not prohibit the construction of hike and bike trails or other similar recreational use of the floodplain, provided such use does not cause the removal of a Protected Tree or interfere with the

flow of flood waters.

6. **GENERAL PLAN 2000**

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

7. **TRAFFIC IMPACT ANALYSIS**

The City Transportation Director has approved a Traffic Impact Analysis (TIA) for the Plan however any changes in the proposed land uses or their intensity shall require that a revision to the TIA be submitted for review and approval by the City.

8. **DEVELOPMENT PROCESS**

As required by City code, the Owner shall be required to complete the remaining steps in the City's development process, including subdivision platting and site development plan approval. No site development plan approval on the Property shall be granted until the Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Review Committee.

9. **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.

10. **CHANGES TO DEVELOPMENT PLAN**

10.1. **Minor Changes**

Minor changes to this 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.

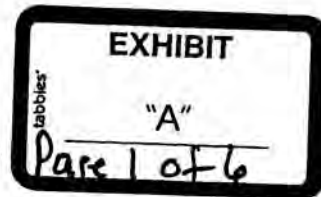
10.2. **Major Changes**

All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application.

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	Land Uses
Exhibit "C"	Plant List
Exhibit "D"	Landscape Buffer, with berm
Exhibit "E"	Parcel 1 Building Orientation Requirements

CRICHTON AND ASSOCIATES, INC.  
LAND SURVEYORS  
6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX



FIELD NOTES

FIELD NOTES FOR 1,262,025 SQUARE FEET OR 28.9721 ACRES OUT OF THE DAVID CURRY SURVEY A-130 IN WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF LOT 1 CHANDLER CROSSING (A REPLAT), A SUBDIVISION RECORDED IN CAB, U SLIDE 3 OF THE WILLIAMSON COUNTY, TEXAS PLAT. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found on the North R.O.W. of Old Settlers Boulevard being the Southeast corner of Lot 3 Block B Crystal Park, a subdivision recorded in Cab. 1 Slides 146-149 of the Williamson County, Texas Plat Records for the Southwest corner of said Lot 1, the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE N 18° 07' 44" W, 471.89 feet to a 1/2" iron pin found at the Northeast corner of said Lot 3 Block B, also being the Southeast corner of a remainder tract conveyed to Bessie Schroeder, et. al. in Doc. No. 9557382 of the Williamson County, Texas Official Records.

THENCE N 18° 13' 12" W, 300.46 feet to a 1/2" iron pin set being an angle point in said Schroeder tract for the Northwest corner of this tract.

THENCE with said Schroeder tract the following two (2) courses:

- 1) N 33° 46' 37" E, 994.57 feet to a 1/2" iron pin set.
- 2) N 32° 45' 17" E, 19.29 feet to a 1/2" iron pin set. For the North corner of this tract.

THENCE through the interior of said Lot 1 the following three (3) courses:

- 1) S 57° 14' 43" E, 279.69 feet to a 1/2" iron pin set.
- 2) S 81° 43' 27" E, 165.08 feet to a 1/2" iron pin set.
- 3) S 18° 24' 44" E, 1103.96 feet to a 1/2" iron pin set on the curving North R.O.W. of Old Settlers Boulevard and the South line of said Lot 1 for the Southeast corner of this tract.

THENCE with the North R.O.W. of Old Settlers Boulevard and the South line of said Lot 1 the following two (2) courses:

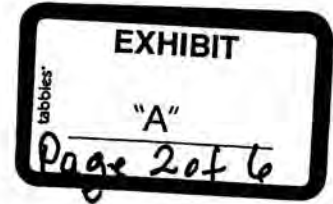
- 1) Along said curve to the left whose elements are R= 4060.00, L= 117.40 whose chord bears S 72° 24' 46" W, 117.40 feet to a 1/2" iron pin found.
- 2) S 71° 35' 40" W, 1009.61 feet to the POINT OF BEGINNING and containing 1,262,025 square feet or 28.9721 acres more or less.

RECEIVED  
OCT 3 2007  
CITY OF ROCKWELL  
PLANNING DEPARTMENT

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal October 2, 2007

Herman Crichton, R.P.L.S. 4046  
06\_429



SCALE: 1" = 200'

BESSIE SCHROEDER, ET. AL.  
DOC. #9557382

N32°45'17"E  
19.29

S77°14'13"E  
279.69

S81°43'27"E  
165.08

994.57

N33°46'37"E

300.46

N18°13'12"W

471.89

N18°07'44"W

P.O.B.

S71°35'40"W

1009.61

S18°24'44"E

1103.96

LOT 1

INDUSTRIAL TRACT  
1,262,025 SQ FT  
28.9721 ACRES

CHANDLER CROSSING (A  
REPLAT), A CAB. U,  
SLIDES 3-7

LOT 3 BLOCK B  
CRYSTAL PARK  
CAB. U SLIDES 146-149

OLD SETTLERS BLVD.

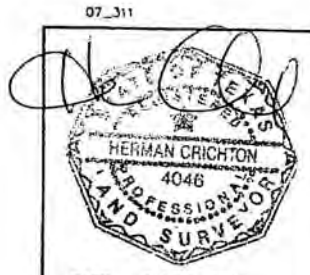
R= 4060.00  
L=117.40  
S72°24'46"W  
C= 117.40

SKETCH TO ACCOMPANY FIELD NOTES FOR  
1,262,025 SQUARE FEET OR 28.9721  
ACRES OUT OF LOT 1, CHANDLER CROSSING  
(A REPLAT), A SUBDIVISION OF WILLIAMSON  
COUNTY, TEXAS ACCORDING TO THE MAP  
OR PLAT RECORDED IN CAB. U, SLIDES  
3-7, PLAT RECORDS OF WILLIAMSON  
COUNTY, TEXAS

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

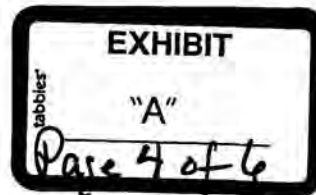
6448 HIGHWAY 290 EAST  
AUSTIN, TEXAS 78723  
(512) 244-3395  
FAX (512) 244-9508

LEGEND  
● 1/2" IRON PIN FOUND  
○ 1/2" IRON PIN SET  
( ) RECORD INFORMATION



DATE: Oct. 2, 2007





**CRICHTON AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX

**FIELD NOTES**

**FIELD NOTES FOR 1,584,676 SQUARE FEET OR 36.3795 ACRES OUT OF THE DAVID CURRY SURVEY A-130 IN WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF LOT 1 CHANDLER CROSSING (A REPLAT), A SUBDIVISION RECORDED IN CAB. U SLIDE 3 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a 1/2" iron rod found on the North R.O.W. of Old Settlers Boulevard being the South common corner of said Lot 1 and Lot 2, also being the Southeast corner of this tract and the **POINT OF BEGINNING**.

THENCE S 84° 20' 01" W with the North R.O.W. of Old Settlers Boulevard and the South line of said Lot 1, 152.07 feet to a 1/2" iron rod found at a point of curve to the left, for the Southwest corner of this tract.

THENCE along said curve to the left whose element are R= 4060.00, L= 785.83 whose chord bears S 78° 47' 10" W, 784.60 feet to a 1/2" iron pin set for the Southwest corner of this tract.

THENCE through the interior of said Lot 4 the following three (3) courses:

- 1) N 18° 24' 44" W, 1103.96 feet to a 1/2" iron pin set for the Northwest corner of this tract
- 2) N 81° 43' 27" W, 165.08 feet to a point.
- 3) N 57° 14' 43" W, 279.69 feet to a point on the North line of said Lot 1, also being the South line of a 17.549 acre tract conveyed to V.P. Subramanian in Document No. 9723286, Official Records, Williamson County, Texas, for the Northwest corner of this tract.

THENCE with the North line of said Lot 1 and the South line of the said Subramanian tract, the following three (3) courses and distances:

- 1) N 32° 45' 17" E, 279.47 feet to a 1/2" iron rod found.
- 2) N 28° 50' 33" E, 572.45 feet to a 1/2" iron rod found.
- 3) N 70° 26' 26" E, 538.27 feet to a 1/2" iron rod found, being the Northwest corner of Lot 4 of said subdivision, the Northeast corner of said Lot 1, and the Northeast corner of this tract.

THENCE with the West line of said Lot 4 and the East line of said Lot 1, the following five (5) courses and distances:

- 1) S 03° 16' 02" W, 625.89 feet to a 1/2" iron rod found.
- 2) S 06° 50' 35" E, 244.85 feet to a 1/2" iron rod found.



- 3) S 72° 07' 16" E, 158.37 feet to a ½" iron rod found.
- 4) S 40° 52' 30" E, 374.88 feet to a ½" iron rod found.
- 5) S 18° 07' 58" E, 513.87 feet to a ½" iron rod found, being the Northeast corner of said Lot 2.

THENCE with the West line of said Lot 2 and continuing with the East line of said Lot 1, the following two (2) courses and distances:

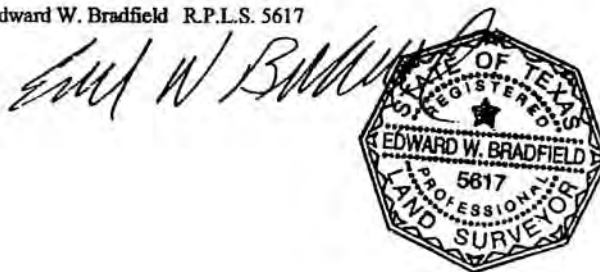
- 4) S 18° 07' 58" E, 169.65 feet to a ½" iron rod found.
- 5) S 47° 07' 27" E, 179.27 feet to the **POINT OF BEGINNING** and containing 1,584,676 square feet or 36.3795 acres of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal December 12, 2007

Edward W. Bradfield R.P.L.S. 5617

07\_311



V. P. SUBRAMANIAN  
17.549 ACRES  
9723286

SCALE: 1" = 200'

36.3795 ACRES  
1,584,676 SQ FT

CHANDLER CROSSING (A REPLAT)  
CAB U, SLIDES 3-7

SKETCH TO  
ACCOMPANY FIELD  
NOTES FOR A  
36.3795 ACRE TRACT,  
BEING OUT OF LOT 1,  
CHANDLER CROSSING  
(A REPLAT), A  
SUBDIVISION OF  
WILLIAMSON COUNTY,  
TEXAS ACCORDING TO  
THE MAP OR PLAT  
RECORDED IN CAB. U,  
SLIDES 3-7, PLAT  
RECORDS OF  
WILLIAMSON COUNTY,  
TEXAS

LOT 4

LOT 2

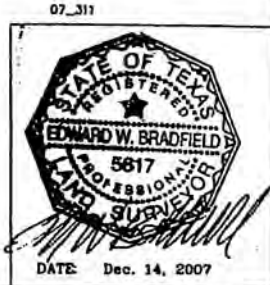
R= 4060.00  
L= 785.83  
S78°47'10"W  
C= 784.60

100 YR ULTIMATE  
FLOODPLAIN AND  
DRAINAGE FACILITY  
(CAB U S. 3-7)

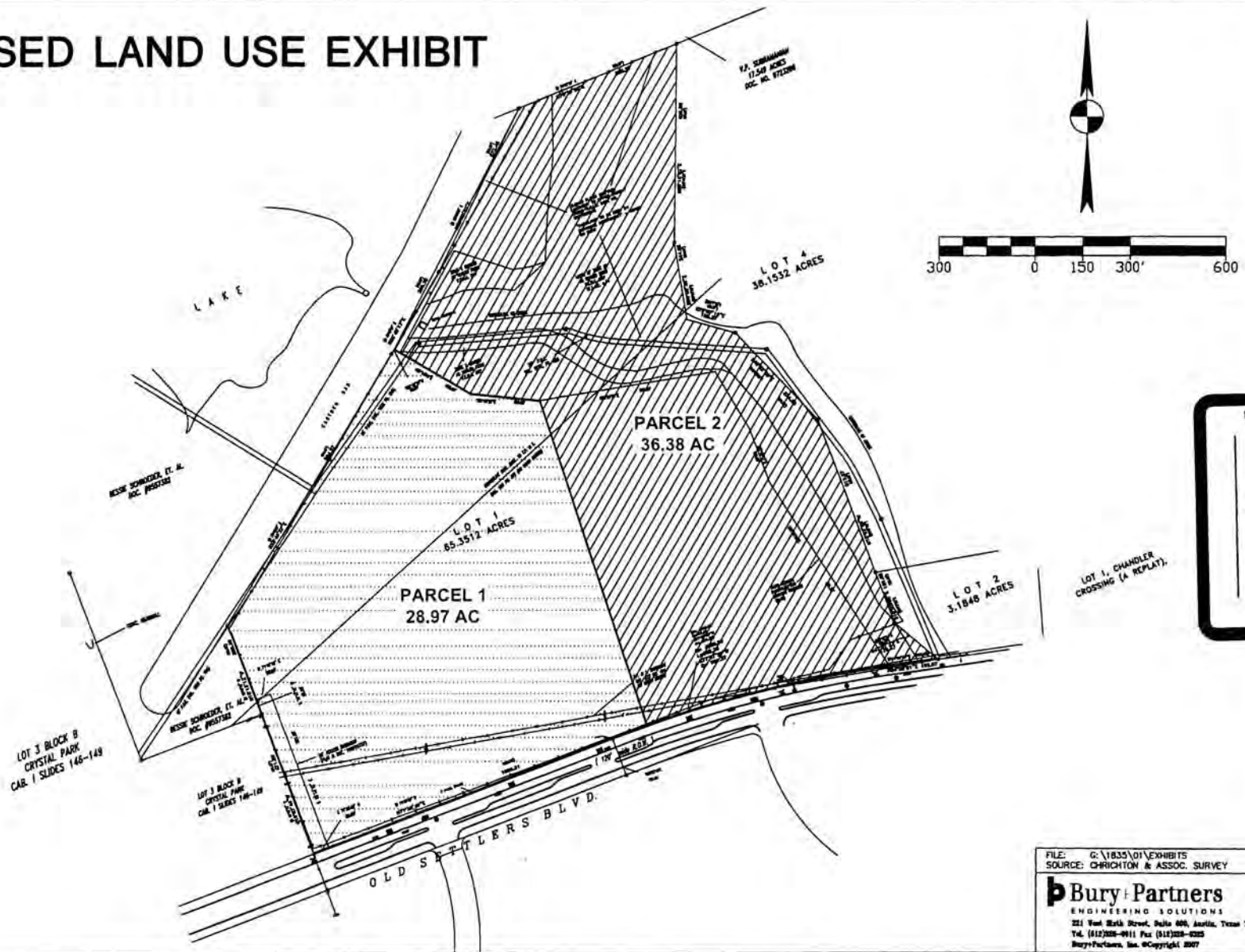
OLD SETTLERS BLVD  
POINT OF  
BEGINNING

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

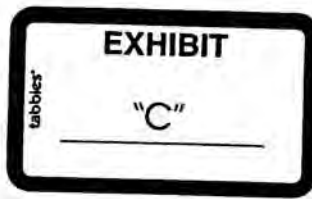
8448 HIGHWAY 290 EAST  
AUSTIN, TEXAS 78723  
(512) 244-3395  
FAX (512) 244-9508



# PROPOSED LAND USE EXHIBIT



**RECORDERS MEMORANDUM**  
 All or part of the text on this page was not  
 clearly legible for satisfactory recordation



PLANT LIST - Overhead Electric Line Compatible

American Smoke Tree - *Cotinus obovatus*

Chitalpa - *Chilopsis x Catalpa*

Crape Myrtle - *Lagerstroemia indica*

Desert Willow - *Chilopsis linearis*

Flameleaf Sumac - *Rhus copallina*

Mexican Buckeye - *Ungnadia speciosa*

Mexican Plum - *Prunus mexicana*

Mountain Laurel - *Sophora secundiflora* \*

Possumhaw Holly - *Ilex decidua* \*

Texas Persimmon - *Diospyros texana*.

Texas Redbud - *Cercis canadensis*

Vitex - *Vitex* spp.

Wax Myrtle - *Myrica cerifera* \*

Yaupon Holly - *Ilex vomitoria* \*

\* *evergreen species*



CHANDLER CROSSING  
LANDSCAPE BERM

SCALE: 1/4" = 1'-0"

LAND  
DESIGN

**NOTES:**

- 1.) Landscape buffer shall include, at the very least, the following landscape material.
  - a.) One (1) large tree per 50 linear feet
  - b.) One (1) medium tree per 30 linear feet
  - c.) One (1) small tree per 15 linear feet
  - d.) One (1) five gallon container shrub per 4 linear feet
- 2.) At least 75% of selected trees shall be of an evergreen species.
- 3.) Shrubs shall be a min. 5-gallon in size and 2-1/2' min. in height at time of installation.
- 4.) All plant material shall be selected and located to provide a dense foliage pattern that will effectively obscure views.
- 5.) No more than 50% of the trees and shrubs shall be from the same species.
- 6.) All trees shall be selected from an approved list of large, medium, and small tree species available in the Planning Department.
- 7.) East berm shall be placed within the L1'0' building setback and the MF 25' building setback. Buffer required between two uses.
- 8.) West berm shall be placed along eastern edge of 50' access easement
- 9.) Landscape berm, where possible, shall be 25' in width and 4'-5' in height.

50' access easement,  
Bessie Schroeder property,  
berm not required along  
300.46' length of property

Drive to cross berm  
approx. at this point

Utility compatible trees only along  
275' length of utility easement

**INDUSTRIAL PARCEL - 1**  
28.97 acres

**MULTI-FAMILY  
PARCEL - 2**  
36.38 acres

tabbles  
**EXHIBIT**  
"D"



CHANDLER CROSSING  
LANDSCAPE BUFFER

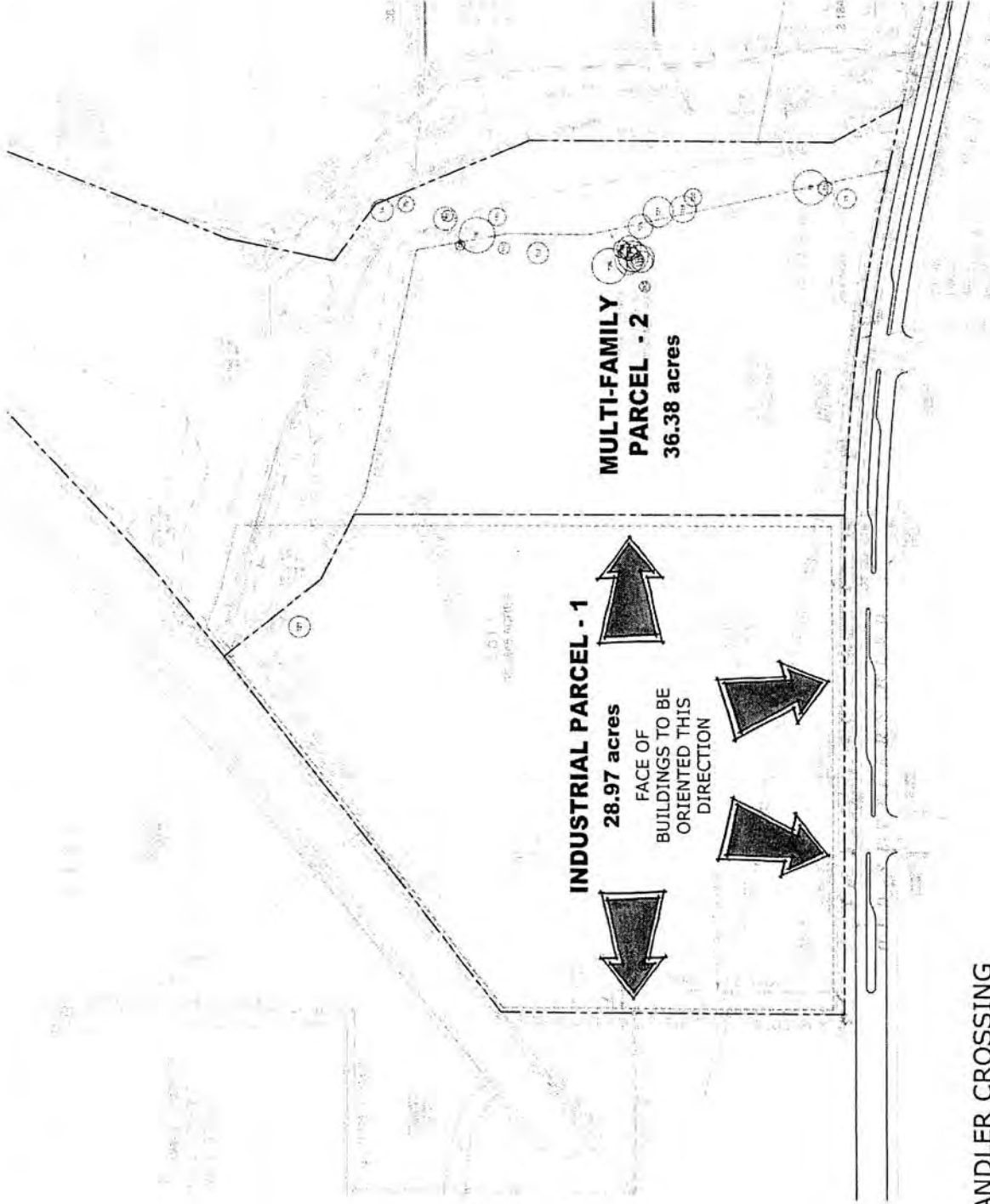
LAND  
DESIGN

SCALE: 1" = 100'-0"

**RECORDERS MEMORANDUM**  
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clearly legible for satisfactory recordation

tabbles<sup>®</sup>  
**EXHIBIT**  
"E"

**L A N D  
D E S I G N**

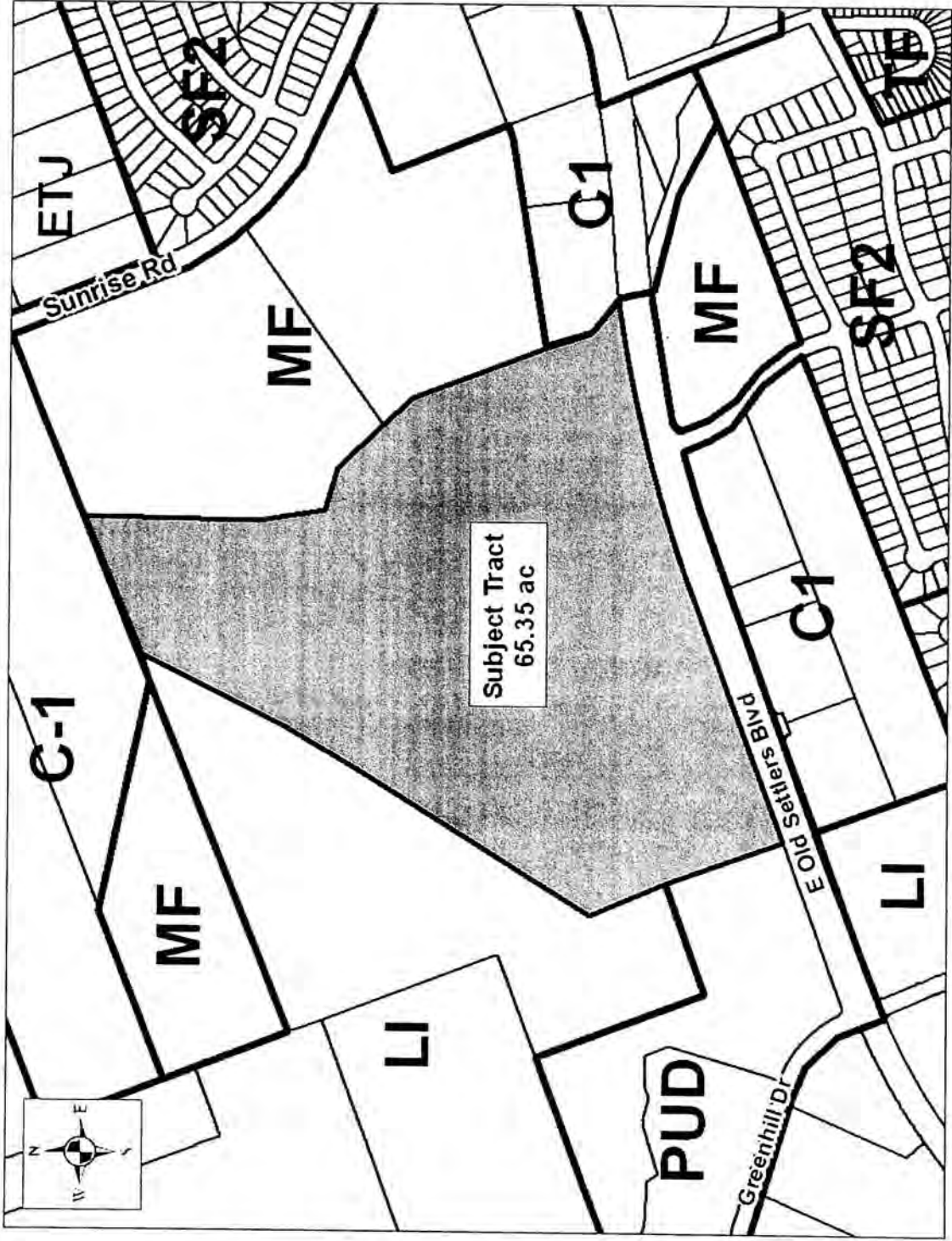


**RECORDERS MEMORANDUM**  
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**CHANDLER CROSSING**



# Chandler Crossing Zoning Change - From LI to PUD



Ordinance No. Z-08-01-24-9B1

Adopting PUD No. 78

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 2008007709

*Nancy E. Rister*

01/30/2008 02:37 PM

CMCNEELY \$132.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS