

ORDINANCE NO. Z-09-04-09-10A

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 72.32 ACRES OF LAND, OUT OF OAKMONT CENTRE SECTION THREE, LOTS 3 AND 4, BLOCK B, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT LI (LIGHT INDUSTRIAL) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 86.

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 72.32 acres of land, out of Oakmont Centre Section Three, Lots 3 and 4, Block B, 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. 86, 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 11th day of March, 2009, 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. 86, and

WHEREAS, on the 9th day of April, 2009, 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. 86 meets the following goals and objectives:

- (1) The development in PUD No. 86 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 86 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 86 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. 86 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. 86 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. 86, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 86 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 9<sup>th</sup> day of April, 2009.

Alternative 2.

READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ, APPROVED and ADOPTED on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

  
\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:

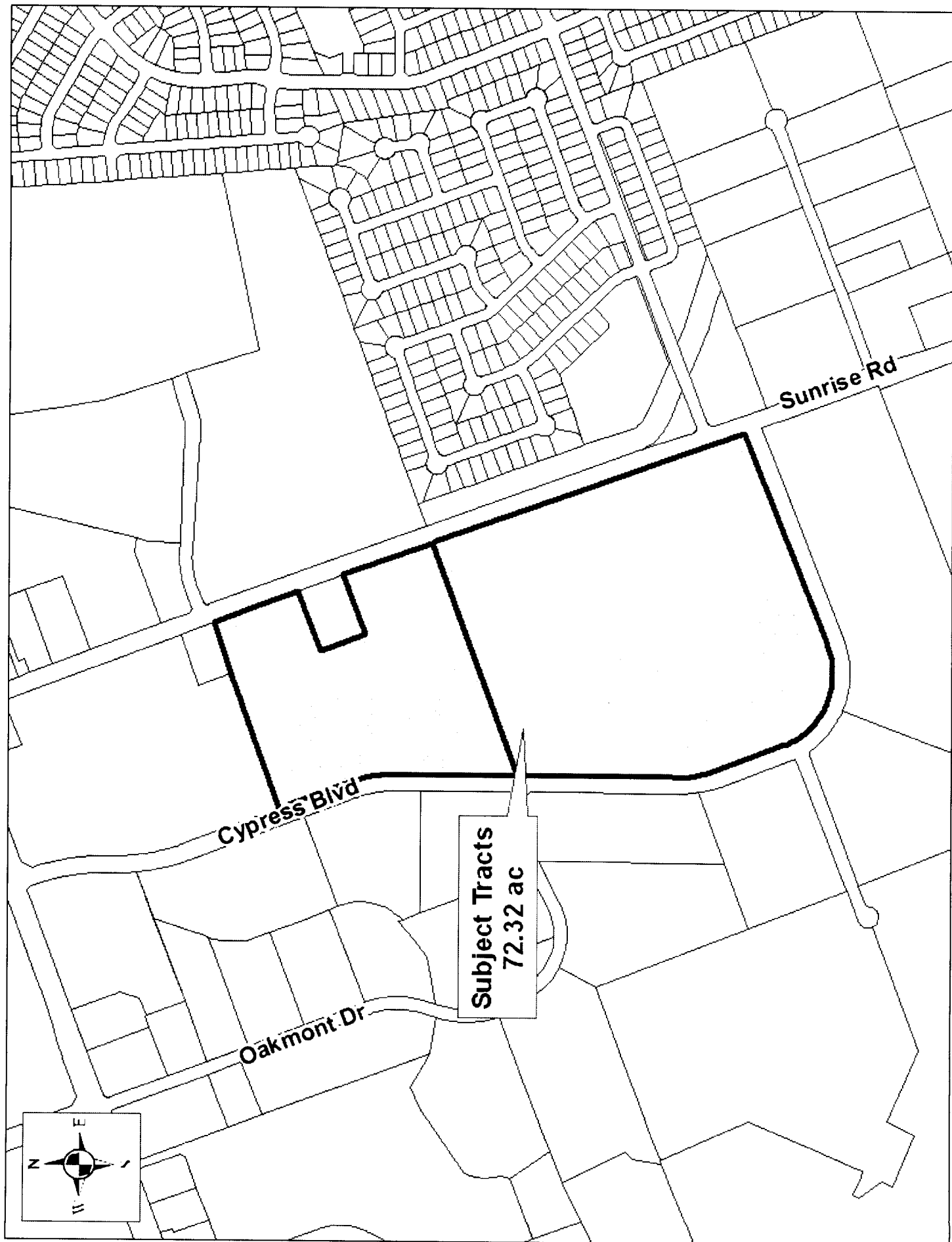
  
\_\_\_\_\_  
SARA L. WHITE, City Secretary

## **EXHIBIT "A"**

### **Legal Description**

Lot 3 and Lot 4, Block B, Oakmont Centre Section Three, a 72.32 acre subdivision recorded in Cabinet F, Slides 134-139 of the Plat Records of Williamson County, Texas.

EXHIBIT "A"



**DEVELOPMENT PLAN  
CHANDLER CREEK BUSINESS PARK  
PLANNED UNIT DEVELOPMENT NO. 86**

**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 Chandler Creek, LP, their 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 72.32 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

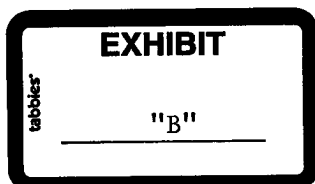
**WHEREAS**, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; 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 March 11, 2009, 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.16 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 72.32 acres of land ("Property"), located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**. The Property has been divided into two development parcels for the Plan, Development Parcel "A", approximately 25.07 acres, and Development Parcel "B", approximately 47.26 acres, as depicted on **Exhibit "C"** and more fully described in **Exhibits "B-1"** and **"B-2"**.

#### 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 **BP (Business Park) zoning district with respect to Development Parcel "A" and LI (Light Industrial) zoning district with respect to Development Parcel "B"**, 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, as amended, 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 uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

#### **5.1. Development Parcel "A"**

- 1) Community Services
- 2) Day Care
- 3) Office
- 4) Office, Medical
- 5) Office, Public
- 6) Hospitals
- 7) Research and Development
- 8) Park, Community
- 9) Park, Linear/Linkage
- 10) Park, Neighborhood
- 11) Open Space
- 12) Amenity Center

- i. Must serve the resident or employee population.
- ii. The site shall be larger than two (2) acres and shall have principal vehicular entrance and exit on a street internal to the business park.

#### **13) Group Living (Senior)**

- i. A residential facility providing 24-hour care in a protective living arrangement for residents 62 years of age or older and supervisory personnel. Typical uses include assisted living facilities, congregate living facilities and nursing homes.
- ii. The facility must comply with the State of Texas licensing requirements and are limited to facilities that function as senior housing.

## 5.2. Development Parcel "B"

- 1) All LI - Light Industrial uses are permitted, subject to Chapter 11, Section 11.413 of the Code.

## 6. DEVELOPMENT STANDARDS

- 6.1. All development within Development Parcel A (Exhibit B-1) shall conform to the Density, Development, and Compatibility Standards described in the BP (Business Park) district, Chapter 11, Section 11.412 (3) and (5) of the Code.
- 6.2. All development within Development Parcel B (Exhibit B-2) shall conform to the Density, Development, Design and Compatibility Standards described in the LI (Light Industrial) district, Chapter 11, Section 11.413 (3), (4) and (5) of the Code.

## 7. TRANSPORTATION

- 7.1. A Traffic Impact Analysis (TIA) has not been prepared as part of the Plan. Prior to any subdivision or site development submittals a TIA which has been approved by the Director of Transportation shall be required. The TIA shall analyze the impact of potential development on all of the Property.
- 7.2. Upon approval of the Director of Transportation, the Owner may be permitted to extend Oakmont Drive through the Property from Cypress Boulevard to Sunrise Road.

## 8. GENERAL PLAN 2000

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

## 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. STORMWATER DRAINAGE AND WATER QUALITY

- 10.1. Stormwater management (detention and water quality) will be provided by the Chandler Creek Amenity Pond ("Pond") as depicted conceptually in **Exhibits "D-1" and "D-3"**. Owner, at Owner's expense, will construct all stormwater infrastructure, detention, and water quality ponds necessary to serve the lots and parcels of the Property. The "Pond" will be privately maintained by properties which contribute storm water flows to the pond amenity. Owner may delegate

Owner's responsibility for construction and maintenance of any private stormwater or drainage infrastructure to a separate entity created for such purpose.

- 10.2. The design and construction of the "Pond" shall be subject to all applicable requirements of the Code, including but not limited to:
  - 1) Chapter 8, Subdivision, Section 8.600 - Stormwater Drainage Facilities, as amended; and
  - 2) City of Round Rock Design and Construction Standards - Drainage Criteria Manual
- 10.3. The "Pond" shall include the following amenity features: hardscape and stone wall elements, fountains and aeration mechanisms, pedestrian access facilities and landscaping, as generally depicted in **Exhibits "D-3" and "D-4"**.
- 10.4. Landscaping of the "Pond" shall include one (1) Large or Medium Tree per one-hundred (100) linear feet of pond perimeter and one (1) Small Tree per fifty (50) linear feet of pond perimeter. Trees may be arranged in clusters and strategically located to provide maximum impact while providing open views to architectural elements, signs and additional landscape elements as generally depicted in **Exhibit "D-3"**. Requirements in the Code for screening of detention ponds or water quality ponds, specifically the requirements of Section 11.501(4)(b)(i), shall not apply to the "Pond".
- 10.5. All "Pond" pipes (inlet or outlet) shall be integrated into the design of the "Pond" by the use of stone headwalls and/or structures designed to minimize views of the pipes, as generally depicted in **Exhibit "D-4"**.

## 11. PRIVATE ACCESS DRIVE

A Private Access Drive ("Driveway") shall serve as alternate access to platted lots. The "Driveway" shall be platted as a special purpose lot and title shall be vested with the owners of the land within the boundaries of the PUD, each holding an undivided interest in the "Driveway". This undivided interest shall convey with the individual title to each platted lot within the boundaries of the Property. In addition the following conditions shall be met with regard to the "Driveway":

- 11.1. The "Driveway" and all associated improvements contained within the special purpose lot, including roadway signs, shall be privately maintained.
- 11.2. Width, geometry, and striping shall be designed and constructed in accordance with the City's Zoning Ordinance, Design and Construction Standards (DACS) - Transportation Criteria Manual, as amended, and the International Fire Code, as

adopted by the City.

- 11.3. The "Driveway" shall not extend beyond the boundaries of the "Property."
- 11.4. A minimum twenty foot (20') building setback to allow for landscaping and pedestrian accommodations (e.g. sidewalks) shall be provided. Sidewalks shall be a minimum width of six feet (6'). Sidewalks within areas designated as Open Space may be constructed of crushed granite or other natural materials.
- 11.5. The "Driveway" shall be named "Medical Center Drive", as approved by the Planning Department at the time of Plan approval and in compliance with Williamson County Addressing standards. Lots with dual frontage may be addressed either from the "Driveway" or from the public right-of-way.
- 11.6. The "Driveway" may not be temporarily or permanently closed without prior approval of the City's Fire Marshal, Chief of Police, and Transportation Services Director.
- 11.7. The "Driveway" shall be designated as a Fire Lane.
- 11.8. The "Driveway" shall have a minimum of one connection to an existing public street. If the "Driveway" dead-ends, a turn-around for emergency vehicles shall be provided, in accordance with the Code and adopted City standards.

## 12. LANDSCAPING

Street yards within the "Property" shall be landscaped in accordance with **Exhibits "D-1" through "D-5"**, the specifications described herein and

### 12.1. Private Access Drive ("Driveway")

- 1) An eight foot (8') wide landscape easement, as depicted in **Exhibit "D-5"**, shall be provided immediately adjacent to each side of the "Driveway". The easement shall be unencumbered from utilities, except that they may perpendicularly cross the easement.
- 2) Landscaping on any lot not designated as Open Space shall include one (1) Large or Medium Tree every fifty (50) linear feet of lot frontage along the "Driveway".
- 3) Landscaping on any lot designated as Open Space lot shall include one (1) Large or Medium Tree every fifty (50) linear feet of Open Space lot frontage, provided however, that existing trees within the landscape easement on the Open Space Lot shall count towards this requirement.

- 4) Any parking lots between the “Driveway” and any buildings shall be screened by a continuous shrub or ornamental grass row, with plantings spaced an average of five feet (5′) on center. Such plantings shall be a minimum of thirty inches (30”) high at the time of planting, as measured from the final grade of the parking lot nearest the “Driveway”.

#### **12.2. Perimeter Public Street**

- 1) Landscaping along perimeter public streets (i.e. Sunrise Drive, Cypress Blvd, and the Oakmont Drive Extension) shall include, at a minimum, one (1) Large Tree per fifty (50) linear feet and shall be planted as conceptually depicted in Exhibits “D-1” and “D-2”.
- 2) Parking areas shall be screened visually from all roadways by a continuous shrub or ornamental grass row a minimum of thirty inches (30”) high at time of planting. These shrubs and grasses shall be spaced on average five feet (5′) on center. Berms, not to exceed a four to one (4:1) slope may be used to meet up to fifty percent (50%) of screening requirements.

#### **12.3. Interior Parking Lots**

- 1) Landscaped median islands in the parking areas shall be a minimum of eight feet (8′) wide measured from back of curb to back of curb. Minor deviations due to topographic and other site constraints may be approved by the Development Review Committee during site plan review.
- 2) Landscaped median islands shall be spaced at least every eight (8) parking bays. Each median island shall have large or medium trees spaced a minimum of fifty feet (50′) on center.

### **13. PRIVATE OPEN SPACE AND PARKLAND DEDICATION**

#### **13.1. Private Open Space**

- 1) Lots indicated as Open Space (refer to Exhibit “D-1”) shall be intended for the common use of the residents and other users of the development. Open Space parcels shall not contain buildings, structures, parking lots, or improvements, other than pedestrian trails. The purpose of the Open Space parcels shall be to provide trails and other pedestrian-related amenities and to preserve trees and other vegetation.
- 2) The approximate boundary of the Open Space lot, approximately three (3) acres, is generally depicted on Exhibit “D-1”.

### **13.2. Parkland Requirement**

The parkland requirement for any residential component of the Plan shall be met through a contribution of cash in lieu of parkland. The parkland requirement for any non-residential component of the Plan shall also be met through payment of a parkland fee. The calculation of such fees shall exclude any Open Space lots described in Section 13.1.

## **14. BUILDING DESIGN CRITERIA**

The following shall apply to Development Parcel "A":

### **14.1. Building Articulation and Scale**

- 1) All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100') in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20') in length. No façade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.
- 2) Buildings that exceed forty feet (40') in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building.

### **14.2. Exterior Wall Finish**

- 1) Materials utilized on all buildings within the "Property" shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
- 2) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.
- 3) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.
- 4) All pitched roofs exposed to public view shall utilize one of the following materials:
  - (a) Standing seam metal roofing with a non-reflective finish.

- (b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.
  - (c) Clay or Concrete tile.
- 5) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:
  - (a) Asbestos
  - (b) Mirrored Glass (reflectivity of 20% or more)
  - (c) Corrugated metal
  - (d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)
- 6) Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color scheme.
- 7) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.
- 8) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:
  - (a) Arcades
  - (b) Cornices
  - (c) Eaves
  - (d) Sloped or unique roof features (e.g. parapets, mansard)
  - (e) Architectural focal points (e.g. entry ways, window treatments)
- 9) Entries shall be recessed or covered with canopies. Windows shall be recessed a minimum of four inches (4") from the face of the building. Windows shall also contain mullions appropriate to the scale of the building. Large uninterrupted expanses of glass are prohibited.



**15. DEVELOPMENT PROCESS**

The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. The subdivision platting process includes a Concept Plan, Preliminary Plat and a Final Plat. Site development plan(s) must be approved for each project. No site development plan approval on the Property shall be granted until a 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.

**16. CHANGES TO DEVELOPMENT PLAN**

**16.1. 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.

**16.2. Major Changes**

All changes not permitted under Section 16.1 above shall be resubmitted following the same procedure required by the original PUD application.

## **LIST OF EXHIBITS**

<b><u>EXHIBIT</u></b>	<b><u>DESCRIPTION</u></b>
Exhibit "A"	Legal Description of "Property"
Exhibit "B-1"	Legal Description of Development Parcel "A"
Exhibit "B-2"	Legal Description of Development Parcel "B"
Exhibit "C"	Overall Development Parcel Layout of "Property"
Exhibit "D-1"	Overall Perimeter Landscape Concept (Plan View)
Exhibit "D-2"	Overall Perimeter Landscape Concept (Profile View)
Exhibit "D-3"	Water/ Amenity Pond (Plan View)
Exhibit "D-4"	Water/ Amenity Pond (Profile View)
Exhibit "D-5"	Private Access Drive Section

## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

Lot 3 and Lot 4, Block B, Oakmont Centre Section Three, a subdivision recorded in Cabinet F, Slides 134 - 139 of the Williamson County, Texas Plat Records.

EXHIBIT B-1

**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 25.0689 ACRE TRACT BEING A PORTION OF  
LOT 3 AND LOT 4, BLOCK B, OAKMONT CENTRE SECTION THREE,  
A SUBDIVISION RECORDED IN CABINET F SLIDES 134-139 OF THE  
WILLIAMSON COUNTY, TEXAS PLAT RECORDS. SAID TRACT  
BEING MORE PARTICULARLY DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron pin found on the East R.O.W. of Cypress Boulevard being the West common corner of said Lots 3 and 2, Block B Oakmont Centre Section Three for the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE N 73° 04' 56" E with the common line of said Lots 2 and 3, at 673.34 feet pass in the Southeast corner of said Lot 2 also being the Southwest corner of a 0.926 acre tract conveyed to H. Schain in Vol. 2446 Pg. 174 of the Williamson County, Texas Official Records, in all a distance of 923.16 feet to a ½" iron pin found on the West R.O.W. of Sunrise Road at the Southeast corner of said 0.926 acre tract, the Northeast corner of said Lot 3 for the Northeast corner of this tract.

THENCE S 18° 46' 26" E with the West R.O.W. of Sunrise Road, 357.37 feet to a ½" iron pin found at the Northeast corner of a 1.864 acre tract conveyed to Scott Johnson in Doc. No. 2004051296 of the Williamson County, Texas Official Records.

THENCE with the North, West and South lines of said 1.864 acre tract the following three (3) courses:

- 1) S 71° 06' 43" W, 275.09 feet to a ½" iron pin found.
- 2) S 15° 41' 35" E, 295.47 feet to a ½" iron pin found.
- 3) N 70° 57' 20" E, 289.73 feet to a ½" iron pin found on the West R.O.W. of Sunrise Road.

THENCE with the West R.O.W. of Sunrise Road the following three (3) courses:

- 1) S 18° 48' 30" E, 420.01 feet to a ½" iron pin found.
- 2) S 12° 21' 56" E, 22.52 feet to a ½" iron pin found at the East common corner of said Lot 3 and 4.
- 3) S 17° 31' 20" E, 15.47 feet to a calculated point being a point of curve to the right on the East line of said Lot 4 for the Southeast corner of this tract.

THENCE through the interior of said Lot 4 the following six (6) courses:

- 1) Along said curve to the right whose elements are  $R=25.00$ ,  $L=39.13$  whose chord bears  $S27^{\circ}19'20''W$ , 35.26 feet to a point of tangency.
- 2)  $S72^{\circ}10'01''W$ , 160.25 feet to a calculated point at a point of curve to the left.
- 3) Along said curve to the left whose elements are  $R=832.50$ ,  $L=199.43$  whose chord bears  $S65^{\circ}18'15''W$ , 198.96 feet to a calculated point at a point of tangency
- 4)  $S58^{\circ}26'28''W$ , 204.11 feet to a calculated point of curve to the right.
- 5) Along said curve to the right whose elements are  $R=567.50$ ,  $L=335.81$  whose chord bears  $S75^{\circ}23'36''W$ , 330.93 feet to a calculated point of tangency.
- 6)  $N87^{\circ}39'17''W$  passing the common line of said Lots 3 and 4, in all a distance of 237.43 feet to a calculated point of curve to the right in the interior of said Lot 3.

THENCE with said curve to the right whose element are  $R=25.00$ ,  $L=39.26$ , whose chord bears  $N42^{\circ}39'45''W$ , 35.35 feet to a calculated point on the East R.O.W. of Cypress Boulevard for the Southwest corner of this tract.

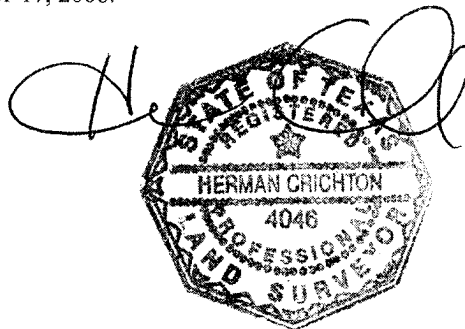
THENCE with the East R.O.W. of Cypress Boulevard the following three (3) courses:

- 1)  $N02^{\circ}19'48''E$ , 523.28 feet to a  $\frac{1}{2}$ " iron pin found at a point of curve to the left.
- 2) Along said curve to the left whose elements are  $R=640.00$ ,  $L=238.58$  whose chord bears  $N08^{\circ}25'52''W$ , 237.20 feet to a  $\frac{1}{2}$ " iron pin found at a point of tangency.
- 3)  $N18^{\circ}59'38''W$ , 363.43 feet to the POINT OF BEGINNING and containing 25.0689 acres more or less.

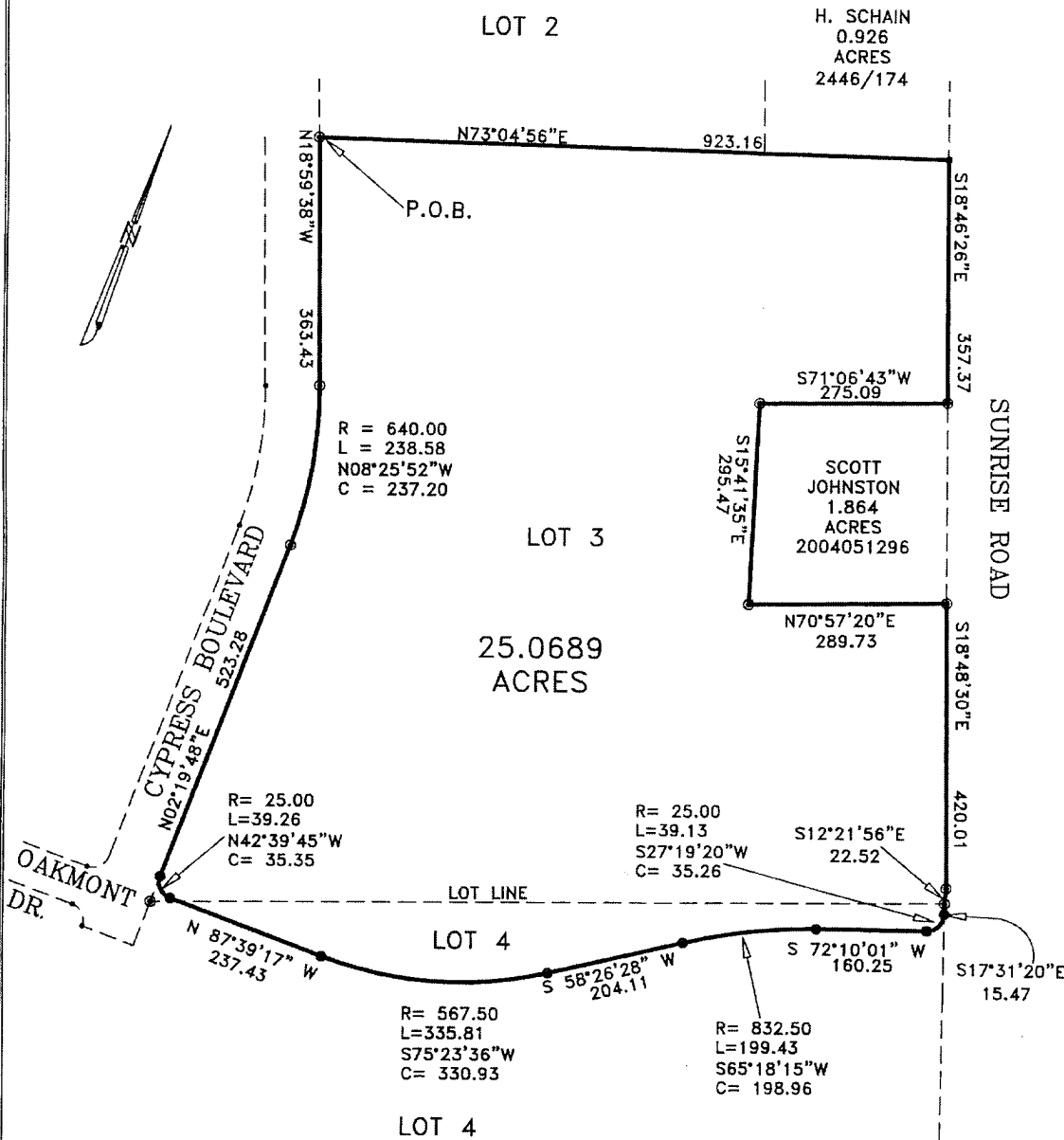
I hereby certify that the foregoing field notes were prepared partially from a field survey and partially from public records, and are true and correct to the best of my knowledge and belief.

Witness my hand and seal November 17, 2008.

Herman Crichton, R.P.L.S. 4046  
05\_486zoningtract



SCALE: 1" = 200'



SKETCH TO ACCOMPANY FIELD NOTES FOR A 25.0689  
ACRE TRACT BEING A PORTION OF LOT 3 AND LOT 4,  
BLOCK B OAKMONT CENTRE SECTION THREE, A  
SUBDIVISION RECORDED IN CABINET F SLIDES 134-138  
OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS.

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

107 N. LAMPASAS STREET  
ROUND ROCK, TEXAS 78664  
(512) 244-3395  
FAX (512) 244-9508

**LEGEND**  
● 1/2" IRON PIN FOUND  
○ CALCULATED POINT

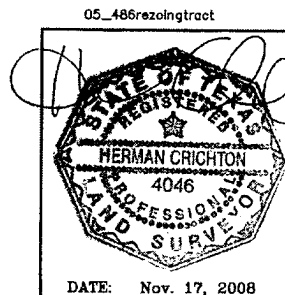


EXHIBIT B - 2

**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 47.2600 ACRE TRACT BEING A PORTION OF  
LOTS 3 AND 4, BLOCK B, OAKMONT CENTRE SECTION THREE, A  
SUBDIVISION RECORDED IN CABINET F SLIDES 134-138 OF THE  
WILLIAMSON COUNTY, TEXAS PLAT RECORDS. SAID TRACT  
BEING MORE PARTICULARLY DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:**

BEGINNING at point being the most Easterly intersection of the West R.O.W. of Sunrise Road and the North R.O.W. of Cypress Boulevard for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE with the North and East R.O.W. of Cypress Boulevard the following six (6) courses:

- 1) With a curve to the right whose element are  $R=25.00'$ ,  $L=38.17$  whose chord bears  $S\ 27^{\circ}\ 12'\ 36''\ W$ , 34.57 feet to a point of tangency.
- 2)  $S\ 71^{\circ}\ 06'\ 16''\ W$ , 1040.69 feet to a point of curve to the right.
- 3) Along said curve to the right whose elements are  $R=360.00$ ,  $L=570.09$  whose chord bears  $N\ 63^{\circ}\ 31'\ 44''\ W$ , 512.36 feet to a point of tangency.
- 4)  $N\ 18^{\circ}\ 09'\ 44''\ W$ , 334.92 feet to a point of curve to the right.
- 5) Along said curve to the right whose elements are  $R=560.00$ ,  $L=208.84$  whose chord bears  $N\ 07^{\circ}\ 28'\ 44''\ W$ , 207.63 feet to a point of tangency.
- 6)  $N\ 03^{\circ}\ 12'\ 02''\ E$ , 734.28 feet to an iron pin found at the West common corner of Lots 3 and 4
- 7)  $N\ 03^{\circ}\ 10'\ 04''\ E$ , 39.97 feet to a point for the Northwest corner of this tract.

THENCE through the interior of said Lot 3 the following two courses:

- 1) Along a curve to the left whose elements are  $R=25.00$ ,  $L=39.26$  whose chord bears  $S\ 41^{\circ}\ 49'\ 28''\ E$ , 35.35 feet to a point of tangency.
- 2)  $S\ 86^{\circ}\ 49'\ 01''\ E$  passing the common line of said Lots 3 and 4, 237.43 feet to a point in the interior of said Lot 4.

THENCE through the interior of said Lot 4 the following five (5) courses:

- 1) Along said curve to the left whose element are  $R=567.50$ ,  $L=335.81$ , whose chord bears  $N\ 76^{\circ}\ 13'\ 52''\ E$ , 330.93 feet to a point of tangency.
- 2)  $N\ 59^{\circ}\ 16'\ 45''\ E$ , 204.11 feet to a point of curve to the right.
- 3) Along said curve to the right whose elements are  $R=832.50$ ,  $L=199.43$  whose chord bears  $N\ 66^{\circ}\ 08'\ 31''\ E$ , 198.96 feet to a point of tangency.
- 4)  $N\ 73^{\circ}\ 00'\ 18''\ E$ , 160.25 feet to a point of curve to the left.

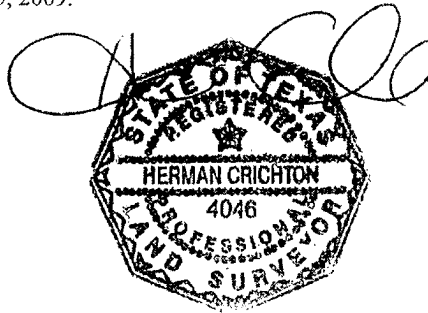
- 5) Along said curve to the right whose elements are  $R = 25.00$ ,  $L = 39.13$  whose chord bears  $N 28^{\circ} 09' 37'' E$ , 35.26 feet to a point of the West R.O.W. of Sunrise Road for the Northeast corner of this tract.

THENCE  $S 16^{\circ} 41' 57'' E$  with the West R.O.W of Sunrise Road, 1523.94 feet to the POINT OF BEGINNING and containing 47.2600 acres more or less.

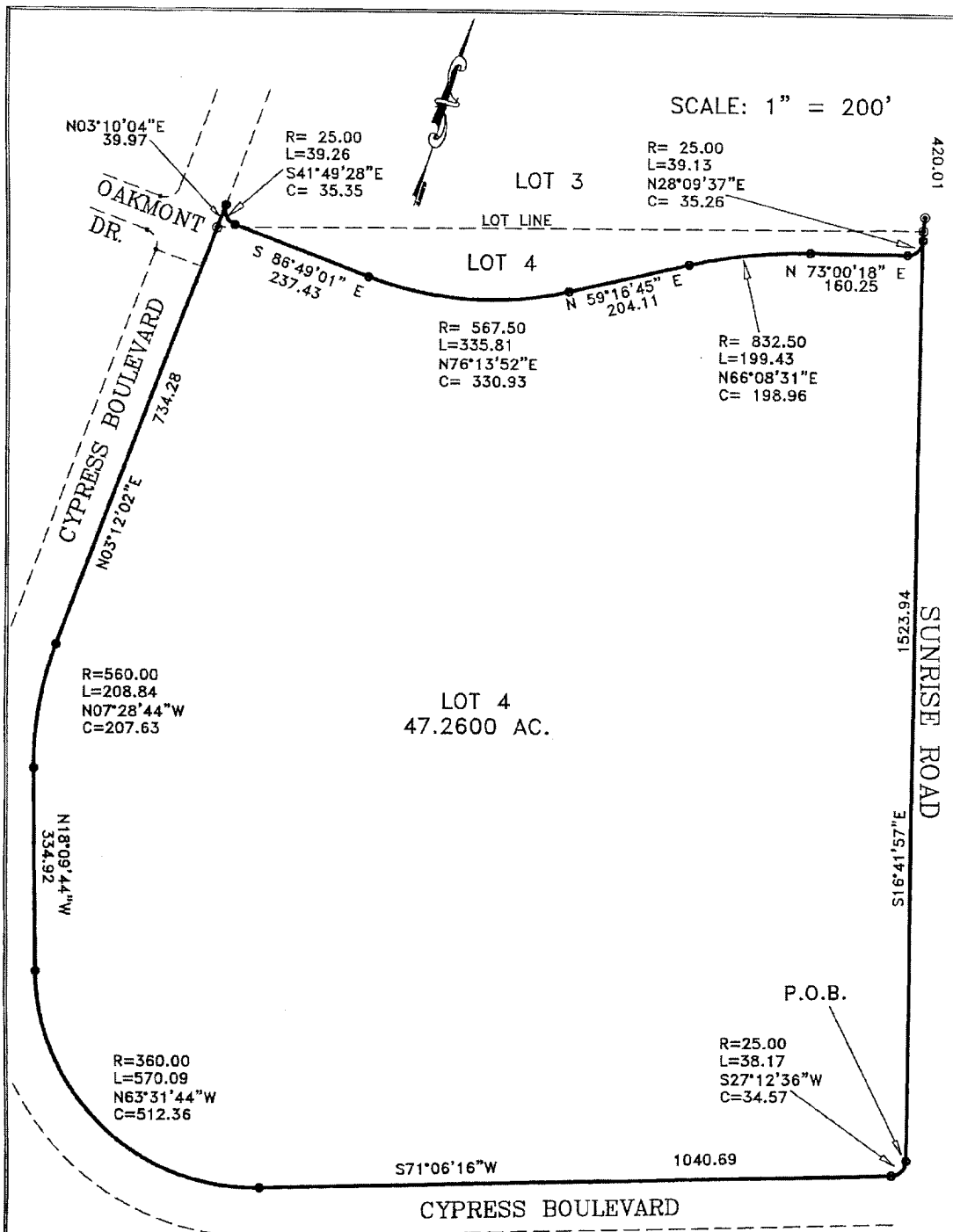
I hereby certify that the foregoing field notes were prepared from public records, do not represent a survey on the ground, and are true and correct to the best of my knowledge and belief.

Witness my hand and seal February 25, 2009.

Herman Crichton, R.P.L.S. 4046  
05\_486zoningtract







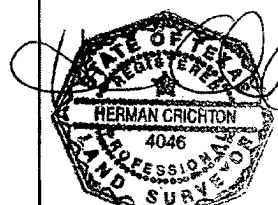
SKETCH TO ACCOMPANY FIELD NOTES FOR A 47.2600 ACRE TRACT BEING A PORTION OF LOT 4 AND LOT 3, BLOCK B OAKMONT CENTRE SECTION THREE, A SUBDIVISION RECORDED IN CABINET F SLIDES 134-138 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS.

05\_486rezokigtract

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

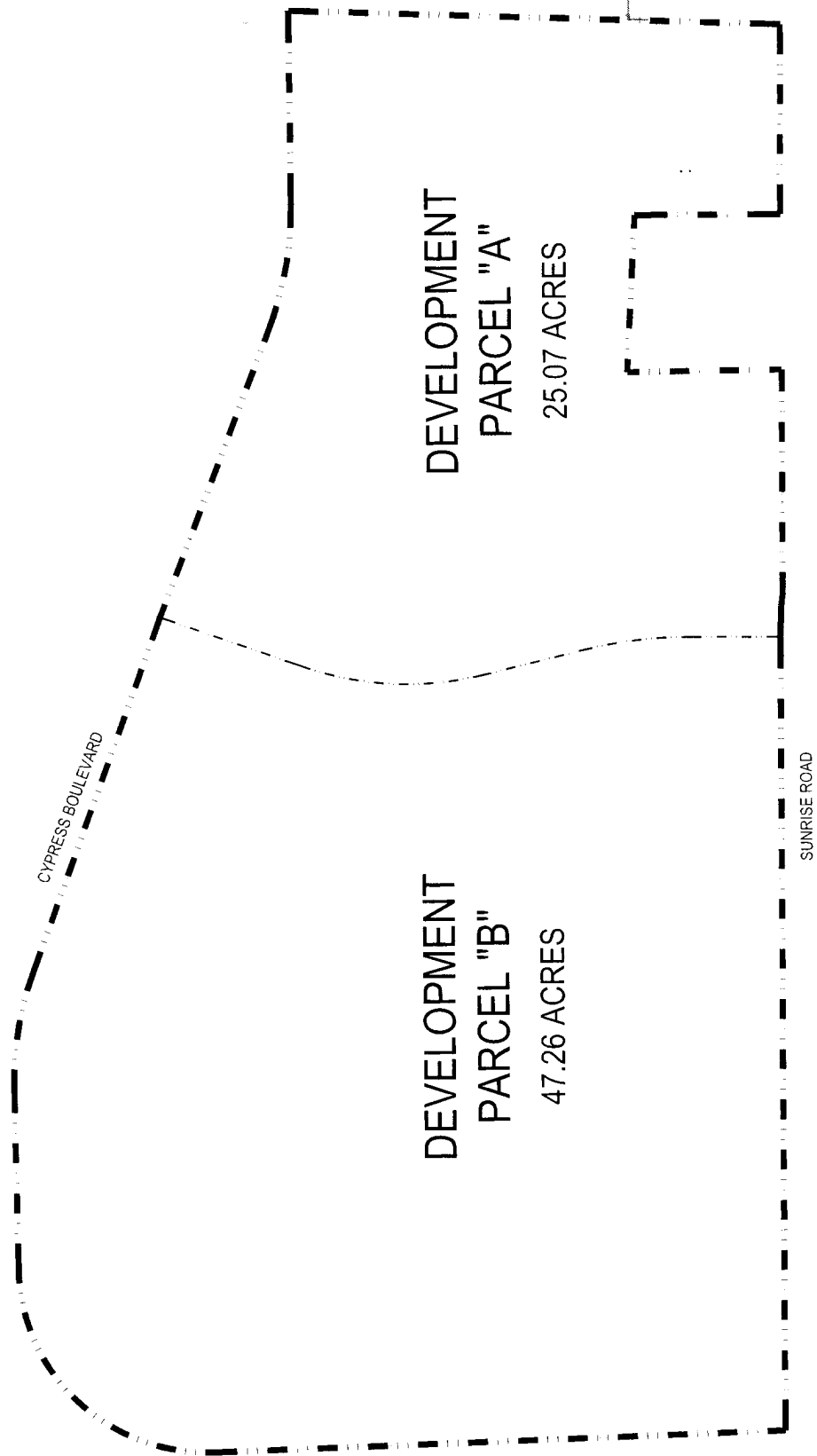
107 N. LAMPASAS STREET  
ROUND ROCK, TEXAS 78664  
(512) 244-3395  
FAX (512) 244-9508

**LEGEND**  
● IRON PIN FOUND  
○ CALCULATED POINT



DATE: Feb. 25, 2009

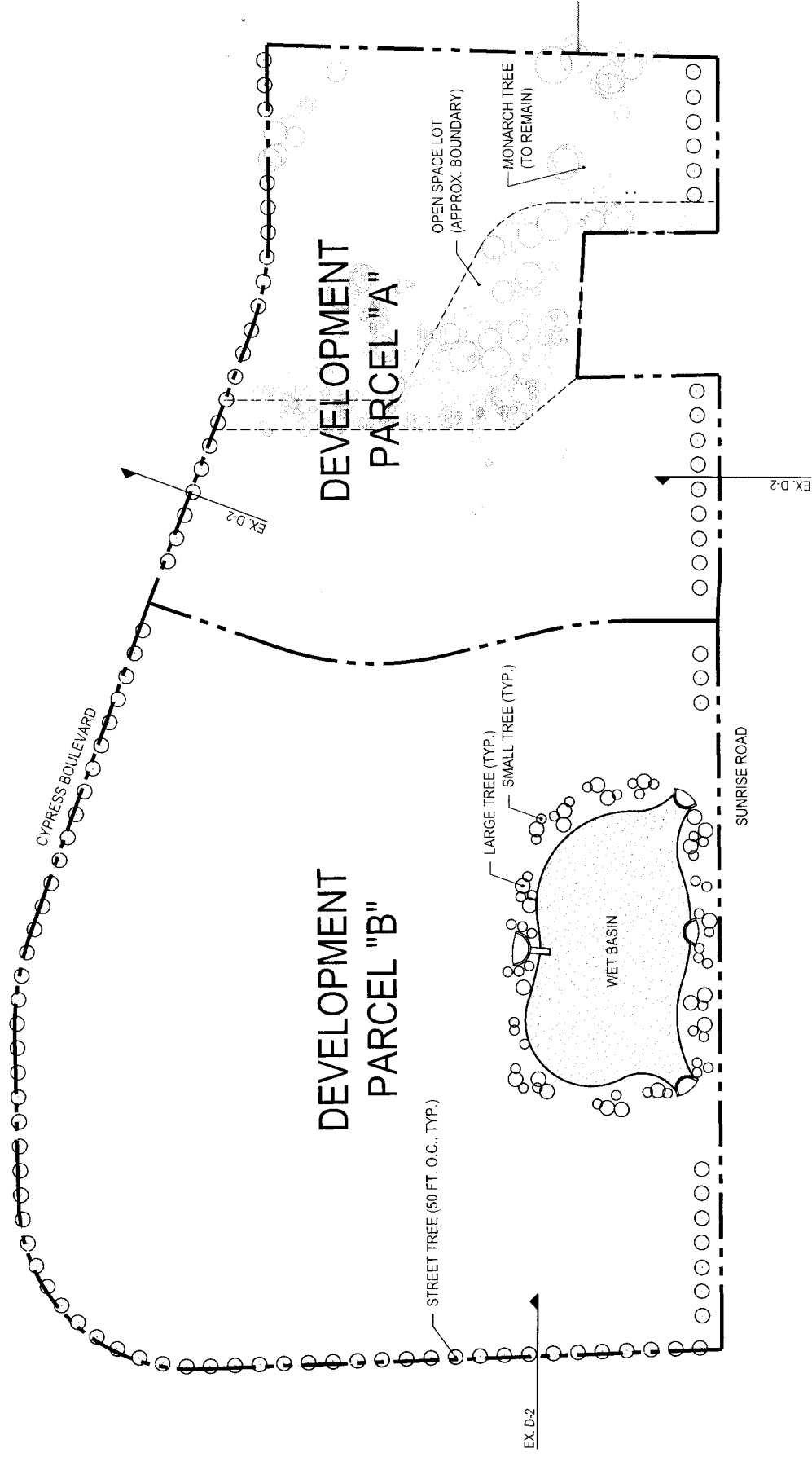
# EXHIBIT "C"



## Overall Development Parcel Layout of "Property"

February 2009

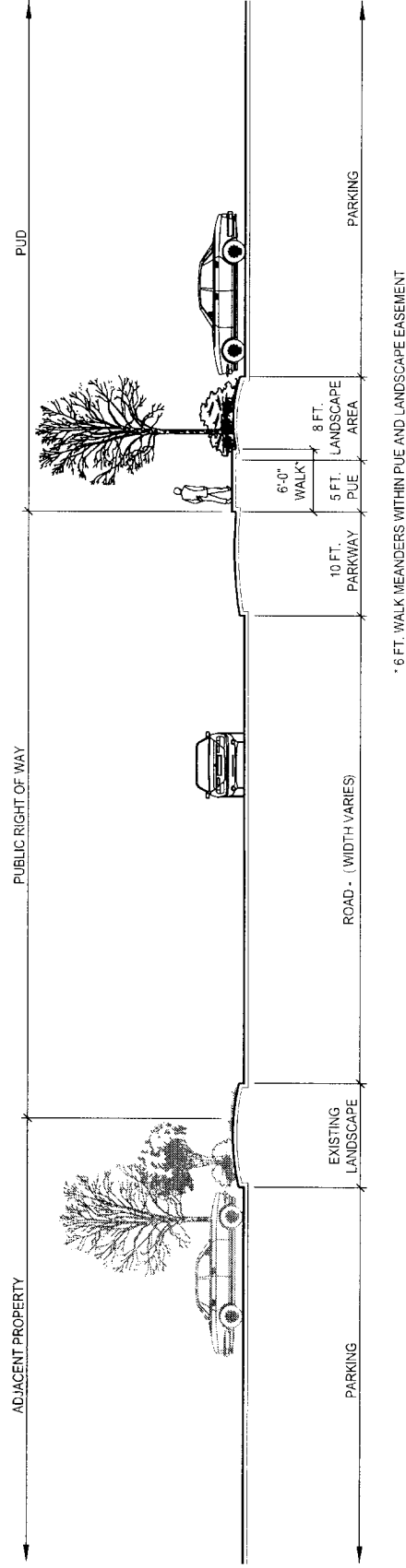
# EXHIBIT "D-1"



## Overall Perimeter Landscape Concept (Plan View)

February 2009

# EXHIBIT "D-2"

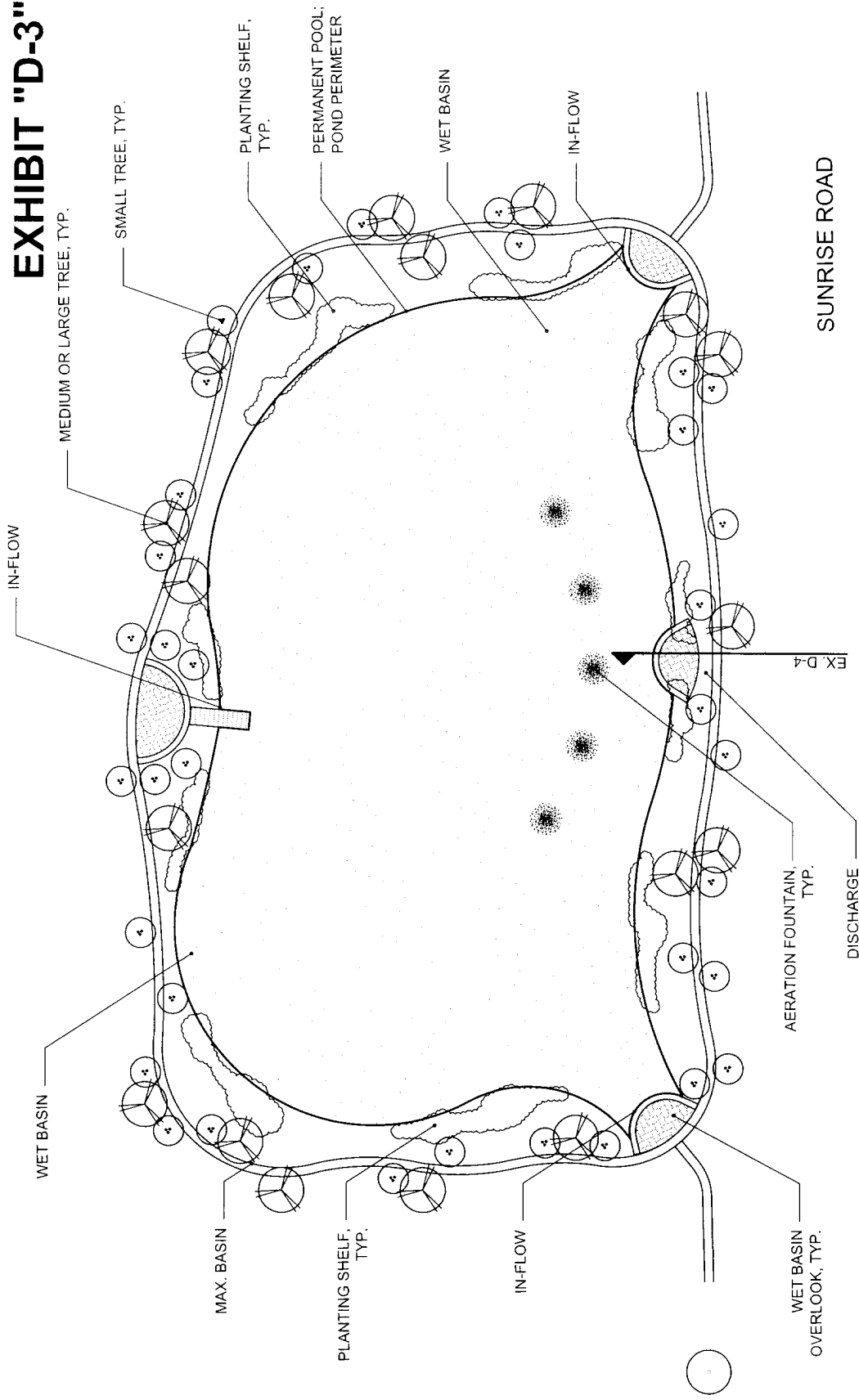


NOTE: PROPOSED SECTION WILL BE MIRRORED  
IF ROAD BISECTS PUD ZONED PROPERTY.

## Overall Perimeter Landscape Concept (Profile View)

February 2009

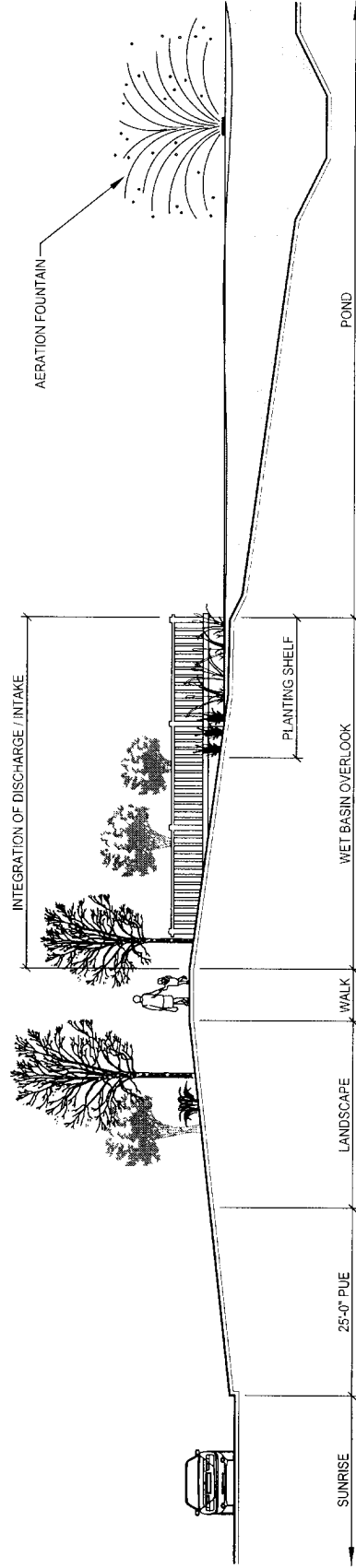
# EXHIBIT "D-3"



## Water / Amenity Pond (Plan View)

February 2009

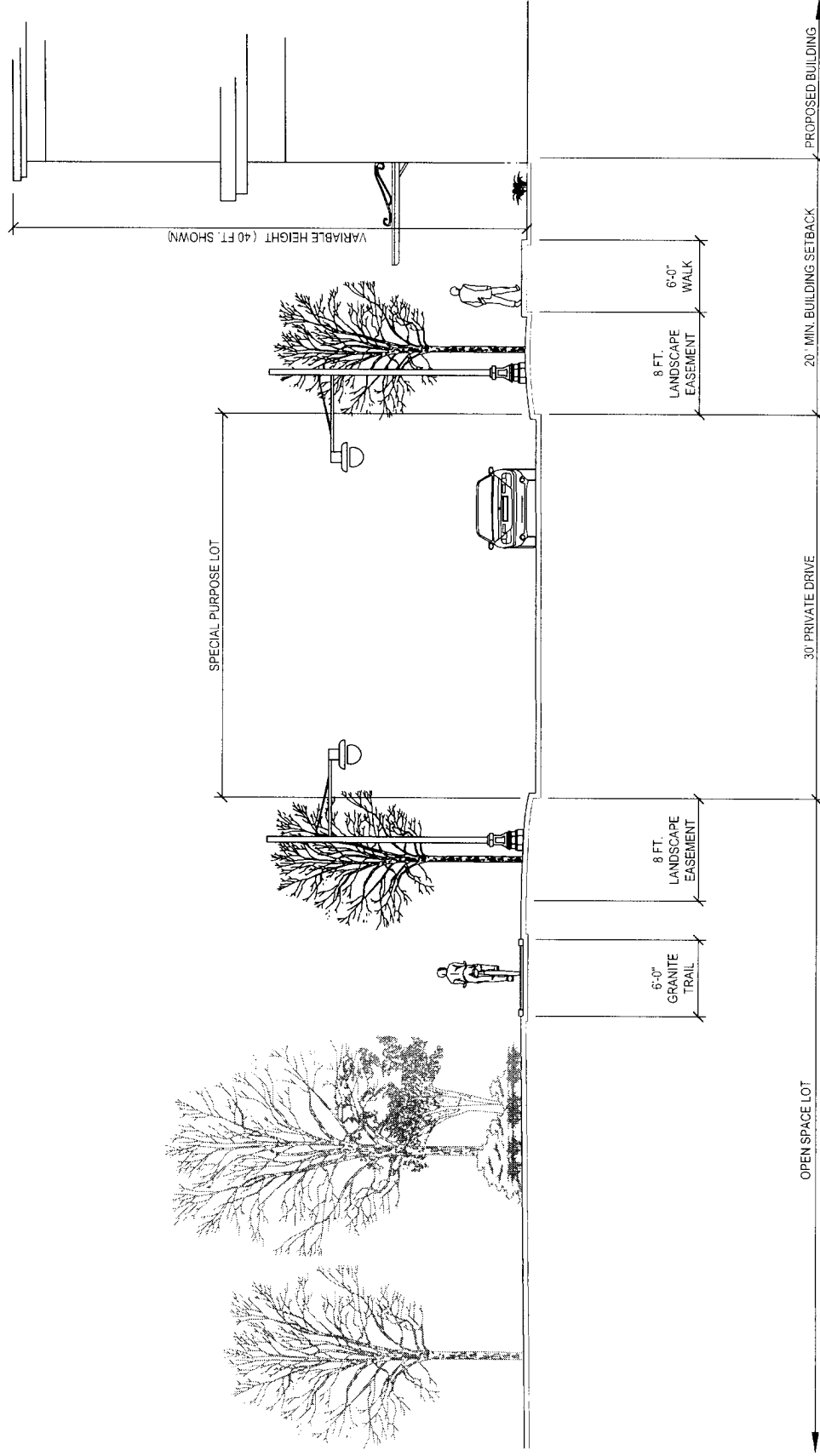
# EXHIBIT "D-4"



## Water / Amenity Pond (Profile View)

February 2009

# EXHIBIT "D-5"



## Private Access Drive Section

February 2009

**DATE:** April 1, 2009

**SUBJECT:** City Council Meeting – April 9, 2009

**ITEM:** 10A1. Consider an ordinance rezoning 72.32 acres of land located south of Sunrise Road and north of Cypress Boulevard, from the LI (Light Industrial) zoning district to Planned Unit Development (PUD) No. 86 zoning district. (First Reading)

**Department:** Planning and Community Development

**Staff Person:** Jim Stendebach, Planning and Community Development Director

**Justification:**

The PUD divides the 72 acre site into two parcels, with the 25 acre Parcel “A” having a variety of land uses and the 47 acre Parcel “B” allowing only light industrial uses. Uses allowed on Parcel “A” include medical office, hospitals, senior housing, research and development and offices. The buildings, which can be a maximum of five stories tall, are subject to special design standards, including 20% stone or brick and vertical articulation. A private access drive, which will be landscaped with street trees, will provide access to the buildings.

Parcel “B” will contain a pond which will provide the required drainage for the entire project. The pond will be landscaped and developed with pedestrian access facilities. The remainder of the parcel can be developed with buildings which meet the appearance standards for the LI (Light Industrial) zoning district. The landscaped private access drive may also provide access on Parcel “B”.

**Funding:**

Cost: N/A

Source of funds: N/A

**Outside Resources:** N/A

**Background Information:**

The Planning and Zoning Commission recommended approval of the proposed zoning change at their March 11, 2009 meeting.

**Public Comment:**

Public notice was posted and a public hearing was held in accordance with the City of Round Rock’s Zoning Ordinance at the Planning and Zoning Commission meeting on March 11, 2009.



Ordinance No. Z-09-04-09-10A1

Zoning 72.32 acres of land from District LI (Light Industrial) to Planned Unit Development (PUD) No. 86.

AFTER RECORDING, PLEASE RETURN TO:

① CITY OF ROUND ROCK  
ATTN: CITY SECRETARY  
221 E. MAIN STREET  
ROUND ROCK, TEXAS 78664

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2009026289

*Nancy E. Rister*

04/20/2009 09:41 AM

CMCNEELY \$144.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS