



THE STATE OF TEXAS

*

COUNTY OF WILLIAMSON

*

CITY OF ROUND ROCK

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I, MEAGAN SPINKS, Deputy City Clerk 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. O-2015-2126, which amends Planned Unit Development (PUD) No. 56 to add Exhibit "A-2", and to replace Exhibit "C" and Exhibit "D", and the List of Exhibits of PUD No. 56. This ordinance was approved and adopted by the City Council of the City of Round Rock at a regular meeting held on the 22nd day of January 2015, and is recorded in the City Council Minute Book 60.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 26th day of January 2015.

MEAGAN SPINKS, Deputy City Clerk



ORDINANCE NO. O-2015-2126

AN ORDINANCE AMENDING ORDINANCE NO. Z-02-01-24-8B1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON JANUARY 24, 2002, BY ADDING EXHIBIT "A-2"; BY REPLACING EXHIBIT "C", EXHIBIT "D", AND THE LIST OF EXHIBITS OF PUD NO. 56, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on January 24, 2002, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-02-01-24-8B1, which established PUD No. 56, and

WHEREAS, on January 12, 2006, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-06-01-12-10B3, which amended Sections 10.3, 10.34 and Exhibits "C" and "D" of PUD No. 56, and

WHEREAS, on May 12, 2011, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-11-05-12-11A1, which amended Section II.10.1 of the Development Plan, Exhibit "A", Exhibit "C" and Exhibit "D – Development Parcel 1" of PUD No. 56, and

WHEREAS, the City of Round Rock has approved minor changes to PUD No. 56, which do not substantively or adversely change the plan, on seven separate occasions, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to add Exhibit "A-2", and to replace Exhibit "C" and Exhibit "D" – Development Parcel 1-A, and the List of Exhibits of PUD No. 56, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-02-01-24-8B1 on the 17th day of December, 2014, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-02-01-24-8B1 be amended, and

WHEREAS, on the 22nd day of January 2015, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-02-01-24-8B1, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-02-01-24-8B1 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Sections 46-92 and 46-106, Code of Ordinances, 2010 Edition, City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #56 meets the following goals and objectives:

- (1) The amendment to P.U.D. #56 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #56 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #56 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions,

parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Exhibit "A" of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-1-24-8B1 and amended in Ordinance No. Z-11-05-12-11A1, is hereby amended to include the attached Exhibit "A-2" Field Note Description 4.765 Acres, attached hereto and incorporated herein.

III.

That Exhibit "C" of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-1-24-8B1 and amended in Ordinance No. Z-06-01-12-10B3 and in Ordinance No. Z-11-05-12-11A1, is hereby deleted and replaced with the attached Exhibit "C," attached hereto and incorporated herein.

IV.

That Exhibit "D – Development Parcel 1" of the Development Plan of PUD No. 56, as approved in Ordinance No. Z-02-1-24-8B1 and amended in Ordinance No. Z-06-01-12-10B3 and in Ordinance No. Z-11-05-12-11A1, is hereby deleted and replaced with the attached Exhibit "D" – Development Parcels 1-A and 1-B," attached hereto and incorporated herein.

V.

That the List of Exhibits as approved in Ordinance No. Z-02-1-24-8B1, is hereby deleted in its entirety, and replaced with the new List of Exhibits, attached hereto and incorporated herein.

VI.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

Alternative 1.

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

READ, PASSED, and ADOPTED on first reading this 22nd day of January, 2015.

Alternative 2.

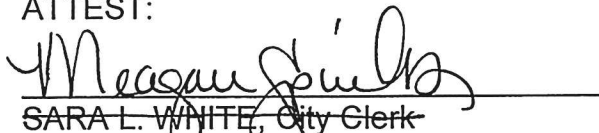
READ and APPROVED on first reading this the _____ day of _____, 2015.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2015.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:


SARA L. WHITE, City Clerk

MEAGAN SPINKS, Deputy City Clerk



EXHIBIT

"A-2"

6477 FM 311 | PO BOX 992
SPRING BRANCH, TX 78070
830.228.5788 P | 830.885.2170 F
WWW.MSENGR.COM | TBPLS #10044200

4.765 ACRE TRACT
14MS012.DWG

FN NO. 14MS012
FEBRUARY 27, 2014

FIELD NOTE DESCRIPTION
4.765 ACRES

BEING 4.765 ACRES OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED AS A 5.000 ACRE TRACT IN VOLUME 844, PAGE 912, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 4.765 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD SITUATED ON THE SOUTHERLY RIGHT OF WAY LINE OF GATTIS SCHOOL ROAD, BEING LOCATED N 21° 01' 46" W, 39.42 FEET FROM A FOUND BRASS DISK AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK A, RANDALLS TOWN CENTRE, SECTION 6 SUBDIVISION RECORDED IN FILE NO. 2011051435, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND MARKING THE NORTHWESTERLY CORNER OF SAID 4.765 ACRE TRACT AND POINT OF BEGINNING OF THIS TRACT;

THENCE, N 87° 39' 00" E, ALONG THE COMMON NORTHERLY LINE OF SAID 4.765 ACRE TRACT, THE SOUTHERLY RIGHT OF WAY LINE OF GATTIS SCHOOL ROAD, A DISTANCE OF 249.74 FEET TO A FOUND 1/2" IRON ROD, SITUATED ON THE WESTERLY LINE OF THAT CERTAIN LOT 1, BLOCK A, INTERCHANGE BUSINESS PARK SECTION 1 SUBDIVISION, RECORDED IN CABINET J, SLIDE 24, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, S 21° 00' 23" E, ALONG THE COMMON WESTERLY LINE OF SAID LOT 1, BLOCK A, THE WESTERLY LINE OF LOT 5, OF BLOCK A, INTERCHANGE BUSINESS PARK SECTION 1 SUBDIVISION, THE EASTERLY LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 837.39 FEET TO A FOUND 1/2" IRON ROD, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 5, A NORTHERLY CORNER OF LOT 6, BLOCK A, INTERCHANGE BUSINESS PARK SECTION 1 SUBDIVISION, THE SOUTHEASTERLY CORNER OF SAID 5.000 ACRE TRACT AND THIS TRACT;

THENCE, S 68° 44' 28" W, ALONG THE COMMON NORTHERLY LINE OF SAID LOT 6, THE SOUTHERLY LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 236.25 FEET TO A FOUND 1/2" IRON ROD SITUATED IN THE EASTERLY LINE OF LOT 38, BLOCK D, ENCLAVE AT TOWN CENTRE, PHASE 1 SUBDIVISION, RECORDED IN CABINET Z, SLIDE 30-31, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, MARKING THE SOUTHWESTERLY CORNER OF SAID 5.000 ACRE TRACT AND THIS TRACT;

THENCE, N 21° 01' 46" W, ALONG THE COMMON EASTERLY LINE OF SAID LOT 38, LOT 37, LOT 9 AND LOT 8, OF SAID BLOCK D, ENCLAVE AT TOWN CENTRE, PHASE

1 SUBDIVISION, AND SAID LOT 1, BLOCK A, SECTION 6, RANDALLS TOWN CENTRE SUBDIVISION, THE WESTERLY LINE OF SAID 5.000 ACRE TRACT, PASSING AT A DISTANCE OF 878.90 FEET TO A FOUND BRASS DISK AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK A, RANDALLS TOWN CENTRE, SECTION 6, IN ALL, A TOTAL DISTANCE OF 918.32 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 4.765 ACRES OF LAND, MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

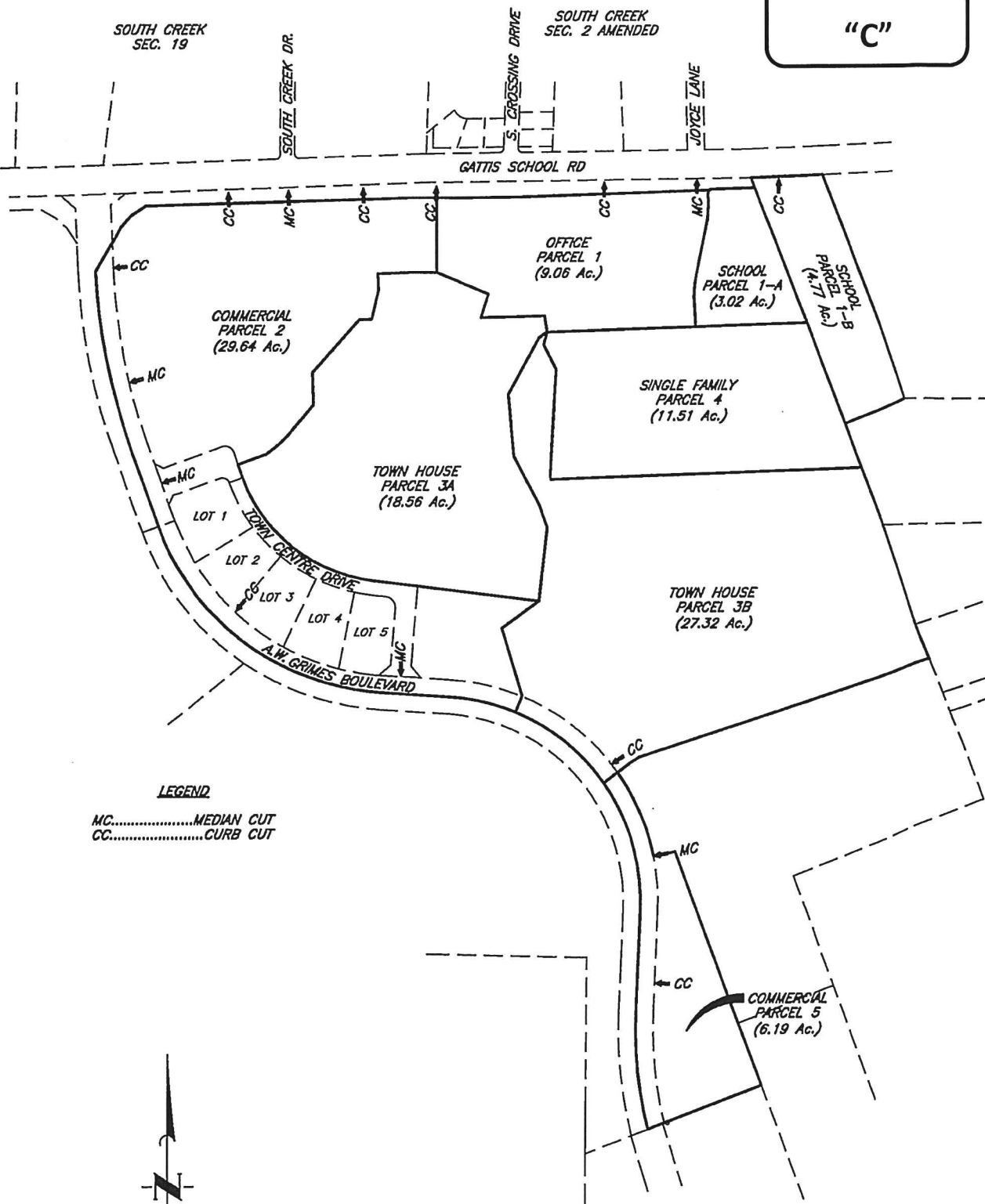
SHERWOOD SURVEYING, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

Richard A. Goodwin 2/27/14
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



EXHIBIT

"C"



CHALLENGER SCHOOL FOUNDATION
EXHIBIT C REVISED
DRIVEWAY ACCESS & PARCEL
LAYOUT

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-0483

SCALE: 1" = 500'
DATE: 12/5/2014
JOB NO: A708-0004

EXHIBIT "D"
DEVELOPMENT PARCELS 1-A and 1-B
Private School

1. PROPERTY DESCRIPTION

This portion of the Plan area covers approximately 7.782 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A-1", the description of the 3.017 acre Parcel 1-A and in Exhibit "A-2", the description of the 4.765 acre Parcel 1-B.

2. PERMITTED USES

The following uses are permitted:

2.1.

School, primary/secondary, private	A private, parochial or charter school offering instruction at the elementary, middle (junior) and/or high school level in the branches of learning and study required to be taught in the public schools of the state.
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2.2.

All uses allowed in the SR (Senior) zoning district, as amended.

3. DESIGN STANDARDS

- 3.1. All aspects not specifically covered by this Plan shall be regulated by the OF (Office) or SR (Senior) 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.
- 3.2. For the purpose of establishing setbacks and compatibility buffer requirements, the abutting portion of PUD 56, Parcel 4 - Single Family, shall be considered SF (Single Family) zoned property.
- 3.3. All building elevations shall be one-hundred percent (100%) masonry, except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone or stucco or such other similar quality material, as approved by the City. Stucco shall not comprise more than fifty percent (50%) of the exterior finish.

- 3.4. All buildings roofs shall have a minimum 6/12 pitch for a minimum distance of 15 feet inward from all sides of the building. Flat roofs may be permitted for portions of the roof contained within the pitched roof sections provided they are sufficiently lower than the highest point of the pitched roof required to visually screen any roof mounted mechanical equipment. This visual screen shall be effective from a height that is five feet (5') above grade, as measured at the lot line of the lot on which the building is located. Screening materials must be compatible with building design.
- 3.5. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved by the City.
- 3.6. Any wall in excess of seventy-five feet (75') in length shall include off-sets to preclude a box design.
- 3.7. Setbacks shall be as follows:
- (1) Minimum building setbacks from all public streets identified in Exhibit "C" shall be thirty feet (30').
 - (2) Minimum building setbacks from all internal property lines shall be twenty-five feet (25'). A reduction to fifteen feet (15') may be allowed when a joint-access fire lane is shared with an abutting site, upon approval by the Fire Marshal.

4. LANDSCAPE EASEMENTS & STREET TREES

In addition to the landscaping requirements of the OF (Office) district, located in Section 46-195 of the Code, as amended, the following shall apply:

4.1.Landscape Easement

- (1) A thirty foot (30') wide landscape easement shall be provided adjacent to Gattis School Road, as identified on Exhibit "C".
- (2) All areas located within the easement shall be used solely for the purpose of landscaping and sidewalks, except for driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property.
- (3) Surface drainage swales may be placed within the easement provided they are approved as part of a comprehensive landscape plan.

- (4) Drainage detention and water quality structures are prohibited in the easement.
- (5) Landscaping within the easement shall be credited against street yard landscape requirements.

4.2. Street Trees

- (1) Street trees shall be planted within the landscape easement described above, in accordance with the following criteria:
 - (a) Large species trees with a minimum caliper size of 3.5 inches, planted no more than 40 feet apart.
- (2) Street trees shall comply with the following standards:
 - (a) Avoid interference with street lights, signage and other features;
 - (b) No plantings in street intersection triangles, a minimum of 35 feet by 35 feet, as measured from the face of the curb;
 - (c) Planted no less than five feet (5') from underground utilities and fifteen feet (15') from underground utilities;
 - (d) Planted no less than five feet (5') from fire hydrants;
 - (e) Planted no less than four feet (4') from the back of curb;
 - (f) Irrigated by a permanent automatic irrigation system;
 - (g) The Owner shall submit a street tree planting plan with the submittal of a site plan for development.
 - (h) Street trees and their associated irrigation system along Gattis School Road shall be installed to the satisfaction of the City prior to the issuance of a Certificate of Occupancy for any development on the Property.
 - (i) A fiscal maintenance guarantee shall be provided by the Owner for replacement of the street trees and repair of the irrigation systems for a period of two years. The City shall have the authority to identify all trees or other plant materials which require replacement. The fiscal guarantee shall be extended for one year for plants that are replaced.

- (j) A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

5. DRIVEWAYS AND DRIVEWAY THROAT LENGTH

- 5.1. No driveways from Parcel 1-A will be permitted from the Property onto Gattis School Road.
- 5.2. Driveway throat lengths for Joyce Lane driveways shall be subject to the approval of the City.
- 5.3. One driveway from Parcel 1-B will be permitted from the Property onto Gattis School Road.

6. TRANSPORTATION

- 6.1. Parcel 1-A: A Traffic Impact Analysis (TIA) for the 3.017 acre Parcel 1-A has been approved by the City. The TIA identified that a right turn lane to Joyce Lane will be required on Gattis School Road as a result of this development. The TIA also indicates that the Owner's pro rata share of this improvement is 40% of the total cost (including but not limited to engineering, construction, utility relocation, environmental, right of way acquisition, etc.). Prior to site plan permitting, a cost participation agreement between the Owner and the City, detailing the Owner's share of the right turn lane improvements, must be executed.
- 6.2. Parcel 1-B: A Traffic Impact Analysis (TIA), as required by Section 46-197 of the Code, for the 4.765 acre Parcel 1-B shall be submitted by the Owner prior to or in conjunction with the site plan review for development on Parcel 1-B. No approval of the site plan shall be granted without the approval of the TIA by the City.

Ordinance No. O-2015-2126

AFTER RECORDING, PLEASE RETURN TO:

CITY OF ROUND ROCK
ATTN: SARA WHITE, CITY CLERK
221 E. MAIN STREET
ROUND ROCK, TEXAS 78664

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015009628



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

February 09, 2015 09:57 AM

FEE: \$73.00 TKIRK