

ORDINANCE NO. O-2016-3172

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 24.80 ACRES OF LAND, OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM BP (BUSINESS PARK) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 104 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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 24.80 acres of land, out of the George W. Glasscock Survey, Abstract No. 267, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from BP (Business Park) zoning district to Planned Unit Development (PUD) No. 104 zoning district, 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 6th day of January, 2016, 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. 104, and

WHEREAS, on the 28th day of January, 2016, 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 46-92 and Section 46-132, 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 has hereby determined the Planned Unit Development (PUD) No. 104 meets the following goals and objectives:

- (1) The development in PUD No. 104 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 104 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 104 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. 104 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. 104 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 46-132(b)(1), Code of Ordinances (2010 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. 104, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 104 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.

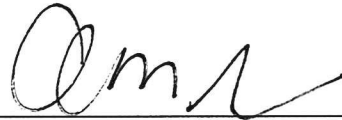
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 20th day of January, 2016.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2016.

READ, APPROVED and **ADOPTED** on second reading this the _____ day of _____, 2016.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

EXHIBIT "A"

DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 24.80 acres of land, located within the City 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 Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, 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 applicable and 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. PROJECT OVERVIEW

5.1. **Purpose of Plan**

The purpose of the Plan is to provide a single family residential development.

5.2. **Concept Plan**

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Section 36-39 of the Code.

5.3. **Land Use**

- (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.

- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- (3) A maximum of 100 units shall be allowed.

6. DEVELOPMENT STANDARDS

6.1. Exterior Finish

- (1) The exterior finish of all units shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim and accent features.
 - (a) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
 - (b) The use of materials such as wood shingles or wood siding shall be limited to accent features.
- (2) The front of all homes and drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco.
- (3) The front facades of 25% of the total number of units may use shake-style cement based siding, only on non-load bearing elements.
- (4) Horizontally installed cement based siding may be used on rear and side elevations of all units, except as noted in (2) above.
- (5) The following shall be required on the rear second floor elevation of two story units when the rear faces Sunrise Road or E. Old Settlers Boulevard:
 - (a) One window enhancement from the following list:
 - i. Shutters
 - ii. Awnings or shed roofs
 - iii. Window trim
 - iv. Arch windows
 - (b) One design feature from the following list:
 - i. Board and batten siding
 - ii. Stucco
 - iii. Balcony
 - iv. Building offset
 - v. Box window

6.2. Garage Door Treatment

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.
- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

6.3. Yard Fencing

- (1) Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.4. Perimeter Fencing

- (1) The location and types of the required perimeter fencing associated with the single family units along the perimeter, excluding private open space and detention areas, are indicated on **Exhibit “C”**. The three types of perimeter fencing are:
 - (a) Wood Fence: Cedar privacy fence with a picket size of 1” x 6”, a top cap, treated rails and metal posts; the finished side shall face the abutting properties.
 - (b) Masonry Fence: In compliance with Section 36-116 of the Code.
 - (c) View Fence: Metal open style fence painted black.

6.5. Building Setbacks

- (1) The setbacks for any the lot on which multiple residential units are located shall be:
 - (a) 20’ from any public right-of-way
 - (b) 10’ from public open space

6.6. Parking

- (1) A total of 4 parking spaces per unit are required:
 - (a) 2 garage enclosed parking spaces
 - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9’ x 18’.
- (2) Guest parking shall be provided by:
 - (a) Providing for parallel parking on one side of the drive aisle, which requires a drive aisle width equivalent to 30-feet measured ‘face of curb to face of curb’.

6.7. Private Drive Aisles

- (1) A minimum width of 30’ from ‘face of curb to face of curb’ - parallel parking is to be provided on one side; parallel parking subject to City design regulations, including access for emergency vehicles
 - (a) Shall include a four foot (4’) wide sidewalk on one side of the drive.
 - (b) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design
 - (c) A private home owners association will be established for the maintenance of the private drive aisles.

6.8. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - (c) Each single family dwelling unit shall be provided with a minimum of three (3) two-inch (2”) caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2”) caliper container-grown trees.

- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, common open spaces and detention areas.

7. PARKLAND DEDICATION

Chapter 36, Article III of the Code shall be used to determine the parkland requirement, using the TH (Townhouse) zoning district, in accordance with Section 36-74 of the Code.

8. CHANGES TO DEVELOPMENT PLAN

8.1. 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 Director of Planning and Development Services and the City Attorney.

8.2. Major Changes

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

LIST OF EXHIBITS

Exhibit "A"	Survey Field Notes
Exhibit "B"	Concept Plan
Exhibit "C"	Fencing Exhibit

EXHIBIT "A"

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 267, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, FINAL PLAT OF CHANDLER'S COVE, A SUBDIVISION RECORDED IN CABINET W, SLIDES 112-113, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF THE REMAINDER OF A CALLED 48.136 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP VOLUME 2370, PAGE 548, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE REMAINDER OF A CALLED 3.474 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP IN DOCUMENT NUMBER 199967038, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 24.795 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a $\frac{3}{4}$ " iron pipe found for the northwestern corner of said Lot 1, Block A, also being in the eastern right-of-way line of Sunrise Road (80' R.O.W.) and also being the southwestern corner of Lot 1A, Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, a subdivision recorded in Cab. I, Sl. 341, Plat Records of Williamson County, Texas, for the northwestern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Lot 1, Block A and said Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, N71°06'32"E, a distance of 1299.90 feet to a $\frac{1}{2}$ " iron rod found, for a northern corner of said Lot 1, Block A, also being the easternmost corner of said Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, also being in the southern right-of-way line of East Old Settlers Blvd. (120' R.O.W.), for a northern corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1, Block A, said remainder of 48.136 acre tract and said East Old Settlers Blvd., the following seven (7) courses and distances, numbered 1 through 7,

1. N83°00'03"E, a distance of 71.89 feet to a $\frac{1}{2}$ " iron rod found, at a point of curvature to the left,
2. with said curve to the left having a radius of 2060.00 feet, an arc length of 225.12 feet and whose chord bears N79°56'51"E, a distance of 225.01 feet to a capped iron rod found marked "BAKER AIKLEN",
3. S13°47'12"E, a distance of 50.27 feet to a capped iron rod set marked "CBD/SETSTONE",
4. N76°09'05"E, a distance of 50.00 feet to a capped iron rod set marked "CBD/SETSTONE",
5. N13°50'55"W, a distance of 50.30 feet to a capped iron rod found marked "BAKER AIKLEN", at a point of curvature to the left,
6. with said curve to the left having a radius of 2060.00 feet, an arc length of 156.61 feet and whose chord bears N73°14'59"E, a distance of 156.57 feet to a capped iron rod found marked "BAKER AIKLEN", and
7. N71°07'54"E, a distance of 275.21 feet to a capped iron rod found marked "BAKER AIKLEN", for the northeastern corner of said remainder of 48.136 acre tract, also being the northwestern corner of a 25.000 acre tract conveyed to Williamson County, in Document No. 2007004381, Official Public Records of Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 48.136 acre tract, said remainder of 3.474 acre tract and said 25.000 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S00°00'10"W, a distance of 1191.69 feet to a capped iron rod found marked "BAKER AIKLEN", and
2. S00°00'10"W, a distance of 57.87 feet to a calculated point, for the southwestern corner of said 25.000 acre tract, also being the southeastern corner of said remainder of 3.474 acre tract, also being in the northeastern line of Lot 117, Block G, Jester Farms Section 3, a subdivision recorded in Cab. P, Sl. 306-307, Plat Records of Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 3.474 acre tract, said Lot 117, N50°34'33"W, a distance of 626.10 feet to a calculated point, for the southwestern corner of said remainder of 3.474 acre tract, also being a northern corner of said Lot 117, and also being the southeastern corner of Lot 2, Block A, of said Chandler's Cove Subdivision,

THENCE, with the common boundary line of said remainder of 3.474 acre tract and said Lot 2, N09°16'45"W, a distance of 53.37 feet to a capped iron rod found marked "BAKER AIKLEN", for the easternmost northeastern corner of said Lot 2, also being the northwestern corner of said remainder of 3.474 acre tract, also being the southeastern corner of said Lot 1 and also being the southwestern corner of said remainder of 48.136 acre tract,

THENCE, with the common boundary line of said Lot 1 and said Lot 2, the following three (3) courses and distances, numbered 1 through 3,

1. N65°02'16"W, a distance of 333.40 feet to a ½" iron rod found,
2. S79°14'02"W, a distance of 653.58 feet to a capped iron rod found marked "BAKER AIKLEN", and
3. S72°15'01"W, a distance of 550.39 feet to a capped iron rod found marked "BAKER AIKLEN", for the southwestern corner of said Lot 1, also being the northwestern corner of said Lot 2 and also being in the eastern right-of-way line of said Sunrise Road,

THENCE, with the common boundary line of said Lot 1 and said Sunrise Road, the following two (2) courses and distances, numbered 1 and 2,

1. N02°08'48"W, a distance of 201.12 feet to a capped iron rod found marked "BAKER AIKLEN", at a point of curvature to the left, and
2. with said curve to the left having a radius of 1040.00 feet, an arc length of 133.22 feet and whose chord bears N05°43'18"W, a distance of 133.13 feet to the **POINT OF BEGINNING** and containing 24.795 acres of land.

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1. The survey was made on the ground as far as the land means were in the morning and evening of the 11th day of September, 1923.

1. *Control* is defined as the term for the extent to which an individual is able to control his or her own behavior. The term is used in a broad sense, encompassing both the control of one's own behavior and the control of the behavior of others. The term is used in a narrow sense, encompassing only the control of one's own behavior. The term is used in a broad sense, encompassing both the control of one's own behavior and the control of the behavior of others. The term is used in a narrow sense, encompassing only the control of one's own behavior.



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Part	Quantity
1. Piston	1
2. Connecting Rod	1
3. Crankshaft	1
4. Flywheel	1
5. Valve	2
6. Spring	2
7. Gasket	1
8. Bolt	4
9. Nut	4
10. Washer	4
11. Seal	1
12. Filter	1
13. Hose	1
14. Pipe	1
15. Bracket	1
16. Mounting	1
17. Cover	1
18. Cap	1
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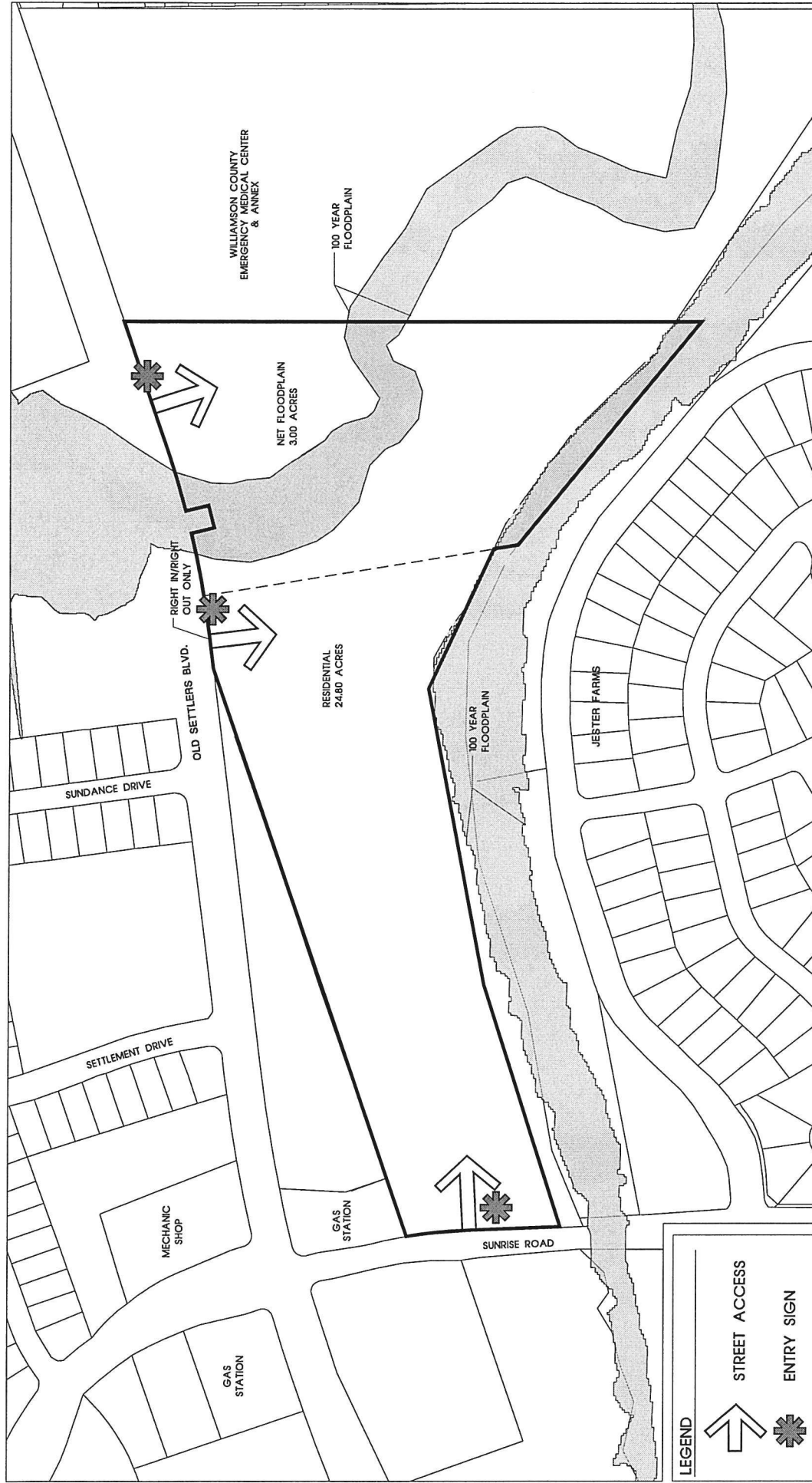


EXHIBIT B - CONCEPT PLAN

KB HOME
ROUND ROCK, TEXAS

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
11224E201

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Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

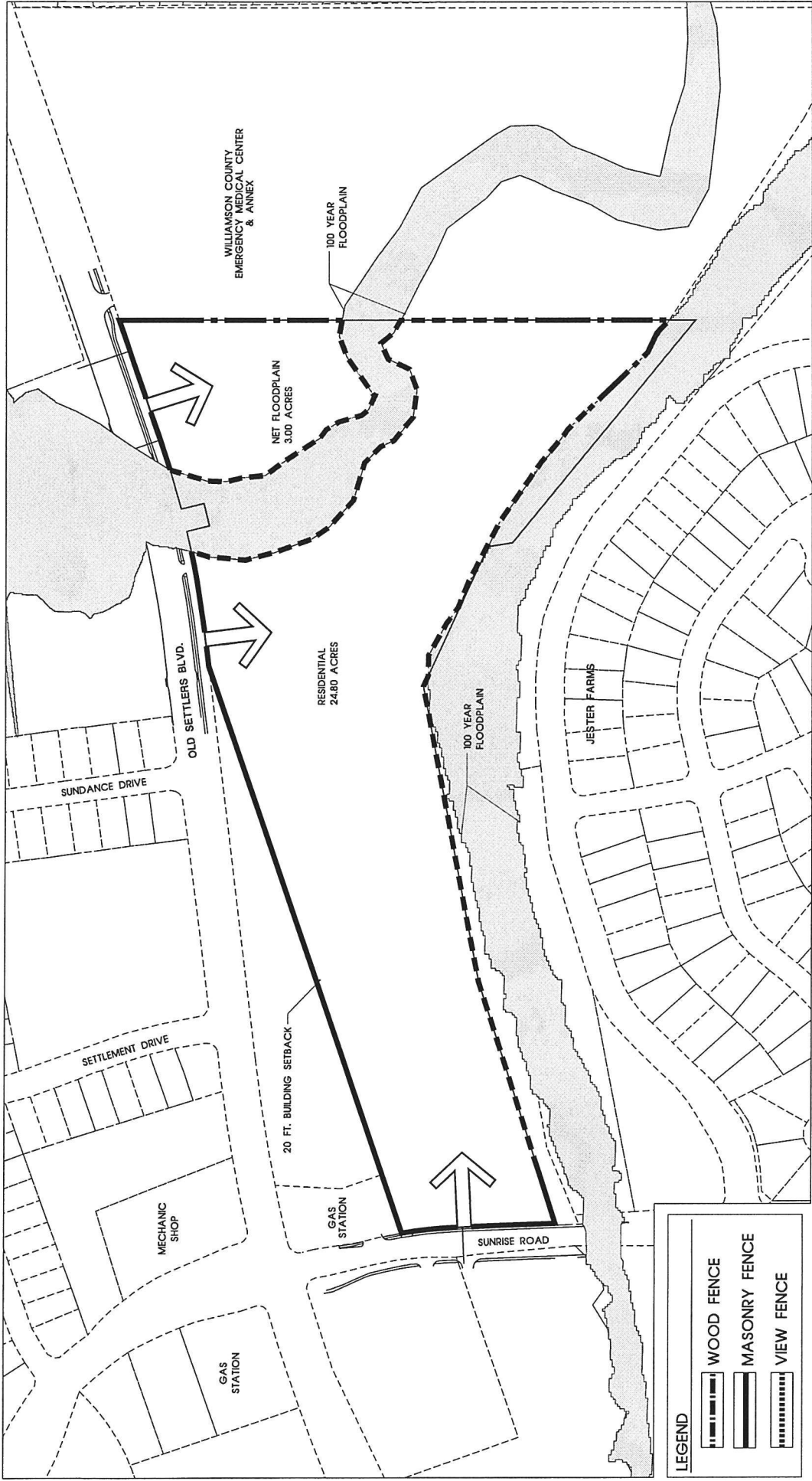


EXHIBIT C - FENCING PLAN

KB HOME
ROUND ROCK, TEXAS

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS

312.244.2023

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Scale: 1" = 200'
North Date: January 8, 2016

SHEET FILE: T:\150114-RECT-GAR-P\ANNING-2015-12-31\ENR\SEC - Fencing.dwg
Based on mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.