



THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, 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-2016-3338 which zones 102.13 acres of land to Planned Unit Development (PUD) No. 105. This ordinance was approved and adopted at a regular meeting held by the City Council on the 14th day of April 2016 and recorded in the City Council minute book no. 61.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 26th day of April 2016.


SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2016-3338

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 ORIGINALLY ZONE A TOTAL OF 102.13 ACRES OF LAND OUT OF THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107 AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN ROUND ROCK, WILLIAMSON AND TRAVIS COUNTIES, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 105; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas has recently annexed a total of 102.13 acres of land out of the William Barker Survey No. 74, Abstract No. 107 and the Memucan Hunt Survey, Abstract No. 314 in Round Rock, Williamson and Travis Counties, Texas, being more fully described in Exhibit "A" (the "Property"), attached hereto and incorporated herein, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 2nd day of March, 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 Property in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 105, and

WHEREAS, on the 14th day of April, 2016, after proper notification, the City Council held a public hearing on the proposed original zoning, 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, Sections 46-92, 46-104, 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 has hereby determined the Planned Unit Development (PUD) No. 105 meets the following goals and objectives:

- (1) The development in PUD No. 105 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 105 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 105 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. 105 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. 105 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. 105, and that the Mayor is hereby authorized and directed to enter into the

Development Plan for PUD No. 105 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 Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance 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 _____, 2016.

Alternative 2.

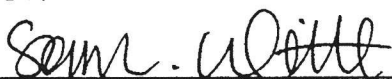
READ and APPROVED on first reading this the ____ day of _____, 2016.

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

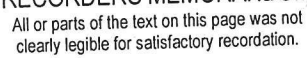


ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk



EXHIBIT

"B"

DEVELOPMENT PLAN FOR PUD NO. 105

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," and in Section II.16.

2. PROPERTY

This Planned Unit Development (the "Plan") covers approximately 100.021 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 Chapter 36-Subdivisions and Chapter 46 - Zoning, including Section 46-136, SF-2 (Single-family - standard lot) district, Section 46-142-C-1a (General Commercial – limited) district and Section 46-146-LI (Light Industrial) district 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. CONCEPT PLAN AND LAND USES

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

5.2. Land Use Parcels

- a. The single family parcel will be conform to the **SF-2 (Single Family - standard lot)** zoning district standards, as modified herein.
- b. The light industrial parcel will conform to the **LI (Light Industrial)** zoning district standards, as modified herein, with the following exceptions:
 - i. The following commercial uses are permitted within the light industrial parcel:
 - A. Eating establishments
 - B. Medical Office
 - C. Retail Sales and Service
 - ii. Commercial uses shall be limited to a total of ten percent (10%) of the total acreage of the light industrial parcel.
 - iii. Commercial uses shall conform to the **C-1a (General Commercial – limited)** zoning district standards, as modified herein.

6. DEVELOPMENT STANDARDS

	Single Family ⁽¹⁾	Light Industrial ⁽¹⁾⁽²⁾
Minimum Lot Area	6,500 s.f.	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Width of Principal Building	35 ft.	N/A
Minimum Setback from Street (R.O.W.)	20 ft.	25 ft.
Minimum Garage Door Setback from Street (R.O.W.)	22 ft.	N/A
Minimum Setback from the Single Family parcel to the east (see Exhibit "C")	N/A	100 ft.
Minimum Setback from the southern parcel boundary where adjacent to single family lots (see Exhibit "C")	N/A	20 ft.
Minimum Rear Setback	10 ft.	0 or 10 ft.
Minimum Side Setback	5 ft.	0 or 10 ft.
Minimum Setback for Accessory Building	5 ft. ⁽³⁾	0 or 5 ft. ⁽⁴⁾
Maximum Height of Principle Building	2 stories	2 stories
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Lot Coverage	55 percent	N/A
Maximum Height of Fence within Street Yard	3 ft. ⁽⁵⁾	3 ft. ⁽⁵⁾
Maximum Height of Fence outside of Street Yard	8 ft. ⁽⁵⁾⁽⁶⁾	8 ft. ⁽⁵⁾⁽⁶⁾

1. Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements
2. The commercial uses allowed in the Light Industrial parcel shall comply with the C-1a (General Commercial – Limited) zoning district standards.
3. Accessory buildings or structures are not permitted in any front street yard.
4. Accessory buildings or structures are not permitted in any street yard.
5. All fences shall provide a finished face to abutting streets.
6. Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

7. SINGLE FAMILY DESIGN STANDARDS

7.1. Exterior Finish

- a. Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- b. The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim, and accents.
- c. The use of materials such as wood shingles, wood siding, horizontally installed cement based siding or board and batten cement based siding shall be limited to accent features.
- d. The front and side elevations of all homes shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
- e. Horizontally installed cement based siding may be used on rear elevations, except on homes that back up to collector or primary level streets. These homes shall be 100% masonry on all sides, with no more than 75% consisting of a minimum of 2-step hard coat stucco.

7.2 Garage Door Treatment

Garage doors shall incorporate decorative hardware, except on swing in, side entry garages.

7.3 Lot Fencing Design Standards

Lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.

7.4 Landscaping

- a. Each single family lot shall be provided with a minimum of two (2) three-inch (3") caliper large species trees, whether through the preservation of existing trees or planting of three-inch (3") caliper container-grown trees.
- b. All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.
- c. Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-wise Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.
- d. A master community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas.

7.5 Temporary Model Home Parking Lots

- a. Temporary parking areas are permitted on the single family parcel, on tracts adjacent to a model home sales office. The temporary parking areas shall be permitted for a maximum period of ten (10) years following the issuance of a site development permit for such parking area, at which time it shall be removed.
- b. Temporary parking areas shall meet the following design requirements:
 - i. A temporary model home parking lot shall be screened from the street by a landscape buffer. The landscape buffer shall include 1 small or medium tree every thirty (30) linear feet and one (1) shrub every four (4) linear feet. Trees shall be selected from the List of Approved Trees for Planting in the City of Round Rock located in Appendix B of the Tree Technical Manual.
 - ii. A concrete driveway constructed and designed pursuant to the driveway standards as stated in the Design and Construction Standards Transportation Criteria Manual (DACS).
 - iii. The parking surface shall be constructed of asphalt or concrete.
 - iv. There shall be no more than four (4) temporary parking area(s) at a time.
 - v. Temporary parking areas shall be contained within the limits of a platted single family lot.

8. LIGHT INDUSTRIAL COMPATIBILITY REQUIREMENTS

- 8.1. A compatibility fence shall be provided on the Light Industrial parcel boundary where it is adjacent to the Single Family parcel to the east and on the southern parcel boundary where it is adjacent to single family development, as indicated on Exhibit "C". Compatibility fencing shall be either pre-cast concrete panels or masonry, as defined in Section 46-200 of the Code.
- 8.2. A landscape buffer of at least twenty-five feet (25') wide shall be provided on the Light Industrial parcel boundary where it is adjacent to the Single Family parcel to the east. A landscape buffer of at least twenty feet (20') wide shall be provided and on the southern parcel boundary where it is adjacent to single family development, as indicated on Exhibit "C". Based on the linear footage that extends along the length of the parcel boundary, the minimum quantity of landscaping shall be determined by the following requirements:
 - a. Trees
 - i. Two large species trees per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; or
 - ii. Four medium species trees per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; or
 - iii. Any combination of the requirements of (a) and (b) above; and

- iv. three small species trees per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and

b. General Requirements

- i. One hundred percent of trees utilized shall be of an evergreen species.
- ii. The buffer shall be planted with grass and/or groundcover planting having low water requirements.
- iii. Other than the required landscaping and its related irrigation, nothing shall be placed within the landscape buffer, including without limitation, accessory buildings, parking lots, storage of materials and refuse containers.
- iv. The landscape buffer may not be used as a utility easement.

9. TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this plan. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services.

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 Director of Planning and Development Services and the City Attorney.

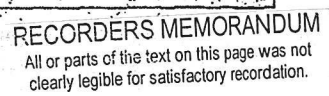
10.2. Major Changes

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

LIST OF EXHIBITS

Exhibit "A"	Survey and Legal Description
Exhibit "B"	Concept Plan
Exhibit "C"	Setbacks and Buffering – Light Industrial

Page 1 of 2



LOUISIANA BLVD

ROUNDVILLE LANE

MAIN ENTRY

SECONDARY ENTRY

LIGHT
INDUSTRIAL
PARCEL
50.47 ACRES

GLEN ELLYN PUD
CONCEPT PLAN
-EXHIBIT 'B'-

SINGLE FAMILY
PARCEL
51.65 ACRES

WILKINSON COURT
JONES COUNTY

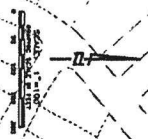
SECONDARY
ENTRY

MAIN ENTRY

SCHULTZ LANE

NOTE:
ALL ENTRY LOCATIONS ARE APPROXIMATE
AND SUBJECT TO CITY APPROVAL.

PLANNED OFFICE PARK
FARM, PLAT
DOC. 20-42209124
20 ACRES



LAND SUMMARY	
SINGLE FAMILY PARCEL	51.7 AC
INDUSTRIAL PARCEL	50.47 AC
TOTAL TOTAL	102.17 AC



STATE OF Georgia
County of DeKalb
JANUARY 2015
1001 10th Street
N.W.
ATLANTA, GA 30309

GLEN ELLYN PUD SETBACKS AND BUFFERING —EXHIBIT 'C'—

LIGHT
INDUSTRIAL
PARCEL
50.47 ACRES

25.00'
LANDSCAPE BUFFER
WITH COMPATIBILITY FENCE

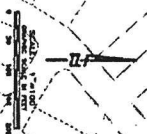
100.00'
BUILDING SETBACK

SINGLE FAMILY
PARCEL
51.65 ACRES

WILKINSON COUNTY
HAWK COUNTY

20.00'
LANDSCAPE BUFFER
WITH COMPATIBILITY FENCE

OFFERING PRICE: \$144,000
DATE: 12/20/2018
DOC: 27, 28, 29, 30



LAND SUMMARY	
SINGLE FAMILY PARCEL	51.7 AC.
INDUSTRIAL PARCEL	50.5 AC.
TOTAL TOTAL	102.4 AC.



800 E. Central of Texas Hwy.
Austin, Texas 78708
737.444.4471
737.444.4472
737.444.4473
737.444.4474

Ordinance No. O-2016-3338

AFTER RECORDING, PLEASE RETURN TO:

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

④

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016035373



Nancy E. Rister

Nancy E. Rister, County Clerk

Williamson County, Texas

April 28, 2016 10:20 AM

FEE: \$113.00 LMUELLER