



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-2016-3336 which zones 19.70 acres of land to Planned Unit Development (PUD) No. 106. This ordinance was approved and adopted at a regular meeting held by the City Council on the 28<sup>th</sup> 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 29<sup>th</sup> day of April 2016.

  
SARA L. WHITE, TRMC, City Clerk



**ORDINANCE NO. O-2016-3336**

**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 19.70 ACRES OF LAND OUT OF THE WILLIS DONAHO, JR. SURVEY, ABSTRACT NO. 173, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 106; AND PROVIDING FOR A SAVINGS CLAUSE . AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, the City of Round Rock, Texas has recently annexed 19.70 acres of land out of the Willis Donaho, Jr. Survey, Abstract No. 173 in Round Rock, Williamson County, 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. 106, 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. 106 meets the following goals and objectives:

- (1) The development in PUD No. 106 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 106 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 106 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. 106 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. 106 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. 106, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 106 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 14<sup>th</sup> day of April, 2016.

**READ, APPROVED and ADOPTED** on second reading this the 20<sup>th</sup> day of April, 2016.



George White  
~~ALAN MCCRAW~~, Mayor  
City of Round Rock, Texas

George White,  
Mayor Pro-Tem

ATTEST:

Sara L. White  
SARA L. WHITE, City Clerk

SCALE: 1" = 200'

ALTA SURVEY OF 19.700 ACRES (850,150 SQUARE FEET) OF LAND BEING ALL OF THE REMAINDER OF A CALLED 152.30 ACRE TRACT OF LAND OUT OF AND A PART OF THE WILLIS DONAHO, JR. SURVEY, ABSTRACT NUMBER 173, CONVEYED TO WALLIN FAMILY INVESTMENTS IN DOCUMENT NUMBER 20030578041, 2003057843, AND 2003057844, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



### LEGEND

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THE PAGE IS SUBJECT TO THE FOLLOWING FILE EXCEPTIONS:

- [illegible]

THIS PAGE MAY BE RELEASED UNDER E.O. 14176, ALL EDITIONS.

13. a) EXHIBIT DATED SEPTEMBER 18, 1936, BY J.A. BOXTY TO TEXAS POWER AND LIGHT COMPANY  
FILED IN VOLUME 232, PAGE 530, DEED RECORDS, WILKINSON COUNTY, TEXAS - no print text  
Name and Page label in document document Vol. 232, Page 232

THE EXACT SAME VALUES TO BE FOLLOWING THE DELETED:

- [illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

THE FUTURE LINE, INC., ITS SUCCESSORS AND ASSIGNS, BUENOS AIRES  
INVESTMENTS, L.P., GEORGETOWN TRUST COMPANY, INC., VESTOR (INC) TRUST  
INVESTMENT COMPANY AND SPONSOR INC

OFFICE DATE SEPTEMBER 24, 2012

STATE OF TEXAS:  
COUNTY OF WILLACOM

I hereby certify that on the 22nd day of October, 2022

- [illegible]

ALL STUDY RESULTS

- [illegible]

HOUSE: ATTORNEYS AT LESTER IN THE NORTHERN COUNTY ASSAULT DISTRICT.

F. O. STEAKS INC.  
KILBO BOK, TEXAS 78455

PAGE 3 LOST IN DE PT, NO NAME

IN FAVOR OF / 5/24/94

REF ID: A66000



**Catlon, Brigance & Doering, Inc.**

Cell No./area	0	100000
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SGT Wade M. Bailey, Captain, U.S. Army, Retired  
Phone No. 312/264-1140 • Fax No. 312/264-9105

PAT11-J \4752-082\DWG\ALTA.DWG

ROBERT L. GATSON, FPLS/ 5067  
Gatson, Biquan and Associates, Inc.  
601 New York Avenue  
N.W., Tenet 2111  
512220-5160 (512)250-5165 (te  
lex and fax)

ORIGINAL COPY WAS ONLY IF STATED IN THIS FILE

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

# EXHIBIT "B"

## 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 19.70 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 front exterior finish of all units, except those described in (6) below, shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco, excluding elements such as doors, windows, trim and accent features.
- (2) The rear exterior finish of all units shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco, excluding elements such as doors, windows, trim and accent features.
- (3) The drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco, excluding elements such as doors, windows, trim and accent features.
- (4) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- (5) The use of materials such as wood shingles or wood siding shall be limited to accent features.
- (6) The front facades of 25% of the total number of units may use shake-style cement based siding, only on non-load bearing elements.
- (7) Horizontally installed cement based siding may be used on side elevations of all units other than those described in (3) above.
- (8) One of the following window enhancements shall be required on the second floor rear elevation of two story units, when the rear faces E. Old Settlers Boulevard or the eastern and western property boundaries:
  - (a) Shutters
  - (b) Awnings or shed roofs
  - (c) Window trim
  - (d) Arch windows
- (9) The following design feature shall be required on the rear elevation of any unit when the rear faces E. Old Settlers Boulevard or the eastern and western property boundaries.
  - (a) Covered 10' x 10' patio.

### **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**

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**

The location and types of the required perimeter fencing are indicated on **Exhibit "C"**. The two types of perimeter fencing are:

- (a) Wood Fence: Cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails, metal posts and masonry columns spaced at intervals of 100 feet; the finished side of the fence shall face the abutting properties.
- (b) Masonry Fence: In compliance with Section 36-116 of the Code.

### **6.5. Subdivision Identification Signs**

Subdivision identification signs shall conform with the provisions of Section 30-17, Area identification and entry feature signs, of the Code.

### **6.6. Building Setbacks**

The minimum setback for any lot on which multiple residential units are located shall be twenty feet (20') from any lot line, except that the minimum setback from the eastern property boundary shall be twenty five (25').

### **6.7. 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 private drive aisle, which requires a drive aisle width equivalent to 30-feet measured 'face of curb to face of curb'.

### **6.8. 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.

## **6.9. 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 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.
- (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**

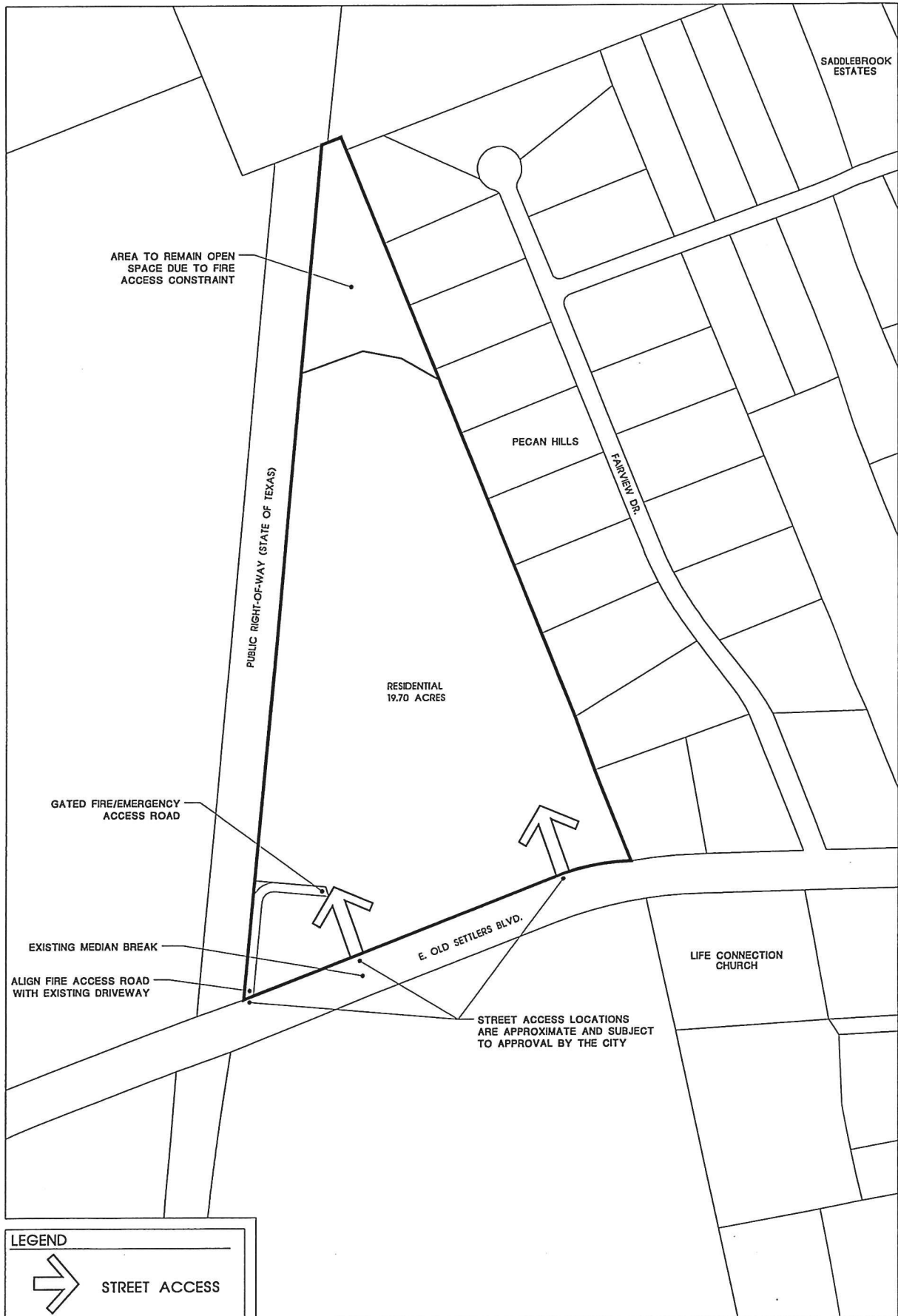
Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

### **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



**SEC Planning, LLC**  
 Land Planning + Landscape Architecture + Community Branding  
 AUSTIN, TEXAS  
 512.234.7241  
[www.secplanning.com](http://www.secplanning.com) + [info@secplanning.com](mailto:info@secplanning.com)

## EXHIBIT B - CONCEPT PLAN

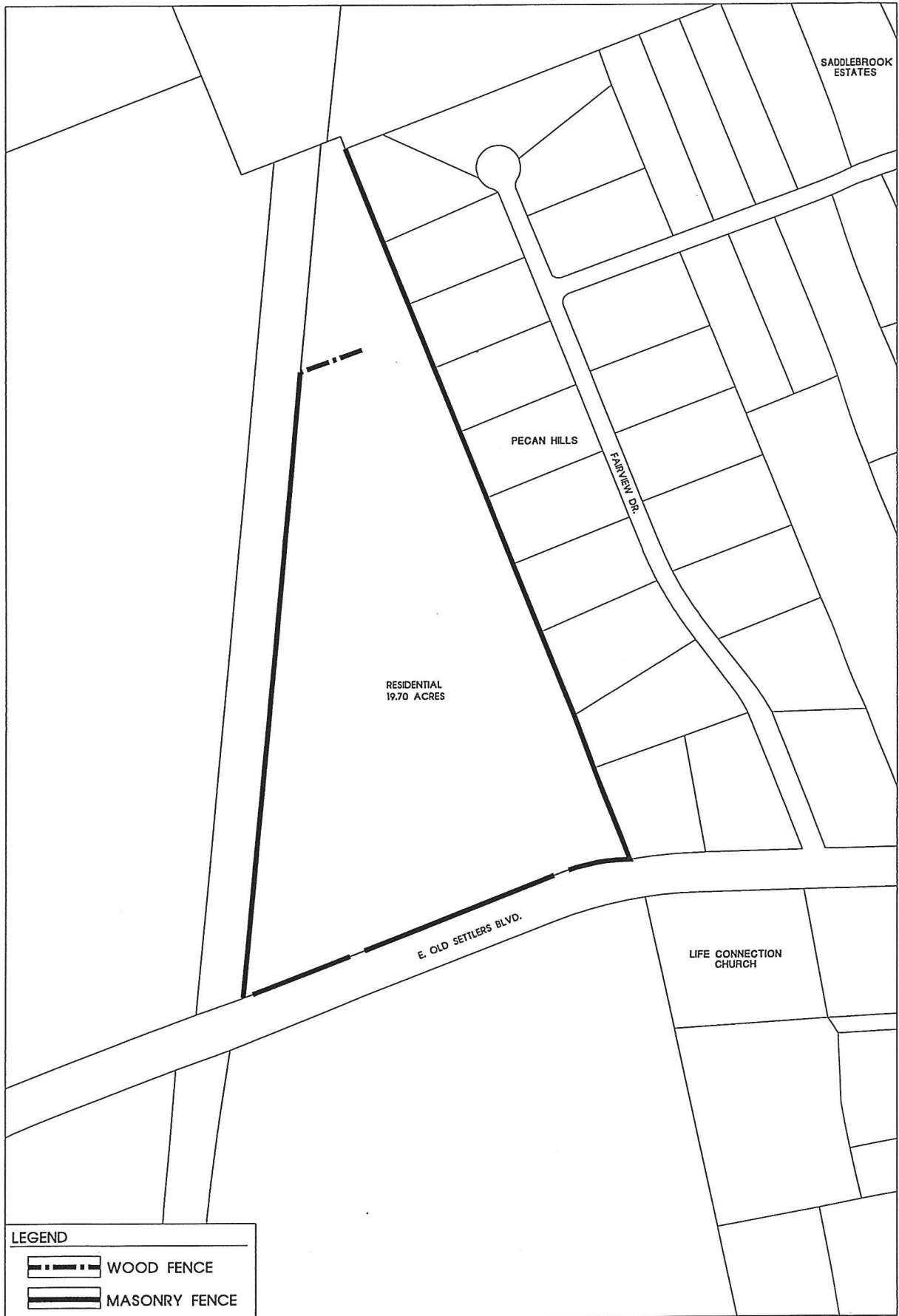
**KB HOME**  
 ROUND ROCK, TEXAS



0 100 200 400  
 Scale: 1" = 200'  
 Date: February 22, 2016

SHEET FILE: T:\150123-KBCTC\del\PLAN\KING\Exhibit B 2-19-2016 - Concept Plan.dwg  
 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.





**LEGEND**

--- WOOD FENCE

== MASONRY FENCE



0 100 200 400

Scale: 1" = 200'  
Date: March 24, 2016



**SEC Planning, LLC**  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
1312.246.2400  
www.secplanning.com + info@secplanning.com

**EXHIBIT C - FENCING PLAN**

**KB HOME**  
ROUND ROCK, TEXAS

SHEET FILE: T:\150123-KBCTC\ad\141\PLANNING\Exhibits\Exhibit C - Fencing 3-24-2016.dwg  
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.

Ordinance No. O-2016-3336

AFTER RECORDING, PLEASE RETURN TO:

① CITY OF ROUND ROCK  
ATTN: SARA WHITE, CITY CLERK  
221 E. MAIN STREET  
ROUND ROCK, TEXAS 78664

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2016037504



*Nancy E. Rister*

Nancy E. Rister, County Clerk

Williamson County, Texas

May 04, 2016 08:44 AM

FEE: \$77.00 BARRICK