



ROUND ROCK TEXAS
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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City Manager
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City Attorney
Stephan L. Sheets

January 25, 2017

John Avery, Jr.
1508 S. Lamar
Austin, TX 78704

Re: **Interpretation of PUD No. 83 – University Village – Parcels 1a, 1b and 1c**

Dear Mr. Avery:

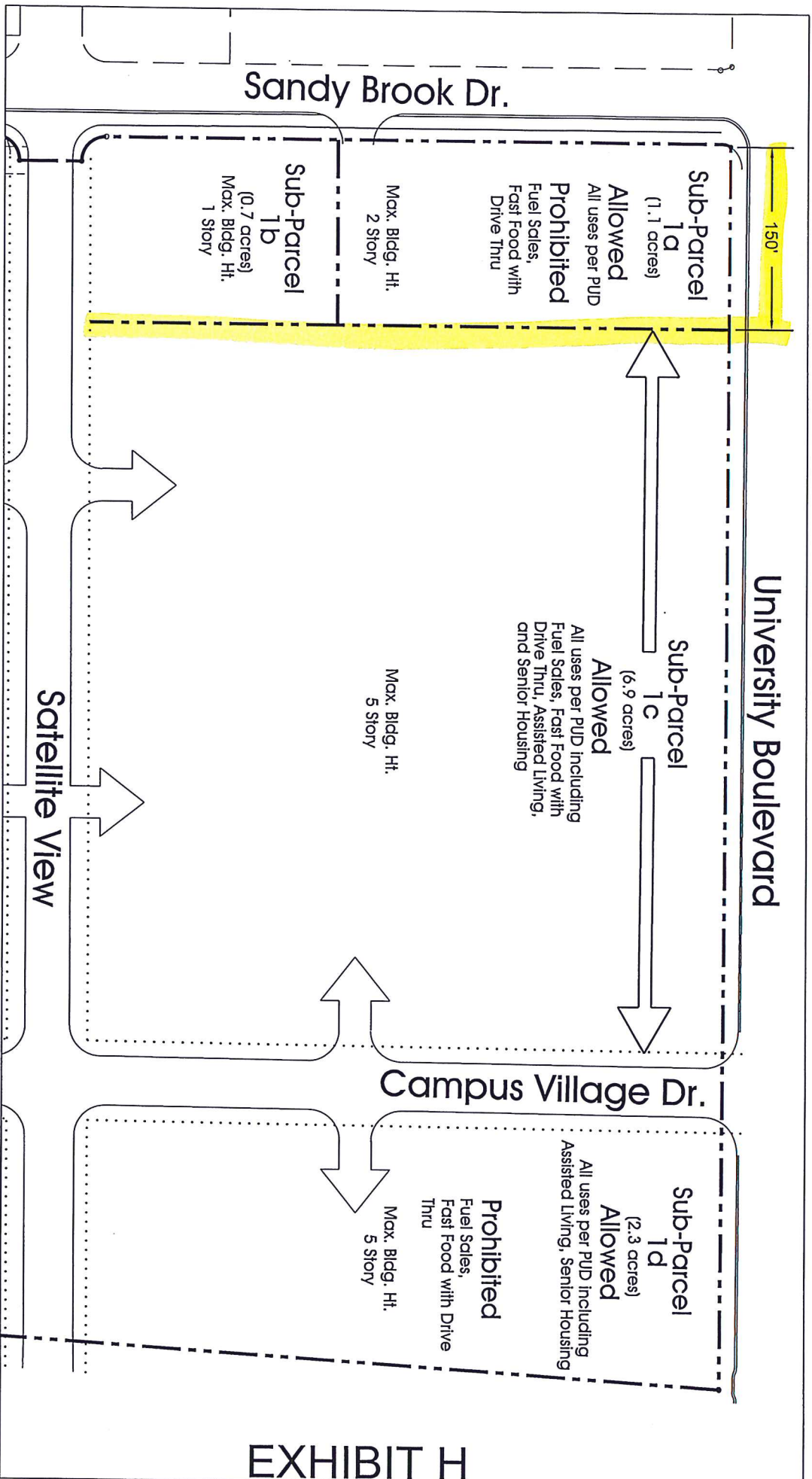
I have made the following interpretation regarding the regulations contained in **PUD No. 83** with regard to eating establishments on **Parcels 1a, 1b and 1c**:

- According to **Sections 5.1.1, 5.1.2** of PUD No. 83, eating establishments are a permitted use on **Parcels 1a and 1b**, however drive-thru services are prohibited.
- As indicated on **Exhibit ‘H’** of PUD No. 83 (highlighted and attached), **Parcels 1a and 1b** are a width of 150 feet, measured from Sandy Brook Drive, and are bordered on the east by **Parcel 1c**.
- According to **Section 5.1.3** of PUD No. 83, eating establishments with drive-thru services are a permitted use on **Parcel 1c**.
- It is therefore my determination that a building which contains an eating establishment with drive-thru services can be located partially within the boundaries of **Parcels 1a and 1b**, so long as the drive-through lane(s) and associated facilities including, but not limited to, the ordering system(s), drive-up window(s) and vehicle stacking areas, are located completely within the boundaries of **Parcel 1c**.

The intent of this interpretation is to insure that all drive-thru lanes, menu boards, ordering systems, drive-up window and vehicle stacking areas are located at least 150 feet from Sandy Brook Drive.

Sincerely,

Brad Wiseman, AICP, Director
Planning and Development Services



University Village
 Round Rock, TX

EXHIBIT - H
 Parcel 1

EXHIBIT H

