

ORDINANCE NO. O-2018-5160

AN ORDINANCE AMENDING ORDINANCE NO. Z-99-08-12-9B6, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON AUGUST 12, 1999, BY ADDING EXHBIIT "A-3", REPLACING EXHIBITS "C-1" and "C-2", AND AMENDING EXHIBIT "D", SECTION III, OF THE DEVELOPMENT PLAN OF PUD NO. 42, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on August 12, 1999, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-99-08-12-9B6, which established PUD No. 42, and

WHEREAS, on June 13, 2002, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-02-06-13-13C1 to amend PUD No. 42 (Amendment No. 1), and

WHEREAS, on February 14, 2013, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-13-02-14-E3 to amend Sections 12, 13, and 14 of the Development Plan and Exhibits "C-1", "C-2", and "D", and by adding Exhibits "E", "F", and "G" of PUD No. 42 (Amendment No. 2), and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to add Exhibit "A-3", replace Exhibits "C-1" and "C-2", and amend Exhibit "D", Section III, of the Development Plan of PUD No. 42, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-99-08-12-9B6 on the 10th day of January 2018, 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-99-08-12-9B6 be amended, and

WHEREAS, on the 8th day of February, 2018, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-99-08-12-9B6, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-99-08-12-9B6 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 #42 meets the following goals and objectives:

- (1) The amendment to P.U.D. #42 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #42 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #42 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-3", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 42.

III.

That Exhibits "C-1" and "C-2" of the Development Plan of PUD No. 42 are hereby deleted and replaced with new Exhibits "C-1" and "C-2," attached hereto and incorporated herein.

IV.

That Exhibit "D", Section III, of the Development Plan of PUD No. 42 is hereby amended with a new Exhibit "D", Section III, attached hereto and incorporated herein.

V.

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.

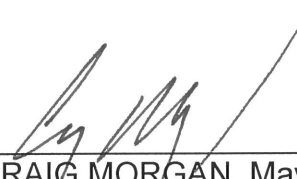
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 8th day of FEBRUARY, 2018.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2018.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2018.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

EXHIBIT

"A-3"

CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES
5.1076 ACRES

FIELD NOTES FOR A 5.1076 ACRE TRACT OUT OF THE W. BARKER SURVEY, ABSTRACT NO. 107, AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 317, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 5.11 ACRES CONVEYED TO JAMES BURROWS, IN DEED RECORDED IN VOLUME 681, PAGE 797, AND CORRECTION THEREOF RECORDED IN VOLUME 715, PAGE 929 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.1076 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the centerline of that certain 50-foot wide road easement recorded in Volume 659, Page 405, and Volume 686, Page 241 of the Deed Records of Williamson County, Texas, known as Glenn Drive, being a corner of a 84.538 acre tract as conveyed to Continental Homes of Texas, LP in Document No. 2013010795, Official Public Records, Williamson County, Texas and for the most Northwesterly corner of this tract and the POINT OF BEGINNING.

THENCE, S 62° 27' 12" E, with the common line of said 84.538 acre tract, passing a 1/2-inch iron rod at 25.00 feet marking the East line of said 50-foot wide road easement continuing with the common line of said 84.538 acre in all a total distance of 574.77 feet to a 5/8-inch iron rod found on the Eastern line of said 84.538 acre tract and marking a point on the West line of a 20.52 acre tract of land as conveyed to Sovran Acquisition Limited Partnership in Document No. 2004062343, Official Public Records, Williamson County, Texas, for the most Northeastly corner of this tract.

THENCE, S 27° 35' 23" W, with the West line of said 20.52 acre tract, a distance of 291.59 feet to a 5/8-inch iron rod marking a point on the West line of said 20.52 acre tract.

THENCE, S 27° 32' 28" W, continuing with the West line of said 20.52 acre tract and the East line of this tract for a distance of 95.42 feet to a 5/8-inch iron rod being on the East line of said 84.538 acre tract for the Southeast corner of this tract.

THENCE, N 62° 27' 19" W, with the common line of said 84.538 acre tract at 550.19 feet passing a 1/2-inch iron rod and marking the East line of said 50-foot wide road easement, in all a distance 575.19 feet to a 1/2-inch iron rod found in the centerline of said Glenn Drive and marking an angle point on East line of said 84.538 acre tract, for the most Southwesterly corner of this tract.

THENCE, N 27° 38' 37" E, with the centerline of said 50-foot wide road easement Glenn Drive, for a distance of 386.98 feet to the POINT OF BEGINNING and containing 5.1076 acres of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal this the 28th day of December, 2015.
Revised March 24, 2016

Herman Crichton R.P.L.S. 4046
11_237

Herman Crichton



Revised: November 1, 2012

Exhibit "D"

SECTION III

PARCEL 3: SINGLE FAMILY ATTACHED RESIDENTIAL

DEVELOPMENT STANDARDS:

- 1) Parcel 3 shall be developed according to the TF (Two-family) zoning district, as amended, with the following exceptions:
 - a) The exterior finish of all buildings shall be a minimum of 85% masonry, except for doors, windows, and trim. Masonry shall mean stone, simulated stone, brick, stucco or similar materials as approved by the City Director of Planning. Stucco shall be limited to a maximum of 40% of the exterior finish. The remaining 15%, or less, may be fiber cement, including fiber cement installed as lap siding.
 - b) The minimum principal building setback from the rear property line shall be 15 feet.
- 2) A subdivision wall, in accordance with Section 36-116 of the Code, shall be required along Parcel 3's boundary with Glenn Drive.

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-2018-5160 which amends Planned Unit Development (PUD) No. 42, to provide for single-family attached residential. This ordinance was approved and adopted at a regular meeting held by the City Council on the 8th day of February 2018, recorded in the City Council minute book no. 62.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 9th day of February 2018.


SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2018-5160

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Herman Crichton R.P.L.S. 4046
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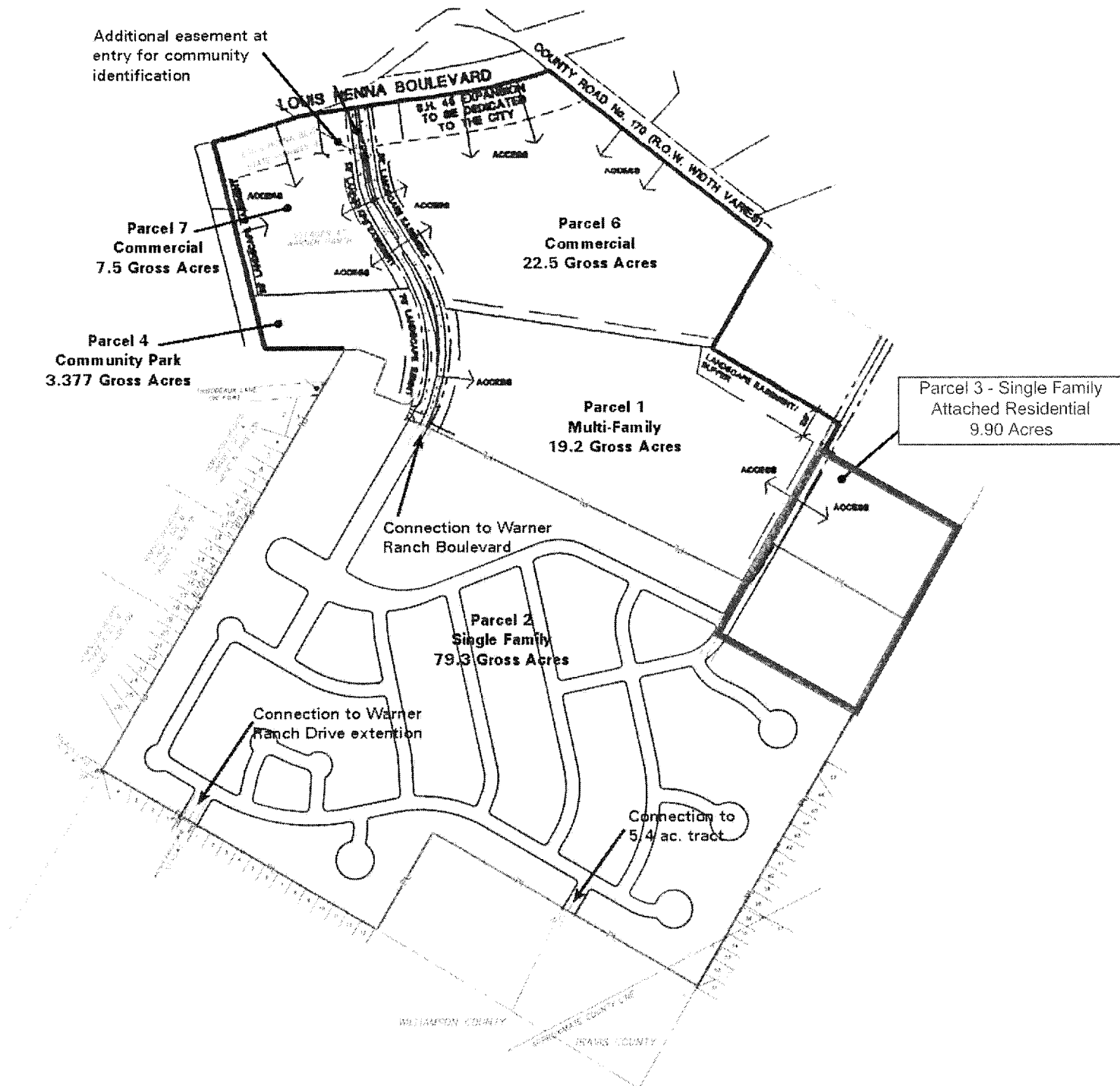



Exhibit C-1

Warner Ranch PUD Plan

Street arrangement is diagrammatic only.



Revised: November 1, 2012

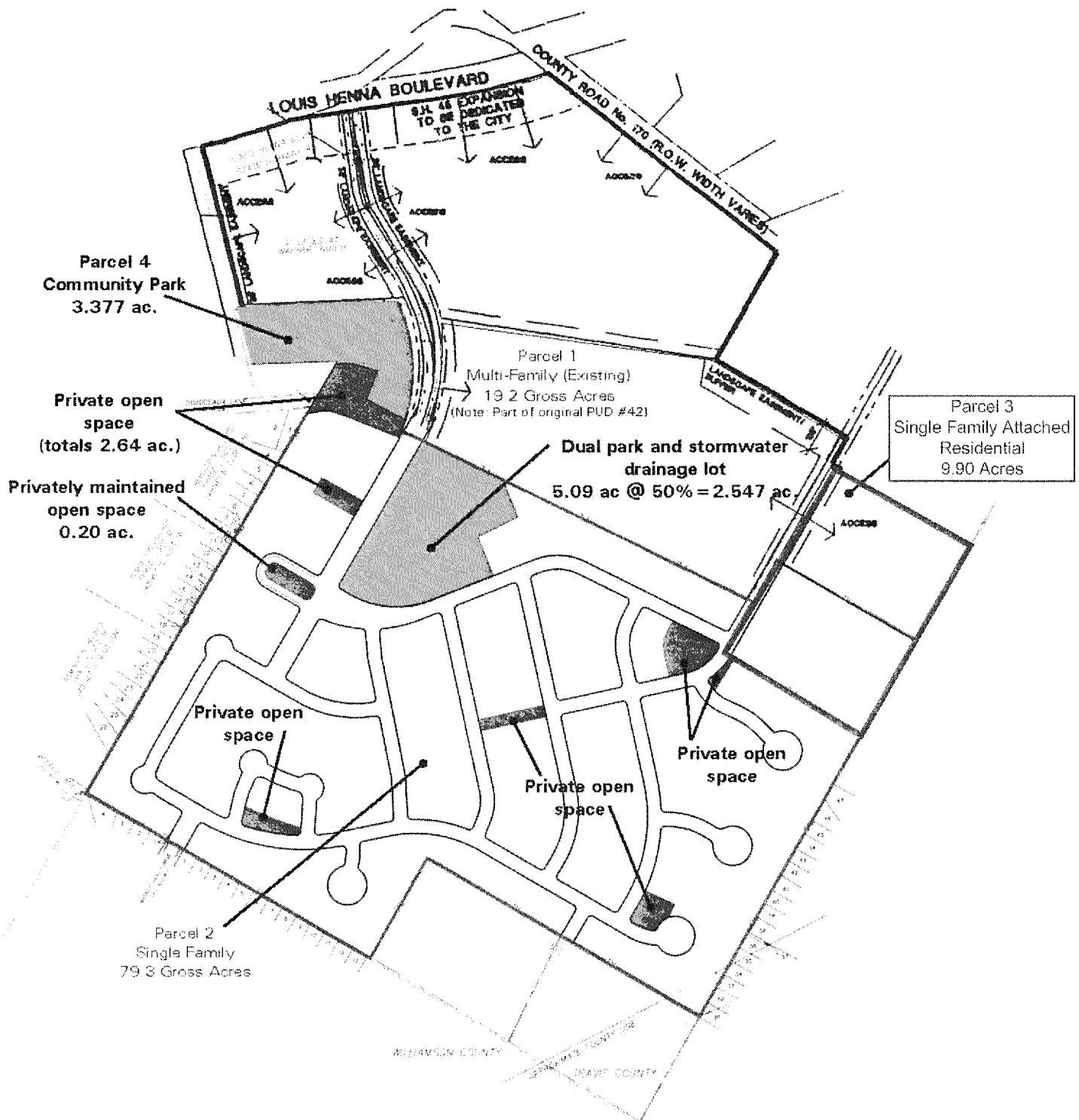


Exhibit C-2

Warner Ranch Open Space and Parkland Plan

Location and size of community park and private open space is approximate only.
Street arrangement is diagrammatic only.

Exhibit "D"**SECTION III****PARCEL 3: SINGLE FAMILY ATTACHED RESIDENTIAL****DEVELOPMENT STANDARDS:**

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2018011228

Pages: 10 Fee: \$53.00
02/09/2018 01:49 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas