

**ORDINANCE NO. O-2018-5320**

**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 9.796 ACRES OF LAND (THE BISON TRACT NO. 4), IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM PLANNED UNIT DEVELOPMENT NO. 91 TO PLANNED UNIT DEVELOPMENT NO. 114; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, an application has been made to the City of Round Rock, Texas (the "City") to amend the Official Zoning Map to rezone 9.796 acres of land, (the Bison Tract No. 4), being more fully described in Exhibit "A", referred to herein as the "Property", said Exhibit being attached hereto and incorporated herein for all purposes; and

**WHEREAS**, the aforesaid application is to rezone the Property from Planned Unit Development No. 91 to Planned Unit Development No. 114; and

**WHEREAS**, the Property is a large area of substantially vacant land which requires a flexible approach to development which is intended to encourage mixed uses, encourage innovative subdivision or site plan design and to promote superior development which is compatible with adjacent uses; and

**WHEREAS**, the Property is a portion of approximately 351.7 acres of land that is the subject of a Master Development Agreement, dated December 15, 2016, by and among the City, the Round Rock Transportation and Economic Development Corporation, KR Acquisitions LLC, and KR CC, Inc.; and

**WHEREAS**, the Property is also subject to a Ground Lease from the City (as Landlord) to KR CC, Inc. (as Tenant); and

**WHEREAS**, the application for the requested change to the Official Zoning Map has been referred 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 7th day of March, 2018, 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 described in Exhibit "A" be zoned Planned Unit Development (PUD) No. 114; and,

**WHEREAS**, on the 12th day of April, 2018, after proper notification, the City Council held a public hearing on the application for the requested amendment; and

**WHEREAS**, the City Council has determined 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, 46-106, and Section 46-156, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, 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 that this Ordinance for Planned Unit Development (PUD) No. 114, including the Development Plan, meets the following goals and objectives:

- (1) The proposed development will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
- (2) The proposed development is in conformity with the policies, goals and objectives of the general plan including all its elements and is consistent with the intent and purpose of Chapter 46 of the Code of Ordinances;
- (3) The proposed development ensures the provision of adequate public improvements, including but not limited to, transportation, drainage, parks, and other public facilities; and
- (4) The proposed development ensures minimal development-related off-site impacts.

## **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 shall be, and is hereafter designated as, Planned Unit Development No. 114, and that the Development Plan attached hereto as Exhibit "B", is hereby approved and adopted and that this Ordinance and the Development Plan shall govern the development and use of the 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.

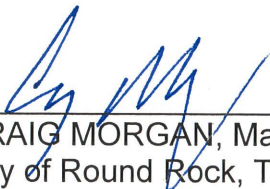
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

**READ, PASSED, and ADOPTED** on first reading this 12<sup>th</sup> day of April, 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





**DEVELOPMENT PLAN  
PLANNED UNIT DEVELOPMENT NO. \_\_\_\_**

**I.  
GENERAL PROVISIONS**

**1.01 CONFORMITY WITH DEVELOPMENT STANDARDS**

All uses and development within the Property, as defined herein, shall conform to the Development Standards included herein.

**1.02 ZONING VIOLATION**

Any person, firm, corporation or other entity violating any conditions or terms of this Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-9, Code of Ordinances, City of Round Rock, Texas, as amended.

**II.  
DEVELOPMENT STANDARDS**

**2.01 DEFINITIONS**

Except to the extent in conflict with this Plan, words and terms used herein shall have their commonly understood meaning, or as defined in the applicable provisions of the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

**2.02 PROPERTY**

This Plan covers the tract of land described as follows:

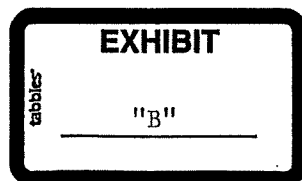
9.796 acres of land known as Parcel 4 of the Bison Tract, as more fully described in Exhibit "B-1", attached hereto.

The foregoing tract of land is referred to herein as the "Property".

**2.03 APPLICABILITY OF CITY ORDINANCES**

**A. Zoning Ordinances**

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial – Limited)** zoning district and other sections of the Code, as applicable and as amended. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.



## **B. 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.

### **2.04 PERMITTED USES**

All uses applicable to the C-1a (General Commercial – Limited) zoning district are permitted by right. In addition, the following use is permitted by right:

Employee housing. "Employee housing" shall mean dormitory or multifamily style housing buildings primarily for housing employees of businesses located in zoning district PUD No. \_\_\_\_\_. Employee housing may include daycare facilities for employees.

### **2.08 PARKING**

A. No parking is required for employee housing.

## **III.**

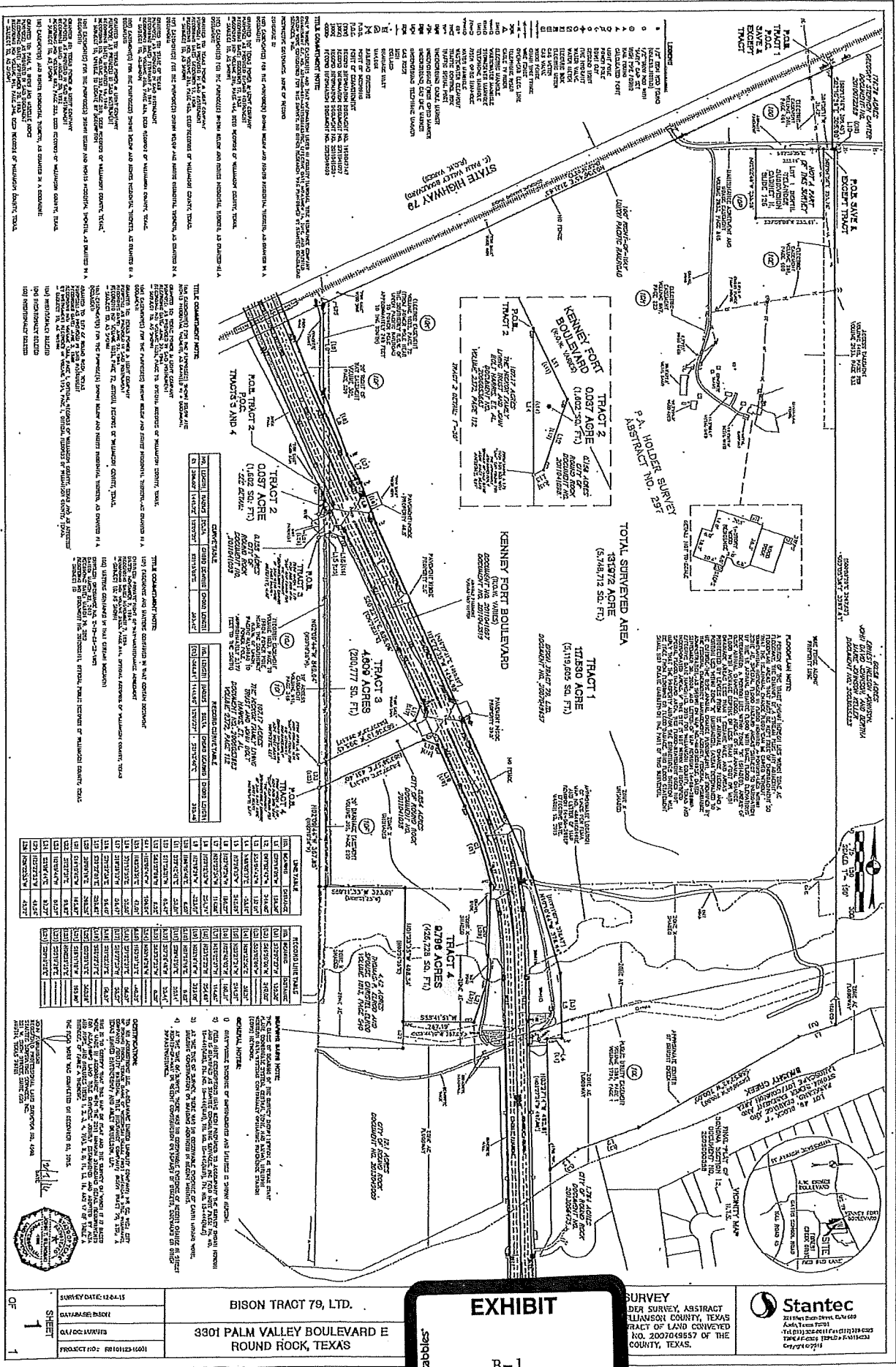
### **CHANGES TO DEVELOPMENT PLAN**

#### **3.01 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. If the Code is amended on or after January 1, 2018, changes to this Plan that incorporate prior Code provisions (if approved in writing by the Director of Planning and Development Services and the City Attorney) shall be considered minor changes subject to the prior sentence.

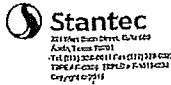
#### **3.02 MAJOR CHANGES**

All changes not permitted above shall be resubmitted following the procedure required by the Code, as amended.

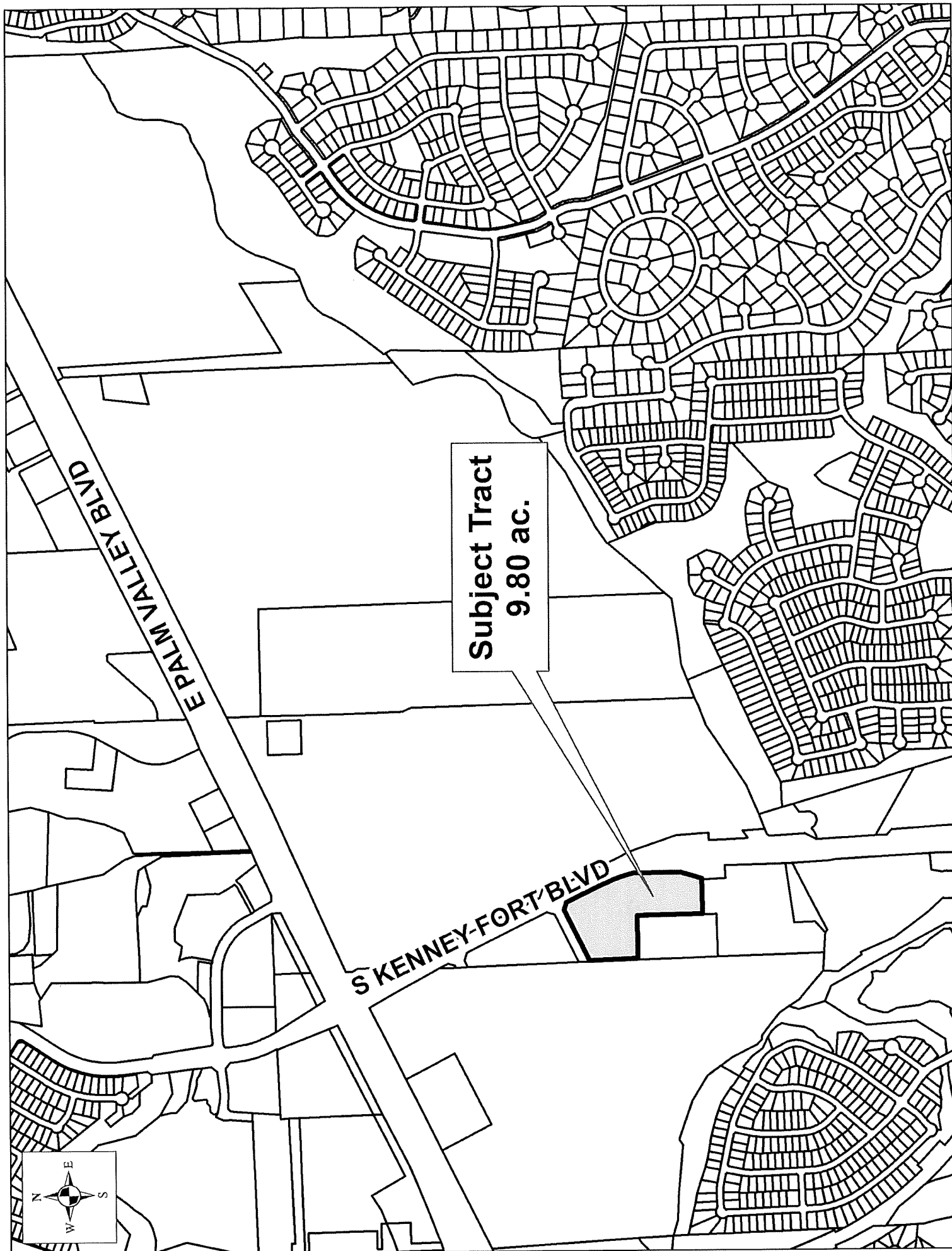


**EXHIBIT**  
B-1

**SURVEY**  
ORDER SURVEY, ABSTRACT  
WILLIAMSON COUNTY, TEXAS  
TRACT OF LAND CONVEYED  
NO. 2007049557 OF THE  
COUNTY, TEXAS.







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-2018-5320 which Rezones 9.80 acres of land southwest of the intersection of S. Kenney Fort Blvd and E. Palm Valley Blvd. from the PUD (Planned Unit Development) No 91 to PUD (Planned Unit Development) No. 114, to be known as the Kalahari Commercial PUD. This ordinance was approved and adopted at a regular meeting held by the City Council on the 12<sup>th</sup> day of April 2018, recorded in the City Council minute book no. 61.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 13<sup>th</sup> day of April 2018.



SARA L. WHITE, TRMC, City Clerk

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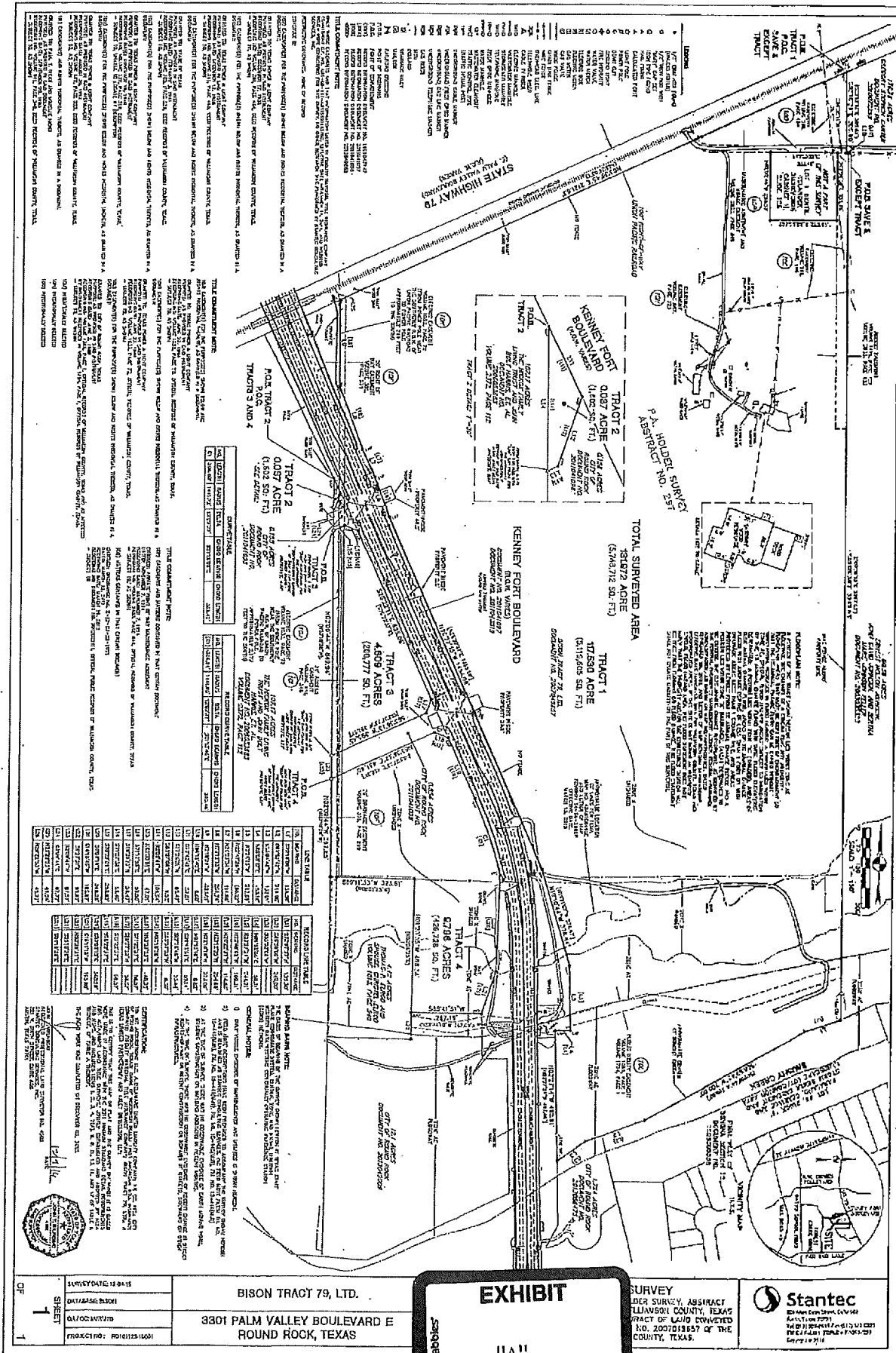
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 CRAIG MORGAN, Mayor  
 City of Round Rock, Texas

ATTEST:

  
 SARA L. WHITE, City Clerk



RECORDERS MEMORANDUM

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

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2018031216**

Pages: 7      Fee: \$45.00  
04/16/2018      09:29 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas