


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-2018-5740 which Rezones 1.80 acres of land described as Lots 1-12, Block 12 in Round Rock, Williamson County from MU-L (Mixed-Use Limited) to PUD (Planned Unit Development) No. 115 zoning district. This ordinance was approved and adopted at a regular meeting held by the City Council on the 23rd day of August 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 12th day of September 2018.



SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2018-5740

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 1.8 ACRES OF LAND, DESCRIBED AS LOTS 1-12, BLOCK 12, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM MU-L (MIXED-USE LIMITED) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 115 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 1.8 acres of land, described as Lots 1-12, Block 12, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from MU-L (Mixed-Use Limited) zoning district to Planned Unit Development (PUD) No. 115 zoning district, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map 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 18th day of July, 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 zoning classification of the property described in Exhibit "A" be changed to PUD No. 115, and

WHEREAS, on the 23rd day of August, 2018, after proper notification, the City Council held a public hearing on the requested amendment, 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, and Section 46-92 and Section 46-132, 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. 115 meets the following goals and objectives:

- (1) The development in PUD No. 115 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 115 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 115 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. 115 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. 115 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. 115, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 115 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 Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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.

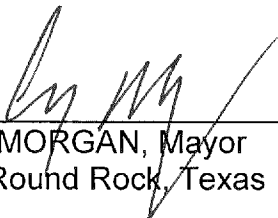
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 23rd day of August, 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"

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II. 8.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the 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.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2 Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.2. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

THE WOODBINE MANSION PLANNED UNIT DEVELOPMENT 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 1.80 acres of land located within the City of Round Rock, Texas, and more particularly as 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 the **MU-L (Mixed-use limited)** and the **H (Historic overlay)** zoning districts 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.

4.3 Traffic Impact Analysis

No traffic impact analysis (TIA) is required.

5. PERMITTED USES

5.1 All uses permitted in the **MU-L (Mixed-use limited)** district; and

5.2 **Event Center:** A facility consisting of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social and corporate gatherings such as weddings, parties, receptions, and dances.

6. DEVELOPMENT STANDARDS

6.1 **Event Center Site Layout:** The site layout of the property is depicted in **Exhibit "B"**.

6.2 **Event Center Parking Plan:** The following shall be the required parking for the event center use:

- (1) Any on-site parking areas shall be located within the McNeil Road/Bagdad Avenue street yard of the primary building, as depicted in **Exhibit "B"**.
- (2) Off-site parking agreements providing a minimum of 50 spaces on private property shall be in place within one (1) block of the Property; and
- (3) Events with an anticipated attendance of 200 guests or more shall provide a parking shuttle service to a location(s) with an off-site parking agreement providing a minimum of 75 spaces; and
- (4) Patrons of the event center shall be directed to use the following public parking locations, as indicated on **Exhibit "C"**:
 - a) E. Main Street, between Sheppard Ave. and Lewis Street;
 - b) Burnet Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - c) Lewis Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - and
 - d) the City-owned parking lot at 304 E. Bagdad Ave.
- (5) Patrons shall not be directed to the city-owned parking garage adjacent to city hall.

6.3 **Amendments to Parking Plan:** In recognition that parking needs and industry standards may change, modifications to the parking plan outlined in Sec. 6.2 above may be approved by the Zoning Administrator.

7. EVENT CENTER USE

- 7.1 Noise:** The event center shall be subject to Chapter 14, Article VIII – Noise. As an area zoned PUD (Planned Unit Development) with mixed-use land development characteristics, it is classified as a commercial district and is therefore subject to the general noise prohibitions and sound level limitations for commercial uses.
- 7.2 Operating Hours:** The event center operating hours shall be limited to 7:00 am to 1:00 am for access to the public. The event center shall not conduct outdoor activities after 11:00 pm.

8. SITE AND BUILDING FEATURES

- 8.1 Fencing:** As depicted on **Exhibit “B”**, the existing wood picket fencing is permitted to remain, and maintenance and replacement with like materials shall be permitted. Fencing of a style other than the existing wood picket fence shall comply with the MU-L district.
- 8.2 Lighting:** Free-standing light fixtures shall not exceed ten feet (10’) from grade.
- 8.3 Height:** The maximum height of buildings shall not exceed three (3) stories above grade.
- 8.4 Driveways:** New driveways shall not exceed 26 feet in width.
- 8.5 Accessibility:** Where ramps or other accessibility-related structures are installed such that they are visible from East Main Street, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

9. CHANGES TO DEVELOPMENT PLAN

9.1 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.

9.2 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"	Property Description
Exhibit "B"	Site Layout
Exhibit "C"	Designated Public Parking Locations

EXHIBIT "A"

Lots 1-12, Block 12, CITY OF ROUND ROCK, in Williamson County, Texas, according to the map or plat recorded in Volume 25, Page 314, Deed Records of Williamson County, Texas transcribed into Cabinet A, Slide 190, Plat Records, Williamson County, Texas.

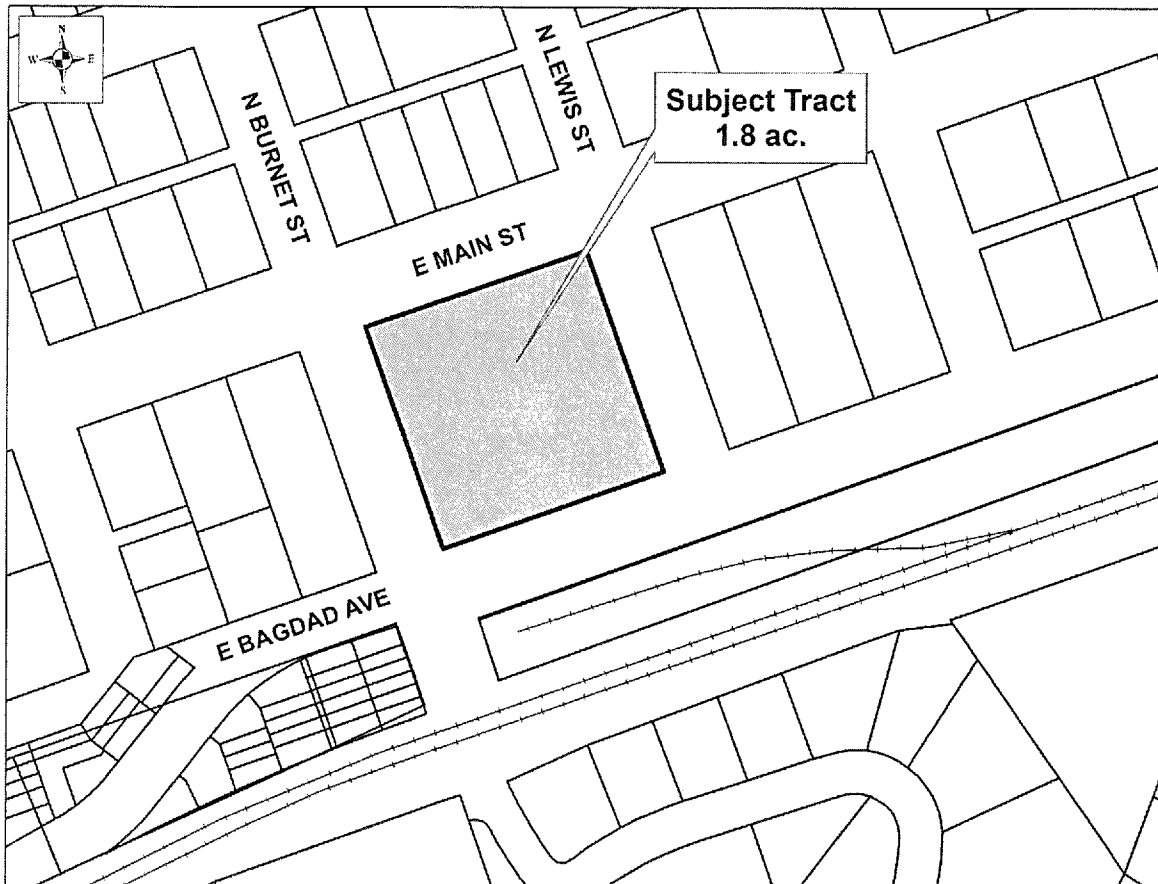


EXHIBIT "B"

WOODBINE MANSION, EVENT CENTER SITE LAYOUT

405 East Main Street - Round Rock, Texas

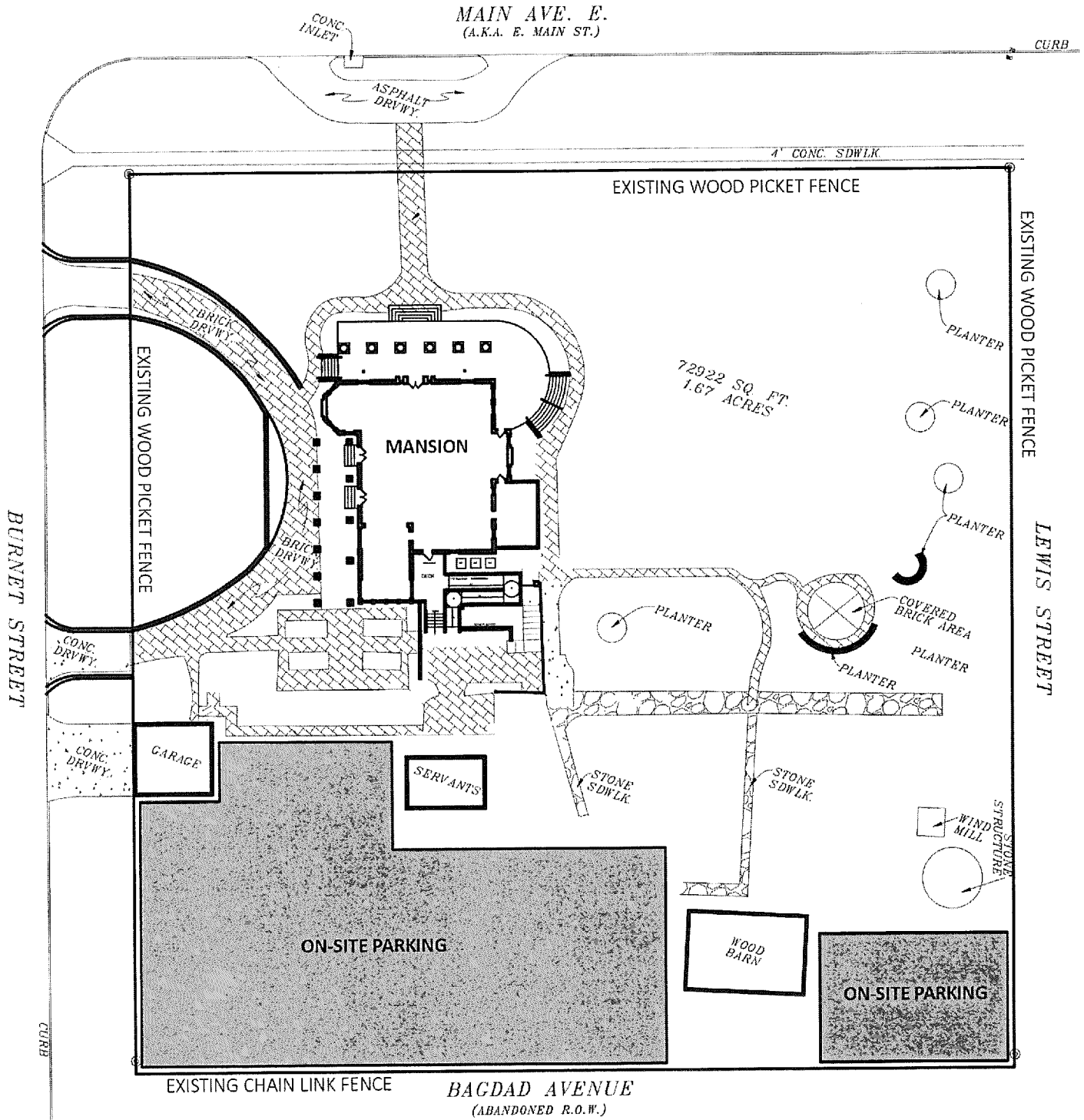
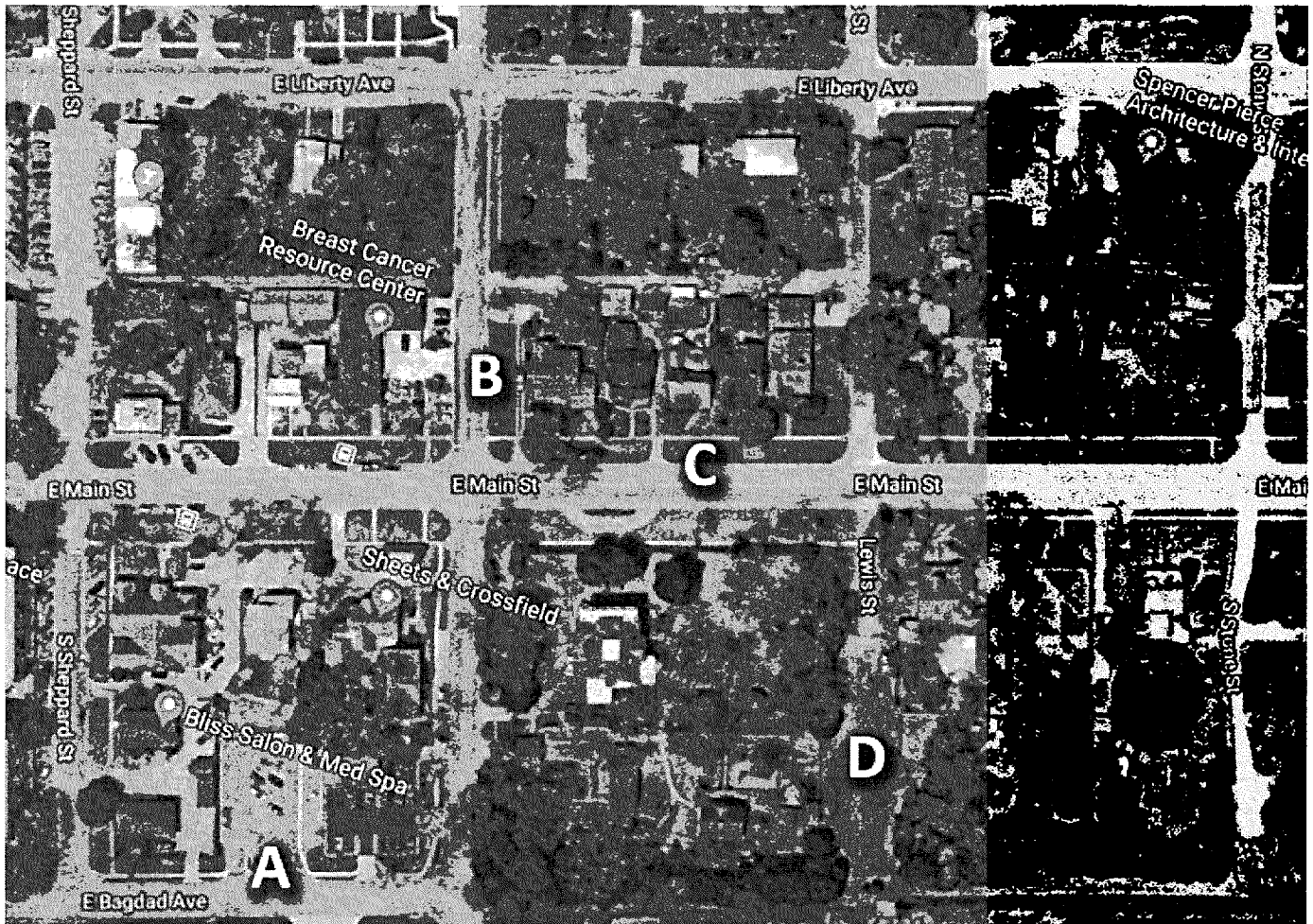


EXHIBIT "C" WOODBINE MANSION Public PARKING



Location

- A. Public Lot on Bagdad Avenue
- B. North Burnet parallel parking, Main St. to Liberty St.
- C. East Main Street parallel parking, Sheppard St. to Lewis St.
- D. Lewis Street, McNeil to Main

RECORDERS MEMORANDUM

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas