

**ORDINANCE NO. O-2018-5966**

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT NO. 9 BY AMENDING SECTIONS II.2, II.5, AND II.6, AND EXHIBIT "A", AND BY ADDING EXHIBITS "A-1", "E" AND "F" OF THE DEVELOPMENT PLAN OF PUD (PLANNED UNIT DEVELOPMENT) NO. 9; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.2, II.5, and II.6; and Exhibit "A"; and to add Exhibits "A-1", "E" and "F" of the Development Plan of PUD No. 9, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment on the 5th day of September, 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 PUD No. 9 be amended, and

**WHEREAS**, on the 11th day of October, 2018, after proper notification, the City Council held a public hearing on the requested amendment to PUD No. 9, and

**WHEREAS**, the City Council determined that the requested amendment to PUD No. 9 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 #9 meets the following goals and objectives:

- (1) The amendment to P.U.D. #9 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #9 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #9 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 Section II.2. of the Development Plan of PUD No. 9 is hereby amended to add a new paragraph to read as follows:

**2. PROPERTY**

The 29.39 acres is divided into two parcels, as indicated on **Exhibit "A-1"**. Parcel 1 contains approximately 26.64 acres and Parcel 2 contains approximately 2.75 acres. Parcel 2 is more particularly described as Lot 4B of the Replat of Lot 4, Block B, Mays Crossing Subdivision, Document No. 2005042934, Williamson County, Texas.

### III.

That Section II.5. of the Development Plan of PUD No. 9 is hereby deleted in its entirety and replaced with a new Section II.5, which shall read as follows:

#### 5. PERMITTED USES

Parcel 1 shall be developed for uses permitted in the C-1 (General Commercial) Zoning District, as provided for in the Code. The following uses are expressly prohibited; flea markets, sexually oriented businesses, as defined in this Code, amusements parks or carnivals, portable building sales, recreational vehicle parks, wholesale nurseries or outdoor shooting ranges.

Parcel 2 shall be regulated by the MF-3 (Multifamily – urban) zoning district and other sections of the Code, as applicable and as amended. The development shall conform with requirements of the MF-3 district, unless otherwise specified by this Plan, and shall be developed in accordance with **Exhibit “E”**. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

### IV.

That Section II.6. of the Development Plan of PUD No. 9 is hereby amended to add a new Section 6.5 to read as follows:

#### 6. DEVELOPMENT STANDARDS

##### **Section 6.5 Development Standards for Parcel 2**

The development standards for Parcel 2 are contained in **Exhibit “F”**.

### V.

That Exhibit “A” *Property Description for 30.42 acres* of the Development Plan of PUD No. 9, is hereby amended and replaced in its entirety with the new attached Exhibit “A,” attached hereto and incorporated herein.

**VI.**

That Exhibit "A-1", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 9.

**VII.**

That Exhibit "E", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 9.

**VIII.**

That Exhibit "F", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 9.

**IX.**

**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 \_\_\_\_\_, 2018.

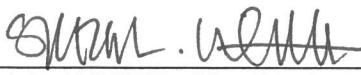
Alternative 2.

**READ and APPROVED** on first reading this the 11<sup>th</sup> day of OCTOBER, 2018.

**READ, APPROVED and ADOPTED** on second reading this the 25<sup>th</sup> day of OCTOBER, 2018.

  
\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
SARA L. WHITE, City Clerk

**MAYS CROSSING**  
ROUND ROCK, TX

**EXHIBIT "A-1"**

SOUTH MAYS STREET

**PARCEL 2**  
2.75 acres

MANDELL  
STREET

**PARCEL 1**  
26.64 acres

MAYS CROSSING DRIVE

INTERSTATE HIGHWAY 35

BAKER  
STREET

PARCEL 1  
PARCEL 2



IF THE SCALE DOES NOT MATCH THE DRAWING IS NOT TO SCALE  
SCALE: 1"=30'

**SITE PLAN**

PROFESSIONAL LAND PLANNING - LANDSCAPE DESIGN - CONSTRUCTION ADMINISTRATION  
**KELLY GROSSMAN**  
1000 KYLE RD, SUITE 100, AUSTIN, TEXAS 78746, PH: 512.552.1234

**MAYS CROSSING**  
ROUND ROCK, TX

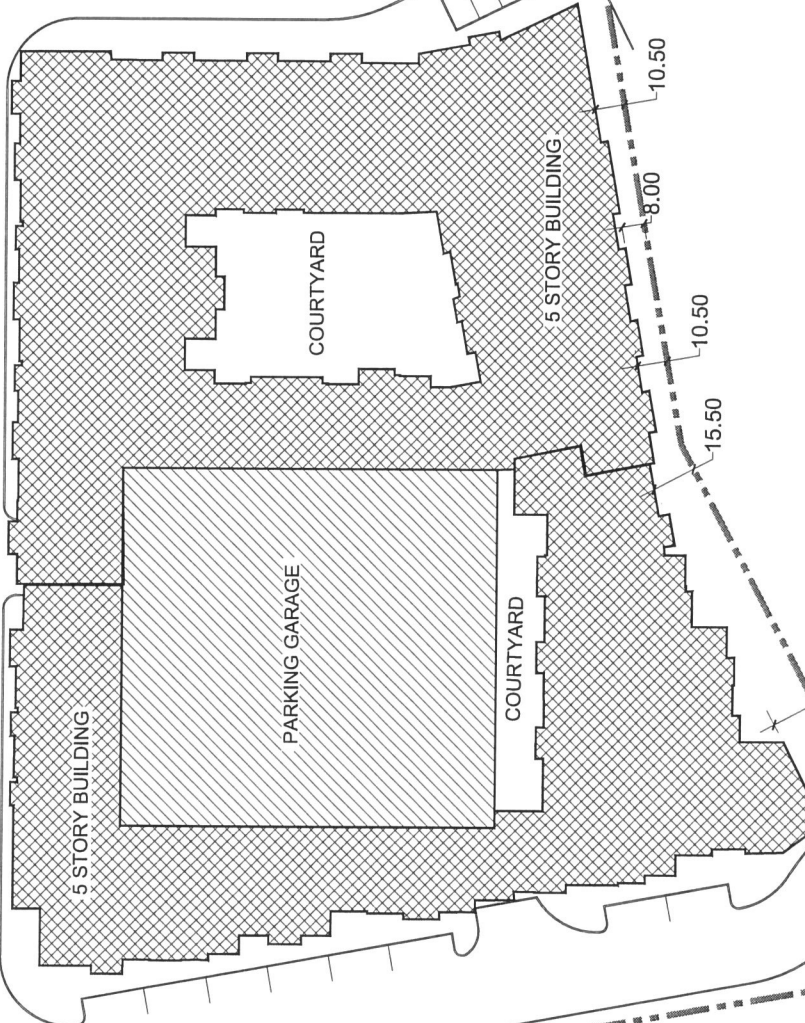
# EXHIBIT "E"

BUCK EGGER PARK

SIDEWALK TO PARK

MANDELL STREET

MAYS CROSSING DRIVE



IF THIS DRAWING SCALE DOES NOT MATCH THE SCALE OF THE DRAWING, THE DRAWING SHALL GOVERN.

**SITE PLAN-SUBJECT TRACT**

**KELLY GROSSMAN**  
ARCHITECTURE • LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • CONSTRUCTION ADMINISTRATION  
A N C H I T E C T S L L C  
10000 W. FARMERS BLVD. STE. 100, DALLAS, TEXAS 75241 • 214.350.0001

**EXHIBIT “F”**  
**DEVELOPMENT STANDARDS – PARCEL 2**

**1. Density, Units and Building Height**

- 1.1. Minimum density for the Plan area shall be 45 dwelling units per acre.
- 1.2. 5-story maximum building height; the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials, subject to approval by the City.

**2. Setbacks**

- 2.1. 10' building setback from any property line.
- 2.2. Balconies may extend to within 5' of the property line, as long as fire protection requirements are met.

**3. Parking**

- 3.1. Parking shall be provided at a minimum ratio of one (1) parking space per bedroom.
- 3.2. All the required parking shall be provided within the structured parking garage.
- 3.3. A maximum of 25 surface parking spaces shall be allowed along the perimeter of the building.

**4. Exterior Materials and Design**

**4.1. Building elevations facing Mays Crossing and Mays Street:**

- 1) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
  - a) Masonry: stone, simulated stone, or brick
  - b) 3-step hard coat stucco
  - c) Fiber cement panels
  - d) Fiber cement siding
  - e) Glass
  - f) Architectural steel or metal with a minimum 30-year warranty.
- 2) Sixty percent (60%) or more of the elevation shall be masonry, as defined in section 4.1 (1) (a) above.
- 3) A minimum of two different materials listed in Section (A) shall be used. Architectural steel or metal shall be limited to thirty three percent (33%) of the elevation. Fiber cement panels/siding shall be limited to forty percent (40%) of the elevation.
- 4) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.

**EXHIBIT "F"**  
**DEVELOPMENT STANDARDS – PARCEL 2**

- 5) Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards, excluding corporate architecture.
- 6) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- 7) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

**4.2. Building elevations for the remaining frontages:**

- 1) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
  - a) Masonry: stone, simulated stone, or brick
  - b) 3-step hard coat stucco
  - c) Fiber cement panels
  - d) Fiber cement siding
  - e) Glass
  - f) Architectural steel or metal with a minimum 30-year warranty.
- 2) Thirty percent (30%) or more of the elevation shall be masonry, as defined in section (2) (A) (I) above.
- 3) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
- 4) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- 5) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

**5. Landscaping and Compatibility**

The landscaping and compatibility standards contained in Section 46-195 of the Code shall apply as applicable, including visual screening, mechanical equipment, lighting, interior parking lot landscaping, parking lot landscape buffers, foundation treatment, screening, and irrigation.

**6. Site Lighting**

- 6.1. Fixture (luminaire). The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.

**EXHIBIT “F”**  
**DEVELOPMENT STANDARDS – PARCEL 2**

**6.2.** Light source (lamp). Only incandescent, fluorescent, compact fluorescent (CFL), light-emitting diodes (LED), metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.

**6.3.** Mounting. Fixtures shall be mounted in such a manner that the cone of light does not exceed one (1) foot candle at any property line shared with a non-residential use and two (2) foot-candles at any property line abutting a public street (right-of-way). Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

**6.4.** All site and building lighting shall be accomplished with light that does not flash, blink, or pulse.

**6.5.** Height of fixture. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.

**1) Excessive illumination:**

- a)** Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
- b)** Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
- c)** Exterior shielding of light fixtures or other light mitigation measures shall be required if deemed necessary by city staff during the site plan review process.

**7. Open Space**

The landscaped open space requirement shall be met by the courtyards as depicted on **Exhibit “E”**.

**8. Pedestrian Connection**

A sidewalk shall be provided to the existing sidewalk in Buck Egger Park shall be provided, as depicted on **Exhibit “E”**.

**9. Vehicular Access**

Vehicular access to the property, other than emergency vehicles, shall be prohibited from Mandell street.

**EXHIBIT "A"**  
**ALTA/ACSM LAND TITLE SURVEY**

Address Louis Henna Boulevard, Reference Capital Commercial Investments, Inc.

METES AND BOUNDS DESCRIPTION  
9.557-ACRE TRACT

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107, IN WILLIAMSON COUNTY, TEXAS; BEING THE REMAINING PORTION OF A 12.07-ACRE TRACT OF LAND CONVEYED TO JACK WHEELER AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 9711610 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

RECEIVED

AUG - 7 2013

BEGINNING at a ¾" Iron rod found on the north right-of-way line of Meister Lane, on the west line of an abandoned portion of the M.K. & T. Railroad as described in Volume 1970, Page 515 of the Deed Records of Williamson County, Texas, at the southeast corner of the above described Wheeler remainder tract for the southeast corner and POINT OF BEGINNING of the herein described tract;

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

THENCE, with the north right-of-way line of said Meister Lane and the south line of said Wheeler remainder tract, N62°32'55"W a distance of 1261.50 feet to a ½" Iron rod found at the intersection with the east right-of-way line of Schultz Lane, for the southwest corner of this tract;

THENCE, with the east right-of-way line of said Schultz Lane and the west line of said Wheeler remainder tract, N27°28'06"E a distance of 163.00 feet to a ½" Iron rod found at a point of curvature of a curve to the left;

THENCE, continuing with the east right-of-way line of said Schultz Lane, along a curve to the left an arc distance of 110.86 feet, having a radius of 628.88 feet, and a chord which bears N22°22'04"E a distance of 110.72 feet to a TxDOT concrete monument found on the south right-of-way line of State Highway No. 45 for the most westerly northwest corner of this tract;

THENCE, with the south right-of-way line of said State Highway No. 45 and the north line of said Wheeler remainder tract, the following five (5) courses:

1. N55°38'20"E a distance of 39.36 feet to a TxDOT concrete monument found for the most northerly northwest corner of this tract;
2. S85°39'34"E a distance of 9.84 feet to a TxDOT concrete monument found at an angle point;
3. S81°26'52"E a distance of 309.58 feet to a TxDOT concrete monument found at a point of curvature of a curve to the right;
4. Along said curve to the right an arc distance of 192.32 feet, having a radius of 7605.94 feet, and a chord which bears S83°16'44"E a distance of 192.32 feet to a ½" Iron rod set with cap stamped TERRA FIRMA for the most northerly northeast corner of this tract;
5. S54°08'55"E a distance of 215.22 feet to a TxDOT concrete monument found at the intersection with said abandoned M.K. & T. Railroad tract for the most easterly northeast corner of this tract;

THENCE, with the west line of said abandoned M.K. & T. Railroad tract and the east line of said Wheeler remainder tract, S23°44'30"E a distance of 716.03 feet to the POINT OF BEGINNING, and containing 9.557 acres of land, more or less.

Address: Leah Weiss, Secretary, Subversive Control Command, Room 6012, Bldg. 1000

LETTER FROM THE  
MANUFACTURING DIVISION OF THE  
FEDERAL BUREAU OF INVESTIGATION

ALL THAT CERTAIN PARCELS OR TRACTS OF LAND OUT OF THE WILLIAM BARBER SURVEY NO. 74, ADJACENT NO. 1817 IN WILLIAMSBURG COUNTY, TEXAS, BEING THE NEIGHBORHOOD OF THE WILLIAMSBURG COUNTY JAIL, BEING THE LANDS CONVERTED TO JACK RABBIT HOLE, BEING THE LANDS ACQUIRED BY THE STATE OF TEXAS AND ACQUIRED BY MARYLAND, BEING THE LANDS OF THE DOCUMENT NO. 871819 OF THE OFFICIAL RECORDS OF WILLIAMSBURG COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

[illegible]

INCEC, with the west right-of-way line of said Subdivided Line and the east line of the three remaining lots, N72°30' E, a distance of 161.00 feet to a 1/4" iron nail at a point of curvature of a curve to the east;

INCEC, continuing with the east right-of-way line of said Subdivided Line, along a curve to the west with a radius of 181.88 feet, bearing a course of 63.00 feet to a point of tangency with the east line of said Subdivided Line, a distance of 151.92 feet to a 1/4" iron nail situated between the east line of said Subdivided Line and the east line of the three remaining lots, N72°30' E, a distance of 161.00 feet to a 1/4" iron nail at a point of curvature of a curve to the east;

for the most satisfactory mentioned corner of said tract.

the north line, with five south right-of-way lines of said State Highway No. 43 at the north line of said Water Company Park, by following step (3) herein:

1.  $145^{\circ}25'28.74''$  a distance of 28.26 feet to a T.O.C.T. concrete measurement band for the south and thirty northward corner of this tract.
2.  $145^{\circ}25'34.71''$  a distance of 8.84 feet to a T.O.C.T. concrete measurement band at an angle point.

3. 241736127° a distance of 209.28 feet to a 16021 concrete monument being at a point of departure of a curve to the right.
4. Along said curve to the right on an distance of 182.32 feet, having a radius of 7465.84 feet, and a chord which bears 123°17'41" a distance of 182.32 feet to a 3" iron rod and stone monument TEXAS 1904A for the same authority national station of this tract.
5. 254708705° a distance of 213.22 feet to a 16027 concrete monument being on the intersection with said abandoned S.E. 1/4 of N. 14th and tract for

The ancient cemetery and burial ground of this town, 26422, with the west line of said abandoned N.E. 1/4 Railroad tract and the west line of said Wheeler tract, 33734-23735, a plat of 716.03 has to the East of Section 34, and containing about seven or eight

BLADON BROS. INC.

# THE 1990S AND THE FUTURE OF THE U.S. ECONOMY

14a. Electronic distribution the new telephone number granted to Louis F. Newer A Company by instrument dated May 1, 1967, is noted in Volume 348, Page 144 of the County of Cook Records at Stationary Clerk's Office. DOES NOT AFFECT fee and just title.

10c. Grounded air/w underground electric supply and communications lines must be grounded by Texas Utilities Electric Company, by instrument dated May 2, 1987, recorded in the Public Utility Commission's files, WIC234-4 of the Office Records at 9644-gan Cane's name, DOES NOTICE the subject project, all other format.

11c. Telephone numbers nearest reported to 4289 Corp. and 4281 Communications-East, Inc. [formerly AT&T Communications, Inc.] by Registered Professional Engineer and Surveyor, State of Texas, License No. 1485, is 206

The property described herein is maintained within filed zone 3 on listing 7.1.8.14 No. 661512703 Vol. 10 Section 10 1933, as indicated by the Division of Public Accounts of Wisconsin Council's Terms DOES AFFECT the subject tract, as shown herein.

All securities of which I have knowledge and those reported immediately hereafter by first sources to the SECURITY OFFICE, according to the NO. 100-337713, dated January 11, 1944, are shown as depicted herein. Other than said securities, no unreported or unlisted securities which they hold are shown.

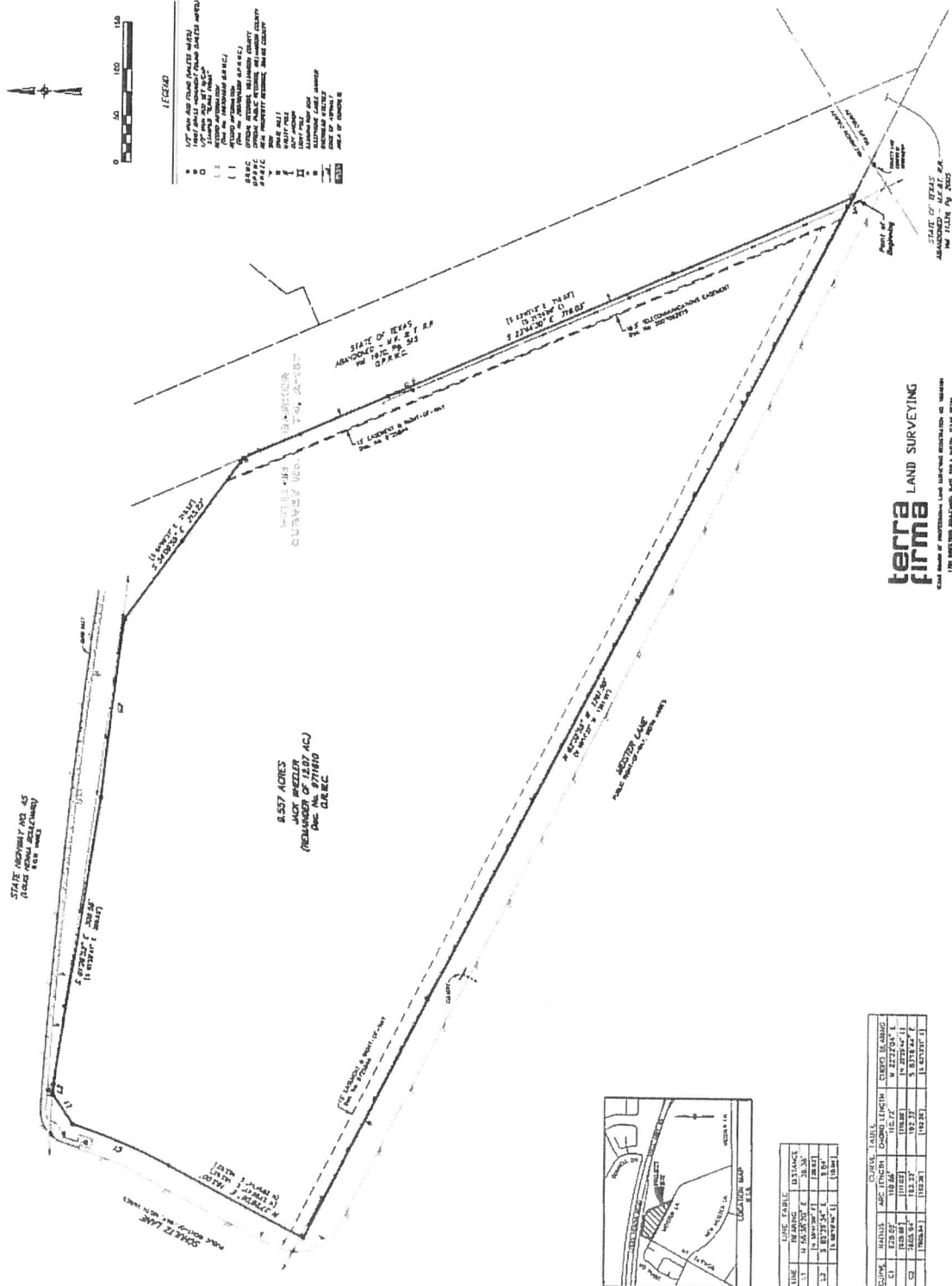
It is Cañada Commercial Investments, Inc., Josh Shuman, 1701 American Title Insurance Company and Heritage Title Company of Austin, Inc.

RECEIVED  
JAN 17 1977  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

*John A. No.*

Southern G. Builders  
Middle of Texas, Republic Professional Land Surveyors Inc. 5777  
in south. jacob@midlandsurvey.com  
are from land survey.  
FOR SPECIFIC MEASUREMENTS, CALL 402  
686-1278

ITS SUPPLY PLANT IS WOULD ONE OF IT BECOME THE DOMINANT DEAL OF THE ABOVE SUPPLY



LINE TABLE		
LINE	MEASUREMENT	DISTANCE
1.1	44 54 18 30" E	28.30'
	4 30 00 30" E	20.00'
1.2	5 03 27 34" E	8.04'
	1 00 00 00" W	10.00'

COMP	HEIGHT	ARC LENGTH	CHORD LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD BEARING
1	27.25	110.65	110.27	110.27	272.94	272.94
2	10.28	111.65	111.65	111.65	275.54	275.54
3	78.65	112.33	112.33	112.33	277.88	277.88
4	102.84	112.26	112.26	112.26	279.51	279.51

English Commerce with Scandinavia, Inc.  
Beverly Hills, CA 90210  
J. Beckman, M. Conway  
J. Jensen, E. Rørdam  
602/779  
602/779-8000-602/779  
J. Lynn Jensen, J. Lynn Jensen, J. Lynn Jensen



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-2018-5966 which approves Amendment No 2 to Planned Unit Development (PUD) No. 9 to allow for high-density multifamily land use on a 2.75-acre tract of land. This ordinance was approved at a regular meeting held by the City Council on the 11<sup>th</sup> day of October 2018, adopted on the 25<sup>th</sup> day of October 2018 and recorded in the City Council minute book no. 62.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 26<sup>th</sup> day of October 2018.



SARA L. WHITE, TRMC, City Clerk



**ORDINANCE NO. O-2018-5966**

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT NO. 9 BY AMENDING SECTIONS II.2, II.5, AND II.6, AND EXHIBIT "A", AND BY ADDING EXHIBITS "A-1", "E" AND "F" OF THE DEVELOPMENT PLAN OF PUD (PLANNED UNIT DEVELOPMENT) NO. 9; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.2, II.5, and II.6; and Exhibit "A"; and to add Exhibits "A-1", "E" and "F" of the Development Plan of PUD No. 9, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment on the 5th day of September, 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 PUD No. 9 be amended, and

**WHEREAS**, on the 11th day of October, 2018, after proper notification, the City Council held a public hearing on the requested amendment to PUD No. 9, and

**WHEREAS**, the City Council determined that the requested amendment to PUD No. 9 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 #9 meets the following goals and objectives:

- (1) The amendment to P.U.D. #9 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #9 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #9 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 Section II.2. of the Development Plan of PUD No. 9 is hereby amended to add a new paragraph to read as follows:

2. PROPERTY

The 29.39 acres is divided into two parcels, as indicated on **Exhibit "A-1"**. Parcel 1 contains approximately 26.64 acres and Parcel 2 contains approximately 2.75 acres. Parcel 2 is more particularly described as Lot 4B of the Replat of Lot 4, Block B, Mays Crossing Subdivision, Document No. 2005042934, Williamson County, Texas.

### III.

That Section II.5. of the Development Plan of PUD No. 9 is hereby deleted in its entirety and replaced with a new Section II.5, which shall read as follows:

#### 5. PERMITTED USES

Parcel 1 shall be developed for uses permitted in the C-1 (General Commercial) Zoning District, as provided for in the Code. The following uses are expressly prohibited; flea markets, sexually oriented businesses, as defined in this Code, amusements parks or carnivals, portable building sales, recreational vehicle parks, wholesale nurseries or outdoor shooting ranges.

Parcel 2 shall be regulated by the MF-3 (Multifamily – urban) zoning district and other sections of the Code, as applicable and as amended. The development shall conform with requirements of the MF-3 district, unless otherwise specified by this Plan, and shall be developed in accordance with **Exhibit “E”**. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

### IV.

That Section II.6. of the Development Plan of PUD No. 9 is hereby amended to add a new Section 6.5 to read as follows:

#### 6. DEVELOPMENT STANDARDS

##### **Section 6.5 Development Standards for Parcel 2**

The development standards for Parcel 2 are contained in **Exhibit “F”**.

### V.

That Exhibit “A” *Property Description for 30.42 acres* of the Development Plan of PUD No. 9, is hereby amended and replaced in its entirety with the new attached Exhibit “A,” attached hereto and incorporated herein.

**VI.**

That Exhibit "A-1", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 9.

**VII.**

That Exhibit "E", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 9.

**VIII.**

That Exhibit "F", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 9.

**IX.**

**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 \_\_\_\_\_, 2018.

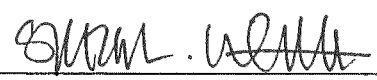
Alternative 2.

**READ and APPROVED** on first reading this the 11<sup>th</sup> day of OCTOBER, 2018.

**READ, APPROVED and ADOPTED** on second reading this the 25<sup>th</sup> day of OCTOBER, 2018.

  
 CRAIG MORGAN, Mayor  
 City of Round Rock, Texas

ATTEST:

  
 SARA L. WHITE, City Clerk

**MAYS CROSSING**  
ROUND ROCK, TX

# EXHIBIT "A-1"

SOUTH MAYS STREET

**PARCEL 2**  
2.75 acres

MANDELL STREET

**PARCEL 1**  
26.64 acres

MAYS CROSSING DRIVE

INTERSTATE HIGHWAY 35

BAKER STREET

PARCEL 1  
PARCEL 2



SITE PLAN

KELLY GROSSMAN  
A R C H I T E C T S L L C  
306 KACER RD ROUND ROCK TX 78664 PH 512-255-1200 FAX 512-255-1201

**MAYS CROSSING**  
ROUND ROCK, TX

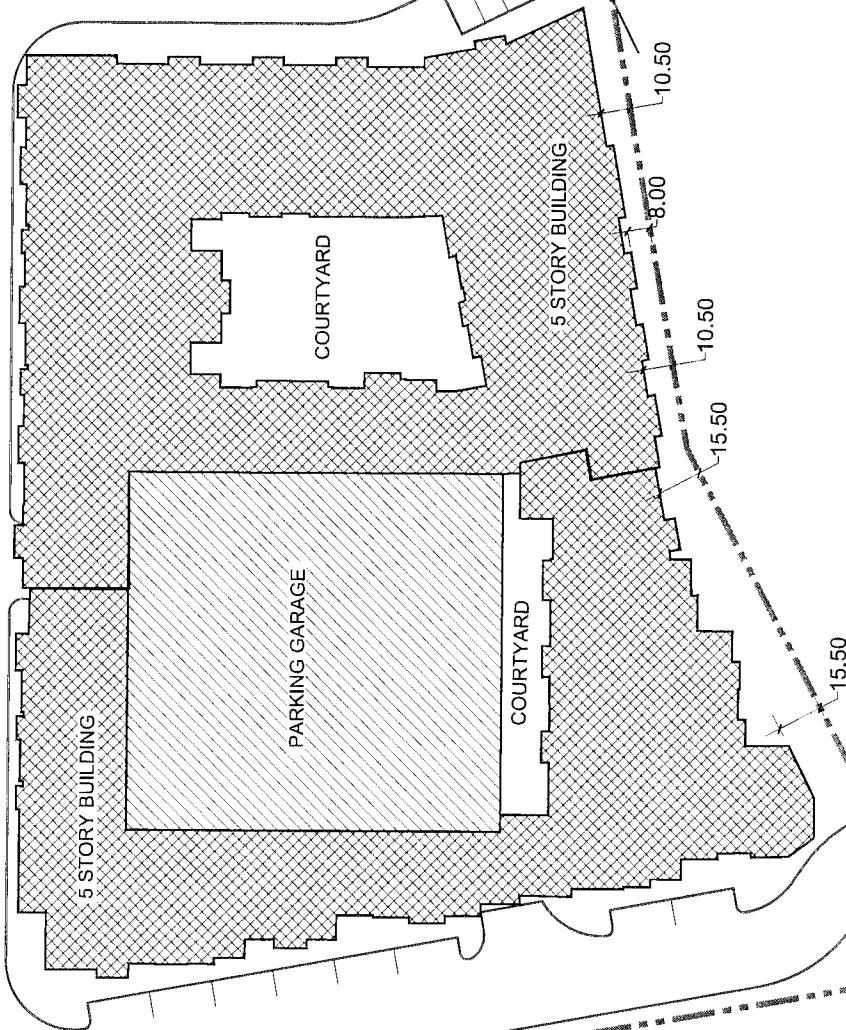
# EXHIBIT "E"

BUCK EGGER PARK

SIDEWALK TO PARK

MANDELL STREET

MAYS CROSSING DRIVE



SITE PLAN-SUBJECT TRACT

**KELLY GROSSMAN**  
REGISTERED LAND SURVEYOR - LICENSE NO. 10000 - TEXAS  
10000 TEXAS LAND SURVEYORS BOARD - 10000 TEXAS LAND SURVEYORS BOARD  
10000 TEXAS LAND SURVEYORS BOARD - 10000 TEXAS LAND SURVEYORS BOARD



## **EXHIBIT "F"**

### **DEVELOPMENT STANDARDS – PARCEL 2**

#### **1. Density, Units and Building Height**

- 1.1. Minimum density for the Plan area shall be 45 dwelling units per acre.
- 1.2. 5-story maximum building height; the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials, subject to approval by the City.

#### **2. Setbacks**

- 2.1. 10' building setback from any property line.
- 2.2. Balconies may extend to within 5' of the property line, as long as fire protection requirements are met.

#### **3. Parking**

- 3.1. Parking shall be provided at a minimum ratio of one (1) parking space per bedroom.
- 3.2. All the required parking shall be provided within the structured parking garage.
- 3.3. A maximum of 25 surface parking spaces shall be allowed along the perimeter of the building.

#### **4. Exterior Materials and Design**

##### **4.1. Building elevations facing Mays Crossing and Mays Street:**

- 1) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
  - a) Masonry: stone, simulated stone, or brick
  - b) 3-step hard coat stucco
  - c) Fiber cement panels
  - d) Fiber cement siding
  - e) Glass
  - f) Architectural steel or metal with a minimum 30-year warranty.
- 2) Sixty percent (60%) or more of the elevation shall be masonry, as defined in section 4.1 (1) (a) above.
- 3) A minimum of two different materials listed in Section (A) shall be used. Architectural steel or metal shall be limited to thirty three percent (33%) of the elevation. Fiber cement panels/siding shall be limited to forty percent (40%) of the elevation.
- 4) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.

## **EXHIBIT "F"**

### **DEVELOPMENT STANDARDS – PARCEL 2**

- 5) Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards, excluding corporate architecture.
- 6) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- 7) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

#### **4.2. Building elevations for the remaining frontages:**

- 1) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
  - a) Masonry: stone, simulated stone, or brick
  - b) 3-step hard coat stucco
  - c) Fiber cement panels
  - d) Fiber cement siding
  - e) Glass
  - f) Architectural steel or metal with a minimum 30-year warranty.
- 2) Thirty percent (30%) or more of the elevation shall be masonry, as defined in section (2) (A) (I) above.
- 3) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
- 4) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- 5) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

#### **5. Landscaping and Compatibility**

The landscaping and compatibility standards contained in Section 46-195 of the Code shall apply as applicable, including visual screening, mechanical equipment, lighting, interior parking lot landscaping, parking lot landscape buffers, foundation treatment, screening, and irrigation.

#### **6. Site Lighting**

- 6.1. Fixture (luminaire). The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.

## **EXHIBIT “F”**

### **DEVELOPMENT STANDARDS – PARCEL 2**

- 6.2. Light source (lamp). Only incandescent, fluorescent, compact fluorescent (CFL), light-emitting diodes (LED), metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.
- 6.3. Mounting. Fixtures shall be mounted in such a manner that the cone of light does not exceed one (1) foot candle at any property line shared with a non-residential use and two (2) foot-candles at any property line abutting a public street (right-of-way). Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
- 6.4. All site and building lighting shall be accomplished with light that does not flash, blink, or pulse.
- 6.5. Height of fixture. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
  - 1) Excessive illumination:
    - a) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
    - b) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
    - c) Exterior shielding of light fixtures or other light mitigation measures shall be required if deemed necessary by city staff during the site plan review process.

#### **7. Open Space**

The landscaped open space requirement shall be met by the courtyards as depicted on **Exhibit “E”**.

#### **8. Pedestrian Connection**

A sidewalk shall be provided to the existing sidewalk in Buck Egger Park shall be provided, as depicted on **Exhibit “E”**.

#### **9. Vehicular Access**

Vehicular access to the property, other than emergency vehicles, shall be prohibited from Mandell street.

**EXHIBIT "A"****ALTA/ACSM LAND TITLE SURVEY**Address Louis Henna Boulevard, Reference Capital Commercial Investments, Inc.**METES AND BOUNDS DESCRIPTION  
9.557-ACRE TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107, IN WILLIAMSON COUNTY, TEXAS; BEING THE REMAINING PORTION OF A 12.07-ACRE TRACT OF LAND CONVEYED TO JACK WHEELER AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 9711610 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

RECEIVED

AUG - 7 2013

BEGINNING at a  $\frac{3}{4}$ " iron rod found on the north right-of-way line of Melster Lane, on the west line of an abandoned portion of the M.K. & T. Railroad as described in Volume 1970, Page 515 of the Deed Records of Williamson County, Texas, at the southeast corner of the above described Wheeler remainder tract for the southeast corner and POINT OF BEGINNING of the herein described tract;

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

THENCE, with the north right-of-way line of said Melster Lane and the south line of said Wheeler remainder tract, N62°32'55"W a distance of 1261.50 feet to a  $\frac{1}{2}$ " iron rod found at the intersection with the east right-of-way line of Schultz Lane, for the southwest corner of this tract;

THENCE, with the east right-of-way line of said Schultz Lane and the west line of said Wheeler remainder tract, N27°28'06"E a distance of 163.00 feet to a  $\frac{1}{2}$ " iron rod found at a point of curvature of a curve to the left;

THENCE, continuing with the east right-of-way line of said Schultz Lane, along a curve to the left an arc distance of 110.86 feet, having a radius of 628.88 feet, and a chord which bears N22°22'04"E a distance of 110.72 feet to a TxDOT concrete monument found on the south right-of-way line of State Highway No. 45 for the most westerly northwest corner of this tract;

THENCE, with the south right-of-way line of said State Highway No. 45 and the north line of said Wheeler remainder tract, the following five (5) courses:

1. N55°38'20"E a distance of 39.36 feet to a TxDOT concrete monument found for the most northerly northwest corner of this tract;
2. S85°39'34"E a distance of 9.84 feet to a TxDOT concrete monument found at an angle point;
3. S81°26'52"E a distance of 309.56 feet to a TxDOT concrete monument found at a point of curvature of a curve to the right;
4. Along said curve to the right an arc distance of 192.32 feet, having a radius of 7605.94 feet, and a chord which bears S83°16'44"E a distance of 192.32 feet to a  $\frac{1}{2}$ " iron rod set with cap stamped TERRA FIRMA for the most northerly northeast corner of this tract;
5. S54°08'55"E a distance of 215.22 feet to a TxDOT concrete monument found at the intersection with said abandoned M.K. & T. Railroad tract for the most easterly northeast corner of this tract;

THENCE, with the west line of said abandoned M.K. & T. Railroad tract and the east line of said Wheeler remainder tract, S23°44'30"E a distance of 716.03 feet to the POINT OF BEGINNING, and containing 9.557 acres of land, more or less.



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2018095735**

Pages: 14 Fee: \$73.00  
10/29/2018 09:43 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas