

**ADMINISTRATIVE AMENDMENT TO PUD 103 - AMENDMENT NO. 1**

**WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE:**

THAT, Planned Unit Development No. O-2015-2936 (“the Plan”) was adopted by the City Council of the City of Round Rock on November 12, 2015; and

THAT, Section II, Paragraph 12.1 of the Plan provides for minor changes which do not substantively or adversely affect the Plan; and

THAT, Section II, Paragraph 12.1 of the Plan requires that such minor changes be approved in writing and be signed by the Director of Planning and Development Services and the City Attorney.

THEREFORE, we hereby approve the following administrative modification to **Section 7.4. – Development Standards – Phase One – Single Family: (1) Development Standards Table, Minimum Width of Principal Building** of Planned Unit Development (PUD) No. 103: *Minimum width of principal buildings for the following lots shall be 34 ft.: Block A, Lots 1 and 25; Block B, Lot 1; Block C, Lots 1, 14 & 26.*

THEREFORE, **Section 7.4. – Development Standards – Phase One – Single Family: (1) Development Standards Table** is hereby deleted in its entirety and replaced with a new Section 7.4 – Development Standards – Phase One – Single Family: (1) Development Standards Table, which is contained in **Exhibit ‘A’** of this amendment, hereby attached.

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### EXHIBIT 'A'

#### 7.4 DEVELOPMENT STANDARDS - Phase One - Single Family

##### (1) Development Standards Table

	Single Family Detached - Standard Lot (1)
Minimum Lot Area	6,500 s.f.
Minimum Lot Width	53 ft.
Minimum Width of Principal Building	40 ft./34 ft. (5)
Minimum Setback from Street (R.O.W.)	20 ft.
Minimum Garage Door Setback from Street (R.O.W.)	20 ft.
Minimum Rear Setback	10 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	5 ft. (2)
Maximum Height of Principle Building	2 stories
Maximum Height of Accessory Building	15 ft.
Maximum Lot Coverage	60 percent
Maximum Height of Fence within Street Yard	3 ft. (3)
Maximum Height of Fence outside of Street Yard	8 ft. (3) (4)

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements

(2) Accessory buildings or structures are not permitted in any front street yard

(3) All fences shall provide a finished face to abutting streets

(4) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways

(5) Minimum width of principal buildings for the following lots shall be 34 ft.: Block A, Lots 1 and 25; Block B, Lot 1; Block C, Lots 1, 14 & 26.

ADMINISTRATIVE AMENDMENT TO PUD 103 - AMENDMENT NO. 1

*Brad Wiseman*

Brad Wiseman, AICP  
Director of Planning and  
Development Services

*Charles Crossfield*

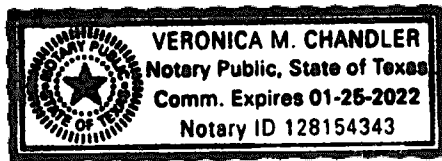
Charles Crossfield  
City Attorney

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Brad Wiseman, known to me to be the person whose name is subscribed to the foregoing instrument as the Director of Planning of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6<sup>th</sup> day of June, 2019.



*Veronica M. Chandler*

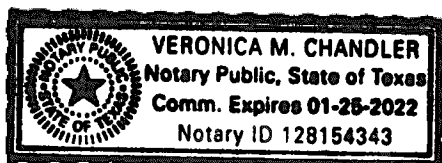
Notary Public Signature  
State of Texas

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Charles Crossfield, known to me to be the person whose name is subscribed to the foregoing instrument as City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6<sup>th</sup> day of June, 2019.

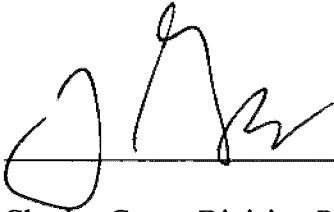


*Veronica M. Chandler*

Notary Public Signature  
State of Texas

**ADMINISTRATIVE AMENDMENT TO PUD 103 - AMENDMENT NO. 1**

AGREED TO BY OWNER:

By:  \_\_\_\_\_

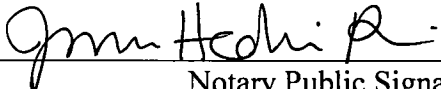
Charles Grant, Division President  
EHT of Texas, LP

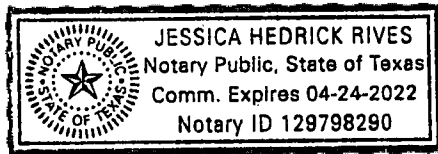
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Charles Grant, known to me to be the person whose name is subscribed to the foregoing instrument as an Authorized Representative for EHT of Texas, LP, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31<sup>st</sup> day of May, 2019.

  
\_\_\_\_\_  
Notary Public Signature  
State of Texas



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2019050371**

Pages: 5 Fee: \$33.00  
06/07/2019 09:53 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas