

ADMINISTRATIVE AMENDMENT TO PUD 93 - AMENDMENT NO. 2

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE:

THAT, Planned Unit Development No. Z-12-08-23-H2 was adopted by the City Council of the City of Round Rock on August 23, 2012; and

THAT, Ordinance No. O-2018-5994, Amendment No. 1, which deleted Ordinance No. Z-12-08-23-H2 in its entirety and replaced it with a new Development Plan (“the Plan”), was adopted by the City Council of the City of Round Rock on October 25, 2018; and

THAT, Section II, Paragraph 14.1 of the Plan provides for minor changes which do not substantively or adversely affect the Plan; and

THAT, Section II, Paragraph 14.1 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 modifications to Planned Unit Development (PUD) No. 93:

1. Section 6.4. - Lots and Setbacks is amended to read as follows:

- 1) Minimum Lot Area – 1 acre
- 2) Minimum Lot Width - 200 feet
- 3) Minimum Rear Setback – 35 feet
- 4) Minimum Side Setback – 25 feet
- 5) Minimum Setback for an Accessory Building – 10 feet
- 6) Maximum Height of Accessory Building – 15 feet
- 7) Maximum Lot Coverage – 40 percent
- 8) Maximum Height of Fence within Street Yard – 6 feet
- 9) Maximum Height of fence outside Front Street Yard – 8 feet (must provide a finished face to abutting streets)

2. Section 6 - Development Standards is amended to include the following:

Section 6.7. Perimeter Fencing

Perimeter fencing shall be required, including the compatibility fencing described in Section 8.2 below. The perimeter fencing shall be precast concrete panel or architectural concrete masonry unit (CMU) with stone accent columns. The fencing shall closely match the existing fencing along Forest Creek Drive for the Sonoma and Dyer Creek developments, except that the lattice accents shall not be required. The stone accent columns shall be located at a minimum spacing of 100 feet. The precise location and construction specifications must be submitted for review by the City as a part of the site development plan. The fence shall meet the standards

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contained in Section 8-2 (f) of the Code.

3. Section 8. - Compatibility Buffer is amended to read as follows:

A compatibility buffer, consisting of landscaping and a fence shall be required along approximately 350 feet of the property line, as indicated on Exhibit "B". The compatibility buffer shall meet the following standards:

8.1. Landscaping

- 1) A landscape area of at least eight feet wide shall be provided. The minimum quantity of landscaping within the area shall be:
 - a) One large tree per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and
 - b) One medium tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual.
- 2) Other than the required landscaping, nothing shall be placed within this landscape buffer, including without limitation, accessory buildings, parking lots, storage of materials and refuse containers. The landscape buffer may not be used as a utility easement.

8.2. Compatibility Fence

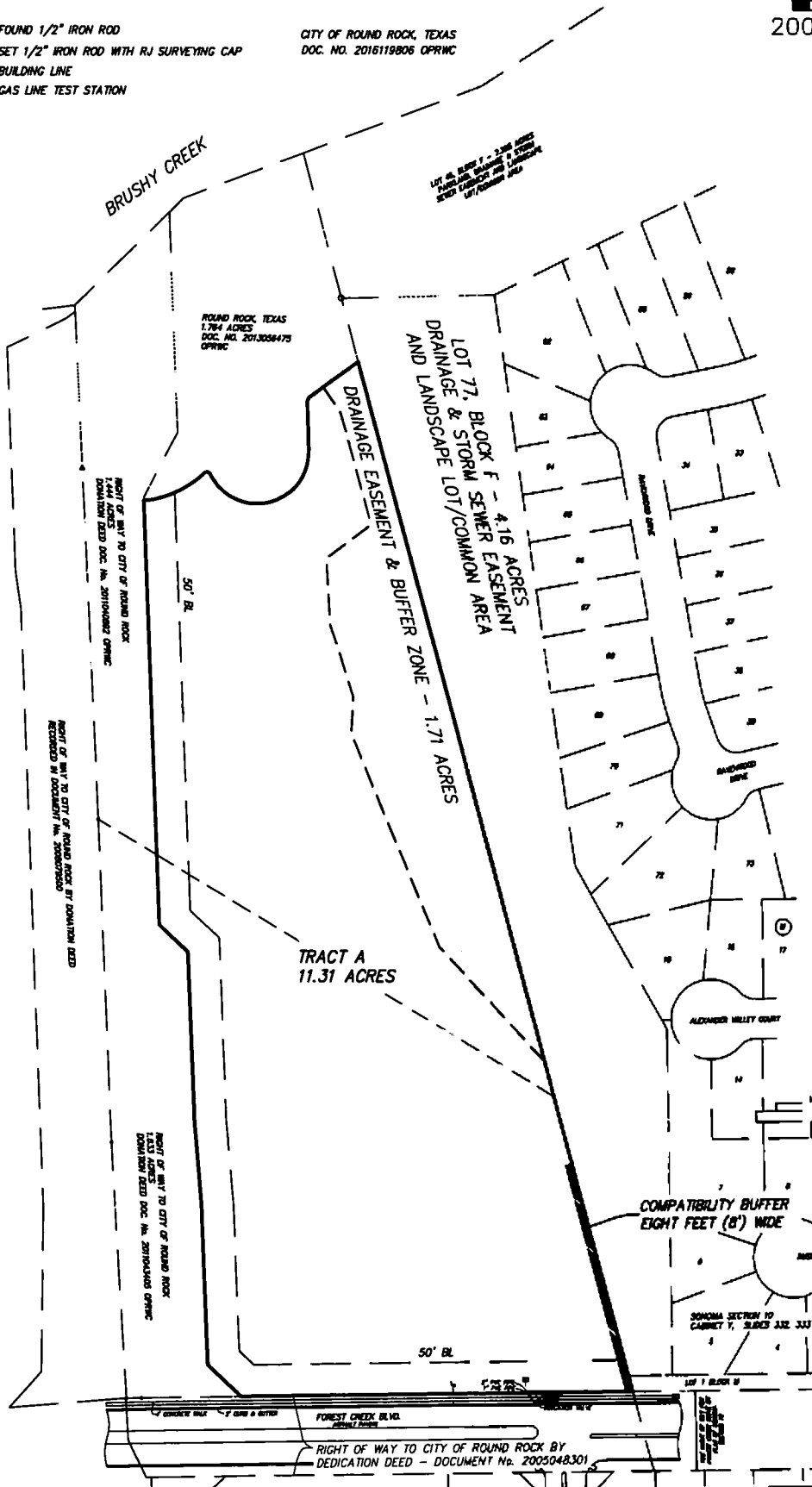
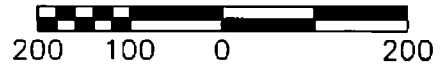
A compatibility fence, pre-cast concrete panel or architectural concrete masonry (CMU) with stone accent columns, shall be installed on the property line. The fencing shall closely match the existing fencing along Forest Creek Drive for the Sonoma and Dyer Creek developments, except that the lattice accents shall not be required. The stone accent columns shall be located at a minimum spacing of 100 feet. The fence shall meet the standards contained in Section 8-2 (f) of the Code.

EXHIBIT B

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- BL = BUILDING LINE
- ⊕ = GAS LINE TEST STATION

CITY OF ROUND ROCK, TEXAS
DOC. NO. 2016119806 OPRWC



TRACT A - 11.31 ACRES
BUILDING AREA
DRAINAGE EASEMENT AND
BUFFER ZONE - 1.71 ACRES

DATE: AUGUST 16, 2018

SCALE: 1" = 200'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

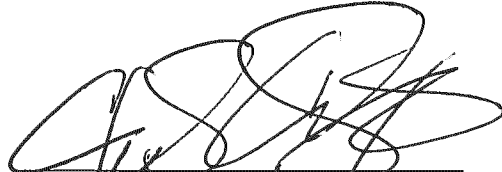
RECORDERS MEMORANDUM

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Brad Wiseman, AICP
Director of Planning and
Development Services



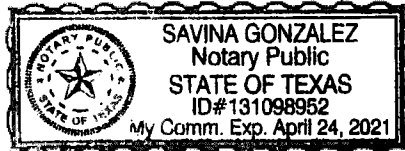
Charles Crossfield
City Attorney

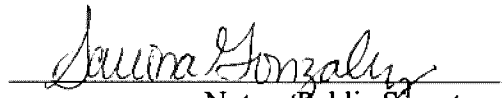
THE STATE OF TEXAS §

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 15th day of October, 2019.



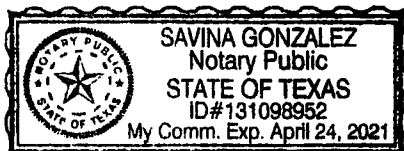

Notary Public Signature
State of Texas

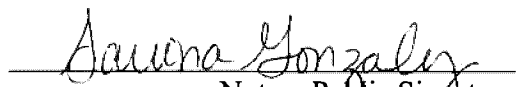
THE STATE OF TEXAS §

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 16th day of October, 2019.




Notary Public Signature
State of Texas

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AGREED TO BY OWNER:

WHJ, LLC

By: *[Signature]*
James Edward Horne, Jr., Manager

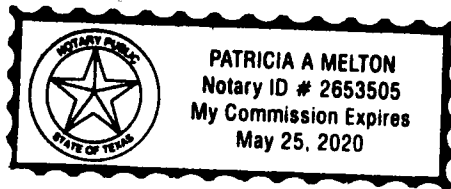
THE STATE OF TEXAS §

COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared James Edward Horne, Jr., known to me to be the person whose name is subscribed to the foregoing instrument as an Authorized Representative for WHJ, LLC, 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 15 day of October, 2019.

[Signature]
Notary Public Signature
State of Texas



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019099118

Pages: 6 Fee: \$41.00
10/16/2019 03:04 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas