

ORDINANCE NO. O-2020-0094

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 3.31 ACRES OF LAND, OUT OF AN 8.7982 ACRE TRACT IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM C-2 (LOCAL COMMERCIAL) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 119 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 3.31 acres of land, out of an 8.7982 acre tract in the Robert McNutt Survey, Abstract No. 422, in Round Rock, Williamson County, Texas, said 3.31 acre tract being more fully described in Exhibit "A" attached hereto, and said 8.7982 acres being described in Exhibit "B" attached hereto, from C-2 (Local Commercial) zoning district to Planned Unit Development (PUD) No. 119 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 1st day of April, 2020, 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. 119, and

WHEREAS, on the 9th day of April, 2020, 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 Zoning and Development Code, Chapter 2, Article I, Section 2-2 and Chapter 10, Article I, Section 10-2 and, Code of Ordinances (2018 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. 119 meets the following goals and objectives:

- (1) The development in PUD No. 119 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 119 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 119 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. 119 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. 119 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 Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 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. 119, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 119 attached hereto as Exhibit "C", 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 9th day of April, 2020.

Alternative 2.

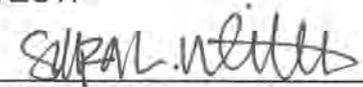
READ and APPROVED on first reading this the _____ day of _____, 2020.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2020.



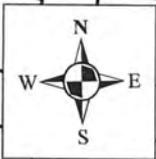
CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

**EXHIBIT
"A"**



**Subject Tract
from C2 to PUD
3.31 ac.**

C2

SF-3

OS

OF-1

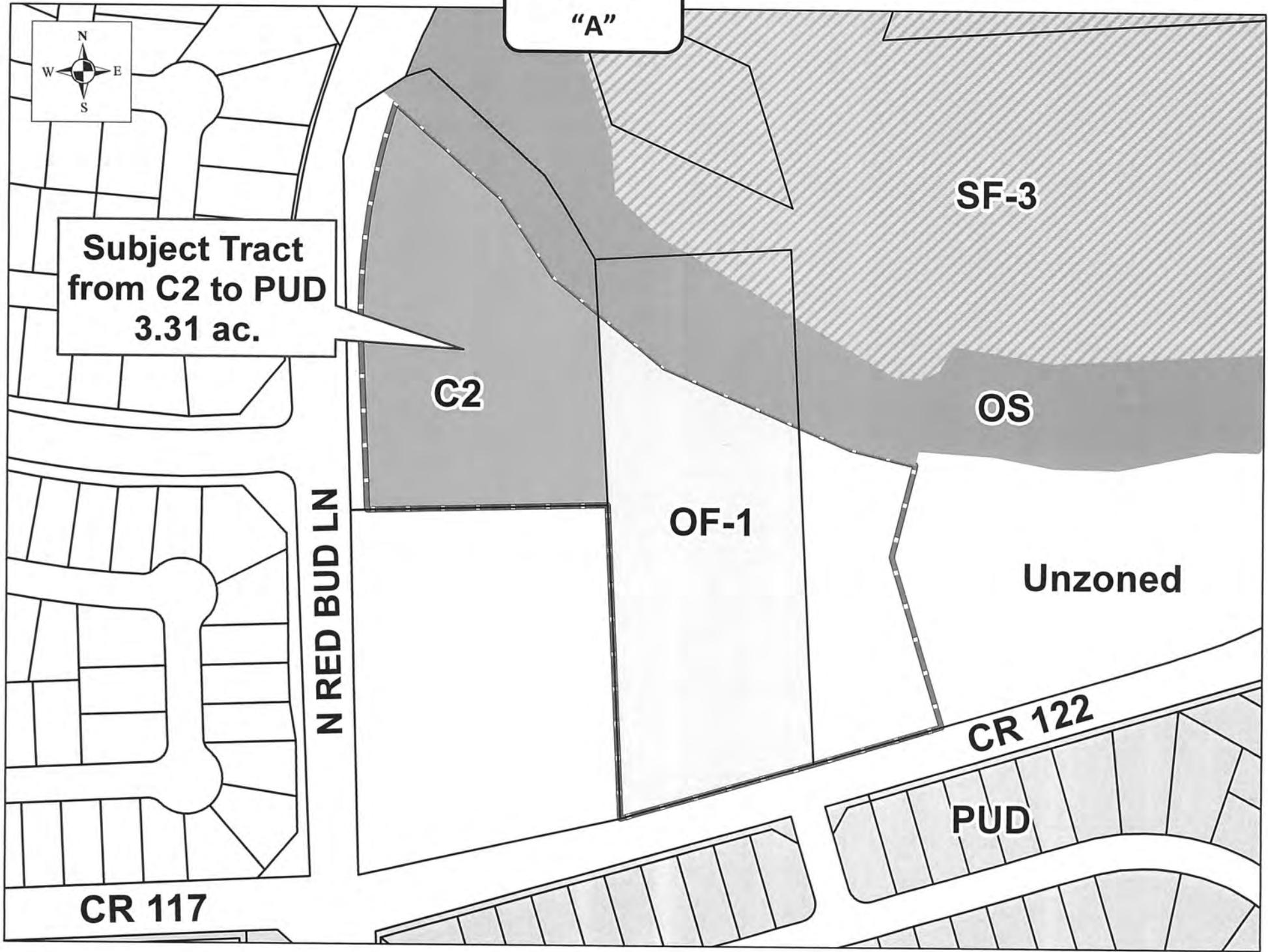
Unzoned

N RED BUD LN

CR 122

PUD

CR 117



ORDINANCE NO. O-2020-0095

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 3.63 ACRES OF LAND, OUT OF AN 8.7982 ACRE TRACT IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM OF-1 (GENERAL OFFICE) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 119 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 3.63 acres of land, out of a 8.7982 acre tract in the Robert McNutt Survey, Abstract No. 422, in Round Rock, Williamson County, Texas, said 3.63 acre tract being more fully described in Exhibit "A" attached hereto, and said 8.7982 acres being described in Exhibit "B" attached hereto, from OF-1 (General Office) zoning district to Planned Unit Development (PUD) No. 119 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 1st day of April, 2020, 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. 119, and

WHEREAS, on the 9th day of April, 2020, 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 Zoning and Development Code, Chapter 2, Article I, Section 2-2 and Chapter 10, Article I, Section 10-2 and, Code of Ordinances (2018 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. 119 meets the following goals and objectives:

- (1) The development in PUD No. 119 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 119 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 119 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. 119 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. 119 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 Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 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. 119, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 119 attached hereto as Exhibit "C", 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.

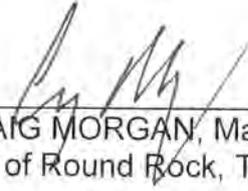
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 9th day of APRIL, 2020.

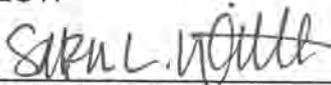
Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2020.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2020.



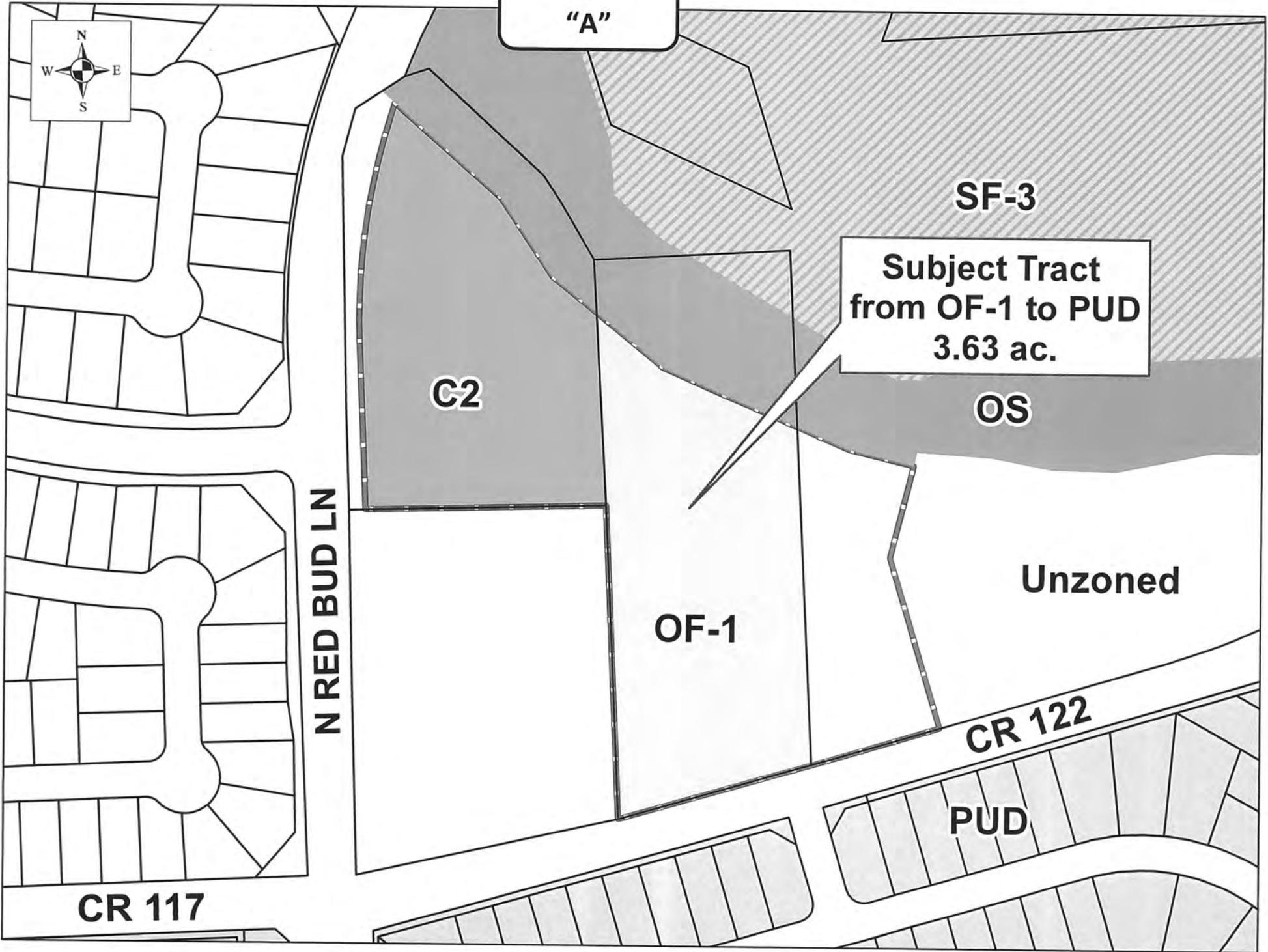
CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:


SARA L. WHITE, City Clerk

EXHIBIT

"A"



SF-3

**Subject Tract
from OF-1 to PUD
3.63 ac.**

C2

OS

N RED BUD LN

OF-1

Unzoned

CR 122

PUD

CR 117

ORDINANCE NO. O-2020-0096

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ORIGINALLY ZONE 1.47 ACRES OF LAND OUT OF AN 8.7982 ACRE TRACT IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 119; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas has recently annexed 1.47 acres of land out of an 8.7982 acre tract in the Robert McNutt Survey, Abstract No. 422 in Round Rock, Williamson County, Texas, said 1.47 acre tract being more fully described in Exhibit "A" (the "Property"), attached hereto, and said 8.7982 acres being described in Exhibit "B" attached hereto and incorporated herein, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 1st day of April, 2020, 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 in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 119, and

WHEREAS, on the 9th day of April, 2020, after proper notification, the City Council held a public hearing on the proposed original zoning, 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 Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Sections 10-20 and 10-22, Code of Ordinances (2018 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. 119 meets the following goals and objectives:

- (1) The development in PUD No. 119 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 119 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 119 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. 119 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. 119 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 Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 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. 119, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 119 attached hereto as Exhibit "C", 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 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.

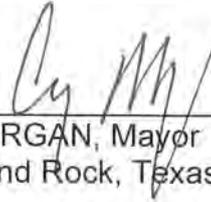
READ, PASSED, and ADOPTED on first reading this 9th day of APRIL, 2020.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2020.

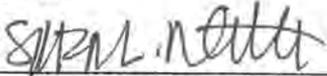
READ, APPROVED and ADOPTED on second reading this the _____ day of

_____, 2020.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

**EXHIBIT
"A"**



N RED BUD LN

C2

SF-3

OS

**Subject Tract
from Unzoned to PUD
1.47 ac.**

OF-1

Unzoned

CR 122

PUD

CR 117

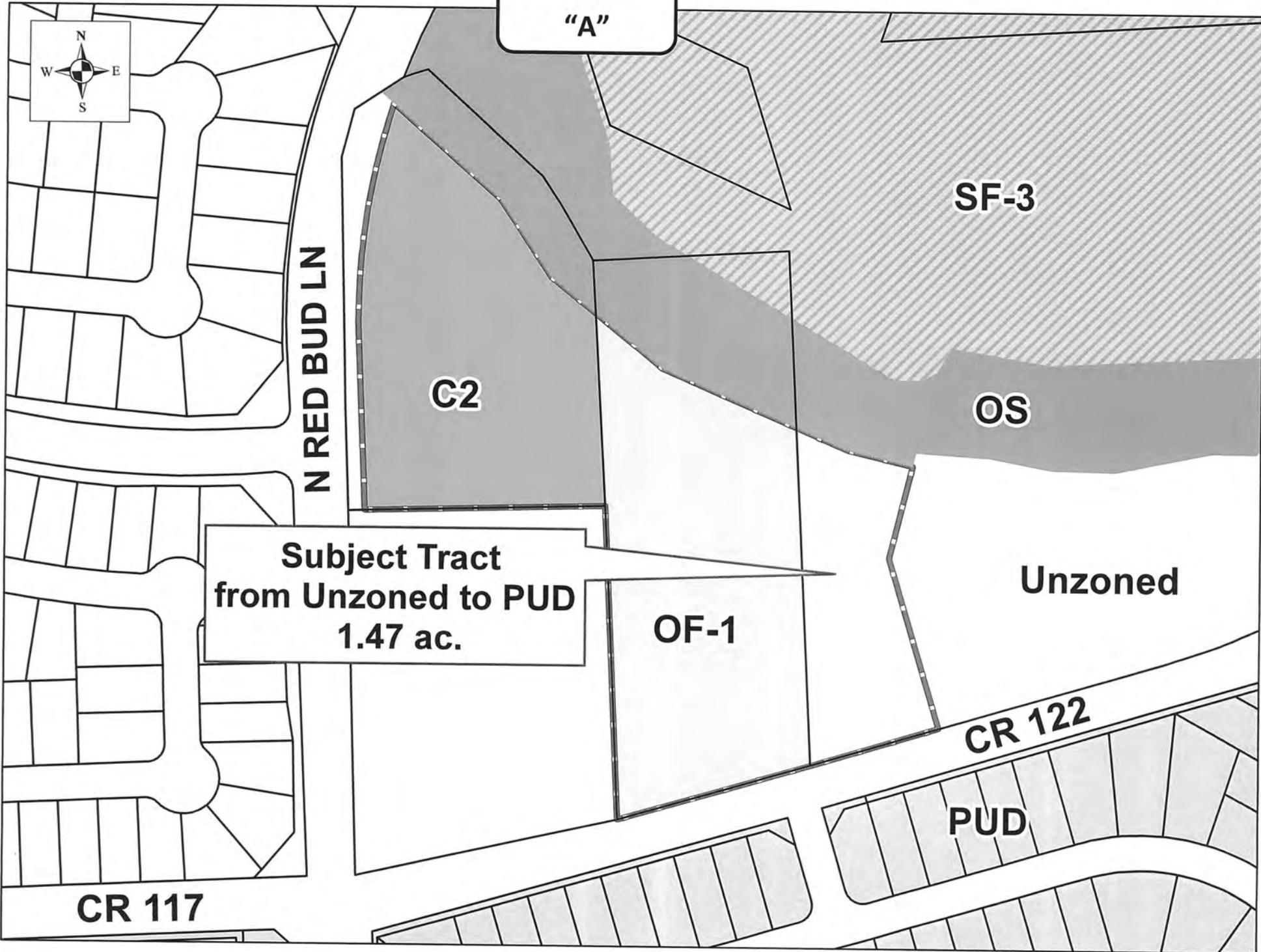


EXHIBIT
"B"

(Zoning Exhibit)
Robert McNutt Survey, Abstract No. 422

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.7982 ACRES (383,250 SQUARE FEET) OUT OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 4.46 ACRE TRACT, CONVEYED TO DUVAL C. JARL, RECORDED IN VOLUME 792, PAGE 319 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING OUT OF THE REMAINDER OF A CALLED 161.11 ACRE TRACT, CONVEYED TO CHESTER MADSEN & JOYCE MADSEN, TRUSTEES OF THE MADSEN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT #2012088599 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING OUT OF A CALLED 4.86 ACRE TRACT, CONVEYED TO RONALD R. & JANETTE M. MADSEN, RECORDED IN VOLUME 745, PAGE 671 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 8.7982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wards.com
www.4wards.com

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of N. Red Bud Lane (right-of-way varies), and being the southwest corner of a called 4.46 acres tract conveyed to Duval C. Jarl in Volume 792, Page 319 (D.R.W.C.T.), and being the northwest corner of a called 2.00 acre tract, described as Tract II, conveyed to Lonestar Preschools, LLC, recorded in Document #2018077903 (O.P.R.W.C.T.), and being the most northerly southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with illegible cap found at the intersection of the east right-of-way line of said N. Red Bud Lane, with the north right-of-way line of Country Road 122 (right-of-way varies), and being the southwest corner of a called 2.00 acre tract, described as Tract I, conveyed to said Lonestar Preschools LLC, recorded in Document #2018077903 (O.P.R.W.C.T.) bears S01°19'08"E, a distance of 240.83 feet to a 1/2-inch iron rod found for a common westerly corner of Tract I and Tract II of said Lonestar Preschool tracts, and being a point in the east right-of-way line of said N. Red Bud Lane, and S01°43'26"E, a distance of 273.63 feet;

THENCE, with the east right-of-way line of N. Red Bud Lane, and with the west line of said Jarl tract, **N01°34'24"W**, a distance of **496.69** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the west line of said Jarl tract, and being the most southerly corner of Lot 1 (N. Red Bud Lane), said Lot 1 dedicated as right-of-way by plat of Paloma Lake, N. Red Bud Ln., recorded in Document #2007061555 (O.P.R.W.C.T.), also recorded in Cabinet "DD", Slide 227-228 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE, with the east right-of-way line of said N. Red Bud Lane, in part with a north line of said Jarl tract, in part with the west line of said Madsen Revocable trust tract the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **1,000.00** feet, whose arc length is **69.68** feet and whose chord bears **N14°40'32"E**, a distance of **69.67** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N56°03'21"E**, a distance of **44.12** feet to a Mag Nail with "4Ward-Boundary" washer set for

the northwest corner hereof, from which a Mag Nail with "4Ward-Boundary" washer set bears, N56°03'21"E, a distance of 38.03 feet;

THENCE, leaving the east right-of-way line of said N. Red Bud Lane, over and across said remainder of Madsen Revocable trust tract, in part said Madsen 4.86 acres tract, in part said Jarl tract the following seven (7) courses and distances:

- 1) **S48°30'55"E**, a distance of **223.73** feet to a calculated point for an angle point hereof,
- 2) **S33°20'08"E**, a distance of **131.50** feet to a calculated point for an angle point hereof,
- 3) **S50°54'44"E**, a distance of **202.05** feet to a calculated point for an angle point hereof,
- 4) **S66°39'11"E**, a distance of **283.95** feet to a calculated point for an angle point hereof,
- 5) **S76°29'08"E**, a distance of **94.32** feet to a calculated point for the northeast corner hereof,
- 6) **S14°09'12"W**, a distance of **133.22** feet to a calculated point for an angle point hereof,
- 7) **S16°43'49"E**, a distance of **249.89** feet to a calculated point for the most northerly southeast corner hereof, being in the south line of said remainder of Madsen Revocable trust tract, and being in the north right-of-way line of County Road 122 (no dedication of right-of-way found for this section of roadway, offsets from subdivision plats on the south side of said road, were used to establish this right-of-way line location, no fences exist along this portion of said County road either);

THENCE, with the established north right-of-way line of said County Road 122, continuing over and across said 161.11 acre Madsen tract, **S73°16'32"W**, a distance of **186.96** feet to a calculated point for an angle point hereof, and

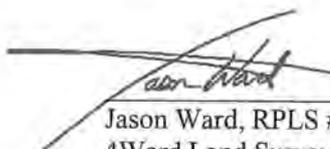
THENCE, continuing with the north row line of said County Road 122, with the south line of said 4.86 acre Madsen tract, **S73°46'53"W**, a distance of **282.15** feet to a 3/4-inch iron rod found for the most southerly southwest corner hereof, said point being the southwest corner of said 4.86 acre Madsen tract, and being the southeast corner of said Lonestar Preschools Tract I, and being in the north right-of-way line of said County Road 122;

THENCE, leaving the north right-of-way line of said County Road 122, with the west line of said 4.86 acre Madsen tract, and with the east line of said Lonestar Preschools Tract I and Tract II, **N02°39'06"W**, a distance of **442.02** feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point being the northeast corner of said Lonestar Preschools Tract II, and being the southeast corner of said 4.46 acre Jarl tract, and being in the west line of said 4.86 acre Madsen tract;

THENCE, with the south line of said 4.46 acre Jarl tract, and with the north line of said Lonestar Preschools Tract II, **S88°34'13"W**, a distance of **358.77** feet to the **POINT OF BEGINNING**, and containing 8.7982 Acres (383,250 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000120668897. See attached sketch (reference drawing: 00879_MF1.dwg)


 1/27/2020
 Jason Ward, RPLS #5811
 4Ward Land Surveying, LLC



REMAINDER OF A
 CALLED 161.11 ACRES
 CHESTER MADSEN &
 JOYCE MADSEN
 AS TRUSTEES OF THE
 MADSEN FAMILY
 REVOCABLE TRUST
 DOC. # 2012088599
 O.P.R.W.C.T.
 IDENTICAL M&B'S AS
 CALLED 161.11 AC
 VOL, 434, PG. 176

ZONING EXHIBIT
 8.7982 ACRE(S)
 383,250 SQUARE FEET

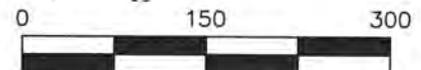
S88°34'13"W 358.77'
 [[S88°52'30"E 358.83']]
 ((N88°47'00"W 359.13'))

P.O.B.
 [E] GRID N: 10,175,385.47
 GRID E: 3,152,303.26

APPROXIMATE LOCATION
 OF SURVEY LINE

CALLED 2.00 ACRES
 (TRACT I)
 LONESTAR
 PRESCHOOLS, LLC
 DOC. # 2018077903
 O.P.R.W.C.T.

S77°23'53"W 374.35'
 [[S79°57'00"W 374.41']]



GRAPHIC SCALE: 1" = 150'

8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas



PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	1/27/2020
Project:	00879
Scale:	1" = 150'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	1 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°03'21"E	44.12'
L2	S48°30'55"E	223.73'
L3	S33°20'08"E	131.50'
L4	S50°54'44"E	202.05'
L5	S66°39'11"E	283.95'
L6	S76°29'08"E	94.32'
L7	S14°09'12"W	133.22'
L8	S16°43'49"E	249.89'
L9	S73°16'32"W	186.96'
L10	S73°46'53"W	282.15'
L11	N02°39'06"W	201.51'
L12	N02°39'06"W	240.52'
L13	N56°03'21"E	38.03'
L14	N56°03'21"E	82.15'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
[L10]	S76°32'00"W	282.13'
[[L11]]	N00°05'30"W	201.35'
[[L12]]	N00°05'30"W	240.72'
(L14)	S58°57'11"W	82.15'

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000120668897.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	69.68'	1,000.00'	3°59'33"	N14°40'32"E	69.67'

CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	69.68'	1,000.00'	3°59'34"	N17°34'22"E	69.67'

**8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas**



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	1/27/2020
Project:	00879
Scale:	NA
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	2 OF 3

**[A]
WILLIS DONAHO
SURVEY
ABSTRACT NO. 173**

**[B]
ROBERT McNUTT
SURVEY
ABSTRACT NO. 422**

**[C]
CALLED 4.46 ACRES
DUVAL C. JARL
VOL. 792, PG. 319
D.R.W.C.T.**

**[D]
CALLED 4.86 ACRES
RONALD R. & JANETTE M. MADSEN
VOL. 745, PG. 671
D.R.W.C.T.**

**[E]
CALLED 2.00 ACRES
(TRACT II)
LONESTAR PRESCHOOLS, LLC
DOC. # 2018077903
O.P.R.W.C.T.**

**[F]
PALOMA LAKE BLVD.
(65' R.O.W. WIDTH)**

**[G]
N. RED BUD LANE
(R.O.W. WIDTH VARIES)**

**[H]
COUNTY ROAD 117
(R.O.W. WIDTH VARIES)**

**[I]
COUNTY ROAD 122
(R.O.W. WIDTH VARIES)**

**8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas**

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	MAG WITH "4WARD BOUNDARY" WASHER SET
	IRON ROD WITH "RJ SURVEY" CAP FOUND
	MAG NAIL FOUND
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT CAB. DD SLD. 227-228
[.....]	RECORD INFORMATION PER VOL. 745, PG. 671
((.....))	RECORD INFORMATION PER VOL. 792, PG. 319
[[.....]]	RECORD INFORMATION PER DOC. NO. 2018077903

**[J]
ATHEA LANE
(50' R.O.W. WIDTH)**



Jason Ward
1/27/2020

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	1/27/2020
Project:	00879
Scale:	NA
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	3 OF 3

EXHIBIT
"C"

**CHESTER RANCH
PLANNED UNIT DEVELOPMENT NO. 119**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this **"Plan"**) is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the **"City"**). For purposes of this Plan, the term **Owner** shall mean Pinehurst Builders, LLC; as its respective interests may appear in the respective portions of the hereinafter described property; and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 8.41 acres, as more particularly described in **Exhibit "A" (Legal Description)**, (herein after referred to as the **"Property"**) attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Unit Development (the **"PUD"**); and

WHEREAS, pursuant to Part III, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on April 1, 2020 the City's Planning and Zoning Commission recommended approval of the Owner's application for PUD zoning; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

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.

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 Part II, 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.

4.3. Effective Date

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

II.
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 8.41 acres of land, located within the City of Round Rock, Texas, and more particularly 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 Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, 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 applicable and 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.

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development.

5.2. Land Use

(1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.

(2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.

(3) A maximum of ___ units shall be allowed.

6. DEVELOPMENT STANDARDS

6.1. Private Drive Aisles

- (1) The private drive aisles shall be in accordance with **Exhibit “B”**.

6.2. Visitor Parking

- (1) A minimum of one (1) visitor parking space for every five (5) units shall be provided, as either:
 - (a) Parallel along the drive aisles; or
 - (b) 90-degree spaces adjacent to the drive aisles and in accordance with City Transportation DACS (Design and Construction Standards)

6.3. Garage Door Treatment

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.
- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

6.4. Yard Fencing

- (1) No fences permitted between the front of the house and the drive aisle.
- (2) All fences shall provide a finished face to abutting drive aisles.
- (3) Fences shall not conflict with sight visibility triangles at drive aisle intersections or obstruct views from adjacent driveways.
- (4) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity.
- (5) Fence posts and fence panels for non-wood fences shall be capped.
- (6) Maximum fence height: six (6) feet.

6.5. Perimeter Fencing and Subdivision Wall

- (1) Perimeter fencing shall be in accordance with **Exhibit “C”**.
 - (a) Where the platted lot boundaries are adjacent to a public right-of-way, a subdivision wall, in compliance with Section 4-30 of the Code, shall be constructed; and
 - (b) Where the platted lot boundaries are not adjacent to an area zoned for OS (Open Space), a cedar privacy fence with a picket size of 1” x 6”, a top cap, treated rails and metal posts, with the finished side facing the abutting properties, shall be constructed.
 - (c) Where the platted lot boundaries are adjacent to an area zoned for OS (Open Space), a decorative metal fence shall be constructed.

(d) Maximum fence height: six (6) feet.

6.6. Building Setbacks

- (1) The building setback for the lot on which multiple residential units are located shall be 10' from any lot boundary.
- (2) Individual condominium unit lot building setbacks shall be according to **Exhibit "D"**.

6.7. Park Land Requirement

- (1) The TH (Townhouse) zoning district shall be used for the purpose of applying Chapter 4, Article V of the Code to determine the parkland requirement.

6.8. Protected Tree Size

- (1) Trees having a diameter of 20 inches or more are protected trees for the purpose of applying Chapter 8, Article III – Tree Protection and Preservation.

6.9. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - (c) Each single family dwelling unit shall be provided with a minimum of one (1) large species tree and one (1) small species tree, whether through the preservation of existing trees or planting of three-inch (3") caliper container-grown trees. Newly planted trees are eligible for mitigation credit.

6.10. Home-Owner's Association

- (1) A private home-owner's association will be established for the maintenance of private drive aisles, private utility lines, landscape areas, signage, walls, medians, common open spaces, stormwater detention areas and any other non-public infrastructure.

7. CHANGES TO DEVELOPMENT PLAN

7.1. 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.

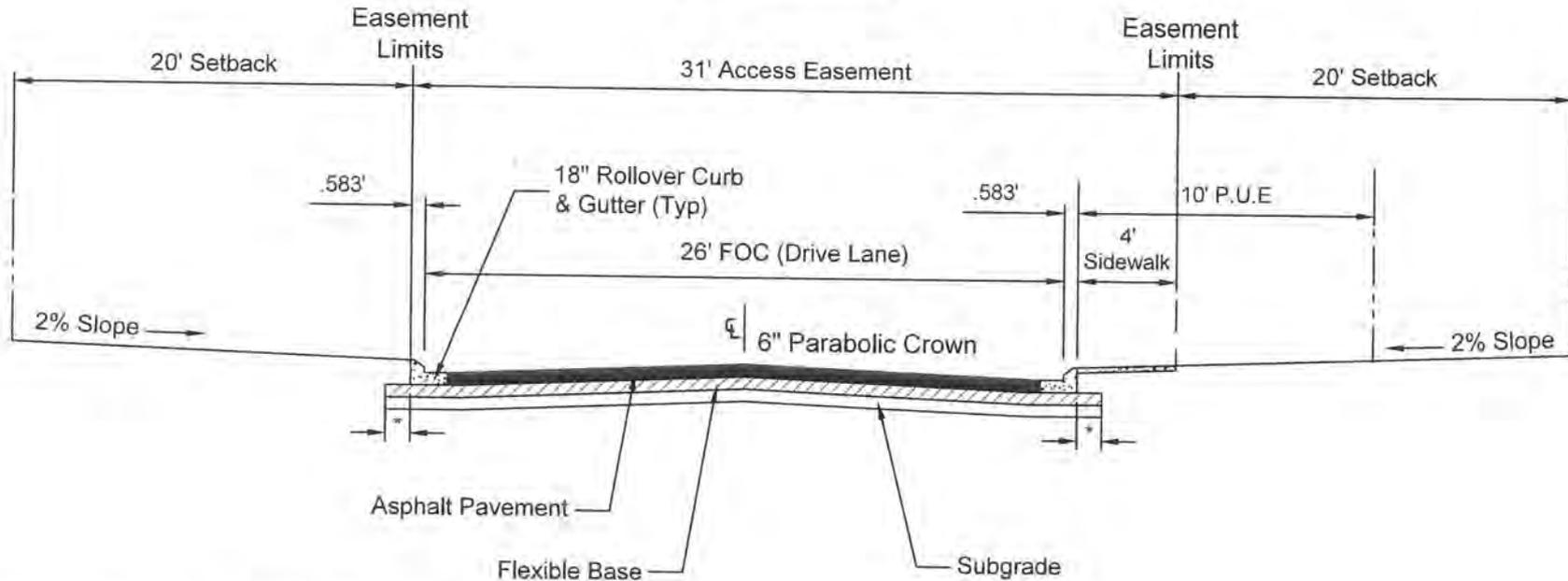
7.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A"	Survey
Exhibit "B"	Drive Aisles
Exhibit "C"	Perimeter Fencing
Exhibit "D"	Building Setbacks

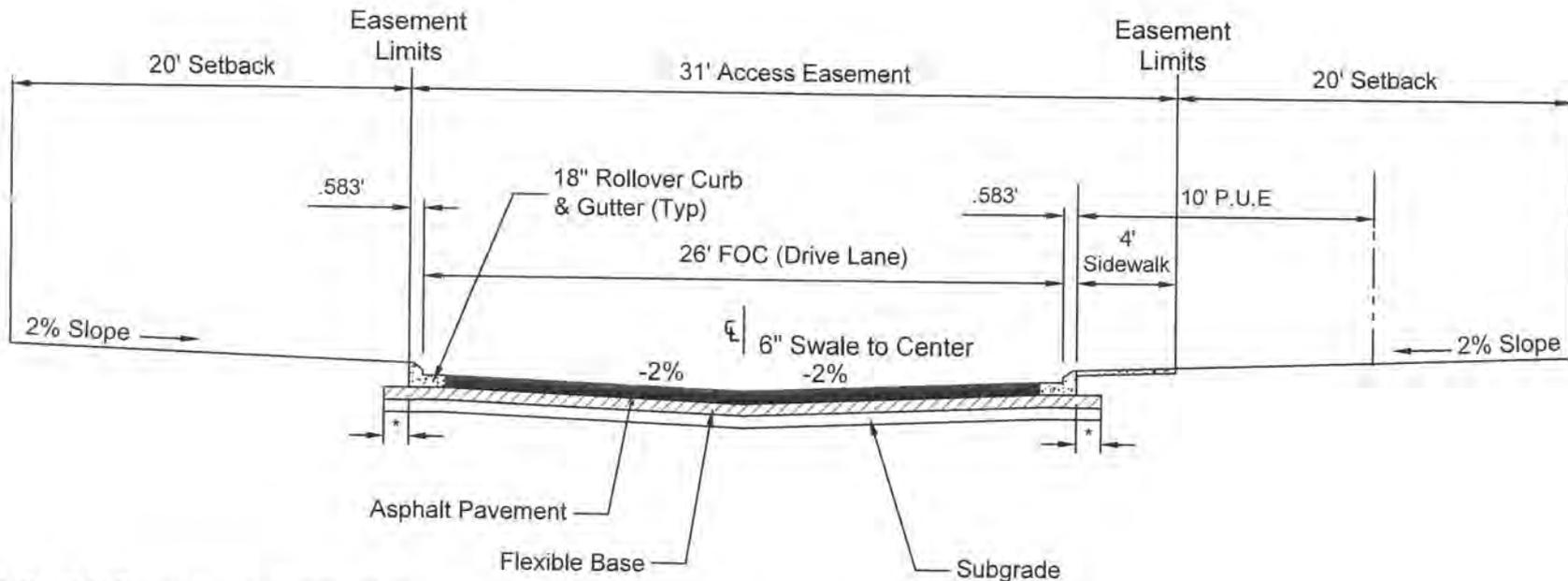
EXHIBIT "B"



* 1.5' to 3.0' Depending on PI per DACS.

Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
 2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
 3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
 4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
 5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
 6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
 7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
 8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.
- ** If wastewater is required to be public all public standards apply.



* 1.5' to 3.0' Depending on PI per DACS.

Residential Drive with Rollover Curb

Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
 2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
 3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
 4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
 5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
 6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
 7. P.U.E.s (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
 8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.
- ** If wastewater is required to be public all public standards apply.

EXHIBIT

"C"

H:\Jobfiles\SIG (Signature)\SIG 19035 (Red Bud Ln)\Project\Exhibits\PUD Exhibit Fencing Plan.dwg

3/25/2020

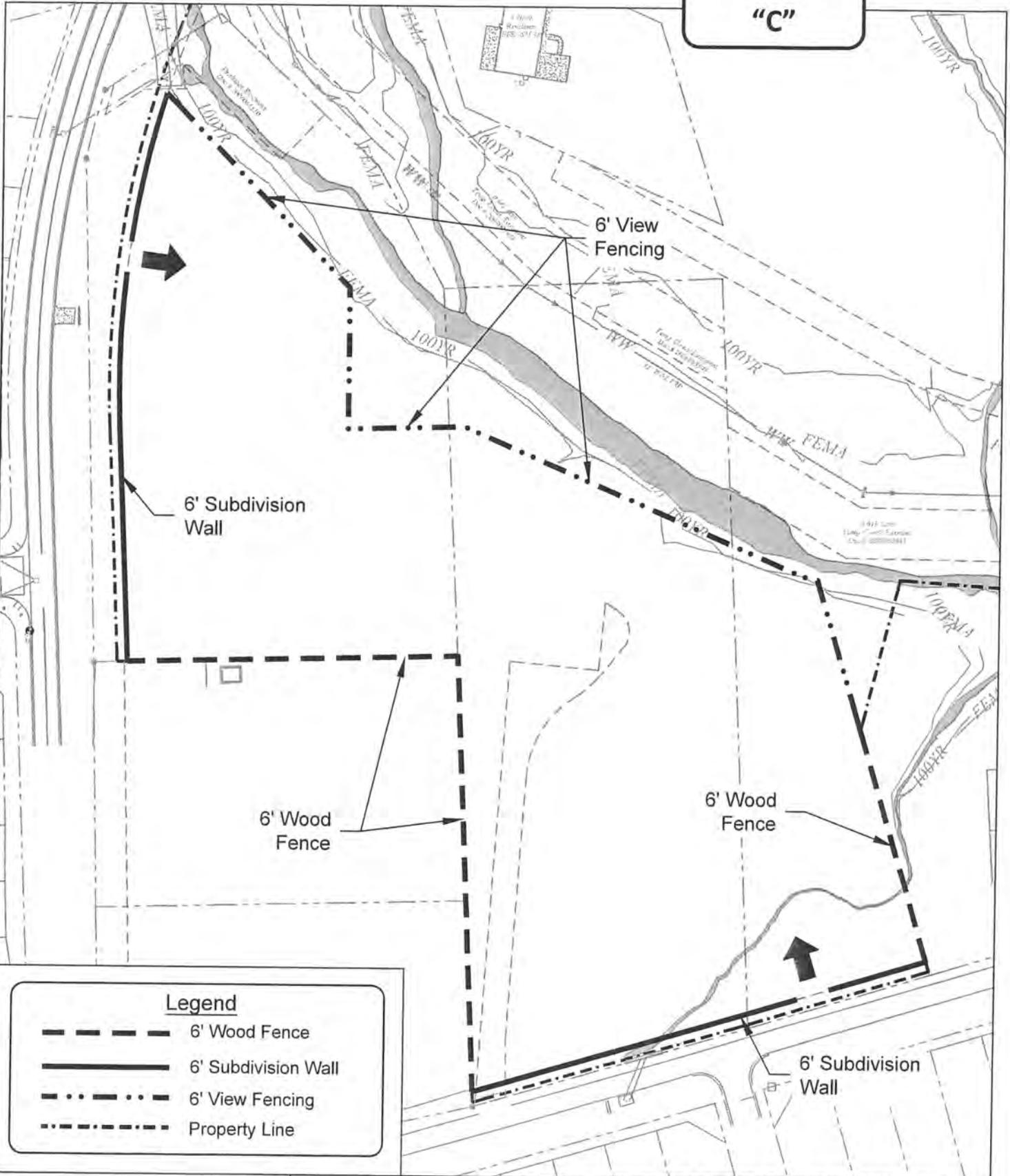


Exhibit C

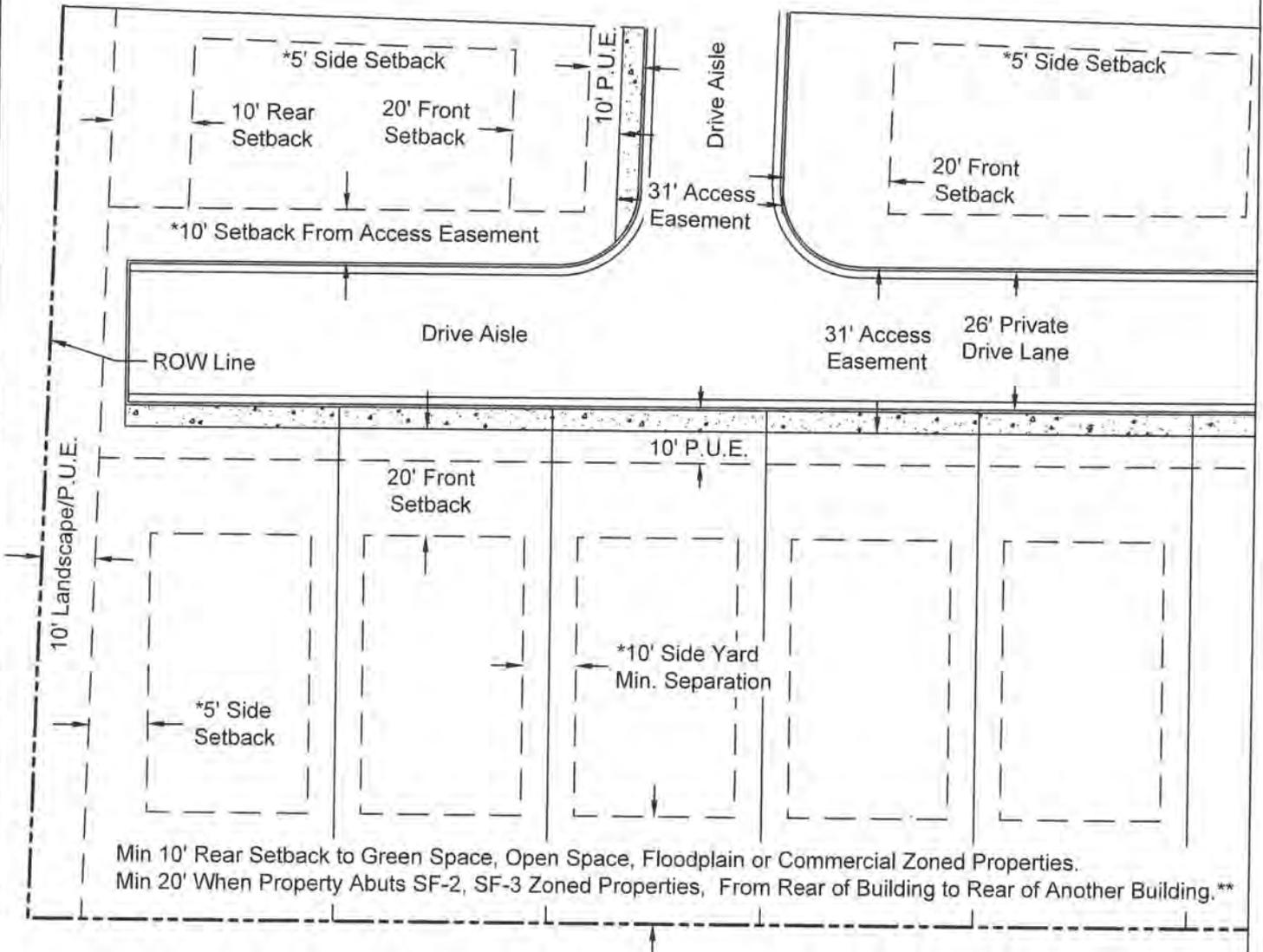
Chester Ranch PUD
Fencing Plan
1455 County Road 122
Round Rock, Texas 78665

BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT
12007 Technology Blvd, Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

**EXHIBIT
"D"**



Min 10' Rear Setback to Green Space, Open Space, Floodplain or Commercial Zoned Properties.
 Min 20' When Property Abuts SF-2, SF-3 Zoned Properties, From Rear of Building to Rear of Another Building.**

- * Side setback is measured roof eave to roof eave
- ** 20' Rear Building Setback, Facing a Drive Aisle
 From the Back of the Curb at the Drive Aisle to the Back of the Garage or House.

**Exhibit D
Typical Building Setbacks**

EXHIBIT
"E"

H:\Jobfiles\SIG (Signature)\SIG 19035 (Red Bud Ln)\Project\Exhibits\Utility Layout X-Section Exhibit.dwg

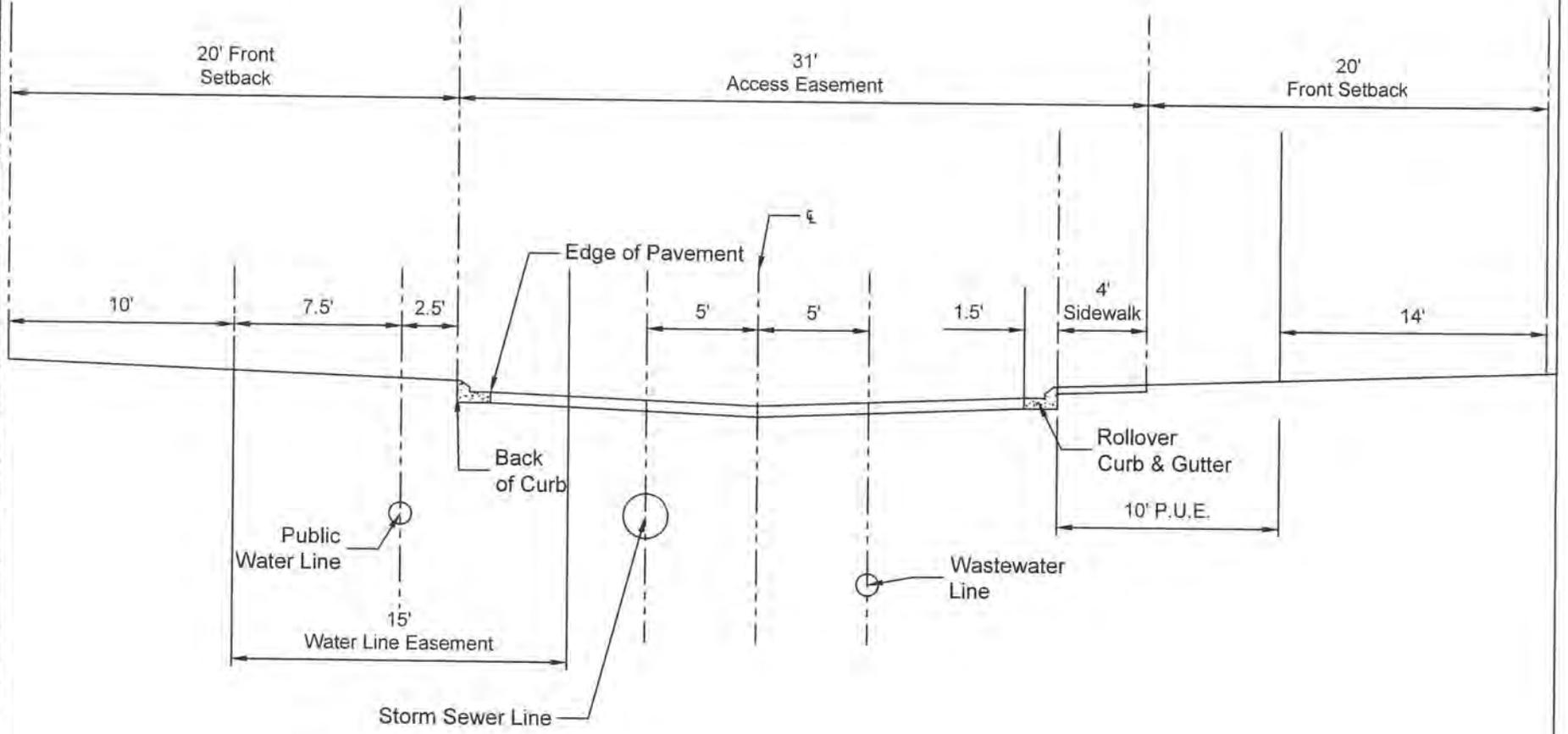


Exhibit E
Typical Utility Cross - Section

3/27/2020

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020037472

Pages: 28 Fee: \$125.00

04/14/2020 10:25 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas