

ORDINANCE NO. O-2021-129

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 14.40 ACRES OF LAND, OUT OF THE SOCRATES DARLINE SURVEY NO. 102, ABSTRACT NO. 232, IN ROUND ROCK, TRAVIS COUNTY, TEXAS, FROM PUD (PLANNED UNIT DEVELOPMENT) NO. 107 ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 127 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 14.40 acres of land, out of the Socrates Darline Survey No. 102, Abstract No. 232, in Round Rock, Travis County, Texas, being more fully described in Exhibit "A" attached hereto, from PUD (Planned Unit Development) No. 107 zoning district to Planned Unit Development (PUD) No. 127 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 7th day of April, 2021, 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. 127, and

WHEREAS, on the 13th day of May, 2021, 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. 127 meets the following goals and objectives:

- (1) The development in PUD No. 127 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 127 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 127 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. 127 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. 127 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. 127, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 127 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

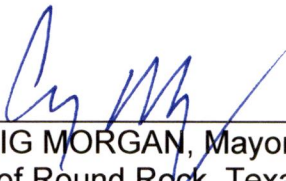
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 13th day of May, 2021.

Alternative 2.

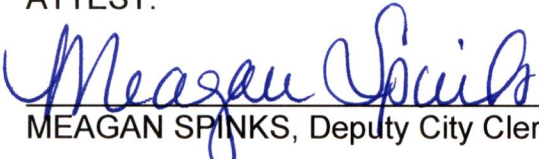
READ and APPROVED on first reading this the ____ day of _____, 2021.

READ, APPROVED and ADOPTED on second reading this the ____ day of _____, 2021.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, Deputy City Clerk



Zoning
14.4 Acres
SOCRATES' DARLING SURVEY NO. 102
ABSTRACT NO. 232
Travis County, Texas

FIELD NOTE DESCRIPTION

BEING 14.4 ACRES, MORE OR LESS, OF LAND SITUATED IN THE SOCRATES DARLINE SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE TRACT OF LAND CONVEYED TO DAVID WILSON LEPPIN IN VOLUME 985, PAGE 442, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE TRACT OF LAND CONVEYED TO LEE ANN BRUNELLI IN DOCUMENT NO. 2010099769, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE THAT TRACT OF LAND CONVEYED TO KDL MEADOWCREST PARTNERS, LP IN DOCUMENT NO. 2010099770, OF SAID OFFICIAL PUBLIC RECORDS, AND THE REMAINDER OF A CALLED 16 ACRE TRACT OF LAND CONVEYED TO DAVID WILSON LEPPIN IN VOLUME 7489, PAGE 534, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO KAREN ALICE LEPPIN JONES IN VOLUME 7619, PAGE 982, OF SAID DEED RECORDS; SAID 14.4 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING in the east line of the remainder of said 16.0 acre tract of land at the northeast corner of that 2.86 acres tract of land conveyed to the City of Pflugerville in a special warranty deed recorded in Document No. 2006138942, Official Public Records Travis County, Texas, and being in the north right-of-way line (R.O.W.) of W Pflugerville Parkway (120' R.O.W.);

THENCE in a northwesterly direction with the north line of said 2.86 acres tract and north right-of-way line of said W Pflugerville Parkway to northwest corner of said 2.86 acres tract being in west line of said 16 acre tract, same being the intersection of the north right-of-way line of said W Pflugerville Parkway and the east right-of-way line of Greenlawn Boulevard (120' R.O.W.);

THENCE in a northeasterly direction with the east right-of-way line of Greenlawn Boulevard (120' R.O.W.), to the southwest line of Lot 2, Block A, IDEA GREENLAWN SUBDIVISION, according to the map or plat thereof recorded in Document No. 2019082713, of said Official Public Records of Williamson County, Texas;

THENCE in a southeasterly direction, departing the east right-of-way line of said Greenlawn Boulevard (120' R.O.W.) with the southwest line of said Lot 2, Block A and Lot 1, Block A, IDEA GREENLAWN SUBDIVISION, to the southeast corner of said Lot 1, Block A, being in the east line of a said 43 acre tract;

THENCE in a southwesterly direction with the east line of a said 43 acre tract and the east line of said 16 acre tract to the POINT OF BEGINNING, containing 14.4 acres, more or less, of land.

Cunningham | Allen, Inc. • Engineers • Surveyors

3103 Bee Cave Road, Suite 202 • Austin, Texas 78746-6819 Tel: (512) 327-2946 • Fax: (512) 327-2973 •

TBPELS FIRM #: F-284 & 10000900

Exhibit " A "
Page 2 of 3
2/28/2020

Zoning
14.4 Acres
SOCRATES' DARLING SURVEY NO. 102
ABSTRACT NO. 232
Travis County, Texas

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549
3103 Bee Caves Rd., Ste. 202
Austin, TX 78746
512.327.2946
TBPELS Firm No. 10000900



Cunningham | Allen, Inc. • Engineers • Surveyors

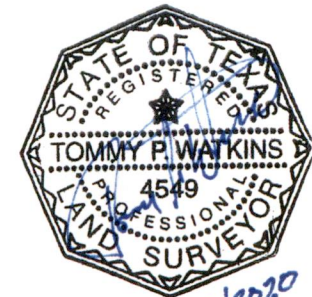
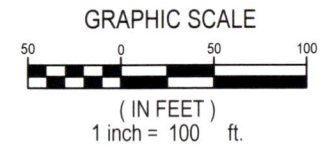
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ZONING EXHIBIT

SHEET 3 OF 3

LEGEND

(WC)	WILLIAMSON COUNTY
(TC)	TRAVIS COUNTY
DR	DEED RECORDS
OPR	OFFICIAL PUBLIC RECORDS
CM	CONTROLLING MONUMENT
PR	PLAT RECORDS
P.O.B.	POINT OF BEGINNING



GREENLAWN BOULEVARD
(120' R.O.W.)

LOT 2, BLOCK A
LOT 1, BLOCK A
IDEA GREENLAWN SUBDIVISION
DOCUMENT NO. 2019082713, OPR

REMAINDER OF 43 ACRES
1/3 INTEREST VOL. 985, PG. 442, DR (WC)
1/3 INTEREST DOC. 2010099769, OPR (TC)
1/3 INTEREST DOC. NO. 2010099770, OPR (TC)

KAREN ALICE LEPPIN JONES
1 ACRE
VOLUME 7619, PAGE 982, DR (TC)

14.4 ACRES

DAVID WILSON LEPPIN
REMAINDER OF 16 ACRES
VOLUME 7489, PAGE 534, DR (TC)

P.O.B.

W PFLUGERVILLE PARKWAY
(120' R.O.W.)

SOCRATES' DARING SURVEY NO. 102
ABSTRACT NO. 232, TRAVIS CO., TX

REFERENCE IS HEREBY MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT
ACCOMPANYING THIS SKETCH.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS
OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH
INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR
ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE
POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

CA
Cunningham|Allen

Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
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3103 Bee Cave Road
Suite 202
Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973

TECH:

**DEVELOPMENT PLAN
LEPPIN TRACT
PLANNED UNIT DEVELOPMENT NO. 127**

**EXHIBIT
"B"**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS DEVELOPMENT PLAN (this "**Plan**") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City", and Karen Leppin Jones, her successors and assigns, P.O. Box 1, Round Rock, TX 78680 (hereinafter referred to as the "Owner").

WHEREAS, the Owner is the owner of certain real property consisting of 14.40 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 Section 46-106 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 7, 2021, 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 are approved as stated in Section II.7.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation, or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-32, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained in 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, Texas.

4.2. Effective Date

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

II.

LEPPIN TRACT 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 14.40 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit "A"**.

3. **PURPOSE**

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. **APPLICABILITY OF CITY ORDINANCES**

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-G (Mixed-Use Greenfield)** and **MF-3 (Multifamily – Urban)** zoning districts and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Traffic Impact Analysis

As stated in Section 2-75 (f)(2) of the Code, a Traffic Impact Analysis (TIA) shall be required for any development in the MU-G district.

4.3 Concept Plan

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

4.4 Other Ordinances

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, 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. **LAND USES**

5.1 **Permitted and Prohibited Uses**

Section 2-75 (d) of the Code contains the permitted and prohibited uses in the **MU-G (Mixed Use - Greenfield)** zoning district.

6. **DENSITY AND DEVELOPMENT STANDARDS**

6.1 **Height**

Maximum building height is fifteen (15) stories.

6.2 **Building Design**

All buildings shall be constructed in accordance with **MU-G (Mixed-Use Greenfield)** district design standards.

6.3 **Building Design – Multifamily**

All multifamily structures shall be constructed in accordance with the **MF-3 (Multifamily – Urban)** district standards.

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"	Concept Plan

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jun 02, 2021 11:52 AM Fee: \$70.00

2021123242

Electronically Recorded

THE STATE OF TEXAS *

COUNTY OF TRAVIS *

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-2021-129 which rezones 14.40 acres of land from Planned Unit Development (PUD) No. 102 to the Planned Unit Development (PUD) No. 127 zoning district. This ordinance was approved and adopted at a regular meeting held by the City Council on the 13th day of May 2021 and recorded in the City Council minute book no. 63.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 2nd day of June 2021.



Sara L. White

SARA L. WHITE, TRMC, City Clerk

ORDINANCE NO. O-2021-129

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 14.40 ACRES OF LAND, OUT OF THE SOCRATES DARLINE SURVEY NO. 102, ABSTRACT NO. 232, IN ROUND ROCK, TRAVIS COUNTY, TEXAS, FROM PUD (PLANNED UNIT DEVELOPMENT) NO. 107 ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 127 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 14.40 acres of land, out of the Socrates Darline Survey No. 102, Abstract No. 232, in Round Rock, Travis County, Texas, being more fully described in Exhibit "A" attached hereto, from PUD (Planned Unit Development) No. 107 zoning district to Planned Unit Development (PUD) No. 127 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 7th day of April, 2021, 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. 127, and

WHEREAS, on the 13th day of May, 2021, 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. 127 meets the following goals and objectives:

- (1) The development in PUD No. 127 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 127 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 127 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. 127 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. 127 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. 127, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 127 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

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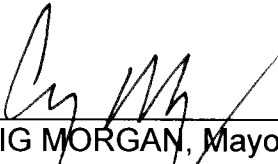
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READ, PASSED, and ADOPTED on first reading this 13th day of May, 2021.

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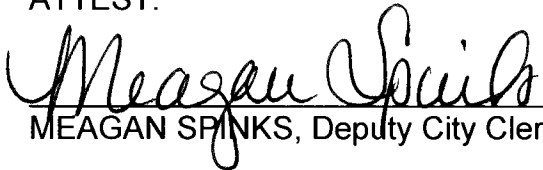
READ and APPROVED on first reading this the ____ day of _____, 2021.

READ, APPROVED and ADOPTED on second reading this the ____ day of _____, 2021.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, Deputy City Clerk

Exhibit " A "
 Page 1 of 3
 2/28/2020



Zoning
 14.4 Acres
 SOCRATES' DARLING SURVEY NO. 102
 ABSTRACT NO. 232
 Travis County, Texas

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THENCE in a northwesterly direction with the north line of said 2.86 acres tract and north right-of-way line of said W Pflugerville Parkway to northwest corner of said 2.86 acres tract being in west line of said 16 acre tract, same being the intersection of the north right-of-way line of said W Pflugerville Parkway and the east right-of-way line of Greenlawn Boulevard (120' R.O.W.);

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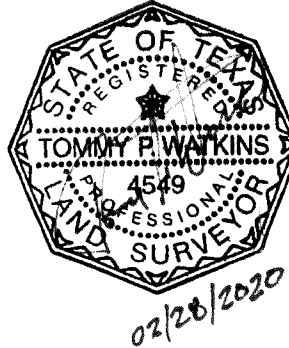
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TBPELS Firm No. 10000900



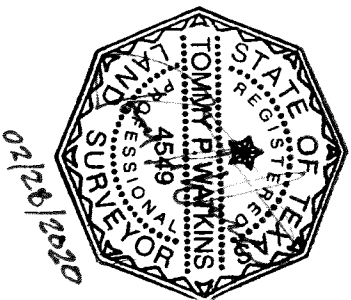
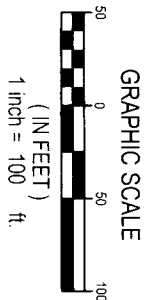
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ZONING EXHIBIT

SHEET 3 OF 3

LEGEND

(WC)	WILLIAMSON COUNTY
(TC)	TRAVIS COUNTY
DR	DEED RECORDS
OPR	OFFICIAL PUBLIC RECORDS
CM	CONTROLLING MONUMENT
PR	PLAT RECORDS
P.O.B.	POINT OF BEGINNING



GREENLAWN BOULEVARD
(120' R.O.W.)

LOT 2, BLOCK A
IDEA GREENLAWN SUBDIVISION
DOCUMENT NO. 2019082713, OPR

REMAINDER OF 43 ACRES
1/3 INTEREST VOL. 985, PG. 442, DR (WC)
1/3 INTEREST DOC. 2010099769, OPR (TC)
1/3 INTEREST DOC. NO. 2010099770, OPR (TC)

KAREN ALICE LEPPIN JONES
1 ACRE
VOLUME 7619, PAGE 982, DR (TC)

14.4 ACRES

DAVID WILSON LEPPIN
REMAINDER OF 16 ACRES
VOLUME 7489, PAGE 534, DR (TC)

W PFLUGERVILLE PARKWAY
(120' R.O.W.)

SOCRATES' DARING SURVEY NO. 102
ABSTRACT NO. 232, TRAVIS CO., TX

3103 Bee Cave Road
Suite 202

Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973

Cunningham|Allen

Engineers • Surveyors
TBPES REG # 294 FIRM # 10009800
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TECH:

REFERENCE IS HEREBY MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT
ACCOMPANYING THIS SKETCH.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS
OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH
INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR
ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE
POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

<p>EXHIBIT</p> <p>"B"</p>

**DEVELOPMENT PLAN
LEPPIN TRACT
PLANNED UNIT DEVELOPMENT NO. 127**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS DEVELOPMENT PLAN (this "**Plan**") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City", and Karen Leppin Jones, her successors and assigns, P.O. Box 1, Round Rock, TX 78680 (hereinafter referred to as the "Owner").

WHEREAS, the Owner is the owner of certain real property consisting of 14.40 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 Section 46-106 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 7, 2021, 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 are approved as stated in Section II.7.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation, or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-32, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS**4.1. Severability**

In case one or more provisions contained in 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, Texas.

4.2. Effective Date

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

II.

**LEPPIN TRACT
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 14.40 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES**4.1 Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-G (Mixed-Use Greenfield)** and **MF-3 (Multifamily – Urban)** zoning districts and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Traffic Impact Analysis

As stated in Section 2-75 (f)(2) of the Code, a Traffic Impact Analysis (TIA) shall be required for any development in the MU-G district.

4.3 Concept Plan

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

4.4 Other Ordinances

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, 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. LAND USES

5.1 Permitted and Prohibited Uses

Section 2-75 (d) of the Code contains the permitted and prohibited uses in the **MU-G (Mixed Use - Greenfield)** zoning district.

6. DENSITY AND DEVELOPMENT STANDARDS

6.1 Height

Maximum building height is fifteen (15) stories.

6.2 Building Design

All buildings shall be constructed in accordance with **MU-G (Mixed-Use Greenfield)** district design standards.

6.3 Building Design – Multifamily

All multifamily structures shall be constructed in accordance with the **MF-3 (Multifamily – Urban)** district standards.

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"	Concept Plan