

ORDINANCE NO. O-2021-128

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 40.73 ACRES OF LAND, DESCRIBED IN EXHIBIT "A", LOCATED IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM C-1 (GENERAL COMMERCIAL) ZONING DISTRICT AND SF-2 (SINGLE-FAMILY – STANDARD LOT) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 128 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 40.73 acres of land, located in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from C-1 (General Commercial) zoning district and SF-2 (Single-Family – Standard Lot) zoning district to Planned Unit Development (PUD) No. 128 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 21st 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. 128, 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. 128 meets the following goals and objectives:

- (1) The development in PUD No. 128 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 128 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 128 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. 128 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. 128 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. 128, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 128 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.

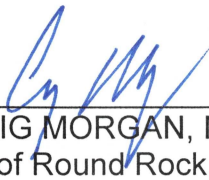
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this _____ day of _____, 2021.

Alternative 2.

READ and **APPROVED** on first reading this the 13th day of May, 2021.

READ, APPROVED and ADOPTED on second reading this the 27th day of May, 2021.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

**EXHIBIT
"B"**

**DEVELOPMENT PLAN
DOUBLECREEK
PLANNED UNIT DEVELOPMENT NO. 128**

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 DOUBLE CREEK FARM, INC. & BRUCE & JUDY KIRTLEY; 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 40.73 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 21, 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 as stated in Section II.8.

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 40.73 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. LAND USE

5.1. Housing Type

The residential housing type shall be single family detached and single family attached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. 21.64 A public street, Valerian Trail, will bisect the site, creating two development lots.

5.2. Condominium Ownership

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

5.3. Unit Type and Distribution

Single family detached units shall comprise no less than 70% of the total number of living units.

6. CONCEPT PLAN

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

7. DEVELOPMENT STANDARDS

7.1. Private Drive Aisles

Private drive aisles shall be in accordance with **Exhibit “C”**.

7.2. Visitor Parking

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

7.3. 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.

7.4. Yard Fencing

(1) No fences shall be permitted between the front of the house and the drive aisle or the public street.

(2) All fences shall provide a finished face to abutting drive aisles or the public street.

(3) Fences shall not conflict with sight visibility triangles at a drive aisle or public street intersection 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.

7.5. Exterior Design Elements

The following design elements shall be required on the rear upper floor elevations of multi-story units when the rear faces the perimeter of the property boundary:

(1) One window enhancement from the following list:

- (a) Shutters
- (b) Awnings or shed roofs.
- (c) Arch windows.

And:

(2) One design feature from the following list:

- (a) Balcony
- (b) Dormer or projected wall
- (c) Box window

7.6. 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"** and **Exhibit "E"**.

7.7. Building Height

The building height shall be in accordance with the TH (Townhouse) zoning district, a maximum of 2 ½ stories.

7.8. Fire Suppression

The following shall apply to the sides of residential units adjacent to one another:

(1) Residential Units Not Equipped with Fire Suppression Systems

- (a) Walls and eaves to be constructed with one hour fire-rated materials.
- (b) First layer of roof decking to be constructed with fire-rated materials.
- (c) Wall openings limited to 10%

(2) Residential Units Equipped with Fire Suppression Systems

- (a) Walls and eaves to be constructed with one hour fire-rated materials.
- (b) Wall openings limited to 25%

7.9. Perimeter Fencing and Subdivision Wall & Landscaping

(1) Perimeter fencing shall be in accordance with **Exhibit "F"**. The fencing shall be in compliance with Section 4-30 of the Code, Subdivision Wall;

(2) Landscaping along the portion of the wall facing Double Creek Drive shall contain the following minimum landscaping:

- (a) One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, and ornamental grasses is acceptable.

7.10. Park Land Requirement

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.

7.11. Protected Tree Size

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.

7.12. Amenities

- (1) The following amenities accessible to all residents shall be provided:
 - (a) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
 - (b) Community Open Space: Multiple undeveloped open/green spaces shall be provided and distributed throughout the development. These spaces may include picnic areas, playground equipment and trees, grasses, shrubs, and other vegetation. All landscaping will be irrigated and maintained by the Private Homeowners Association.
- (2) In addition to the amenities in part (1) above, a total of three (3) of the following amenities accessible to all residents shall be provided, including but not limited to:
 - (a) Playground equipment.
 - (b) Private fitness facility*.
 - (c) Picnic area, to contain no fewer than two tables and two cooking grills.
 - (d) Swimming pool.
 - (e) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*.
 - (f) Tennis court.
 - (g) Basketball court.
 - (h) Volleyball court.
 - (i) Kitchen available for resident use*.
 - (j) Social room available for resident use*.

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

7.13. Landscaping

The landscape development standards outlined in Part III, Section 8-10 of The Code of Ordinances (2018 Edition), City of Round Rock, Texas , shall apply, with the following modifications:

- (1) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
- (2) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide*

for Central Texas, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.

- (3) Each single-family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (4) A private homeowners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single-family units as well as for all community signage, walls, medians, and common open spaces.

7.14. Construction Entrance

All construction access to the site shall be limited to Double Creek Drive.

7.15. Location of Attached Units

No single family attached units shall be located adjacent to the site boundary of the site, as indicated on **Exhibit "B"**. The only residential units allowed adjacent to the site boundary shall be single family detached units.

7.16. Number of Units

The maximum number of residential units shall be 375.

8. CHANGES TO DEVELOPMENT PLAN

8.1. Minor Changes

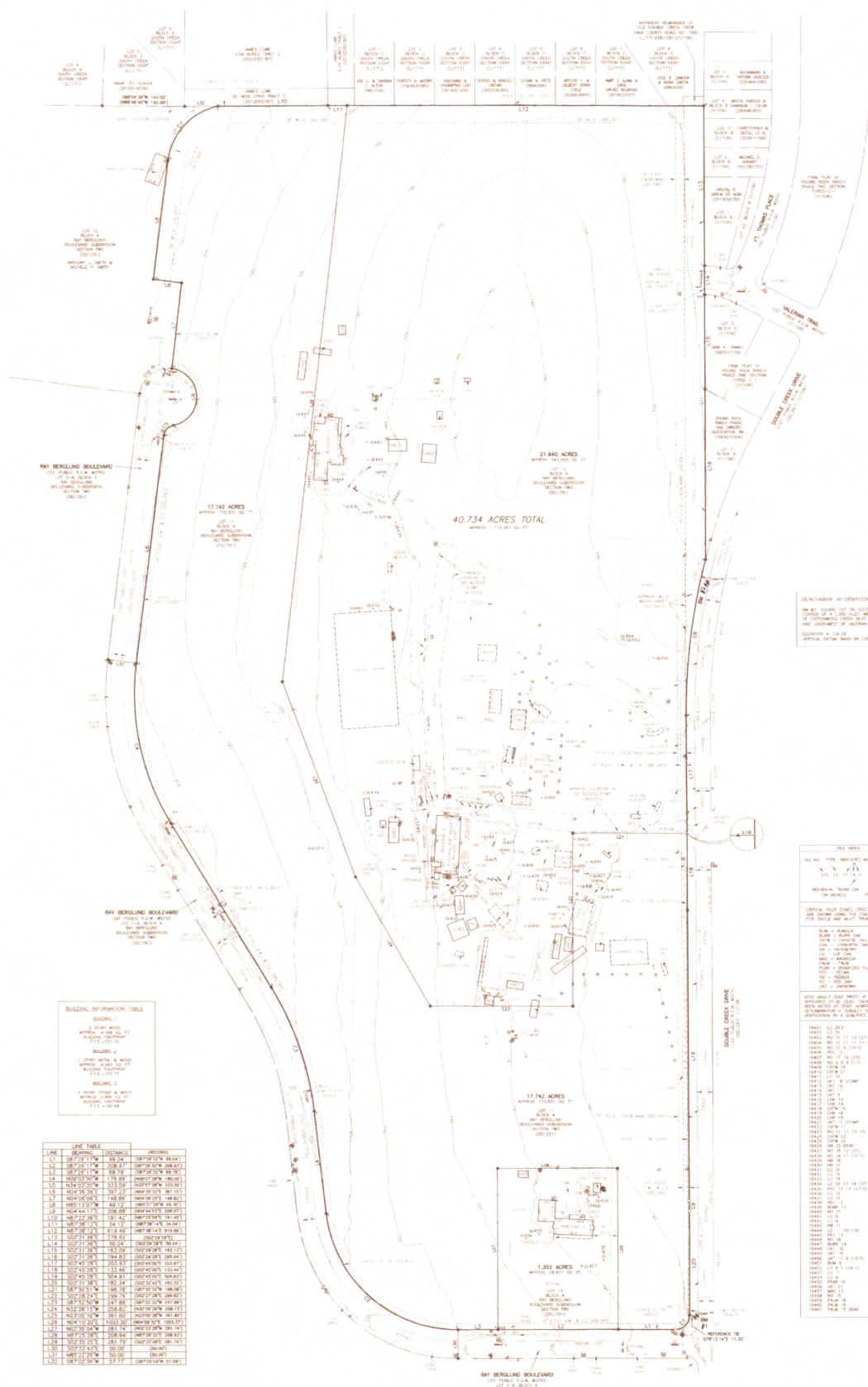
Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2. 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
Exhibit "C"	Private Drive Aisles & Utilities
Exhibit "D"	Building Setbacks (Private Drive)
Exhibit "E"	Building Setbacks (Public Street)
Exhibit "F"	Fencing Plan



THIS IS A SURFACE DRAWING

READING BRGS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE, UTM ZONE 18Q, IS USED TO LOCATE THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONS UNDER SURFACE TAPES FOR LAMP AND SURVEILING COVERS FROM THE

NAD 83 WITH HATCHES SET IN CONCRETE

SURFACE COORDINATES

UTM 18Q 651 414.53519

TEXAS STATE PLANE COORDINATES

UTM 18Q 651 414.53519

ELEVATION = 746.17

UTM 18Q 651 414.53519

COMBINED SCALE FACTOR = 0.999990014

(FOR SURFACE TO SURFACE CONVERSION)

INVERSE SCALE FACTOR = 1.000110

(FOR GRS TO SURFACE CONVERSION)

SCALED ABOUT 0.0

THETA ANGLE "2330"

[illegible]

BENCHMARK INFORMATION

BM #2: SQUARE CUT ON SOUTHERN CORNER OF A CURB INLET, WEST SIDE OF COTTONWOOD CREEK BLVD., +/- 440' SOUTHWEST OF VALERIAN TRAIL.

ELEVATION = 730.29'
VERTICAL DATUM: NAVD 83 (GEOID 1283)

TABLE INDEX

TAG NO.	TYPE	INDICATES	MULTI	TRUNK
514	LO	17	14	11
INDIVIDUAL TRUNK DIA (IN INCHES)				29.5
				TOTAL (FOOT ZONE)

CRITICAL ROOT ZONES (THREE CIRCLES)
ARE SHOWN USING THE COA FORMULA
FOR SINGLE AND MULTI TRUNK TREES

BLUM = BURLINA
 BURM = BURR OAK
 CHIN = CHINA LILAC
 CHIN = CHINA LILAC
 HIR = HICKORY
 LUM = LUM OAK
 MAG = MAGNOLIA
 PALM = PALM
 ORCA = ORANGE OAK
 PEC = PECAN
 RED = RED OAK
 RED = RED OAK
 UNK = UNKNOWN

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTICED AS DEAD. HOWEVER, THE DETERMINATION IS SUBJECT TO

16401 LO 28.5
16402 LO 24
16403 RD 13 11 10 (21.3)
16404 RD 12 11 11 11 9 (33)
16405 RO 12 9 (16.5)
16406 PEC 12
16407 RO 17 16 (25)
16408 RD 9 8 8 (17)
16409 CHW 16
16410 CHW 21
16411 LO 20
16412 UN1 16 STUMP
16413 UN1 16
16414 UN1 17
16415 UN1 8
16416 UN1 8

16418 CHW 10
16419 CHW 10
16420 CHW 10
16421 INT 11 5/20NP
16422 CHW 17
16423 RD 12 15 10 10 7 (31)
16424 CHW 23
16425 CHW 10
16426 HD 23 DEND
16427 RD 15 12 (21)
16428 RD 16 11 (21.5)
16429 HD 18
16430 HD 17
16431 LD 24
16432 LD 18
16433 LD 18
16434 LD 22 17 14 (37.5)

16435 PEG 12 13 (17.5)
16436 LO 10
16437 LO 20
16438 PEG 12
16439 BOPP 12
16440 RO 15
16441 LO 9
16442 LO 8
16443 RB 11
16444 LO 11 10 (16)
16445 PEG 12
16446 RO 18
16447 BOPP 14
16448 UGT 10
16449 UGT 19
16450 UGT 11 9 (15.5)
16451 BOPP 9
16452 LO 8 5 (10.5)
16453 LO 11

16454 LD 9
16455 PEAR 26
16456 UKT 21
16457 MAG 17
16458 RO 15
16459 PALM 18
16460 PALM 18
16461 PALM 15 DEAD

AND INLET NOSE.

CONSENT FOR TITLE INSURANCE PREPARED BY:
Stewart Title Surety Company
C/L No. 20000331494 Effective Date: 11/25/20 Revised: 01/13/21

The surveyor has relied upon the referenced Consent/Order for Title prepared, agreements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items not shown or recorded according to the commitment, followed by a survey's notes and/or observations.

Section "B" items containing Remarks and re-related below were considered:

Restrictive covenants. These recorded in Underbush County 100, Side 203 and the Plat Records of Underbush County 100, Side 203 and Volume 185, Page 214 of the Seed Records of Williamson County. —Subj to 10.

98. Public utility easement and construction recorded 10 feet wide adjacent to and abutting all rights of way, as well as all other easements, in the map or plat recorded in Underbush County, Texas. —Subj to 10, in whole.

100. Waterline easement 30 feet wide along the well property line, as shown on the map or plat recorded in Underbush County 100, Side 203 of the Map/Plat Records of Williamson County. (See 1-11)

102. Public utility easement 10 feet wide along the well property line, as shown on the map or plat recorded in Underbush County 100, Side 203 of the Map/Plat Records of Williamson County. (See 1-11)

104. Public utility easement 10 feet wide along the well property line, as shown on the map or plat recorded in Underbush County 100, Side 203 of the Map/Plat Records of Williamson County. (See 1-11)

109. An easement for purposes of public utility located on subject property granted to the City of Milwaukee by the Milwaukee County Board of Supervisors on 1/18/1931 as the Great District of Milwaukee County, and as shown on the map or plat recorded in/under County, SD: 358 217 -1 - Subject to, as shown.

110. Volatile easement 30 feet wide along the west property line, as shown on the map or plat recorded in/under County SD: 351 317 of the Map/Plat Records of Milwaukee County, Texas (List 1 & 2) - Subject to, as shown.

121. Public utility easement 10 feet wide along the West property line, as shown on the map or plat recorded in/under County SD: 351 317 of the Map/Plat Records of Milwaukee County, Texas (List 1 & 2) - Subject to, as shown.

130. Volatile with volatile easement along the east property line, as recorded in/under County SD: 351 317 of the Map/Plat Records of Milwaukee County, Texas (List 122) - Subject to, as shown.

36. an easement for purposes of public utility located on subject property granted to the City of Milwaukee by the Wisconsin Electric and Light Company by instrument recorded in/volume 195, page 419 of the Deeds Records of Milwaukee County, Texas, and as shown on the map or plat recorded in/volume 508, 509 and 510 of the Maps/Plat Records of Milwaukee County, Texas, (List 13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1

(ix) as easement for purposes of electric transmission and/or distribution line located on subject property granted by Texas Power & Light Company by instrument recorded in/w/Deed Volume 104, Page 698 of the Deed Records of Williamson County, Texas [see 12] - Way effect, cannot solely easement on the ground with the information provided in document).

(x) as easement for purposes of electric distribution line and telephone line located on subject property granted by Texas Power & Light Company by instrument recorded in/w/Deed Volume 104, Page 700 of the Deed Records of Williamson County, Texas [see 12] - Subject to, as shown.

(xi) as easement and right-of-way for electric distribution line and telephone line located on subject property granted by Texas Power & Light Company by instrument recorded in/w/Deed Volume 102, Page 608 of the Deed Records of Williamson County, Texas [see 12] - Subject to, as shown.

(xii) as easement for purposes of access to a 2.108 acre portion of L-2 located over and across section 36, T.1S., R.1E., S.22E., Sec. 36, Township 1 South, Range 1 East, Section 22 East, De Witt County, Oklahoma, Tex., Inc.; by instrument recorded in/w/Deed Volume 103, Page 533 of the Deed Records of Williamson County, Texas [see 12].

FLOOD-PLAN NOTE:
The tract above herein lies within Zone "C" (area determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Study of the United States, Volume 1, Dallas County, Texas, dated December 2005, for Dallas County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Study of the United States, Volume 1, Dallas County, Texas, dated December 2005, for Dallas County, Texas and incorporated areas, Texas Flood 123 (1) - Subpart 1, an appropriate notation will be given from flooding or flood hazard. The flood statement shall create liability on the part of the receiver.

ALTA/SURVEY NOTES:
[See A. Item 10-1]
[Survey data and locations, if shown, is based on the outside ground four footings. (Insert note)]

therefore, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 750 Double Creek St., Round Rock, TX 78664

ATTACHMENT: none


SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

- DoubleCheck Eptm, Inc., Bruce E. Kirtley and Judy L. Kirtley
- Bentley Systems, LLC
- StreetTalk Geomatics Company
- StreetTalk Locality Company - Commercial Services

This is to certify that I have prepared the above for ALTA/NPSL Land Title Surveys, jointly established with the 2016 Minnesota Standard Detail Requirements for ALTA/NPSL Land Title Surveys, jointly established and adopted by ALTA and NPSL, and includes items 1-4, 7A, 7B, 8, 9, 13 & 14 of Table A thereof.

The field work was completed on 01/19/21

 1/26/21

Joe Dan Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 9038
joe@earlysurveying.com



EARLY

PROJECT NO.:
1016-002

DRAWING NO.:

 <p>JOE BEN EARLY JR. 60th "Professional" LAND SURVEYING</p>	<p>LAND SURVEYING</p> <p>A LIMITED LIABILITY COMPANY</p> <p>P.O. BOX 48298 ACTON, IN 46008 317-202-8831 TOLLFREE 800-NO-104487</p>	<p>PLOT DATE 01/26/21</p>
		<p>PLOT SCALE 1" = 60'</p> <p>DRAWN BY BRIAN W. JOSE</p>
<p>Joe Ben Early, Jr. P.L.S. No. 6016</p>		<p>SHEET 01 OF 01</p>

BUILDING INFORMATION TABLE

BUILDING 1	
2 STORY WOOD	
APPROX. 4,568 SQ. FT.	
BUILDING FOOTPRINT	
F.F.E. = 751.70	
BUILDING 2	
1 STORY METAL & WOOD	
APPROX. 4,943 SQ. FT.	
BUILDING FOOTPRINT	
F.F.E. = 757.77	
BUILDING 3	
2 STORY STEEL & WOOD	
APPROX. 5,006 SQ. FT.	
BUILDING FOOTPRINT	
F.F.E. = 742.68	

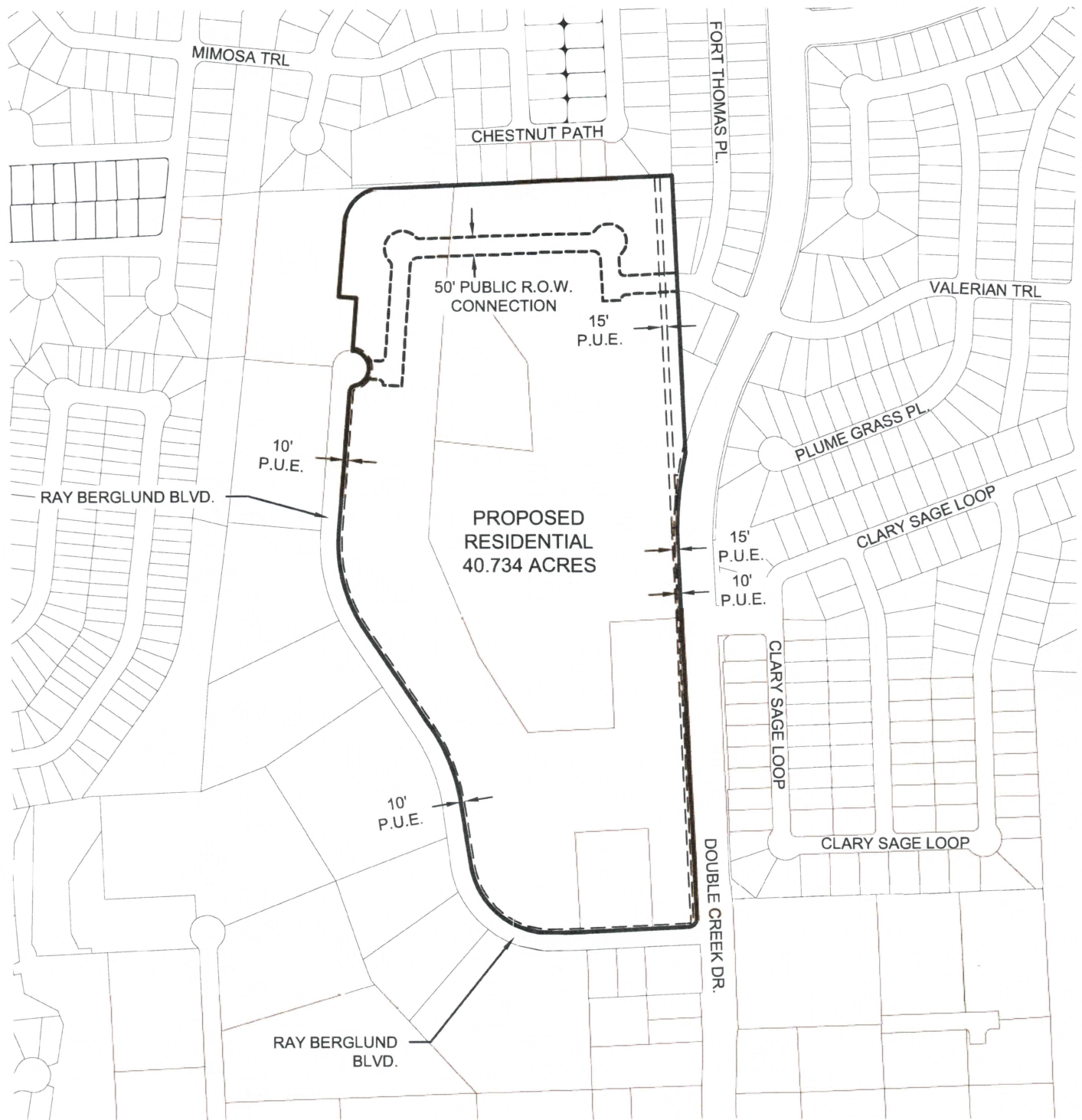
[illegible]

CURVE TABLE						
CURVE	RADIUS	SKID	ANGLE	BEARING	CHORD	(CHORD CHORD)
C1	25.00	89.3325°	39.07	542.20 148°	35.22	(542.1635° 35.35)
C2	230.00	87.7119°	3.5514	9050.52 106°	306.77	(9050.38° 306.11)
C3	530.00	84.2458°	229.71	2631.35 408°	22.92	(9017.38° 227.82)
C4	580.00	83.5825°	789.49	2631.35 408°	22.92	(9017.38° 227.82)
C5	20.00	73.2628°	20.51	9404.56 521°	23.87	(9404.71° 23.50)
C6	50.00	161.6452°	140.72	9037.45 59°	88.66	(9037.32° 88.65)
C7	110.00	71.10 133°	137.28	9407.14 561°	128.54	(9407.15° 128.54)
C8	1206.00	145.58 13°	145.58	424.43 570°	145.58	(9017.38° 145.58)
C9	4950.00	0.12 18°	17.71	502.33 474°	7.71	(500.355° 7.71)
C10	50.00	89.48 31°	78.37	549.58 105°	70.50	(549.50 105° 70.51)

MANHOLE AND INLET NOTE:

THIS SURVEY SHOWS FIELD MEASURED SIZE AND DEPTHS AS OBSERVED FROM GROUND LEVEL. OPENINGS, EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

Drawing: C:\Users\pbarrera\KTCivil\KTCivil\DWG\21001 - Doublecreek\CAD\Exhibits\DWG\21001 - Concept Plan



PLAN LEGEND

- ADJACENT PARCEL BOUNDARY
- SITE BOUNDARY
- EASEMENT



0 400'

SCALE: 1" = 400'



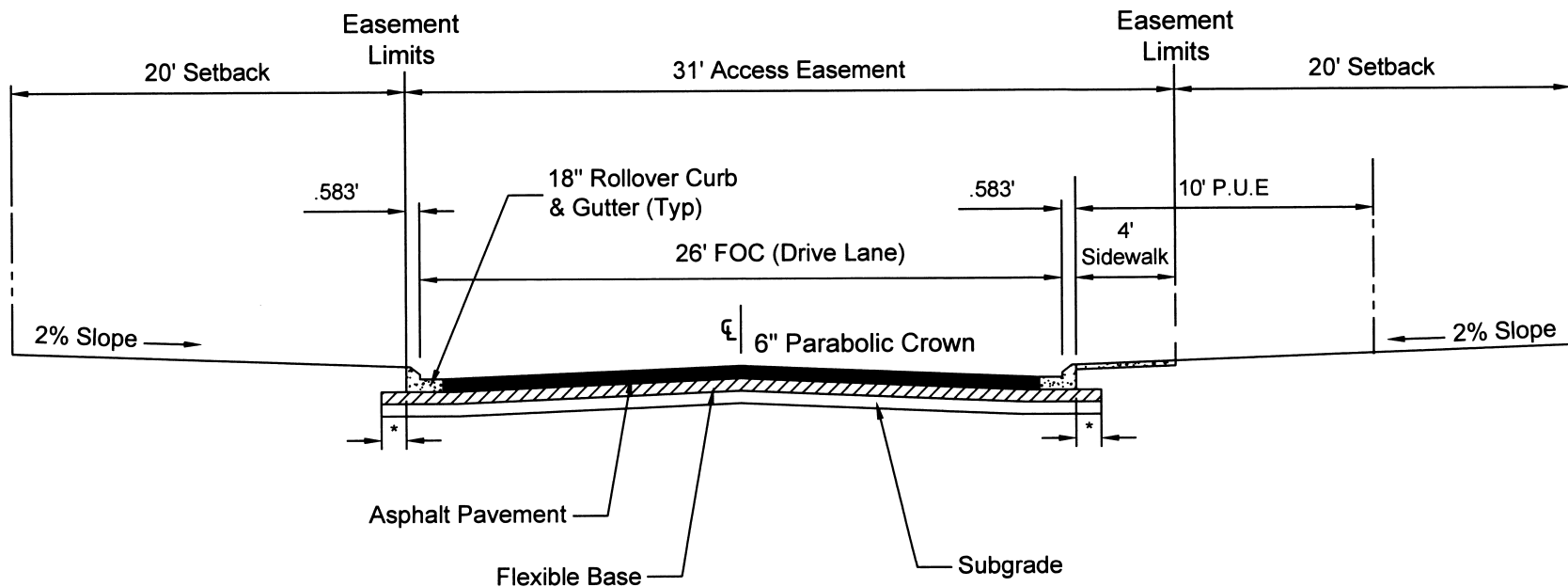
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

David Weekley
Homes

DOUBLE CREEK
CONCEPT PLAN

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. B



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

Residential Drive with Rollover Curb

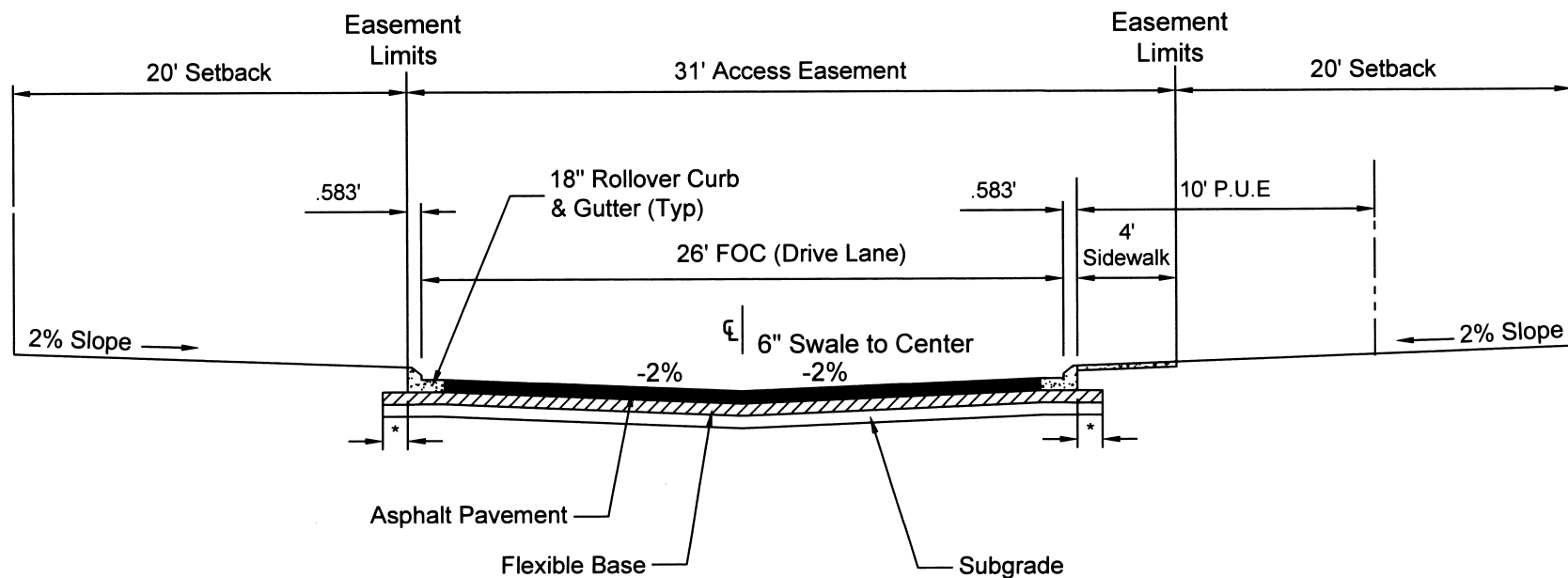
Notes:

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. 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.

Exhibit C

Private Drive Aisle Cross Section

Page 1 of 3



* 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. 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.

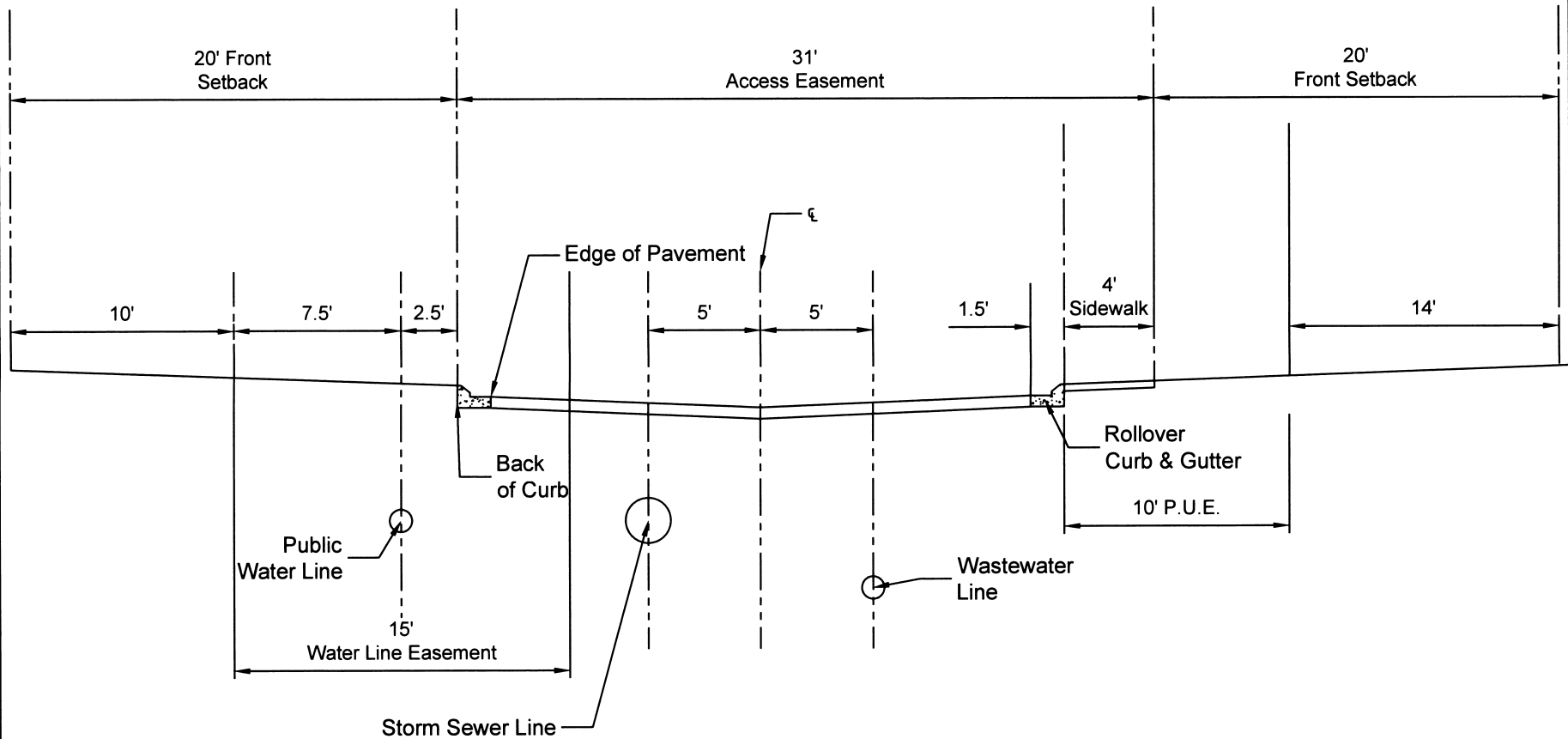
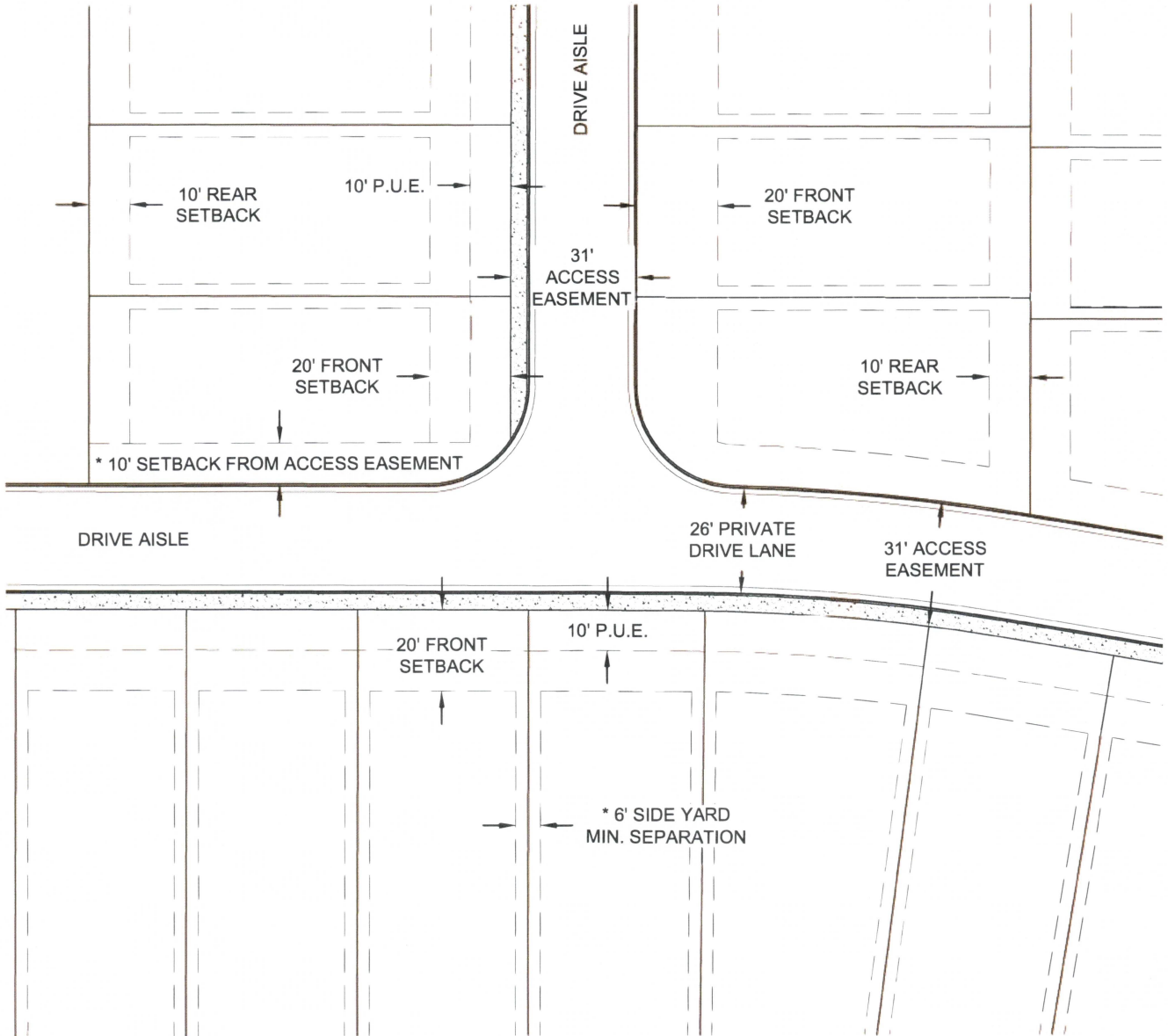


Exhibit C
Typical Utility Cross - Section
Page 3 of 3



MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSOURCE.

MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **

MINIMUM 20' FRONT SETBACK MEASURED FROM EDGE OF SIDEWALK OR, IF NO SIDEWALK, BACK OF CURB.

* SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.

** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.



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Homes

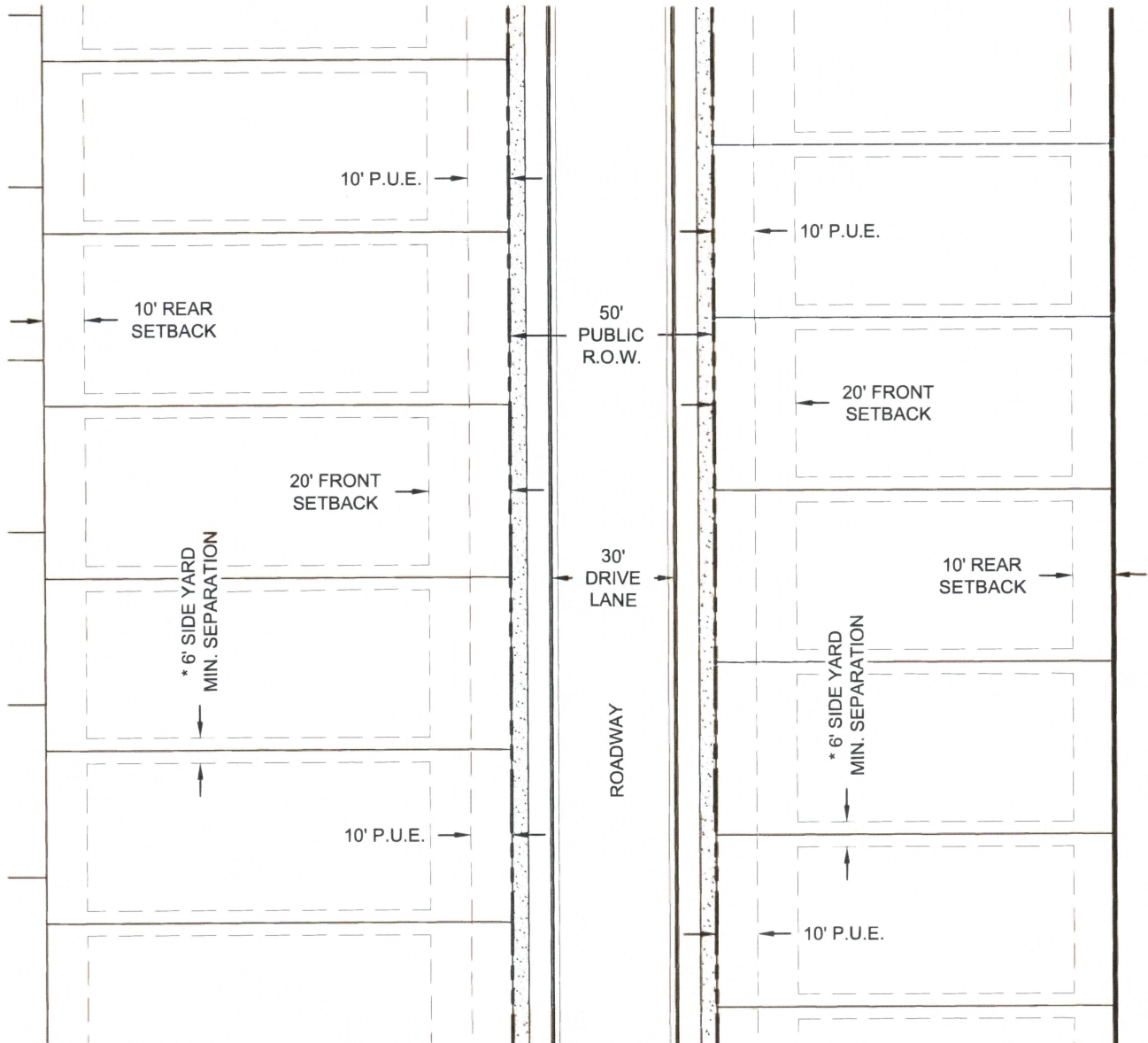


TYPICAL BUILDING SETBACKS
ALONG PRIVATE DRIVE AISLE

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. D

Drawing: C:\Users\pbarrera\KTCivil\KTCivil\ALL - Project\DW Homes\DW121001 - Doublecreek\CAD\Exhibits\DW121001 - Building Setback



MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSOURCE.

MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **

MINIMUM 20' FRONT SETBACK MEASURED FROM PUBLIC R.O.W.

* SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.

** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.

0 40'
SCALE: 1" = 40'



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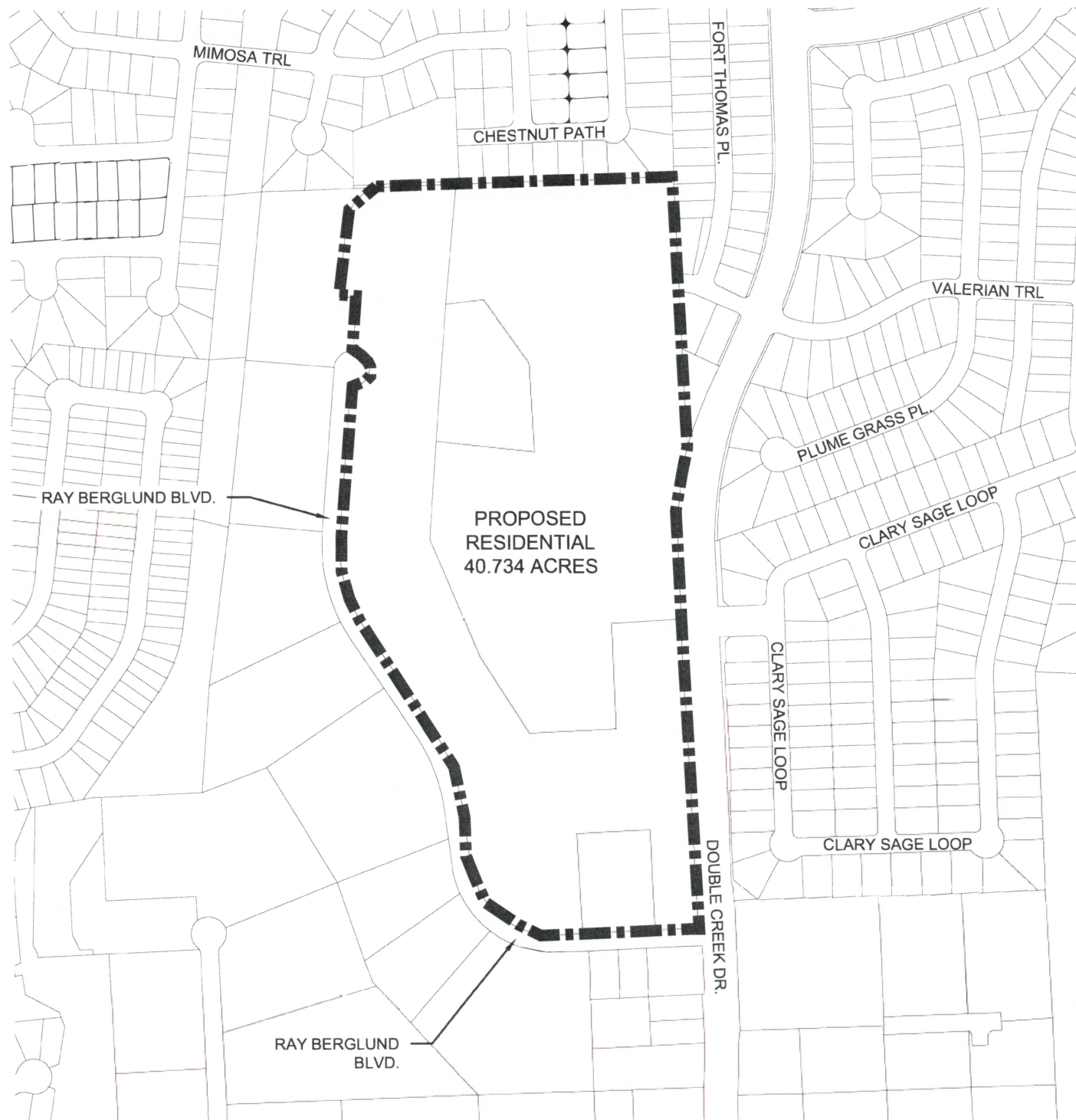
David Weekley
Homes

TYPICAL BUILDING SETBACKS
ALONG PUBLIC RIGHT-OF-WAY

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. E

Drawing: C:\Users\pbarrera\KTCivil\KTCivil - Project\DW Homes\DW121001 - Doublecreek\CAD\Exhibits\DW121001 - Fence Exh



PLAN LEGEND

■ ■ ■ ■ ■ 6' Subdivision Wall



0 400'
SCALE: 1" = 400'



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AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

**David Weekley
Homes**

**DOUBLE CREEK
FENCE EXHIBIT**

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. F

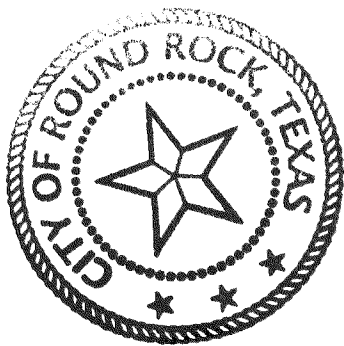
THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. O-2021-128 which rezones 40.73 acres of land from C-1 (General Commercial) to the Planned Unit Development (PUD) No. 128 zoning district. This ordinance was approved at a regular meeting held by the City Council on the 13th day of May 2021, adopted on the 27th 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.



A handwritten signature in black ink, appearing to read "Sara L. White", is written over a horizontal line.

SARA L. WHITE, TRMC, City Clerk

ORDINANCE NO. O-2021-128

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 40.73 ACRES OF LAND, DESCRIBED IN EXHIBIT "A", LOCATED IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM C-1 (GENERAL COMMERCIAL) ZONING DISTRICT AND SF-2 (SINGLE-FAMILY – STANDARD LOT) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 128 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 40.73 acres of land, located in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from C-1 (General Commercial) zoning district and SF-2 (Single-Family – Standard Lot) zoning district to Planned Unit Development (PUD) No. 128 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 21st 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. 128, 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. 128 meets the following goals and objectives:

- (1) The development in PUD No. 128 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 128 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 128 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. 128 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. 128 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. 128, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 128 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 _____ day of _____, 2021.

Alternative 2.

READ and **APPROVED** on first reading this the 13th day of May, 2021.

READ, APPROVED and ADOPTED on second reading this the 27th day of May, 2021.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

EXHIBIT
"B"

**DEVELOPMENT PLAN
DOUBLECREEK
PLANNED UNIT DEVELOPMENT NO. 128**

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 DOUBLE CREEK FARM, INC. & BRUCE & JUDY KIRTLEY; 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 40.73 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 21, 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 as stated in Section II.8.

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 40.73 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. **LAND USE**

5.1. **Housing Type**

The residential housing type shall be single family detached and single family attached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. 21.64 A public street, Valerian Trail, will bisect the site, creating two development lots.

5.2. **Condominium Ownership**

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

5.3. Unit Type and Distribution

Single family detached units shall comprise no less than 70% of the total number of living units.

6. CONCEPT PLAN

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

7. DEVELOPMENT STANDARDS

7.1. Private Drive Aisles

Private drive aisles shall be in accordance with **Exhibit “C”**.

7.2. Visitor Parking

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

7.3. 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.

7.4. Yard Fencing

(1) No fences shall be permitted between the front of the house and the drive aisle or the public street.

(2) All fences shall provide a finished face to abutting drive aisles or the public street.

(3) Fences shall not conflict with sight visibility triangles at a drive aisle or public street intersection 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.

7.5. Exterior Design Elements

The following design elements shall be required on the rear upper floor elevations of multi-story units when the rear faces the perimeter of the property boundary:

(1) One window enhancement from the following list:

- (a) Shutters
- (b) Awnings or shed roofs.
- (c) Arch windows.

And:

(2) One design feature from the following list:

- (a) Balcony
- (b) Dormer or projected wall
- (c) Box window

7.6. 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"** and **Exhibit "E"**.

7.7. Building Height

The building height shall be in accordance with the TH (Townhouse) zoning district, a maximum of 2 ½ stories.

7.8. Fire Suppression

The following shall apply to the sides of residential units adjacent to one another:

(1) Residential Units Not Equipped with Fire Suppression Systems

- (a) Walls and eaves to be constructed with one hour fire-rated materials.
- (b) First layer of roof decking to be constructed with fire-rated materials.
- (c) Wall openings limited to 10%

(2) Residential Units Equipped with Fire Suppression Systems

- (a) Walls and eaves to be constructed with one hour fire-rated materials.
- (b) Wall openings limited to 25%

7.9. Perimeter Fencing and Subdivision Wall & Landscaping

(1) Perimeter fencing shall be in accordance with **Exhibit "F"**. The fencing shall be in compliance with Section 4-30 of the Code, Subdivision Wall;

(2) Landscaping along the portion of the wall facing Double Creek Drive shall contain the following minimum landscaping:

- (a) One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, and ornamental grasses is acceptable.

7.10. Park Land Requirement

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.

7.11. Protected Tree Size

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.

7.12. Amenities

- (1) The following amenities accessible to all residents shall be provided:
 - (a) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
 - (b) Community Open Space: Multiple undeveloped open/green spaces shall be provided and distributed throughout the development. These spaces may include picnic areas, playground equipment and trees, grasses, shrubs, and other vegetation. All landscaping will be irrigated and maintained by the Private Homeowners Association.
- (2) In addition to the amenities in part (1) above, a total of three (3) of the following amenities accessible to all residents shall be provided, including but not limited to:
 - (a) Playground equipment.
 - (b) Private fitness facility*.
 - (c) Picnic area, to contain no fewer than two tables and two cooking grills.
 - (d) Swimming pool.
 - (e) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*.
 - (f) Tennis court.
 - (g) Basketball court.
 - (h) Volleyball court.
 - (i) Kitchen available for resident use*.
 - (j) Social room available for resident use*.

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

7.13. Landscaping

The landscape development standards outlined in Part III, Section 8-10 of The Code of Ordinances (2018 Edition), City of Round Rock, Texas, shall apply, with the following modifications:

- (1) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
- (2) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide*

for Central Texas, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.

- (3) Each single-family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (4) A private homeowners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single-family units as well as for all community signage, walls, medians, and common open spaces.

7.14. Construction Entrance

All construction access to the site shall be limited to Double Creek Drive.

7.15. Location of Attached Units

No single family attached units shall be located adjacent to the site boundary of the site, as indicated on **Exhibit "B"**. The only residential units allowed adjacent to the site boundary shall be single family detached units.

7.16. Number of Units

The maximum number of residential units shall be 375.

8. CHANGES TO DEVELOPMENT PLAN

8.1. 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.

8.2. 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
Exhibit "C"	Private Drive Aisles & Utilities
Exhibit "D"	Building Setbacks (Private Drive)
Exhibit "E"	Building Setbacks (Public Street)
Exhibit "F"	Fencing Plan

AN ALTA/SUP'S LAND TITLE SURVEY OF 49.794 ACRES (APPROXIMATELY 1.114 SECTION 32) BEING ALL OF THE 1/4 AND 3/4 SE CORNERS OF
RAY BERGLUND BOULEVARD SUBDIVISION SECTION TWO, A SUBDIVISION IN THE CITY OF DALLAS, TEXAS, REFERRED
TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 292 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.



LINE	BEARING	DISTANCE	POINT
1	N 89° 15' 00" E	22.00	107.7471 N 10.00
2	N 89° 15' 00" E	22.00	107.7471 N 10.00
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100	N 89° 15' 00" E	22.00	107.7471 N 10.00

SECTION 32, T.14N, R.10E, S.12E, DALLAS COUNTY, TEXAS

BEING ALL OF THE 1/4 AND 3/4 SE CORNERS OF

RAY BERGLUND BOULEVARD SUBDIVISION SECTION TWO, A SUBDIVISION IN THE CITY OF DALLAS, TEXAS, REFERRED TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 292 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

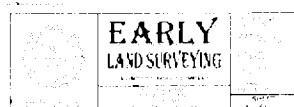
THE SURVEY WAS MADE BY THE SURVEYOR GENERAL OF THE STATE OF TEXAS, AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of Texas, at Austin, Texas, this 1st day of August, 2021.

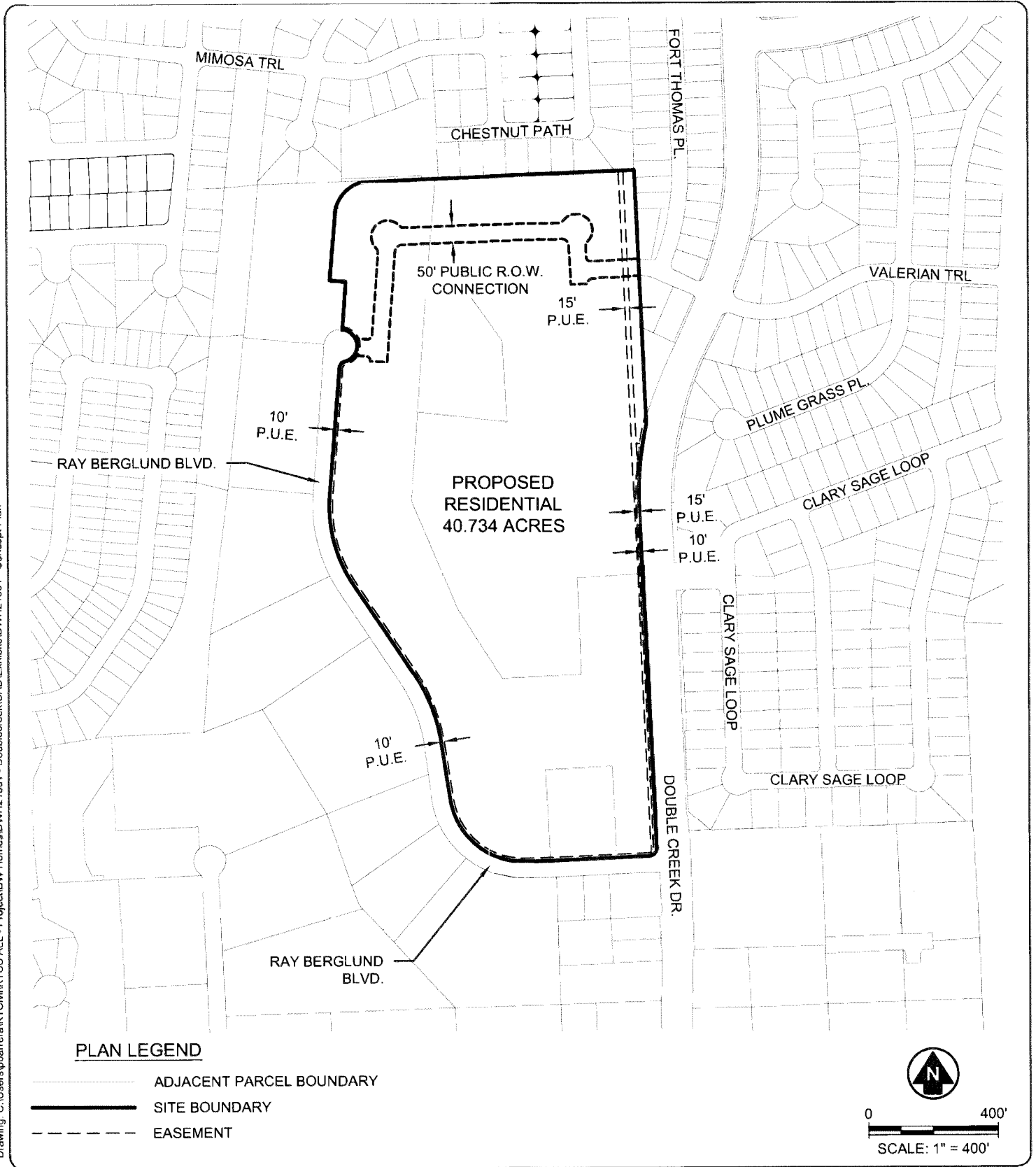
SURVEYOR GENERAL OF THE STATE OF TEXAS

RECORDERS MEMORANDUM

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6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

**David Weekley
Homes**

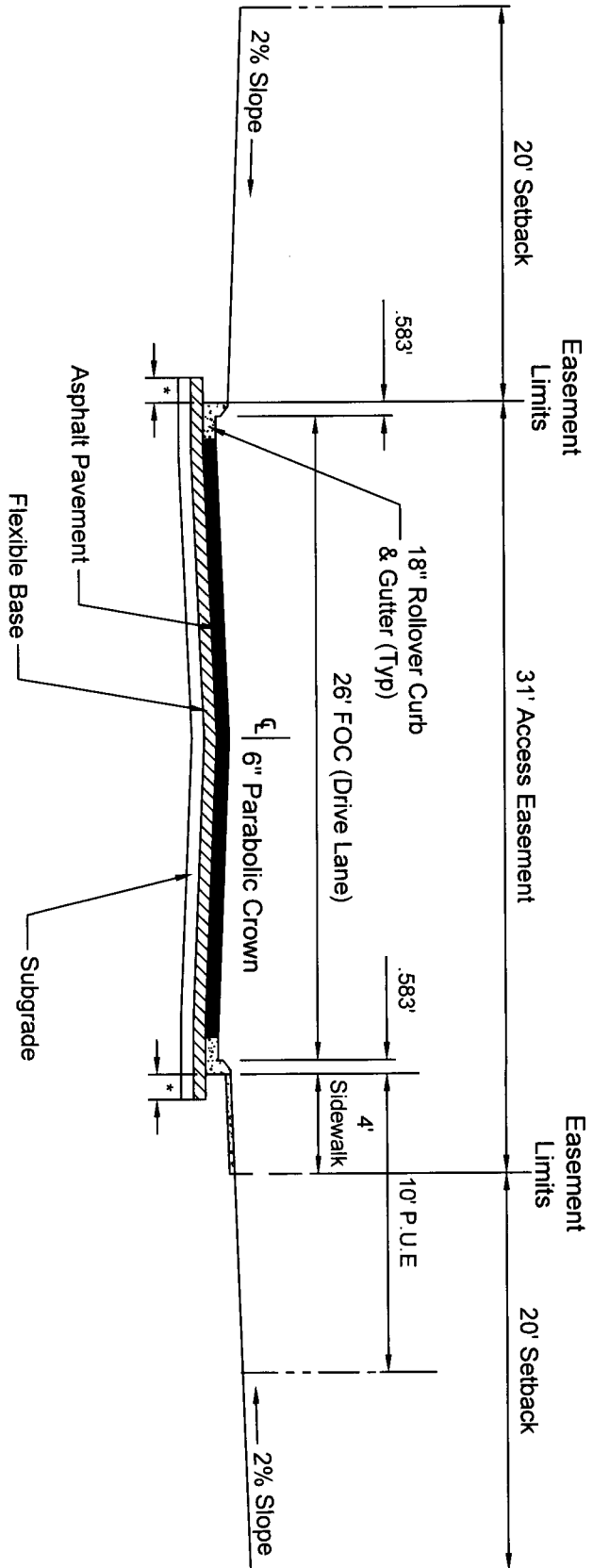
**DOUBLE CREEK
CONCEPT PLAN**

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. B

3/27/2020

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* 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. 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.

Exhibit C

Private Drive Aisle Cross Section

Residential Drive with Rollover Curb

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.

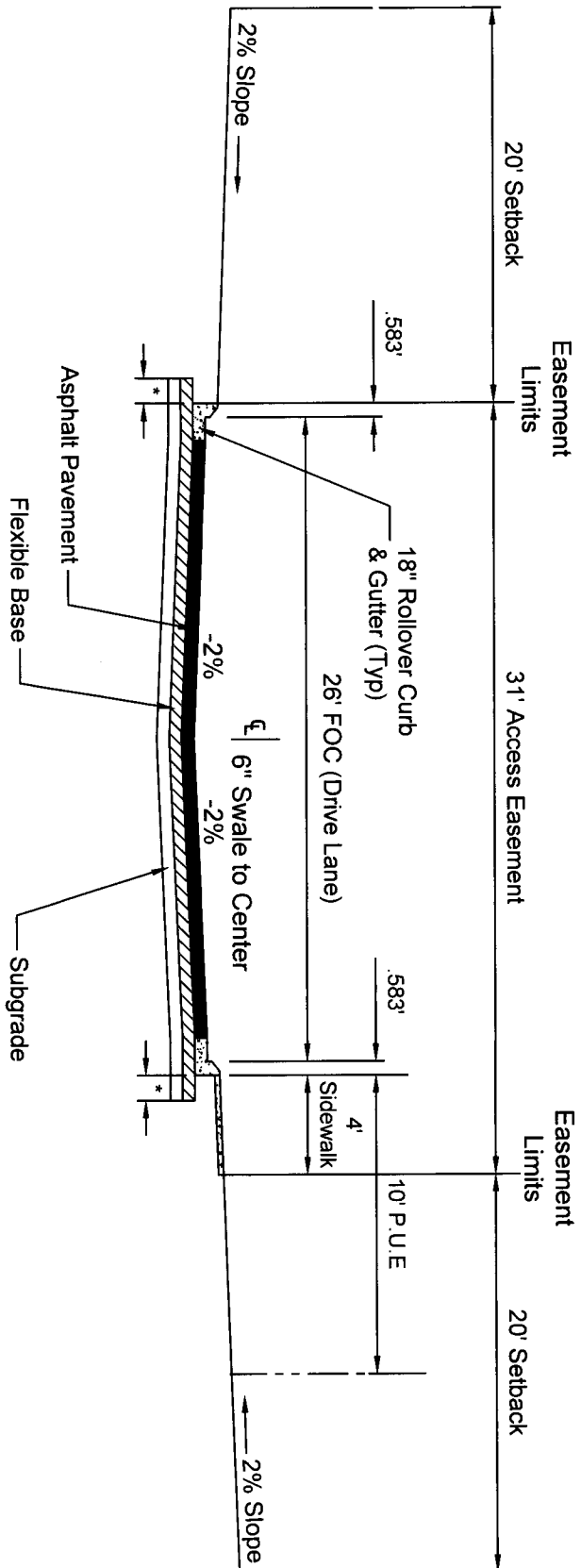


Exhibit C
Private Drive Aisle Cross Section
Page 2 of 3

3/27/2020

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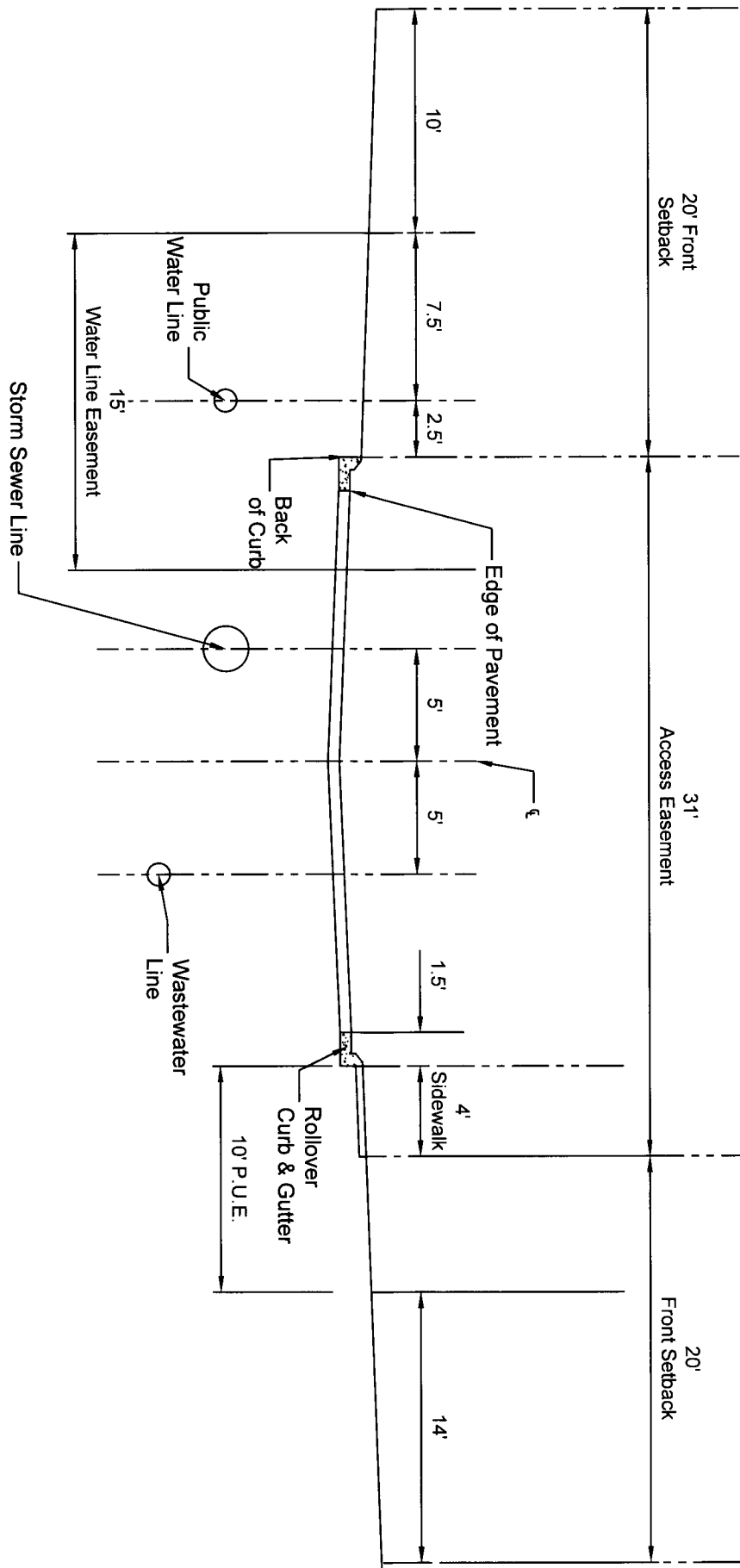
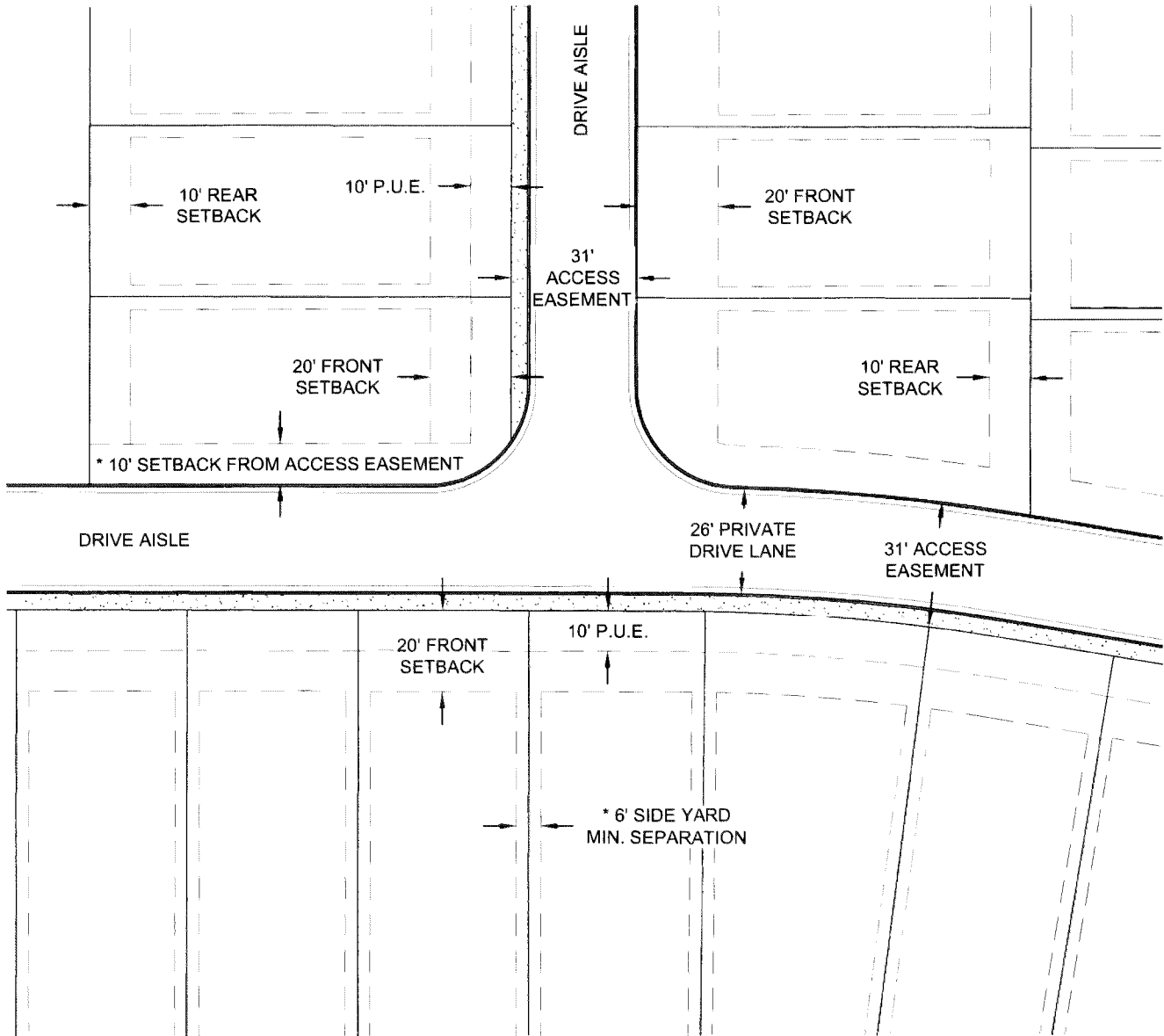


Exhibit C

Typical Utility Cross - Section

Page 3 of 3

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MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSOURCE.

MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **

MINIMUM 20' FRONT SETBACK MEASURED FROM EDGE OF SIDEWALK OR, IF NO SIDEWALK, BACK OF CURB.

* SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.

** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.

0 40'
SCALE: 1" = 40'



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**David Weekley
Homes**

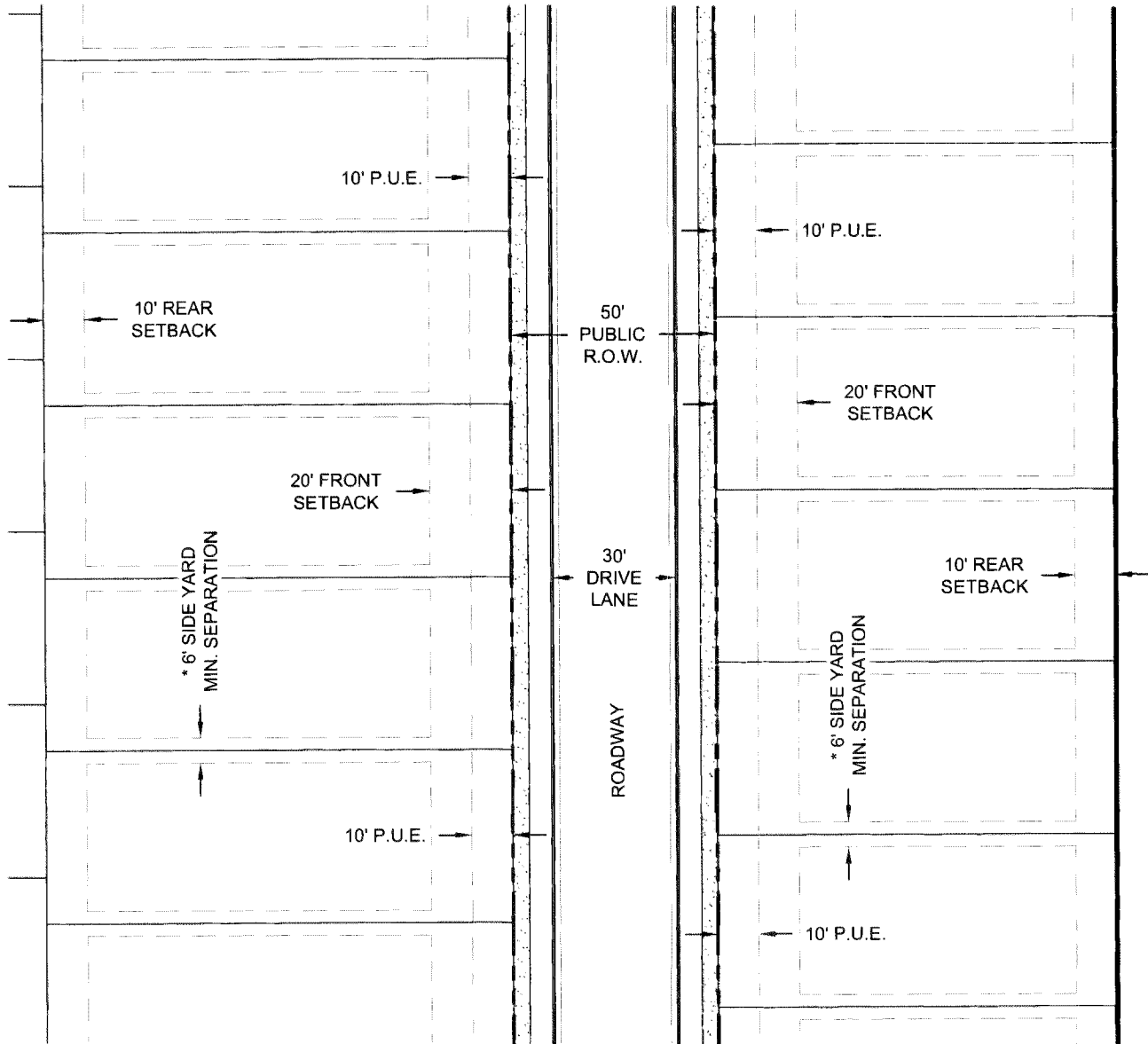


**TYPICAL BUILDING SETBACKS
ALONG PRIVATE DRIVE AISLE**

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. D

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MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSOURCE.

MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **

MINIMUM 20' FRONT SETBACK MEASURED FROM PUBLIC R.O.W.

* SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.

** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.

0 40'
SCALE: 1" = 40'



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AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

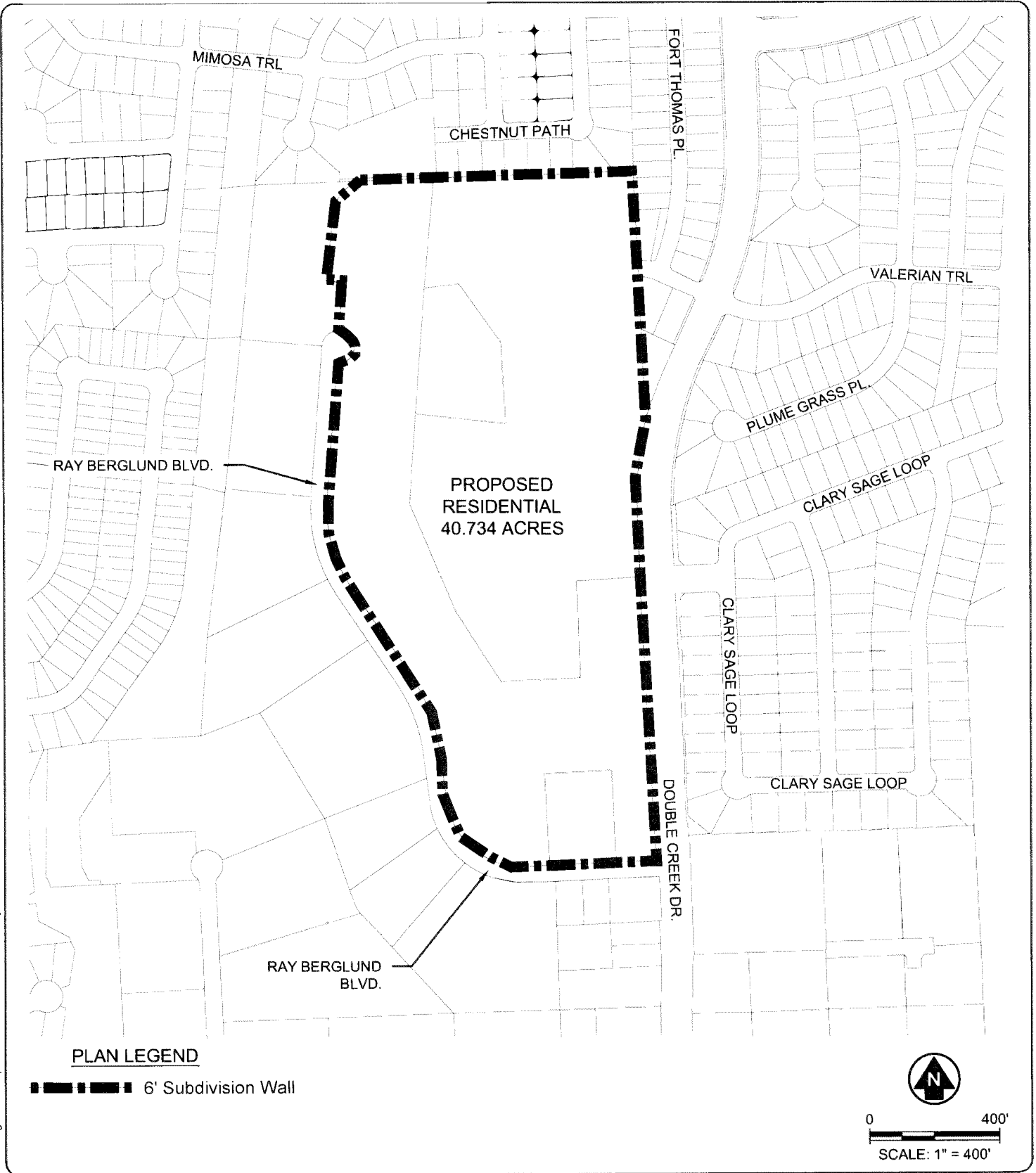
**David Weekley
Homes**

**TYPICAL BUILDING SETBACKS
ALONG PUBLIC RIGHT-OF-WAY**

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. E

Drawing: C:\Users\pbarrera\KTC\KTC\ALL - Project\DW_Homes\DW\21001 - Doublecreek\CAD\Exhibits\DW\21001 - Fence Exh



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
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TBPE FIRM NO. F-18129

**David Weekley
Homes**



**DOUBLE CREEK
FENCE EXHIBIT**

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. F

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021082129

Pages: 21 Fee: \$101.00
06/02/2021 12:09 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas