

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-2017-4352 which rezones approximately 3.88 acres of land from MU-1 (Mixed Use Historic Commercial Core) to PUD (Planned Unit Development) No. 110. This ordinance was approved and adopted at a regular meeting held by the City Council on the 27th day of April 2017 and recorded in the City Council minute book no. 61.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 28th day of April 2017.




SARA L. WHITE, TRMC, City Clerk

ORDINANCE NO. O-2017-4352

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 3.88 ACRES OF LAND, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM MU-1 (MIXED USE HISTORIC COMMERCIAL CORE) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 110 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 3.88 acres of land, out of the Wiley Harris Survey, Abstract No. 298, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from MU-1 (Mixed Use Historic Commercial Core) zoning district to Planned Unit Development (PUD) No. 110 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 5th day of April, 2017, 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. 110, and

WHEREAS, on the 27th day of April, 2017, 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 Section 46-92 and Section 46-132, Code of Ordinances (2010 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. 110 meets the following goals and objectives:

- (1) The development in PUD No. 110 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 110 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 110 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. 110 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. 110 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 Section 46-132(b)(1), Code of Ordinances (2010 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. 110, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 110 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 27th day of April, 2017.

Alternative 2.

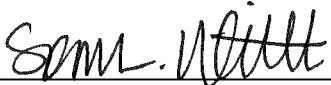
READ and **APPROVED** on first reading this the ____ day of _____, 2017.

READ, APPROVED and **ADOPTED** on second reading this the ____ day of _____, 2017.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

EXHIBIT**"A"****METES AND BOUNDS DESCRIPTION**

FOR A 3.887 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), ALL OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND A 0.065 ACRE TRACT OF LAND BEING A REMNANT PORTION OF THE CALLED 57.36 ACRE TRACT OF LAND CONVEYED TO UNION PACIFIC RAILROAD RECORDED IN VOLUME 22, PAGE 441, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.540 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.887 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with an arc of **a curve to the left** having a delta angle of **2°03'44"**, an arc length of **110.21 feet**, a radius of **3062.12 feet**, a chord which bears **S69°08'20"W** for a distance of **110.20 feet**, to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve hereof;

THENCE with the common boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said UNION PACIFIC RAILROAD (right-of-way) the following two (2) courses and distances:

1. with an arc of **a curve to the left** having a delta angle of **7°28'17"**, an arc length of **352.09 feet**, a radius of **2700.08 feet**, a chord which bears **S64°30'34"W** for a distance of **351.84 feet**, to an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

2. **N20°03'10"W** for a distance of **9.01 feet** to an "X" CUT FOUND in concrete, on the southeast corner of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

THENCE with the southerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with the northerly right-of-way line of said UNION PACIFIC RAILROAD the following three (3) courses and distances:

1. with an arc of a **curve to the left** having a delta angle of **6°58'38"**, an arc length of **329.86 feet**, a radius of **2708.78 feet**, a chord which bears **S57°20'36"W** for a distance of **329.66 feet**, to a calculated point, for an angle point hereof;
2. **S35°28'17"E** for a distance of **10.00 feet** to an iron rod found, monumenting an angle point hereof;
3. with an arc of a **curve to the left** having a delta angle of **4°18'59"**, an arc length of **203.31 feet**, a radius of **2698.78 feet**, a chord which bears **S51°42'34"W** for a distance of **203.26 feet**, to an iron rod found on the southwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of S. MAYS STREET (80' right-of-way width), monumenting the southwest corner hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said easterly right-of-way line of S. MAYS STREET, for a distance of **201.10 feet** to a concrete monument found on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on the southerly corner of said 0.065 acre UNION PACIFIC RAILROAD tract, monumenting a point in the westerly boundary line hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 0.065-acre UNION PACIFIC RAILROAD tract, continuing with said easterly right-of-way line of S. MAYS STREET, for a distance of **75.13 feet** to a calculated point, on the northwest corner of said 0.065-acre UNION PACIFIC RAILROAD tract, same being on a point in the existing southerly right-of-way line of said E. BAGDAD AVENUE, for a point in the westerly boundary line hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°21'15"W** for a distance of **25.53 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northwest corner hereof;
2. **N70°34'59"E** for a distance of **286.85 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
3. **S19°25'01"E** for a distance of **26.20 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of the 2.1355-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **56.00 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°25'01"W** for a distance of **26.33 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
2. **N70°34'59"E** for a distance of **248.39 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
3. **N38°10'16"E** for a distance of **98.69 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in southerly terminus line of SHEPPARD STREET (80' right-of-way width) as recorded in said Cabinet A, Slide 190, for an angle point hereof;

THENCE **N 70°42'59" E** in part with said southerly terminus line of S. SHEPPARD STREET and in part with the south boundary line of Lot 10, Block 11, recorded in said Cabinet A, Slide 190, for a distance of **39.35 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northeast corner hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **S51°49'44"E** for a distance of **40.64 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
2. with an arc of a **curve to the left** having a delta angle of **5°53'43"**, an arc length of **34.16 feet**, a radius of **332.00 feet**, a chord which bears **S41°06'04"W** for a distance of **34.14 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
3. **S38°09'12"W** for a distance of **53.64 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **132.69 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. with an arc of a curve to the right having a delta angle of **20°38'57"**, an arc length of **96.23 feet**, a radius of **267.00 feet**, a chord which bears **N61°04'04"E** for a distance of **95.71 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;

2. **N71°23'33"E** for a distance of **82.49 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;

3. **S19°25'28"E** for a distance of **15.07 feet** to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, monumenting a point in the easterly boundary line hereof;

THENCE **S19°25'28"E** with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, for a distance **92.11 feet** to the **POINT OF BEGINNING** hereof and containing 3.887 acres of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

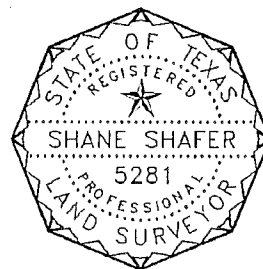
< > **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 75623
(512) 831-3100

Shane Shafer

APRIL 5, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



<p style="text-align: center;">EXHIBIT</p> <p style="text-align: center;">"B"</p>

DEVELOPMENT PLAN
THE DEPOT
PLANNED UNIT DEVELOPMENT NO. 110

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 Urban InTown Homes, their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 3.88 acres, more or less, as more particularly described in **Exhibit "A"**, (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 rezone the Property as a Planned Unit Development (the "PUD"); and

WHEREAS, pursuant to the Code of Ordinances of the City of Round Rock (the "Code"), Section 46-106, 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 the 5th day of April, 2017, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; 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. 14. below are followed.

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 the Code, 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, City of Round Rock, Texas, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 3.88 acres of land, located within the city limits 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 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-1 (Mixed-Use Historic Commercial Core) zoning district** 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. Other Ordinances

All other Ordinances within the Code, 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. PERMITTED USES

The following uses are permitted. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended. All uses not listed below are prohibited.

5.1 Single-family.

5.1.1. A minimum of 70 single-family dwelling units are required.

5.1.2 Dwelling units may be attached or detached.

5.2 Live/work and upper story residential.

5.2.1. Live/work is permitted on any lot.

5.2.2. Upper story residential is permitted only for lots with frontage on a public street.

5.2.3. Any unit may have nonresident employees.

5.2.4. The uses permitted in the nonresidential portion of any unit shall be restricted to the nonresidential uses permitted in the MU-L (Mixed Use – Limited) zoning district, with the following additional permitted uses: fitness studios and small animal grooming facilities (not to include small animal day care or boarding facilities).

5.2.5. The nonresidential portion shall be confined to the ground floor and second floor.

5.2.6. All units shall be constructed as a single-family dwelling unit. It shall be the responsibility of the owner of the unit to obtain the proper permits to convert residential space to nonresidential space.

6. DEVELOPMENT STANDARDS

6.1. Lots.

6.1.1. Minimum lot width: 15 feet

6.1.2. Lots may be platted and built without frontage on a public street. Such lots shall have access to a private alley.

6.1.3. Public utility easements are not required along public streets adjacent to any lot.

6.1.4. Lots are not required to be individually metered for water and wastewater service. Master meters shall be maintained by the homeowners association.

6.2. Setbacks.

6.2.1. Minimum setback from street right-of-way: 0 feet

- 6.2.2. Minimum setback from private alley: 0 feet
- 6.2.3. Minimum side and rear setback: 0 feet
- 6.2.4. Minimum setback from Block 11, Lots 7, 8, 9, and 10, City of Round Rock Original Plat (addressed at the time of this ordinance as 109 South Sheppard Street): 5 feet
- 6.2.5. Architectural features, including but not limited to chimneys, balconies, and cantilevers, may not project into the right-of-way more than 50% of the distance between the property line and the outside of the curb of the adjacent street. Any architectural feature projecting into the right-of-way shall be noted in a license agreement.
- 6.2.6. The MU-1 frontage occupancy requirement shall not apply to any lot.

6.3. Height.

- 6.3.1. No structure may exceed four stories in height.
- 6.3.2. Chimneys, rooftop decks, and similar architectural features may exceed the maximum building height.

6.4. Building design and exterior materials.

- 6.4.1. Building design and exterior materials shall generally conform to the renderings in Exhibit "C", which depict natural stone and/or brick as the primary material with or without metal accents. Other materials shall be approved by the zoning administrator.
- 6.4.2. Unfinished corrugated metal and exterior insulation finishing systems (EIFS) are prohibited.
- 6.4.3. A minimum of one key architectural feature, such as but not limited to balconies, canopies/awnings, patios, or porches, shall be incorporated on all units fronting a public street.
- 6.4.4. Side walls facing a public street are not required to meet the MU-1 orientation, articulation, or window standards, but are required to incorporate glazing and other architectural features to provide visual interest. No blank wall shall face a public street.
- 6.4.5. Slight modifications to this section may be permitted by the zoning administrator to accommodate unique site constraints.

6.5. Parking.

- 6.5.1. Each unit shall contain a two-car garage for resident parking. Garages may accommodate tandem parking.
- 6.5.2. Garages shall not face a public street except for a maximum of two units near the southeast corner of the intersection of South Sheppard Street and East Bagdad Avenue.

- 6.5.3. Guest parking and parking for patrons of non-residential uses may be accommodated by on-street parking where available. On-street parking spaces are prohibited from being reserved for private use.

6.6. Courtyards.

Courtyards shall be incorporated throughout the site in any quantity and size. Courtyards are not required to be fenced.

6.7. Fire Code.

- 6.7.1. All units shall contain a fully operational NFPA 13R sprinkler system in living areas, attics, and garages.
- 6.7.2. The fire protection system shall be monitored by a third party and inspected annually.
- 6.7.3. Two-hour fire walls shall be constructed between each unit.
- 6.7.4. Aerial access requirements shall apply only for units along McNeil Road.
- 6.7.5. Fire lanes shall maintain a minimum clearance of 13 feet and 6 inches.
- 6.7.6. Spacing between fire hydrants shall not exceed 300 feet.
- 6.7.7. Spacing between fire hydrants and fire department connections shall not exceed 100 feet.

6.8. Fencing.

On-site fencing along any right-of-way shall be wrought-iron or similar decorative view fencing.

6.9. Mail delivery.

Lots shall be served by neighborhood box units (NBU) for mail delivery. A minimum of one NBU shall be required for each block.

6.10. Noise mitigation.

- 6.10.1. All walls facing the Union Pacific Railroad tracks to the south of the site shall be framed with 2-inch by 6-inch dimensional lumber to provide extra insulation for noise mitigation. All other walls may be framed with 2-inch by 4-inch lumber.
- 6.10.2. All windows shall be double-paned.

6.11. Interior features.

All units shall be constructed with upgraded finishes, such as but not limited to the following: stainless steel or stone countertops, soft-close cabinetry, natural or engineered wood flooring, smart home automation, tankless water heaters, low-e windows, radiant barrier in attics, and

mold and moisture resistant drywall that reduces VOCs to improve indoor air quality.

7. TRANSPORTATION

- 7.1. A traffic impact analysis is not required.
- 7.2. Private alleys shall serve each unit except for those units whose garages face a public street as noted in subsection 6.5.
- 7.3. Private alleys shall be a minimum of 26 feet wide, except for those serving three or fewer units, which may be a minimum of 20 feet wide.
- 7.4. Private alleys shall be named to allow for unique addressing of internal lots which do not have frontage on a public street. Alley names shall be approved by the city prior to recordation of the corresponding final plat.
- 7.5. No residential driveway shall access McNeil Road.

8. LANDSCAPING/SCREENING/SITE FURNITURE

- 8.1. Streetscape improvements shall match the downtown streetscape improvements installed by the city as part of the Southwest Downtown improvement project. Alternate materials or designs shall be approved by the transportation director.
- 8.2. Foundation treatment landscaping shall not be required for any unit.
- 8.3. Trash receptacles for each unit shall not be visible from any right-of-way.
- 8.4. Roof-mounted equipment shall be screened from public view by parapet walls or other screening mechanisms.
- 8.5. On-site and off-site retaining walls constructed by the developer shall have a decorative finish such as a limestone veneer and/or ornamental landscaping such as a living wall. All retaining walls and associated landscaping shall be maintained by the homeowners association and noted in a license agreement.
- 8.6. Site furniture, landscape planters, and similar decorative features may be placed in the right-of-way when part of an approved license agreement.
- 8.7. All sidewalks shall maintain a minimum width of 36" along accessible routes in accordance with the Americans with Disabilities Act.

9. SIGNS

- 9.1. Signs for the nonresidential portion of any unit shall be attached to the building and shall not exceed 12 square feet. Other regulations shall be in accordance with Chapter 30 of the Code.

10. HOMEOWNERS ASSOCIATION AND COMMON AREA AGREEMENTS

- 10.1.** A private homeowners association shall be established for the maintenance of improvements constructed by the Owner, including but not limited to private alleys and driveways, retaining walls, sidewalks, private utilities, and fences.
- 10.2.** A common area agreement governing courtyards, alleys, and other common areas shall be recorded for each block prior to the recordation of the final plat for each block.

11. GENERAL PLAN 2020

This Development Plan amends the Round Rock General Plan 2020, which was adopted on July 22, 2010.

12. CONCEPT PLAN

This Plan serves as the Concept Plan required by Section 36-39 of the Code.

13. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the zoning administrator, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

14. CHANGES TO DEVELOPMENT PLAN

14.1. 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 zoning administrator and the city attorney.

14.2. Major Changes

All changes not permitted under section 14.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Property Description
Exhibit "B"	Concept Plan
Exhibit "C"	Building Design

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

FOR A 3.887 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), ALL OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND A 0.065 ACRE TRACT OF LAND BEING A REMNANT PORTION OF THE CALLED 57.36 ACRE TRACT OF LAND CONVEYED TO UNION PACIFIC RAILROAD RECORDED IN VOLUME 22, PAGE 441, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.540 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.887 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with an arc of **a curve to the left** having a delta angle of **2°03'44"**, an arc length of **110.21 feet**, a radius of **3062.12 feet**, a chord which bears **S69°08'20"W** for a distance of **110.20 feet**, to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve hereof;

THENCE with the common boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said UNION PACIFIC RAILROAD (right-of-way) the following two (2) courses and distances:

1. with an arc of **a curve to the left** having a delta angle of **7°28'17"**, an arc length of **352.09 feet**, a radius of **2700.08 feet**, a chord which bears **S64°30'34"W** for a distance of **351.84 feet**, to an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

2. **N20°03'10"W** for a distance of **9.01 feet** to an "X" CUT FOUND in concrete, on the southeast corner of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

THENCE with the southerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with the northerly right-of-way line of said UNION PACIFIC RAILROAD the following three (3) courses and distances:

1. with an arc of **a curve to the left** having a delta angle of **6°58'38"**, an arc length of **329.86 feet**, a radius of **2708.78 feet**, a chord which bears **S57°20'36"W** for a distance of **329.66 feet**, to a calculated point, for an angle point hereof;

2. **S35°28'17"E** for a distance of **10.00 feet** to an iron rod found, monumenting an angle point hereof;

3. with an arc of **a curve to the left** having a delta angle of **4°18'59"**, an arc length of **203.31 feet**, a radius of **2698.78 feet**, a chord which bears **S51°42'34"W** for a distance of **203.26 feet**, to an iron rod found on the southwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of S. MAYS STREET (80' right-of-way width), monumenting the southwest corner hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said easterly right-of-way line of S. MAYS STREET, for a distance of **201.10 feet** to a concrete monument found on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on the southerly corner of said 0.065 acre UNION PACIFIC RAILROAD tract, monumenting a point in the westerly boundary line hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 0.065-acre UNION PACIFIC RAILROAD tract, continuing with said easterly right-of-way line of S. MAYS STREET, for a distance of **75.13 feet** to a calculated point, on the northwest corner of said 0.065-acre UNION PACIFIC RAILROAD tract, same being on a point in the existing southerly right-of-way line of said E. BAGDAD AVENUE, for a point in the westerly boundary line hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°21'15"W** for a distance of **25.53 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northwest corner hereof;

2. **N70°34'59"E** for a distance of **286.85 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

3. **S19°25'01"E** for a distance of **26.20 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of the 2.1355-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **56.00 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°25'01"W** for a distance of **26.33 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

2. **N70°34'59"E** for a distance of **248.39 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

3. **N38°10'16"E** for a distance of **98.69 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in southerly terminus line of SHEPPARD STREET (80' right-of-way width) as recorded in said Cabinet A, Slide 190, for an angle point hereof;

THENCE **N 70°42'59" E** in part with said southerly terminus line of S. SHEPPARD STREET and in part with the south boundary line of Lot 10, Block 11, recorded in said Cabinet A, Slide 190, for a distance of **39.35 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northeast corner hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **S51°49'44"E** for a distance of **40.64 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

2. with an arc of **a curve to the left** having a delta angle of **5°53'43"**, an arc length of **34.16 feet**, a radius of **332.00 feet**, a chord which bears **S41°06'04"W** for a distance of **34.14 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;

3. **S38°09'12"W** for a distance of **53.64 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **132.69 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. with an arc of a **curve to the right** having a delta angle of **20°38'57"**, an arc length of **96.23 feet**, a radius of **267.00 feet**, a chord which bears **N61°04'04"E** for a distance of **95.71 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;

2. **N71°23'33"E** for a distance of **82.49 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;

3. **S19°25'28"E** for a distance of **15.07 feet** to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, monumenting a point in the easterly boundary line hereof;

THENCE **S19°25'28"E** with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, for a distance **92.11 feet** to the **POINT OF BEGINNING** hereof and containing 3.887 acres of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

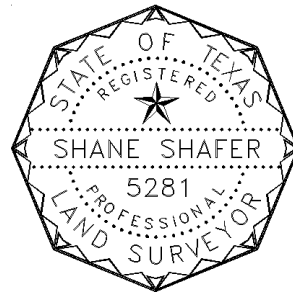
<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

Shane Shafer

APRIL 5, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



FOR A 3.887 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), ALL OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND A 0.065 ACRE TRACT OF LAND BEING A REMNANT PORTION OF THE CALLED 57.36 ACRE TRACT OF LAND CONVEYED TO UNION PACIFIC RAILROAD RECORDED IN VOLUME 22, PAGE 441, DEED RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING 0.540 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

SCALE: 1" = 100'



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 3.887 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), ALL OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND A 0.065 ACRE TRACT OF LAND BEING A REMNANT PORTION OF THE CALLED 57.36 ACRE TRACT OF LAND CONVEYED TO UNION PACIFIC RAILROAD RECORDED IN VOLUME 22, PAGE 441, DEED RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING 0.540 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

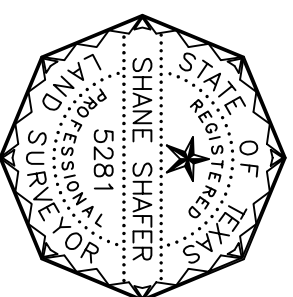
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°25'01" W	26.20'
L2	N 70°42'59" E	56.00'
L3	S 19°25'01" E	26.33'
L4	S 38°10'16" W	98.69'
L5	N 70°42'59" E	39.35'
L6	S 51°49'44" E	40.64'
L7	N 38°09'12" E	53.64'
L8	N 70°42'59" E	132.69'
L9	N 71°23'33" E	82.49'
L10	S 19°25'28" E	107.18'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	352.09'	2700.08'	7°28'17"	S64°30'34"W	351.84'
C27	110.21'	3,062.12'	2°03'44"	S69°08'20"W	110.20'
C36	34.16'	332.00'	5°53'43"	S41°06'04"W	34.14'
C39	203.31'	2,698.78'	4°18'59"	S51°42'34"W	203.26'
C40	329.86'	2,708.78'	6°58'38"	S57°20'36"W	329.66'
C43	96.23'	267.00'	20°38'57"	N61°04'04"E	95.71'

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

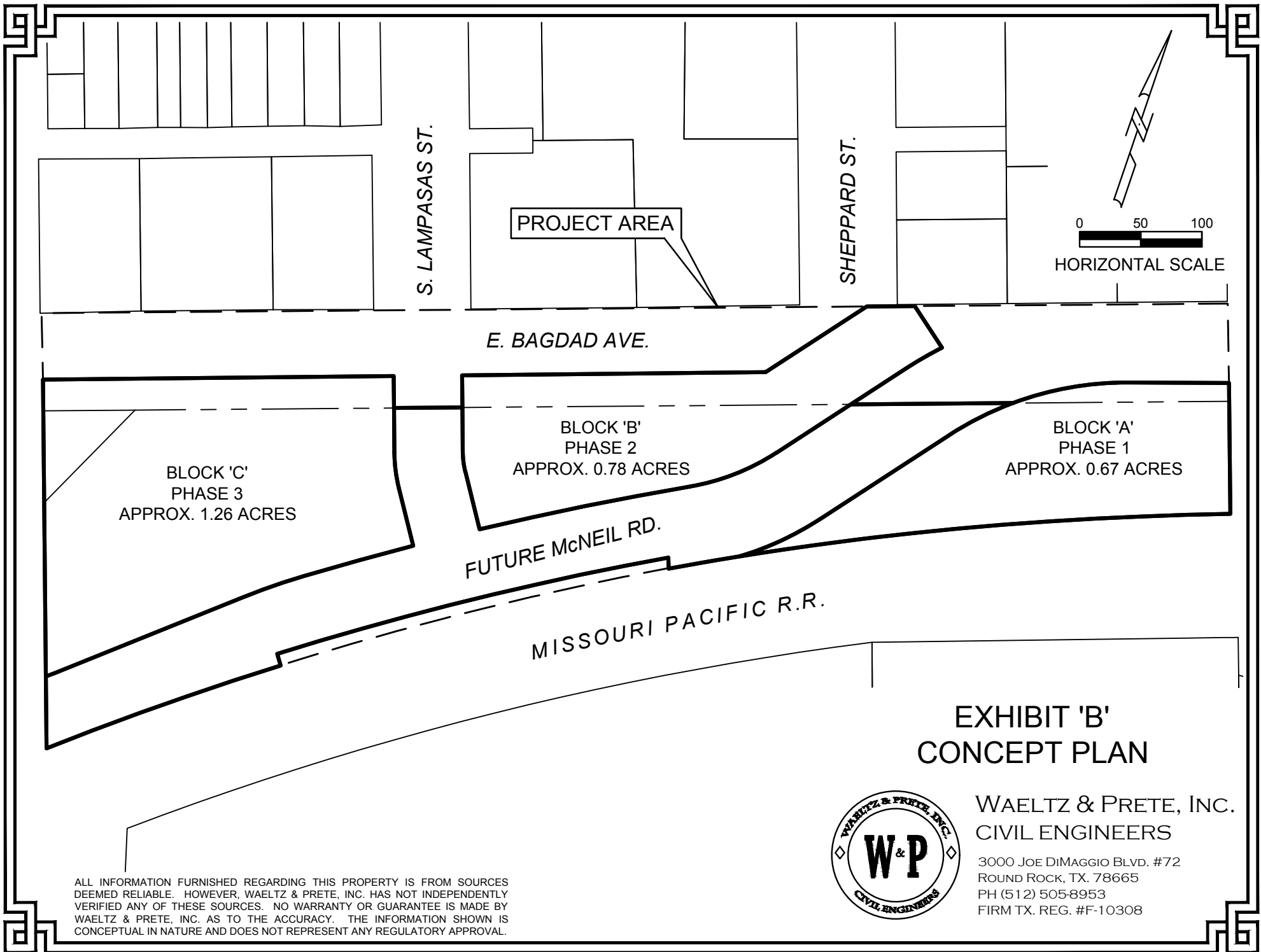


SHEET 2 OF 2

Shane Shafer, R.P.L.S. NO. 5281

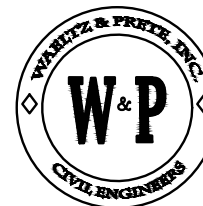
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DATE



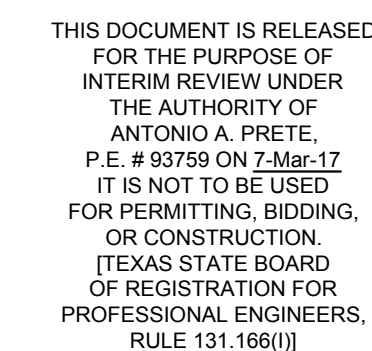
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EXHIBIT 'B' CONCEPT PLAN



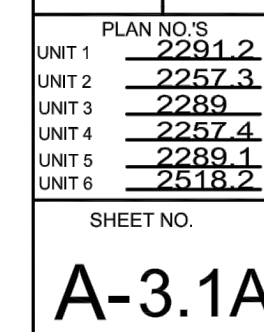
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DiMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



DESIGNED: AAP APPROVED: AAP
DRAWN: DAS DATE: 3/7/2017

C-11



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C-13

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2017037920

Pages: 19 Fee: \$89.00
04/28/2017 04:12 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas