

ORDINANCE NO. O-2022-332

AN ORDINANCE AMENDING ORDINANCE NO. O-2021-292, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON OCTOBER 28, 2021, BY AMENDING SECTIONS II.2, II.5, II.6, LIST OF EXHIBITS, EXHIBIT "A", AND EXHIBIT "B" OF THE DEVELOPMENT PLAN OF PUD NO. 134, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on October 28, 2021, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2021-292, which established PUD No. 134, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.2, II.5, II.6, List of Exhibits, Exhibit "A" and Exhibit "B" of the Development Plan of PUD No. 134, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. O-2021-292 on the 21st day of September, 2022, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. O-2021-292 be amended, and

WHEREAS, on the 27th day of October, 2022, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. O-2021-292, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. O-2021-292 promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Section 10-22, Code of Ordinances (2018 Edition),

City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #134 meets the following goals and objectives:

- (1) The amendment to P.U.D. #134 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #134 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #134 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Section II.2 of the Development Plan of PUD No. 134, as approved in Ordinance No. O-2021-292, is hereby amended to read as follows:

2. PROPERTY

This Development Plan covers approximately 5.198.31 acres of land, located within the ~~Extraterritorial Jurisdiction~~ city limits of Round Rock, Texas, and more particularly described in **Exhibit "A."**

III.

That Section 11.5 of Development Plan of PUD No. 134, as approved in Ordinance No. O-2021-292, is hereby amended to read as follows:

5. **CONCEPT PLAN**

Exhibit "B" shall serve as the Concept Plan for the project, according to Section ~~36-39~~10-26 of the Code.

IV.

That Section II.6 of the Development Plan of PUD No. 134, as approved in Ordinance No. O-2021-292, is hereby amended to read as follows:

6. **PERMITTED USES**

6.1. Single Family Detached, Common Lot: one or more single family detached residential dwellings located on a single ownership lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.

- 1) Access shall be provided via private drive aisles.
- 2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- 3) A Maximum of ~~40~~65 units shall be permitted.

V.

That the List of Exhibits of Development Plan of PUD No. 134, as approved in Ordinance No. O-2021-292, is hereby amended to read as follows:

LIST OF EXHIBITS

Exhibit A: Survey/Field Notes of ~~5.198~~5.31-acre tract

Exhibit B: Concept Plan

Exhibit C: Typical Building Setbacks

VI.

That **Exhibit "A"** of Development Plan of PUD No. 134, as approved in Ordinance No. O-2021-292, is hereby amended and replaced in its entirety with the new **Exhibit "A"**, attached hereto and incorporated herein.

VII.

That **Exhibit "B"** of Development Plan of PUD No. 134, as approved in Ordinance No. O-2021-292, is hereby amended and replaced in its entirety with the new **Exhibit "B"**, attached hereto and incorporated herein.

VIII.

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

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

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

Alternative 1.


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

READ, PASSED, and ADOPTED on first reading this 27th day of October, 2022.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2022.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2022.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, City Clerk

EXHIBIT 'A'



Exhibit “ — ”

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

8.31-Acre Tract
Williamson and Travis County, Texas

D&A Job No. 2257-003
August 10, 2022

DESCRIPTION 8.31 Acre Tract

BEING A 8.31 ACRE TRACT OF LAND OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT NUMBER 314, AND THE WILLIAM BARKER SURVEY, ABSTRACT NUMBER 107, OF WILLIAMSON COUNTY, TEXAS AND OUT THE WILLIAM BARKER SURVEY NUMBER 47, ABSTRACT NUMBER 109, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 8, GLEN COUNTRY, AN UNRECORDED SUBDIVISION, CALLED 5.19 ACRE TRACT, CONVEYED TO SHELLY AHMADI, RECORDED IN DOCUMENT NUMBER 2019065379 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS [O.P.R.W.C.T.], FURTHER DESCRIBED IN VOLUME 917, PAGE 701 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS [D.R.W.C.T.], AND BEING PART OF A 5.368 ACRE TRACT CONVEYED TO ROUND ROCK KOREAN PRESBYTERIAN CHURCH, RECORDED IN DOCUMENT NUMBER 2008092732 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS [O.P.R.W.C.T.], SAID 8.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a “mag nail” with “Doucet” shiner, set for the northeast line of said Lot 8, for the common southeast line of Cade Lake drive of Final Plat Warner Phase Two, Section Four, recorded in Document Number 2016108667 of the Plat Records of Williamson County, Texas [P.R.W.C.T.], same being in the northwest corner of said 5.368 acre tract;

THENCE S63°22'15"E, with the common line and of said 5.368 acre tract and said Cade Lake drive, a distance of 25.17 feet to a “mag nail” with “Doucet” shiner, set same being the common south line of said Block G, of the Final Plat Warner Ranch Phase Two, Section four, of Lot 43, and the northeast corner of said 5.368 acre tract;

THENCE S62°22'51"E, with the common line and of said 5.368 acre tract and said Cade Lake drive, passing a distance of 11.08' the southwest corner of lot 50 and continuing for a total distance of 550.65 feet to 1/2 inch iron rod found, same being the common south corner of said Block G, of the Final Plat Warner Ranch Phase Two, Section four, of Lot 43, and the northeast corner of said 5.368 acre tract;

THENCE S27°37'29"W, with the common line of a called 1.52 acre tract of land conveyed to Rahim Manjiyan in Document Number 2017014913 of the [O.P.R.W.C.T.] and described vol. 2058, pg. 239 of the Deed Records of Travis County, Texas [D.R.T.C.T.] and of said 5.368 acre tract, a distance of 369.66 feet to 5/8 inch iron rod found an angle point of said 5.368 acre tract;

THENCE S52°38'21"W, continuing along the common line of said called 1.52 acre tract of land a distance of 19.10 feet to a 1/2 iron rod with Rippy inc, found for the southeast corner of said 5.368 acre tract;

THENCE N67°47'31"W, with the common line of said called 1.52 acre tract of land and Cambridge Heights Phase B, Section 4 Final Plat, recorded in Cabinet T, Slide 118 and Document number 2000068831 [P.R.W.C.T.], a distance of 209.78 feet to 1/2 inch iron rod with Doucet cap, set for an angle point of the tract described herein;

THENCE N27°46'26"E, over and across said 5.368-acre tract, a distance of 267.12 feet to 1/2 inch iron rod with Doucet cap, and for an angle corner of the tract described herein;

THENCE N62°05'41"W, over and across said 5.368-acre tract, a distance of 280.81 feet to 1/2 inch iron rod with Doucet cap, set for the beginning of a curve to the right, and for an angle corner of the tract described herein;

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

EXHIBIT 'A'



DOUCET

THENCE with said curve to the right, having an arc length of 69.04 feet, a radius of 60.00 feet, a delta angle of $65^{\circ}55'50''$, and a chord which bears $N62^{\circ}05'41''W$, for a distance of 65.30 feet to a 1/2 inch iron rod with Doucet cap, set for an angle corner of the tract described herein;

THENCE $N62^{\circ}05'41''W$, over and across said 5.368-acre tract, a distance of 13.39 feet to 1/2 inch iron rod with Doucet cap, set for the northeast line of said 5.19 acre tract, and for an angle corner of the tract described herein;

THENCE $S27^{\circ}34'48''W$, with the west line of said 5.368 acre tract, same being the east line of said 5.19 acre tract, a distance of 273.89 feet to a 1/2 inch iron rod, found in the north line of Lot 14 of the Cambridge Heights Phase B, Section 4 Final Plat, recorded in Cabinet T, Slide 118 and Document number 2000068831 [P.R.W.C.T.], and same being the southwest corner of said 5.368 acre tract, and the southeast corner of said 5.19 acre tract;

THENCE $N62^{\circ}17'09''W$, continuing along the common line of said of the Cambridge Heights Phase B, Section 4 Final Plat and said called 5.19 acre tract, a distance of 550.79 feet to a 5/8 inch iron rod, found for the common north corner of Lots 14 & 13, Block H, of the Final Plat Cambridge Heights Phase One, recorded in Cabinet V, Slide 374 and Document Number 2002030543 [P.R.W.C.T.], and same being the southwest corner of said 5.19 acre tract and the herein described tract;

THENCE $N27^{\circ}34'48''E$, with the common line and of said 5.19 acre tract and, Block G, of the Final Plat Warner Ranch Phase Two, Section Two, recorded in Document Number 2015005676 [P.R.W.C.T.] a distance of 410.34 feet to 1/2 inch iron rod with G&R Survey cap, found for the northwest corner of the herein described tract and said 5.19 acre tract, same being the common south corner of Lots 18 & 19, Block G of said Final Plat Warner Ranch Phase Two, Section Two;

THENCE $S62^{\circ}23'02''E$, with the south line of said Block G of the Final Plat Warner Ranch Phase Two, Section Two and Section Four, same being the north line of, a distance of 550.79 feet to the POINT OF BEGINNING and containing 8.31 acres.

Basis of bearing is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are grid values and may be converted to surface by using the surface adjustment factor of 1.00011.
Units: U.S. Survey Feet.

I, J. Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground under my direct supervision.

 08/11/2022
Date

J. Dillon Fugate
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
Dfugate@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

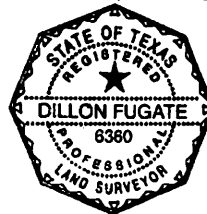
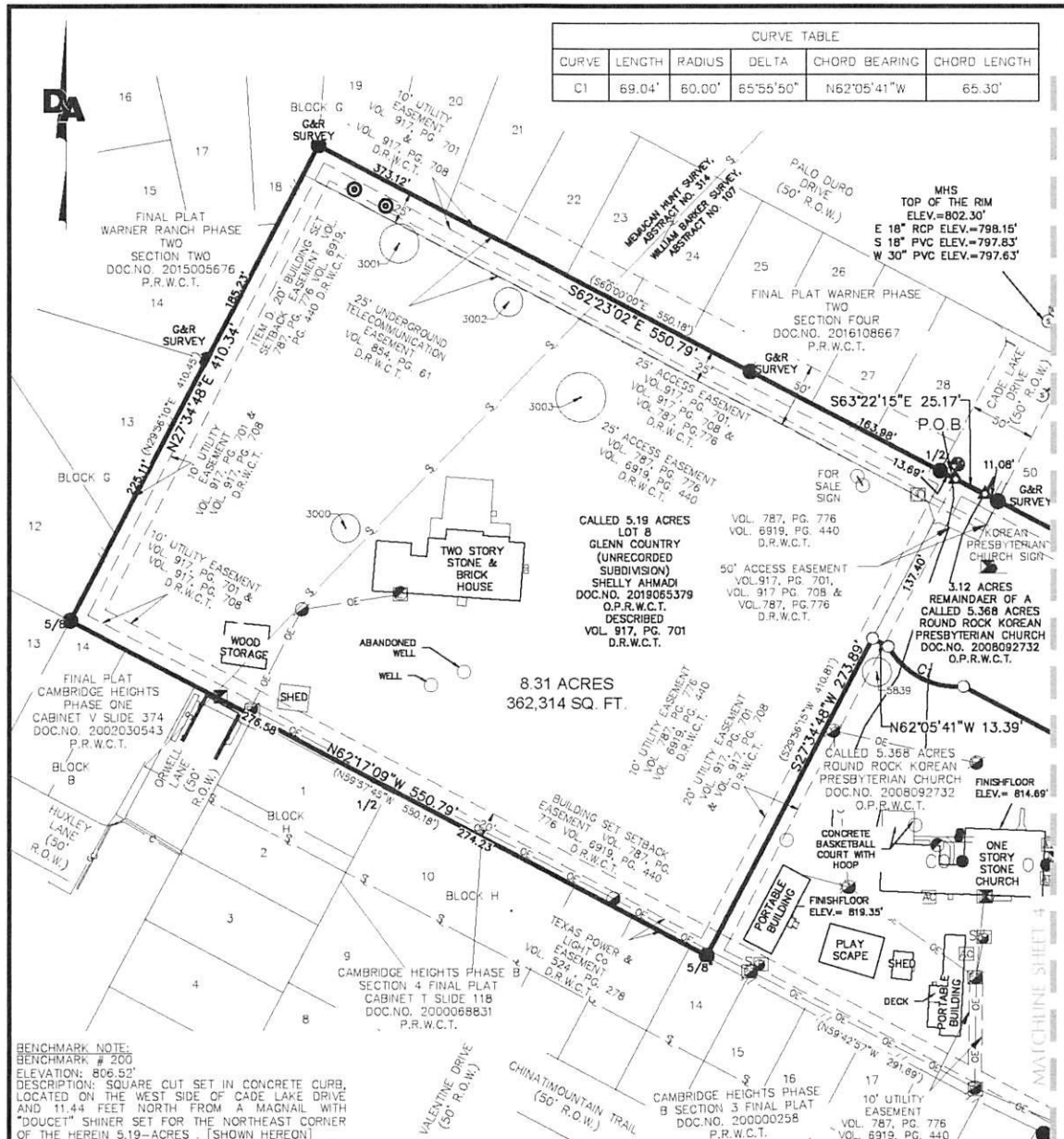
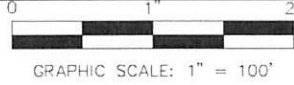


EXHIBIT 'A'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.04'	60.00'	65°55'50"	N62°05'41\"W	65.30'

BENCHMARK NOTE:
 BENCHMARK # 200
 ELEVATION: 806.52'
 DESCRIPTION: SQUARE CUT SET IN CONCRETE CURB, LOCATED ON THE WEST SIDE OF CADE LAKE DRIVE AND 11.44 FEET NORTH FROM A MAGNAIL WITH "DOUCET" SHINER SET FOR THE NORTHEAST CORNER OF THE HEREIN 5.19-ACRES. [SHOWN HEREON]



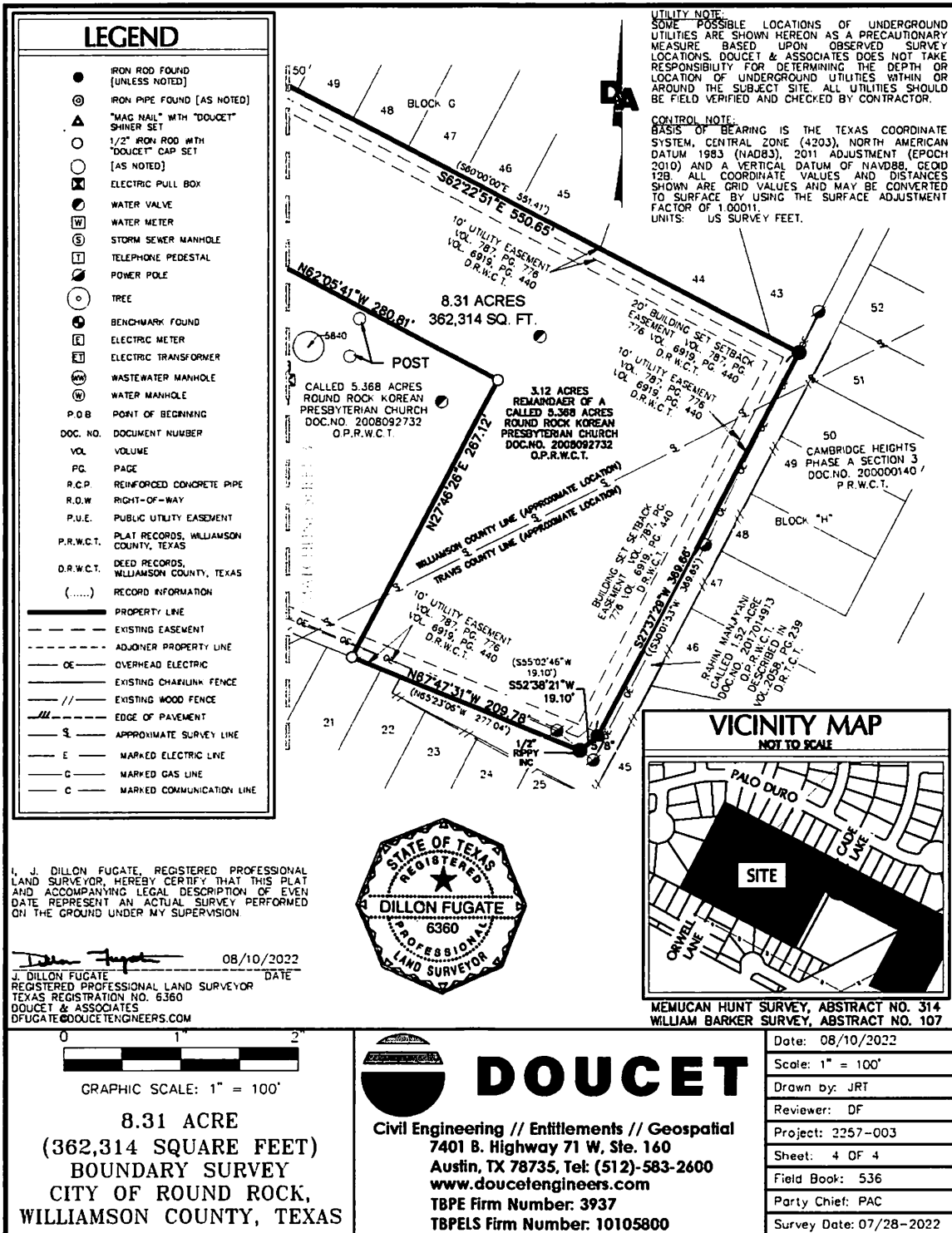
8.31 ACRE
(362,314 SQUARE FEET)
BOUNDARY SURVEY
CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS



DOUCET
 Civil Engineering // Entitlements // Geospatial
 7401 B. Highway 71 W, Ste. 160
 Austin, TX 78735, Tel: (512)-583-2600
 www.doucetengineers.com
 TBPE Firm Number: 3937
 TBPELS Firm Number: 10105800

Date:	08/10/2022
Scale:	1" = 100'
Drawn by:	JRT
Reviewer:	DF
Project:	2257-003
Sheet:	3 OF 4
Field Book:	536
Party Chief:	PAC
Survey Date:	07/28-2022

EXHIBIT 'A'



LEGEND

- IRON ROD FOUND [UNLESS NOTED]
- ⊙ IRON PIPE FOUND [AS NOTED]
- ▲ "MAG NAIL" WITH "DOUCET" SHIRNER SET
- 1/2" IRON ROD WITH "DOUCET" CAP SET [AS NOTED]
- ⊗ ELECTRIC PULL BOX
- ⊕ WATER VALVE
- ⊖ WATER METER
- ⊙ STORM SEWER MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ POWER POLE
- TREE
- ⊙ BENCHMARK FOUND
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ WASTE WATER MANHOLE
- ⊙ WATER MANHOLE
- P.O.B POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.C.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- (.....) RECORD INFORMATION
- PROPERTY LINE
- - - EXISTING EASEMENT
- - - ADJONER PROPERTY LINE
- OE — OVERHEAD ELECTRIC
- EXISTING CHARLINK FENCE
- // — EXISTING WOOD FENCE
- / / — EDGE OF PAVEMENT
- S — APPROXIMATE SURVEY LINE
- E — MARKED ELECTRIC LINE
- G — MARKED GAS LINE
- C — MARKED COMMUNICATION LINE

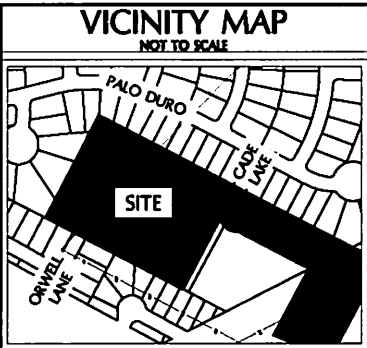
UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD88, GEOID 12B. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
UNITS: US SURVEY FEET.

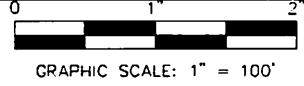
I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.



J. Dillon Fugate 08/10/2022
 J. DILLON FUGATE REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 TEXAS REGISTRATION NO. 6360
 DOUCET & ASSOCIATES
 DFUGATE@DOUCETENGINEERS.COM



MEMUCAN HUNT SURVEY, ABSTRACT NO. 314
 WILLIAM BARKER SURVEY, ABSTRACT NO. 107

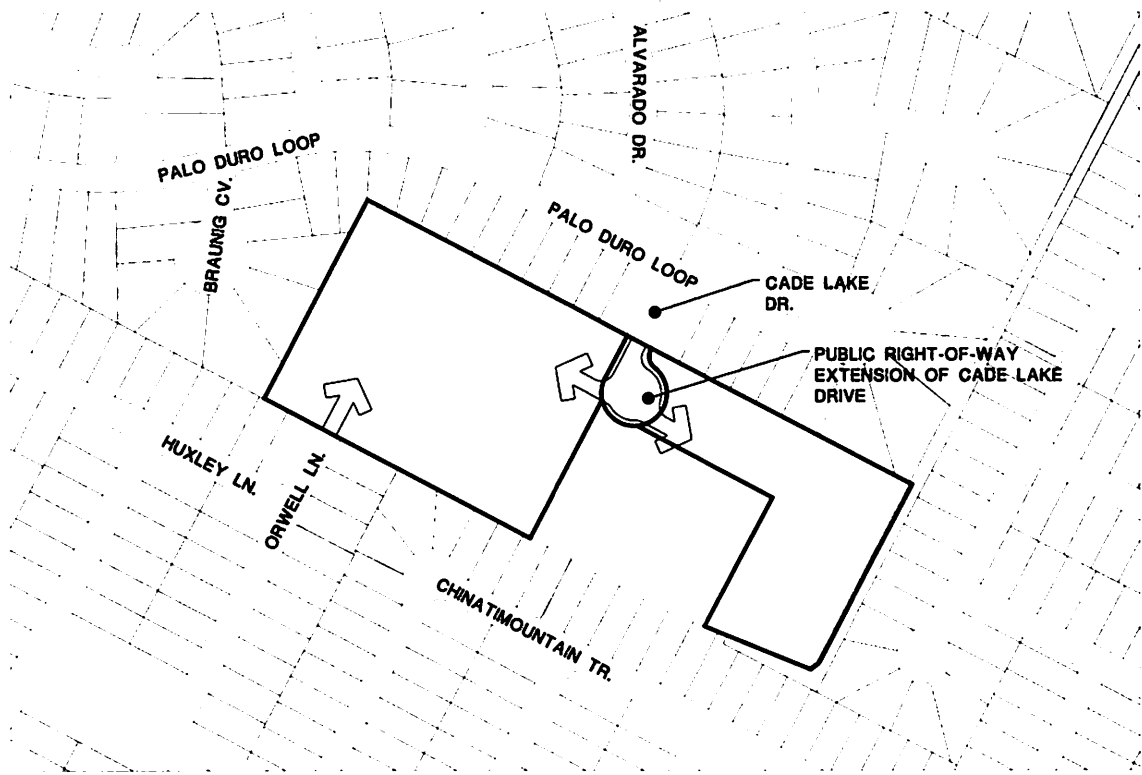


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Project:	2257-003
Sheet:	4 OF 4
Field Book:	536
Party Chief:	PAC
Survey Date:	07/28-2022

EXHIBIT 'B'



SEC Planning, LLC
Land Planning & Consulting for Sustainable Communities
1111 N. TEXAS
ROUND ROCK, TEXAS 78664

EXHIBIT B
CONCEPT PLAN
REAL HOLDINGS, LLC
ROUND ROCK, TEXAS

0 100 200 300
North
Scale 1" = 200'
Date September 20, 2022

This drawing is not a final engineering drawing. It is for informational purposes only. It is not to be used for construction. It is subject to change without notice. It is not to be used for any other purpose without the written approval of SEC Planning, LLC. It is not to be used for any other purpose without the written approval of SEC Planning, LLC. It is not to be used for any other purpose without the written approval of SEC Planning, LLC.