

**ORDINANCE NO. O-2026-030**

**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 23.43 ACRES OF LAND, OUT OF THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM LI (LIGHT INDUSTRIAL) AND SF-2 (SINGLE FAMILY – STANDARD LOT) ZONING DISTRICTS TO PUD (PLANNED UNIT DEVELOPMENT) NO. 160 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 23.43 acres of land, out of the Jacob M. Harrell Survey, Abstract No. 284, in Round Rock, Williamson County, Texas, being more fully described in Exhibit “A” attached hereto, from LI (Light Industrial) and SF-2 (Single Family – Standard Lot) zoning districts to PUD (Planned Unit Development) No. 160 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 17th day of December, 2025, 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. 160, and

**WHEREAS**, on the 22nd day of January, 2026, 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. 160 meets the following goals and objectives:

- (1) The development in PUD No. 160 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 160 is in harmony with the general purposes, goals, objectives and standards of the Round Rock Comprehensive Plan.
- (3) P.U.D. No. 160 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. 160 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. 160 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 PUD (Planned Unit Development) No. 160, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 160 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 \_\_\_\_\_, 2026.

Alternative 2.

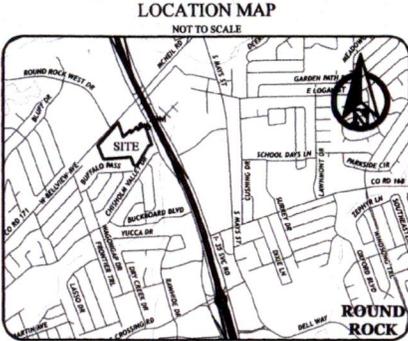
**READ** and **APPROVED** on first reading this the 22<sup>nd</sup> day of January, 2026.

**READ, APPROVED and ADOPTED** on second reading this the 26<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
ANN FRANKLIN, City Clerk



**EXHIBIT**  
A

- 1 MARTINA TIERINA, ET AL  
INST # 200907343  
O.P.R.W.C.T.  
(PER APPRAISAL DISTRICT)
- 2 THOMAS C. TORRES  
VOLUME 1755, PAGE 244  
D.R.W.C.T.  
(PER APPRAISAL DISTRICT)
- 3 BEATRICE CARLIN, ET AL  
PER W.C.A.D.  
(PER APPRAISAL DISTRICT)
- 4 GUADALUPE GAITAN MARTINEZ  
INST # 2014018851  
O.P.R.W.C.T.  
(PER APPRAISAL DISTRICT)
- 5 MARTINA G. MARTINEZ  
INST # 2017006393  
O.P.R.W.C.T.  
(PER APPRAISAL DISTRICT)

Line Data Table		
Line #	Distance	Bearing
L.1	87.40'	S68°12'44"W
L.2	32.35'	S23°23'17"W
L.3	84.20'	N58°19'12"W
L.4	13.49'	S41°38'12"W
L.5	57.04'	N19°01'51"W
L.6	59.78'	S20°24'30"E
L.7	74.89'	S20°27'19"E
L.8	101.30'	N46°11'38"E
L.9	74.15'	N21°12'41"W
L.10	45.22'	N46°30'53"E
L.11	94.15'	S20°59'13"E
L.12	73.24'	N42°34'30"E

**C-A ROUND ROCK HOLDINGS**

FINAL PLAT  
OF  
18,346 ACRES  
SITUATED IN THE  
JACOB M. HARRELL SURVEY  
ABSTRACT NO. 284  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

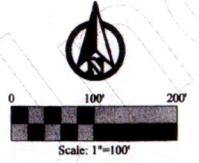
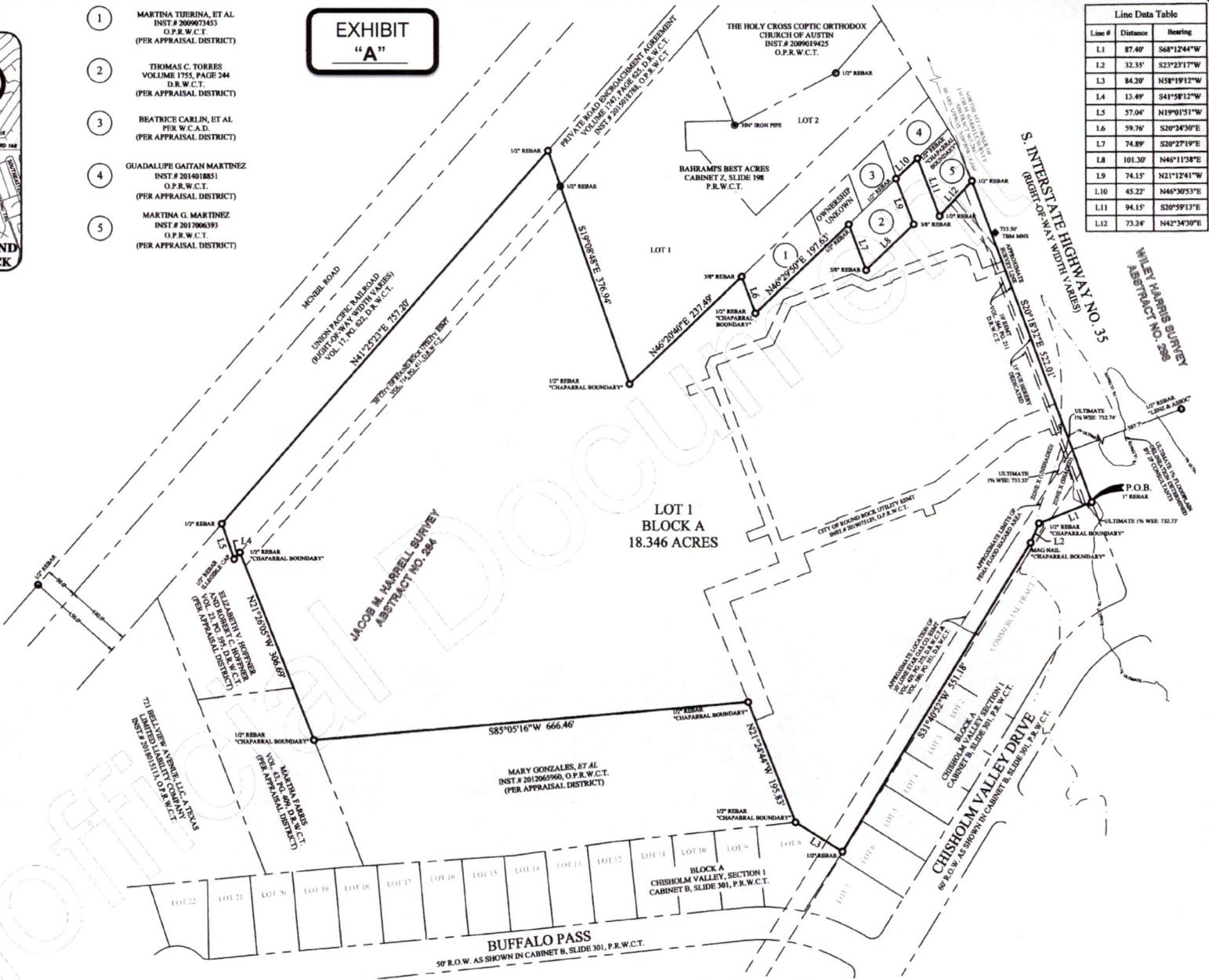
NUMBER OF LOTS/BLOCKS: 1 Lot, 1 Block  
LINEAR FEET OF NEW STREETS: None  
ACREAGE BY LOT TYPE: Development: 18.346  
NUMBER OF LOTS BY TYPE: Development: 1 Lot  
SUBMITTAL DATE: April 8, 2020

OWNER:  
C-A Round Rock Holdings, Inc., a Texas corporation  
1000 S. IH-35  
Round Rock, Texas 78681

SURVEYOR:  
JPH Land Surveying, Inc.  
1516 E Palm Valley Blvd, Ste A4  
Round Rock, Texas 78664  
Phone: (512) 778-5688

ENGINEER/APPLICANT:  
2P Consultants, LLC  
203 E. Main Street, Suite 204  
Round Rock, Texas 78664  
Phone: (512) 344-9664

**BENCHMARK:**  
The site benchmark is a mag nail with a metal washer stamped "JPH LAND SURVEYING" set in a concrete sidewalk in the southwest margin of the southbound frontage road of Interstate Highway No. 35, approximately 750 feet southeasterly from the center of the intersection of McNeil Road and southbound frontage road of Interstate Highway No. 35. Benchmark Elevation = 735.50' (NAVD'88) (GEOID 12B). See vicinity map for general location.



JPH Job/Drawing No. (see below)  
2019.200.012 AirCo, 1000 S IH 35, Round Rock, Williamson Co, Tx-PLAT.dwg  
© 2020 JPH Land Surveying, Inc. - All Rights Reserved  
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

Drafter: RDG 2020/02/25  
Revision:  
Revision:  
Revision:

**LEGEND OF ABBREVIATIONS**  
US.Sy.R. United States Survey Feet  
TxCS, 83,CZ Texas Coordinate System of 1983, Central Zone  
NAVD88 North American Vertical Datum of 1988  
P.R.W.C.T. Plat Records of Williamson County, Texas  
O.P.R.W.C.T. Official Public Records of Williamson County, Texas  
D.R.W.C.T. Deed Records of Williamson County, Texas  
VOL./PGB/SHT Volume/Page/Instrument Number  
P.O.B. Point of Beginning/Point of Commencing  
S.F. Square feet  
PUE Public Utility Easement  
BL Building setback line  
ROW Right-of-way  
ESMT Easement  
W.C.A.D. Williamson County Central Appraisal District  
WSE Water Surface Elevation

**LEGEND OF LINE WORK**  
Subdivision Boundary  
Deed/adjoiner lines  
Easement lines  
FEMA Flood plain line (Zone X)  
Ultimate 1% annual chance floodplain line

**MONUMENTS / DATUMS / BEARING BASIS**  
Monuments are found if not marked MNS or CRS.  
CRS 1/2\"/>

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

That I, Cole Strevey, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly found or placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Cole Strevey
Registered Professional Surveyor
No. 6731 State of Texas



OCTOBER 20, 2020
Date

WHEREAS, the C-A ROUND ROCK HOLDINGS, INC., a Texas corporation, is the owner of those certain tracts situated in the Jacob M. Harrell Survey, Abstract No. 284 in Williamson County, Texas, being comprised of a called 9.042 acre tract, recorded under Instrument Number 2018002508, a called 3.831 acre tract recorded under Instrument Number 2018002510 and a called 5.474 acre tract recorded under Instrument Number 2018058956, all of the Official Public Records of Williamson County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a 1 inch rebar found at the southeast corner of said 9.042 acre tract and this tract, being in the called southwest right of way line of Interstate Highway No. 35;

- THENCE along the south and southwest lines of said 9.042 acre tract, the following bearings and distances:
1. SOUTH 68° 12' 44" WEST, a distance of 87.40 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found;
2. SOUTH 23° 23' 17" WEST, a distance of 32.35 feet to a mag nail with washer stamped "CHAPARRAL BOUNDARY" found;
3. SOUTH 31° 40' 52" WEST, a distance of 551.18 feet to a 1/2 inch rebar found;
4. NORTH 58° 19' 12" WEST, a distance of 84.20 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found;
5. NORTH 21° 24' 44" WEST, a distance of 195.83 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found at the southeast corner of said 3.831 acre tract;

THENCE SOUTH 85° 05' 16" WEST, along the south line of said 3.831 acre tract, a distance of 666.46 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found at the southwest corner of said 3.831 acre tract;

THENCE NORTH 21° 26' 05" WEST, along the west lines of said 3.831 acre tract and said 5.474 acre tract, a distance of 306.69 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found;

THENCE SOUTH 41° 58' 12" WEST, along the west line of said 5.474 acre tract, a distance of 13.49 feet to a 1/2 inch rebar with illegible cap found;

THENCE NORTH 19° 01' 51" WEST, along the west line of said 5.474 acre tract, a distance of 57.04 feet to a 1/2 inch rebar found at the west corner of said 5.474 acre tract, being in the called southeast line of the Union Pacific Railroad, recorded in Volume 17, Page 622 and Volume 1747, Page 635, of the Deed Records of Williamson County, Texas;

THENCE NORTH 41° 25' 23" EAST, along the northwest line of said 5.474 acre tract and the called southeast line of said Union Pacific Railroad, a distance of 757.20 feet to a 1/2 inch rebar found at the north corner of said 5.474 acre tract;

THENCE SOUTH 19° 08' 48" EAST, along the east line of said 5.474 acre tract a distance of 376.94 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found at the northwest corner of said 9.042 acre tract;

THENCE along the north line of said 9.042 acre tract, the following bearings and distances:

- 1. NORTH 46° 20' 40" EAST, a distance of 237.49 feet to a 3/8 inch rebar found;
2. SOUTH 20° 24' 30" EAST, a distance of 59.76 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found;
3. NORTH 46° 29' 50" EAST, a distance of 197.63 feet to a 1/2 inch rebar found;
4. SOUTH 20° 27' 19" EAST, a distance of 74.89 feet to a 5/8 inch rebar found;
5. NORTH 46° 11' 38" EAST, a distance of 101.30 feet to a 3/8 inch rebar found;
6. NORTH 21° 12' 41" WEST, a distance of 74.15 feet to a 1/2 inch rebar found;
7. NORTH 46° 30' 53" EAST, a distance of 45.22 feet to a 1/2 inch capped rebar stamped "CHAPARRAL BOUNDARY" found;
8. SOUTH 20° 59' 13" EAST, a distance of 94.15 feet to a 1/2 inch rebar found;
9. NORTH 42° 34' 30" EAST, a distance of 73.24 feet to a 1/2 inch rebar found at the north corner of said 9.042 acre tract, being in the called southwest right of way line of said Interstate Highway No. 35;

THENCE SOUTH 20° 18' 32" EAST, along the northeast line of said 9.042 acre tract and the southwest line of said Interstate Highway No. 35, a distance of 522.01 feet returning to the Point of Beginning and enclosing 18.346 acres.

PLAT NOTES:

- 1. No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain, as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) Community Panel number 48491C0635F and 48491C0493F, having effective dates of December 20, 2019, for Williamson County, Texas
2. A portion of this tract is encroached by the Ultimate 1% Annual Chance Floodplain, as determined by 2P Consultants and shown hereon.
3. Ultimate 1% Water Surface Elevations (WSE) were provided and determined by 2P Consultants.
4. Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, 2018, as amended.
5. Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
6. A ten-foot (10') PUE and sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
7. A fifteen foot (15') PUE and a ten foot (10') sidewalk easement abutting and along the street side property line is hereby conveyed for all lots abutting Interstate Highway No. 35.
8. All slab elevations shall be a minimum of two (2) feet above the ultimate 1% annual chance floodplain.
9. This property is subject to restrictions, conditions, covenants and easements recorded under Instrument Numbers 2018002508, 2018002509, 2018002510, 2015002511, 2018002512, 2018002513, 2018002514 and 2018058956, of the Official Public Records of Williamson County, Texas.
10. No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.

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COUNTY OF WILLIAMSON §

That I, Justin C. Madding, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Justin C. Madding
Justin C. Madding, PE, PMP
Licensed Professional Engineer
No. 122139 State of Texas



10/20/2020
Date

PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL:
Approved this 23 day of September, 2020, by the Planning and Development Services Department of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

The property covered by this Plat is within the City limits of the City of Round Rock.

Brad Wiseman, Director
City of Round Rock Planning and Development Services Department



C-A ROUND ROCK HOLDINGS

FINAL PLAT
OF
18.346 ACRES
SITUATED IN THE
JACOB M. HARRELL SURVEY
ABSTRACT NO. 284
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

JPH Job/Drawing No. (see below)
2019.200.012 AirCo, 1000 S IH 35, Round Rock, Williamson Co, Tx-PLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

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COUNTY OF WILLIAMSON §

That C-A ROUND ROCK HOLDINGS, INC., a Texas corporation, as the owner of that certain 18.346 acre tract of land recorded under Instrument Numbers 2018002508, 2018058956 and 2018002510, of the Official Public Records of Williamson County, Texas do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as C-A ROUND ROCK HOLDINGS.

C-A ROUND ROCK HOLDINGS, INC.

Printed Name: William K. Chambliss
Title: Director

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 10th day of November, 2020, by, William K. Chambliss, as Director of C-A ROUND ROCK HOLDINGS, INC., a Texas corporation, on behalf of said C-A ROUND ROCK HOLDINGS, INC..

Mandy Marie Mann Mandy Marie Mann
(Notary Public's signature) Print Name

Notary Public in and for the State of Texas



My Commission expires on: 11/1/23

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

That R Bank, the Lien Holder of that certain 18.346 acre tract of land recorded under Instrument Numbers 2018002508, 2018058956 and 2018002510, of the Official Public Records of Williamson County, Texas do hereby consent to the subdivision of that certain 18.346 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

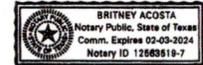
R Bank
By: Bryan Borchers, its Senior Vice President
(Typed Name)

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 10th day of November, 2020, by, Bryan Borchers

Britney Acosta Britney Acosta
(Notary Public's signature) Print Name

Notary Public in and for the State of Texas



My Commission expires on: 2/3/2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument, in writing, with its certificate of authentication was filed for record in my office on the 15th day of May, 2021, A.D., at 2:45 o'clock, A.M., and duly recorded this 31st day of May, 2021, A.D., at 10:25 o'clock, A.M., in the Official Public Records of said County in Document No. 2021071414.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court of Williamson County, Texas

By: Brenda McKerrin, Deputy



## EXHIBIT

"A"

Being 2.970 acres of land, more or less, out of the Jacob M. Harrell Survey, Abstract 284, Williamson County, Texas, and being that same called 3 acres property, described in a Deed, recorded in Volume 471, Page 450, Deed Records, Williamson County, Texas, said 2.970 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the North corner of the Elisabeth V. Hoffner, et al, 3/4 acre (Volume 23, Page 595), same being the West corner of Lot 1, Block A, C-A Round Rock Holdings (Document Number 2021071414) and on the southeast Right-of-Way line of the Union Pacific Railroad, same also being the POINT OF COMMENCEMENT;

THENCE along the lines common to said Hoffner 3/4 acre and said Lot 1 the following courses and distances:

South 19 degrees 15 minutes 30 seconds East, a distance of 57.18 feet, to a 1/2 inch iron rod found for an angle corner;

North 41 degrees 08 minutes 32 seconds East, a distance of 13.42 feet to a 1/2 inch iron rod found for an angle corner;

South 21 degrees 23 minutes 11 seconds East, a distance of 306.63 feet to a 1/2 inch iron rod found for the northwest corner of this 2.970 acres, same being the southwest corner of said Lot 1 and on the East boundary line of the Martha Farris, et al, 1 acre (Volume 43, Page 409) and the POINT OF BEGINNING;

THENCE along the lines common to this 2.970 acres and said Lot 1 the following courses and distances:

North 85 degrees 06 minutes 08 seconds East (North 87 degrees 30 minutes East), a distance of 666.99 feet to a Mag nail set near an existing concrete wall for the northeast corner of this 2.970 acres;

South 21 degrees 23 minutes 52 seconds East (called South 19 degrees East), a distance of 194.84 feet to a point for the southeast corner of this 2.970 acres, from which a 60d nail found bears South 57 degrees 44 minutes 58 seconds East, a distance of 43.67 feet, also a 1/2 inch iron rod found bears North 50 degrees 26 minutes 48 seconds East, a distance of 178.11 feet, said point being a South corner of said Lot 1 and the North corner of Lot 8, Block A, Chisolm Valley, Sec.-1 (Cabinet B, Slide 301);

THENCE along the lines common to this 2.970 acres and said Block A the following courses and distances:

South 84 degrees 02 minutes 59 seconds West, at a distance of 188.98 feet pass a 1/2 inch iron rod found for the northwest corner of Lot 10, same being the northeast corner of Lot 11, and continuing for a total distance of 254.06 feet to a 1/2 inch iron rod found for an angle corner;

South 85 degrees 49 minutes 21 seconds West, a distance of 22.95 feet to a 1/2 inch iron rod found for an angle corner;

South 80 degrees 53 minutes 07 seconds West, a distance of 42.63 feet to a 1/2 inch iron rod found for an angle corner;

South 81 degrees 26 minutes 27 seconds West, a distance of 64.83 feet to a 1/2 inch iron rod found for an angle corner;

South 83 degrees 19 minutes 05 seconds West, a distance of 18.57 feet to an X scribed in concrete for an angle corner;

South 85 degrees 29 minutes 59 seconds West, at a distance of 111.33 feet pass a 1/2 inch iron rod found for the northwest corner of Lot 15, same being the northeast corner of Lot 16, and continuing for a total distance of 261.20 feet to a point for the southwest corner

of this 2.970 acres, same being on the North line of Lot 18 of said Block A and the southeast corner of said Farris 1 acre;

**T**HENCE along the line common to this 2.970 acres and said Farris 1 acre, North 21 degrees 23 minutes 11 seconds West (called North 19 degrees West), at a distance of 25.00 feet pass a 1/2 inch iron rod capped WALs set for witness, and continuing for a total distance of 205.69 feet to the **P**POINT OF BEGINNING, and containing 2.970 acres of land, more or less.

Unofficial Document

## EXHIBIT

"A"

Being 0.784 acres of land, more or less, out of the Jacob M. Harrell Survey, Abstract 284, Williamson County, Texas, and being that same called three quarters of an acre property, described in a Deed, recorded in Volume 23, Page 595, Deed Records, Williamson County, Texas; said 0.784 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the North corner of this 0.784 acres, same being the West corner of Lot 1, Block A, C-A Round Rock Holdings (Document Number 2021071414) and on the southeast Right-of-Way line of the Union Pacific Railroad, same also being the **POINT OF BEGINNING**;

**THENCE** along the lines common to this 0.784 acres and said Lot 1 the following courses and distances:

South 19 degrees 15 minutes 30 seconds East, a distance of 57.18 feet to a 1/2 inch iron rod found for an angle corner;

North 41 degrees 08 minutes 32 seconds East, a distance of 13.42 feet to a 1/2 inch iron rod found for an angle corner;

South 21 degrees 23 minutes 11 seconds East, a distance of 222.32 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.784 acres, same being the northeast corner of the Mariba Farris, et al 1-acre (Volume 43, Page 409);

**THENCE** along the line common to this 0.784 acres and said Farris 1 acre, South 87 degrees 54 minutes 09 seconds West, a distance of 188.54 feet (called 150 feet) to a point for the southwest corner of this 0.784 acres, from which a 1/2 inch iron rod found bears South 13 degrees 45 minutes 13 seconds East, a distance of 290.00 feet, said point being the northwest corner of said Farris 1 acre and on the East line of the 721 Bellview Avenue, LLC. 2.46 acres (Document Number 2018015113);

**THENCE** along the line common to this 0.784 acres and said Bellview 2.46 acres, North 13 degrees 45 minutes 13 seconds West, a distance of 135.41 feet (called 145 feet) to a railroad spike found for the northwest corner of this 0.784 acres, same being the northeast corner of said Bellview 2.46 acres and on the southeast Right-of-Way line of said Union Pacific Railroad;

**THENCE** along the southeast Right-of-Way line of said Union Pacific Railroad, North 41 degrees 32 minutes 11 seconds East, a distance of 168.67 feet (called 150 feet) to the **POINT OF BEGINNING**, and containing 0.784 acres of land, more or less.

## EXHIBIT

"A"

Being 1.335 acres of land, more or less, out of the Jacob M. Harrell Survey, Abstract 284, Williamson County, Texas, and being that same called 1 acre property, described in a Warranty Deed, recorded in Volume 43, Page 409, Deed Records, Williamson County, Texas, said 1.335 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the North corner of the Elisabeth V. Hoffner, et al, 3/4 acre (Volume 23, Page 595), same being the West corner of Lot 1, Block A, C-A Round Rock Holdings (Document Number 2021071414) and on the southeast Right-of-Way line of the Union Pacific Railroad, same also being the **POINT OF COMMENCEMENT**;

**THENCE** along the lines common to said Hoffner 3/4 acre and said Lot 1 the following courses and distances:

South 19 degrees 15 minutes 30 seconds East, a distance of 57.18 feet, to a 1/2 inch iron rod found for an angle corner;

North 41 degrees 08 minutes 32 seconds East, a distance of 13.42 feet to a 1/2 inch iron rod found for an angle corner;

South 21 degrees 23 minutes 11 seconds East, a distance of 222.32 feet to a 1/2 inch iron rod capped **WALS** set for the northeast corner of this 1.335 acres, same being the southeast corner of said Hoffner 3/4 acre and the **POINT OF BEGINNING**;

**THENCE** along the lines common to this 1.335 acres and said Lot 1, South 21 degrees 23 minutes 11 seconds East, at a distance of 84.31 feet pass a 1/2 inch iron rod found for the southwest corner of said Lot 1, same being the northwest corner of the Cecilio B. Gonzales, et ux 3 acres (Volume 471, Page 450), at a distance of 265.00 feet pass a 1/2 inch iron rod capped **WALS** set for witness, and continuing for a total distance of 290.00 feet to a point for the southeast corner of this 1.335 acres, same being the southwest corner of said Gonzales 3 acres and on the North line of Lot 18, Block A, Chisolm Valley, Sec.-1 (Cabinet B, Slide 301);

**THENCE** along the lines common to this 1.335 acres and said Block A the following courses and distances:

South 85 degrees 29 minutes 59 seconds West, a distance of 30.17 feet to a point for an angle corner;

South 85 degrees 15 minutes 30 seconds West, a distance of 195.81 feet to a 1/2 inch iron rod found for the southwest corner of this 1.335 acres, same being the southeast corner of the 721 Bellview Avenue, LLC. 2.46 acres (Document Number 2018015113) and on the North boundary line of Lot 21, of said Block A;

**THENCE** along the line common to this 1.335 acres and said Bellview 2.46 acres, North 13 degrees 45 minutes 13 seconds West, a distance of 290.00 feet to a point for the northwest corner of this 1.335 acres, from which a railroad spike found for the northeast corner of said Bellview 2.46 acres bears North 13 degrees 45 minutes 13 seconds West, a distance of 135.41 feet, said point being the southwest corner of said Hoffner 3/4 acres;

**THENCE** along the line common to this 1.335 acres and said Hoffner 3/4 acres, North 87 degrees 54 minutes 09 seconds East, a distance of 188.54 feet (called 150 feet) to the **POINT OF BEGINNING**, and containing 1.335 acres of land, more or less.

## Exhibit "B"

### 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 III, Article II, 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.

## Exhibit "B"

### II.

#### DEVELOPMENT PLAN

##### 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 23.43 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A", (the "Property").

##### 3. **PURPOSE**

The purpose of this Plan is to ensure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements,

(2) is in harmony with the General Plan of the City of Round Rock, Texas, (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 to not 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 the purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the LI (Light Industrial) 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 shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

## Exhibit "B"

### 4.3 Comprehensive Plan

Approval of this development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan from the Residential, Commercial, and Employment Center land use designations to the Industrial land use designation.

### 5. CONCEPT PLAN

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

### 6. Prohibited Uses

- a) The following uses are prohibited:
  1. Auto Body and Paint Shops
  2. Monopole
  3. Public Safety Facility
  4. Self-enclosed monopole
  5. Car wash
  6. Outdoor and indoor shooting and archery ranges
  7. Commercial parking
  8. Retail Sales and Services consisting of predominantly outdoor storage or consumer loading areas
  9. Self Service Storage
  10. Veterinary clinic, livestock
  11. Waste-related services

### 7. DEVELOPMENT STANDARDS FOR RESIDENTIAL COMPATIBILITY

#### 7.1 Building Setbacks

Along the southern property line adjacent to the single family residential zoned lots as shown on Exhibit "C", either an eighty (80') foot or one hundred (100') foot building setback shall be established depending on the compatibility wall height selected.

- a) Where a six-foot (6') tall masonry wall is provided, a minimum building setback of one hundred feet (100') shall be required.
- b) Where an eight-foot (8') tall masonry wall is provided, a minimum building setback of eighty feet (80') shall be permitted.

## Exhibit "B"

### 7.2 Compatibility Buffer

A 25-foot-wide landscape buffer along the southern property line as shown on Exhibit "C" shall be provided which includes the following:

- a) A compatibility fence/wall shall be constructed of brick, natural stone, or architectural concrete masonry units ("CMU") and have a decorative finish. Compatibility fence/wall may be located at the northern boundary of the 25-foot landscape buffer.
- b) A minimum of two (2) rows of evergreen tree plantings in accordance with Section 8-2, Compatibility Buffers shall be required.
- c) The 25-foot-wide landscape buffer shall exclude any other uses including stormwater, detention, and drainage infrastructure.

7.3 Loading docks shall be prohibited along the southern property line where facing the single-family residential zoning or residential use.

7.4 Parking for passenger vehicles shall be permitted within the required setback along the southern property line adjacent to single-family residential zoning or use, except within the twenty-five-foot (25') compatibility buffer. Passenger vehicle is defined as a car, light truck, SUV, or van carrying 15 or fewer people (including the driver) for personal transport.

7.5 Freestanding lighting in accordance with Section 8-1, General Compatibility Standards shall be required.

- a) Freestanding lighting shall not exceed thirty (30) feet, however if a light fixture is within one hundred (100') feet of a residential lot line, it shall not exceed twenty (20') feet in height.

## 8. **CHANGES TO DEVELOPMENT PLAN**

### 8.1 Minor Changes

a) The Planning and Development Services Director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. The Planning and Development Services Director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.

b) Minor amendments shall not include:

A. Changes in land use;

## Exhibit "B"

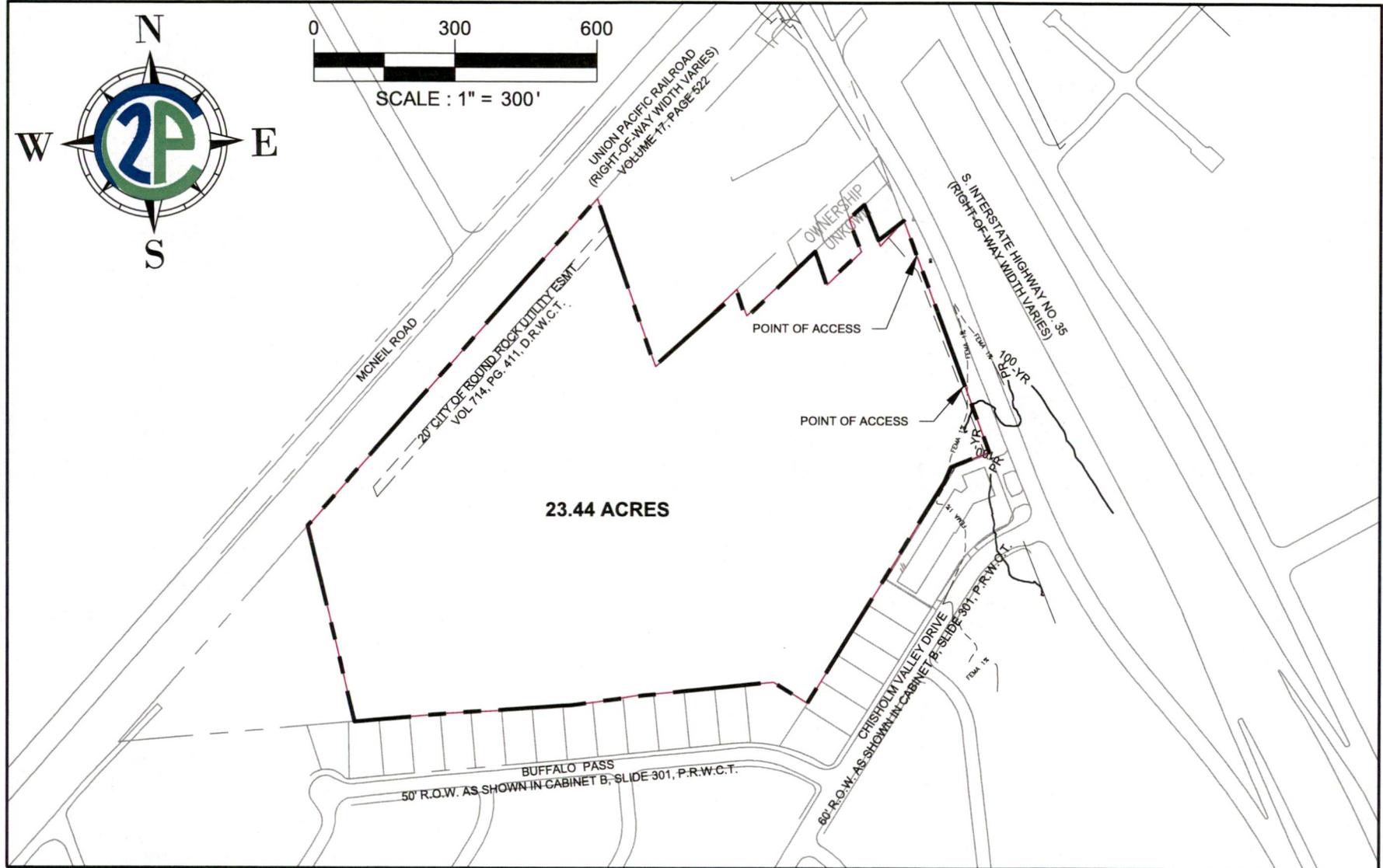
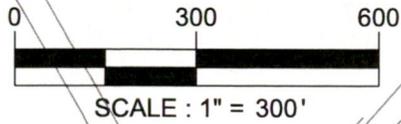
2. Increases in density, building height, or coverage of the site;
3. Decreases in setbacks abutting residential land uses and zoning districts;
4. Decreases in parkland or open space;
5. Any proposed modification that reduces the quality of the PUD, as determined by the Planning and Development Services Director; or any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result of public testimony during a Planning & Zoning Commission or a City Council hearing.

### **8.2 Major Changes.**

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

## **9. LIST OF EXHIBITS**

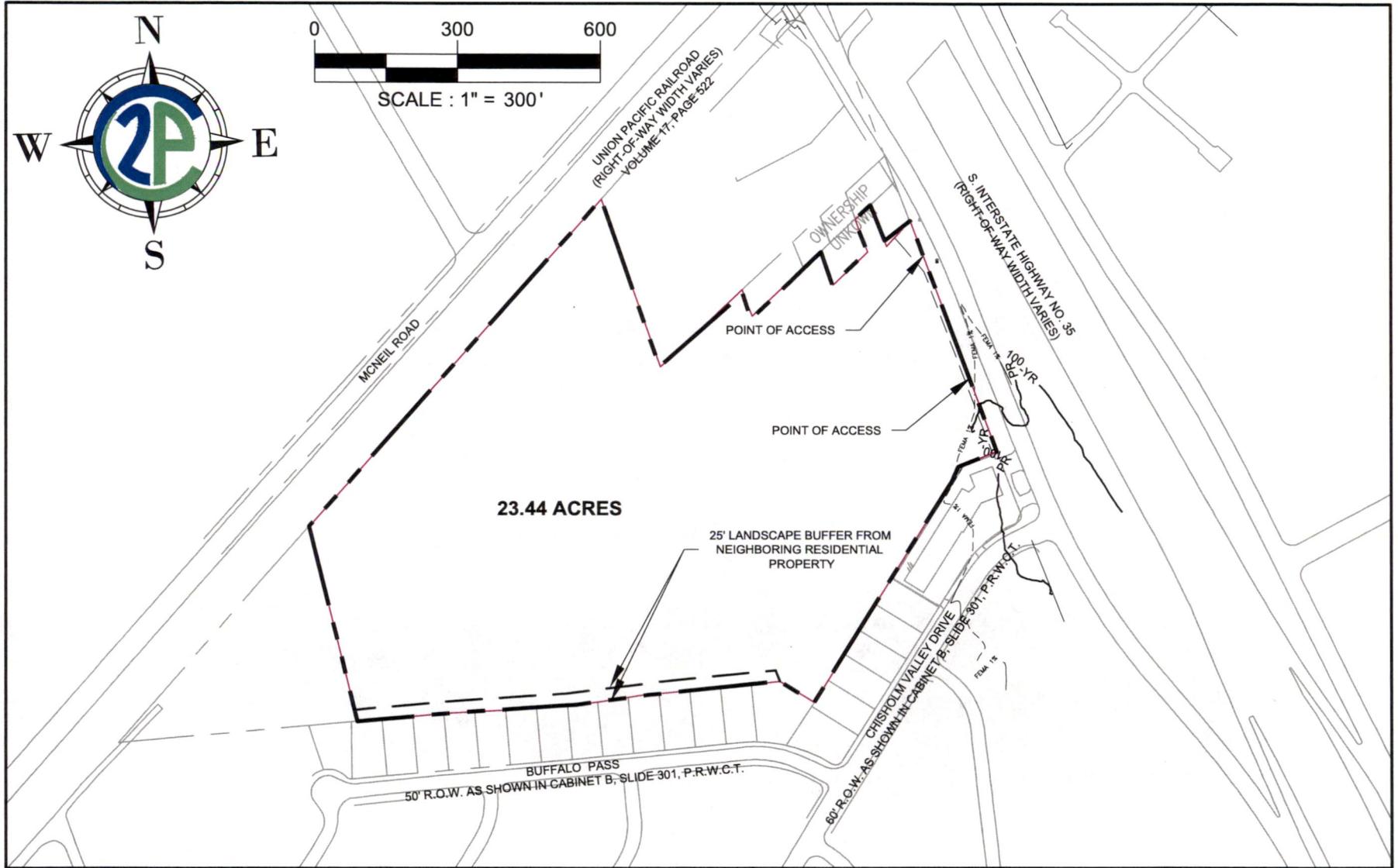
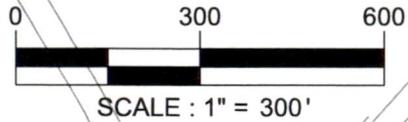
Exhibit "A"	Legal Description
Exhibit "B"	Concept Plan
Exhibit "C"	Compatibility Buffer



2P CONSULTANTS, LLC  
203 E. MAIN STREET, SUITE 204  
ROUND ROCK, TEXAS 78664  
512-344-9664  
TBPE FIRM #F-19351

## EXHIBIT B: CONCEPT PLAN

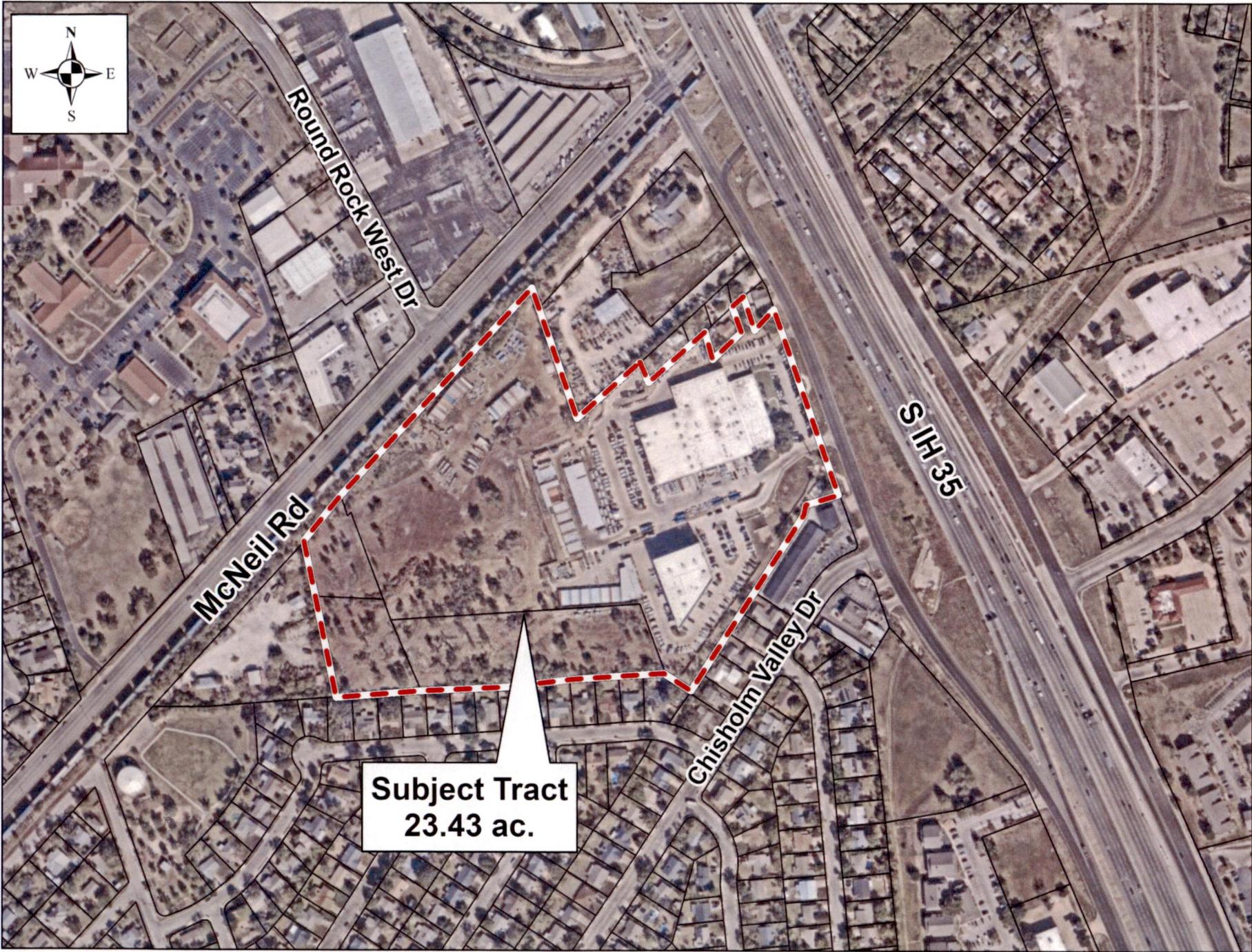
AIRCO MECHANICAL PHASE 3



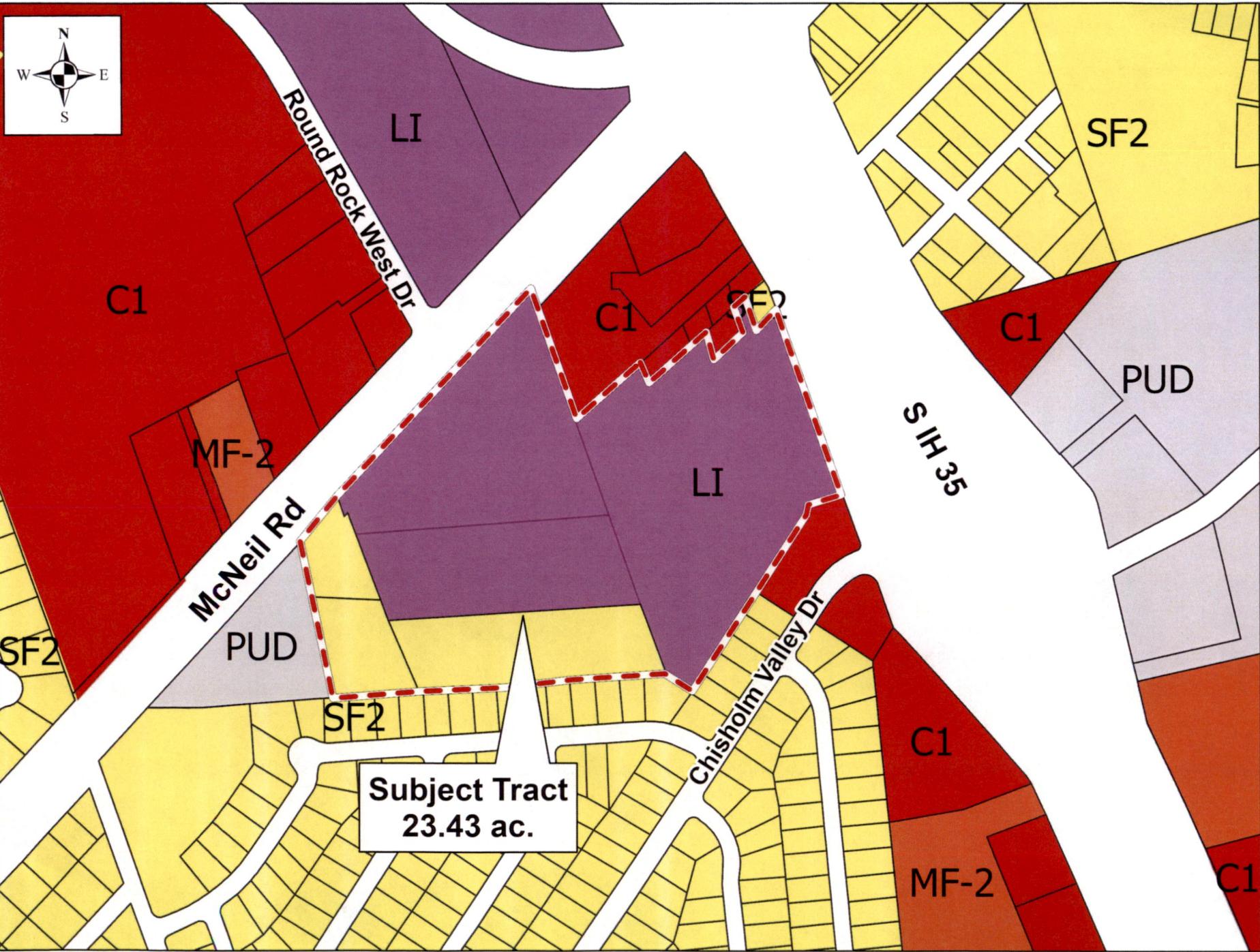
2P CONSULTANTS, LLC  
203 E. MAIN STREET, SUITE 204  
ROUND ROCK, TEXAS 78664  
512-344-9664  
TBPE FIRM #F-19351

## EXHIBIT C: LANDSCAPE BUFFER

AIRCO MECHANICAL PHASE 3



**Subject Tract  
23.43 ac.**



C1

LI

SF2

MF-2

C1

SF2

C1

PUD

LI

S IH 35

McNeil Rd

SF2

PUD

SF2

Chisholm Valley Dr

**Subject Tract  
23.43 ac.**

C1

MF-2

C1