



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-2016-3231 which approved an amendment to PUD (Planned Unit Development) No. 45 zoning district. This ordinance was approved and adopted at regular meeting held on the 25<sup>th</sup> day of February 2016, 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 7<sup>th</sup> day of March 2016.

  
SARA L. WHITE, TRMC, City Clerk



**ORDINANCE NO. O-2016-3231**

**AN ORDINANCE AMENDING ORDINANCE NO. Z-00-12-14-12D1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON DECEMBER 14, 2000, BY AMENDING EXHIBIT "C" TO INCLUDE EXHIBITS "C-1" AND "C-2" OF THE DEVELOPMENT PLAN OF PUD NO. 45, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on December 14, 2000, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-00-12-14-12D1, which established PUD No. 45, and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Exhibit "C" to include Exhibits "C-1" and "C-2" of the Development Plan of PUD No. 45, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-00-12-14-12D1 on the 3rd day of February, 2016, 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. Z-00-12-14-12D1 be amended, and

**WHEREAS**, on the 25<sup>th</sup> day of February, 2016, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-00-12-14-12D1, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. Z-00-12-14-12D1 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 Sections 46-92 and 46-106, 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 hereby determines that the proposed amendment to Planned Unit Development (PUD) District #45 meets the following goals and objectives:

- (1) The amendment to P.U.D. #45 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #45 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #45 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 Exhibit "C" of the Development Plan of PUD No. 45, as approved in Ordinance No. Z-00-12-14-12D1, is hereby amended to include the attached Exhibits "C-1" and "C-2", attached hereto and incorporated herein.

**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 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.

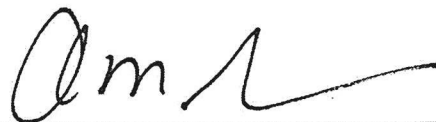
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

**READ, PASSED, and ADOPTED** on first reading this 25<sup>th</sup> day of February, 2016.

Alternative 2.

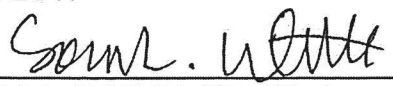
**READ and APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.



ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:

  
SARA L. WHITE, City Clerk

**EXHIBIT C-1**  
**BUILDING SETBACKS AND OTHER SITE REGULATIONS FOR**  
**AN EATING ESTABLISHMENT**  
**Stonecrest Retail Subdivision, Block A, Lot 8 (0.965 acres)**

In addition to the provisions contained in Exhibit "C", the following shall apply only if development on the 0.965 acre Block A, Lot 8 includes an eating establishment:

- Development of the site, including the building, drive-through lanes, parking and landscaping shall be in substantial compliance with the draft site development plan hereby attached as Exhibit "C-2". Approval of the site plan by the City is required prior to construction. The following standards shall be met:

1. **Eating Establishment**

- a) The outdoor patio shall contain a trellis on its western edge. The trellis shall be planted with evergreen vines.
- b) Outdoor amplified music is prohibited.
- c) The drive-through lane speaker box shall be located a minimum of 150 feet from any residential property line.

2. **Exterior Lighting**

- a) All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away and/or shielded from the adjacent residential properties so as not to cause light to spill over onto the properties.
- b) The height of any light fixture shall not exceed 20 feet.
- c) Lighting shall be designed so that the photometric plan indicates zero foot candles at the residential property line.

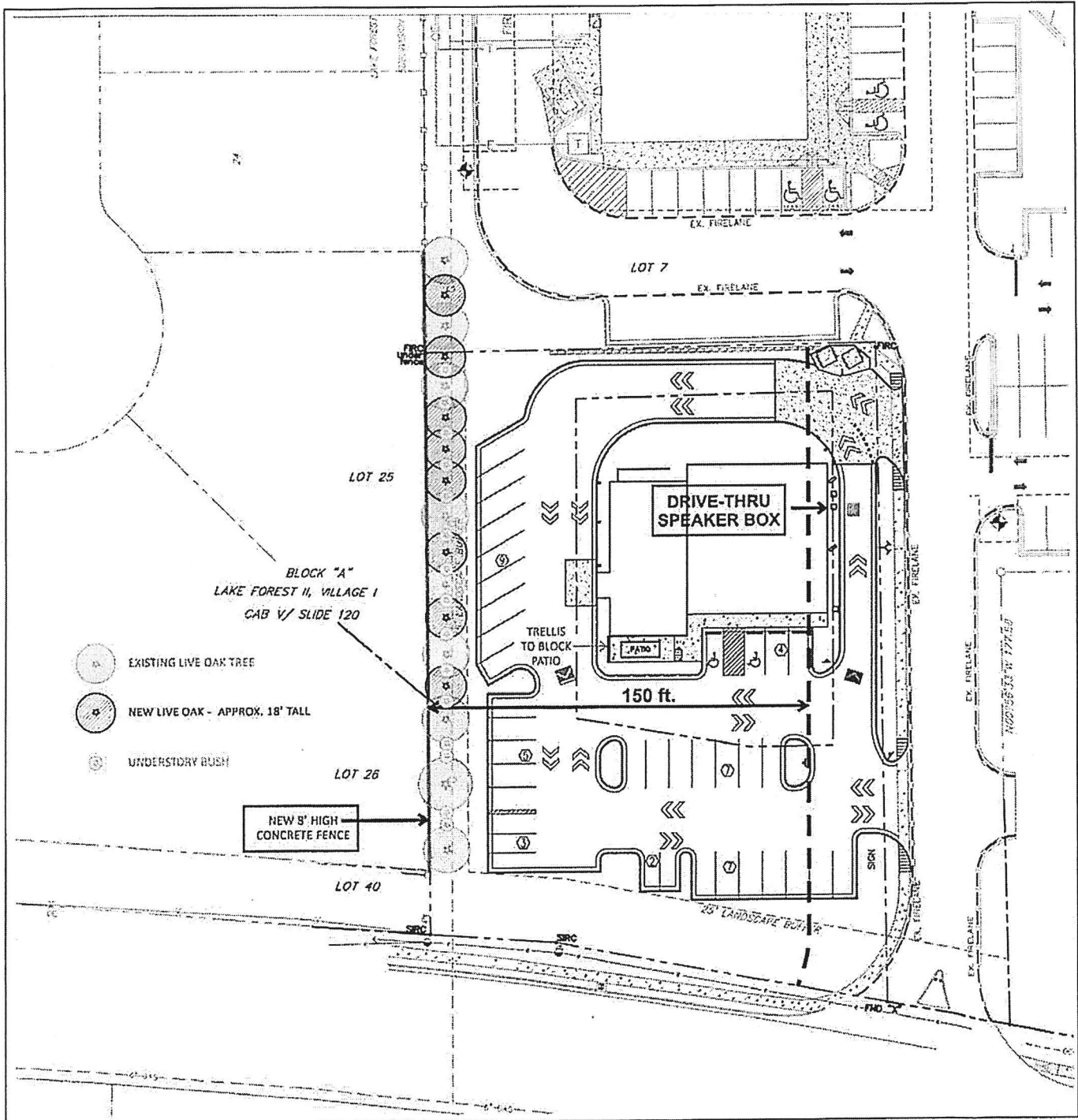
3. **Fencing**

- a) An 8-foot tall concrete panel fence shall be installed along the property boundary with the adjacent properties located on 2268 and 2270 Fern Spring Drive.

4. **Landscaping**

- a) Eight (8) live oak trees, each an approximate height of 18 feet, and evergreen understory plants of a species to be approved by the City, shall be planted along the property boundary with 2268 and 2270 Fern Spring Drive, as indicated on Exhibit "C-2".

**EXHIBIT  
C-2**



**RECORDERS MEMORANDUM**  
 All or parts of the text on this page was not  
 clearly legible for satisfactory recordation.

Ordinance No. O-2016-3231

AFTER RECORDING, PLEASE RETURN TO:

CITY OF ROUND ROCK  
ATTN: SARA WHITE, CITY CLERK  
221 E. MAIN STREET  
ROUND ROCK, TEXAS 78664

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2016020130



*Nancy E. Rister*

Nancy E. Rister, County Clerk

Williamson County, Texas

March 11, 2016 09:00 AM

FEE: \$49.00 BARRICK