

**ORDINANCE NO. O-2020-0148**

**AN ORDINANCE AMENDING ORDINANCE NO. Z-95-12-21-10A, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON DECEMBER 21, 1995, BY ADDING EXHIBIT “C-6” AND AMENDING EXHIBIT “D-4” OF THE DEVELOPMENT PLAN OF PUD NO. 23, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on December 21, 1995, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-95-12-21-10A, which established PUD No. 23, and

**WHEREAS**, on July 25, 2000, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-00-07-25-12A1, which amended PUD No. 23, (Amendment No. 1), and

**WHEREAS**, on April 26, 2001, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-01-04-26-13A3, which further amended PUD No. 23, (Amendment No. 2), and

**WHEREAS**, on July 14, 2005, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-05-07-14-10C1, which further amended PUD No. 23, (Amendment No. 3), and

**WHEREAS**, on April 8, 2010, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-10-04-08-9A1, which further amended PUD No. 23, (Amendment No. 4), and

**WHEREAS**, on February 8, 2018, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2018-5162, which further amended PUD No. 23, (Amendment No. 5), and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to add Exhibit "C-6" and to amend Exhibit "D-4" of the Development Plan of PUD No. 23, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-95-12-21-10A on the 15<sup>th</sup> day of April, 2020, 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-95-12-21-10A be amended, and

**WHEREAS**, on the 28<sup>th</sup> day of May, 2020, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-95-12-21-10A, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. Z-95-12-21-10A 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 #23 meets the following goals and objectives:

- (1) The amendment to P.U.D. #23 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #23 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #23 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-6", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 23.

**III.**

That Exhibit "D-4" regarding land *Uses and Development Standards for Parcel 4d* for PUD No. 23, as approved in Ordinance No. Z-05-07-14-10C1 and Ordinance No. Z-10-04-08-9A1 is hereby amended to include the amendments in the attached Exhibit "D-4", attached hereto and incorporated herein.

**IV.**

**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 \_\_\_\_ day of \_\_\_\_\_, 2020.


Alternative 2.

**READ and APPROVED** on first reading this the \_\_\_\_ day of \_\_\_\_\_, 2020.

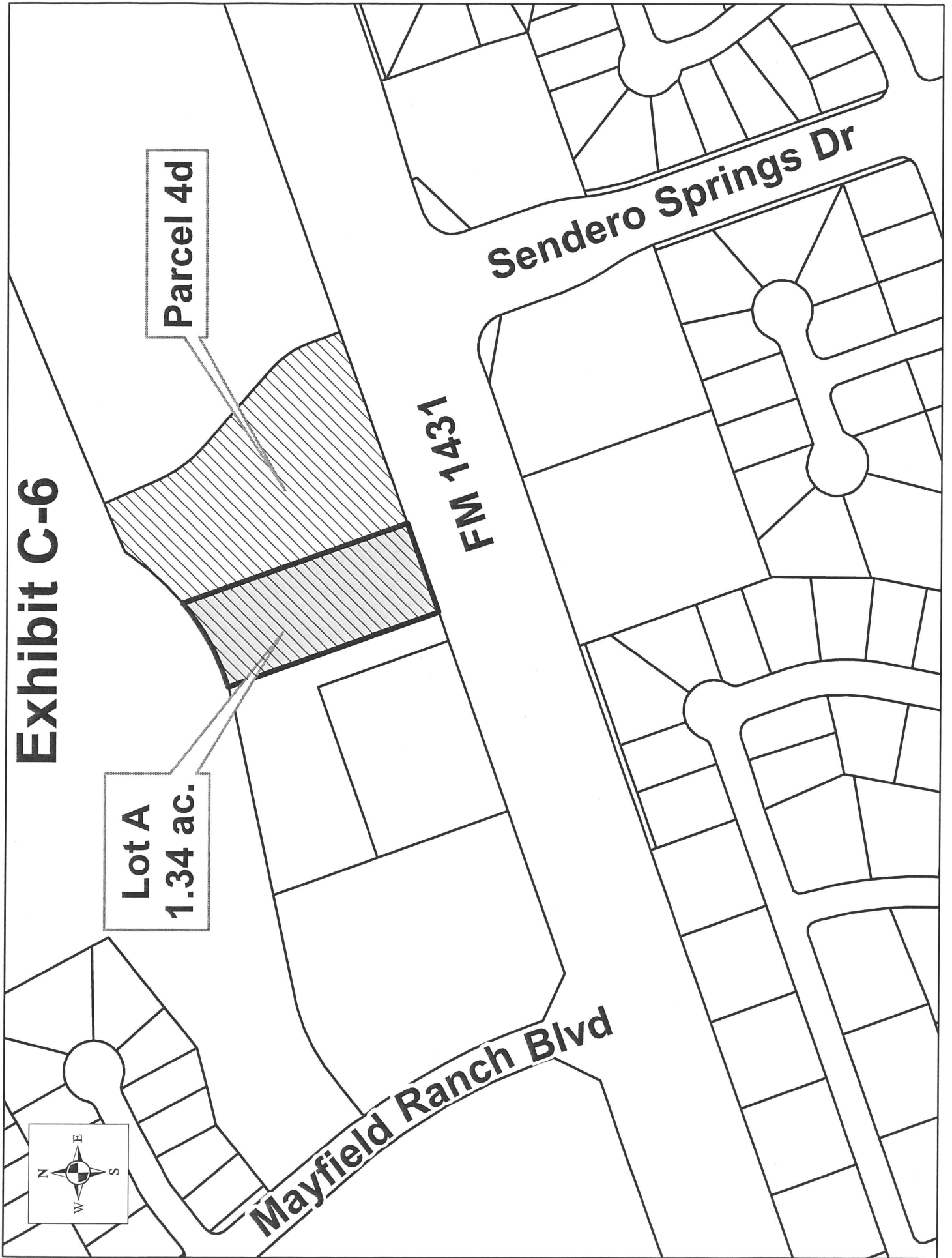
READ, APPROVED and ADOPTED on second reading this the 20<sup>th</sup> day of  
May, 2020.

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

ATTEST:

  
\_\_\_\_\_  
SARA L. WHITE, City Clerk

# Exhibit C-6



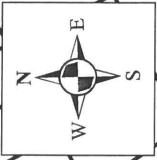
Parcel 4d

Lot A  
1.34 ac.

Sendero Springs Dr

FM 1431

Mayfield Ranch Blvd



**Revisions to EXHIBIT D-4  
USES AND DEVELOPMENT STANDARDS FOR PARCEL 4d**

**Replace Section 1.3. with:**

- 1.3. Single-bay car washes are permitted with the following conditions:
- 1.3.1. The building shall not be less than 100 feet from any residential property line.
  - 1.3.2. The entrance and exit of the bay shall face as few residential properties as possible.
  - 1.3.3. Vacuuming facilities may be outside the building but shall not be in the street yard and shall not be closer than 150 feet from any single-family or two-family property line.
- 

**Replace Section 3.4. with:**

**3.4. Roofs**

- 3.4.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.
  - 3.4.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).
  - 3.4.3. The architectural elements for roof areas without a pitch shall include parapets which provide screening of the roof surface, including roof mounted mechanical equipment, from public view.
- 

**Add Section 3.7.:**

**3.7. Setbacks**

- 3.7.1. The side setback for the western boundary of Parcel 4d, Lot A, as identified on Exhibit "C-6" shall be 5 feet.

THE STATE OF TEXAS \*

COUNTY OF WILLIAMSON \*

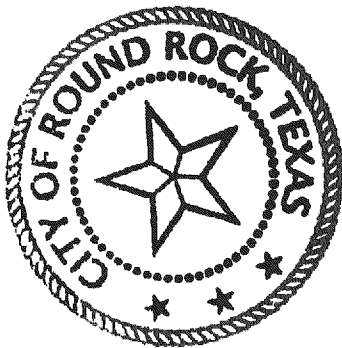
CITY OF ROUND ROCK \*

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-2020-0148 which approves Amendment No. 6 to the Planned Unit Development (PUD) No. 23. This ordinance was approved and adopted by the Round Rock City Council at a regular meeting held on 28<sup>th</sup> day of May 2020 and is recorded in the City Council Minute Book 62.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 1<sup>st</sup> day of June 2020.



\_\_\_\_\_  
SARA L. WHITE, City Clerk





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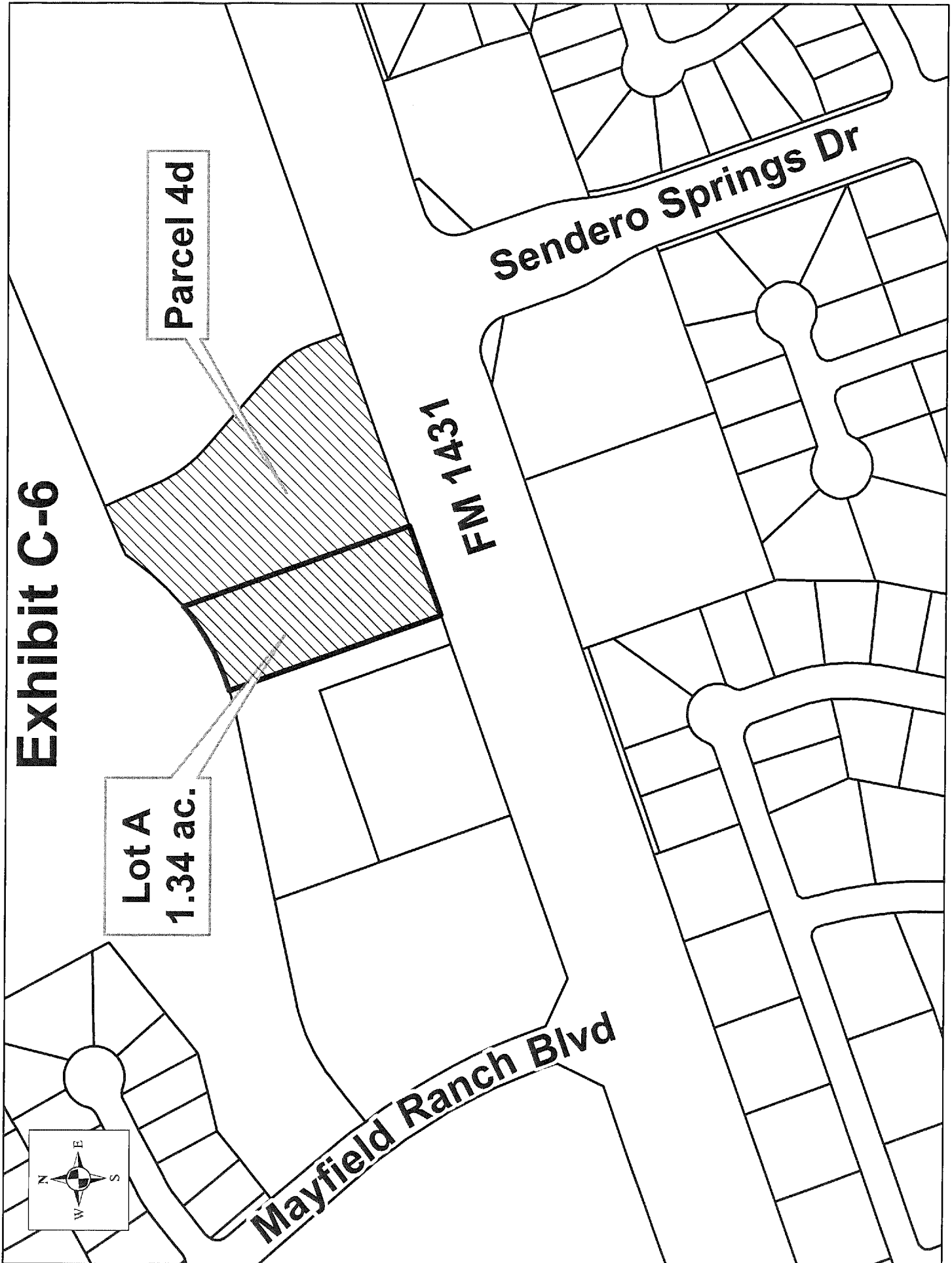
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CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
SARA L. WHITE, City Clerk

# Exhibit C-6



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**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2020057256**

Pages: 9      Fee: \$49.00  
06/02/2020    09:36 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas