

**ADMINISTRATIVE AMENDMENT TO PUD 96 - AMENDMENT NO. 4**

**WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE:**

THAT, Planned Unit Development No. Z-13-07-25-G7 (“the Plan”) was adopted by the City Council of the City of Round Rock on July 25, 2013; and

THAT, Section II, Paragraph 17.1 of the Plan provides for minor changes which do not substantively or adversely affect the Plan; and

THAT, Section II, Paragraph 17.1 of the Plan requires that such minor changes be approved in writing and be signed by the Director of Planning and Development Services and the City Attorney.

THEREFORE, we hereby approve the following administrative modification to Planned Unit Development (PUD) No. 96:

**PUD 96 - II. Development Standards**

**8. DEVELOPMENT USE STANDARDS**

**8.1 COM (Commercial – Limited)**

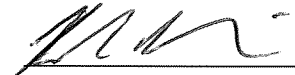
- (1) Development Standards Table – COM (Commercial Limited)  
All aspects not specifically covered by these COM standards shall be regulated by the C-1a (General Commercial Limited) zoning district, and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.


<b>Standard</b>	<b>COM (1)</b>
Minimum lot area	-
Minimum lot width	50 ft.
Minimum setback from street (ROW)	15 ft.
Minimum rear setback	0/10 ft. (2)
Minimum rear setback abutting SF and TH property when a pre cast concrete panel fence option is used	50 ft. (3)
Minimum rear setback abutting SF and TH property when a masonry fence option is used	40 ft. (3)
Minimum side setback	0/10 ft. (2)
Minimum side setback abutting SF and TH property when	50 ft. (3)

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a pre cast concrete panel fence option is used	
Minimum side setback abutting SF and TH property when a masonry fence option is used	40 ft. (3)
Minimum setback for accessory building	0 or 5 ft. (4)(5)
Maximum height of principal building	5 stories
Maximum Height of accessory building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. (6)*
Maximum Height of Fence outside of Street Yard	8 ft. (6)

- (1) *Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements*
- (2) *The setback shall be ten (10) ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes.*
- (3) *All COM uses that abut SF or TH uses shall be required to install and maintain a compatibility buffer which meets the requirements of section 8-2 of the Round Rock Zoning Ordinance along every property line which abuts said uses.*
- (4) *The setback shall be five (5) ft. except that common walls are not required to have a setback.*
- (5) *Accessory buildings or structures are not permitted in any street yard*
- (6) *All fences shall provide a finished face to abutting streets. \*For daycare uses, a 6-foot tall, ornamental metal view fence will be allowed within the Street Yard. The ornamental fence may encroach a maximum of 10 feet into the Street Yard, as necessary to provide a secure perimeter for the daycare and the associated exterior children's play areas.*

  
 \_\_\_\_\_  
 Bradley Dushkin, AICP  
 Director of Planning and  
 Development Services

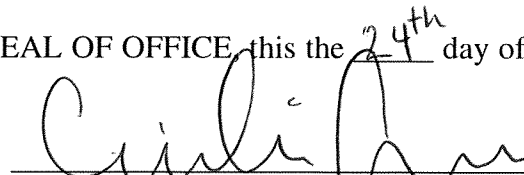
  
 \_\_\_\_\_  
 Tyler Stevens  
 Assistant City Attorney

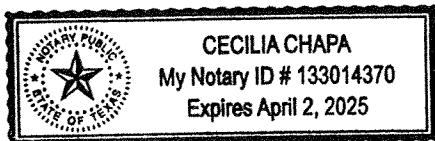
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Bradley Dushkin, known to me to be the person whose name is subscribed to the foregoing instrument as the Director of Planning of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24<sup>th</sup> day of January, 2025.

  
 \_\_\_\_\_  
 Notary Public Signature  
 State of Texas



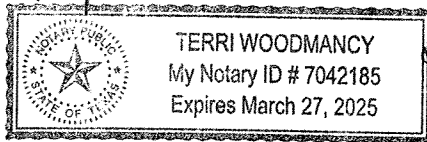
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THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Tyler Stevens, known to me to be the person whose name is subscribed to the foregoing instrument as the Assistant City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28 day of January, 2025.



Terri Woodmancy  
Notary Public Signature  
State of Texas

AGREED TO BY OWNER:

AVERY RANCH COMPANY LTD. & LSA TRUST

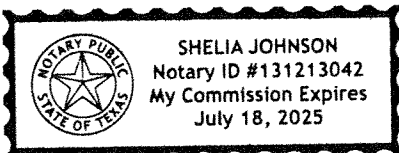
By: [Signature]  
Mark Baker  
SEC Planning, LLC  
Authorized Representative

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Mark Baker, known to me to be the person whose name is subscribed to the foregoing instrument as an Authorized Representative for AVERY RANCH COMPANY LTD. & LSA TRUST, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20<sup>th</sup> day of January, 2025.



[Signature]  
Notary Public Signature  
State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025006446**

Pages: 4 Fee: \$33.00

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KWEEMS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas