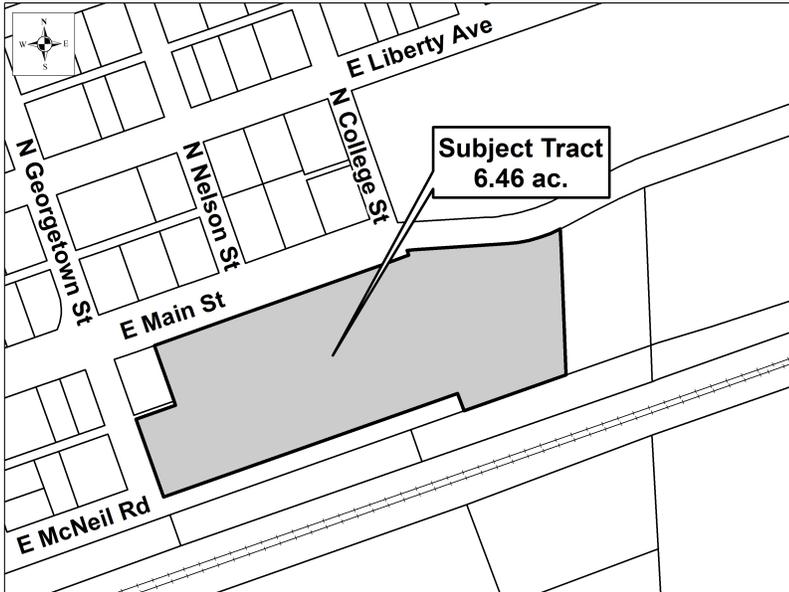


**Round Rock Community Foundation PUD Amend. No. 1  
ZONING ZON2102-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of an amendment to PUD No. 88

**ZONING AT TIME OF APPLICATION:** PUD (Planned Unit Development) No. 88

**DESCRIPTION:** 6.46 acres out of the Wiley Harris Survey Abstract No. 298

**CURRENT USE OF PROPERTY:**community services

**COMPREHENSIVE PLAN LAND USE DESIGNATION:**Downtown Mixed Use

**ADJACENT LAND USE:**

- North: single family - MU-L (Mixed-Use - limited) & senior housing - C-1 (General Commercial)
- South: Union Pacific railroad
- East: Round Rock Serving Center - C-1 (General Commercial)
- West: single family - MU-L

**PROPOSED LAND USE:** community services

**TOTAL ACREAGE:** 6.46

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**Owner:**  
Round Rock Community Foundation, Inc.  
Nyle Maxwell  
206 E. Main St.  
Round Rock, TX 78664

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**Agent:**  
Hagood Engineering Associates, Inc.  
Raquel Ramirez  
900 E. Main St.  
Round Rock, TX 78664

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**Round Rock Community Foundation  
Amendment No. 1 to PUD No. 88  
ZONING ZON2102-001**

**HISTORY:** PUD (Planned Unit Development) No. 88 was approved by the City Council in February of 2011. It provides for community service uses. A building to house a Head Start program was constructed by Opportunities for Williamson & Burnet Counties (OWBC). The remainder of the site is undeveloped.

**DATE OF REVIEW:** March 3, 2021

**LOCATION:** Southeast of the intersection of E. Main St. and N. Georgetown St.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The FLUM (Future Land Use Map) of the comprehensive plan designates the site as downtown mixed-use. PUD No. 88 is the zoning for the property.

PUD amendments: The current site layout exhibit specifies proposed uses for the property on three development sites. In accordance with the exhibit, Opportunities for Williamson & Burnet Counties (OWBC) built a Head Start facility on the middle site. The Round Rock Community Foundation is in the process of transferring ownership of the eastern site to the Round Rock Serving Center, which has a facility on the adjacent property. There are currently no plans for the westernmost site.

The current site layout exhibit (**Exhibit 'B'**) indicates that there will be pocket parks along E. Main Street, between each proposed building and the street. These parks are also indicated on the approved subdivision plat for the property. The existing Head Start building does include an open space along E. Main Street, but it has not been dedicated as a park and the City has no plans to take over ownership and maintenance. The Round Rock Community Foundation no longer wishes to have the pocket park requirement for the property.

This amendment to the site layout replaces **Exhibit 'B'** with a new exhibit which updates the proposed uses and removes the pocket parks.

Additional Considerations: As the Serving Center tract and the remaining Community Foundation tract develop, the City's requirements for landscaping of the area between the front of the building and the street will apply.

**RECOMMENDED MOTION:**

Staff recommends approval of the amendment to PUD No. 88.



**E Liberty Ave**

**N College St**

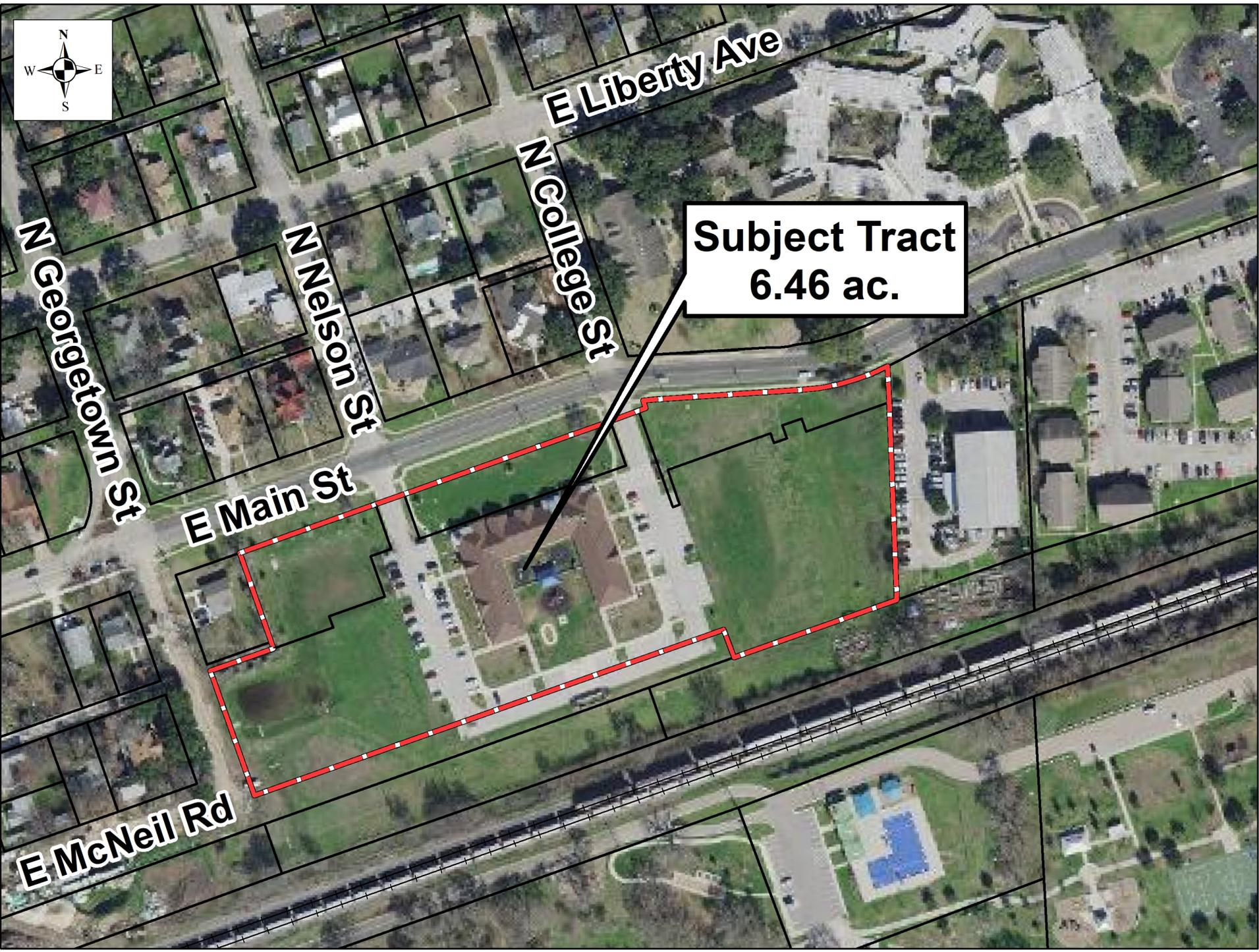
**N Nelson St**

**N Georgetown St**

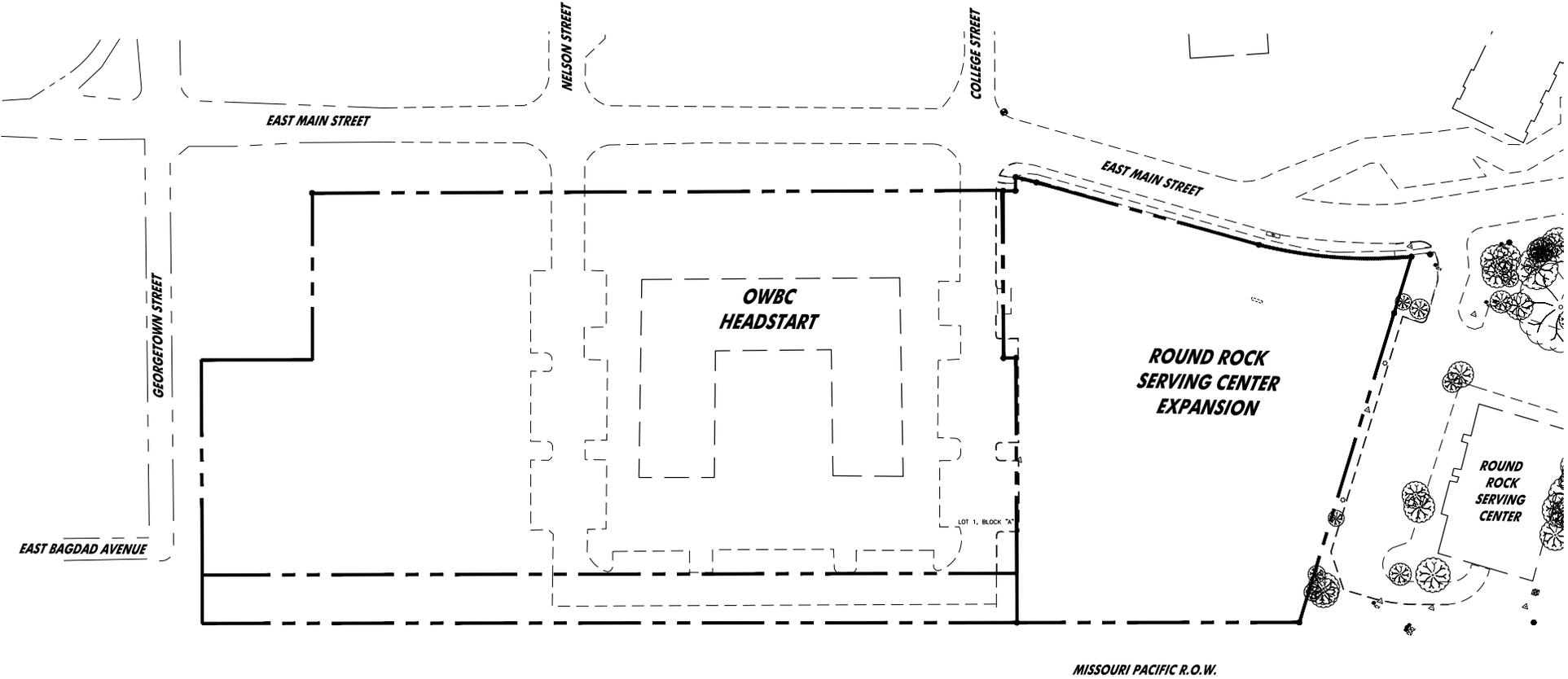
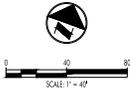
**E Main St**

**E McNeil Rd**

**Subject Tract  
6.46 ac.**



# EXHIBIT B SITE LAYOUT



ORDINANCE NO. Z-11-02-24-10B1

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 6.46 ACRES OF LAND, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT SF-2 (SINGLE FAMILY – STANDARD LOT) AND DISTRICT C-1 (GENERAL COMMERCIAL) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 88.**

**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 6.46 acres of land, out of the Wiley Harris Survey, Abstract No. 298, in Round Rock, Williamson County, Texas, being more fully described in Exhibit “A” attached hereto, from District SF-2 (Single Family – Standard Lot) and District C-1 (General Commercial) to Planned Unit Development (PUD) No. 88, 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 2nd day of February, 2011, 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. 88, and

**WHEREAS**, on the 24th day of February, 2011, 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 Section 46-92 and Section 46-132, 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 has hereby determined the Planned Unit Development (PUD) No. 88 meets the following goals and objectives:

- (1) The development in PUD No. 88 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 88 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 88 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. 88 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. 88 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 Section 46-132(b)(1), Code of Ordinances (2011 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, Planned Unit Development (PUD) No. 88, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 88 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 24<sup>th</sup> day of February, 2011.

Alternative 2.

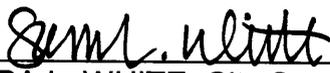
**READ** and **APPROVED** on first reading this the \_\_\_\_ day of \_\_\_\_\_, 2011.

**READ, APPROVED** and **ADOPTED** on second reading this the \_\_\_\_ day of \_\_\_\_\_, 2011.



\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:



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

**EXHIBIT**

**"A"**

**FIELD NOTES**

JOB NO: 90207

DATE: OCTOBER 18, 2010

PAGE: 1 OF 3

**6.46 ACRES**

Being 6.46 acres out of the Wiley Harris Survey, Abstract No. 298 and being a portion of that tract described as Tract I, Tract II, Tract III in a Special Warranty Deed to Greater Round Rock Community Foundation, Inc., dated July 14, 2008 and recorded as Doc. No. 2008061610, Official Public Records, Williamson County, also being a portion of Nelson Addition to the City of Round Rock, Texas, a subdivision in Williamson County, Texas, as recorded in Cab. A, Sl. 97, Plat Records, Williamson County, Texas, encompassing a portion of Block 1 and all of Block 2 and portions of Nelson Street, College Street and East Bagdad Avenue, and further described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the south line of Georgetown Avenue (A.K.A. East Main Street), for the northeast corner of Lot 11, Block 1 of said Nelson Addition and the northwest corner of Lot 10, Block 1 of said Nelson Addition, also being the northeast corner of that tract described in a Deed of Gift to John A Bergstrom, dated March 4, 1946 and recorded in Vol. 334, Pg. 49, Deed Records, Williamson County, Texas, and being the most northerly northwest corner of said Tract III, Greater Round Rock Community Foundation tract and this tract;

**THENCE:** N 70°29'35" E with a south line of said Georgetown Avenue, the north line of said Tract III, Greater Round Rock Community Foundation tract, at 180.00 feet passing the northeast corner of said Tract III, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 1 of said Nelson Addition, continuing across Nelson Street at 240.00 feet passing the northwest corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northwest corner of Lot 12, Block 2 of said Nelson Addition, at 510.00 feet passing the northeast corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 2 of said Nelson Addition, continuing across College Street in all 570.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said College Street for an interior "ell" corner of said Greater Round Rock Community Foundation tract and this tract;

**THENCE:** N 18°33'12" W 11.08 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin with no cap found for the southwest corner of that tract described in a Dedication of Right of Way dated September 18, 1986 and recorded in Vol. 1460, Pg. 619, Official Records, Williamson County, Texas, for the northwest corner of said Tract I, Greater Round Rock Community Foundation tract and being an exterior corner of this tract;

**THENCE:** with the north line of said Tract I, Greater Round Rock Community Foundation tract and the south line of said Georgetown Avenue (Vol.1460, Pg. 619) the following three (3) courses:

1. 17.42 feet along a curve to the right ( $\Delta = 2^\circ 41' 49''$ ,  $r = 370.00'$ ,  $LC = N 85^\circ 00' 16'' E 17.41'$ ) to a 1/2" iron pin with no cap found,
4. N 86°19'32" E 187.33 feet to a 1/2" iron pin with no cap found,
5. 124.54 feet along a curve to the left ( $\Delta = 21^\circ 37' 20''$ ,  $r = 330.00'$ ,  $LC = N 75^\circ 07' 32'' E 123.80'$ ) to a 1/2" iron pin with orange plastic cap inscribed "BAKER AICKLEN" found for the northwest corner of Lot 1, Block A, Round Rock Area Serving Center as recorded in Cab. AA, Sl. 26 of said plat records, for the northeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

**FIELD NOTES**

JOB NO: 90207

DATE: OCTOBER 18, 2010

PAGE: 2 OF 3

**THENCE:** S 02°16'54" E 309.88 feet with the common line of said Lot 1, Block A, Round Rock Area Serving Center and said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin found in the north line of that tract described in a Deed to the International & Great Northern Railroad Company dated July 29, 1879 and recorded in Vol. 22, Pg. 241, Deed Records, Williamson County, Texas for the southwest corner of said Lot 1, Block A, Round Rock Area Serving Center and the southeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

**THENCE:** S 70°35'08" W 228.89 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set at the intersection of the south line of East Bagdad Avenue and the east line of College Street, for the southwest corner of said Tract I, Greater Round Rock Community Foundation tract, and being an exterior "ell" corner of this tract;

**THENCE:** N 19°30'25" W 40.00 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract and the east line of College Street to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;

**THENCE:** S 70°29'35" W 660.00 feet with the center line of East Bagdad Avenue to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of Georgetown Street for the southwest corner of this tract;

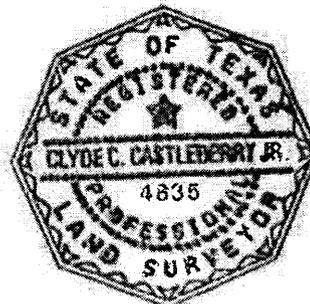
**THENCE:** N 19°30'02" W with the east line of Georgetown Street at 40.00 feet passing the southwest corner of said Tract III, Greater Round Rock Community Foundation tract, also being the southwest corner of Lot 8, Block 1, said Nelson Addition, continuing in all 175.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said Georgetown Street, and the center of a 20' wide alley in Block 1 said Nelson Addition for an exterior "ell" corner of this tract;

**THENCE:** N 70°29'35" E 90.00 feet with the center line of said alley to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;

**THENCE:** N 19°30'25" W at 10.00 feet passing the southwest corner of Lot 11, Bloc 1 of said Nelson Addition also being the south west corner of said Bergstrom tract, in all 135.00 feet to the Point of Beginning.

Bearings cited hereon are based on grid north, Texas State Plane coordinate System, Central Zone NAD83(93).

  
Clyde C. Castleberry, Jr., F.P.L.S. No. 4835  
Castleberry Surveying, Ltd.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628



CCC/jrb

CAB. A, SL. 97 P.R.W.C.

NUMBER	DELTA	I
C1	2°41'49"	:
C2	21°37'20"	:

GEORGETOWN AVENUE  
(A.K.A. EAST MAIN AVENUE)  
(100' R.O.W. A/97)

GEORGETOWN AVENUE  
(A.K.A. EAST MAIN STREET)  
VOL. 1460, PG. 619  
O.R.W.C.

P.O.B.

N 70°29'35" E

L1

C1

N 86°19'32" E  
187.33'

C2

ORAN  
"BAKER A"

TRACT III  
2008061610  
O.P.R.W.C.

6.46 ACRES

TRACT II  
2008061610  
O.P.R.W.C.

TRACT I  
2008061610  
O.P.R.W.C.

NELSON ADDITION  
CAB. A, SL. 97 P.R.W.C.

LOT 1, BLOCK A  
ROUND ROCK AREA  
CAB. AA  
SERVING ROCK CENTRAL

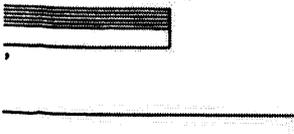
660.00'  
S 70°29'35" W  
EAST BAGDAD AVENUE

228.89'  
S 70°35'08" W

NATIONAL AND GREAT NORTHERN RAILROAD COMPANY  
VOLUME 22, PAGE 441  
D.R.W.C.

EXHIBIT OF 6.46 ACRES OUT OF THE NELSON ADDITION  
ROUND ROCK, TEXAS AS RECORDED IN CABINET A, SLIDE  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; BEING  
TRACTS I, II, AND III AS DESCRIBED IN DOCUMENT NO. 20  
OFFICIAL PUBLIC RECORDS AND A PORTION OF EAST BAGDAD  
COLLEGE STREET AND NELSON STREET

200



**DEVELOPMENT PLAN  
ROUND ROCK COMMUNITY FOUNDATION  
PLANNED UNIT DEVELOPMENT NO. 88**

**THE STATE OF TEXAS           §  
COUNTY OF WILLIAMSON   §**

**THIS DEVELOPMENT PLAN** (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean The Round Rock Community Foundation, their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

**WHEREAS**, the Owner is the owner of certain real property consisting of 6.46 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

**WHEREAS**, the Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD"); and

**WHEREAS**, pursuant to Section 46-106 of the Round Rock City Code, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

**WHEREAS**, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

**WHEREAS**, on February 2, 2011, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

**WHEREAS**, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

**NOW THEREFORE:**

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.13 below are followed.

**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 Section 1.9, 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.

## II.

### DEVELOPMENT STANDARDS

#### 1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Round Rock City Code, as amended, hereinafter referred to as "the Code."

#### 2. PROPERTY

This Plan covers approximately 6.46 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

#### 3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 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 not to 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 purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **PF-2 (Public Facilities - medium intensity)** 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, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

## 5. PERMITTED USES

5.1. The following uses are permitted. Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

### (1) **Community Service**

All Community Service uses as defined in Section 46-5 of the Code. Additional uses may include medical offices for doctors, dentists, counselors or similar practitioners of medical and healing arts providing services ancillary to Community Service uses, facilities for the coordination of assistance with housing placement, and the preparation and delivery of meals to homebound senior citizens.

### (2) **Daycare**

Daycare operations as defined in Section 46-5 of the Code.

### (3) **Domestic Violence Shelter**

A residential facility for domestic violence victims, providing 24-hour emergency shelter services in a protected living arrangement, including residents and supervisory personnel. Services include: county-wide Sexual Assault Response Team (SART), 24-hour crisis hotline, hospital accompaniments, court and law enforcement accompaniments, emergency shelter, housing, services for children, protective order assistance, legal advocacy, crime victims' compensation, counseling and support groups, community outreach, education and prevention

### (4) **Office (Limited)**

Office use as defined in Section 46-5 of the Code. These uses shall be limited to a maximum of 5,000 gross square feet in any one building.

### (5) **Public Office**

Public office use as defined in Section 46-5 of the Code.

### (4) **Pocket Park**

A site of approximately one to three acres which serves residents of and visitors to the immediate area with passive recreational opportunities. Facilities found in pocket parks typically include open space, benches, and walking trails.

## 6. PROHIBITED USES

6.1. The following uses are prohibited. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

- (1) Alcohol or drug treatment facilities
- (2) Post-incarceration facilities or facilities for those who are a danger to themselves or others

## 7. SITE LAYOUT

7.1. Exhibit "B", Site Layout, contains the general configuration of facilities and development features for the project site, consisting of 6.46 acres.

## 8. DEVELOPMENT STANDARDS

### 8.1. Building design

- (1) In order to create an appropriate scale, the building massing shall be altered at 40' +/- intervals
- (2) All buildings shall meet a minimum of five of the following design treatments:
  - a) Canopies, awnings or porticos, integrated with the building's massing styles, residential in character and proportionate in size to the mass of the building
    - i. Awnings and canopies shall be placed so as to avoid obscuring details of the building façade
    - ii. Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay
    - iii. Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway
    - iv. Colors of awnings must be compatible with the buildings
    - v. Internally illuminated awnings are prohibited
  - b) Overhangs proportional in size to the mass of the building
  - c) Arcades, with a minimum of eight-foot width in the opening
  - d) Dormer windows (on two story buildings only)
  - e) Shutters
  - f) Ornamental and structural architectural details, including brick trim and coursing details
  - g) Use of natural stone and/or masonry materials on the front building façade from the ground level to a minimum height of 4', horizontally oriented, wrapping around corners to the next façade

(3) Exterior Wall Finish

- a) The exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features.
- b) Masonry shall be defined as stone, simulated stone, brick, stucco, or horizontally installed cement based siding. Stucco shall be limited to 25% of the exterior finish. The use of materials such as wood shingles or wood siding shall be limited to accent features.
- c) Concrete masonry units (CMU) will not be permitted.

(4) Windows

- a) Ground-floor, street or courtyard facing facades shall have a minimum of twenty (20) percent glazing.
- b) Glass Except for photo voltaic surfaces, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of buildings and structures
- c) Window openings shall measure twice as tall as their width or shall be exactly square.

(5) Roofing

- a) In order to provide a design appropriate to the adjacent single family structures, pitched roofs shall be required for all structures. Such roofs shall have a pitch equal to or greater than a 6: 12 pitch.
- b) Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided all pitched sections of the roof meet the roofing material requirements.

8.2. Signs

Signs shall be subject to Section 30-14 of the Code - Signs for historic districts and historic landmarks, as amended.

9. TRANSPORTATION

9.1. Based upon an analysis of the surrounding street system and traffic counts, the Transportation Services Director has determined that the project will have no significant impact on transportation.

9.2. Any access to the site from Georgetown Street shall be for emergency ingress and egress only.

**10. GENERAL PLAN 2010**

This Development Plan amends the Round Rock General Plan 2020, which was adopted on July 22, 2010.

**11. DEVELOPMENT PROCESS**

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval. Utility, drainage and other infrastructure information required by the Code are not approved with the approval of this Plan. Subsequent review and approval by the City of this infrastructure information shall be necessary. As required by City Code, the Owner shall be required to complete the remaining steps in the City's development process. This may include subdivision platting and site plan review. The subdivision platting process includes a Preliminary Plat and a Final Plat. A site development plan must be approved. No site development plan approval on the Property shall be granted until a Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Services Office.

**12. UNDERGROUND UTILITY SERVICE**

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. This requirement shall not apply to existing overhead lines.

**13. CHANGES TO DEVELOPMENT PLAN**

**13.1. Minor Changes**

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

**13.2. Major Changes**

All changes not permitted under section 13.1 above shall be resubmitted following the same procedure required by the original PUD application.

**LIST OF EXHIBITS**

**EXHIBIT**

**DESCRIPTION**

Exhibit "A"

Legal Description of Property

Exhibit "B"

Site Layout

**FIELD NOTES**

JOB NO: 90207

DATE: OCTOBER 18, 2010

PAGE: 1 OF 3

**6.46 ACRES**

Being 6.46 acres out of the Wiley Harris Survey, Abstract No. 298 and being a portion of that tract described as Tract I, Tract II, Tract III in a Special Warranty Deed to Greater Round Rock Community Foundation, Inc., dated July 14, 2008 and recorded as Doc. No. 2008061610, Official Public Records, Williamson County, also being a portion of Nelson Addition to the City of Round Rock, Texas, a subdivision in Williamson County, Texas, as recorded in Cab. A, Sl. 97, Plat Records, Williamson County, Texas, encompassing a portion of Block 1 and all of Block 2 and portions of Nelson Street, College Street and East Bagdad Avenue, and further described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the south line of Georgetown Avenue (A.K.A. East Main Street), for the northeast corner of Lot 11, Block 1 of said Nelson Addition and the northwest corner of Lot 10, Block 1 of said Nelson Addition, also being the northeast corner of that tract described in a Deed of Gift to John A Bergstrom, dated March 4, 1946 and recorded in Vol. 334, Pg. 49, Deed Records, Williamson County, Texas, and being the most northerly northwest corner of said Tract III, Greater Round Rock Community Foundation tract and this tract;

**THENCE:** N 70°29'35" E with a south line of said Georgetown Avenue, the north line of said Tract III, Greater Round Rock Community Foundation tract, at 180.00 feet passing the northeast corner of said Tract III, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 1 of said Nelson Addition, continuing across Nelson Street at 240.00 feet passing the northwest corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northwest corner of Lot 12, Block 2 of said Nelson Addition, at 510.00 feet passing the northeast corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 2 of said Nelson Addition, continuing across College Street in all 570.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said College Street for an interior "ell" corner of said Greater Round Rock Community Foundation tract and this tract;

**THENCE:** N 18°33'12" W 11.08 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin with no cap found for the southwest corner of that tract described in a Dedication of Right of Way dated September 18, 1986 and recorded in Vol. 1460, Pg. 619, Official Records, Williamson County, Texas, for the northwest corner of said Tract I, Greater Round Rock Community Foundation tract and being an exterior corner of this tract;

**THENCE:** with the north line of said Tract I, Greater Round Rock Community Foundation tract and the south line of said Georgetown Avenue (Vol.1460, Pg. 619) the following three (3) courses:

1. 17.42 feet along a curve to the right ( $\Delta=2^{\circ}41'49"$ ,  $r=370.00'$ ,  $LC=N\ 85^{\circ}00'16"$  E 17.41') to a 1/2" iron pin with no cap found,
4. N 86°19'32" E 187.33 feet to a 1/2" iron pin with no cap found,
5. 124.54 feet along a curve to the left ( $\Delta=21^{\circ}37'20"$ ,  $r=330.00'$ ,  $LC=N\ 75^{\circ}07'32"$  E 123.80') to a 1/2" iron pin with orange plastic cap inscribed "BAKER AICKLEN" found for the northwest corner of Lot 1, Block A, Round Rock Area Serving Center as recorded in Cab. AA, Sl. 26 of said plat records, for the northeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

**FIELD NOTES**

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**THENCE:** S 02°16'54" E 309.88 feet with the common line of said Lot 1, Block A, Round Rock Area Serving Center and said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin found in the north line of that tract described in a Deed to the International & Great Northern Railroad Company dated July 29, 1879 and recorded in Vol. 22, Pg. 241, Deed Records, Williamson County, Texas for the southwest corner of said Lot 1, Block A, Round Rock Area Serving Center and the southeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

**THENCE:** S 70°35'08" W 228.89 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set at the intersection of the south line of East Bagdad Avenue and the east line of College Street, for the southwest corner of said Tract I, Greater Round Rock Community Foundation tract, and being an exterior "ell" corner of this tract;

**THENCE:** N 19°30'25" W 40.00 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract and the east line of College Street to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;

**THENCE:** S 70°29'35" W 660.00 feet with the center line of East Bagdad Avenue to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of Georgetown Street for the southwest corner of this tract;

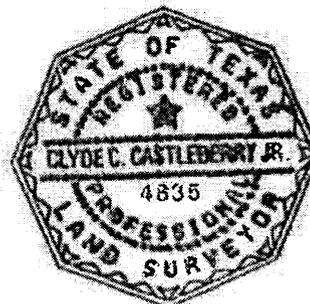
**THENCE:** N 19°30'02" W with the east line of Georgetown Street at 40.00 feet passing the southwest corner of said Tract III, Greater Round Rock Community Foundation tract, also being the southwest corner of Lot 8, Block 1, said Nelson Addition, continuing in all 175.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said Georgetown Street, and the center of a 20' wide alley in Block 1 said Nelson Addition for an exterior "ell" corner of this tract;

**THENCE:** N 70°29'35" E 90.00 feet with the center line of said alley to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;

**THENCE:** N 19°30'25" W at 10.00 feet passing the southwest corner of Lot 11, Bloc 1 of said Nelson Addition also being the south west corner of said Bergstrom tract, in all 135.00 feet to the Point of Beginning.

Bearings cited hereon are based on grid north, Texas State Plane coordinate System, Central Zone NAD83(93).

  
Clyde C. Castleberry, Jr., F.P.L.S. No. 4835  
Castleberry Surveying, Ltd.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628



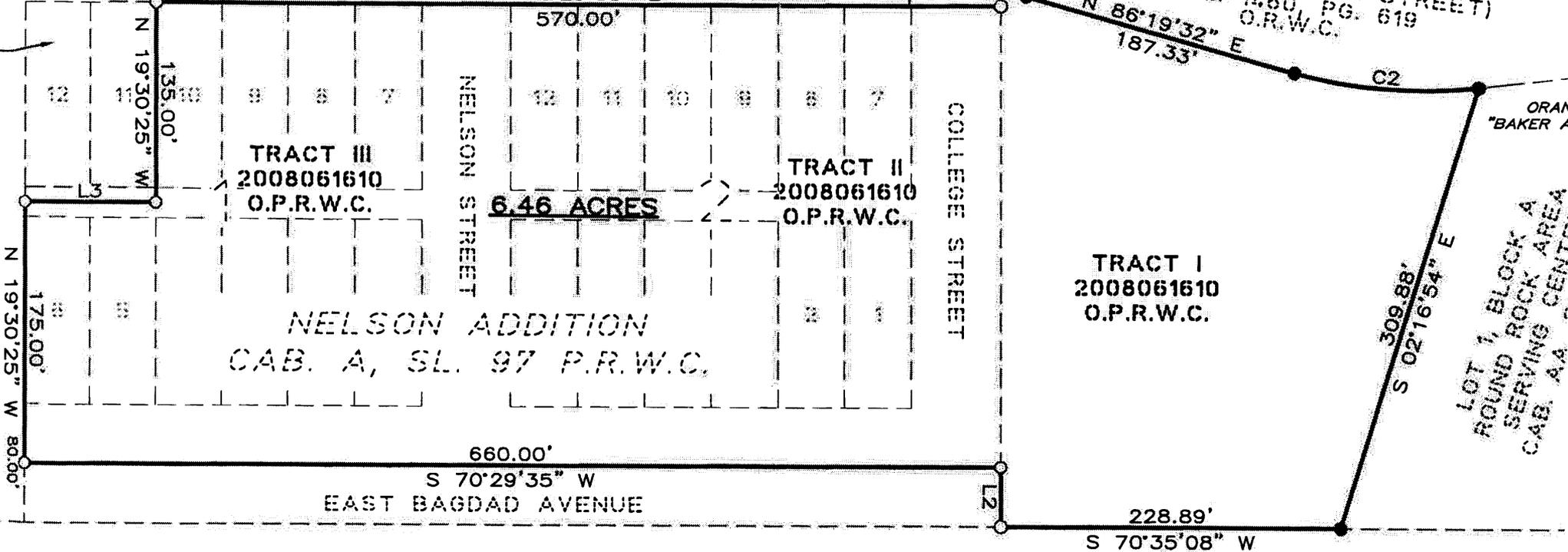
CCC/jrb

CAB. A, SL. 97 P.R.W.C.

NUMBER	DELTA	
C1	2'41'49"	:
C2	21'37'20"	:

GEORGETOWN AVENUE  
(A.K.A. EAST MAIN AVENUE)  
(100' R.O.W. A/97)

P.O.B.



NATIONAL AND GREAT NORTHERN RAILROAD COMPANY  
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D.R.W.C.



EXHIBIT OF 6.46 ACRES OUT OF THE NELSON ADDITION  
ROUND ROCK, TEXAS AS RECORDED IN CABINET A, SLIDE  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; BEING  
TRACTS I, II, AND III AS DESCRIBED IN DOCUMENT NO. 20  
OFFICIAL PUBLIC RECORDS AND A PORTION OF EAST BAGDAD  
COLLEGE STREET AND NELSON STREET

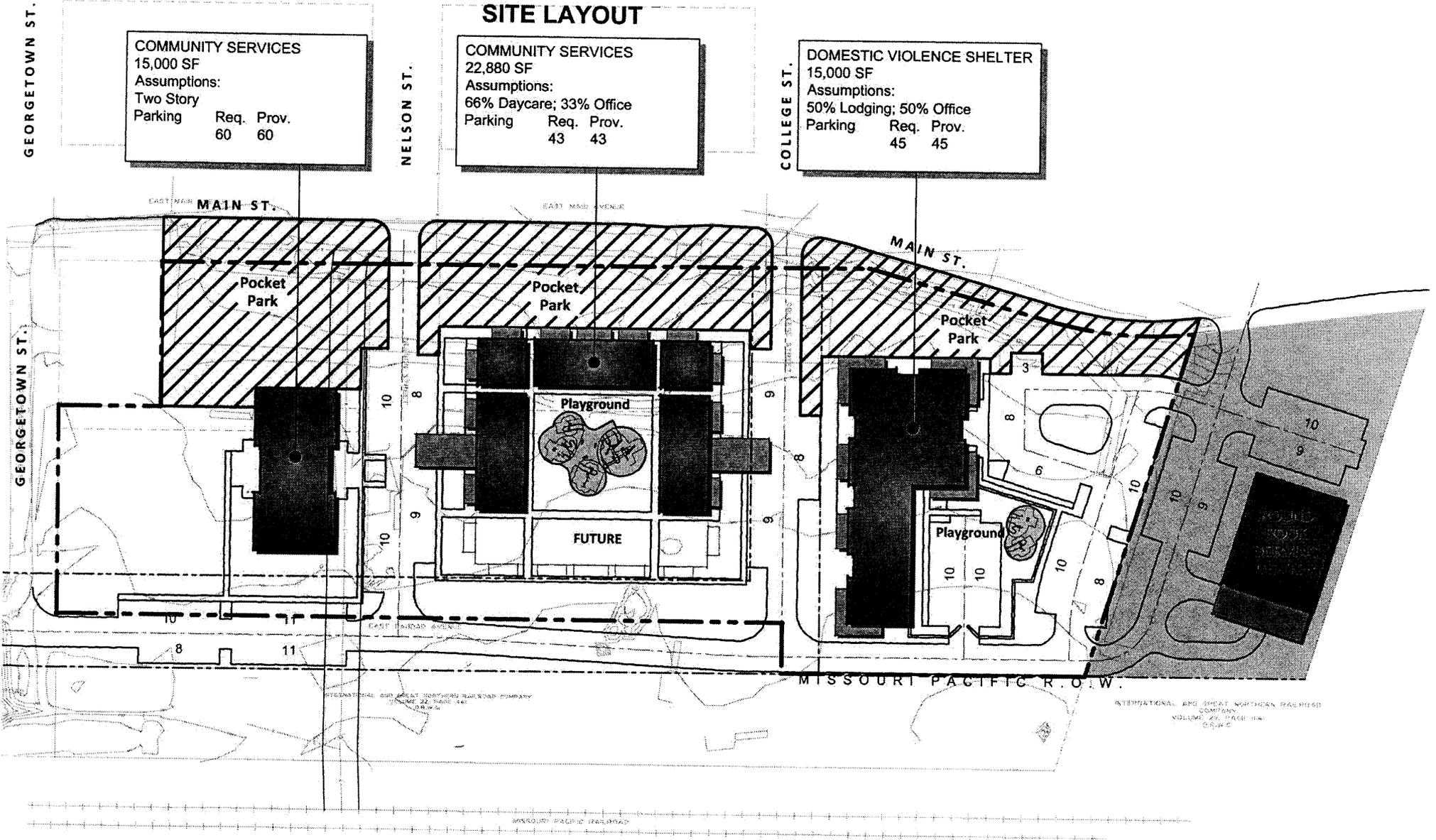
# EXHIBIT B

## SITE LAYOUT

COMMUNITY SERVICES  
15,000 SF  
Assumptions:  
Two Story  
Parking Req. Prov.  
60 60

COMMUNITY SERVICES  
22,880 SF  
Assumptions:  
66% Daycare; 33% Office  
Parking Req. Prov.  
43 43

DOMESTIC VIOLENCE SHELTER  
15,000 SF  
Assumptions:  
50% Lodging; 50% Office  
Parking Req. Prov.  
45 45



INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY  
POINT 22, 1900 144  
1875-76

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COMPANY  
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MISSOURI PACIFIC RAILROAD



## City Council Agenda Summary Sheet

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**Agenda Item No.** 10B1.

**Agenda Caption:** Consider an ordinance rezoning 6.46 acres of land on East Main Street from the SF-2 (Single Family – Standard Lot) and the C-1 (General Commercial) zoning districts to the Planned Unit Development (PUD) No. 88 zoning district – Round Rock Community Foundation. (First Reading)

**Meeting Date:** February 24, 2011

**Department:** Planning and Community Development

**Staff Person making presentation:** Peter Wysocki

Planning and Community Development Director

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### Item Summary:

The proposed PUD provides for a social services campus and a domestic violence shelter on the site. Professional services, education, training and non-correctional counseling will be provided on a charitable or non-profit basis. The domestic violence shelter will provide a residential facility for victims of domestic violence in a protected living arrangement. The facility will include residents and supervisory personnel and will be available to victims on a 24-hour basis. Offices will also be provided for professional uses, limited to 5,000 gross square feet in any single building. In addition the front of the site, along E. Main Street, will be developed as a public park.

In order to complement the surrounding residential neighborhood, building design standards are included in the PUD, requiring that the buildings be at an appropriate scale and character. Signs on the site will be regulated by the City's existing codes for historic properties.

The Round Rock Community Foundation has been developing plans for the site and has met on numerous occasions with adjacent neighbors and other interested citizens. The site layout included in the PUD reflects these discussions.

The City approved a memorandum of understanding (MOU) with the Round Rock Community Foundation with regard to wastewater line relocation, the development of the park, abandonment of alleys, streets and right-of-way, and other public improvements. The MOU states that the City's total contribution towards these expenses shall be limited to \$500,000.

### Strategic Plan Relevance:

**Cost:** N/A

**Source of Funds:** N/A

**Date of Public Hearing (if required):** February 2, 2011 at Planning and Zoning Commission  
Approved 5-0 at Planning and Zoning Commission Meeting

**Recommended Action:** Approval