

**ORDINANCE NO. O-2021-204**

**AN ORDINANCE AMENDING ORDINANCE NO. O-2019-0362, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON AUGUST 22, 2019, BY AMENDING SECTION II.6.3., SECTION II.7.3., AND EXHIBIT B; AND BY ADDING SECTION II.6.4. AND SECTION II.7.4. OF THE DEVELOPMENT PLAN OF PUD NO. 87, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on January 13, 2011, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-11-01-13-9B1, which established PUD No. 87, and

**WHEREAS**, on August 22, 2019, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2019-0362 to amend and restate the Development Plan of PUD No. 87, and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Section II.6.3., Section II.7.3., and Exhibit B, and to add Section II.6.4. and Section II.7.4. to the Development Plan of PUD No. 87, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. O-2019-0362 on the 16<sup>th</sup> day of June, 2021, 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. O-2019-0362 be amended, and

**WHEREAS**, on the 22nd day of July, 2021, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. O-2019-0362, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. O-2019-0362 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 #87 meets the following goals and objectives:

- (1) The amendment to P.U.D. #87 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #87 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #87 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 Section II.6.3. of the Development Plan of PUD No. 87, as approved in Ordinance No. O-2019-0362, is hereby amended to read as follows:

## 6. PERMITTED USES

### 6.3. Parcel B-2 (~~~3.26~~2.40 acres)

- (1) All uses allowed in the **BP (Business Park)** district.

## III.

That Section II.6. of the Development Plan of PUD No. 87, as approved in Ordinance No. O-2019-0362, is hereby amended to add a new subsection 6.4. which shall read as follows:

## 6. PERMITTED USES

### 6.4. Parcel C (~0.86 acres)

- (1) Indoor entertainment activities limited to axe/hatchet throwing and archery ranges.
- (2) All uses allowed in the **BP (Business Park)** district.

## IV.

That Section II.7.3. of the Development Plan of PUD No. 87, as approved in Ordinance No. O-2019-0362, is hereby amended to read as follows:

## 7. DEVELOPMENT STANDARDS

### 7.3. Parcel B-2 (~~~3.26~~2.40 acres)

- (1) All structures and land uses constructed or commenced after the effective date of this Plan shall be subject to the provisions of the **BP (Business Park)** district, except for the existing buildings located adjacent to the northern property boundary, as indicated on **Exhibit "B"**. Any enlargements of or additions to these buildings, shall not be subject to the building setback requirements of the BP (Business Park) district.
- (2) Maximum height of principal building: 2 stories.

## V.

That the Development Plan of PUD No. 87, as approved in Ordinance No. O-2019-0362, is hereby amended to add a new subsection II.7.4. which shall read as follows:

### 7. **DEVELOPMENT STANDARDS**

#### **7.4. Parcel C (~0.86 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan shall be subject to the provisions of the BP (Business Park) district, except for the existing building, as indicated on Exhibit "B". Any enlargements of or additions to this building, shall not be subject to the building setback requirements of the BP (Business Park) district.**
- (2) Maximum height of principal building: 2 stories.**

## VI.

That Exhibit "B" of the Development Plan of PUD No. 87 is hereby deleted and replaced with a new Exhibit "B," attached hereto and incorporated herein.

## VII.

**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 \_\_\_\_\_, 2021.

Alternative 2.

**READ and APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

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