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THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, JOANNE LAND, Assistant City Manager/City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City and that the attached is a true and correct copy of Ordinance No. Z-01-02-22-9A1 which was approved and adopted by the Round Rock City Council of the City of Round Rock, Texas, at a meeting held on the 22nd day of February 2001, as recorded in the minutes of the City of Round Rock in Book 44.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 28th day of February 2001.


Joanne Land

JOANNE LAND, Assistant City Manager/
City Secretary

ORDINANCE NO. Z-01-02-22-9A1

AN ORDINANCE AMENDING ORDINANCE NO. Z-99-02-25-12B4, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON FEBRUARY 29, 1999, WHICH CREATED PLANNED UNIT DEVELOPMENT NO. 39, BY MAKING CERTAIN AMENDMENTS TO THE DEVELOPMENT PLAN FOR PLANNED UNIT DEVELOPMENT NO. 39, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on February 25, 1999, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-99-02-25-12B4, which established PUD No. 39, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to make certain amendments to the Development Plan to PUD No. 39, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendments to Ordinance No. Z-99-02-25-12B4 on the 17th day of January, 2001, 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-99-02-25-12B4 be amended, and

WHEREAS, on the 22nd day of February, 2001, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-99-02-25-12B4, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-99-02-25-12B4 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 Section 11.300, Code of Ordinances, 1995 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 COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Ordinance No. Z-99-02-25-12B4, creating Planned Unit Development (PUD) District #39, meets the following goals and objectives:

- (1) The amendment to P.U.D. #39 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #39 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #39 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 F-3 to the Development Plan of Ordinance No. Z-99-02-25-12B4, which created PUD #39, is hereby deleted in its entirety and replaced with a new Exhibit F-3, 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.

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 22 day of February, 2001.

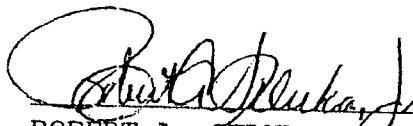
Alternative 2.

READ and APPROVED on first reading this the _____ day of

_____, 2001.

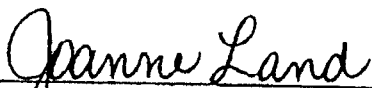
READ, APPROVED and ADOPTED on second reading this the

____ day of _____, 2001.



ROBERT A. STLUKA, JR., Mayor
City of Round Rock, Texas

ATTEST:



JOANNE LAND, City Secretary

EXHIBIT F-3

**PERMITTED USES AND LIMITATIONS APPLICABLE TO
THE CAMPUS AREA**

The permitted uses and limitations applicable to the Campus Area are as follows:

1. Permitted Uses, Heights and Setbacks.

Permitted uses, building height limitations, building setbacks and landscaping setbacks are detailed in the chart below:

Permitted Use*	Building Height Limitation	Building Setbacks from:					Maximum Residential Units
		Hester's Crossing	La Frontera Boulevard	Sundance Parkway	Northline Boulevard	Other Roads	
Office***	144 feet	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Hotel****	144 feet	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Restaurant*****	45 feet**	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
General Commercial (C-1)	45 feet**	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Business Park *****	60 feet	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Multifamily (MF)*****	60 feet	60 feet	8 feet	25 feet	25 feet	25 feet	35.5 per acre

- * Zoning designations noted in parentheses indicate all uses permissible under the Code for such designation as of the date of this Ordinance. Such uses may include, but are not limited to, other uses also listed in this chart. Limitations for any specific C-1 or MF use listed in this chart will control over the general C-1 or MF listing.
- ** Decorative architectural features may exceed the stated height limitation by 15 feet.
- *** Including the following associated uses: Restaurant (including bar and liquor sales), Research & Development, and General Commercial (C-1).
- **** Including the following associated uses: Restaurant (including bar and liquor sales) and General Commercial (C-1).
- ***** Including bar and liquor sales.
- ***** Uses include, but are not limited to: office, office/warehouse, research & development, technical schools, light manufacturing and assembly conducted wholly within a building, the sale of goods produced or assembled on site and day care services.
- ***** Total residential units in the combined portions of the Property allowing multifamily units (Central Green Area, Campus Area and Mixed use Area) may not exceed 900 units. Multifamily units are not permitted north of Hesters Crossing.

2. Prohibited Uses.

The following uses are prohibited on the Property: mini-warehouses, flea markets, sexually oriented businesses (as defined in the Code), amusement parks or carnivals, portable building sales except as incidental to other retail sales, recreational vehicle parks, wholesale nurseries, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales and truck stops.

3. Outdoor Sales and Displays.

Outdoor sales and displays are permitted in conjunction with the use of a building only in areas designated on the site plan filed with the City for such building. Outdoor sales and displays are further limited to outdoor cafés and outdoor dining areas (including outdoor seating for a food court) that: (i) are located and operated as an integral part of the principal use, and (ii) do not comprise a separate business use or a separate business activity. Parking requirements contained in the Code will apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

4. Prohibited Building Materials.

The following materials are prohibited on the exterior walls of all buildings and structures (this section does not apply to roofs):

- Sheet, corrugated, and unfinished Aluminum
- Asbestos
- Galvanized Steel
- Mirrored Glass (reflectivity of 20% or more)

5. Sidewalks.

All sidewalks will be located within the sidewalk zone as shown in the Traffic Impact Analysis attached hereto as Exhibit "L" and incorporated herein. One of the following is required along all public roads:

- a. **Standard Sidewalks:** Sidewalks at least 5 feet wide on both sides of the road as detailed on Exhibit "J" attached hereto and incorporated herein.
- b. **Wide Sidewalk:** A sidewalk at least 8 feet wide on one side of the road as detailed on Exhibit "J".

6. Service and Loading Areas.

- a. **Screening Required:** No dock high loading area is permitted unless such area is visually screened from public view.
- b. **Delivery Vehicles:** All delivery and utility vehicles stored on-site must be inside a closed building or within a screened portion of the site.

- c. **Service Areas:** Service areas will be screened from adjacent tracts, all public rights-of-way, and views from above. Methods of screening include walled entrances, evergreen landscaping, and depressed service areas. Screening walls must be constructed of the same materials as the main building. (refer to figure 1)

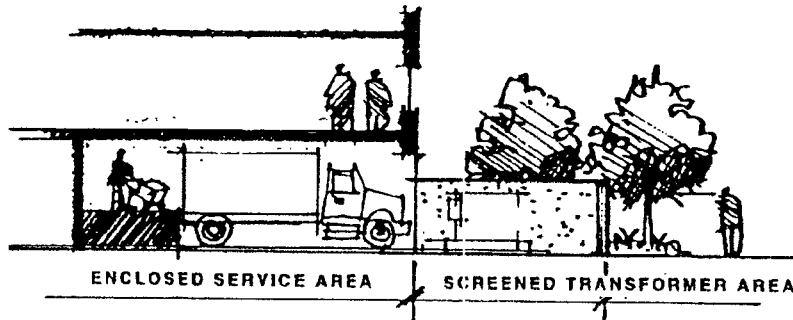


figure 1

- d. **Loading Areas:** All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as to not prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public or private right-of-way.
- e. **Trash Storage:** Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to screen all refuse containers completely and must be provided with gates, so as to provide screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, wood, steel, etc.) which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. (refer to figure 2)

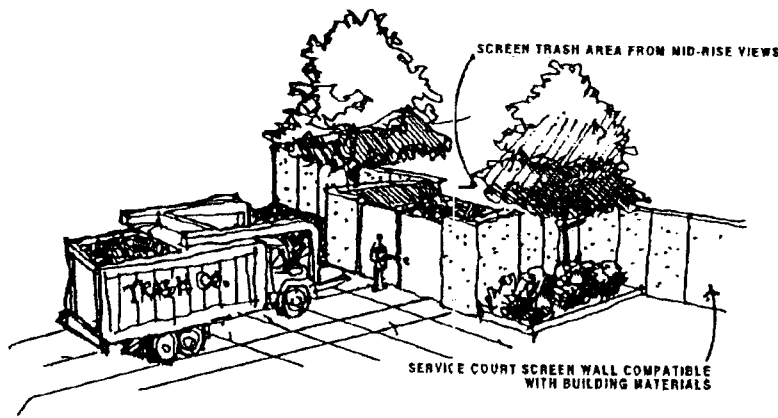


figure 2

- f. **Street Level Mechanical Equipment:** All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building will be consolidated in an enclosed service area. Landscaping will be used to soften the visual appearance of the walls enclosing the service area. Service areas must be paved, curbed, and internally drained.
 - g. **Roof Mounted Mechanical Equipment:** All roof mounted mechanical elements must be screened from view from the public right-of-way. Screening must be compatible with the building design. If roof decks with mechanical units are visible from any level of adjacent buildings, the mechanical units must be screened and painted to match the finished roof material.
7. **Exterior Lighting.**
- a. **Minimal Spillover:** All lighting must be installed to minimize light spillover onto adjacent properties.
 - b. **Parking Lot Fixtures:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles 40 feet high. (refer to figure 3)
 - c. **Open Space, Walkway and Passenger Drop Off Areas:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on

Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles between 10 and 15 feet high. (refer to figure 3)

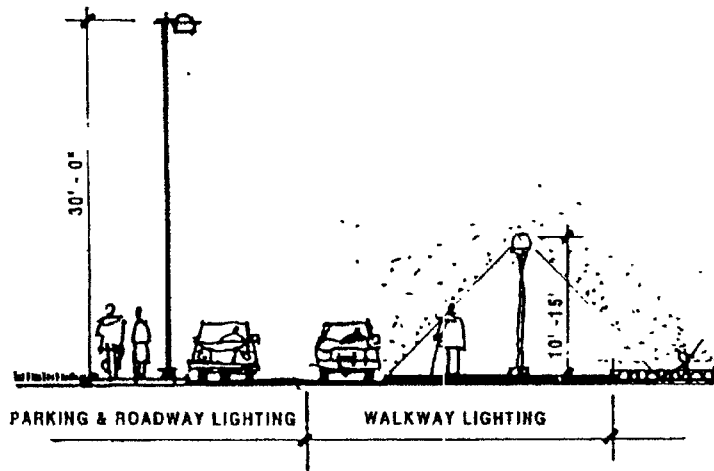


figure 3

8. Landscaping.

- a. **Existing Trees:** Existing large mature trees will be retained in accordance with the Code.
- b. **Tree Protection:** All existing trees of six (6) inch caliper or greater must be indicated on the proposed site plans. The proposed site plans will indicate trees to remain and those to be removed. All trees within an approved building site which are required to be preserved in accordance with the Code must be flagged and encircled with protective fencing. The fencing must extend beyond the full spread on the tree's branches to reasonably ensure successful protection. Existing trees in parking areas will be saved in groups and as specimens whenever practicable.
- c. **Open Space:** All areas not containing buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting design must provide for easy maintenance. Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.
- d. **Rights of Way:** Areas within the road right-of-way may be landscaped only in accordance with a license agreement with the City.

- e. **Grass:** All landscaped areas not in groundcover or shrub beds will be planted in grasses, preferable sod. Overseeding in fall with cool season native grasses is allowed. The use of edging material to separate all grass areas from shrub and groundcover areas is required. The edging material will be concrete, steel, brick or stone. No plastic edging is allowed. Use of narrow paving "mowstrips" are allowed around building foundations for easy maintenance.
- f. **Irrigation:** An underground, automatic irrigation system must be installed in all landscaped areas. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.
- g. **Screening of Parking:** Parking areas must be screened visually from all roadways in accordance with the Code. Screening may be accomplished with landscaping or buildings. Berms may not exceed a 3:1 pitch. Shrubbery must be maintained to a minimum height of 3 feet. (refer to figure 4)

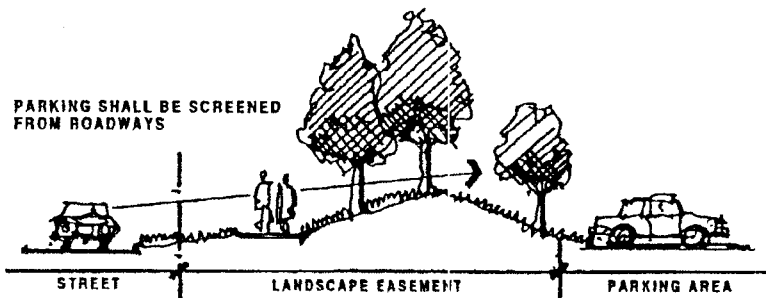


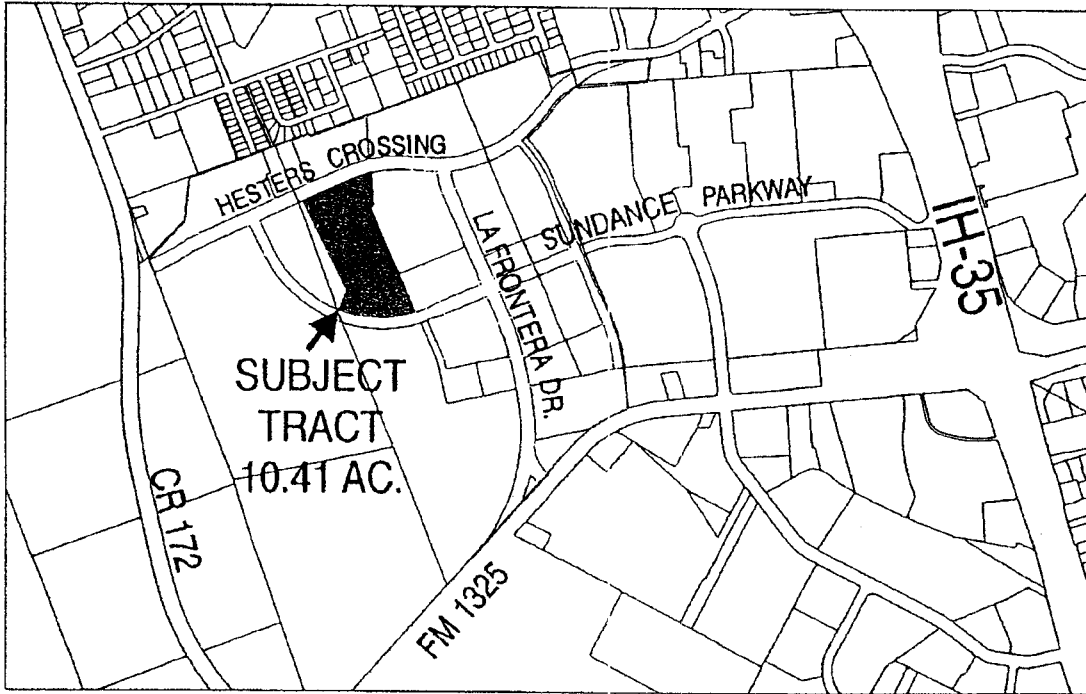
figure 4

- h. **Parking Areas:** In all vehicular use areas and parking areas, a minimum of 90 square feet for each 12 parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas (the "Minimum Parking Area Landscaping Requirement"). As partial fulfillment of the Minimum Parking Area Landscaping Requirement, any parking area containing five or more parking rows of double vehicle depth will include a landscaped strip no less than ten feet (10") wide at least every fourth parking row of double vehicle depth. The landscaped strip will be installed with trees planted no less than every 60 linear feet.
- i. **Road Medians:** At least twenty percent (20%) of the medians of the Hesters Crossing and La Frontera Boulevard will be landscaped with shrubbery and trees.

10. Utility Lines.

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be screened.

LA FRONTERA PUD #39 AMENDMENT PARCEL



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

03-07-2001 08:55 AM 2001015114
ANDERSON \$33.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Please return to:

① CITY OF ROUND ROCK
ADMINISTRATION
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664