

II.

DEVELOPMENT PLAN

1. DEFINITIONS

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

A. Juliet balcony – a railing or panel attached to a structure adjacent to a door or full-length window. In contrast to a traditional balcony which extrudes from a structure, a juliet balcony is an architectural feature that provides no occupiable space, but which allows for upper story doors and full-length windows to be safely opened for ventilation.

2. PROPERTY

This Development Plan covers approximately 10.845 acres of land, located within the City of Round Rock, Texas, and more particularly described in Exhibit "A".

3. PURPOSE

The purpose of this Plan is to insure a Planned Unit Development (“PUD”) that: (1) is equal to or superior to development that would occur under the standard ordinance requirements, (2) is in harmony with the Round Rock Comprehensive Plan of the City of Round Rock, Texas, (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 to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinance

This PUD provides for two separate development options: High Density Urban Multi-family Residential and Medium Density Urban Multi-family Residential.

- 1) High Density Urban Multi-family - All aspects not specifically covered by this Plan shall be regulated by the TH (Townhouse) and MF-3 (Multifamily-Urban) zoning districts, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.
- 2) Medium Density Urban Multi-family – All permitted uses and applicable development standards shall be specified in this Plan and in the Code.

B. Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

5. CONCEPT PLAN

This PUD includes a concept plan for each development option referenced above. Exhibit “B” shall serve as the Concept Plan for the High Density Urban Multifamily Option, according to Chapter 10, Article IV Section 10-22 of the Code. Exhibit “B-1” shall serve as the Concept Plan for the Medium Density Urban Multi-family Option, according to Chapter 10, Article IV Section 10-22 of the Code.

6. COMPREHENSIVE PLAN

The previously approved PUD amended the Future Land Use Map of the Round Rock 2030 Comprehensive Plan land use designation from commercial to residential. This PUD amendment conforms to the residential land use designation.

7. PERMITTED USES FOR HIGH DENSITY URBAN MULTI-FAMILY OPTION:

Area 1: Urban Multi-family Residential

- 1) All uses permitted in the **MF-3 (Multifamily- Urban)** zoning district: the multifamily development shall conform with the requirements of the district, unless otherwise specified by this Plan.
- 2) A maximum of **375** total residential dwelling units shall be permitted within Area 1, as depicted on the Concept Plan “Exhibit B”
 - a) A minimum of **210** multi-family residential units shall be located within a residential structure that includes attached structured parking that is directly attached to the residential structure.
 - b) No more than **90** multi-family residential units shall be located within separate residential structures that do not provide attached structured parking but instead provide a combination of tuck under parking and surface parking.

Area 2: Townhouse

- 1) Attached multi-family (townhouses) with a maximum height of 2.5 stories: The townhouse development shall conform with the requirements of the TH zoning district, unless otherwise specified by this plan.
- 2) A maximum of 12 townhouse units per acre shall be located within Area 2 as depicted on the Concept Plan “Exhibit B”

8. **PERMITTED USES FOR MEDIUM DENSITY URBAN MULTI-FAMILY OPTION:**

- 1) All uses permitted in the **MF-3 (Multifamily- Urban)** zoning district
- 2) Proposed multi-family development shall conform to the requirements specified below:
 - a) A maximum of 285 total residential multi-family dwelling units shall be permitted within the PUD area as depicted on Exhibit B-1.
 - b) A maximum height of four (4) stories shall apply to multi-family residential structures.

9. **HIGH DENSITY URBAN MULTI-FAMILY DEVELOPMENT STANDARDS**

For this development option, the PUD area is divided into two (2) separate development parcels that are depicted on the Concept Plan “Exhibit B” as “Area 1” and “Area 2”. Below are the applicable development standards for each development parcel followed by general development standards.

A. Area 1 (Multi-family)

1) **Setbacks and Dimensional Standards for Area 1**

- a) Multifamily residential structures shall be set back a minimum of 15 feet from public rights of way (ROW).
- b) Multifamily residential structures shall be set back a minimum of 10 feet from side property lines.
- c) Five (5) story multifamily residential structure with structured parking garage shall be set back a minimum of one hundred seventy (170) feet from the south property line.
- d) Four (4) story multifamily residential structures shall be set back a minimum of one hundred thirty-five (135) feet from the south property line.
- e) Multifamily surface parking, and active amenities (i.e; pools and dog parks) shall be set back a minimum of fifty (50) feet from the southern property line.
- f) The maximum height for the residential structure with attached structured parking is limited to five (5) stories. The attached parking structure is limited to five and a half (5.5) stories above finished grade, excluding any below-grade parking, where provided.

- g) The maximum height for the residential structure without structured parking is limited to four (4) stories, inclusive of “tuck under” parking.

2) Parking

- a) A minimum of eighty percent (80%) of required parking spaces shall be provided within the attached structured parking garage.
- b) A maximum of twenty percent (20%) of required parking may be located on surface lots or tuck under parking.
- c) Parking spaces for Area 1 (multi-family residential) shall be provided in accordance with the chart below:

Studio	1
1-Bedroom	1
2-Bedroom	2
3-Bedroom	2.5
Guest Spaces	5% of the total number of required spaces

3) Building Design

- a) Buildings shall contain design elements which substantially comply with the depictions contained in Exhibit C, including, but not limited to elevation variation, roof pitch and orientation.
- b) Where visible from the north and south property lines, parking structure facades shall have architectural design treatment that complements the adjacent building design including stone faced or split faced CMU, brick, stone, metal, or other materials approved by the zoning administrator.
- c) A raised pedestrian crossing comprised of decorative pavers or stamped concrete shall be provided between the parking structure and the multi-family residential structure with “tuck under” parking to clearly delineate the pedestrian path.

4) Balconies

- a) A minimum of 25% of units shall include balconies.

- b) Balconies shall only be permitted on west, north, and east building facades.
- c) On south facing building facades, individual unit yards are permitted for ground floor units.

5) Landscape Standards

This project shall comply with the landscape requirements of Chapter 8, Article II, Section 8-10, as amended, with the following exceptions below:

- a) Foundation treatment will be provided for building facades in accordance with the requirements of Chapter 8, Article II, Section 8-10(h), Category 2.
 - i. The building façades facing south shall provide foundation treatment in accordance with Category 2.
 - ii. The building façade facing east shall provide foundation treatment in accordance with Category 3 where parking is not proposed between the building and W. Mesa Park Drive.
- b) Special streetscape and landscape features. A minimum of four (4) of the following streetscape and landscape features shall be installed along the public right-of-way.
 - i. Benches
 - ii. Bike racks
 - iii. Public art
 - iv. Courtyards or plazas
 - v. Decorative paving
 - vi. Water features, such as fountains
 - vii. Decorative trash receptacles
 - viii. Street trees
 - ix. Decorative walls

B. Area 2 (Townhouse)

1) Setbacks and Dimensional Standards

- a) A minimum of 50% of all town home units shall have a 2 foot setback from private drives, the other buildings may have a zero (0) feet minimum setback from private drives.
- b) Required building separation shall be 0 feet for attached units and 10 feet required between detached units in adjacent buildings.
- c) A side setback of 10 feet is required from the property line.

- d) Setback from south property line for townhouses shall be a minimum of fifty (50) feet with a 10 foot allowance for encroachment into the setback for the following items:
 - i. Decks
 - ii. Patios
 - iii. Pergolas
 - iv. Roof eaves
 - v. Covered porches.
- e) No balconies shall be permitted facing the south property line above the first floor level.

2) Parking

- a) Two (2) parking spaces shall be provided for each townhouse unit within enclosed garages.
- b) Guest parking spaces shall be provided at a rate of 5% of the total required parking spaces for the townhouses. Guest parking spaces for townhouses may be located either within Area 1 (MF-3) or Area 2 (TH).

3) Landscape Standards

- a) Each Townhome end unit shall provide one (1) large species tree, whether through the preservation of existing trees on the site or the planting of one (1) three-inch (3") caliper container-grown tree. Where two buildings abut, one tree shall satisfy the requirement for both end units.
- b) A minimum of 50% of townhome units shall provide foundation planting within a two (2) foot minimum wide planting area to be located between the units and private drive.

4) Compatibility Fence and Landscape Buffer

- a) A compatibility fence, a minimum of eight (8) feet in height and consisting of masonry, pre-cast concrete, or architectural CMU, shall be required along the southern property line, avoiding all easements.
- b) A landscape buffer with a minimum width of fifteen (15) feet shall be provided along the southern property line.
 - i. One (1) large species tree shall be planted for each fifty (50) linear feet of landscape buffer, or portion thereof.
 - ii. One (1) medium species tree shall be planted for each twenty five (25) linear feet, or portion thereof.
 - iii. All trees shall be of an evergreen species.

- iv. Required landscape buffers and tree plantings shall not overlap with any required private or public utility easements.

C. General Development Standards

1) Amenities

- a) Amenities shall be shared and located within Area 1 and/or Area 2 as depicted on the Concept Plan “Exhibit B”
- b) A minimum of seven (7) amenities shall be chosen from the list below:
 - i. Playground equipment.
 - ii. Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
 - iii. Dog spa
 - iv. Bicycle repair station and bike storage/parking
 - v. Private fitness facility*.
 - vi. Picnic area, to contain no fewer than two tables and two cooking grills.
 - vii. Swimming pool.
 - viii. Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*.
 - ix. Tennis court.
 - x. Basketball court.
 - xi. Volleyball court.
 - xii. Kitchen available for resident use*.
 - xiii. Social room available for resident use*.

* These amenities may be located in the amenity center and each one qualifies toward the amenity requirement.

- c) The following are additional amenities that may count towards the required minimum amenities provided:
 - i. Gaming room including no fewer than three communal games (including, but not limited to, ping pong, shuffleboard, foosball, billiards, and darts); and
Outdoor gaming areas to include no fewer than three communal games (including, but not limited to, corn hole, ping pong, horseshoes, darts, and bocci ball).

2) Fencing for Private Yards and Amenities

- a) All fences shall provide a finished face to abutting drive aisles and/ or public rights-of-way.
- b) Fences shall not conflict with sight visibility triangles at drive aisle intersections or obstruct views from adjacent driveways.
- c) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete-based masonry, or concrete pillars of sound structural integrity, or other type of post approved by the Zoning Administrator.
- d) Fence posts and fence panels for non-wood fences shall be capped or have an integral finished top.
- e) Maximum fence height: six feet (6').

3) Landscaped Open Space

The landscaped open space requirement of Chapter 2, Article 2, Section 2-24 of the Code shall be satisfied by a minimum of 1,200 linear feet of trail to be constructed along the south and west property lines, outside of the drainage easement, as conceptually depicted on Exhibit B. Trail shall be constructed of concrete or decomposed granite, shall be a minimum of six (6) feet wide, and shall offer amenities along its path.

10. MEDIUM DENSITY URBAN MULTI-FAMILY DEVELOPMENT STANDARDS

A. Setbacks and Dimensional Standards

- 1) Multifamily residential structures shall be set back a minimum of 15 feet from public rights of way (ROW).
- 2) Multifamily residential structures shall be set back a minimum of 10 feet from side property lines.
- 3) Active amenities (i.e; pools and dog parks) shall be set back a minimum of fifty (50) feet from the southern property line.
- 4) Multifamily surface parking shall be setback a minimum of twenty-five (25) feet from the southern property line.

- 5) Three (3) story multifamily residential structures shall be set back a minimum of ninety (90) feet from the south property line with a 10 foot allowance for encroachment into the setback for the following items:
 - a) Decks
 - b) Patios
 - c) Pergolas
 - d) Roof eaves
 - e) Covered porches.

- 6) Four (4) story multifamily residential structures shall be set back a minimum of one hundred and thirty-five (135) feet from the south property line with a 10 foot allowance for encroachment into the setback for the following items:
 - f) Decks
 - g) Patios
 - h) Pergolas
 - i) Roof eaves
 - j) Covered porches.

B. Building Height Transition

- 1) To enhance compatibility with the adjacent single-family residential to the south, multifamily building height shall transition from three (3) stories to four (4) stories moving northward from the southern property line. A four (4) story building shall not be located closer to the southern property line than a three (3) story building.

C. Parking

- 1) No less than 10% of the required parking shall be in garages and no less than 40% of required parking shall be provided as covered parking

- 2) Parking spaces shall be provided in accordance with the chart below:

Studio	1
1-Bedroom	1
2-Bedroom	2
3-Bedroom	2.5
Guest Spaces	5% of the total number of required spaces

D. Building Design

- (1) Buildings shall contain design elements which substantially comply with the depictions contained in Exhibit D, including, but not limited to elevation variation, roof pitch and orientation.
- (2) All stairways shall be located completely within the residential structure.
- (3) Buildings adjacent to a public street shall be oriented such that their longest facade faces the street, unless a building is located on the corner of a lot where two (2) streets intersect. Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows or balconies. Alternative orientation due to physical site constraints such as topography or natural features may be approved by the zoning administrator.

(4) Building Materials:

- a. The ground floor of all buildings shall be a minimum of 75% natural stone, simulated stone, or brick.
- b. A minimum of two different materials shall be used on each structure and each material used shall comprise of no less than 20% of the exterior wall finish.
- c. No more than 33% of the building façade may be fiber cement siding or architecturally finished steel or metal.
- d. Roofing materials shall consist of 25 year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other [similar metals as approved by the zoning administrator.]

(5) Detached Garage Requirements:

- a. Detached garages shall be constructed of the same exterior materials and include similar roof pitch to the residential structures.
- b. Detached garages shall not consist of more than six (6) garage doors, with the exception of double-sided garages that have doors on opposite sides of the structure with a dividing wall in the middle, for a maximum total of 12 garage doors on a single structure.
- c. No garage door shall face a single-family home within 250 feet or be permitted in a street yard.

(6) Balconies

- a. A minimum of 25% of units shall include balconies.
- b. Balconies shall only be permitted on west, north, and east building facades.
- c. On south facing building facades, individual unit yards are permitted for ground floor units. Balconies, including Juliet balconies, may be placed on south-facing building facades only if a building of the same height as the balcony level is positioned between the subject building and the single-family neighborhood to the south.

E. Landscape Standards

This project shall comply with the landscape and screening requirements of Chapter 8, Article II, Section 8-10 and Section 8-40, as amended, with the following exceptions below:

- (1) **Foundation treatment:** Foundation treatment shall be provided for building facades in accordance with the requirements of Chapter 8, Article II, Section 8-10(h), as indicated below:
 - a. The building façades facing south shall provide foundation treatment in accordance with Category 2.
 - b. The building façades facing Old Settlers Blvd. and Mesa Park Dr. shall provide foundation treatment in accordance with Category 3
- (2) **Parking Lot Landscaping:**
 - a. Internal Parking Lot Landscaping shall be provided in accordance with Chapter 8, Article II, Section 8-10(f)(1), as amended.
 - b. Parking Lot Landscape Buffers shall be provided in accordance with Chapter 8, Article II, Section 8-10(g)(1), as amended.
- (3) **Special streetscape and landscape features:** A minimum of four (4) of the following streetscape and landscape features shall be installed along the public right-of-way.
 - a. Benches
 - b. Bike racks
 - c. Public art
 - d. Courtyards or plazas
 - e. Decorative paving
 - f. Water features, such as fountains
 - g. Decorative trash receptacles
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- 1) A compatibility fence, a minimum of eight (8) feet in height and consisting of masonry, pre-cast concrete, or architectural CMU, shall be required along the southern property line, avoiding all easements.
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 - a) One (1) large species tree shall be planted for each fifty (50) linear feet of landscape buffer, or portion thereof.
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 - c) All trees shall be of an evergreen species.
 - d) Required landscape buffers and tree plantings shall not overlap with any required private or public utility easements.

G. Amenities

- 1) A minimum of seven (7) amenities shall be chosen from the list below:
 - a) Playground equipment.
 - b) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
 - c) Dog spa
 - d) Bicycle repair station and bike storage/parking
 - e) Private fitness facility*.
 - f) Picnic area, to contain no fewer than two tables and two cooking grills.
 - g) Swimming pool.
 - h) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*.
 - i) Tennis court.
 - j) Basketball court.
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 - m) Social room available for resident use*.
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- b) Outdoor gaming areas to include no fewer than three communal games (including, but not limited to, corn hole, ping pong, horseshoes, darts, and bocci ball).

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- 4) Fence posts and fence panels for non-wood fences shall be capped or have an integral finished top.
- 5) Maximum fence height: six feet (6').

I. Landscaped Open Space

The landscaped open space requirement of Chapter 2, Article 2, Section 2-24 of the Code shall be satisfied by a minimum of 1,200 linear feet of trail to be constructed along the south and west property lines, outside of the drainage easement, as conceptually depicted on Exhibit B-1. Trail shall be constructed of concrete or decomposed granite, shall be a minimum of six (6) feet wide, and shall offer amenities along its path.

11. CHANGES TO DEVELOPMENT PLAN

A. Minor Changes

- 1) The Planning and Development Services Director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree

retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. The Planning and Development Services Director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.

2) Minor amendments shall not include:

- a) Changes in land use;
- b) Increases in density, building height, or coverage of the site;
- c) Decreases in setbacks abutting residential land uses and zoning districts;
- d) Decreases in parkland or open space;
- e) Any proposed modification that reduces the quality of the PUD, as determined by the Planning and Development Services Director; or any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result of public testimony during a Planning & Zoning Commission or a City Council hearing.

B. Major Changes.

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

LIST OF EXHIBITS

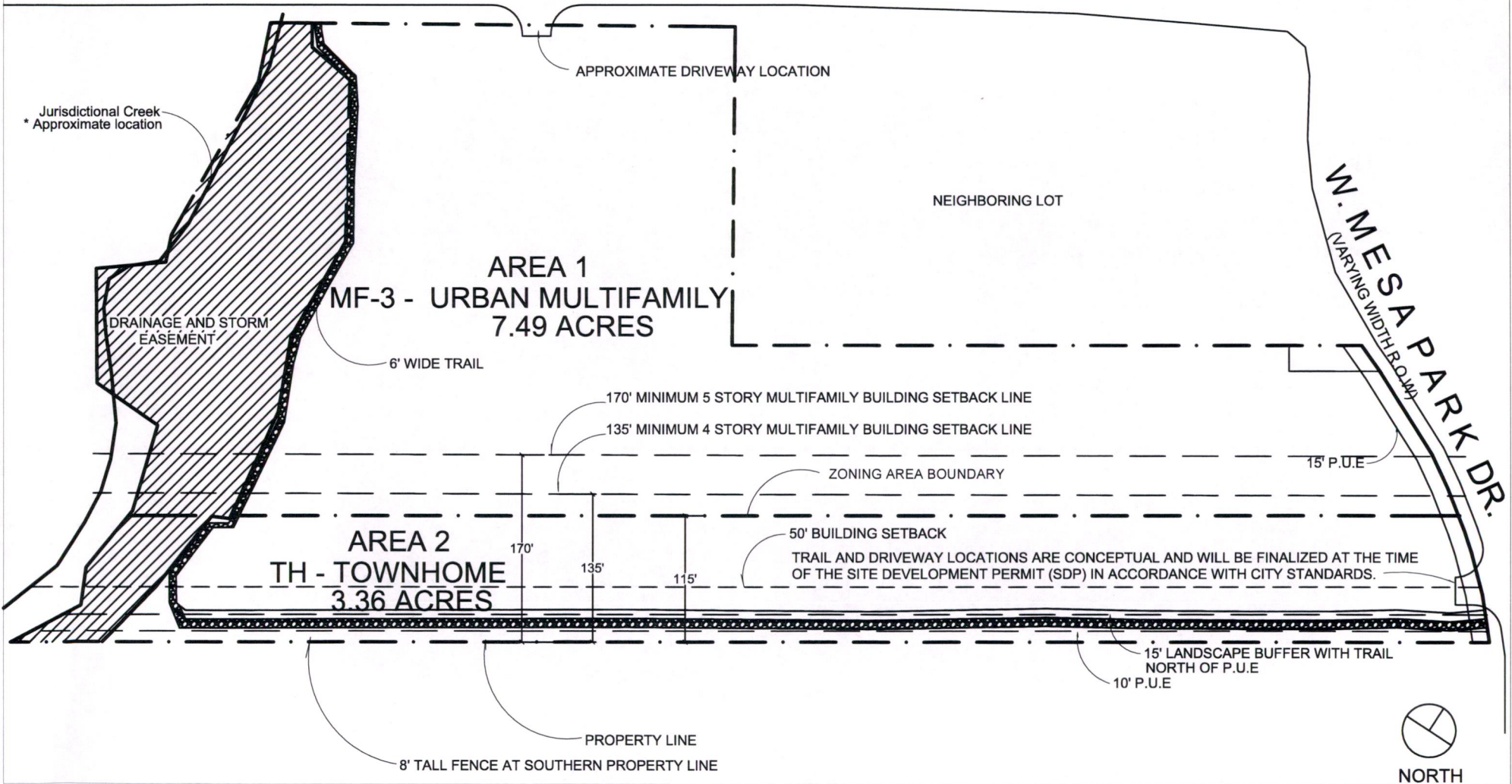
- Exhibit A:** Legal Description
- Exhibit B:** High Density Urban Multifamily Concept Plan
- Exhibit B-1:** Medium Density Urban Multifamily Concept Plan
- Exhibit C:** High Density Urban Multifamily Elevations
- Exhibit D:** Medium Density Urban Multifamily Elevations

Exhibit A

Lot 2, Block A, Mesa Creek Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2017087746, Official Public Records of Williamson County, Texas.

E. OLD SETTLERS BLVD

(120' R.O.W)



Concept Plan

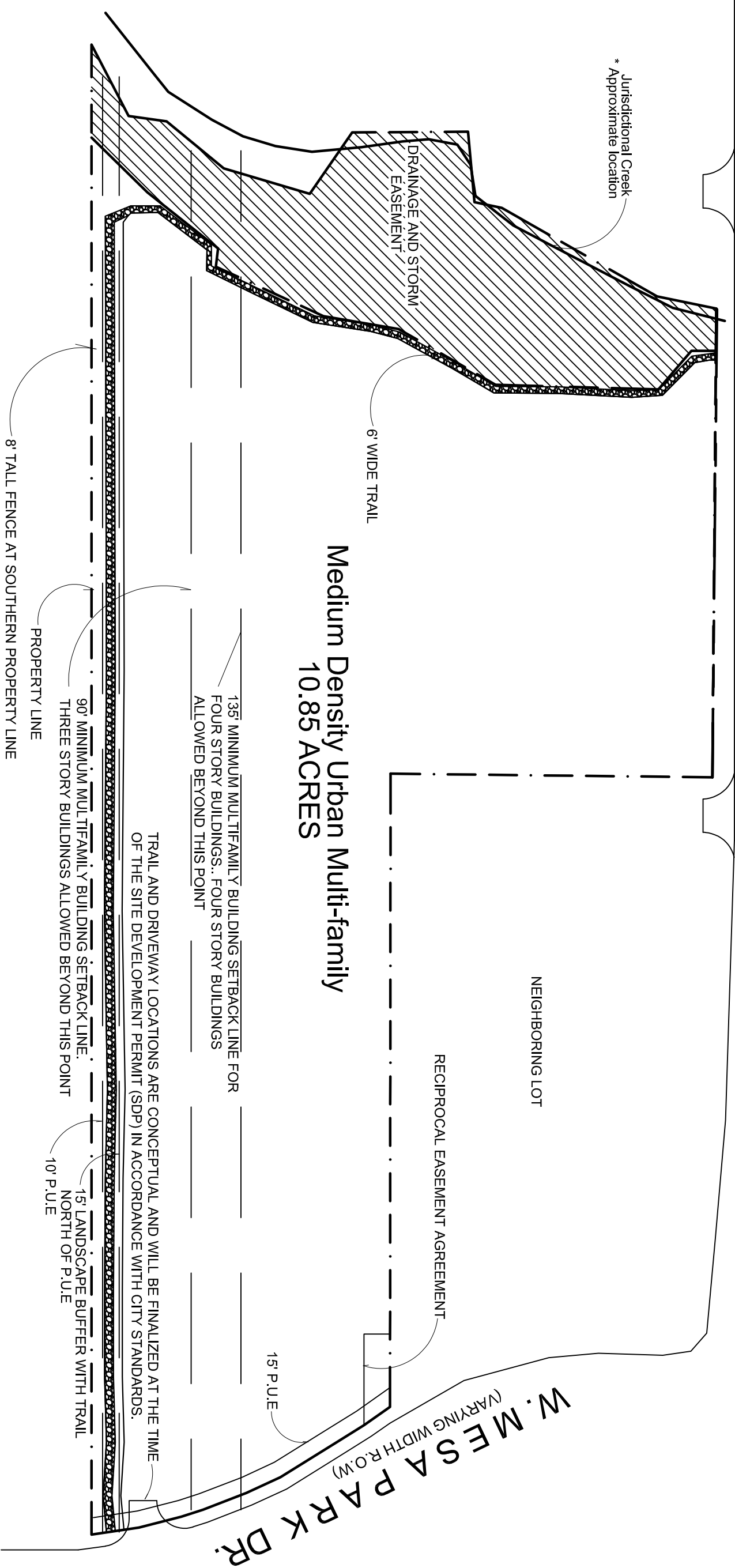
EXHIBIT B

pr22028

June, 7th, 2023

1/128" = 1'-0"

E. OLD SETTLERS BLVD (120' R.O.W)





Multi-family Residential Structure with Attached Parking



Multi-family Residential Structure with Attached Parking



Multi-family Residential Structure with Surface and "Tuck Under" Parking

Facades with less articulation and façade variation, as shown by the arrow below shall not face public streets or adjacent residential.
Exterior stairways shall be prohibited.

Exhibit C

Elevation Character

C

Exhibit

The images above are representative in nature and reflect options for the general character of the community.

Old Settlers

23003

February 09, 2023

1/4" = 1'-0"



Multi-family Residential Structure with Surface and "Tuck Under" Parking



Rendering provided as an example of acceptable façade variation facing a public roadway.