

**RAMENDU COMPLEX PUD
PLANNED UNIT DEVELOPMENT NO. XXX**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

(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 Ramendu Duplex at Round Rock, LLC, as its respective interests may appear in the respective portions of the hereinafter described property; and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 2.77 acres, as more particularly described in Exhibit “A” (Legal Description), (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 zone the Property as a Planned Unit Development (the “PUD”); and

WHEREAS, pursuant to Part III, Chapter 10, Article IV, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, 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 April 19, 2023, the City’s Planning and Zoning Commission recommended approval of the Owner’s application for PUD zoning; 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 8.1.

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 Part III, Article II, 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 City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code".

2. PROPERTY

This Plan covers approximately 2.77 acres of land, located within the City of Round Rock, Texas, and more particularly described in Exhibit "A", hereinafter referred to as "the Property."

3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to, superior to, 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 as to not interfere with the use of the immediate neighboring properties.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

All aspects not specifically covered by this Plan shall be regulated by the City of Round Rock Zoning and Development Code, 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 Concept Plan

This plan, as depicted in Exhibit "B", shall serve as the concept plan required by Part III, Section 10-26 of the Code, as amended.

4.3 Other Ordinances

All other Ordinances within the Code, as applicable and 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.

A) The Code is defined herein as the City of Round Rock, Texas, Code of Ordinances ("Code").

B) This development plan shall amend the Future Land Use Map of the Round Rock 2030 Comprehensive Plan land use designation from Open Space/Residential to Residential.

5. LAND USE AND PERMITTED USES

5.1 Permitted Uses

- A) Town houses (single lot or common lot)
- B) Apartments

6. DEVELOPMENT STANDARDS FOR TOWNHOUSES

6.1 Townhouse development shall be regulated by the **TH (Townhouse)** zoning district, as amended.

7. DEVELOPMENT STANDARDS FOR APARTMENTS

7.1 Setbacks and Dimensional Standards

- A) Any residential structure fronting W Nash Street and Mandell street is limited to a maximum height of five (5) stories, inclusive of parking.
- B) Any residential structure fronting Logan Street is limited to a maximum height of four (4) stories, inclusive of parking.
- C) A build to line of fifteen (15) feet shall be required for the residential structures fronting W Nash, Logan, and Mandell rights-of-way.
- D) The building setback from the western property line shall be a minimum of fifteen (15) feet.
- E) Detached garages shall be setback from any right of way a minimum twenty (20) feet.

7.2 Parking

- A) Residential parking shall be provided at a minimum ratio of one (1) parking space per bedroom. An additional five (5) percent of the total number of spaces provided is required for guest parking.
- B) The leasing office and amenities shall not be subject to the parking requirements.
- C) A minimum of seventy-five percent (75%) of required parking spaces shall be provided within car ports, tuck under garage parking, or podium parking.
- D) A maximum of twenty-five percent (25%) of required parking may be located on surface lots.
- E) If a flat roof is installed as a canopy for covered parking it shall have a minimum six-inch wide decorative banding.
- F) No parking shall be permitted in the street yard.

7.3 Garage Requirements

- A) Detached garages shall be constructed of the same exterior materials as 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 the opposite sides of the structure with a dividing wall in the middle, for a maximum total of twelve (12) garage doors on a single structure.
- C) No detached garage shall be placed between a residential building and its adjacent drive aisle.
- D) Where a detached garage is placed adjacent to a residential building, a landscaped area no less than 10 feet wide shall be installed between the garage and the building.
- E) No detached garage door shall face a single-family home.

7.4 Light Fixtures

- A) Free standing light fixtures shall comply with site lighting design requirements outlined in Chapter 8, Article I, Section 8-1, as amended.
- B) The height of the light fixture shall not exceed twenty (20) feet in parking areas and twelve (12) feet in pedestrian areas.

7.5 Street Yard Fencing

- A) Any fencing in the street yard shall be view fencing and shall be permitted to reach a maximum height of six (6) feet.

7.6 Compatibility Buffer

A compatibility buffer shall be provided in accordance with Exhibit "B"

- a. An eight (8) foot wide landscape buffer meeting the standards of Chapter 8, Article 1, Section 8-2(e) of the Code.
- b. A compatibility fence meeting the standards of Chapter 8, Article 1, Section 8-2(f) of the Code.

7.7 Landscaping

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

- A) Foundation treatment will be provided for all elevations facing the public right-of-way. Foundation treatment shall include a linear area with improved soils and planted with annuals, perennials, and small shrubs to be installed and maintained along the foundation. This area shall measure a minimum of four (4) feet wide on average, and at no point shall be less than two (2) feet wide. This requirement

shall not apply where sidewalks and driveways meet the building perpendicularly.

- B) Special streetscape features. A minimum of four (4) of the following streetscape features shall be installed along the W Nash Street, Mandell Street, and Logan Street public rights-of-way.
 - 1. Benches
 - 2. Bike racks
 - 3. Public art
 - 4. Courtyards or plazas
 - 5. Decorative paving
 - 6. Water features, such as fountains
 - 7. Decorative trash receptacles
 - 8. Decorative walls

- C) Screening standards for detention/water quality ponds; dumpsters; trash receptacles, outdoor storage; ground-mounted equipment; and other similar structures shall comply with the requirements located in Chapter 8, Article V of the Code, as amended. Window mounted mechanical equipment shall not be permitted.

7.8 Protected Tree Size and Tree Protection

- A) Trees having a diameter of eight inches (8”) or more are protected trees for the purpose of applying Chapter 8, Article III – Tree Protection and Preservation of the Code.

7.9 Architectural Standards

The design elements of the buildings shall comply with the design criteria set forth below:

- A) Balconies
 - 1. A minimum of 25% of units shall include functional balconies. No balconies shall face the existing residential structures at 212 W Logan Street and 712 Mandell Street.

- B) Building elevation variation
 - 1. Any wall in excess of 60 feet in length shall include offsets of at least two feet in depth. There shall be no less than one offset for every 40 feet of horizontal length.

- C) Exterior wall color finishes
 - 1. Day-Glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.

- D) Stairways
 - 1. All stairways shall be located completely within the residential structure.

E) Glass

1. Mirrored glass with a reflectivity of twenty (20) percent or more is prohibited on the exterior walls and roofs of all buildings and structures.

F) Orientation requirements

1. Buildings adjacent to a public street shall be oriented such that their longest façade faces the street. Building elevations that face a public street shall have a least fifteen (15) percent of the wall facing the street consist of windows, balconies, and/or stairwells. Alternative orientation due to physical site constraints such as topography or natural features may be approved by the zoning administrator.

G) Windows

1. Windows shall be provided with trim and shall not be flush with exterior wall treatment unless approved by the zoning administrator as part of a recognized architectural style.

H) Roofing

1. Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof. Alternative roof designs associated with recognized architectural styles may be permitted by the zoning administrator.

I) Architectural Design Standards

1. The ground floor of all buildings shall be a minimum of seventy-five (75) percent natural stone, simulated stone, or brick.
2. A minimum of two (2) different materials shall be used on each structure, and each material shall comprise no less than twenty (20) percent of the exterior wall finish.
3. No more than thirty-three (33) percent of the building façade may be fiber cement siding or architecturally finished steel or metal.
4. 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 a copper or other similar metals as approved by the zoning administrator.
5. A minimum of five (5) features from the following list shall be incorporated into the building design:
 - 1) Bay window
 - 2) Arched window
 - 3) Gable window
 - 4) Oval or round window
 - 5) Shutters

- 6) Arched entry, balcony, or breezeway entrance
- 7) Stone or brick accent wall
- 8) Decorative stone or brick band
- 9) Decorative tile
- 10) Veranda, terrace, porch, or balcony
- 11) Projected wall or dormer
- 12) Variation of roof lines on the building
- 13) Decorative caps on chimneys
- 14) Entry onto the public face for ground floor units facing the public ROW.
- 15) Other features as approved by the zoning administrator.

7.10 Amenities

A) Amenities will be provided within the project. The project will include at least one (1) amenity for each thirty (30) residential units proposed and shall be selected from the following amenities:

- 1) Social room available for resident use
- 2) Playground equipment
- 3) Sport Courts (tennis, volleyball, basketball)
- 4) Minimum 2,500 SF pocket park with site furnishings and at least 25' in depth
- 5) Swimming Pool
- 6) Minimum 2,500 SF fenced dog park with at least 25' in depth
- 7) Private fitness facility
- 8) Outdoor BBQ facility to include a minimum of 4 tables and 2 grills.
- 9) Bike racks for 20 bikes and repair station
- 10) Outdoor gaming areas to include no fewer than three communal games (for example: corn hole, ping pong, horseshoes, darts, and bocce ball).
- 11) Dog wash station to include a tub basin with sprayer and cleaning supplies including, but not limited to, dog shampoo.

7.11 Maintenance

A private association or management company for the property will be established or retained for the maintenance of any landscape and irrigation of common areas and private yards, as well as for all community signage, walls, fencing, private drives, and sidewalks, medians, stormwater management facilities, and common open spaces.

8. CHANGES TO DEVELOPMENT PLAN

8.1 Minor changes

All changes of use from those approved in the original PUD shall require city council approval. Minor additions and modifications to the approved development plans meeting the criteria below may be approved by the zoning administrator:

- a) Minor additions to structures, with a floor area no larger than ten percent of the existing floor area of the main floor, not to exceed 5,000 square feet, provided that overall density of the project does not increase.

- b) Minor new accessory structures if the location does not interfere with existing site layout (e.g., circulation, parking, loading, stormwater management facilities, open space, landscaping or buffering).
- c) Minor additions to parking lots comprising no more than ten percent of the original number of parking spaces required, not to exceed 25 spaces.
- d) Clearing or grading that does not exceed 5,000 square feet in area or ten percent of the site.

8.2 Major Changes

All changes not determined to be Minor Changes as defined above, shall be resubmitted following the same procedure required for the original Plan application.

9. LIST OF EXHIBITS

Exhibit "A" Legal Description

Exhibit "B" Concept Plan

EXHIBIT
"A"

Legal Description – Ramendu Duplex at Round Rock
Tax Account #'s: R058893, R053078, R058891

TRACT 1: 1.873 ACRES OF LAND MORE OR LESS, OUT OF THE WILEY HARRIS SURVEY. ABSTRACT No. 298, AND BEING LOTS 3 AND 4, BLOCK 3, BRADSHAW ADDITION, (AN UNRECORDED ADDITION), TO THE CITY OF ROUND ROCK, IN WILLIAMSON COUNTY, TEXAS.

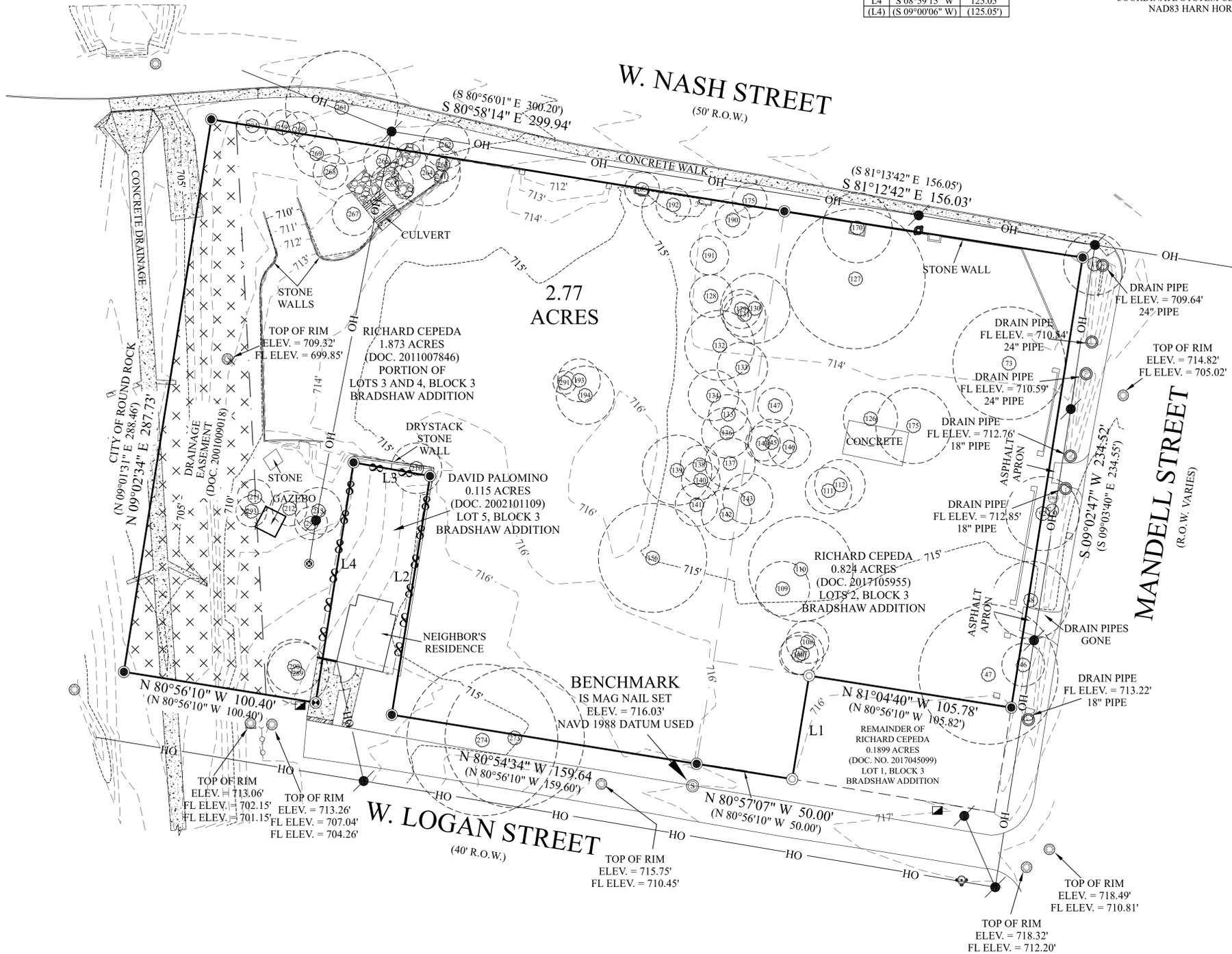
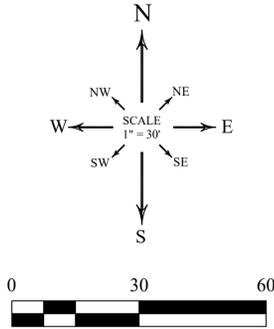
TRACT 2: ALL OF THAT 0.84 ACRE OF LAND, MORE OR LESS, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT No. 298, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO AUDREY B. WILKINSON IN DEED RECORDED IN VOLUME 648, PAGE 64 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE PORTION CONVEYED TO THE CITY OF ROUND ROCK IN THE QUITCLAIM DEED RECORDED IN VOLUME 871, PAGE 400 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 3: THAT CERTAIN TRACT OF LAND OUT OF THE WILEY HARRIS SURVEY, ABSTRACT No. 298 IN WILLIAMSON COUNTY, TEXAS (AKA LOT 1, BLOCK 3, BRADSHAW ADDITION, AN UNRECORDED SUBDIVISION) AND BEING DESCRIBED AND LOCATED BY THAT CERTAIN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 1553, PAGE 173, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS THAT CERTAIN SAVE AND EXCEPT TRACT REFERRED TO IN VOLUME 648, PAGE 64; VOLUME 648, PAGE 70; VOLUME 648, PAGE 74; AND VOLUME 648, PAGE 76, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MONROE DANIELS IN DEED RECORDED IN VOLUME 88, PAGE 225, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	LENGTH
L1	S 09°22'00" W	53.94'
(L1)	(S 09°03'40" W)	(53.87')
L2	N 09°08'25" E	124.46'
(L2)	(N 09°08'25" E)	(125.00')
L3	N 80°05'35" W	40.17'
(L3)	(N 79°57'54" W)	(40.00')
L4	S 08°59'15" W	125.05'
(L4)	(S 09°00'06" W)	(125.05')

NOTICE
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.
 BEARING BASIS:
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

- LEGEND**
- 1/2" ROD FOUND
 - 1/2" ROD W/CAP SET "ALLSTAR 5729"
 - ⊙ MAG NAIL SET
 - () RECORD INFORMATION
 - ⊙ UTILITY POLE
 - OH OVERHEAD UTILITY LINE(S)
 - ⊙ MANHOLE
 - ⊙ GAS WARNING SIGN
 - ⊙ CLEAN OUT
 - ⊙ TREE



TREE LIST	
17	16" PECAN
46	11" PECAN
47	36" ELM (M)(H)
48	21" LIGUSTRUM (M)(P)
72	29" PECAN (H)
92	19" PECAN (P)
106	10" HACKBERRY
107	11" HACKBERRY
108	11" HACKBERRY
109	14" PECAN
110	28" LIGUSTRUM (M)(H)
111	12" ELM
112	13" HACKBERRY
125	20" PECAN (P)
126	14.5" LIGUSTRUM (M)
127	32.5" PECAN (H)
128	11" PECAN
129	10" PECAN
130	18" PECAN
131	11" PECAN
132	18" PECAN
133	13" PECAN
134	13" PECAN
135	10" PECAN
136	13" PECAN
137	13" PECAN
138	10" PECAN
139	18" PECAN
140	10" PECAN
141	11" PECAN
142	13" PECAN
143	13" PECAN
144	9" PECAN
145	12" PECAN

TREE LIST	
146	11" PECAN
147	9" PECAN
156	28" ELM (H)
170	18" ELM
172	19.5" PECAN
183	9" SPANISH OAK
190	9" PECAN
191	10" PECAN
192	9" PECAN
193	11" ELM
194	16" LIVE OAK (M)
210	13" PECAN
211	9" PECAN
212	9" PECAN
213	12" PECAN (M)
214	9" PECAN
215	9" PECAN
216	29" LIVE OAK (H)
217	12" PECAN
218	9" PECAN
219	17" PECAN
220	11" PECAN
221	10" PECAN
222	9" PECAN
223	12" PECAN
224	36" COTTONWOOD (H)
225	39" COTTONWOOD (H)
226	16" HACKBERRY
227	14" HACKBERRY (M)
228	6" LIVE OAK
229	8.5" LIVE OAK (M)
230	8" LIVE OAK (M)
231	8.5" PECAN (M)

RESTRICTIONS
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

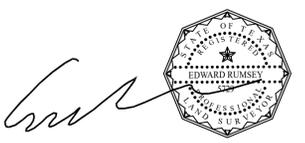
LEGAL DESCRIPTION
 2.77 ACRES OF LAND OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NUMBER 298, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THREE TRACTS COVEYED TO THAT CERTAIN RICHARD CEPEDA, BEING 1.873 ACRES, RECORDED IN DOCUMENT NUMBER 2010078846, 0.824 ACRES RECORDED IN DOCUMENT NUMBER 2017105955, AND A PORTION OF A 0.1899 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2017045099, ALL OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

ADDRESS		F.I.R.M. MAP INFORMATION	
SURVEY DATE:	FEBRUARY 27, 2020	FIELDED BY:	EDWARD RUMSEY 02/25/2020
TITLE CO.:		CALC. BY:	EDWARD RUMSEY 02/26/2020
DATE BY:	SEAN SUTTON 02/27/2020	DATE BY:	
JOB NO.:	A0201820 - A0113220	DATE BY:	
		RPLS CHECK:	EDWARD RUMSEY 02/27/2020

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48491C0493F PANEL: 0403F DATED: 12/20/2019

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL NOT BE FLOODED. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ALLSTAR
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TXPLS FIRM NO. 0015880



TO THE LITIGANT AND/OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

NOTES:
 1. DRIVEWAY LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED THE TIME OF THE SITE DEVELOPMENT PERMIT(SDP) IN ACCORDANCE WITH CITY STANDARDS.

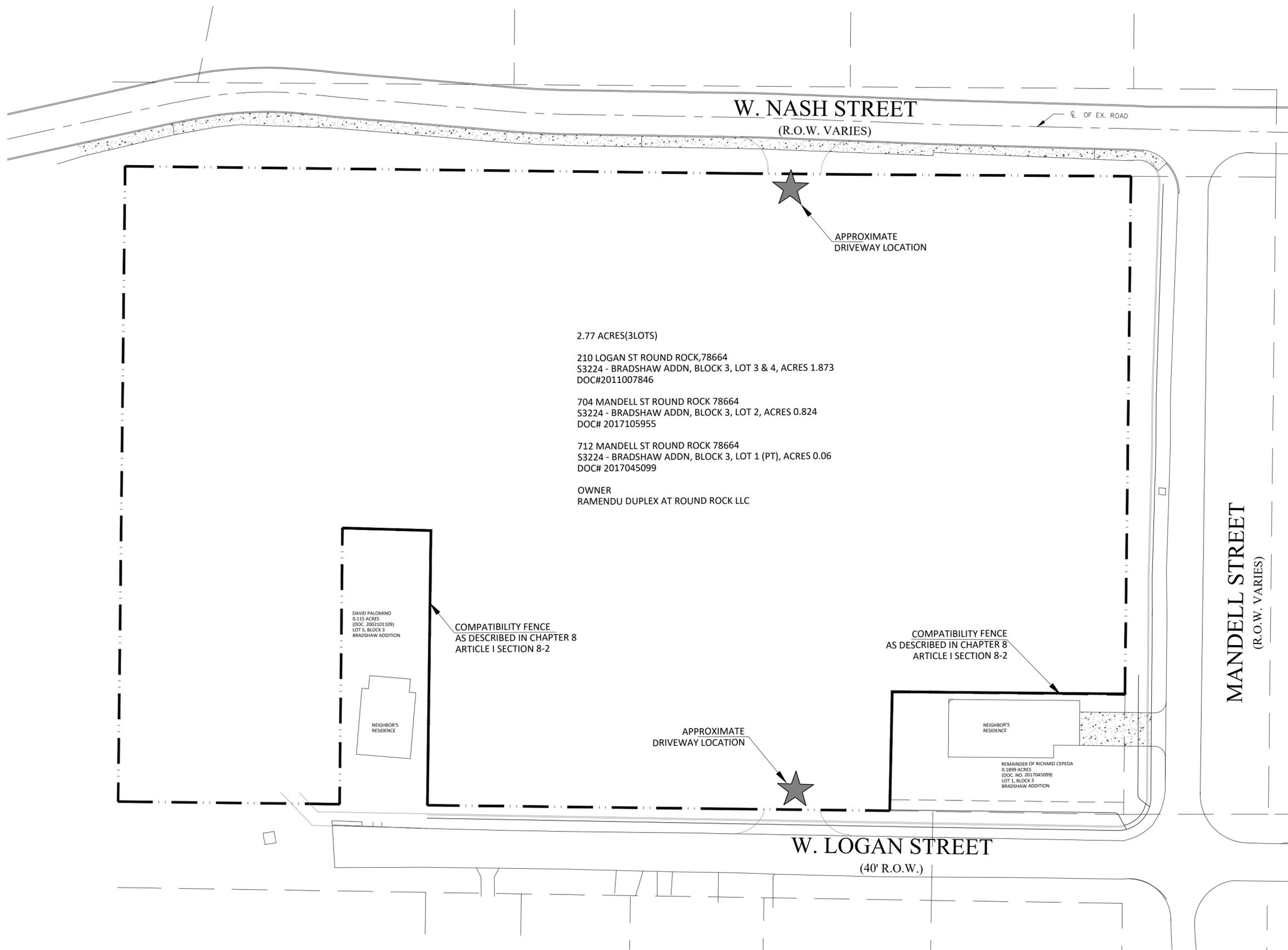


Exhibit "B"

PROJECT NAME	
BASIC CONCEPT PLAN RAMENDU LUXURY APARTMENTS, W. NASH STREET, ROUND ROCK, TX.	
OWNER	
RAMENDU DUPLEX AT ROUND ROCK, LLC	
SCALE	NORTH