

EXHIBIT
"B"

DEVELOPMENT PLAN
DOUBLECREEK
PLANNED UNIT DEVELOPMENT NO. 128

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 DOUBLE CREEK FARM, INC. & BRUCE & JUDY KIRTLEY; 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 40.73 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, 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 21, 2021, 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 II.8.

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 II, 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 City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 40.73 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 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 Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, 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 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.

5. LAND USE

5.1. Housing Type

The residential housing type shall be single family detached and single family attached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. 21.64 A public street, Valerian Trail, will bisect the site, creating two development lots.

5.2. Condominium Ownership

All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.

5.3. Unit Type and Distribution

Single family detached units shall comprise no less than 70% of the total number of living units.

6. CONCEPT PLAN

This Plan, as depicted in **Exhibit “B”**, shall serve as a Concept Plan required by Part III, Section 10-26 of the Code.

7. DEVELOPMENT STANDARDS

7.1. Private Drive Aisles

Private drive aisles shall be in accordance with **Exhibit “C”**.

7.2. Visitor Parking

A minimum of one (1) visitor parking space for every five (5) units shall be provided, as 90-degree spaces adjacent to the drive aisles and in accordance with City Transportation DACS (Design and Construction Standards).

7.3. Garage Door Treatment

(1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.

(2) Upgraded garage doors shall not be required for swing in, side entry garages.

7.4. Yard Fencing

(1) No fences shall be permitted between the front of the house and the drive aisle or the public street.

(2) All fences shall provide a finished face to abutting drive aisles or the public street.

(3) Fences shall not conflict with sight visibility triangles at a drive aisle or public street intersection or obstruct views from adjacent driveways.

(4) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity.

(5) Fence posts and fence panels for non-wood fences shall be capped.

(6) Maximum fence height: six (6) feet.

7.5. Exterior Design Elements

The following design elements shall be required on the rear upper floor elevations of multi-story units when the rear faces the perimeter of the property boundary:

- (1) One window enhancement from the following list:
 - (a) Shutters
 - (b) Awnings or shed roofs.
 - (c) Arch windows.

And:

- (2) One design feature from the following list:
 - (a) Balcony
 - (b) Dormer or projected wall
 - (c) Box window

7.6. Building Setbacks

- (1) The building setback for the lot on which multiple residential units are located shall be 10' from any lot boundary.
- (2) Individual condominium unit lot building setbacks shall be according to **Exhibit "D"** and **Exhibit "E"**.

7.7. Building Height

The building height shall be in accordance with the TH (Townhouse) zoning district, a maximum of 2 ½ stories.

7.8. Fire Suppression

The following shall apply to the sides of residential units adjacent to one another:

- (1) Residential Units Not Equipped with Fire Suppression Systems
 - (a) Walls and eaves to be constructed with one hour fire-rated materials.
 - (b) First layer of roof decking to be constructed with fire-rated materials.
 - (c) Wall openings limited to 10%
- (2) Residential Units Equipped with Fire Suppression Systems
 - (a) Walls and eaves to be constructed with one hour fire-rated materials.
 - (b) Wall openings limited to 25%

7.9. Perimeter Fencing and Subdivision Wall & Landscaping

- (1) Perimeter fencing shall be in accordance with **Exhibit "F"**. The fencing shall be in compliance with Section 4-30 of the Code, Subdivision Wall;
- (2) Landscaping along the portion of the wall facing Double Creek Drive shall contain the following minimum landscaping:
 - (a) One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, and ornamental grasses is acceptable.

7.10. Park Land Requirement

The TH (Townhouse) zoning district shall be used for the purpose of applying Chapter 4, Article V of the Code to determine the parkland requirement.

7.11. Protected Tree Size

Trees having a diameter of 20 inches or more are protected trees for the purpose of applying Chapter 8, Article III – Tree Protection and Preservation.

7.12. Amenities

- (1) The following amenities accessible to all residents shall be provided:
 - (a) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
 - (b) Community Open Space: Multiple undeveloped open/green spaces shall be provided and distributed throughout the development. These spaces may include picnic areas, playground equipment and trees, grasses, shrubs, and other vegetation. All landscaping will be irrigated and maintained by the Private Homeowners Association.
- (2) In addition to the amenities in part (1) above, a total of three (3) of the following amenities accessible to all residents shall be provided, including but not limited to:
 - (a) Playground equipment.
 - (b) Private fitness facility*.
 - (c) Picnic area, to contain no fewer than two tables and two cooking grills.
 - (d) Swimming pool.
 - (e) 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*.
 - (f) Tennis court.
 - (g) Basketball court.
 - (h) Volleyball court.
 - (i) Kitchen available for resident use*.
 - (j) Social room available for resident use*.

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

7.13. Landscaping

The landscape development standards outlined in Part III, Section 8-10 of The Code of Ordinances (2018 Edition), City of Round Rock, Texas , shall apply, with the following modifications:

- (1) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
- (2) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide*

for Central Texas, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.

- (3) Each single-family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (4) A private homeowners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single-family units as well as for all community signage, walls, medians, and common open spaces.

7.14. Construction Entrance

All construction access to the site shall be limited to Double Creek Drive.

7.15. Location of Attached Units

No single family attached units shall be located adjacent to the site boundary of the site, as indicated on **Exhibit "B"**. The only residential units allowed adjacent to the site boundary shall be single family detached units.

7.16. Number of Units

The maximum number of residential units shall be 375.

8. CHANGES TO DEVELOPMENT PLAN

8.1. 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 Director of Planning and Development Services and the City Attorney.

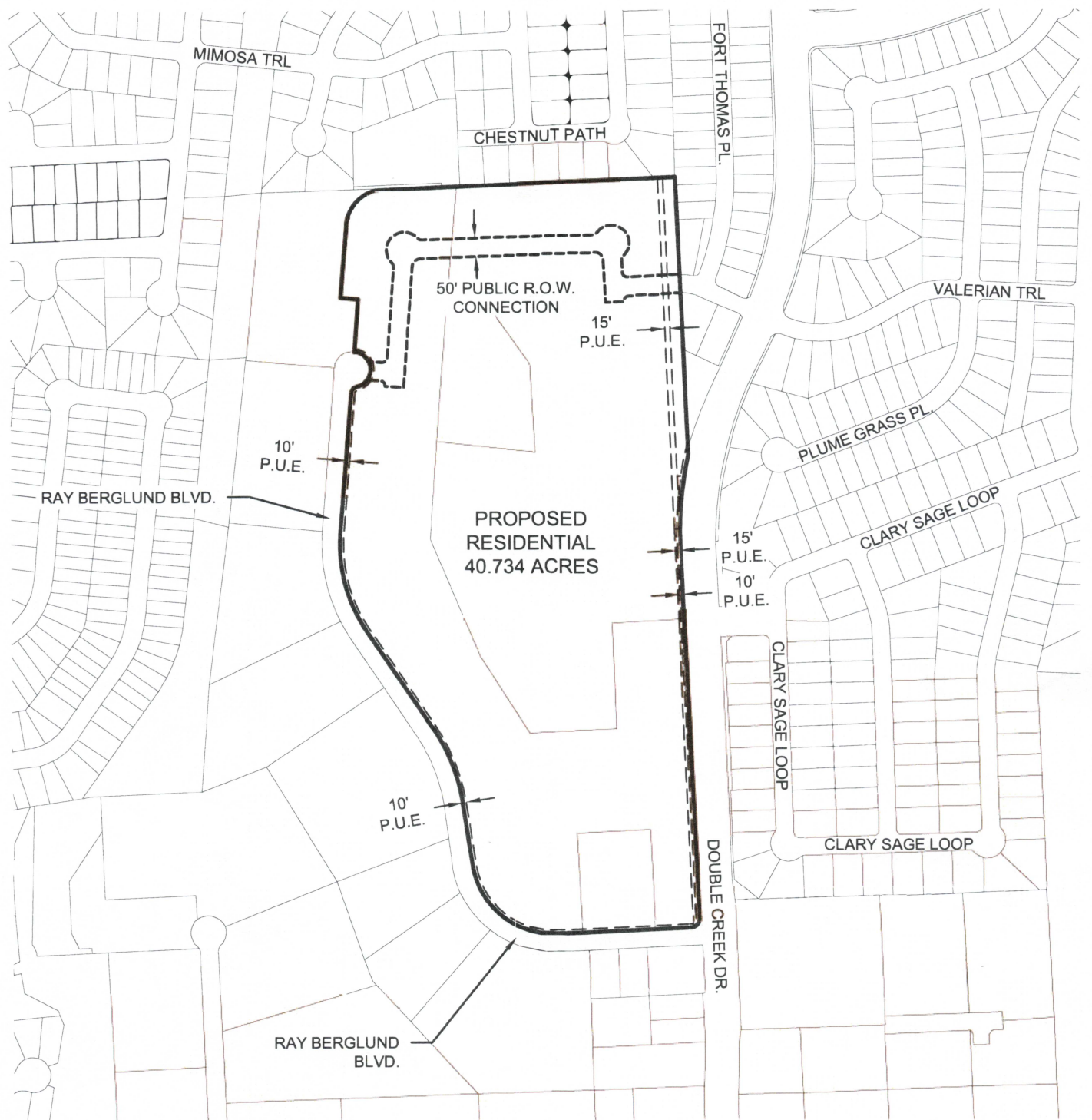
8.2. Major Changes

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

LIST OF EXHIBITS

Exhibit "A"	Survey
Exhibit "B"	Concept Plan
Exhibit "C"	Private Drive Aisles & Utilities
Exhibit "D"	Building Setbacks (Private Drive)
Exhibit "E"	Building Setbacks (Public Street)
Exhibit "F"	Fencing Plan

Drawing: C:\Users\pbarrera\KTCivil\KTCivil - Project\DW Homes\DW21001 - Doublecreek\CAD\Exhibits\DW21001 - Concept Plan



PLAN LEGEND

- ADJACENT PARCEL BOUNDARY
- SITE BOUNDARY
- EASEMENT



0 400'
SCALE: 1" = 400'



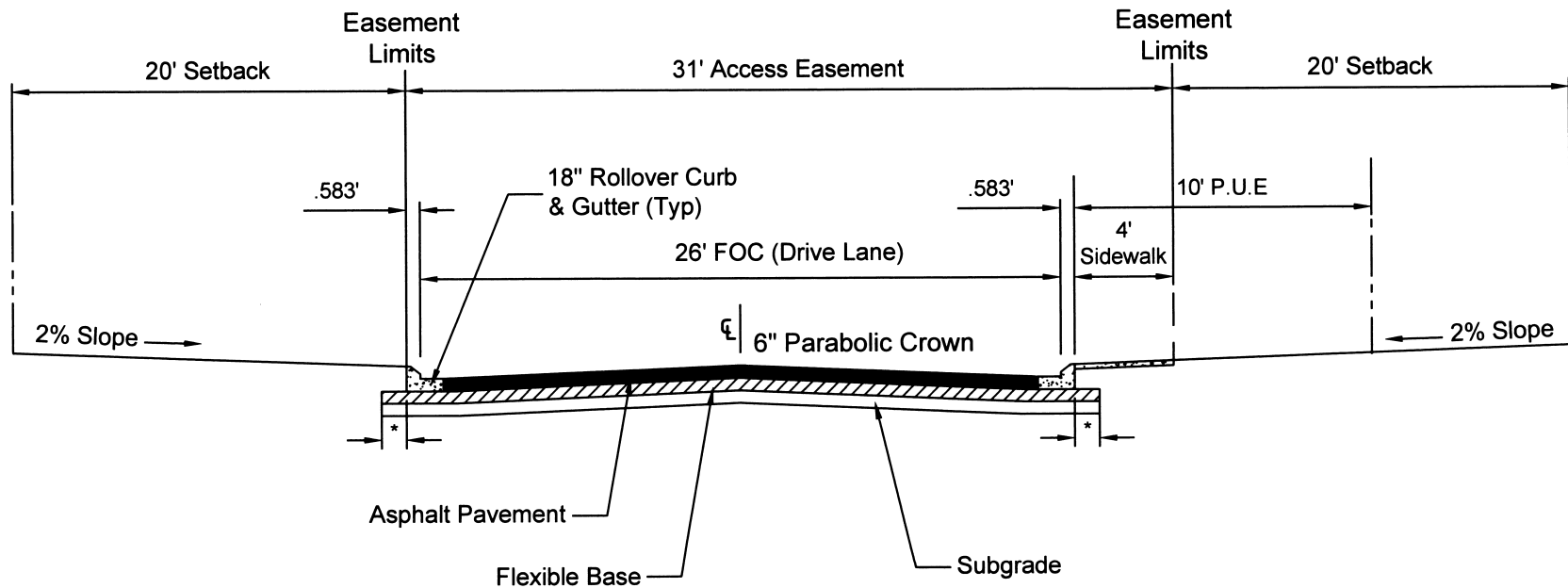
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Homes

DOUBLE CREEK
CONCEPT PLAN

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. B

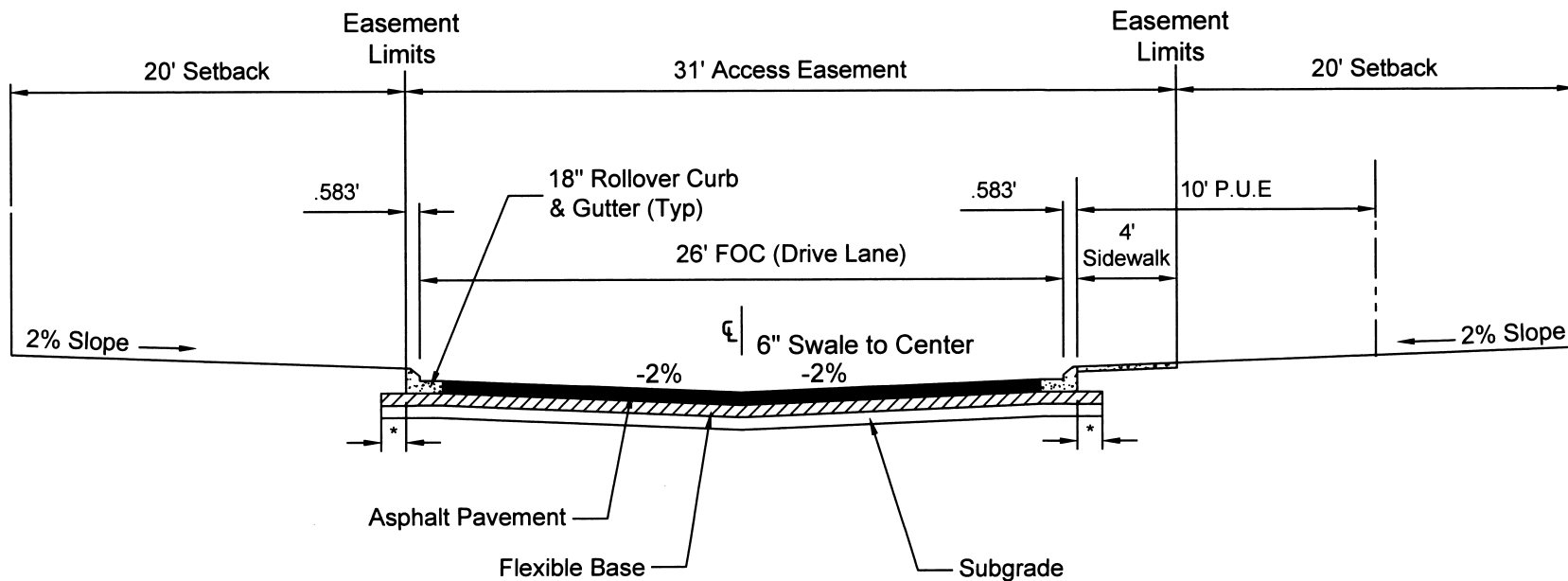


* 1.5' to 3.0' Depending on PI per DACS.

Residential Drive with Rollover Curb

Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
 2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
 3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
 4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
 5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
 6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
 7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
 8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.
- ** If wastewater is required to be public all public standards apply.



* 1.5' to 3.0' Depending on PI per DACS.

Residential Drive with Rollover Curb

Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
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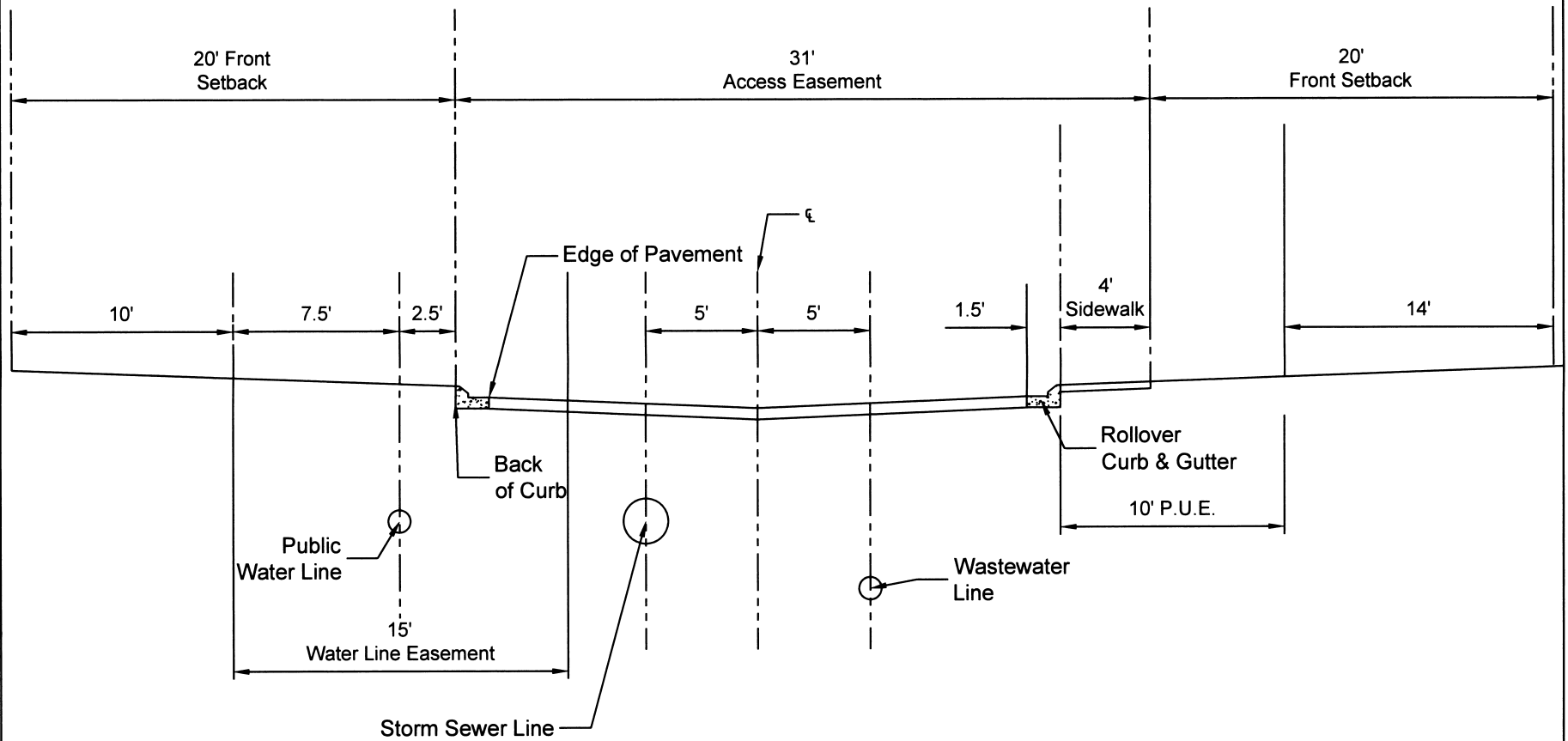
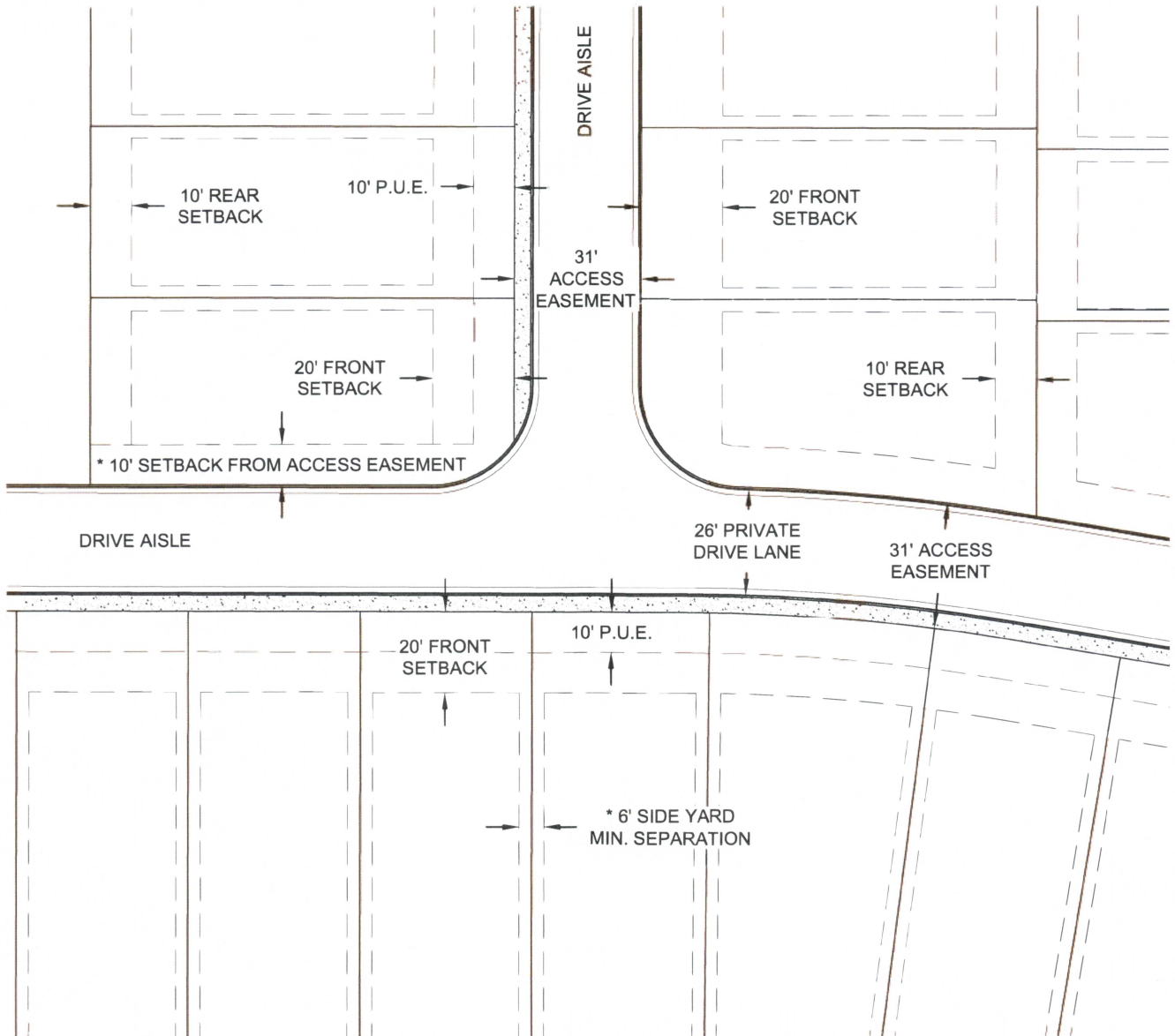


Exhibit C
Typical Utility Cross - Section
Page 3 of 3



MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSACE.

MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **

MINIMUM 20' FRONT SETBACK MEASURED FROM EDGE OF SIDEWALK OR, IF NO SIDEWALK, BACK OF CURB.

* SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.

** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.

0 40'
SCALE: 1" = 40'



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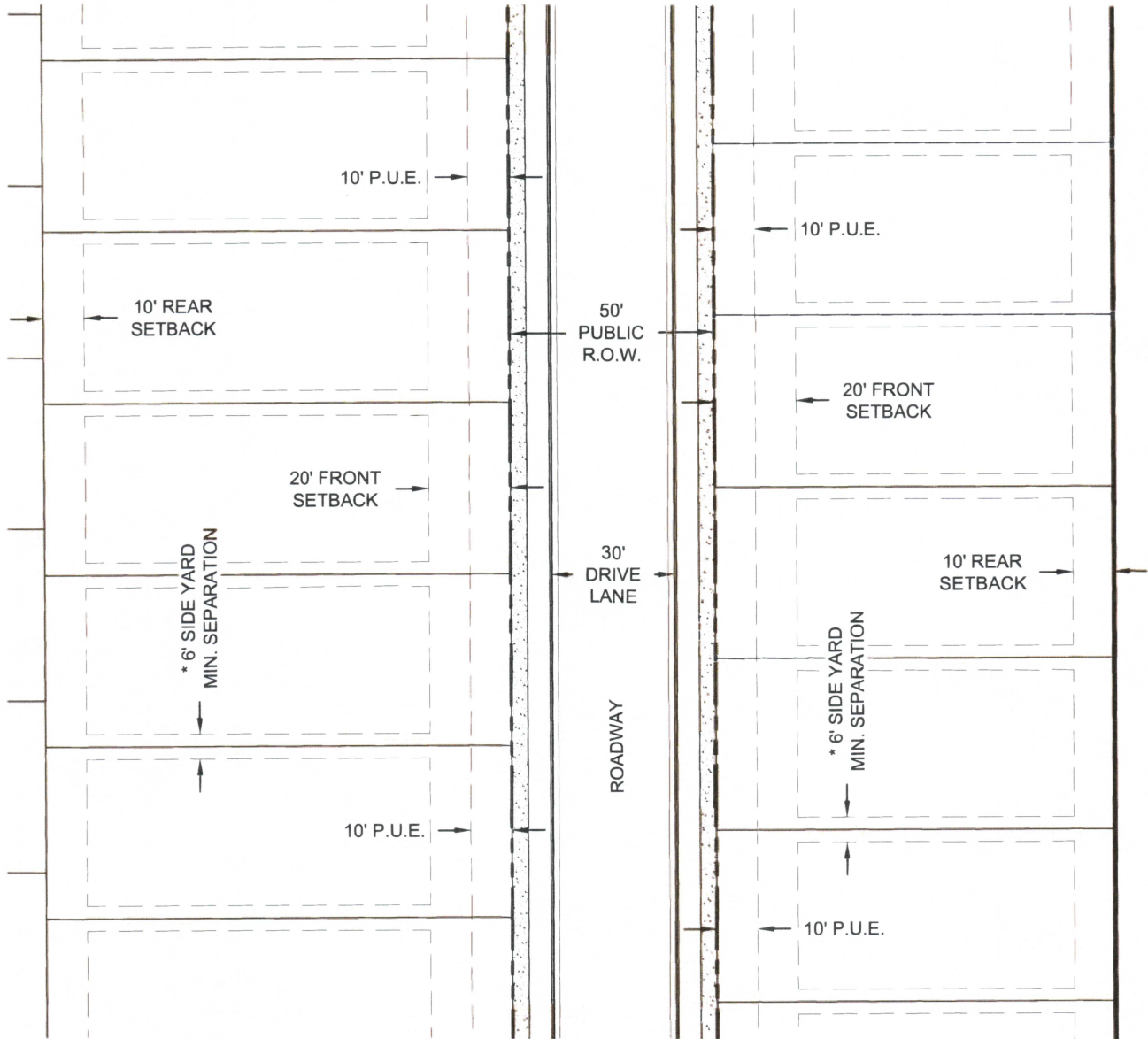
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Homes



TYPICAL BUILDING SETBACKS
ALONG PRIVATE DRIVE AISLE

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. D



MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSOURCE.
 MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **
 MINIMUM 20' FRONT SETBACK MEASURED FROM PUBLIC R.O.W.

- * SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.
- ** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.

0 40'
 SCALE: 1" = 40'



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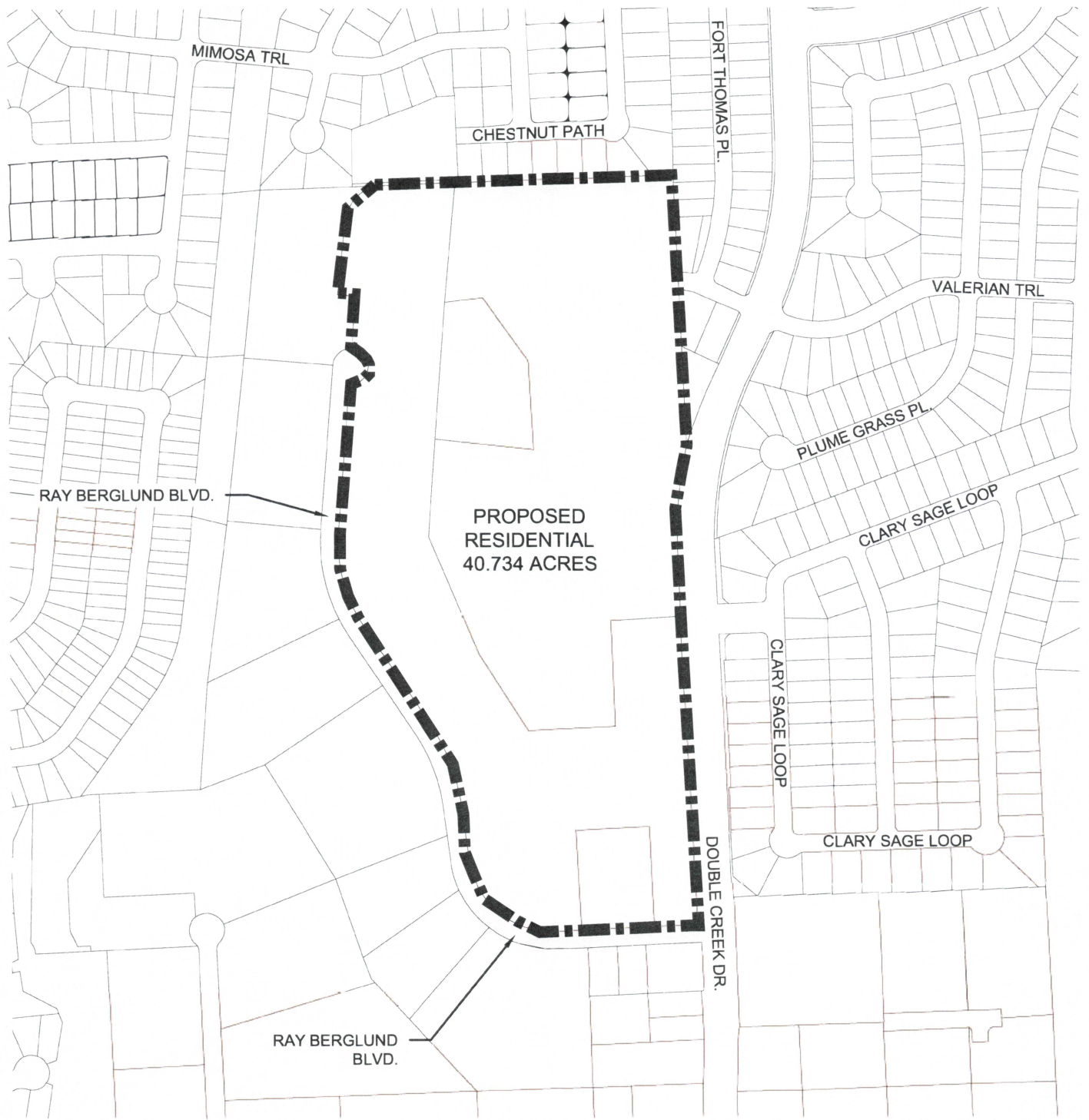
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 Homes

TYPICAL BUILDING SETBACKS
 ALONG PUBLIC RIGHT-OF-WAY

DOUBLE CREEK
 ROUND ROCK, WILLIAMSON COUNTY, TEXAS

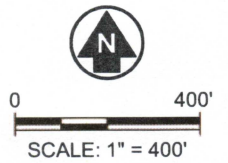
EX. E

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PLAN LEGEND

■ ■ ■ ■ ■ 6' Subdivision Wall



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**DOUBLE CREEK
FENCE EXHIBIT**

**DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS**

EX. F