

**DEVELOPMENT PLAN  
DISCOVERY TRACT  
PLANNED UNIT DEVELOPMENT NO. 143**



**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 Austin Round Rock 20 LLC, PRISM CONSTRUCTION LLC & DECICORN 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 21.41 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 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, 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.

**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 21.41 acres of land, located within the City of Round Rock ETJ, Texas, and more particularly described in **Exhibit “A”**. The property is divided into three parcels, more particularly depicted on the concept plan (**Exhibit “B”**).

### 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 **C-1a (General Commercial - Limited)**, **MF-3 (Multi-Family Urban)** and **TH (Townhouse)** 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.

#### 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. CONCEPT PLAN

**Exhibit “B”** shall serve as the Concept Plan for the project, in accordance with Section 10-26 of the Code.

### 6. COMPREHENSIVE PLAN

This development plan shall amend the Future Land Use Map of the Round Rock 2030 Comprehensive Plan land use designation to mixed use.

### 7. PERMITTED USES

#### 7.1 Parcel 1

All uses permitted in the **C-1a (General Commercial - Limited)** zoning district except for the following uses, which are prohibited:

- 1) Auto Sales, Rental, or Leasing Facilities
- 2) Auto Service Facilities
- 3) Call Center
- 4) Car Wash
- 5) Fuel Sales

- 6) Funeral Home
- 7) Drive-throughs
- 8) Indoor Shooting and Archery Ranges
- 9) Shooting and Archery Ranges

7.2 Parcel 2

All uses permitted in the **MF-3 (Multifamily -Urban)** zoning district.

7.3 Parcel 3

All uses permitted in the **TH (Townhouse)** zoning district.

## 8. DEVELOPMENT STANDARDS

8.1 Setbacks

- 1) Building setbacks shall substantially comply with the dimensions provided in **Exhibit "B"** or as specified by the base zone districts for each of the development parcels.

8.2 Fences

- 1) Masonry fence or ornamental view fencing with masonry columns shall be required along the University Boulevard Frontage adjacent to Parcel 3 as depicted on **Exhibit "B"**.
  - a. Masonry fence and/or columns shall meet the requirements of Chapter 8 Article 1 Section 8-2(f)2.
  - b. Masonry fence shall be placed along the property line between the right of way and the adjoining private property and outside of any easements.
- 2) Compatibility fencing that meets the requirements of Chapter 8 Article 1 Section 8-2(f)1-2 shall be required along the south and east property lines.
  - a. Pre-cast concrete panel, architectural masonry unit (CMU) or masonry fence shall be placed along the property line between the right of way and the adjoining private property and outside of any easements.
- 3) 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 Director of Planning.
  - d. Fence posts and fence panels for non-wood fences shall be capped or have an integral finished top
  - e. Maximum fence height: six (6) feet.

8.3 Landscape Standards

- 1) Large species trees shall be planted at an average of forty (40) feet on center along University Blvd between the subdivision wall and the University Boulevard right-of-way. Trees shall be container grown and a minimum size of three (3) inches in caliper at time of planting.
- 2) Compatibility landscape buffers shall apply along the south and east property lines.
- 3) Required landscape buffers and tree plantings shall not overlap with utility easements.

8.4 Maintenance

The subject property, including all common areas, shall be maintained by the property owner.

8.5 Development Standards for Parcel 1

All development shall meet the applicable standards of the **C-1a (General Commercial - Limited)** zoning district and **Chapter 8, Article 2, Section 8-10 (Landscaping)**, as amended.

8.2 Development Standards for Parcel 2

All development shall meet the applicable standards of the **MF-3 (Multifamily - Urban)** zoning district and **Chapter 8, Article 2, Section 8-10 (Landscaping)**, as amended.

1) Amenities:

A minimum of five amenities from the below list shall be provided:

- a. Playground equipment.
- b. Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
- c. Private fitness facility\*.
- d. Picnic area, to contain no fewer than two tables and two cooking grills.
- e. Swimming pool.
- f. 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\*.
- g. Tennis court.
- h. Basketball court.
- i. Volleyball court.
- j. Kitchen available for resident use\*.
- k. Social room available for resident use\*.

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

2) Density:

The maximum number of dwelling units is limited to 600.

3) Setbacks and Dimensional Standards:

- a. Multifamily residential structure and/or structured parking garage shall be set back a minimum of 275 feet from the south property line.
- b. The maximum height for the building and structured parking garage is limited to six (6) stories.

4) Parking:

- a. A minimum of 95% of required parking spaces shall be provided within the structured parking garage.
- b. Parking structures shall be integrated into the residential structures to screen views of parking garage from the adjacent single family residential land use and from University Boulevard.
- c. 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

- 5) Building Design:  
At a minimum, the south and north facades shall substantially comply with the elevation provided in **Exhibit “C”**.
- 6) Detention:  
The detention area designated on **Exhibit “B”** shall be designed to accommodate stormwater detention and/or water quality facilities in a manner that creates an amenity through the inclusion of features such as trails, landscaping, site furnishings, and fountains.

### 8.3 Development Standards for Parcel 3

As stated in Section 4.1 above, all development shall meet the applicable standards of the **TH (Townhouse)** zoning district, as amended.

#### 1) Amenities:

A minimum of two amenities shall be provided from the following list:

- a. Playground equipment.
- b. Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
- c. Private fitness facility\*.
- d. Picnic area, to contain no fewer than two tables and two cooking grills.
- e. Swimming pool.
- f. 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\*.
- g. Tennis court.
- h. Basketball court.
- i. Volleyball court.
- j. Kitchen available for resident use\*.
- k. Social room available for resident use\*.

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

#### 2) Setbacks and Dimensional Standards:

- a. Maximum building height shall be 3 stories.
- b. Minimum lot width shall be 25 feet.
- c. Minimum setback between the south property line and townhome structures shall be 20 feet.

#### 3) Building Separation Standards

The setbacks for townhome buildings shall comply with **Exhibit “B”** and the following:

- a. Ten (10) foot minimum setback shall be required from the back of curb of the private drive
- b. Fifteen (15) foot minimum setback shall be required from any common property line associated with an abutting commercial zoned property and/or use
- c. Ten (10) foot minimum setback shall be required from any common property line associated with an abutting public open space or parkland use
- d. For attached garages, a twenty (20) foot minimum setback shall be required from the back of curb to the front facade of the garage facing the private drive.

The separation requirements between buildings shall be as follows:

- a. Ten (10) feet minimum separation shall be required between buildings, however a side setback of zero feet shall be allowed for internal attached units that share a common wall.
  - b. Building separation shall be a minimum of ten (10) feet, measured from roof eave to roof eave, or a minimum of five (5) feet, measured from the assumed lot line to the roof eave, unless the eaves are one (1) hour fire-rated, and the decking is fire retardant for the length of the roof or as otherwise approved by the Building Official.
- 4) Townhome Landscape Standards:
- a. Tree planting:
    - i. 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.
    - ii. Each townhome interior unit shall provide one (1) ornamental tree, whether through the preservation of existing trees on the site or the planting of a one-inch caliper container-grown tree.
  - b. Townhome foundation planting requirements. Each unit shall be landscaped with a minimum of the following foundation plantings:
    - i. Front Facades: A minimum of 75% of the length of the front facade shall be comprised of landscape shrub plantings.
    - ii. Side Facades facing drive or common area: A minimum of 50% of the length of the side facade shall be comprised of landscape shrub plantings.
    - iii. Side Facade not visible from drive or common area: A minimum of 25% of the length of the side facade shall be comprised of landscape shrub plantings.

5) Architectural Standards for Townhomes

The following design elements shall be exhibited across the development:

- a. No more than two (2) buildings shall be repeated in a row with the same elevation.
- b. No more than two (2) adjacent buildings shall share the same color scheme.
- c. Residential dwelling units facing any public drive or parking lot shall incorporate one (1) of the following design features:
  - i. Roof gable
  - ii. Two (2) unique wall planes
  - iii. Two (2) unique wall material patterns or colors
  - iv. Two (2) unique wall materials
- d. Multi-story residential dwelling units facing any public or private drive shall also incorporate one (1) of the following design features on the upper story elevations:
  - i. Two unique roof eave lines
  - ii. Dormer
  - iii. Two unique wall planes
  - iv. Two unique material patterns or colors
- e. Residential dwelling units facing any public or private drive shall incorporate one (1) of the following building articulation elements:
  - i. Awnings
  - ii. Ornamental brackets
  - iii. Gable brackets or beams
  - iv. Gable accent trim
- f. In addition to the requirements listed above, the following shall be required for second and third floor elevations that back up to University Boulevard:
  - i. One (1) window including one (1) enhancement from the following list:
    1. Shutters

2. Awnings
  3. Window Trim
  4. Arch or Transom window
- ii. Any windows provided above the minimum required above shall also include one enhancement from Section 8.3 (5)(f)(i) above.
  - iii. One design feature from the following list:
    1. Board and batten siding
    2. Stucco
    3. Balcony
    4. Building and/or unit offset
    5. Box window

## **9. RIGHT OF WAY**

This Plan shall dedicate right-of-way in accordance with the City of Round Rock Transportation Master Plan and Capital Improvement Program. Specifically, City of Round Rock University Blvd widening to a 4-lane arterial roadway. The Plan shall also dedicate right-of-way in conceptual accordance with the site layout in “**Exhibit B**”.

## **10. CHANGES TO DEVELOPMENT PLAN**

### **10.1 Minor Changes**

Minor changes to this Plan change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services.

### **10.2 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” – Legal Description

Exhibit “B” – Concept Plan

Exhibit “C” – Multifamily Building Elevation

Exhibit “D” – Fencing and Landscape Compatibility Buffers





Metes and Bounds:

**Being 21.414 acres of land situated in the Henry Millard Survey, Abstract No. 452, Williamson County, Texas, being all of that certain tract of land described in the deed to Prism Construction, LLC, recorded in Document No. 2022055464, Official Public Records, William County, Texas and being more particularly described by metes and bounds as follows:**

**BEGINNING** at the Southeast corner of the tract being described herein at a 1/2-inch capped iron rod stamped "TLS" found in a North line of that certain called 16.916 acre tract of land described in the deed to KB Home Lone Star, Inc, recorded in Document No. 2022036125, Official Public Records, Williamson County, Texas for the Southeast corner of said 21.41 acre tract of land and the Southwest corner of that certain called 10.01 acre tract of land, described in the deed to High Rock Business Park Condo, recorded in Document No. 2018016247, Official Public Records, Williamson County, Texas, from which a 1/2-inch iron rod found for reference bears N60°41'17"E, a distance of 212.22 feet;

**THENCE** S68°32'29"W, with the South line of said 21.41 acre tract of land, a North line of said 16.916 acre tract of land, the North line of the remainder of that certain called 0.985 acre tract of land described in the deed to KB Home Lone Star, Inc, recorded in Document No. 2021089842, Official Public Records, Williamson County, Texas, the North line of Salerno, Phase 2, Amended Plat, according to the plat thereof recorded in Document No. 2022097129, Official Public Records, Williamson County, Texas and the North line of Salerno, Phase 1, Amended Plat, according to the plat thereof recorded in Document No. 2022043360, Official Public Records, Williamson County, Texas, a distance of 2526.57 feet to a 1/2-inch capped iron rod stamped "TLS" found in the East right-of-way line of County Road 110 for the Southwest corner of said 21.41 acre tract of land and the Northwest corner of said Salerno, Phase 1;

**THENCE** N21°36'13"W, with the East right-of-way line of said County Road 110 and the West line of said 21.41 acre tract of land, a distance of 30.04 feet to a 1/2-inch capped iron rod stamped "TLS" found for the Southwest corner of that certain called 25.97 acre tract of land described in the deed to Pro-Build Real Estate Holdings, LLC, recorded in Document No. 2006067193, Official Public Records, Williamson County, Texas and the most Westerly Northwest corner of said 21.41 acre tract of land;

**THENCE** N68°33'21"E, with a North line of said 21.41 acre tract of land and the South line of said 25.97 acre tract of land, a distance of 1784.70 feet to a 1/2-inch iron rod found for a re-entrant corner of said 21.41 acre tract of land and the Southeast corner of said 25.97 acre tract of land;



**THENCE** N21°22'27"W, with a West line of said 21.41 acre tract of land and the East line of said 25.97 acre tract of land, a distance of 638.09 feet to a cotton spindle found for the Northeast corner of said 25.97 acre tract of land and the Southeast corner of that certain called 25.97 acre tract of land described in the deed to JSL North Investments, LLC, recorded in Document No. 2017057905, Official Public Records, Williamson County, Texas;

**THENCE** N21°19'14"W, continuing with said West line and the East line of said 25.97 acre tract of land (JSL North Investments), passing the Northeast corner thereof and continuing for a total distance of 532.81 feet to a 1/2-inch iron rod found in the South right-of-way line of University Boulevard for the most Northerly Northwest corner of said 21.41 acre tract of land;

**THENCE** with the South right-of-way line of said University Boulevard and the North line of said 21.41 acre tract of land, the following Four (4) courses and distances:

N70°45'21"E, a distance of 13.59 feet to a 1/2-inch capped iron rod stamped "TLS" found for corner;

N68°33'04"E, a distance of 4.64 feet to a 1/2-inch capped iron rod stamped "TLS" found for the beginning of a curve to the right;

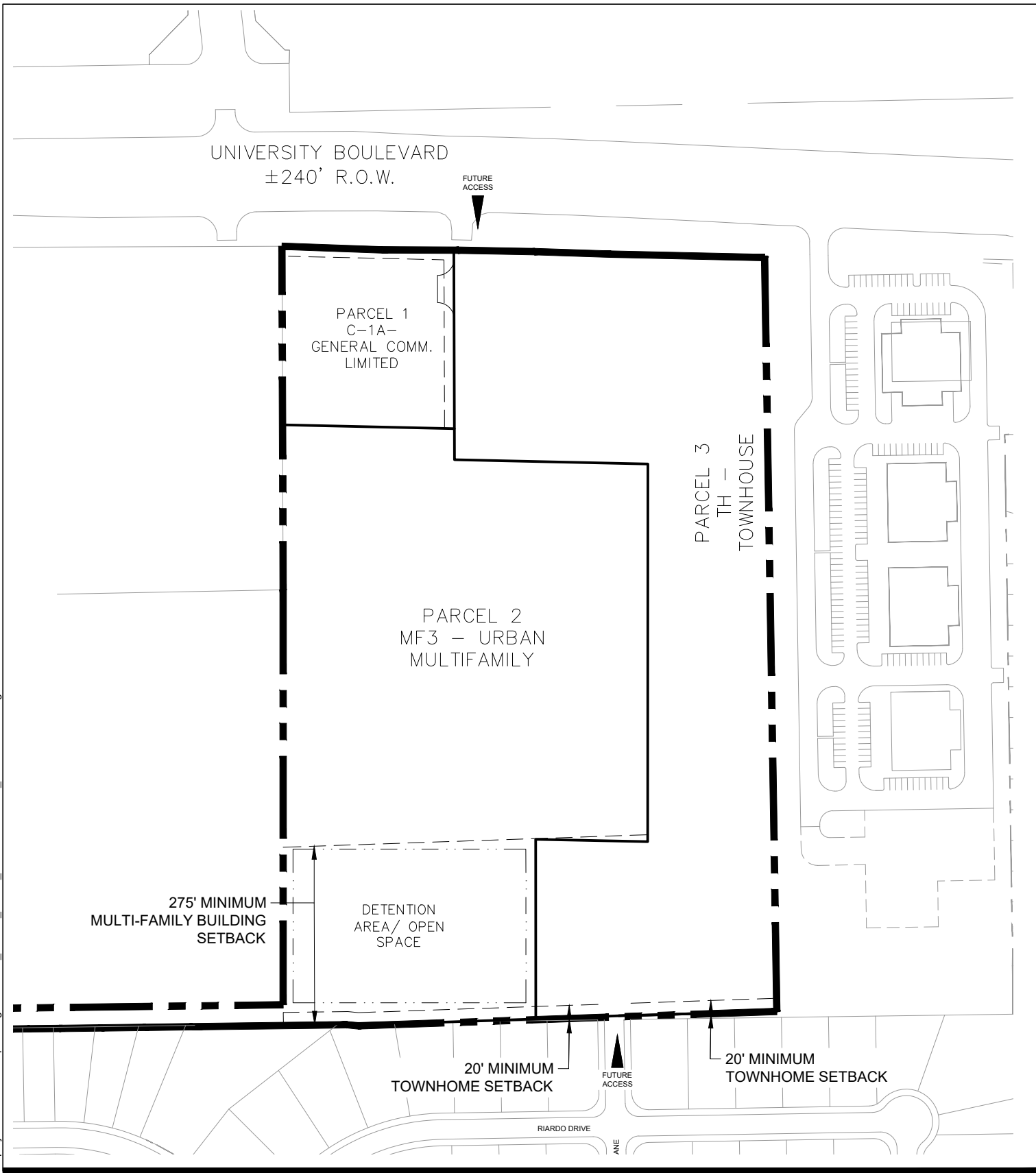
With said curve to the right, an arc length of 496.29 feet, a central angle of 03°22'13", a radius of 8437.00 feet, and a chord that bears N70°19'06"E, a distance of 496.22 feet to a nail found at the end of said curve;

N71°55'40"E, a distance of 222.53 feet to a 1/2-inch capped iron rod stamped "TLS" found for the Northeast corner of said 21.41 acre tract of land and the Northwest corner of said 10.01 acre tract of land;

**THENCE** S21°37'26"E, with the East line of said 21.41 acre tract of land and the West line of said 10.01 acre tract of land, a distance of 1171.43 feet to the **POINT OF BEGINNING** and containing 21.414 acres of land.

The herein referenced tract is referenced to State Plane Coordinates, Texas Central Zone, 4203.

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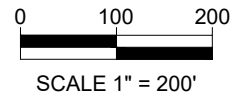
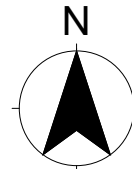


1301 S. MOPAC EXPY., SUITE 150  
AUSTIN, TEXAS 78746  
PHONE: (512) 628-8281  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE  
**EXHIBIT B**  
**CONCEPT PLAN**

PROJECT  
DISCOVERY  
4671 UNIVERSITY BLVD., ROUND ROCK, TEXAS

CLIENT  
CAPITALIZE



PROJECT NUMBER:  
020087011  
DATE:  
2022/11/08

SHEET:

EXH B

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1 BUILDING OVERALL ELEVATION  
N.T.S.



1301 S. MOPAC EXPY., SUITE 150  
AUSTIN, TEXAS 78746  
PHONE: (512) 628-8281  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE  
**EXHIBIT C  
ELEVATIONS**

PROJECT  
**DISCOVERY**  
4671 UNIVERSITY BLVD., ROUND ROCK, TEXAS

CLIENT  
**CAPITALIZE**

PROJECT NUMBER:  
020087011  
DATE:  
2022/09/27

SHEET:

**EXH C**

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UNIVERSITY BOULEVARD  
±240' R.O.W.

FUTURE ACCESS

6' TALL MASONRY  
FENCE/VIEW FENCE WITH  
MASONRY COLUMNS

PARCEL 1  
C-1A-  
GENERAL COMM.  
LIMITED

PARCEL 3  
TH - TOWNHOUSE

PARCEL 2  
MF3 - URBAN  
MULTIFAMILY

COMPATIBILITY  
FENCE & 8' WIDE  
LANDSCAPE BUFFER

DETENTION  
AREA/ OPEN  
SPACE

COMPATIBILITY  
FENCE & 8' WIDE  
LANDSCAPE BUFFER

FUTURE ACCESS

COMPATIBILITY  
FENCE & 8' WIDE  
LANDSCAPE BUFFER

RIARDO DRIVE

CARDITO LANE

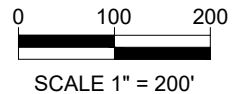
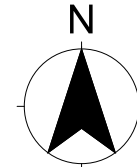


1301 S. MOPAC EXPY., SUITE 150  
AUSTIN, TEXAS 78746  
PHONE: (512) 628-8281  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE  
**EXHIBIT D**  
**FENCING & COMPATIBILITY BUFFER**

PROJECT  
DISCOVERY  
4671 UNIVERSITY BLVD., ROUND ROCK, TEXAS

CLIENT  
CAPITALIZE



SCALE 1" = 200'

PROJECT NUMBER:  
020087011

SHEET:

DATE:  
2022/11/08

EXH D