

**DEVELOPMENT PLAN  
RED BUD LANE INDUSTRIAL PARK  
PLANNED UNIT DEVELOPMENT NO. 146**

**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 Beverly Johnson Gordon; 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 25.053 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 at its January 11, 2023 meeting; 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 25.053 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**. The property is comprised of one parcel, 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 **LI (Light Industrial)** zoning district, 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. PERMITTED USES

**6.1** All uses permitted in the **LI (Light Industrial)** zoning district except for the following uses, which are prohibited:

- a. Car Wash
- b. Outdoor Shooting and Archery Ranges
- c. Shooting and Archery Ranges
- d. Monopole including lattice poles
- e. Park, Community

- f. Park, Linear/Linkage
- g. Park, Neighborhood
- h. Parking, Commercial
- i. Public Safety Facility
- j. Retail Sales and Services consisting of predominantly outdoor storage and consumer loading areas
- k. Self-Enclosed Monopole
- l. Utility, Minor
- m. Utility, Intermediate
- n. Utility, Major
- o. WTF, Attached
- p. WTF, Stealth
- q. Auto Body, Painting and Repair Shops
- r. Self-Service Storage
- s. Veterinary Clinics, Livestock
- t. Veterinary Clinics, Small Animals
- u. Waste-Related Services

**6.2** The following uses shall be added to the list of permitted uses, the definitions shall comply with those provided in the code unless otherwise defined below:

- a. Activity Centers, Children's: Children's participatory recreational and entertainment uses conducted within an enclosed building. Typical uses include party rooms, inflatable playground equipment, other playground equipment and food service for participants. Also includes putt-putt golf, laser tag, indoor kart racing and tracks. Use of the facility is generally limited to a reservation basis. Does not include bowling alleys, game arcades, pool halls, dance halls, movie theaters, other types of theaters.
- b. Auto Showroom: To facilitate the sale or rental of automobiles, light trucks, or motorcycles. Vehicle maintenance and storage of vehicles on site are prohibited. Multi-level enclosed vehicle "vending-type" structures are prohibited (i.e. Carvana). Vehicle storage and test driving are prohibited.
- c. Paper Recycling operations: Paper shredding related operations fully contained within a building. Outdoor storage is prohibited.

## **7. DEVELOPMENT STANDARDS**

All development shall meet the applicable standards of the **LI (Light Industrial)** zoning district, as amended, and with the following modifications:

### **7.1 Building Design**

At a minimum, building facades shall substantially comply with the elevations provided in **Exhibit "C"** and the applicable design standards of the LI zoning district, except that the material, finish, and/or texture of the exterior facade along North Red Bud Lane shall vary at least every 50 linear feet.

### **7.2 Landscaping**

The proposed development shall meet the applicable standards of **Chapter 8, Article II, Section 8-10 (Landscaping)**, as amended, and with the following modifications:

- a. Landscape Buffer. A 10-foot-wide landscape buffer shall be provided along North Red Bud Lane and extend along the entire western boundary of the Property per Sec.8-10, (g) (1) a. The buffer shall be clear of all obstructions, easements, or other planting limitations and shall be planted per Sec.8-10, (g) (1) b.
- b. Parking Lot Tree Islands. The street yard parking adjacent to any building along North Red Bud Lane shall include at least four (4) evenly spaced interrupting islands and two end islands planted with large species trees as required in Sec.8-10, (f) (1).
- c. Foundation Treatments. Foundation treatments shall be provided for the facades of all buildings located along North Red Bud Lane in accordance with the requirements in Sec. 8-10 (h).

### 7.3 Detention Facilities Screening

Detention Facilities screening shall meet the applicable standards of **Chapter 8, Article V, Section 8-40 (a) (2) (Screening)**, as amended, and with the following modifications:

Ponds with structured walls, regardless of wall material used, shall provide the following:

- One medium tree shall be planted for every 40 linear feet or portion thereof around the boundary of the pond.
- One small tree shall be planted for every 30 linear feet portion thereof around the boundary of the pond: and
- One large shrub shall be planted for every eight (8) linear feet or portion thereof around the boundary of the pond.
- Trees planted on the north, east sides of the detention pond shall be evergreen.

Ponds with earthen berms shall provide the following:

- One large tree for every 40 linear feet around the boundary of the non-structured detention/retention pond.
- Trees planted on the north, and east side of the pond shall be evergreen.

### 7.4 North Red Bud Lane Frontage and Street Yard

Loading for any building fronting North Red Bud Lane shall be located behind the building and internal to the site. No loading activities, loading docks, or loading dock doors shall occur or be located in the North Red Bud Lane street yard. All loading docks shall be screened from view from North Red Bud Lane. Loading dock screening shall be in accordance with **Chapter 8, Article V, Sec. 8.40, (a) (8) (Screening)**. The street yard shall be free and clear of any ancillary buildings or structures. Outdoor storage is not permitted in the North Red Bud Lane street yard. Any fencing in the North Red Bud Lane street yard shall be view fencing only.

## **8. ACCESS EASEMENT**

A 50-foot access easement shall be provided in accordance with the Concept Plan, **Exhibit B**.

## **9. CHANGES TO DEVELOPMENT PLAN**

### **9.1 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.

### **9.2 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" – Building Elevations

# EXHIBIT A

## ZONING DESCRIPTION 25.053 ACRE TRACT

**BEING** a 25.053 acre (1,091,313 square foot) tract of land situated in the Robert McNutt Survey, Abstract No. 422 and the Willis Donaho Jr. Survey, Abstract No. 173, City of Round Rock, Williamson County, Texas, and being a portion of a called 106.60 acre tract of land described as Tract 3 in the deed to Beverly Johnson Gordon recorded in Instrument No. 9835986 of the Official Public Records of Williamson County, Texas, said 25.053 acre (1,091,313 square foot) tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut found for a salient corner of a called 40.052 acre tract of land described in the deed to City of Round Rock, Texas recorded in Instrument No. 2018096958 of said Official Public Records of Williamson County, Texas, said "X" cut being in the east right-of-way line of County Road 122 (Red Bud Lane) (variable width right-of-way); **THENCE** South 02 degrees 18 minutes 51 seconds East, with the east right-of-way line of said County Road 122 (Red Bud Lane), a distance of 208.68 feet to the **POINT OF BEGINNING** of the herein described 25.053 acre (1,091,313 square foot) tract of land, said point being the northwest corner of said 106.60 acre tract of land, from which a 1 inch iron pipe found for reference bears North 02 degrees 16 minutes 50 seconds West, a distance of 3.93 feet;

**THENCE** North 87 degrees 37 minutes 03 seconds East, with the north line of said 106.60 acre tract of land, a distance of 1,337.84 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, from which a rock with "X" found for the northeast corner of said 106.60 acre tract of land bears North 87 degrees 37 minutes 03 seconds East, a distance of 1,198.97 feet;

**THENCE** South 03 degrees 16 minutes 35 seconds East, a distance of 814.10 feet to a United States Army Corps of Engineers monument found for the northeast corner of Lot 1, Block A of Armed Forces Reserve Center, an addition to the City of Round Rock, Williamson County, Texas recorded in Instrument No. 2011024987 of said Official Public Records of Williamson County, Texas;

**THENCE** South 87 degree 28 minutes 09 seconds West, with the north line of said Lot 1, passing at a distance of 1,319.94 feet, a United States Army Corps of Engineers monument found for the northwest corner of said Lot 1, in all, a distance of 1,337.79 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the common west line of said 106.60 acre tract of land and east right-of-way line of said County Road 122 (Red Bud Lane);

**THENCE** North 03 degrees 16 minutes 35 seconds West, with the common west line of said 106.60 acre tract of land and east right-of-way line of said County Road 122 (Red Bud Lane), a distance of 817.56 feet to the **POINT OF BEGINNING** and containing 1,091,313 square feet or 25.053 acres of land.

### NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203).

An exhibit of even survey date herewith accompanies this survey plat.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING EXHIBIT  
PART OF TRACT 3  
BEVERLY JOHNSON GORDON  
INSTRUMENT NO. 9835986  
OUT OF THE ROBERT MCNUTT SURVEY  
ABSTRACT NO. 422  
AND THE WILLIS DONAHO JR. SURVEY  
ABSTRACT. NO. 173  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

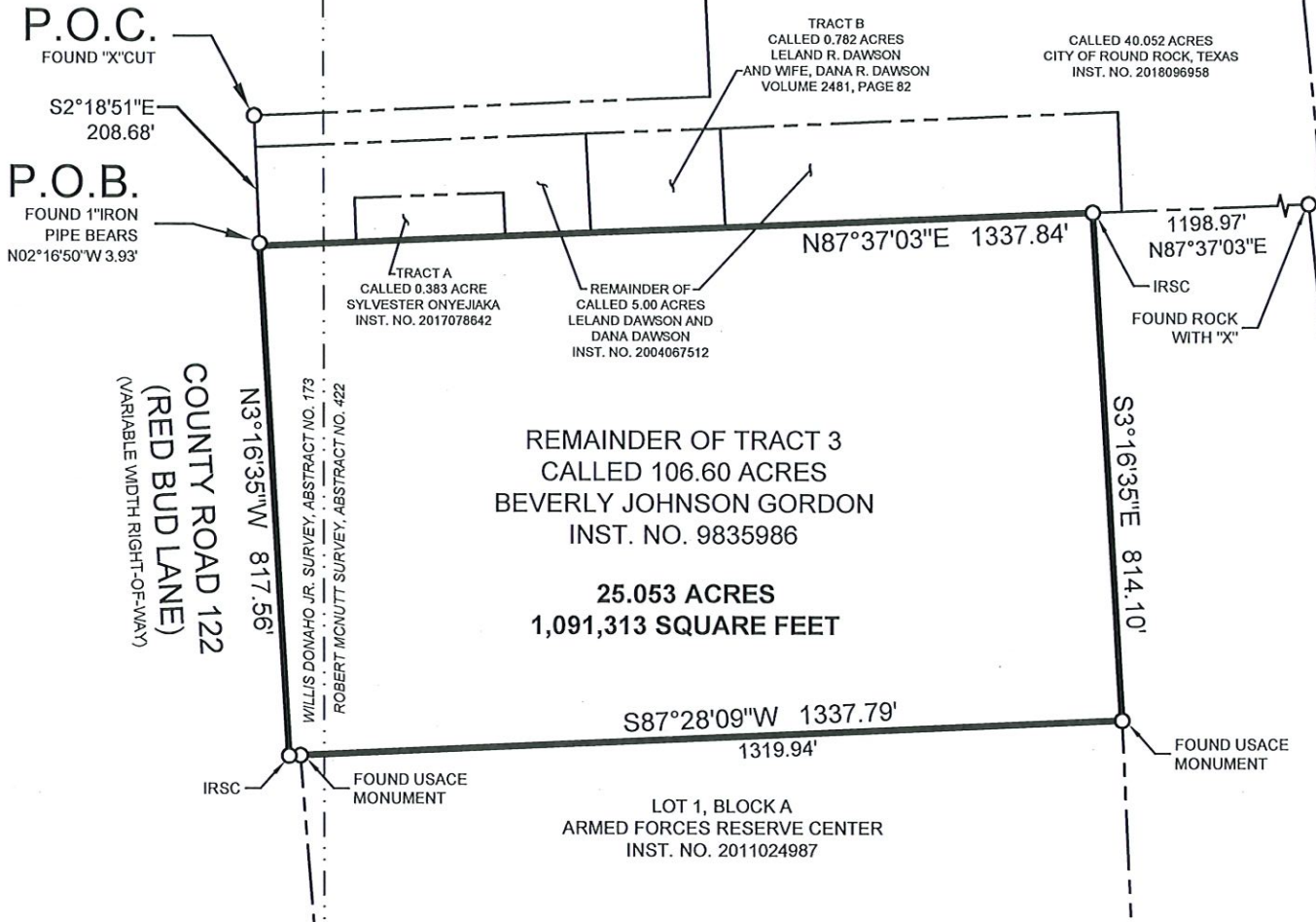
# Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	Dec. 2022	067986017	1 OF 2

EXHIBIT A

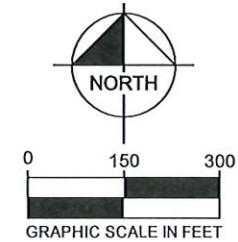


LEGEND:  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 USACE = UNITED STATES ARMY CORPS OF ENGINEERS

NOTES:  
 Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203).

A metes & bounds description of even survey date herewith accompanies this survey plat.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



ZONING EXHIBIT  
 PART OF TRACT 3  
 BEVERLY JOHNSON GORDON  
 INSTRUMENT NO. 9835986  
 OUT OF THE ROBERT MCNUTT SURVEY  
 ABSTRACT NO. 422  
 AND THE WILLIS DONAHO JR. SURVEY  
 ABSTRACT. NO. 173  
 CITY OF ROUND ROCK  
 WILLIAMSON COUNTY, TEXAS

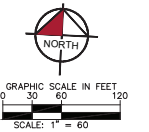
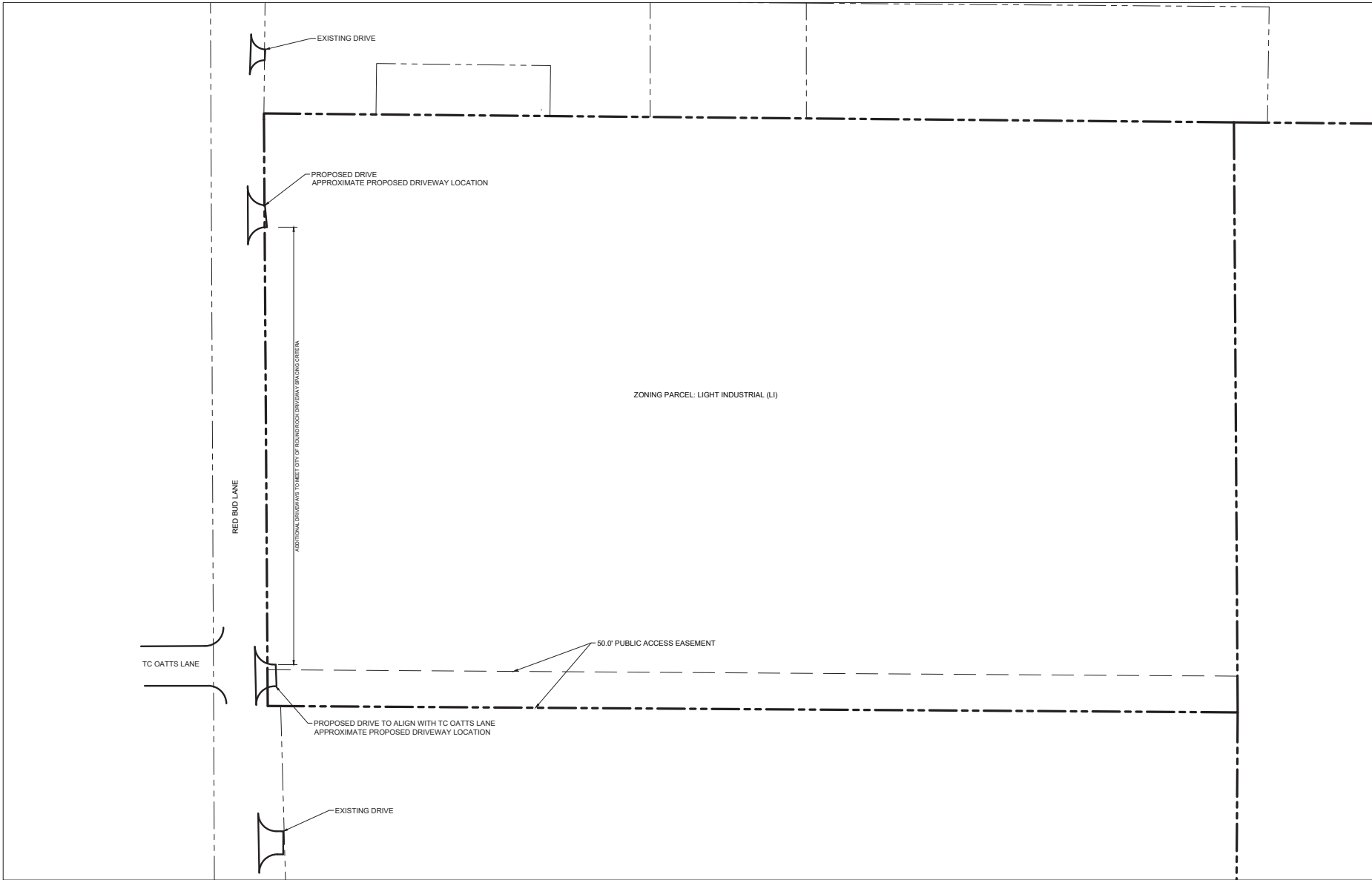
*Shaun Piepkorn*  
 SHAUN MARVIN PIEPKORN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6432  
 801 CHERRY STREET,  
 UNIT 11 SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PH. 682-235-9512  
 shaun.piepkorn@kimley-horn.com



**Kimley»Horn**  
 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 300'	Drawn by SMP	Checked by KHA	Date Dec. 2022	Project No. 067986017	Sheet No. 2 OF 2
--------------------	-----------------	-------------------	-------------------	--------------------------	---------------------





# Exhibit B

## PUD Concept Plan

Round Rock, Texas  
December 2022

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





Exhibit C – Building Elevation