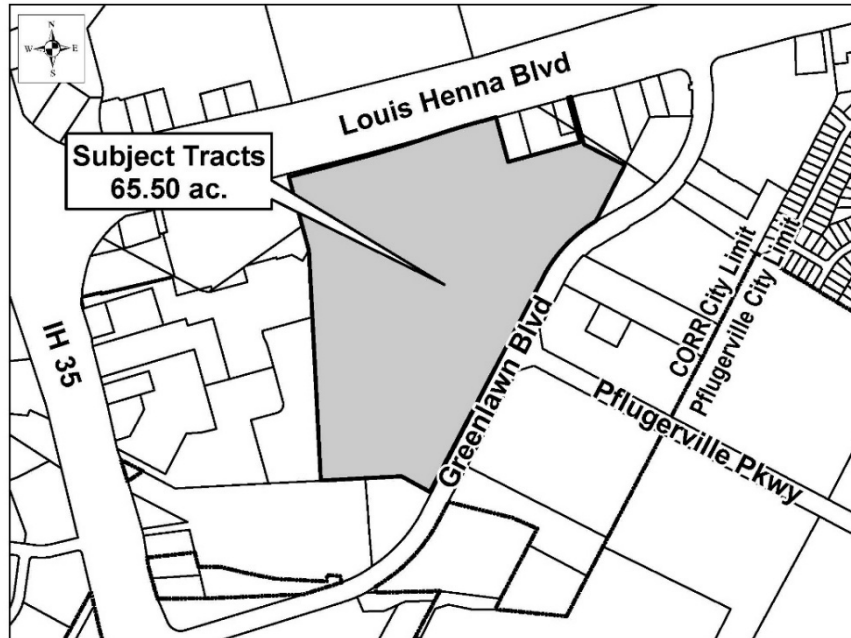


**PUD #129 (The District) Amendment No. 5
Planned Unit Development PUD26-00002**



CASE PLANNER: Lindsay Darden

REQUEST: Approval of Amendment No. 5 to Planned Unit Development

ZONING AT TIME OF APPLICATION: PUD #129 (The District)

DESCRIPTION: 65.50 acres out of the M. Hunt Survey, Abstract 314, and the Socrates Darling Survey, Abstract No 232

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Mixed Use

ADJACENT LAND USE:

- North: Office
- South: Multi-family and Landscaping Supply
- East: Commercial
- West: Commercial

PROPOSED LAND USE: Mixed Use

TOTAL ACREAGE: 65.50 acres

Owner: Mark IV Capital Bob Boone 810 Hesters Crossing Rd Suite 175 Round Rock, Texas 78681	Applicant: Mark IV Capital Bob Boone 810 Hesters Crossing Rd Suite 175 Round Rock, Texas 78681	Developer: Mark IV Capital Bob Boone 810 Hesters Crossing Rd Suite 175 Round Rock, Texas 78681
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PUD #129 (The District) Amendment No. 5
Planned Unit Development PUD26-00002

HISTORY: City Council first approved The District PUD on June 10, 2021. To date, there have been three (3) minor amendments to development standards included in the PUD and one (1) major amendment; however, the proposed use of mixed-use development remains unchanged.

DATE OF REVIEW: June 3, 2026

LOCATION: South of Louis Henna Blvd and northwest of Greenlawn Blvd

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Round Rock 2030 Comprehensive Plan designates the subject property for mixed use development. Mixed use development was proposed with the original PUD for The District and all subsequent amendments including this one. The Code limits the scope of minor PUD amendments and the proposed changes to this PUD were determined by the Planning & Development Services Director to exceed what could be approved administratively through a minor PUD amendment.

Traffic, Access, and Roads: The location of driveways and potential transportation improvements will be finalized during site plan review in accordance with city standards. This development is subject to the Roadway Impact Fee program.

Proposed PUD (Planned Unit Development) zoning: The proposed amendment would modify the maximum setbacks (build-to lines) throughout the development. The most impactful change is elimination of the maximum setback that would apply along Greenlawn Drive because it will permit buildings to be pushed further back from the street with surface parking areas to be located between the buildings and Greenlawn Drive. This is a departure from the original PUD, and its amendments, that envisioned an urban-style development with mixed-use buildings fronting Greenlawn Drive and structured parking. The applicant has requested this amendment due to changing market conditions which make structured parking unfeasible due to high costs and to attract and accommodate tenants to the parcels that would adjoin Greenlawn Drive. Also included in the proposed amendment is a provision that would allow flexibility for buildings constructed adjacent to Paseos to have their primary façade for setback compliance and main entrance fronting the Paseo rather than an adjacent public street or private drive.

Staff was concerned about the change in the interface of Greenlawn Drive due to the proposed amendment and worked with the developer to include standards in the PUD amendment that would provide standardized parking lot screening along the Greenlawn frontage up to a height of three (3) feet consisting of evergreen shrub plantings, evergreen hedge, or screen wall. Development standards are also included in the proposed amendment to address “secondary facades” for buildings that have more than one frontage whether on two streets or on a street and a Paseo. These development standards ensure that any building that backs up to a street or Paseo will not have expansive blank wall segments, lower quality appearance than primary facades, and that service areas will be appropriately screened. It is still anticipated that The District will include high-density urban style development, but it will be located in the interior of the project.

Also included in the PUD are new exhibits which provide material examples for screening rooftop mechanical equipment and for screening parking garage structures.

**PUD #129 (The District) Amendment No. 5
Planned Unit Development PUD26-00002**

RECOMMENDED MOTION:

Staff recommends approval of the PUD.



Louis Henna Blvd
(SH-45 frontage)

S IH-35

Greenlawn Blvd

**Subject Tract
65.50 ac**

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."

A “**Pedestrian Paseo**” is a publicly accessible internal pedestrian corridor, plaza, or linear open-space connection that is not intended to function as a public or private street and that is designed to enhance internal site circulation, pedestrian connectivity, and placemaking. Building placement along the Pedestrian Paseo should reinforce a pedestrian-oriented environment and may incorporate outdoor seating, building projections, architectural elements, or similar features that activate the paseo environment.

“**Primary Frontage**” means the building elevation that contains the principal public pedestrian entrance(s) and is designed to function as the primary pedestrian approach, including a direct walkway connection to a street, Pedestrian Paseo, or plaza.

“**Secondary Frontage**” means any building elevation that faces a public or private street or Pedestrian Paseo but is not the Primary Frontage.

“**Double-Fronted Building**” means a building that is located so that it has frontage on more than one circulation element (street, private drive, or paseo).

“**Building Façade Modulation**” means creating distinct horizontal or vertical divisions, such as designing a clear base, middle, and top to a building.

2. PROPERTY

This Plan covers approximately 65.492 acres of land located within the City of Round Rock, Texas, and more particularly as 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 and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-G (Mixed-Use Greenfield)**

and **MF-3 (Multifamily – Urban)** zoning districts and other sections of the Code, as applicable and 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 Traffic Impact Analysis

As stated in Section 2-75 (f)(2) of the Code, a Traffic Impact Analysis (TIA) shall be required for any development in the PUD.

4.3 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.

4.4 Other Ordinances

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, 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.

4.5 Platting of Lots

Lots may be platted and built without frontage on a dedicated public street right-of-way. Such lots shall have frontage on a private access drive. Addresses may be assigned to lots fronting on a private access drive.

5. LAND USES

5.1 Permitted and Prohibited Uses

Section 2-75 (d) of the Code contains the permitted and prohibited uses in the **MU-G (Mixed Use - Greenfield)** zoning district.

6. DENSITY AND DEVELOPMENT STANDARDS

6.1 Height

Maximum building height is fifteen (15) stories.

6.2 Street Types & Pedestrian Corridors (Paseos)

1. Street Types, indicated on **Exhibit "B"**, are categorized as follows for the purpose of assigning street design standards:
 - a) Main Street is 'District Way', including both public right of way and private drive segments as depicted on the concept plan and shall meet the standards for livable streets outlined in Section 1.21 Paseos and Livable Streets of Exhibit "C" The District, Open Space Plan.
 - b) Internal Streets are Marshall Circle, Fender Road, Gibson Way and Washburn Road
 - c) Public and Private Road Designations:
 - i. The portions of District Way outside Marshall Circle are Public Streets
 - ii. Marshall Circle, Fender Road, Gibson Way, Washburn Road and the central portion of District Way (as depicted on the concept plan) are Private Drives
2. Paseos, providing connectivity between blocks, shall be designed and incorporated into future Site Development Permits. Paseos shall have a minimum width of twenty feet (20')

as measured between walls of adjacent buildings. Paseos shall include variable width hardscape pedestrian pathways and may include landscaped areas and other programmed uses.

6.3 Building Setbacks

1. Maximum Front Setback
 - a) Louis Henna Blvd: 25 feet
 - b) Greenlawn Drive: No maximum setback required.
 - c) Other public streets and private drives depicted on Exhibit B: 15 feet
 - d) Paseos: No required setback. Parking shall not be permitted between buildings and the paseo.
 - e) Setback requirements shall be satisfied so long as thirty-three (33) percent of the building façade length facing the street meets the maximum front setback.
 - f) Building setbacks may exceed fifteen feet (15') along the Main Street, Internal Streets, and Access Streets where areas between the front of buildings and private or public road right-of-way are utilized to create amenity areas for pedestrians and event programming.
 - g) Building setbacks may exceed fifteen feet (15') where roadway standards and grades prevent compliance with the maximum building setback as determined by the Zoning Administrator. The additional area between the building and the roadway shall include landscape areas and other foundation treatment to enhance the pedestrian experience into the site.
 - h) Double fronted Buildings shall designate a primary frontage for the purpose of setback compliance.
 - i. The primary frontage shall include the principal pedestrian entrance(s) and a continuous pedestrian connection to the street, private drive, or paseo that it faces.
 - ii. Secondary frontage(s) are not required to comply with setbacks from the street, private drive, or paseo they are oriented toward; however, they shall comply with the Double-Fronted Building Façade Standards below in Section 6.5.
2. Minimum Rear Setback
 - a) 0 feet

6.4 Maximum Block Size

The maximum block size shall be ten (10) acres and 600 feet. This requirement replaces Section 2-75(b)(4)a.

6.5 Double-Fronted Façade Standards (Secondary Street-Facing Elevations)

1. Applicability. This section applies to any Secondary Frontage of a Double-Fronted Building that faces:
 - a) a Public Street; or

- b) a Private Street designated as Main Street or Internal Street on Exhibit “B”; and is located within fifty (50) feet of the applicable street right-of-way or private street edge-of-pavement, measured perpendicularly.
 - c) a Paseo
2. General Standard. Secondary Frontage façades subject to this section shall be designed as an architecturally finished elevation and shall include materials, articulation, and screening comparable in quality to the Primary Frontage, while allowing reduced transparency where back-of-house functions require it.
 3. Blank Wall Limitation. No uninterrupted blank wall segment shall exceed thirty (30) linear feet in length. Blank wall segments shall be mitigated using at least two (2) of the following methods per segment:
 - a) windows, glazed openings, display windows, or pedestrian doors (operable or architectural);
 - b) material changes and building façade modulation;
 - c) Utilizing projections, recesses, step-backs (minimum 12 inches depth) at intervals along the façade;
 - d) variation in roofline (may be actual roof or parapet wall, whichever is visible) along the length of the façade;
 - e) architectural elements such as pilasters, bays, canopies, awnings, trellises, or arcades;
 - f) public art or murals with an intentional frame/edge condition and lighting;
 - g) green screens, landscape trellises, or decorative screening;
 4. Service and Utility Screening. Service doors, loading areas, compactors, grease interceptors, transformers, and similar appurtenances located on a Secondary Frontage shall be screened from view from the adjacent street using walls, gates, landscaping, or decorative screening compatible with the building architecture. This requirement does not prohibit necessary emergency access.

6.6 Building Design

1. All buildings other than stand-alone Multifamily shall be constructed in accordance with MU-G (Mixed-Use Greenfield) district design standards with the following modifications:
 - a) The first phase of the project shall include residential and retail uses. This requirement replaces Section 2-75(b)(5)(b).
 - b) The following requirements replace Section 2-75(b)(4)c. regarding the design of building facades in the first block off the Main Street, which is not applicable. These requirements are in addition to those in Section 2-75(g)(1-5):
 - i. Concrete tilt wall with a painted, integrated color, or otherwise decorative finish shall be an acceptable Exterior Wall Finish in addition to the those listed in 2-75(g)(1) and as depicted in **Exhibit “D”**
 - c) Buildings with facades longer than fifty feet (50’) shall have their continuous facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies, and architectural features such as plazas, towers elements, bay windows,

balconies, columns, reliefs, colors, textures or other means. This requirement is in addition to those in Section 2-75(g)(1-5).

- d) A unified theme for pedestrian amenities (light poles, benches, trash receptacles, bicycle racks) and directional sign and wayfinding design is required along the Main Street, Access Street, and Internal Streets. For clarification, “unified theme” does not require the same manufacturer, model, or exact material to be used on every parcel; variations in product, material, color, and detailing are permitted so long as the elements are visually compatible and collectively convey a cohesive streetscape and wayfinding language.
- e) All roof-mounted mechanical equipment shall be substantially screened from public view by parapets or other screening materials, to visually screen from the ground level within the development and abutting streets and properties. The parapet or screen shall utilize the same or similar materials as the principal structure, customary screening materials, including those depicted on Exhibit F, or as approved by the zoning administrator.

6.7 Multifamily Parking Standards and Building Design

- 1. All standalone Multifamily structures shall be constructed in accordance with the MF-3 (Multifamily – Urban) district standards, with the following modifications:
 - a) All required residential parking shall be provided within structured parking. Visitor or temporary stalls may be provided as surface spaces. This replaces Section 2-24(d)(1)
 - b) Multifamily residential parking shall be provided at a ratio of one (1) parking space per unit
 - c) Section 2-24(d)(2) requiring no less than 25 percent of all dwelling units shall have a balcony shall not apply.
 - d) Section 2-24(d)(4) requiring at least one amenity accessible to all residents shall be provided for each urban multifamily complex shall not apply.
 - e) Where MF-3 (Multi-family Urban) development is proposed, elevations shall be required for each individual MF-3 development and become attachments of the PUD. Elevations shall be added to the PUD through the minor amendment process.
 - i. The design elements of the multi-family residential structure located in the area labeled as “Mixed Use/MF-3 Area 1” on the Concept Plan shall substantially comply with Exhibit E of the PUD, including, but not limited to the elevation variation, roof pitch, and orientation.

6.8 License Agreement

Architectural features, including but not limited to chimneys, balconies, retaining walls and cantilevers, may project into the right-of-way. Any architectural feature projecting into the right-of-way shall be noted in a license agreement.

7. PARKING, STREET DESIGN AND SCREENING

7.1 The standards of Section 2-75(c)(1) shall apply with the following modifications:

- a) Section 2-75(c)(1)(d)(1) shall be replaced with: All proposed projects shall have a main street which serves as the core of the project and is designed in accordance with the “Walkable Thoroughfares” standards in the table in subsection 7.2 below.

- b) One cul-de-sac road indicated as ‘Washburn Road’ and depicted on Exhibit B is permitted
- c) The location of internal driveways shall be established with each Site Development Permit.

7.2 Table in Section 2-75(c)(2) shall be replaced with the following:

Characteristic	Walkable Thoroughfares	Vehicle-Oriented Thoroughfares
Applicable Streets	Gibson Way, Fender Rd, Marshall Circle, District Way (private portion)	District Way, Washburn Rd
Target speed range	Not to exceed 25mph	Not to exceed 35mph
Pedestrian separation from moving traffic	Curb parking and streetside landscaping and/or furnishing	Optional, typically separation achieved with planting strip.
Streetside width	Minimum 9 feet (residential) and 12 feet (commercial) to accommodate sidewalk, landscaping and street furniture. Where enhanced areas for pedestrian gathering and amenity areas are provided between the street and building, the streetside width may be reduced to a minimum width of 5 feet with approval of the zoning administrator.	Minimum 5 feet
Block lengths	As needed to accommodate pedestrian demands and building design	As needed to accommodate pedestrian demands and building design
Protected pedestrian crossing frequency (pedestrian signals or high-visibility markings at unsignalized crossings)	As needed to accommodate pedestrian demands	As needed to accommodate pedestrian demands
Pedestrian priority at signalized intersection	Pedestrian signals and pedestrian countdown heads, adequate crossing times, and shorter cycle lengths.	Vehicle priority: may have longer cycle lengths and require two cycles for slower pedestrians to cross wide streets with medians.
Pedestrian crossings	High-visibility crosswalks shortened by curb extensions where there is on-street parking.	Full street-width
Median width	Optional	Optional
Vehicular access across sidewalks	24 feet or less, except if specific frequent design vehicle requires added width.	As needed
Curb parking	Normal condition except at bus stops and pedestrian crossings.	None
Curb return radius	0—30 feet or as required to accommodate emergency response vehicles; low-speed channelized right turns where other options are unworkable.	30—75 feet or as required to accommodate emergency response vehicles; high-volume turns channelized.

- 7.3 Section 2-75(f)(1)(c)(1) shall be replaced with: On-street parking within 600' of the site may be used to fulfill a parking requirement determined by a parking generation study, to be submitted for the review and approval of the city. The materials, design, and location of the parking improvements shall be approved by the city.
- 7.4 On-site parking shall be placed at the rear or side of buildings adjacent to the Main Street.
- 7.5 Visitor parking may be allowed between a building and an Internal Street and Access Street, assuming it is designated as 30 min parking and does not exceed 5 spaces per building.
- 7.6 Stand-alone parking lots and garages shall be shielded from view on Main Street
- 7.7 Temporary surface lots with 50 or more spaces must be designed as future development sites. No temporary surface lots may contain more than 300 spaces. Temporary surface lots do not need to comply with landscaping, landscape islands, and lighting requirements. Temporary parking lots established adjacent to Greenlawn Drive and Louis Henna Blvd. shall comply with Code requirements for landscaping, lighting, paving and dimensional standards.
- 7.8 Exposed parking structures fronting streets shall utilize landscape plantings, green screens, decorative screening, or art installations (such as murals) to screen the pedestrian level, from ground level up to a minimum height of 15 feet, along the facades of parking structure adjacent to the street. Exhibit G provides material examples that may be utilized for such screening. Other screening materials may be permitted as approved by the Zoning Administrator.
- 7.9 In addition to the exterior garage building materials permitted in Section 2-75(f)(1)(d)(2), concrete with a painted, integrated color, or otherwise decorative finish shall be permitted in addition to other similar material as approved by the zoning administrator.
- 7.10 Parking structures may contain parking spaces designed and reserved for small or compact vehicles. Compact vehicles spaces shall not be smaller than 8 feet wide and 18 feet long. Compact vehicles spaces shall not exceed twenty percent (20%) of the total number of parking spaces in any parking structure and shall be identified by signage and/or markings within the compact parking space.
- 7.11 Screening for Parking Areas Adjacent to Greenlawn Drive
1. In lieu of the landscape parking lot buffer requirement of Section 8, the following standards apply:

Where a surface parking area is located between a building and Greenlawn Boulevard, the parking edge adjacent to Greenlawn shall include a continuous landscape screen or screen wall with a minimum height of three (3) feet, measured from adjacent parking lot grade. The screen may be satisfied by evergreen shrubs, an evergreen hedge, a masonry screen wall, or a combination thereof. Examples of screening methods is depicted on Exhibit H. Landscape material selection shall be provided at the time of SDP based on utilities and grading constraints.

8. PARKS AND OPEN SPACE

- 8.1 The Open Space Plan in **Exhibit "C"** satisfies the open space requirements of MU-G and MF-3 requirements in section 2-75(b)(3), 2-75(f)(8), and 2-24(d)(5)
- 8.2 The provisions of Article V of the Code – Parkland Requirement, shall be met with the payment of a parkland fee. This fee shall be required with the submittal of a site development plan and not with the submittal of a subdivision plat. All other requirements of Article V shall be met.

9. PUBLIC UTILITIES

- 9.1 Public utilities will be permitted within private roadway corridors or other private drives assuming such City utilities are placed within dedicated City easements for water, wastewater, and storm sewer; and franchise utilities are placed in public utility easements.
- 9.2 City of Round Rock staff, and other pertinent franchise utility providers, must approve the typical utility assignment(s) prior to the submittal of an application for a Subdivision Improvement Permit (SIP) or a Site Development Permit (SDP).
- 9.3 All public utility alignments and appurtenances will be subject to review and approval by City staff and staff of the appropriate franchise utility company prior to the issuance of an SIP or SDP.

10. CHANGES TO DEVELOPMENT PLAN

10.1 Minor Changes

- 1. The PDS 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, paring, 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 PDS director shall also have the authority to administratively approve a change in the development 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:
 - i. Changes in land use
 - ii. Increases in density, building height, or coverage of the site;
 - iii. Decreases in setbacks abutting residential land uses and zoning districts;
 - iv. Decreases in parkland or open space
 - v. Any proposed modification that reduces the quality of the PUD, as determined by the PDS director; or
 - vi. 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 and zoning commission or a city council hearing.

10.2 Major Changes

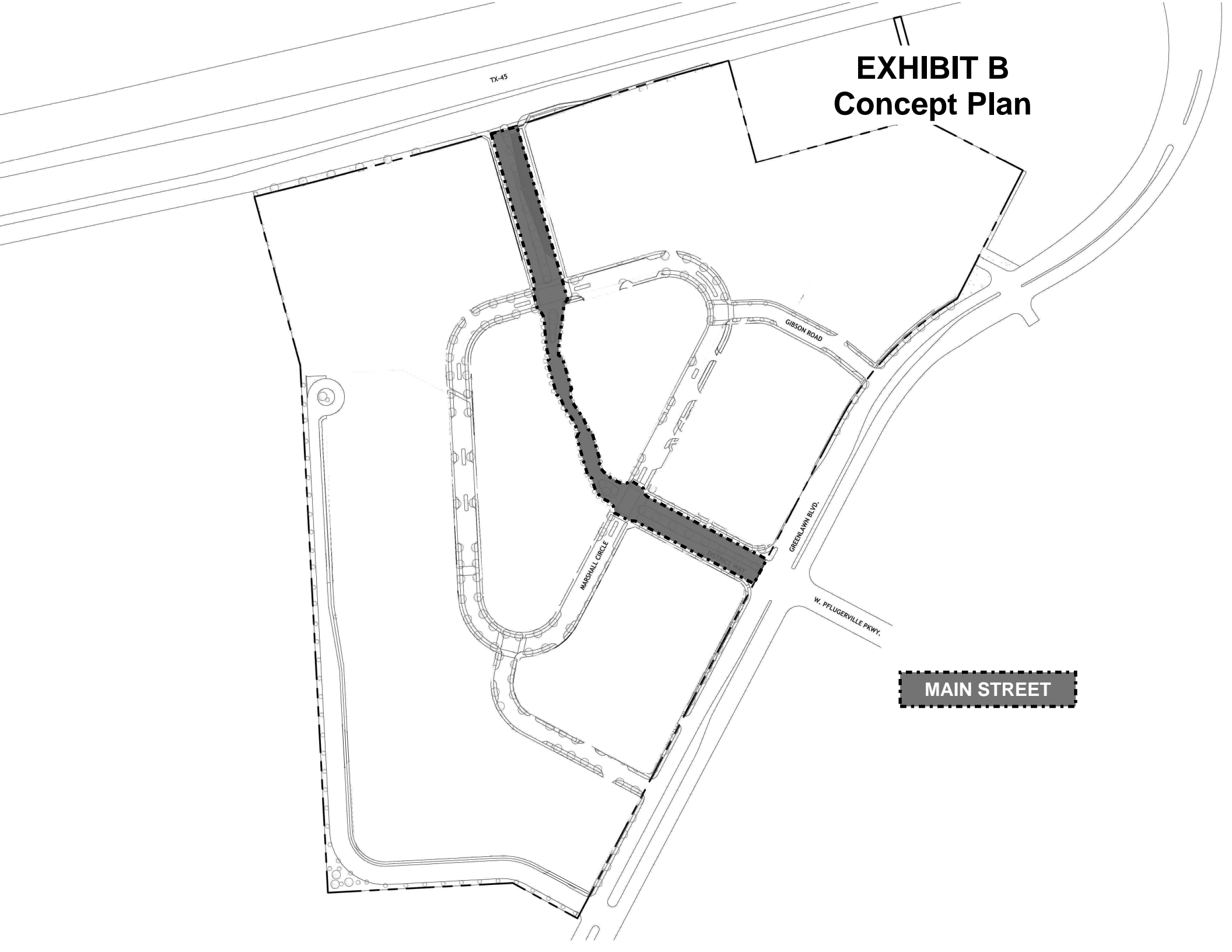
All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application and will require city council approval.

11. LIST OF EXHIBITS

Exhibit "A"	Survey
Exhibit "B"	Concept Plan
Exhibit "C"	Open Space Plan (included for reference only, no changes)
Exhibit "D"	Livable Street Illustrations
Exhibit "E"	MF-3 Area 1 Architectural Elements
Exhibit "F"	Material Selections for Rooftop Mechanical Screening
Exhibit "G"	Material Selections for Screening of Structured Parking Garages
Exhibit "H"	Material Exhibit for Parking Lot Screening Adjacent to Greenlawn

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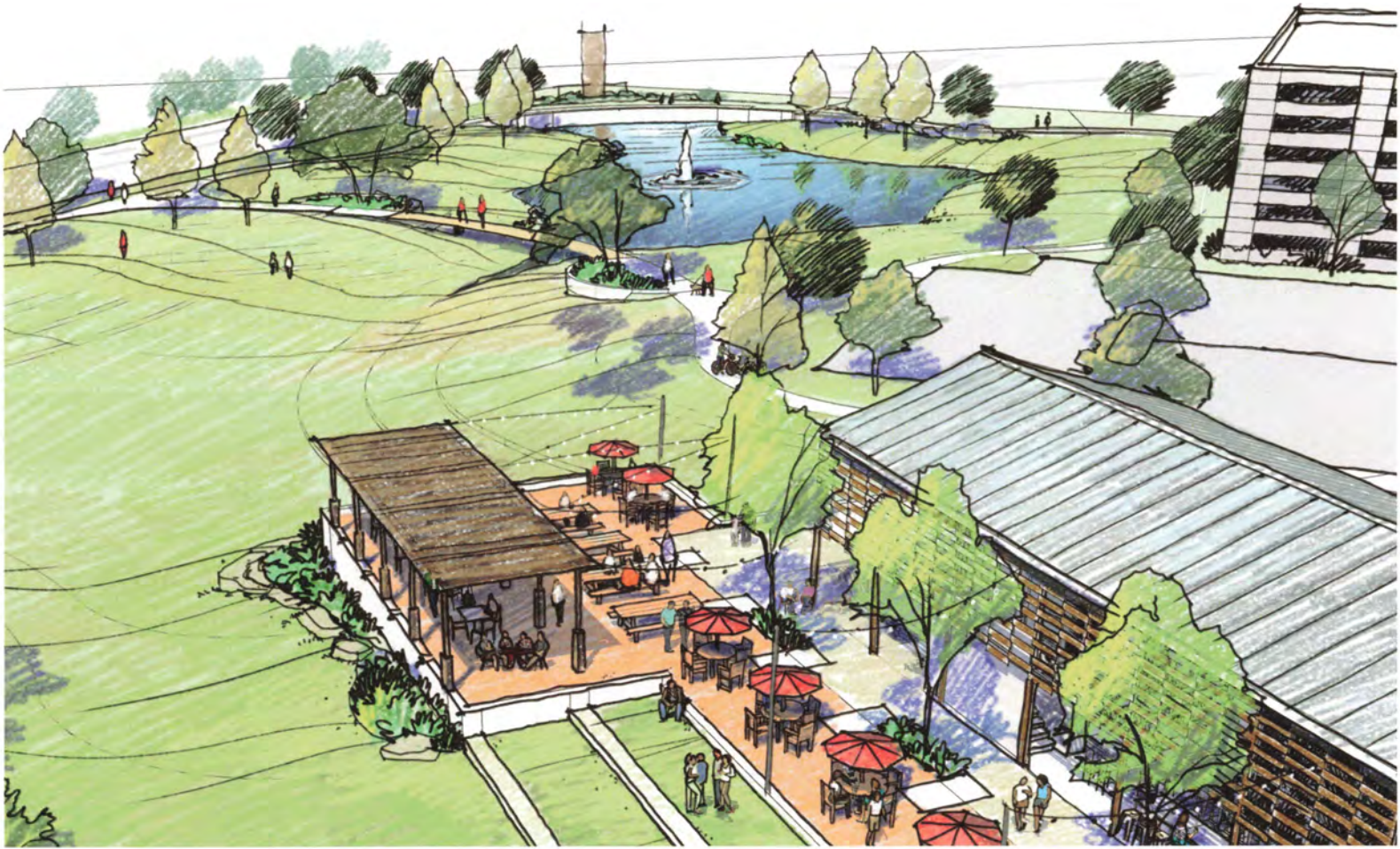
EXHIBIT B Concept Plan



MAIN STREET

Exhibit 'C'

The District, Open Space Plan



March 08, 2021
City of Round Rock, Texas

1.1 The District Open Space System

The District is intended to provide unique experiences for visitors while meeting the lifestyle demands of its residents. The urban environment of The District requires a more intentional approach to the development of open space capitalizing the areas walkability and available land to meet the expectation of a highly functioning development. The complexities of an urban built environment necessitate a need for a dynamic approach to partnerships, management, and provision of common space meant to serve individual development demands as well as the greater community. This section provides a unified approach to meeting and exceeding the typical development provisions of open space.

1.1.1 The District

A. Ownership and Maintenance

Open space within The District is privately owned space used as supporting infrastructure for the overall development. The ownership of the open space and oversight of these spaces may be either sole ownership by one entity or areas held in common between two or more entities. Maintenance and upkeep of these spaces shall also be the responsibility of the controlling entity.

B. Access

Visitors to The District are considered guests and are freely welcome throughout the overall plan areas provided they abide by the rules set by property owners and area business establishments. As such, open space within The District is considered semi-public. The role of ownership and responsibility of maintenance provides a defining parameter for access to The District's open space areas. Privately held amenity spaces that are reserved specifically to the leasees or renters would not contribute to open space calculations. Open space that is held in common for The District shall meet requirements for the plan area's multi-family development. Areas that are located adjacent to a structure that are available to patrons of The District's establishments would be considered open space. This arrangement would include spaces that require patronage to be eligible for access to dining or entertainment spaces.

C. Defining Open Space

Open Space within The District is intended to meet the "clearly superior" provisions required as part of a PUD. For the intent of this regulatory element of The District PUD, open space is defined as:

Land that contributes to passive and active recreation areas in natural or improved settings of the built environment.

For the purpose of this PUD, Open Space shall be comprised of the following components: Paseos and Livable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens.

In addition to this overarching character definition of open space the following provisions excludes land from being considered open space:

1. Amenity or recreation areas that have controlled access for tenants or business members only,

2. Parking lots and a corresponding 8' buffer from the edge of pavement.

1.1.2 Open Space Sub-Areas

The following section is intended to provide direction for the location and placement of open space. The delineation of open space sub-areas were informed by the definitive extents of streets, paseos, and property boundaries.

A. Open Space Sub-Areas Targets

The District planning area encompasses a specific land area that will be developed in stages over a number of years. As a means to make the phasing more manageable from an open space perspective the plan area was divided into 5 sub areas of The District. These sub-areas are illustrated in Figure 1.2.1 Open Space Sub-Areas, on the following page.

These open space sub-areas provide target acreage for the development and programming of open space. As individual site plans are submitted, the final design of each individual project will impact location and function of adjacent open space. As such it is important to provide a benchmark for open space development, so it too can be realized in accordance with the intended character of The District. Table 1.1.1 Open Space Sub-Area Targets provides a benchmark for the anticipated quantities of overall development types.

B. Open Space Sub-Area Flexibility.

It is important to allow for the flexibility needed in the realization of individual projects. As such, open space will be allowed to fluctuate so long as the plan area maintains a base composition of 16% of open space for The District. Additionally, a minimum 50% of targeted area in each designated open space sub-areas needs to be met.

Table 1.1.1 Open Space Sub-Area Targets

Tract #	Site Area (Acres)	Target Open Space (Acres)	Minimum Open Space (Acres)**
Sub-Area 1	11.65	4.5	2.25
Sub-Area 2	10.90	3.5	1.25
Sub-Area 3	8.81	2.0	1.00
Sub-Area 4	9.68	.25	0.13
Sub-Area 5	14.87	.35	0.18
R.O.W.	9.58	-	-
Total	65.49	10.6*	-

*Acreage meeting the 16% base open space composition requirement.

**Reductions to the target open space area shall be accounted for in other open space sub-areas to meet the 10.6 acres or 16% base open space composition requirement.

Figure 1.2.1 Open Space Sub-Areas



1.2 Open Space Components

Open space is fundamental to the success and function of The District's open space provides opportunities for exercise, entertainment, an outlet for youthful exuberance, and opportunity for neighborly fellowship. Open space can be broken down into five different categories: Paseos and Liveable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens. Each one of the categories is distinct in its role, which are described in further detail in the following sub-sections.

1.2.1 Paseos and Liveable Streets

Paseos and Liveable Streets are thoroughfare infrastructure with the purpose provide access routes to the spaces to experiences that visitors and residents will enjoy. Paseos are pedestrian connectors in an enhanced environment. For the purpose of this planning document Liveable Streets are local streets that remove the physical and visual separations between the vehicle and pedestrian environment. Paseos and Liveable Streets shall both be considered to provide necessary access that is used to delineated the boundary edge of a block. These spaces are typically privately owned and maintained.

B. Design Intent

Paseos and Liveable Streets can accommodate office, retail, and residential environments found within The District. They have a strong paved thoroughway element that promotes a comfort and safety in their ability to handle significant pedestrian traffic. These routes connect vehicular right-of-way or terminate into other open space areas.

Liveable Streets should have a clear distinct entrance to communicate to vehicle users that it is not a typical street. These streets should be curbless so that they maximize accessibility to adjacent spaces eliminating any need for grade transitions. These streets are positively graded to feed runoff into rain gardens or other drainage infrastructure. Traffic calming elements are encouraged and should be considered a typical application.

The edges of these spaces should be lined with trees, landscaping, seating, and other furnishings. Liveable Streets can have expanded paving areas adjacent to the thoroughway for temporary programming elements such as parking, dining, performance spaces, or other types of exhibit space. Lighting is an essential element as these areas are intended to be lively well into the evening making functionality, comfort, and safety a priority. The use of textured surface material, such as pavers or special concrete finishes, is a recommend design component as it contributes to the delineation of space.

C. Programing

These spaces are unprogrammed, as they will double as a fire lane access in certain instances. Minimum design standards are as follows:

Paseo

- 12' minimum paved surface capable of emergency vehicle traffic
- 20' clear throughway

Liveable Street

- 16' minimum paved surface capable of emergency vehicle traffic.
- 20' clear throughway



Paseos make pedestrians the focal point of the space.



Paseo should engage the adjacent space and provide wayfinding to key destinations.



Liveable streets should use different textures to increase driver awareness.



Liveable streets don't sacrifice pedestrian comfort at the provision of vehicular access.

1.2.2 Enhanced Detention Areas and Greenways

A. Description

Enhanced Detention Areas are stormwater detention and retention facilities that are developed in a manner to provide opportunities for active and passive recreation. Enhanced Detention Area acreage within The District shall fully count as contributing to meet 16% base open space composition. Greenways are tracts of open space that are unprogrammed and defined by prevalent natural environment character. The area making up greenways is predominately the natural drainage corridor along the southern boundary of the The District. Ownership and maintenance of these spaces is typically private. However, these spaces should be publicly accessible, specifically portions that are part of a trail network.

B. Design Intent

Enhanced Detention Areas epitomize the multi-use approach to development. They take vital and often unsightly stormwater infrastructure and add purposeful design and programming to make a valued and attractive contribution to the development. The added elements typically include maintained play lawns, walking trails, wet pond, riparian habitat, overlooks, seating, and complimentary water features. Greenways should work under a conservation approach, using native plantings and natural systems to provide passive recreation opportunities and plan area wide connections.

Added grasses, perennials, shrub, and trees plantings should be drought tolerant, with native plants being a preferred over other adapted plant species. Walking paths or multi-use trails found within the Enhanced Detention Areas should be well lit and durable reducing long term maintenance demands. Enhanced Detention Areas should be accessible for routine maintenance and upkeep.

C. Programing

Enhanced Detention Areas are not limited in their size and capacity, instead they should be designed and constructed in a manner that maintains a balance in natural character and recreational use of the space. A portion of the Enhanced Detention areas shall be useable during and after storm events. Three of the following program elements should be included to be considered an Enhanced Detention Area, while Greenways shall have two:

- Walking path loop
- Wet pond
- Play lawn (2,000 sq. ft min.)
- Water feature (fountain, waterfall, stream, etc.)
- Secondary seating (boulders, seatwall, etc.)
- Shade Structures, with seating
- Performance space
- Water feature
- Riparian planting (minimum of 10% of pond perimeter)

Greenways programed with a multi-use trail would become part of the Gilleland Creek trail system. As such, it is important to establish maintenance and ownership understandings with the City of Round Rock before construction.



Riparian plantings attract wildlife viewing opportunities.



Water features can be added to the wet pond to provide aesthetic and functional purpose.



Performance spaces can be programmed into the general setting of the Enhanced Detention Area.



Greenways are ideal locations for multi-use trails.

- ① Walking Path
- ② Wetpond
- ③ Water Feature
- ④ Play Lawn

- ⑤ Riparian Planting
- ⑥ Secondary Seating
- ⑦ Outdoor Dining
- ⑧ Paseo



Enhanced Detention Areas

Enhanced Detention Areas can be developed to act as a focal point and activity area for residents and visitors to The District. Understanding that storm events very rarely need all stormwater detention capacity, these spaces can be further utilized with additional programming so long as it is designed in a resilient manner. The District's Open Space Plan provides the needed flexibility to capitalize on that approach.

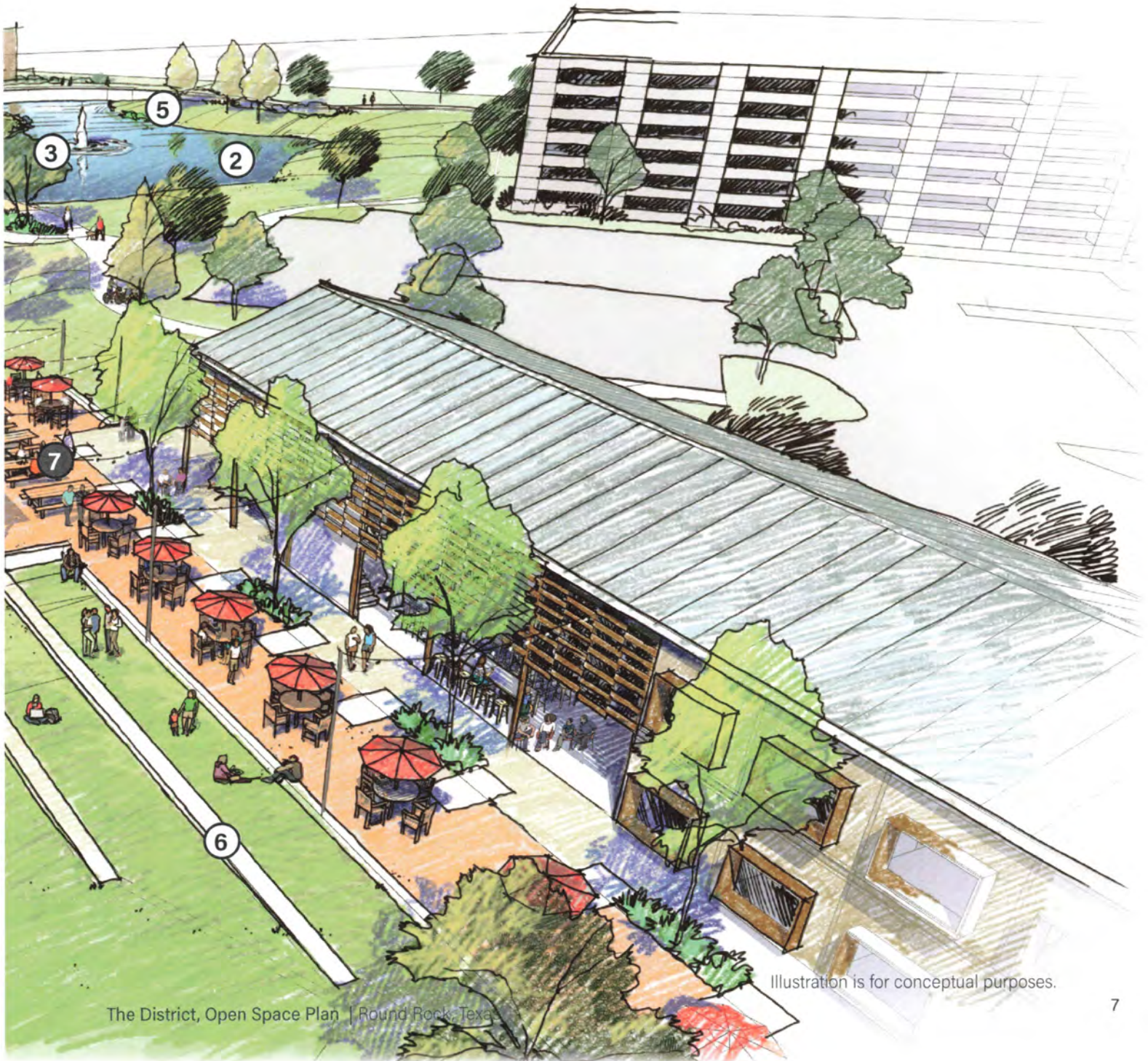


Illustration is for conceptual purposes.

1.2.3 Greens and Parklets

A. Description

Greens and Parklets provide compact leisure and recreation opportunities within the open space systems. Greens and Parklets are located adjacent to streets, paseos, walkways, or are shared spaces adjacent to building frontages. Greens are areas that are held in common and serve as a gathering space for adjacent businesses or building complexes. Parklets can be stand alone spaces or part of a greater open space asset. Both of these spaces are privately owned and maintained as a semi-public business or extensions of multi-family amenity areas.

B. Design Intent

Greens and Parklets are intended to complement the urban development or to provide gathering areas, meet amenity demands, and provide opportunity for informal play. Their placement may occur interior to a developed block, on a street frontage, or programmed as part of a larger open space offering, such as an Enhanced Detention Area. Pedestrian accessibility should be a priority with sidewalks and multi-use trails being adequate methods of access. Nearby on-street parking and structure parking can account for vehicle parking demands, however provision of parking is not a requirement for these spaces. Greens are comprised of lawn, landscaping, and trees and are absent of programmed recreation. Parklets include landscaping and tree plantings that help complement a feature amenity for recreation or gatherings. Seating should accompany lawns and amenities found in greens and parklets.

Greens should have no less than two sides of directly accessible sidewalk or multi-use path. Parklets may only have one sidewalk or multi-use access point. Greens and parklets should be highly visible from adjacent public realms, with pedestrians having the ability to see across the space. Shade and lighting elements are important components to both greens and parklets, as they promote safety and comfort of the space.

C. Programing

There are no specific program elements required for greens or parklets. However, depending on the scale and context of the amenity, consider planting and fencing to screen adjacent residential and business uses (specifically highly used amenities like sport courts, playgrounds, pools, etc.).



Greens provide dedicated space for unprogrammed play.



Parklets can be simple spaces programed with shade trees, landscaping, and seating.



Benefits of greens include the flexibility of the space for local residents and visitors to maintain a healthy living.



Parklets can fill voids of unprogrammed space near businesses.

1.2.4 Plazas and Courtyards

A. Description

Plazas and courtyards provide gathering spaces for social and community events, within a formal and relatively condensed space. These spaces are most typically found amongst commercial or office development as flexible space for gatherings, entertainment, and special event displays. These spaces can be either publicly or privately maintained, however private ownership allows for surrounding business to have more influence and control over the space's use and programming.

B. Design Intent

Plazas and courtyards should compliment the surrounding environment with prominent connections and engagement. Plazas are predominately hardscape with a mix of plantings, shade trees, and furnishings that result in ample seating opportunities. They should have at least one frontage on a street or key pedestrian thoroughway, which provide clear visibility into the space. Courtyards are composed of lawns, landscaping, hardscapes, shade trees, walking paths, and furnishings. The courtyards are typically by two or more buildings frontages.

The spaces should be designed to handle high amounts of pedestrian traffic. Lighting is important in creating a safe environment and enabling evening activities. These spaces should include infrastructure to accommodate vendors for weekend markets, art shows, craft fairs, etc.

C. Programming

These spaces are relatively unprogrammed to allow for flexibility and creativity for hosting events and gatherings. Each space should consider identifying the placement or inclusion of a permanent structure for the hosting of bands or other performance guests. Fountains and other water features are a welcomed addition, so long as they don't make the space unfeasible for other uses.



Plazas may be integrated into adjacent businesses seating area.



Plazas function well as performance spaces being able to handle groups routinely.



Smaller Courtyards can provide valuable spaces for individual respite.



Courtyards may include a mix of surfaces and plantings.

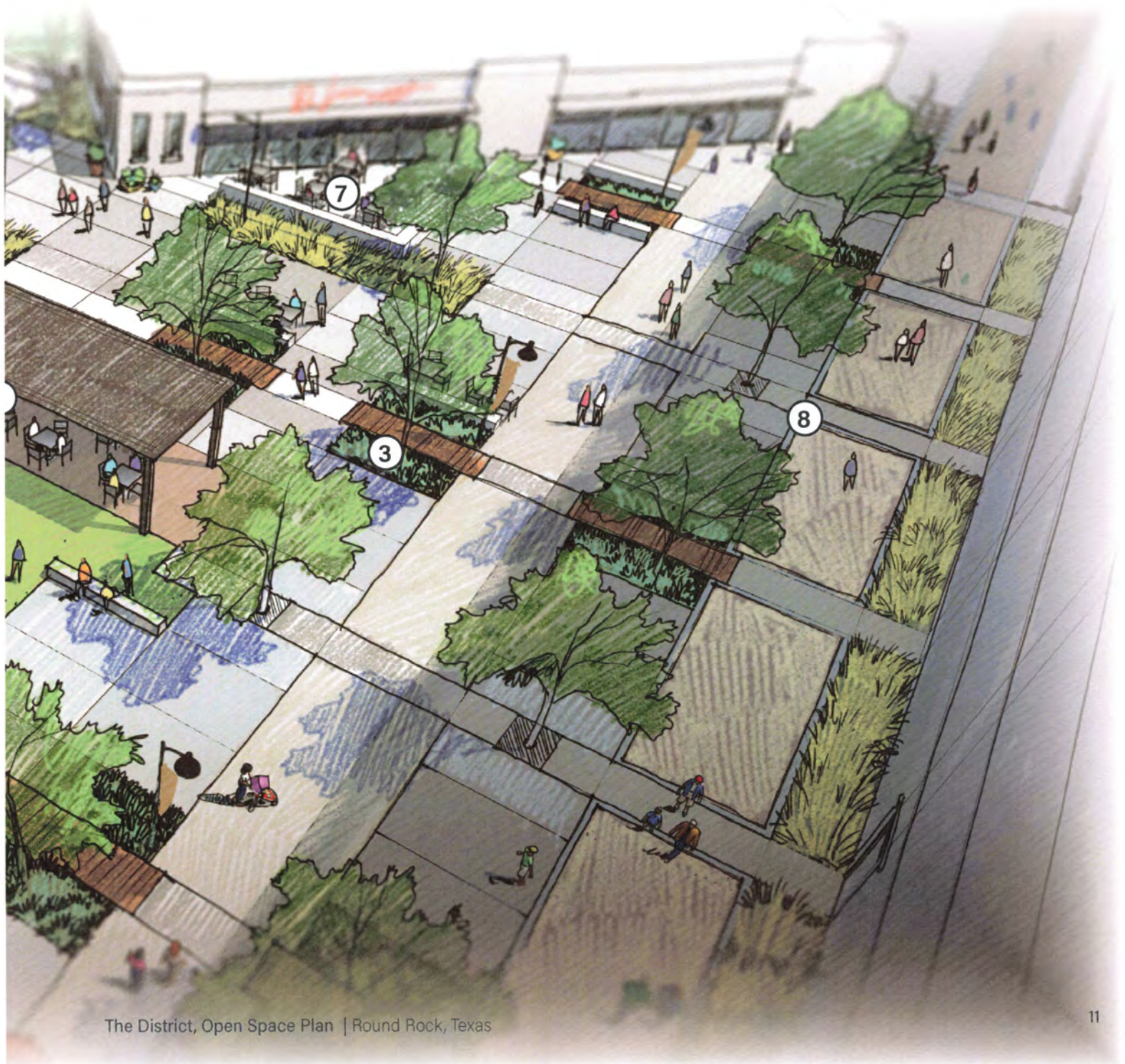
- ① Green
- ② Public Art
- ③ Rain Garden
- ④ Courtyard
- ⑤ Multi-purpose performance area
- ⑥ Secondary Seating
- ⑦ Outdoor Dining
- ⑧ Paseo



Illustration is for conceptual purposes.

Greens, Parklets, Plazas, and Courtyards.

The District intends to promote an active environment within its core. While some of these spaces are more urban in look and feel they provided the same benefits typically associated with open space. Residents and visitors are able to take advantage of these opportunities for events and gatherings as well as active and passive recreation.



1.2.5 Rain Gardens

A. Description

Rain gardens are landscape areas that are designed and constructed to provide increased stormwater detention, water quality, and soil hydrology benefits. The nature of the planting provides aesthetic appeal that provides additional interest to the built environment.

B. Design Intent

Rain gardens should be located near buildings and paved areas to increase stormwater infiltration where impervious surfaces are more abundant. The planting aesthetic may vary from lush, water loving plants to a more arid plant type, with both approaches meeting the desired characteristics of the overall development.

Rain gardens can be stand alone features or linked into a greater drainage system. Stand alone rain gardens should be designed to utilize surface flow to move water during large storm. Overflow inlets may be installed to for handle large storm events, if surface flow is inhibited by the surrounding built environment.

Rain gardens are not intended to be directly accessible so adjacent walkways should provide seating areas within or abutting the planting area. Art can be added as a feature element found within a rain garden. Lighting should be used to highlight art works, feature plants, and seating to ensure a safe environment and enabling evening activities.

C. Programing

These spaces are highly programmed spaces from a planning and supporting infrastructure standpoint. Plants should be selected based on their growing characteristics and applicability for use in a rain garden. Seating and corresponding gathering areas should compliment rain gardens that are adjacent to pedestrian connection routes.



Incorporating artwork into a rain garden can help provide character elements to the site.



Rain gardens can be utilized as a buffer between spaces.



Drain inlets can be used as a point of interest.

2.1 Open Space Landscaping

The landscape requirements for the plan area are important to realizing the desired character in addition to providing beautification and placemaking impacts. The standards are set for the public and private realm in both commercial and residential settings. This section of the PUD is intended to be an addition to the standards found within the City of Round Rock Code of Ordinances, Part III Zoning and Development, Chapter 8 Zoning and Development Standards, Section 8-10 Landscaping.

2.1.1 Plant Standards

A. Plant Size

The following subsections identify the planting standards for the different planting types at time of planting for meeting Section 2.2.2 Open Space Planting Requirements.

1. Shade trees shall have a minimum caliper of 3 inches measured at 6 inches above the root collar, 16' in height, and 7' canopy spread, and 100 gallon container size.
2. Ornamental trees should be a minimum of 8' in height and 50 gallon container size.
3. Formal plantings shall have a minimum 3 gallon container size and 1.5' in height at time of planting. Formal plantings including: shrubs, ornamental grasses, succulents, and perennials.

2.1.2 Open Space Planting Requirements

Open Space standards are intended to provide direction to both privately and publicly accessible spaces. Standards are to be considered minimums to meet or exceed.

A. Paseo and Liveable Street

1. A Paseo or Liveable Street shall have 1 shade trees or 2 ornamental trees per each 50 linear feet on both sides of the corridor.
2. There shall be 8 formal plantings per each 50 linear feet on both sides of the corridor.
3. Plantings can be grouped or evenly spaced to better accommodate adjacent spaces.

B. Enhance Detention Areas

1. There shall be 8 trees per acre of open space
2. Minimum 10% of any wet pond perimeter shall contain riparian planting. 1 tree per 30 linear feet of riparian shoreline. Riparian areas to contain 6 appropriate shrubs, grasses, etc. per 30 linear feet.

C. Plaza and Courtyards

1. Plazas and courtyards shall provide 1 shade tree or 2 ornamental trees and 6 formal plantings for every 1,000 sq. ft.

D. Greens

1. Greens shall be comprised of no less than 90% manicured and irrigated turfgrass.
2. Water conservation practices are acceptable for the months of July and August.
3. Artificial turf is an acceptable alternative.

E. Rain Gardens

1. Rain garden shall be comprised of no less than 4 plant species.
2. No one plant species shall account for more than 40 percent of the total plant composition.

Exhibit D (Page 1 of 2)
Conceptual Images of the Livable Street
District Way (Private Portion)

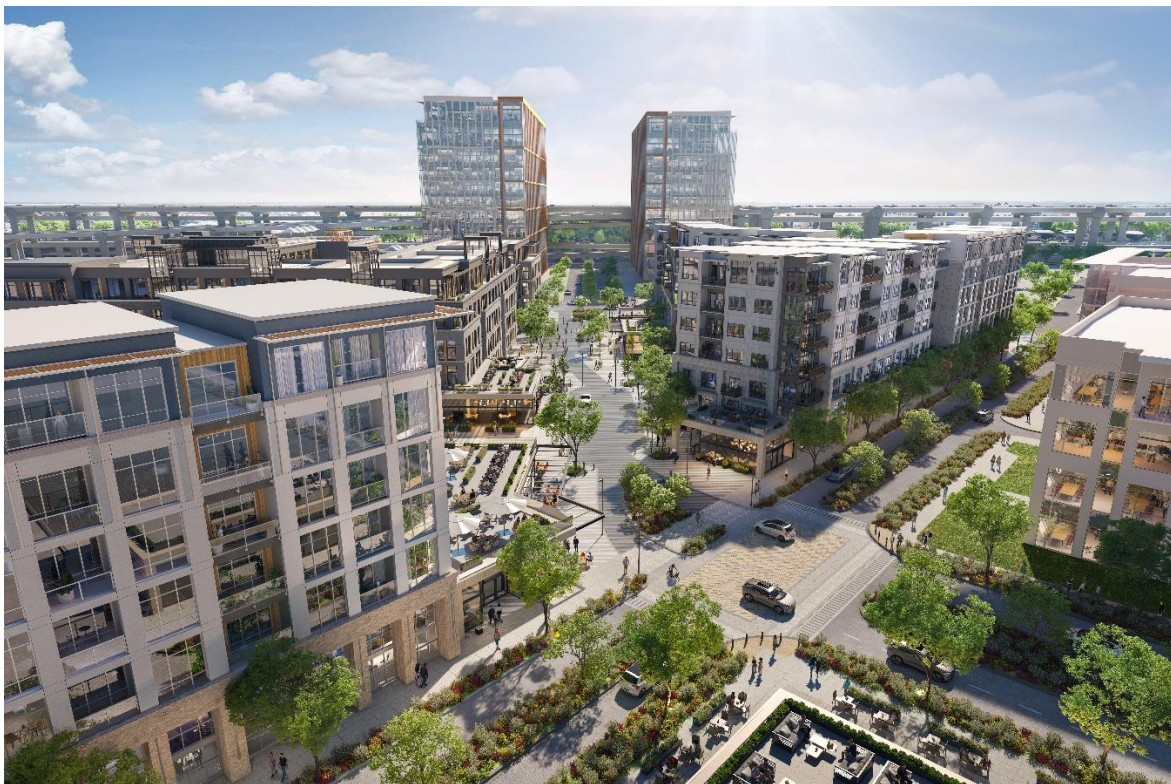
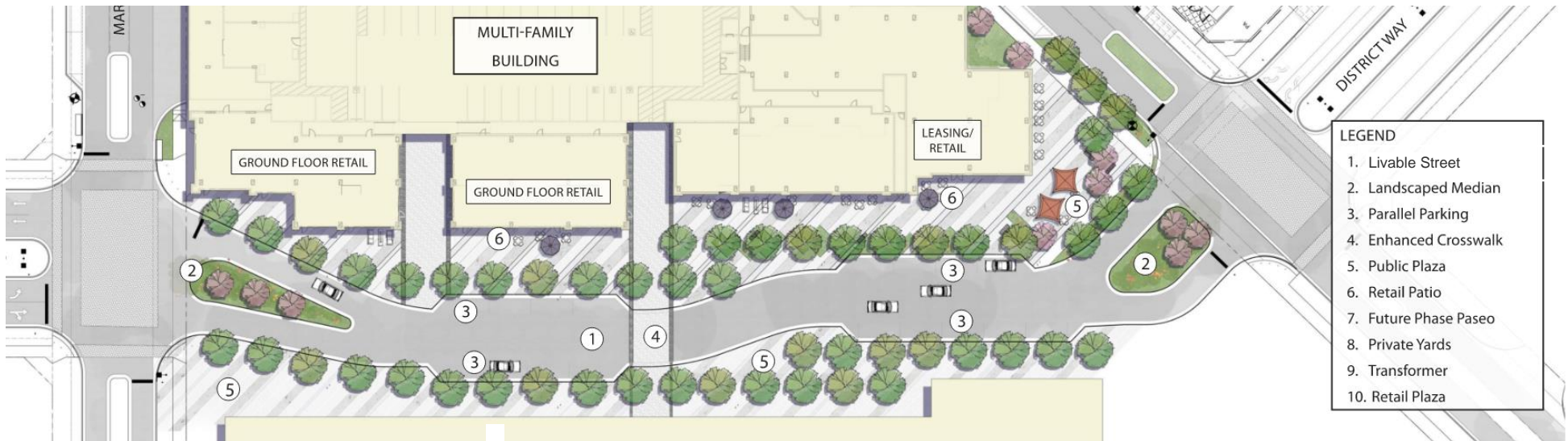


Exhibit D (Page 2 of 2)



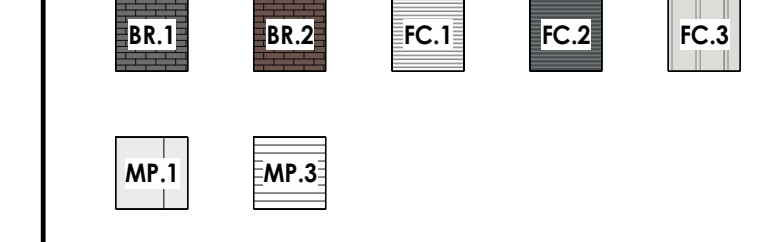
- LEGEND**
- 1. Livable Street
 - 2. Landscaped Median
 - 3. Parallel Parking
 - 4. Enhanced Crosswalk
 - 5. Public Plaza
 - 6. Retail Patio
 - 7. Future Phase Paseo
 - 8. Private Yards
 - 9. Transformer
 - 10. Retail Plaza

Conceptual Plan
District Way (Private Street Portion)
Round Rock, Texas

NORTH
SCALE: 1"=60'
0' 30' 60'
ISSUE DATE: April 25, 2024
All drawings are preliminary and subject to change.
© 2024 Hitchcock Design Group

PREPARED FOR
MARK IV CAPITAL
IN ASSOCIATION WITH
SG DESIGN **KFM ENGINEERING & DESIGN**

MATERIALS LEGEND



**GENERAL NOTES:
EXTERIOR ELEVATION**

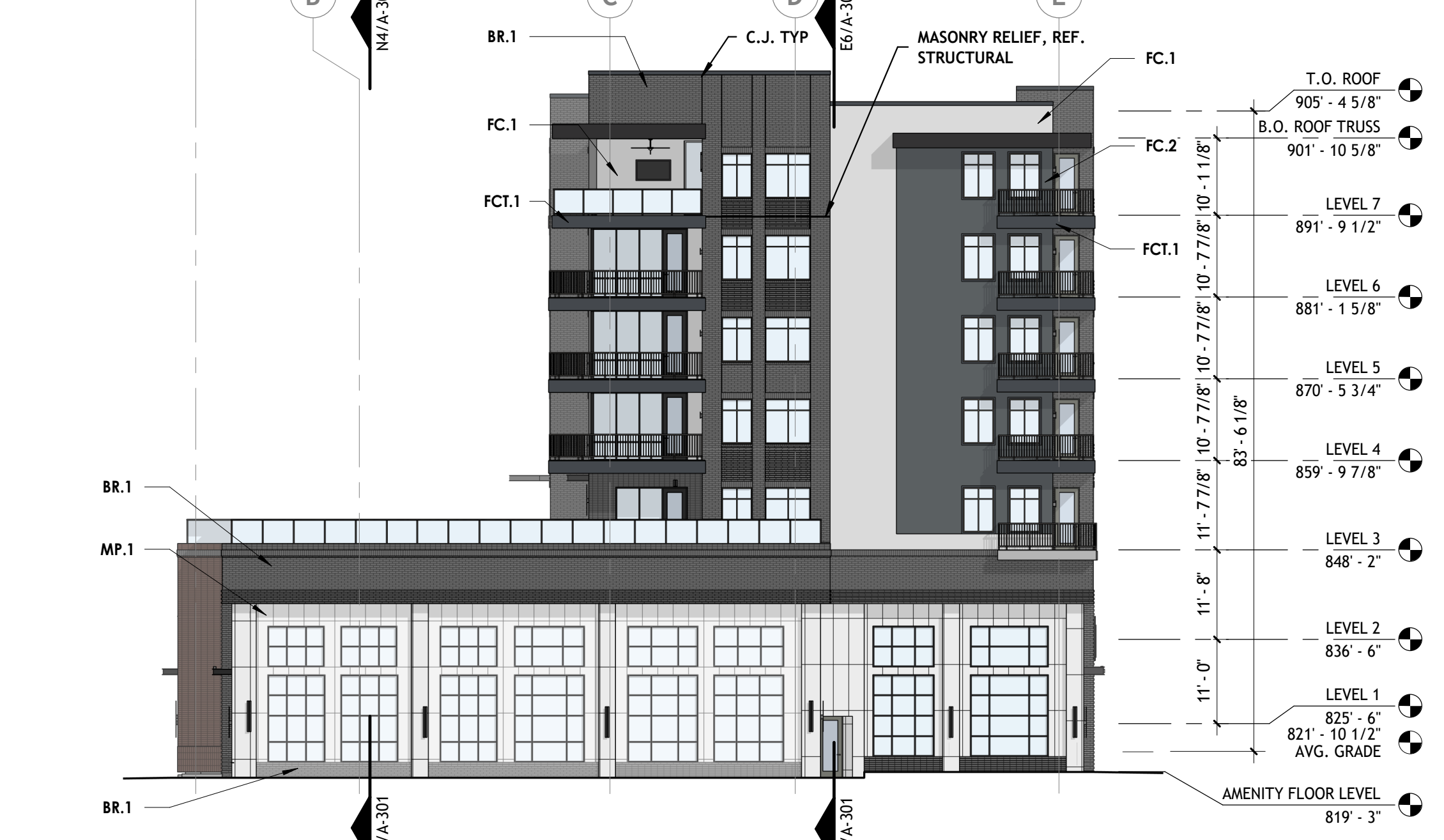
1. INTAKE/EXHAUST VENT WALL CAPS SHOWN FOR APPROXIMATE LOCATION. ALL CAPS TO BE ALIGNED HORIZONTALLY AND VERTICALLY WHEN POSSIBLE. COLOR TO MATCH ADJACENT MATERIAL.
2. DOWNSPOUTS, COPING AND SCUPPERS TO BE PAINTED TO MATCH ADJACENT MATERIAL.
3. ALL FIBER CEMENT LAP SIDING TRIM TO MATCH ADJACENT TEXTURE AND COLOR.
4. ALL SOLID SERVICE DOORS TO BE COLOR MATCHED TO ADJACENT MATERIAL U.N.O.
5. REF. FINISH SCHEDULE ON SHEET A-431
6. V-VENTS TO BE USED AT LIMIT EXHAUST LOCATIONS AS NOTED. RED MECH. PAINT VENTS TO MATCH ADJACENT MATERIAL.



N1 BUILDING ELEVATION - NORTH
1/16" = 1'-0"



J1 BUILDING ELEVATION - WEST
1/16" = 1'-0"



E1 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



E7 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



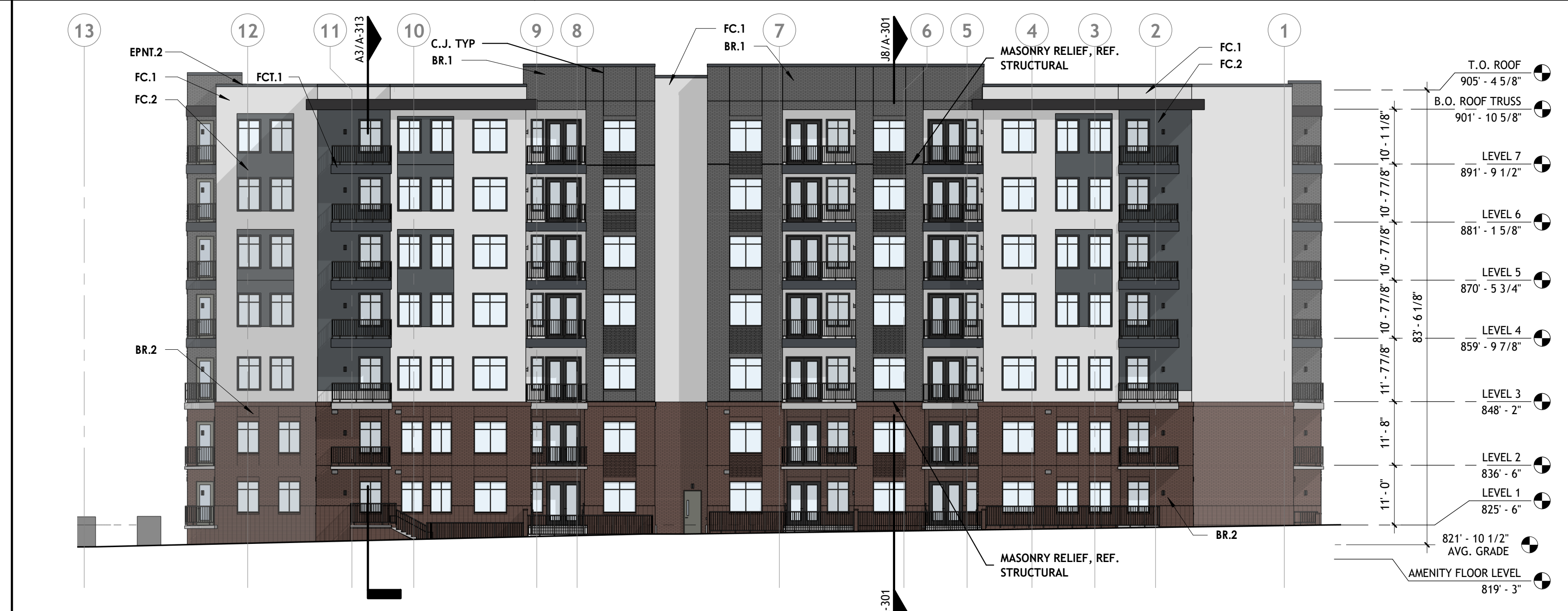
E16 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



A1 BUILDING ELEVATION - EAST
1/16" = 1'-0"



A7 BUILDING ELEVATION - EAST
1/16" = 1'-0"



A12 BUILDING ELEVATION - EAST
1/16" = 1'-0"

File Path: \\us01red01\proj\1623581\03\08\24\Phase 1\0710\24\Exhibit E\Exterior Elevations\A1.dwg
Plot Date: 11/02/2024 10:54:04 AM

Exhibit F - Screening Materials for Rooftop Mechanical Equipment





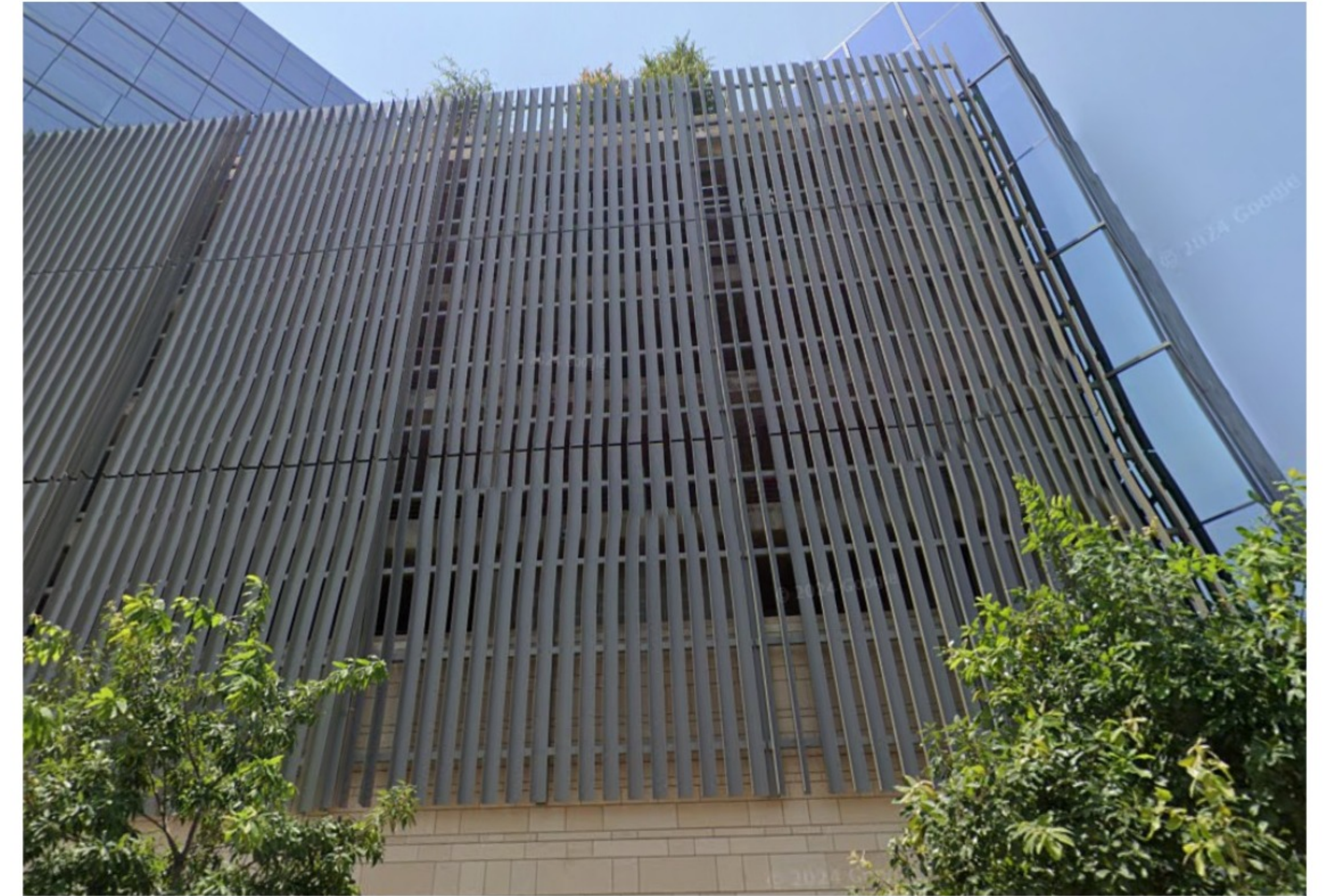
MESH FABRIC DISTRICT BRANDING/ART



PERFORATED METAL PANEL



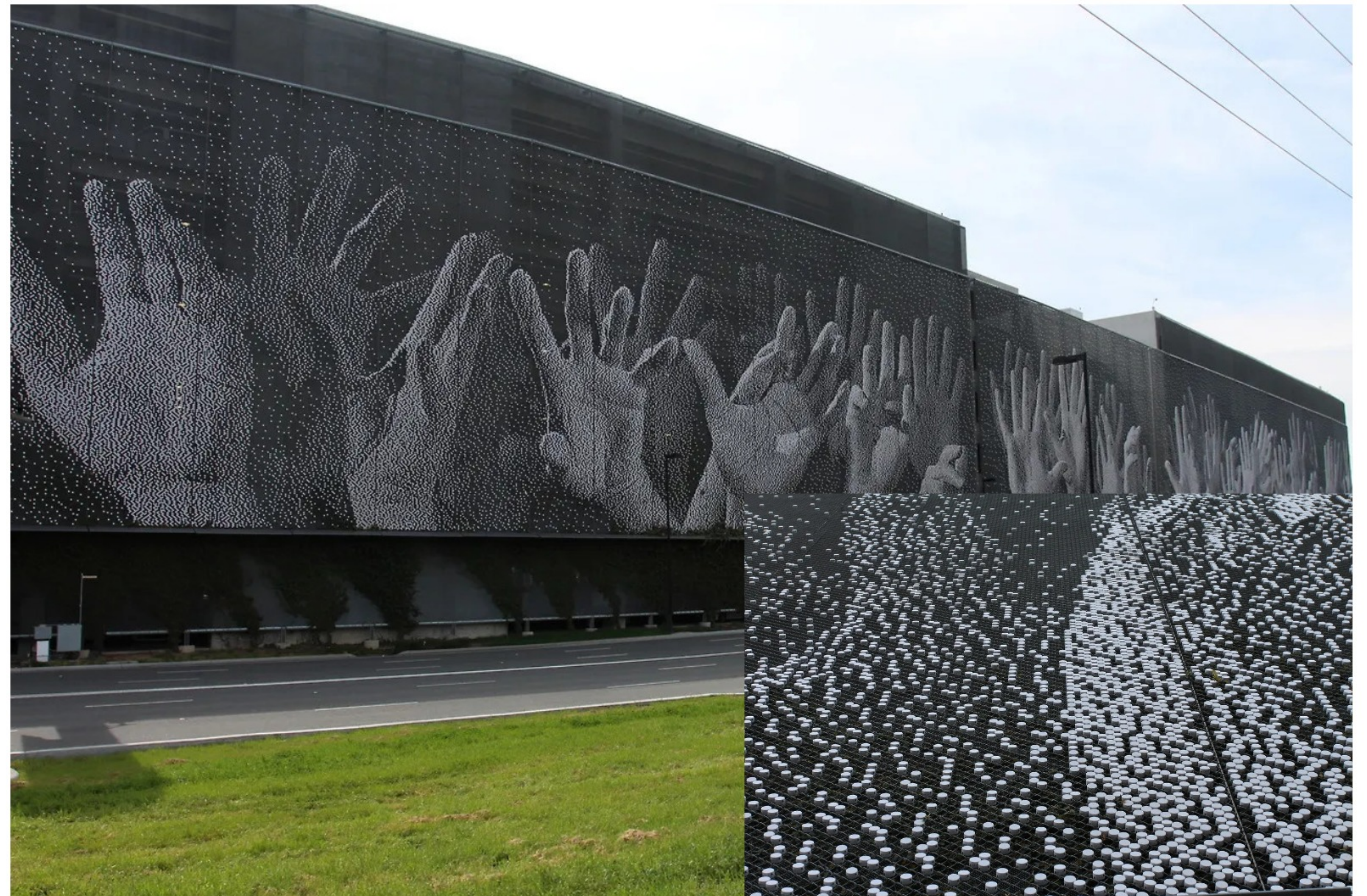
EXPANDED MESH & IVY



METAL FIN/LOUVER

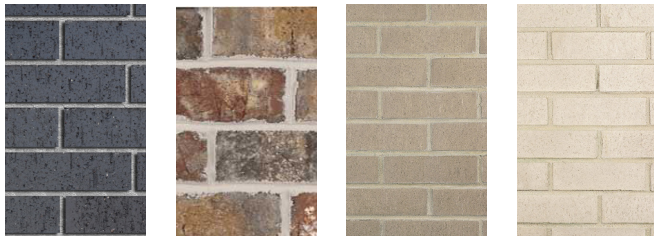


CORRUGATED PERFORATED METAL PANELS



ARTIST INSTALLATION

Exhibit G: DISTRICT PARKING GARAGE SCREENING MATERIAL OPTIONS



Copyright RVI



THE DISTRICT • LOW LANDSCAPE MASONRY SCREEN WALL MATERIAL REFERENCE IMAGES

📍 Round Rock, Texas

📅 05/2026

👤 Mark IV

Exhibit "H"