

**EXHIBIT**

**"B"**

# Texas Baptist Children's Home and Family Services

City of Round Rock, Texas  
Planned Unit Development (PUD)  
Development Plan

# **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 are approved as stated in Section II.8.

### **3. ZONING VIOLATION**

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-32, Code of Ordinances, City of Round Rock, Texas, as amended.

### **4. MISCELLANEOUS PROVISIONS**

#### **4.1 Severability**

In case one or more provisions contained in 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, Texas.

#### **4.3 Effective Date**

This Plan shall be effective from and after the date of approval by the City Council.

## II.

### TEXAS BAPTIST CHILDREN'S HOME AND FAMILY SERVICES 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 112.4 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 the 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)**, **MF-1 (Multi Family - Low Density)**, and **PF-3 (Public Facilities High Intensity)** 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 Concept Plan**

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

##### **4.3 Comprehensive Plan**

Approval of this development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan land use designation for Parcel Areas 1 and 2, as depicted on the Concept Plan, as Mixed Use. Parcel Areas 3 and 4, as depicted on the Concept Plan, will be designated as Public Facilities.

#### 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.

### 5. LAND USES.

#### 5.1 Permitted and Prohibited Uses

##### A. Parcel Areas 1 and 2:

1. Parcel areas 1 and 2 shall utilize the **MU-G (Mixed Use - Greenfield)** zoning district as the base zoning district. Permitted and prohibited uses for parcel areas 1 and 2 shall be in accordance with Section 2-75.d.1 of the Code.

##### B. Parcel Area 3:

Parcel Area 3 shall retain the **PF-3 (Public Facilities High Intensity)** zoning district, which is the existing zoning district, as the base zoning district.

1. Permitted and prohibited uses shall be in accordance with the Summary Use Table in Chapter 2, Article IV, Section 2-60 of the Code.
2. Additional permitted uses in **Parcel Area 3**, as indicated on the Concept Plan Exhibit “B” shall include:
  - a. Donation Center – a location for donation of goods for public or charitable cause

##### C. Parcel Area 4:

Permitted and prohibited uses of the MF-1 zoning district as specified in Chapter 2, Article II, Section 2-25 of the Code. Additional permitted uses in **Parcel 4**, as indicated on the Concept Plan Exhibit “B” shall include:

1. Attached single family dwelling units on a common lot
2. Detached single family dwelling units on a common lot
3. Dormitory – a residence hall providing rooms for individuals or groups
4. Amenities as described in Section 10.1.a below.

#### 5.2 Additional Prohibited Uses for Parcel Areas 1-4.

In addition to the prohibited uses listed in Section 2-75 (d) of the Code, the following uses are also prohibited:

- A. Drive-through facilities,
- B. Individual single-story buildings of more than 50,000 square feet.

### 6. GENERAL DEVELOPMENT STANDARDS

#### 6.1 Compatibility Buffer and Fencing

A landscape buffer and compatibility fence shall be provided along the eastern property line in the locations shown Exhibit “B”. The fence shall be constructed of brick, stone or precast concrete panels and shall be minimum height of six (6) feet tall.

## **6.2 Fencing**

Where fencing is desired throughout the PUD for security or separation of land uses, with the exception of areas where compatibility fencing is required, ornamental picket view fencing shall be permitted.

## **7. PARCEL AREA 1 DEVELOPMENT STANDARDS**

**7.1** The existing Texas Baptist Children’s Home Chapel shall be preserved and incorporated into the plans of any future mixed use development on Parcel 1. The chapel may be relocated within Parcel Area 1 if deemed necessary for the ultimate site layout of the Mixed Use development; however, the front of the chapel shall be oriented toward and maintain visibility from the Mays Street or Palm Valley Right-of-ways.

**7.2** All development within Parcel Area 1 shall comply with the standards of the **MU- G (Mixed Use - Greenfield)** zoning district except as specified below:

### **A. Building Height**

1. Maximum building height shall not exceed twelve (12) stories.
2. Maximum building height shall be limited to two (2) stories for buildings or portions of buildings that are located within 300 feet of the Eastern property line.

### **B. Building Orientation and Elevation Variation:**

In addition to the orientation requirements and the building elevation requirements of the MU(G) zoning district, the following shall apply:

1. Buildings facing Mays Street and/or Palm Valley Blvd. shall be oriented such that the front of building and primary entrance(s) faces those streets. Where it is not possible to orient the functional main entrance toward those streets, the facades facing Mays Street and/or Palm Valley Blvd. shall provide the appearance of a primary entrance through utilization of architectural elements that convey the level of detail and articulation suitable for “front of building” appearance.
2. All utility panels and boxes shall be screened from view or strategically located to minimize the visual impact from Mays Street and/or Palm Valley Blvd.

### **C. Multi-family Residential**

Multi-family residential uses shall be developed in accordance with the standards of the **MF-3 (Multifamily-Urban)** zoning district.

### **D. Parkland Dedication and Fees**

1. The parkland dedication requirement for Parcel Area 1, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication prior to permit issuance of the first Site Development Permit within Parcel Area 1.
2. Site Development Permit issuance shall not occur for the first (1<sup>st</sup>) site development permit for Parcel Area 1 until parkland fees have been paid for Parcel Area 4, as described in Section 10.1.C below.

## **8. PARCEL AREA 2 DEVELOPMENT STANDARDS**

**8.1** All development within Parcel Area 2 shall comply with the standards of the **MU-G (Mixed Use - Greenfield)** zoning district except as specified below:

**A. Multi-family Residential**

Multi-family residential uses shall be developed in accordance with the standards of the **MF-3 (Multifamily-Urban)** zoning district.

**B. Parkland Dedication and Fees**

The parkland dedication requirement for Parcel Area 2, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication prior to permit issuance of the first Site Development Permit within Parcel Area 2.

## **9. PARCEL AREA 3 DEVELOPMENT STANDARDS**

**9.1** All development within Parcel Area 3 shall comply with the standards of the **PF-3 (Public Facilities High Intensity)** zoning district except as specified below:

**A. Building Height**

Maximum building height shall not exceed three (3) stories.

**B. Parkland Dedication and Fees**

The parkland dedication requirement for Parcel Area 3, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication prior to permit issuance of the first Site Development Permit within Parcel Area 3.

## **10. PARCEL AREA 4 DEVELOPMENT STANDARDS**

**10.1** All development within Parcel Area 4 shall comply with the standards of the **MF-1 (Multi Family – Low Density)** zoning district except as specified below:

**A. Amenities:**

The following private amenities will be provided within Parcel Area 4:

1. Resident Community Building
2. Indoor and outdoor basketball
3. Resident dining
4. Commercial kitchen facility
5. Indoor recreation center with gaming room and offices
6. Playground
7. Trails

## 8. Open Play fields

### **B. Parking**

The garage parking requirement of Section 8-46 of the Zoning and Development Code for single family attached and detached, townhouse, and MF-1 shall not apply to Parcel Area 4.

### **C. Parkland Dedication and Fees**

The parkland dedication requirement for Parcel Area 4, as depicted on the concept plan, shall be satisfied by the payment of a fee in lieu of dedication that is assessed at the rate applicable to non-residential development. Payment of parkland fee in lieu shall occur prior to permit issuance of the first Site Development Permit within Parcel Area 1.

In such case that Texas Baptist Children's Home conveys land within Parcel Area 4 for residential development that is not associated with the Children's Home, the difference between the nonresidential parkland fee and the applicable residential parkland fee for the proposed development shall apply.

## **11. CHANGES TO DEVELOPMENT PLAN**

### **11.1 Minor Changes**

**A.** 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, parking 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 plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.

**B.** Minor amendments shall not include:

- A. changes in land use;
- B. increases in density, building height, or coverage of the site;
- C. decreases in setbacks abutting residential land uses and zoning districts;
- D. decreases in parkland or open space;
- E. any proposed modification that reduces the quality of the PUD, as determined by the PDS director; or 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.

### **11.2 Major Changes**

All changes not permitted above shall be resubmitted following the same procedure

required by the original PUD application.

## **12. LIST OF EXHIBITS**

Exhibit "A" Survey

Exhibit "B" Concept Plan





SURVEYOR'S NOTES:

1) UTILITIES HAVE NOT BEEN LOCATED BY THIS SURVEY. THE HEREIN SIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKES NO REPRESENTATION AS TO THE EXISTENCE OR LOCATION OF ANY SUCH UTILITY, WHETHER SERVING THE SUBJECT TRACT OR FOR THE BENEFIT OF ANY OTHER TRACT OR TRACTS.

2) SUBSURFACE AND/OR SUBTERRANEAN CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

3) THIS IS NOT A LAND TITLE SURVEY.

4) ALL IMPROVEMENTS HAVE BEEN SHOWN.

5) THE BUILDINGS AND ASPHALT ROADS AND DRIVE, SHOWN HEREIN, WERE OBTAINED FROM AERIAL DATA FROM THE CITY OF ROUND BAY. THE HEREIN SIGNED REGISTERED PROFESSIONAL LAND SURVEYOR HAS REVIEWED THIS INFORMATION.

6) THE 7 CONTIGUOUS CORNERS FROM A COMBINATION OF ON-THE-GROUND SURVEYS AND DATA FROM THE CITY OF ROUND BAY, WASHINGTON COUNTY, THE NOTE SHOWN HEREIN SHOWS THE DESIGNATION OF THE LOCATION OF EACH.

7) THE RIVERS AND WATERWAYS SHOWN HEREIN ARE FROM THE GEOGRAPHIC INFORMATION SYSTEM (GIS) OF THE CITY OF ROUND BAY, WASHINGTON COUNTY. THE HEREIN SIGNED REGISTERED PROFESSIONAL LAND SURVEYOR HAS REVIEWED THIS INFORMATION.



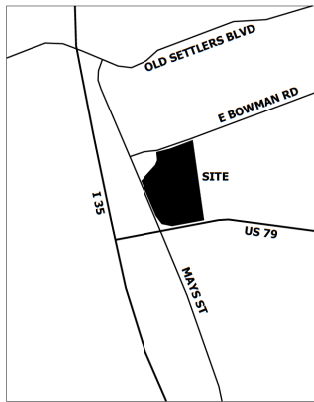
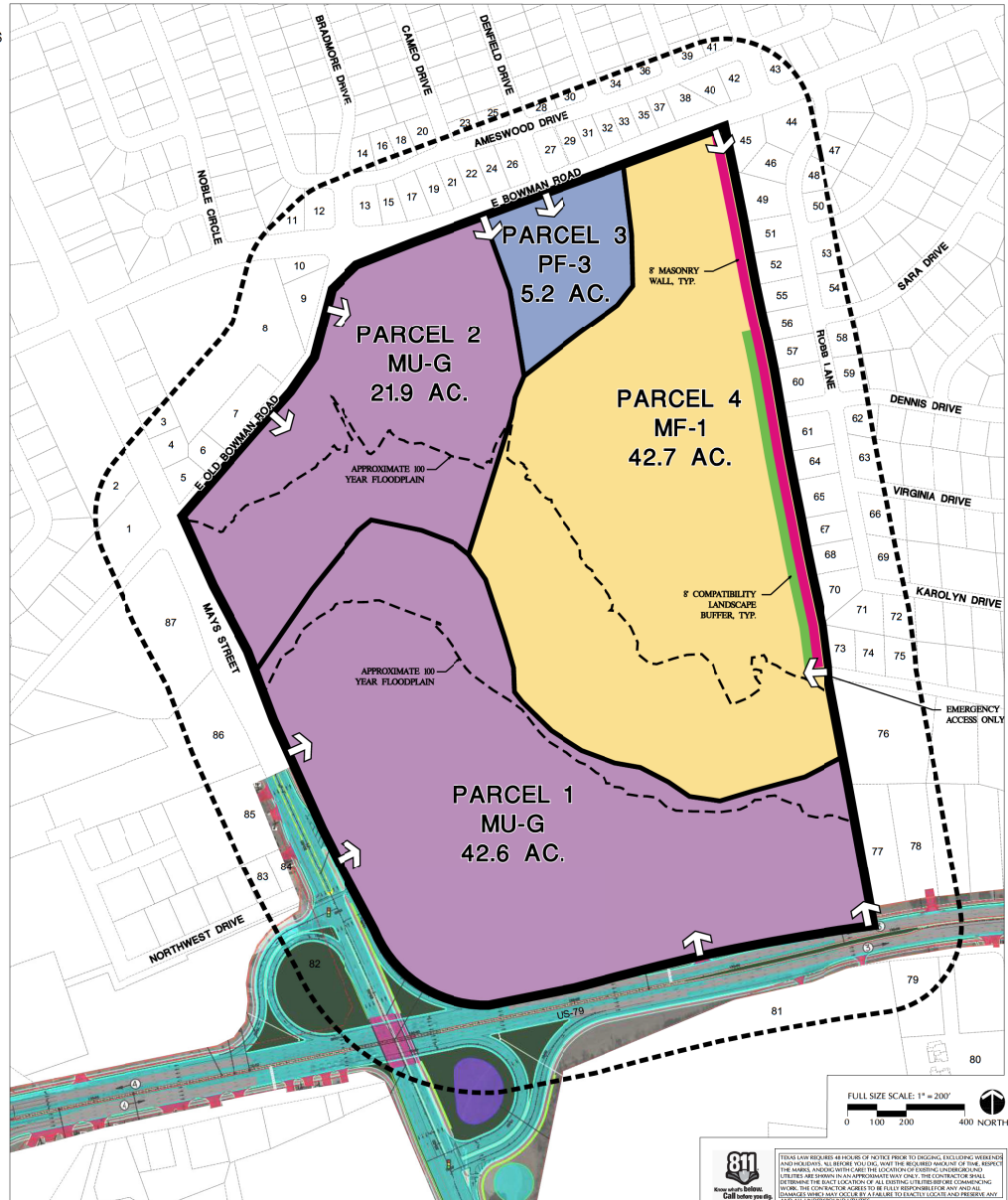
| Parcel Number | Owner                   | Owner Address     | City, State, Zip  |
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OWNERS:  
TEXAS BAPTIST CHILDRENS HOME AND FAMILY SERVICES

SURVEYOR:  
PAPE DAWSON ENGINEERS  
10801 NORTH MOPAC EXPRESSWAY, BLDG. 3, STE 200  
AUSTIN, TX 78759

ENGINEER:  
PAPE DAWSON ENGINEERS  
10801 NORTH MOPAC EXPRESSWAY, BLDG. 3, STE 200  
AUSTIN, TX 78759

SURVEY  
AW0298 HARRIS, W. SUR., 112.4 ACRES



| LEGEND  |            |
|---|------------|
| ZONING DISTRICTS                                      | ACREAGE    |
| MF-1  | 42.7 ACRES |
| MU-G  | 64.5 ACRES |
| PF-3  | 5.2 ACRES  |
| TOTAL: 112.4 ACRES                                    |            |
| 6' MASONRY FENCE<br>8' COMPATIBILITY LANDSCAPE BUFFER |            |

**General Notes:**

A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units

Proposed site access/curb cuts are conceptual in nature. The configuration, location, and quantity are subject to change and shall be determined in accordance with City Standards at time of Subdivision Platting and/or Site Development Permit



**EXHIBIT B**  
**CONCEPT PLAN**  
TEXAS BAPTIST CHILDRENS HOME  
ROUND ROCK, TEXAS

Drawing File Name  
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Issued:  
1. CITY SUBMITTAL 1/29/2024

Revisions:  
1.  
2.  
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5.

Issue Date: 1/29/2024

Drawn By: TW  
Reviewed By: MB

Project No:  
210053-TBCH

CONCEPT PLAN

Sheet No:

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