

EXHIBIT
"A"

PUD NO. 93
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 as stated in Section II.14 below are followed.

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 1-9, 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.

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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 11.31 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning 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 **MF-1 (Multi-family - low density)** zoning district, as applicable 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. Other Ordinances

All other Ordinances within the Code, 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.

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5. PERMITTED USES

A multi-family – low density land use is permitted, with a maximum of 120 multi-family residential units and a maximum height of two (2) stories.

6. DEVELOPMENT STANDARDS

6.1. Garages

- 1) Each residential unit shall have at least one (1) attached garage-enclosed parking space which is integrated within the dwelling structure. Any additional garage-enclosed parking spaces may be attached or detached from the unit.
- 2) Garages shall comply with the following standards:
 - a) Attached garages shall not extend beyond the front building façade of the dwelling structure.
 - b) Detached garages shall not be permitted in the front street yard or face a public street. Units shall be constructed with the same materials and with similar architectural features as the residential structure.
 - c) Street-facing garage doors shall not comprise more than 50% of the façade width of each dwelling unit.

6.2. Design Features

- 1) A minimum of five (5) design features from the following list shall be incorporated into the building design:
 - a) Bay window
 - b) Arched window
 - c) Gable window
 - d) Oval or round windows
 - e) Shutters
 - f) Arched entry, balcony or breezeway entrance
 - g) Stone or brick accent wall
 - h) Decorative stone or brick band
 - i) Decorative tile
 - j) Veranda, terrace, patio, porch or balcony
 - k) Projected wall or dormer

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- l) Variation of roof lines on the building
 - m) Decorative caps on chimneys
 - n) Other feature as approved by the zoning administrator.
- 2) Exterior stairwells shall be permitted provided that the design, color, and materials complement the architectural theme of the dwelling structure. Final exterior stairwell design shall be approved by the zoning administrator.

6.3. Amenities

A minimum of two (2) of the amenities listed in this section shall be required. The first amenity shall be provided prior to the issuance of a certificate of occupancy for the 60th dwelling unit. The second amenity shall be provided prior to the issuance of certificate of occupancy for the 90th dwelling unit.

- 1) Playground equipment;
- 2) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth twenty-five (25) feet;
- 3) Private fitness facility;
- 4) Picnic area, to contain no fewer than two (2) tables and two (2) cooking grills;
- 5) Swimming pool;
- 6) 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);
- 7) Tennis court;
- 8) Basketball court;
- 9) Volleyball court.

6.4. Lots & Setbacks

- 1) Minimum Lot Area - 1 acre
- 2) Minimum Lot Width - 200 feet
- 3) Minimum Setback from Street (ROW) - 35 feet
- 4) Minimum Rear Setback - 35 feet
- 5) Minimum Side Setback - 25 feet
- 6) Minimum Setback for an Accessory Building - 10 feet
- 7) Maximum Height of Accessory Building - 15 feet

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- 8) Maximum Lot Coverage – 40 percent
- 9) Maximum Height of Non-Wrought Iron Fence within Street Yard – 3 feet
- 10) Maximum Height of Wrought Iron Fence within Street Yard – 6 feet
- 11) Maximum Height of fence outside Front Street Yard – 8 feet (must provide a finished face to abutting streets)

6.5. Additional Setback Restrictions

- 1) No use shall be allowed in setbacks as required in this section, except that parking shall be allowed in the setback more than 15 feet from the property line. Such parking shall require a landscape buffer at least 15 feet deep designed in accordance with landscape requirements found in section 46-195.
- 2) Recreational uses with overhead illumination such as swimming pools, tennis courts, ball fields or playground areas shall not be permitted within 50 feet of any SF-2 district lot line.

6.6. Other Standards

- 1) Off-street parking requirements.
 - a) The minimum off-street parking requirements for apartments are 1.5 per one-bedroom unit, 2 per two-bedroom unit and 2.5 per three, or more bedroom unit.
 - b) Additional parking shall also be required, consisting of 5 percent of the total spaces required.
 - c) Parking shall be provided for any uses not listed in this Section. These requirements may be found in section 46-196.
- 2) All fences within a street yard shall provide a finished face to abutting streets.
- 3) The height and placement requirements contained in Section 46-163 shall apply.
- 4) The landscaping requirements apply contained in Section 46-195 shall apply.
- 5) The following design standards apply to all residential buildings. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the zoning administrator in order to permit a more flexible or creative design:

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- a) Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.
 - b) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
 - c) The exterior finish of all buildings shall be masonry, except for door, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.
 - d) Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.
 - e) Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.
 - f) Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.
 - g) Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- 6) The following compatibility standards are required in order to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with higher intensity development.
- a) Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in subsection 46-195(d)(2).
 - b) All roof-mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

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- c) External lighting shall be arranged and controlled so as to deflect light away from any residential district.

7) Site lighting design requirements.

- a) The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
- b) Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
- c) Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
- d) The height of a fixture shall not exceed 20 feet.

8) Excessive illumination.

- a) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
- b) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

7. PARKLAND DEDICATION

The parkland dedication requirement for the Property has been met by the dedication of approximately 1.76 acres, Document No. 2013056475, Williamson County, as indicated on **Exhibit "C"**. This dedication satisfies the parkland dedication requirements for the Property, as specified in the Code, Chapter 36, Article III.

8. COMPATIBILITY BUFFER

A compatibility buffer, consisting of landscaping and a wall shall be required along

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approximately 350 feet of the property line, as indicated on **Exhibit "B"**. The compatibility buffer shall meet the following standards:

8.1. Landscaping

- 1) A landscape area of at least eight feet wide shall be provided. The minimum quantity of landscaping within the area shall be:
 - a) One large tree per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and
 - b) One medium tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual.

- 2) Other than the required landscaping, nothing shall be placed within this landscape buffer, including without limitation, accessory buildings, parking lots, storage of materials and refuse containers. The landscape buffer may not be used as a utility easement.

8.2. Compatibility Fence

A compatibility fence, pre-cast concrete panel or masonry, shall be installed on the property line. The fence shall meet the standards contained in Section 46-200 (e) of the Code.

9. LANDSCAPING - FOREST CREEK DRIVE AND KENNEY FORT BOULEVARD

9.1. Location and Size

Landscape clusters shall be provided on the Property along Forest Creek Drive and Kenny Fort Boulevard. Along Forest Creek Drive, one curvilinear landscape cluster consisting of an area no less than 450 square feet shall be provided for every 75 linear feet, or fraction thereof, of the Property's frontage along Forest Creek Drive. Along Kenney Fort Boulevard, one curvilinear landscape cluster consisting of an area no less than 450 square feet shall be provided for every 125 linear feet, of fraction thereof, of the Property's frontage along Kenney Fort Blvd. The landscape clusters must be unencumbered by easements and may be included in the street right-of-way.

9.2. Design

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Each landscape cluster shall consist of the following elements:

- 1) A minimum of three (3) specimen Italian Cypress Trees;
- 2) A minimum of fifteen (15), five-gallon large shrubs, cactus, and ornamental grasses that consist of the same species utilized adjacent to the Sonoma neighborhood on Forest Creek Drive;
- 3) A minimum of one (1) specimen Agave plant;
- 4) Hardscape trellis features, similar in size and design to the existing features adjacent to the Sonoma subdivision on Forest Creek Drive, shall be provided at each vehicular entrance to the complex, one trellis on each side of the entrance.

10. TRANSPORTATION

The Transportation Services Director has approved a Traffic Impact Analysis (TIA) for the Plan. Changes to the land uses and/or intensities of development may require further analysis of the traffic impacts.

11. GENERAL PLAN

This Development Plan amends the Round Rock General Plan for the land use designation of the Property.

12. CONCEPT PLAN

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval.

13. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. This requirement shall not apply to existing overhead lines.

14. CHANGES TO DEVELOPMENT PLAN

14.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Development Services and the City Attorney.

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14.2. Major Changes

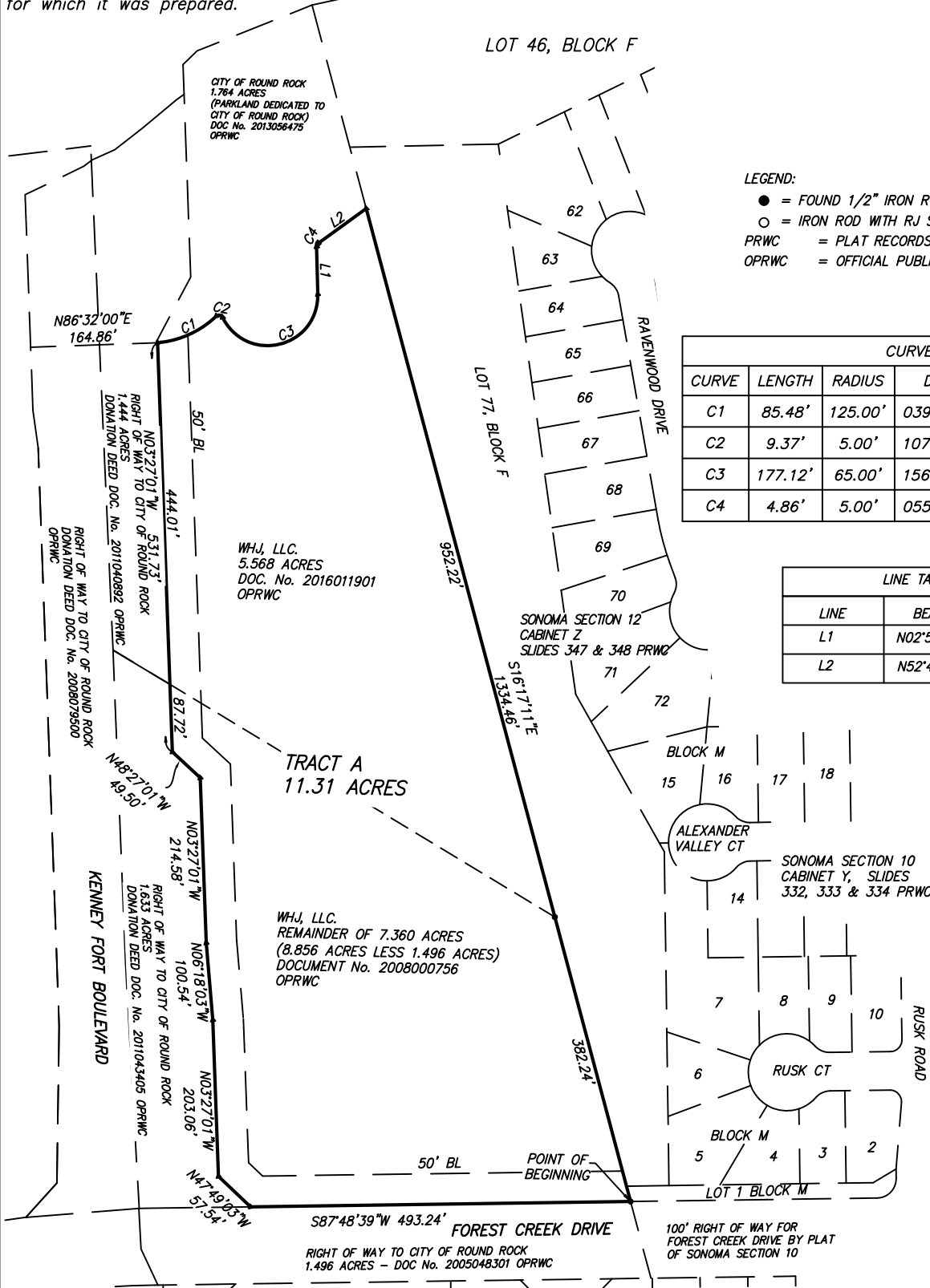
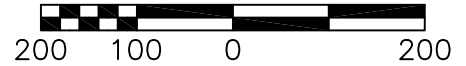
All changes not permitted under section 14.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Compatibility Buffer
Exhibit "C"	Parkland Dedication

This document was prepared under 22TAC 663.21, 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.

EXHIBIT A



LEGEND:

- = FOUND 1/2" IRON ROD
- = IRON ROD WITH RJ SURVEYING CAP TO BE SET
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	85.48'	125.00'	039°10'45"	N64°12'42"E	83.82'
C2	9.37'	5.00'	107°24'50"	S81°03'36"E	8.06'
C3	177.12'	65.00'	156°07'49"	N75°07'50"E	127.19'
C4	4.86'	5.00'	055°40'46"	N24°53'46"E	4.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°55'04"W	61.99'
L2	N52°42'36"E	77.08'

DATE: AUGUST 16, 2018 SCALE: 1" = 200'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
 (512) 836-4793 FAX: (512) 836-4817 F-10015400

SKETCH TO ACCOMPANY DESCRIPTION
 (SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

EXHIBIT A

11.31 ACRE

THAT PART OF THE P. A. HOLDER SURVEY, ABSTRACT No. 297 IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.568 ACRE TRACT OF LAND CONVEYED TO WHJ, LLC BY DEED RECORDED IN DOCUMENT No. 2016011901 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PART OF THAT REMAINDER OF A 7.360 ACRE TRACT (8.856 ACRES, SAVE AND EXCEPT 1.496 ACRES) CONVEYED TO WHJ, LLC. BY DEED RECORDED IN DOCUMENT No. 2008000756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found at the Northeast Corner of that 1.496 Acre Tract conveyed to the City of Round Rock by Dedication Deed for Forest Creek Drive recorded in Document No. 2005048301 of the Official Public Records of Williamson County, Texas, the same being the Southwest Corner of Lot 1, Block M, Sonoma Section 10 according to the Plat thereof recorded in Cabinet Y, Slide 332-334 of the Plat Records of Williamson County, Texas and the Southeast Corner of said Remainder of a 7.360 Acre Tract;

THENCE S87°48'39"W along the North Line of said 1.496 Acre Tract and along the South Line of said Remainder of a 7.360 Acre Tract a distance of 493.24 feet to the Southeast Corner of that 1.633 Acre Tract conveyed to the City of Round Rock by Donation Special Warranty Deed for Arterial A Right of Way (now known as Kenney Fort) by deed recorded in Document No. 2011043405 of the Official Public Records of Williamson County, Texas;

THENCE along the East Line of said 1.663 Acre Tract and the east line of a 1.444 Acre Tract conveyed to the City of Round Rock by Donation Special Warranty Deed for Arterial A Right of Way by deed recorded in Document No. 2011040892 of the Official Public Records of Williamson County, Texas, the following six courses:

1. N47°49'03"W a distance of 57.54 feet;
2. N03°27'01"W a distance of 203.06 feet;
3. N06°18'03"W a distance of 100.54 feet;
4. N03°27'01"W a distance of 214.58 feet;
5. N48°27'01"W a distance of 49.50 feet;
6. N03°27'01"W (at 87.72 feet pass the Northeast Corner of said 1.633 Acre Tract, the same being the Southeast Corner of said 1.444 Acre Tract, and continue in all a distance of 531.73 feet to a point on a non-tangent curve to the left at the Southwest corner of that 1.764 Acre Tract conveyed to the City of Round Rock by deed recorded in Document No. 2013056475 of the Official Public Records of Williamson County, Texas;

THENCE along the Southerly Line of said 1.764 Acre Tract, the following six courses:

1. Northeasterly along the arc of said curve, a distance of 85.48 feet said curve having a radius of 125.00 feet, a central angle of 39°10'45" and a chord bearing N64°12'42"E, 83.82 feet to a non-tangent curve to the right;
2. Easterly along the arc of said curve, a distance of 9.37 feet said curve having a radius of 5.00 feet, a central angle of 107°24'50" and a chord bearing S81°03'36"E, 8.06 feet to a non-tangent curve to the left;

EXHIBIT A

3. Easterly along the arc of said curve, a distance of 177.12 feet said curve having a radius of 65.00 feet, a central angle of 156°07'49" and a chord bearing N75°07'50"E, 127.19 feet;
4. N02°55'04"W a distance of 61.99 feet to a point on a non-tangent curve to the right;
5. Northeasterly along the arc of said curve, a distance of 4.86 feet said curve having a radius of 5.00 feet, a central angle of 55°40'46" and a chord bearing N24°53'46"E, 4.67 feet;
6. N52°42'36"E a distance of 77.08 feet to the West Line of Lot 77, Block F, Sonoma Section 12 according to the Plat thereof recorded in Cabinet Z, Slides 347 & 348 of the Plat Records of Williamson County, Texas, the same being the Southeast Corner of said 1.764 Acre Tract;

THENCE S16°17'11"E along the West Line of said Lot 77 and the West Line of said Lot 1 (at 952.22 feet pass a 1/2" iron rod found at the Southeast Corner of said 5.568 Acre Tract and the Northeast Corner of said Remainder of a 7.360 Acre Tract) in all a distance of 1334.46 feet to the said Point of Beginning.

Containing 11.31 acres, more or less.

 8/17/2018

Stephen R. Lawrence Date
Registered Professional Land Surveyor No. 6352
State of Texas

RJ Surveying & Associates, Inc.
2900 Jazz Street, Round Rock, Texas 78664
F-10015400



All iron rods set have RJ Surveying caps
Bearings are Texas Coordinate System of 1983, Central Zone (4203)

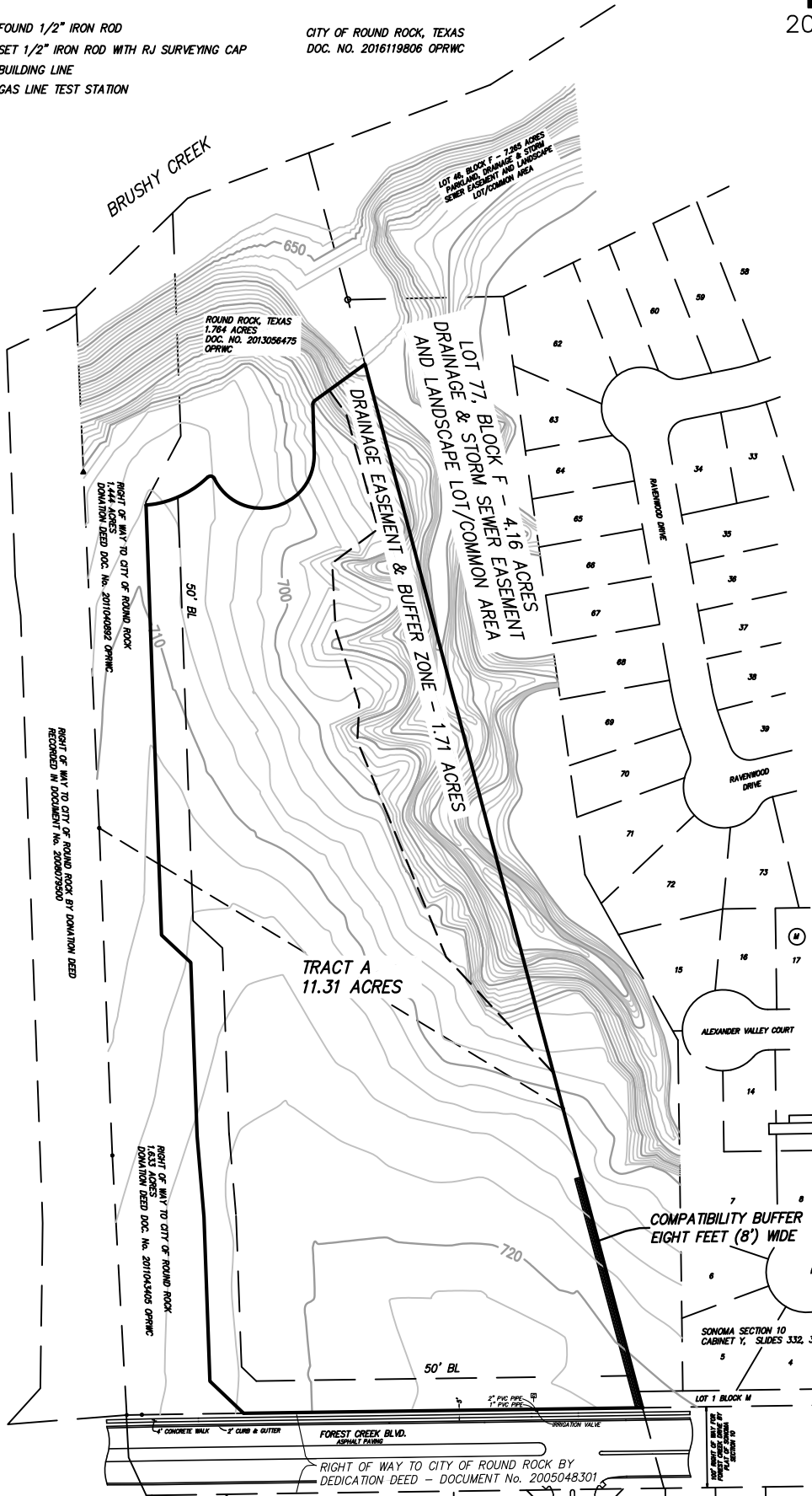
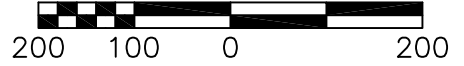
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EXHIBIT B

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- BL = BUILDING LINE
- ⊠ = GAS LINE TEST STATION

CITY OF ROUND ROCK, TEXAS
DOC. NO. 2016119806 OPRWC



TRACT A - 11.31 ACRES
BUILDING AREA
DRAINAGE EASEMENT AND
BUFFER ZONE - 1.71 ACRES

DATE: AUGUST 16, 2018 SCALE: 1" = 200'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

EXHIBIT C

LOT 46, BLOCK F

PARKLAND DEDICATION
to
CITY OF ROUND ROCK
1.764 ACRES
DOC. No. 2013056475 OPRWC

CITY OF ROUND ROCK
1.764 ACRES
(PARKLAND DEDICATED TO
CITY OF ROUND ROCK)
DOC No. 2013056475
OPRWC

N86°32'00"E
164.86'

50' BL
444.01'
N03°27'01"W 531.73'
RIGHT OF WAY TO CITY OF ROUND ROCK
1,444 ACRES
DONATION DEED DOC. No. 2011040992 OPRWC

RIGHT OF WAY TO CITY OF ROUND ROCK
DONATION DEED DOC. No. 2008073900
OPRWC

WHJ, LLC.
5,568 ACRES
DOC. No. 2016011901
OPRWC

N48°27'10"W
49.50'

N03°27'01"W
214.58'

N06°18'03"W
100.54'

N03°27'01"W
203.06'

N47°49'05"W
57.5'

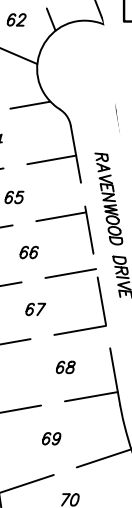
KENNEY FORT BOULEVARD

TRACT A
11.31 ACRES

WHJ, LLC.
REMAINDER OF 7.360 ACRES
(8.856 ACRES LESS 1.496 ACRES)
DOCUMENT No. 2008000756
OPRWC

952.22'

LOT 77, BLOCK F



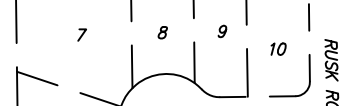
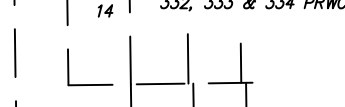
SONOMA SECTION 12
CABINET Z
SLIDES 347 & 348 OPRWC

S16°17'11"E
1334.46'

BLOCK M
15 16 17 18

ALEXANDER VALLEY CT

SONOMA SECTION 10
CABINET Y, SLIDES
332, 333 & 334 PRWC



BLOCK M
LOT 1 BLOCK M

382.24'

50' BL POINT OF BEGINNING

S87°48'39"W 493.24'
FOREST CREEK DRIVE
RIGHT OF WAY TO CITY OF ROUND ROCK
1.496 ACRES - DOC No. 2005048301 OPRWC

100' RIGHT OF WAY FOR
FOREST CREEK DRIVE BY PLAT
OF SONOMA SECTION 10

DATE: AUGUST 16, 2018 SCALE: 1" = 200'

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(512) 836-4793 FAX: (512) 836-4817 F-9784

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(512) 836-4793 FAX: (512) 836-4817 F-10015400