

**UNIVERSITY MARKETPLACE****PLANNED UNIT DEVELOPMENT NO. 142**

**THE STATE OF TEXAS** §

**COUNTY OF WILLIAMSON§**

**THIS DEVELOPMENT PLAN** (this “**Plan**”) is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the “**City**”). For purposes of this Plan, the term Owner shall mean **CSTX USX ACCOMMODATION LLC** as its respective interests may appear in the respective portions of the hereinafter described property, and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

**WHEREAS**, the Owner is the owner of certain real property consisting of 31.72 acres, as more particularly described in Exhibit “A” (Legal Description), (herein after referred to as the “**Property**”) attached hereto and made a part hereof; and

**WHEREAS**, the Owner has submitted a request to the City to zone the Property as a Planned Unit Development (the “**PUD**”); and

**WHEREAS**, pursuant to Part III, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

**WHEREAS**, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

**WHEREAS**, on October 5,2022 the City’s Planning and Zoning Commission recommended approval of the Owner’s application for PUD zoning; and

**WHEREAS**, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

**NOW THEREFORE:**

I.

**GENERAL PROVISIONS**

**1. CONFORMITY WITH DEVELOPMENT STANDARDS**

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

**2. CHANGES AND MODIFICATIONS**

No changes or modifications will be made to this plan unless all provisions pertaining to changes or modifications as stated in section II.\_\_\_\_

**3. ZONING VIOLATION**

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Part II, section 1-9, code of ordinances, city of Round Rock, Texas, as amended.

**4. MISCELLANEOUS PROVISIONS**

**4.1     Severability**

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

**4.2     Venue**

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

**4.3     Effective Date**

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

## II. DEVELOPMENT STANDARDS

### 1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

### 2. PROPERTY

This Plan covers approximately 31.72 acres of land, located within the City of Round Rock ETJ, Texas, and more particularly described in Exhibit "A". The property is divided into Parcel 1-A, Parcel 1-B, Parcel 1-C, Parcel 2, and Parcel 3 more particularly described in Exhibit "B".

### 3. PURPOSE

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

### 4. APPLICABILITY OF CITY ORDINANCES

#### 4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-1a (General Commercial -Limited)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

#### 4.2. Other Ordinances

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

### 5. CONCEPT PLAN

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

### 6. COMPREHENSIVE PLAN

This development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan to provide for mixed land use.

### 7. PERMITTED & PROHIBITED USES

#### 7.1. Parcels 1-A & 1-C

- 1) All uses permitted in the **C-1a (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:
  - a) Auto Sales, Rental, or Leasing Facilities
  - b) Auto Service Facilities
  - c) Fuel Sales
  - d) Call Center
  - e) Funeral Home

- f) Indoor Shooting and Archery Ranges
- g) Shooting and Archery Ranges

**Parcel 1-B**

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

- a) Auto Sales, Rental, or Leasing Facilities
- b) Auto Service Facilities
- c) Call Center
- d) Funeral Home
- e) Indoor Shooting and Archery Ranges
- f) Shooting and Archery Ranges

**7.2. Parcel 2**

All uses permitted in the **MF-3 (Multifamily -Urban)** zoning district. The maximum number of residential units shall 1,550.

**7.3. Parcel 3**

- 1) All uses permitted in the **C-1a (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:
  - a) Auto Sales, Rental, or Leasing Facilities
  - b) Auto Service Facilities
  - c) Fuel Sales
  - d) Call Center
  - e) Funeral Home
  - f) Indoor Shooting and Archery Ranges
  - g) Shooting and Archery Ranges
- 2) The following use shall also be permitted:
  - a) Self-service storage consisting only of multi-story facilities with internal access to storage units

**8. DEVELOPMENT STANDARDS**

**8.1. Parcels 1-A, 1-B, 1-C, & Parcel 3**

As stated in **Section 4.1** above, all development shall meet the applicable standards of the **C-1a (General Commercial -Limited)** zoning district.

**8.2. Parcel 2**

As stated in **Section 4.1** above, all development shall meet the applicable standards of the **MF-3 (Multifamily - Urban)** zoning district, except for the following modifications:

- 1) *Amenities:* A minimum of five amenities from the following list shall be provided.
  - a) Playground equipment.
  - b) Fenced dog park, to measure no smaller than 1,000 square feet, with minimum depth 25 feet.
  - c) Private fitness facility\*.
  - d) Picnic area, to contain no fewer than two tables and cooking grills.
  - e) Swimming pool.
  - f) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be

integrated into a single device), available for resident use\*.

- g) Tennis court.
- h) Basketball court.
- i) Volleyball court.
- j) Kitchen available for resident use\*.
- k) Social room available for resident use\*.
- l) Business office for residents.
- m) Club house.
- n) Lounge area\*.
- o) Conference room\*.
- p) Yoga room\*.
- q) Movie theater for residents.
- r) Outdoor fitness facility.

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

2) *Building Setbacks*

- a) The front yard setback shall be a minimum of 10 feet.
- b) The rear and side yard setbacks shall be a minimum of 10 feet.

3) *Building Height and Compatibility*

- a) Maximum building height, including the parking structure, shall be 6 stories, with the following exceptions:
  - 1) Maximum building height within 40 feet of the western property boundary shall be limited to 2 stories
  - 2) Maximum building height within 80 feet of the western property boundary shall be limited to 3 stories
  - 3) Maximum building height within 100 feet of the western property boundary shall be limited to 4 stories or greater not to exceed six stories.
- b) A masonry fence shall be required along the western property boundary.

4) *Parking*

- a) A minimum of 90% of the required parking shall be provided within the parking garage structure. Required residential parking shall be in accordance with:
  - i. Studio: 1 parking space
  - ii. 1-Bedroom: 1 parking space
  - iii. 2-Bedroom: 2 parking spaces
  - iv. 3-Bedroom: 2.5 parking spaces
  - v. Guests: 5% of the total number of required parking spaces

5) *Building Design*

Buildings shall contain design elements which substantially comply with the depictions contained in **Exhibit “C”**, including, but not limited to elevation variation, roof pitch and orientation.

**8.3. Parcel 3**

1) *Building Design for Self-Service Storage*

Self-service storage buildings shall contain design elements which substantially comply with the depiction contained in **Exhibit “D”**, including, but not limited to elevation

variation, roof pitch and orientation.

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

### **9.1. Minor Changes**

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

### **9.2. Major Changes**

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

## **LIST OF EXHIBITS**

Exhibit "A" – Legal Description

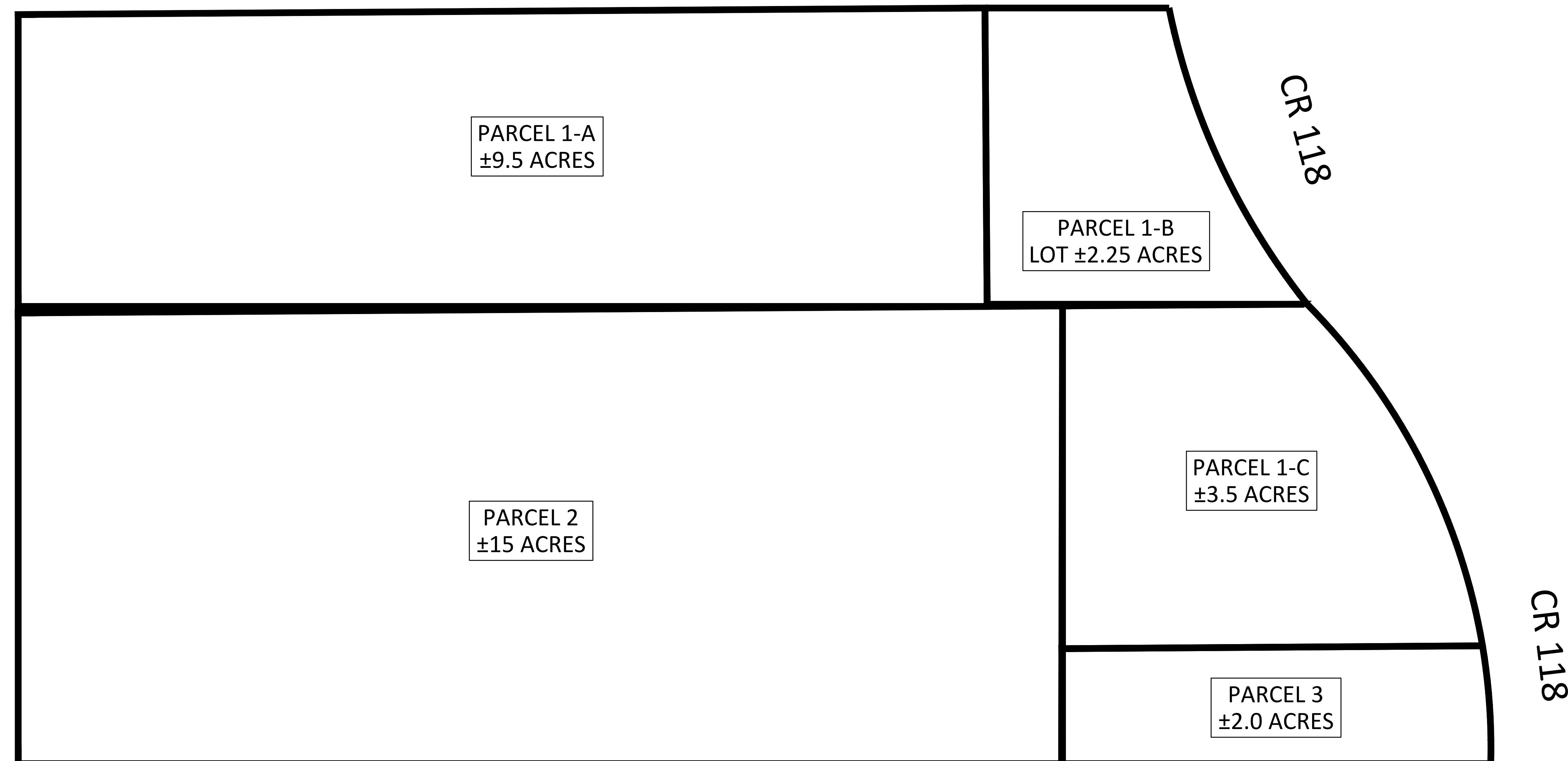
Exhibit "B" – Concept Plan

Exhibit "C" – Multifamily Building Elevation

Exhibit "D" – Self-Service Storage Building Elevation



# UNIVERSITY BLVD



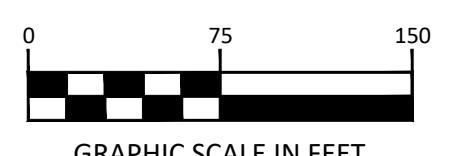
# EXHIBIT B- CONCEPT PLAN

## 5311 UNIVERSITY BLVD & CR 118

### ROUND ROCK, TEXAS



# DUNAWAY



GRAPHIC SCALE IN FEET



## I30 AND UNIVERSITY

5311 UNIVERSITY  
ROUND ROCK ETJ, TX

sixthriver

1601 s. mopac expressway, barton skyway two, suite 100-d  
austin, texas 78746 512.306.9928

pursuant to the requirements of the Texas Board of Architectural  
Examiners' rules and regulations section 1.103 (b), the  
document attached is incomplete and may not be used for  
regulatory approval, permit, or construction.

Julia A Roesser architect 27408 copyright 2021

## PARTIAL ELEVATION

SCALE:

SR PROJECT No:  
ISSUE DATE:  
DRAWN BY:  
21181  
08/22/22  
JAR



## Exhibit D – Self-Service Storage Building Elevation

