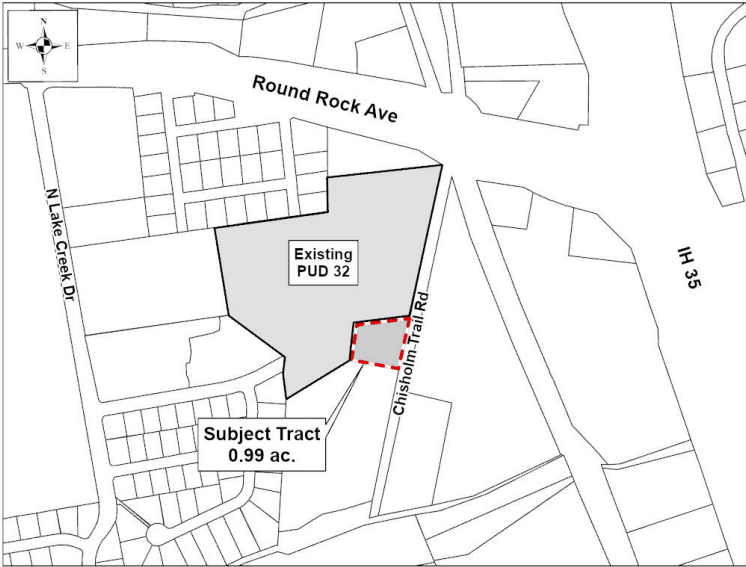


**250 Chisholm Trail Rd
PUD 32 Major Amendment PUD26-00006**



CASE PLANNER: Parker Hall

REQUEST: The applicant requests to amend PUD 32 to incorporate approximately 0.99 acres from SF-2 (Single-Family – Standard Lot) into PUD 32- Vogler-Prewitt Tract.

ZONING AT TIME OF APPLICATION: SF-2

DESCRIPTION: 0.99 acres out of the JM Harrel Survey, Abstract 284

CURRENT USE OF PROPERTY: Church/Open Space

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Private School/Sports Fields
- South: Private School/Sports Fields
- East: Veterinary Clinic
- West: Private School/Sports Fields

PROPOSED LAND USE: Civic/Arts Uses

TOTAL ACREAGE: 0.99 acres

Owner: Horizon Hall Jill Anderson 204 Chisholm Trail Rd Round Rock, TX 78747	Developer: Horizon Hall Jill Anderson 204 Chisholm Trail Rd Round Rock, TX 78747	Applicant: Horizon Hall Jill Anderson 204 Chisholm Trail Rd Round Rock, TX 78747
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**250 Chisholm Trail Rd
PUD 32 Major Amendment PUD26-00006**

HISTORY: The 0.99-acre subject tract was originally zoned SF-2 in 1969. PUD 32 was adopted in 1997 to allow for a variety of uses, regulated by individual tracts, including condominiums, townhomes, institutional uses, and commercial uses. The PUD has not been amended since adoption in 1997.

DATE OF REVIEW: July 15, 2026

LOCATION: South of Round Rock Ave and west of Chisholm Trail Rd

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan: The Round Rock 2030 Future Land Use Map (FLUM) designates the property as Residential. Given the age of the PUD, it does not address any FLUM land use designation. The PUD simply refers to the permitted uses and standards being in compliance with the provisions of the PUD agreement and development plan.

In the Round Rock 2030 Comprehensive Plan, the Public Facilities land use designation includes government facilities and offices, hospitals, nursing homes, medical centers, schools, universities, and places of worship. With PUD 32 encompassing the assisted living facility to the north of the subject tract and a K-12 private school to the west of the subject tract, the Public Facilities land use designation is appropriate for this site.

Traffic, Access, and Roads: The applicant proposes a driveway onto Chisholm Trail Rd to be located across from the existing entrance to the parking lot of the veterinary clinic. The location of driveways and potential transportation improvements will be finalized during site plan review in accordance with City standards.

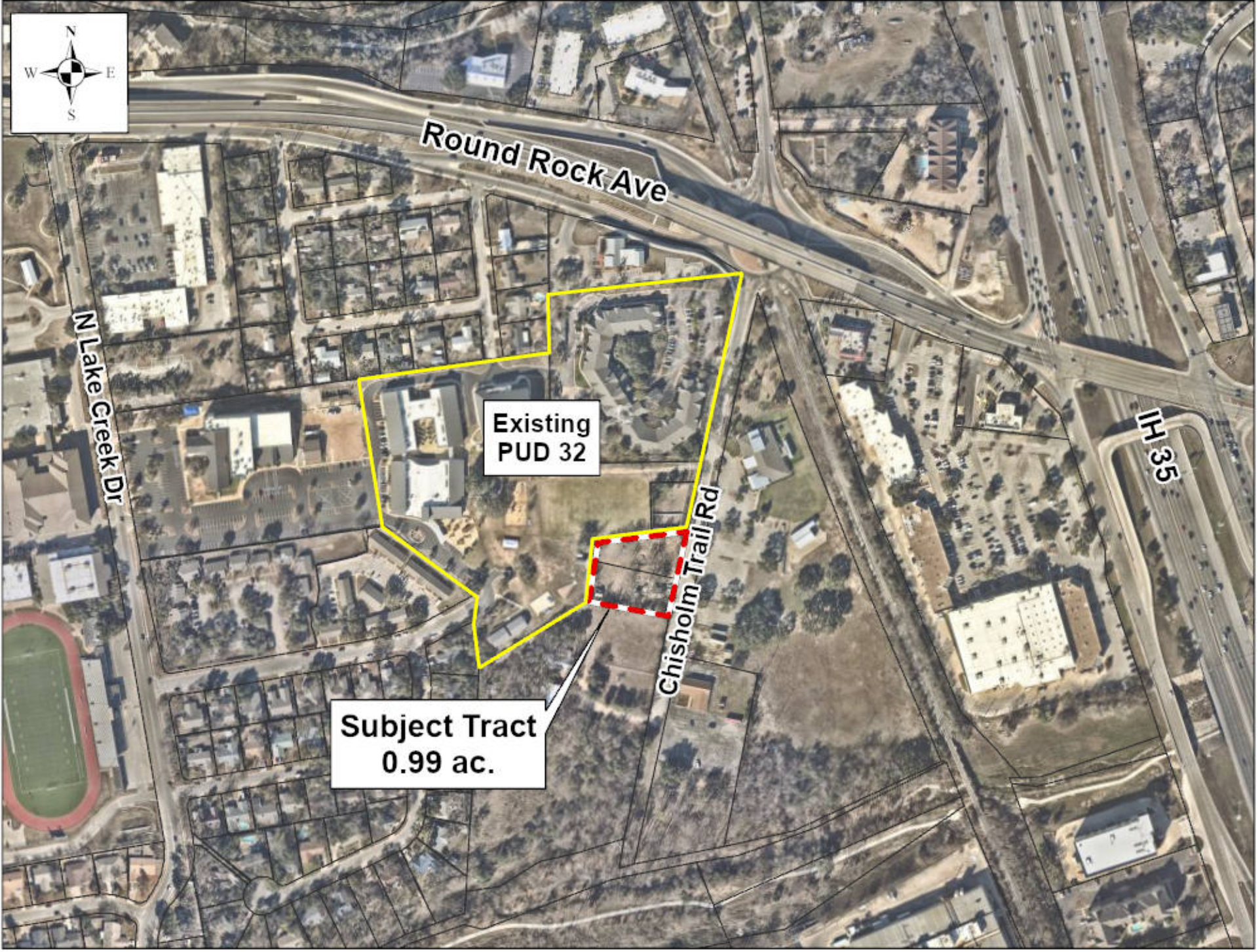
Proposed PUD Amendment: The proposed Planned Unit Development (PUD) amendment incorporates Tract Four into the existing PUD, thereby expanding the acreage from 14.08 acres to 15.07 acres. Tract Four permits a performing arts theater, offices, art studios and galleries, broadcasting studios, places of worship and private school uses.

A maximum of 40 ft in height is permitted for a performing arts theater. All other uses shall be limited to one story in height. The exterior finish of all buildings shall be masonry. Masonry shall be defined as stone, brick, stucco or fiber cement siding. Roofing materials shall consist of tile, non-reflective metal, or architectural dimensional shingles with a minimum 25 year rating. Landscaping shall be in accordance with the Zoning & Development Code.

The permitted uses and design standards for Tract Four are complementary to existing uses in the PUD and adjacent properties. Surrounding uses along Chisholm Trail Road include a specialty veterinary clinic, a church, and an athletic field recently acquired by Round Rock Christian Academy. Nearby development is generally one to one-and-a-half stories in height, with masonry used as a primary or accent material, with the exception of the assisted living facility.

RECOMMENDED MOTION:

Staff recommends approval of the major amendment to PUD 32.



Round Rock Ave

N Lake Creek Dr

Existing PUD 32

Chisholm Trail Rd

IH 35

Subject Tract
0.99 ac.

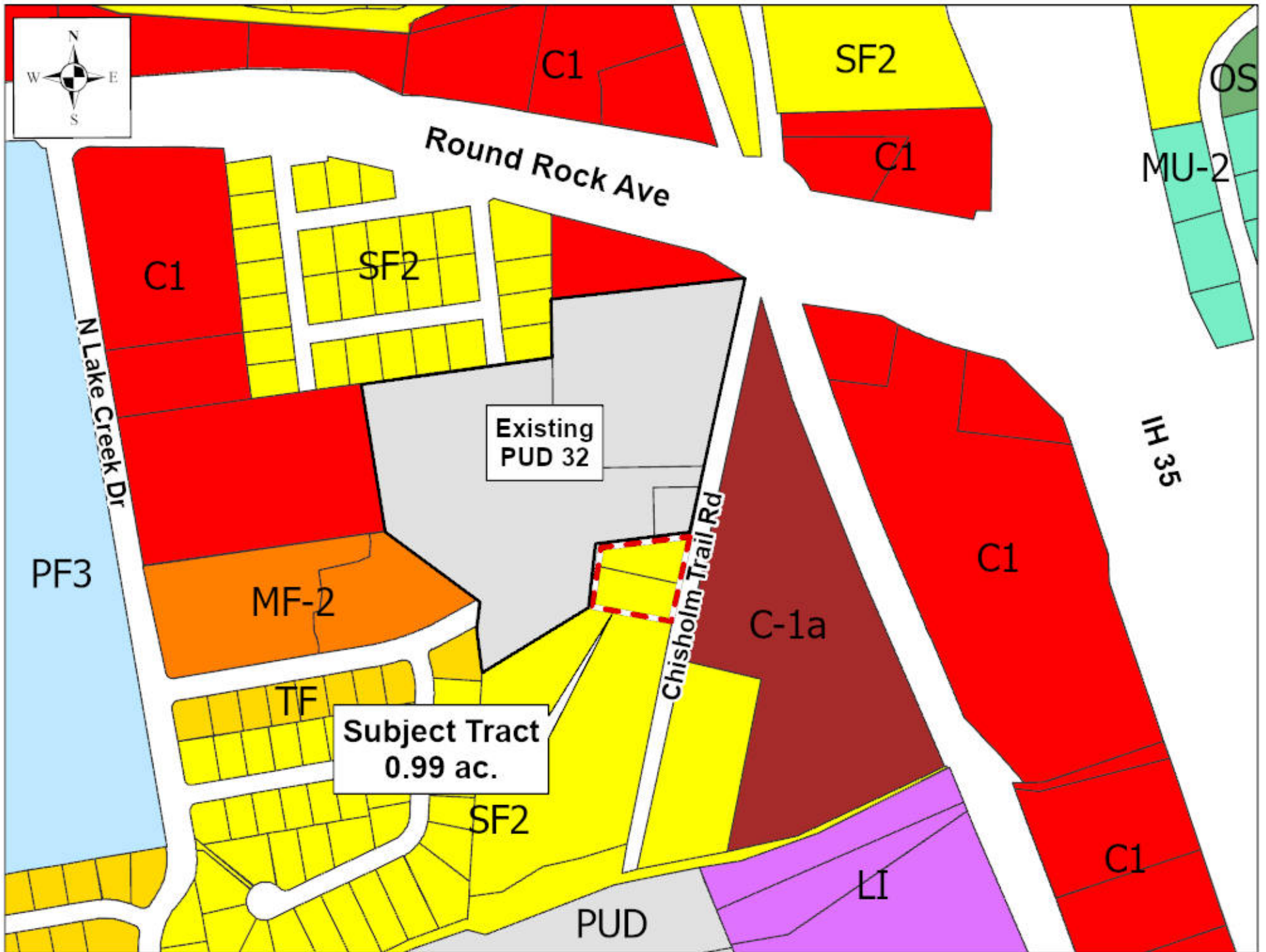


EXHIBIT A

FOREST SURVEYING AND MAPPING CO.
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR FRANK J. MCNEESE - ZETTIE SUE VOGLER

BEING 4.99 acres of the J.M. Harrell Survey, Abstract No. 284, in Williamson County, Texas; the same tract called 4.98 acres as described in a deed to Frank J. McNeese, et. ux., recorded in Vol. 414, Pg. 518, Deed Records of Williamson County, Texas. Surveyed on the ground in July of 1996, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847.

BEGINNING at an iron pin set at the Northwest fence corner of the said 4.98 acre tract, in the East boundary of the Little Oak Addition, a subdivision recorded in Cabinet A, Slide 350.

THENCE along a fence existing along the South side of a brick wall, N 85 deg. 12 min. 45 sec. E 520.3 feet to an iron pin set at a fence corner.

THENCE along the fenced West line of Chisholm Trail, S 13 deg. 35 min. W 511.03 feet to an iron pin found at a fence corner.

THENCE along the fenced boundary of the C.W. Prewitt tract described in Vol. 218, Pg. 475, N 89 deg. 34 min. W 406.37 feet to an iron pin found at a fence corner.

THENCE along the fenced boundary of the C.W. Prewitt tract, N 01 deg. 06 min. 45 sec. E 299.81 feet to an iron pin found at a fence corner; continuing along the fenced boundary of the Little Oak Addition, N 00 deg. 47 min. 20 sec. E 150.50 feet to the POINT OF BEGINNING.

STATE OF TEXAS :
COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS;

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon and is correct and that there are no significant discrepancies, conflicts, shortages in area, known boundary line conflicts; visible encroachments, overlapping of improvements, utility lines or roads, except as shown on the attached plat, and that said property has access to and from a public roadway. Records research for easement verification has not been performed unless indicated on the attached plat by recording references.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 22nd day of July, 1996, A.D. File: wp11: McNeese.284



William F. Forest, Jr.
WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

EXHIBIT A

FOREST SURVEYING AND MAPPING CO.
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR C.W. PREWITT - ZETTIE SUE VOGLER

BEING 9.09 acres of the J.M. Harrell Survey, Abstract No. 284, in Williamson County, Texas; the remainder of a 25 acre tract which was described in a deed to C.W. Prewitt, recorded in Vol. 218, Pg. 475, Deed Records of Williamson County, Texas. Surveyed on the ground in July of 1996, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847.

BEGINNING at an iron pin found at a fence corner existing in the West line of Chisholm Trail, at the lower Northeast corner of the property conveyed to C.W. Prewitt in Vol. 218, Pg. 475, and at the Southeast corner of a tract conveyed to Frank J. McNeese in Vol. 414, Pg. 518.

THENCE along the fenced West line of Chisholm Trail, S 13 deg. 24 min. 10 sec. W 190.83 feet to an iron pin set at a fence corner.

THENCE along the fenced North line of the Julia Dale tract described in Vol. 81, Pg. 508, S 84 deg. 50 min. 15 sec. W 235.93 feet to an iron pin set at a fence corner.

THENCE along an existing fence, S 11 deg. 42 min. 25 sec. W 162.09 feet to an iron pin found at the Southwest corner of the Marjorie Johnson tract described in Vol. 1436, Pg. 332.

THENCE along an existing fence, S 60 deg. 03 min. W 343.90 feet to an iron pin found.

THENCE with the boundary of the subdivision known as Lake Creek West, according to the Correction Plat recorded in Cabinet E, Slide 14, Plat Records, finding iron pins at bends as follows;
N 04 deg. 31 min. 20 sec. W 113.26 feet;
N 12 deg. 43 min. 35 sec. W 13.30 feet;
N 06 deg. 32 min. 20 sec. E 65.19 feet; and
N 51 deg. 33 min. 05 sec. W at 7.53 feet pass an iron pin found at the Eastern termination of the North line of Westwood Drive, continuing in all 311.91 feet to an iron pin found.

THENCE with the East line of the property conveyed to the Baptist Missionary Association of Texas in Vol. 612, Pg. 607, N 08 deg. 18 min. W 400.38 feet to an iron pin found.

THENCE along the fenced South line of the Little Oak Addition, a subdivision plat recorded in Cabinet A, Slide 350, N 83 deg. 22 min. 30 sec. E 153.31 feet to an iron pin found; N 83 deg. 22 min. 15 sec. E 89.85 feet to an iron pin found; and N 83 deg. 30 min. 15 sec. E 276.27 feet to an iron pin found at a fence corner.

THENCE along the fenced West line of the Frank McNeese tract, S 01 deg. 06 min. 4 sec. W 299.81 feet to an iron pin found at a fence corner.

THENCE along an existing fence, S 89 deg. 34 min. E 406.37 feet to the POINT OF BEGINNING.

STATE OF TEXAS :
COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS;

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon and is correct and that there are no significant discrepancies, conflicts, shortages in area, known boundary line conflicts; visible encroachments, overlapping of improvements, utility lines or roads, except as shown on the attached plat, and that said property has access to and from a public roadway. Records research for easement verification has not been performed unless indicated on the attached plat or recording references.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 22nd day of JULY 1996, A.D. File: wp11: prewitt.284

WM. F. FOREST JR. [Signature]

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

FIELD NOTES

JOB NO. 250687-00
DATE: SEPTEMBER 23, 2025
PAGE 1 OF 2

EXHIBIT " A "

0.985 ACRES

BEING 0.985 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE JM HARRELL SURVEY, ABSTRACT NO. 284, BEING THAT SAME TRACT CONVEYED TO CENTRAL BAPTIST CHURCH OF ROUND ROCK, AND DESCRIBED AS 0.99 ACRES IN A WARRANTY DEED RECORDED AS DOCUMENT No. 2019047046, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND ON THIS, THE 18th DAY OF SEPTEMBER, 2025 BY TEXAS LAND SURVEYING, INC., AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod found in the west right-of-way margin of Chisholm Trail Road, for the northeast corner of that tract conveyed to Armando Sanchez, and described as 6.376 acres in a Special Warranty deed recorded as Document No. 2024082664, said official public records, being the southeast corner of said 0.99 acre tract and this tract;

THENCE: N 82°44'09" W, 220.89 feet with the north line of said 6.376 acre tract and the south line of said 0.99 acre tract to a 1/2" iron rod found for an angle point in the east line of the Amended Plat of Central Baptist Church Lot 1A & Lot 1B, Block A, as recorded in Document No. 2016106475, said official public records, for the northwest corner of said 6.376 acre tract the southwest corner of said 0.99 acre tract and this tract,

THENCE: N 09°07'48" E, 162.07 feet with the east line of said Central Baptist Church Amended Plat and the west line of said 0.99 acre tract to a 1/2" iron rod found for an interior "ell" corner in the east line of said Central Baptist Church Amended Plat, for the northwest corner of said 0.99 acre tract and this tract;

THENCE: N 82°15'41" E, 137.92 feet with the east line of said Central Baptist Church Amended Plat and the north line of said 0.99 acre tract to a 1/2" iron rod with an illegible plastic cap found for the southwest corner of the Final Plat of Central Baptist Church Lot 2 & Lot 3, Block A, as recorded in Cabinet AA, Slide 337, Plat Records, Williamson County, Texas, being an exterior "ell" corner in the east line of said Central Baptist Church Amended Plat, for an angle point in the north line of said 0.99 acre tract and this tract;

THENCE: N 82°19'29" E, 92.13 feet with the south line of said Central Baptist Church, Final Plat and the north line of said 0.99 acre tract to a "Mag" nail found on the top of a stone column for the southeast corner of said Central Baptist Church, Final Plat, an angle point in the north line of said 0.99 acre tract and this tract;

THENCE: N 82°39'37" E, 5.85 feet with the north line of said 0.99 acre tract to a 1/2" iron rod with plastic cap stamped "Forest RPLS 1847" found in the said west margin of said Chisholm Trail Road, for the northeast corner of said 0.99 acre tract and this tract;

THENCE: S 10°25'02" W, 223.25 feet with the said west margin of said Chisholm Trail Road and the east line of said 0.99 acre tract to the **POINT OF BEGINNING** and containing 0.985 acres of land more or less.

Bearings cited herein based on: Texas State Plane Coordinate System, Grid North, Central Zone, (4203) NAD 83. A survey plat of even date was prepared and is intended to accompany the herein described tract of land. This Field Note description may not be used in violation of State of Texas Local Government Code, Chapter 212 or 232, Regulations of Subdivisions. Unless this Field Note description, including preamble, seal and signature, appears in its entirety, and original form, this surveyor assumes no responsibility or liability for its accuracy. Texas Land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this Field Note description.

WCSA 9-23-2025

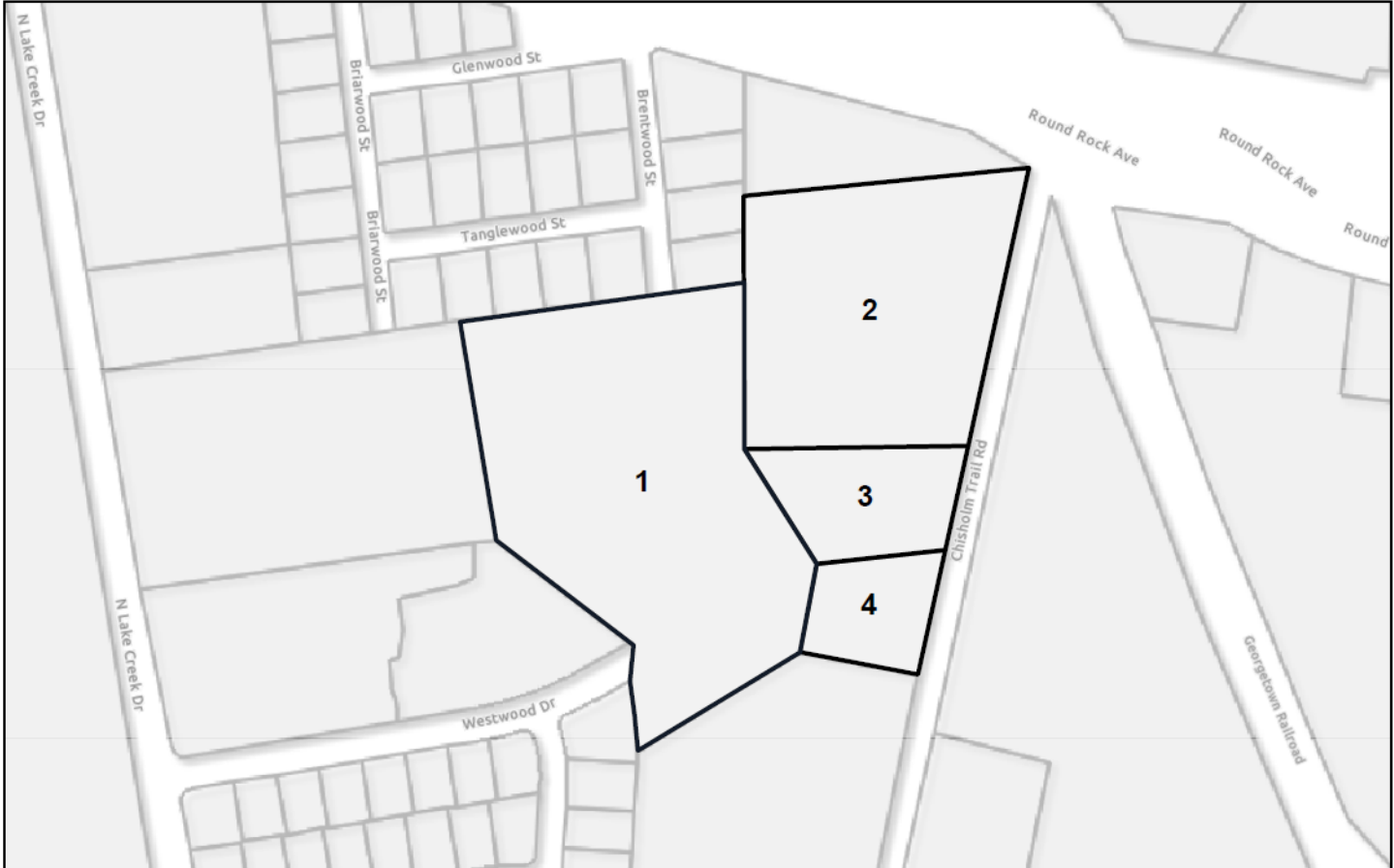
William C. Stewart, RPLS No. 5785
State of Texas



Texas Land Surveying, Inc.

-A Land Surveying Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

EXHIBIT "A"
TRACT MAP



6/5/2026

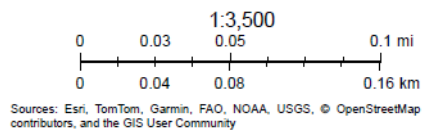


EXHIBIT “B”

AGREEMENT AND DEVELOPMENT PLAN FOR Vogler-Prewitt Tract PUD NO. 32

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (~~1995~~ 2018 Edition), City of Round Rock, Texas, hereinafter referred to as “the Code”.

2. PROPERTY

This Development Plan (“Plan”) covers approximately ~~14.08~~ 15.07 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in **Exhibit “A”** attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a Planned Unit Development (“PUD”) that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) is in harmony with the General Plan as amended, 3) does not have an undue adverse affect 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 to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

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 applicable sections of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property,

5. **PERMITTED USES**

The Property shall be used and developed for the uses set forth in **Exhibit “C”**, attached hereto and incorporated herein.

6. **DEVELOPMENT STANDARDS**

The Property shall be developed in accordance with the Development Standards set forth in **Exhibits “D”, “E”, and “F”, and “H”** attached hereto and incorporated herein.

7. **BUILDINGS**

Building size, dimension, height and setbacks for all parcels shall be as modified in **Exhibits “D”, “E” and “F”, and “H”** attached hereto, as applicable to each parcel and its designated use.

8. **LANDSCAPING and BUFFERING**

Landscaping and buffering shall be modified in **Exhibit “D”, “E” and “F”, and “H”** attached hereto, as applicable to each parcel and its designated use.

9. **UNDERGROUND UTILITY SERVICE**

Except where approved in writing by the Director of Public Works, all electrical, telephone and cablevision distribution and service lines, other than overhead lines which are three phase or larger, shall be placed underground.

10. **ACCESS**

Vehicular access to the Property shall be restricted as follows:

- 10.1 Primary vehicular access to all residential uses on the Property shall be from Westwood Drive. Secondary access to residential uses on the Property may be from Chisholm Trail. Westwood Drive shall be terminated with a fifty foot (50') radius cul de sac. Westwood Drive shall not be extended to connect with Chisholm Trail. No vehicular access shall be permitted to either Brentwood Street or Briarwood Street. Access to these streets for emergency vehicles shall be permitted provided they are designed to prevent normal vehicular access.
- 10.2 Vehicular access to all permitted commercial uses shall be from Chisholm Trail.
- 10.3 Vehicular access to all institutional uses shall be from either Westwood Drive and/or Chisholm Trail.

10.4 The right of way for Chisholm Trail shall be widened to provide a total width of fifty feet (50') to accommodate future road improvements. The additional right of way shall be dedicated at time of platting.

11. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

11.1 Minor Changes

~~a) Minor changes to this Agreement or Plan which do not substantially change this Plan may be approved administratively, if approved in writing, by the Director of Public Works, the Director of Planning and Community Development, and the City Attorney.~~

a) The Planning and Development Services 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 Planning and Development Services 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:

1. Changes in land use;
2. Increases in density, building height, or coverage of the site;
3. Decreases in setbacks abutting residential land uses and zoning districts;
4. Decreases in parkland or open space;
5. Any proposed modification that reduces the quality of the PUD, as determined by the Planning and Development Services 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 & Zoning Commission or a City Council hearing.

11.2 Major Changes

~~Major changes shall be resubmitted following the same procedure required by the original PUD application.~~

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

12. GENERAL PLAN AMENDED

~~The Round Rock General Plan 1990 is hereby amended to reflect the provisions of this Agreement and Development Plan.~~

COMPREHENSIVE PLAN

Approval of this development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan land use designation from Residential to Public Facilities.

EXHIBIT “C”

PERMITTED USES

1. PERMITTED USES

The following land uses are permitted on the following tracts, as described in the map attached to and made a part of this Exhibit.

TRACT ONE:

1.1 Condominiums or Townhomes

Condominium or townhouse residential uses, at a density not to exceed 12 units per acre, designed and constructed to provide for condominium or fee simple ownership of each individual dwelling unit. If fee simple ownership is desired, private streets or drives shall be permitted in lieu of public streets, provided title is in the name of the homeowner's association and maintenance of such streets is the responsibility of said association. All such uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit “F”.

1.2 Institutional Uses

Churches, schools, daycare, senior citizens housing and assisted care facilities as defined by the Texas Department of Human Services, nursing homes and libraries. All such uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit “D”.

TRACT TWO:

1.1 Institutional Uses

Churches, schools, daycare, senior citizens housing and assisted care facilities as defined by the Texas Department of Human Services, nursing homes and libraries. All such uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit “D”.

1.2 Commercial Uses

Offices, medical and dental clinics, and other commercial uses listed in Exhibit “E”. All such uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit “E”.

TRACT THREE:

1.1 Condominiums or Townhomes

Condominium or townhouse residential uses, at a density not to exceed 12 units per acre, which are designed and constructed to provide for condominium or fee simple ownership of each individual dwelling unit. If fee simple ownership is desired, private streets or drives shall be permitted in lieu of public streets, provided title and maintenance of such streets is the responsibility of a homeowners association established for that purpose. All such uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit "F".

1.2 Institutional Uses

Churches, schools, daycare, senior citizens housing and assisted care facilities as defined by the Texas Department of Human Services, nursing homes and libraries. All such uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit "D".

1.3 Commercial Uses

Offices, medical and dental clinics, and other commercial uses contained in Exhibit "E". All such uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit "E".

TRACT FOUR:

1.1 Civic/Arts Uses

Performing arts theater, art galleries, broadcasting studios, private schools, place of worship, and other uses contained in Exhibit "H". All uses shall be designed and constructed in accordance with the Development Standards contained in Exhibit "H".

EXHIBIT “D” DEVELOPMENT STANDARDS
Institutional

1. **PERMITTED USE:** Churches, schools, daycare, senior citizens housing and assisted care facilities as defined by the Texas Department of Human Services, nursing homes, and library.

3. **HEIGHT:**
 - 3.1 The maximum height of any buildings shall be two stories.

 - 3.2 Buildings or the portion of buildings within 100 feet of the boundary of the Little Oak Addition shall be restricted to one story in height, or constructed so that no second story window is within 100 feet of the boundary that faces Little Oak subdivision.

4. **DESIGN STANDARDS**
 - 4.1 The exterior finish of all buildings shall be designed and constructed of one hundred percent (100%) masonry. Masonry shall be defined as stone, brick, stucco or fiber cement siding. Windows, doors and trim are exempt from the masonry requirement.

 - 4.2 All roofs shall have a pitch of no less than 4 feet in 12 feet.

 - 4.3 Roofing materials shall consist of tile, non-reflective metal, or architectural dimensional shingles with a minimum 25 year rating.

5. **BUILDING SETBACKS:**
 - 5.1 Front yard: 10 feet from property line

 - 5.2 Side yard: 10 feet from property line

 - 5.3 Rear yard: 10 feet from property line

6. **LANDSCAPE REQUIREMENTS**
 - 6.1 All front yards, as defined by building setback requirements, shall be one hundred percent (100%) landscaped except for all sidewalks and those driveways which provide direct access to the street.

 - 6.2 All trees which are identified on Exhibit “G” shall be shown on the Site Plan required by the Development Review Board, and all reasonable efforts to protect these trees shall be made in the planning and developing of the property.

7. **UNDERGROUND ELECTRIC AND UTILITY LINES:** Except where approved in writing by the Director of Public Works all electrical, telephone and cable vision distribution and service lines, other than currently existing overhead lines and lines three phase or larger shall be installed underground. No rooftop or anchored antennas shall be allowed. Individual satellite dishes less than 36 inches in diameter are not prohibited by this requirement.

EXHIBIT “E” DEVELOPMENT STANDARDS
Commercial

1. PERMITTED USE:

1.1 Permitted uses:

- a. Offices,
- b. Medical and dental clinics,
- c. Restaurants (excluding drive through),
- d. Retail uses contained entirely within a building, provided no single business premises exceeds 10,000 square feet,
- e. Commercial schools,
- f. Banks or other financial institutions (drive through facilities shall be limited to two lanes),
- g. Personal service establishment,
- h. Art studios, galleries, and theaters
- i. Broadcasting studios

1.2 Conditional permitted uses:

- a. In addition to the permitted uses listed above, additional commercial uses ordinarily permitted in the C-1 General Commercial Zone may be permitted with the written approval of the Director of Planning stating that such uses are similar to those listed as permitted uses, and are not expressly prohibited in the following Paragraph 2, “Prohibited Uses”, on the condition that the use will not normally be open for business between the hours of 10:30 PM to 7:00 AM. The decision of the Director of Planning shall be final.
- b. Residential uses combined with commercial uses, provided they receive a special permit in accordance with the provisions of the C-1 (General Commercial) zoning district of the Code.

2. PROHIBITED USES:

- 2.1** Convenience stores,
- 2.2** Liquor stores.
- 2.3** Night clubs and bars,
- 2.4** Gasoline stations,

- 2.5 Motor vehicle repair shops,
- 2.6 Motor vehicle body or paint shops,
- 2.7 Taxi cab or other motor vehicle dispatch facilities,
- 2.8 Bulk distribution centers,
- 2.9 Construction yards,
- 2.10 Kennels or Veterinarian Offices with Kennels,
- 2.11 Warehouses,
- 2.12 Motor vehicle sale and servicing,
- 2.13 Mobile or manufactured home sale and repair,
- 2.14 Tire, battery or other motor vehicle supply business which installs products on site,
- 2.15 Drive through facilities (except for banks and financial institutions), and
- 2.16 Outdoor storage.

3. **DESIGN STANDARDS:**

- 3.1 The exterior finish of all buildings shall be designed and constructed of one hundred percent (100%) masonry. Masonry shall be defined as stone, brick, stucco or fiber cement siding. Windows, doors and trim are exempted from the masonry requirement.
- 3.2 All roofs shall have a pitch of no less than 4 feet in 12 feet.
- 3.3 Roofing materials shall consist of tile, non-reflective metal, or architectural dimensional shingles with a minimum 25 year rating.
- 3.4 Any out buildings shall be of the same construction and architectural design as the primary buildings on the site.

4. **HEIGHT:**

- 4.1 The maximum height of any building shall be three stories.
- 4.2 Buildings or portions of buildings within 100 feet of the boundary of Little Oaks Addition shall be restricted to one story in height.

5. **PARKING REQUIREMENTS:**

- 5.1 The number of parking spaces provided shall be four (4) spaces per one thousand (1,000) square feet of floor space.
- 5.2 All parking spaces shall be “full size” spaces (162 square feet).
- 5.3 Parking may be located in side and rear yards only.
- 5.4 Parking is prohibited in the required 10 foot (10’) front yard.

6. BUILDING SETBACK REQUIREMENTS:

- 6.1 Front yard: 10 feet from property line
- 6.2 Side yard: 10 feet from property line
- 6.3 Rear yard: 10 feet from property line
- 6.4 Any yard which abuts residential development: 50 feet from property line.
- 6.5 All buildings, except those which are located wholly or partially behind another building, shall be located so that at least one corner of the building is located no more than five feet (5') behind the ten foot (10') front yard setback.

7. LANDSCAPING REQUIREMENTS:

- 7.1 All front yards, as defined by building setback requirements, shall be 100 percent (100%) landscaped, except for all sidewalks and those driveways which provide direct access to the street.
- 7.2 All trees which are identified on Exhibit "G" shall be shown on the Site Plan required by this agreement, and all reasonable efforts to protect these trees shall be made in the planning and development of the Property.

- 8. UNDERGROUND ELECTRIC AND UTILITY LINES:** Except where approved in writing by the Director of Public Works all electrical, telephone and cable vision distribution and service lines, other than currently existing overhead lines and lines three phase or larger shall be installed underground. No rooftop or anchored antennas shall be allowed. Individual satellite dishes less than 36 inches in diameter are not prohibited by this requirement.

EXHIBIT “F” DEVELOPMENT STANDARDS
Residential

1. **PERMITTED USE:** Condominium or townhouse residential. Such development shall be designed and constructed to provide for condominium or fee simple ownership of each individual dwelling unit. If fee simple ownership is desired, private streets or drives shall be permitted, provided title and maintenance to such streets is the responsibility of a homeowners association established for that purpose.
2. **DENSITY:** The maximum residential density shall be 12 dwelling units per acre.
3. **HEIGHT:**
 - 3.1 The maximum height of any building shall be two stories.
 - 3.2 Buildings or the portion of buildings within 100 feet of the boundary of the Little Oak Addition shall be restricted to one story in height, or constructed so that no second story window is within 100 feet of the boundary that faces Little Oak subdivision.
4. **DESIGN STANDARDS:**
 - 4.1 Residential uses may be developed as a gated community at the option of the Owner.
 - 4.2 A privacy fence shall be constructed along the common property line with the Little Oak Addition. This fence shall be designed and constructed to prohibit both vehicular and pedestrian access to or from the Little Oak Addition, with the exception of emergency vehicles. This fence shall be constructed as part of the development of each site which abuts the Little Oak Addition and shall be completed prior to the issuance of the Certificate of Occupancy for that portion of the Property.
 - 4.3 **Masonry:** The exterior finish of all exterior walls of residential buildings shall be designed and constructed of one hundred percent (100%) masonry. Masonry shall be defined as stone, brick, stucco or fiber cement horizontal siding. Gables, windows, doors and trim are exempted from the masonry requirement.
 - 4.4 **Roofs:** All roofs on principal buildings shall have a pitch of no less than 4 feet in 12 feet, and shall be constructed of tile, non-reflective metal, or architectural dimensional shingles with a minimum 25 year rating.

5. **BUILDING SETBACKS:**

5.1 **Primary Building Setbacks:** All principal buildings shall be a minimum of 25 feet from all exterior property lines.

5.2 **Detached carports and garages:** All detached carports and garages shall be a minimum of 10 feet from all exterior property lines which do not abut a public street; or 25 feet from all exterior property lines which abut a public street.

6. **LANDSCAPING REQUIREMENTS:**

6.1 All required front yards, as defined by building setback requirements, shall be 100 percent (100%) landscaped, except for all sidewalks, and those driveways which provide direct access to the street.

6.2 All trees which are identified on Exhibit "G" shall be shown on the Site Plan required by this agreement, and all reasonable efforts to protect these trees shall be made in the planning and development of the Property.

7. **VEHICLES IN STREET YARDS:** No recreational vehicles, boats, trailers, or commercial trucks shall be permitted to be parked in a location which is visible from a public street.

8. **ACCESS:** A cul-de-sac turn around, with a radius of fifty (50) feet shall be constructed at the east end of Westwood Drive as part of any residential development. This turn-around shall be constructed as part of the platting process. This turn-around shall be located outside of any gates if Tract One is developed as a gated community.

9. **UNDERGROUND ELECTRIC AND UTILITY LINES:** Except where approved in writing by the Director of Public Works all electrical, telephone and cable vision distribution and service lines, other than currently existing overhead lines and lines three phase or larger shall be installed underground. No rooftop or anchored antennas shall be allowed. Individual satellite dishes less than 36 inches in diameter are not prohibited by this requirement.

EXHIBIT "G"

Twelve oak trees with a circumference in excess of fifty (50") have been identified on the property. These oak trees will be required to be preserved and shown on the site plan, prior to the issuance of a building permit for the development of any tract on which an oak tree is located. These trees are located generally as follows:

Tract 1:

Three (3) oak trees immediately north of the existing residence Two (2) oak trees immediately south of the existing residence. Two (2) trees along the southern boundary of the tract.

Tract 2:

Four (4) trees immediately south of the existing residence. One (1) tree near the southeast corner of the Little Oaks Subdivision.

**EXHIBIT “H” DEVELOPMENT STANDARDS
Civic/Arts Uses**

1. PERMITTED USE:

1.1 Permitted uses:

- a. Performing arts theater
- b. Offices, excluding medical offices
- c. Art studios and galleries
- d. Broadcasting studios,
- e. Private School, Primary or Secondary
- f. Place of worship

2. DESIGN STANDARDS:

- 2.1** The exterior finish of all buildings shall be designed and constructed of one hundred percent (100%) masonry. Masonry shall be defined as stone, brick, stucco or fiber cement siding. Windows, doors and trim are exempted from the masonry requirement.
- 2.2** Roofing materials shall consist of tile, non-reflective metal, or architectural dimensional shingles with a minimum 25 year rating.
- 2.3** Any out buildings shall be of the same construction and architectural design as the primary buildings on the site.

3. HEIGHT:

- 3.1** Performing arts theaters may have a maximum height of 40 feet. All other uses shall have a maximum height of one story.

4. BUILDING SETBACK REQUIREMENTS:

- 4.1** Front yard: 10 feet from property line
- 4.2** Side yard: 10 feet from property line
- 4.3** Rear yard: 10 feet from property line
- 4.4** Any yard which abuts a residential development: 50 feet from property line.

5. LANDSCAPING REQUIREMENTS:

- 5.1** Landscaping shall be in accordance with Part III, Chapter 8, Article II of the Code of Ordinances.