

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 37.975 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 **General Commercial-Limited (C-1a)** zoning district for Parcels 1A and 1B, by the **Multifamily-Medium Density (MF-2)** zoning district for Parcel 2, and the **Multifamily - Urban (MF-3)** for Parcels 1C and 1D, and other sections of the Code, as applicable. 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 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. PERMITTED USES

The following principal uses are permitted on the Property, which is divided into two development parcels for the purpose of this description, as described on **Exhibit "B"**:

5.1 Parcels 1A and 1B - Commercial

All uses permitted in the C-1a (General Commercial-Limited) zoning district are permitted.

5.2 Parcel 1C - Urban Multifamily

Multifamily residential development, in accordance with the MF-3 (Multifamily - Urban) zoning district standards, as amended in this Plan.

5.3 Parcel 1D - Parking Garages

Detached parking garages are permitted.

5.4 Parcel 2 - Multifamily

All uses permitted in the MF-2 (Multifamily - Medium Density) zoning district are permitted.

5.5 Urban Multifamily Density

The combined minimum density of MF-3 units on Parcel 1C and Parcel 1D shall be 30 units per acre based on 11.29-acres of net developable area.

6. SITE ACCESS

6.1 Existing and Planned Public Street Access

As described on **Exhibit "B"**, the site has frontage on US 79 on the south and A.W. Grimes Boulevard (FM 1460) on the west. Plateau Vista Boulevard, to the west across A.W. Grimes Boulevard (FM 1460), dead ends at the approximate midpoint of the site. The Owner has a Reciprocal Easement agreement with the owner of a tract of land at the southeast corner of Parcel 1C, recorded in Doc. No. 2006040140. This easement provides for the dedication of right-of-way to the City for a collector road referred to as Phillip Warner Drive. A dedication deed is being prepared.

6.2 Dedication of Public Access Easement

6.2.1 Prior to the recordation of a final plat for any part of the Property, the Owners shall dedicate a joint use and public access easement, aligned with Plateau Vista Boulevard. The easement shall be seventy (70) feet in

width beginning at its intersection with A.W. Grimes Boulevard (FM 1460) and shall narrow to sixty-five (65) feet in width at a point approximately 252 feet east of A.W. Grimes Boulevard (FM 1460) and shall extend to the easternmost boundary of the Property, as indicated on Exhibit "C", attached hereto. The easement shall include corner clips for the purpose of accommodating curb radii and traffic control devices, as indicated on Exhibit "C". The easement document shall be subject to the review and approval of the City Transportation Director to insure compliance with this section.

6.3 Dedication of Collector Road - Parcel 2

6.3.1 Prior to, or concurrent with, the recordation of a final plat for Parcel 2, the Owner shall dedicate up to 35 feet of right-of-way to the City for the collector road on the eastern boundary of the site, from the northern boundary of the easement described in section 6.2 to the northernmost point at which the right-of-way exits the Property, as indicated on **Exhibit "C"**.

6.4 Construction of Private Drive - Parcel 2

6.4.1 Prior to the issuance of a Certificate of Occupancy for any building on Parcel 2, the Owner shall construct a private drive within a portion of the easement described in section 6.2. The drive shall extend from A.W. Grimes Boulevard (FM 1460) for approximately 660 feet, to a point approximately fifty (50) feet beyond the easternmost entrance to the multifamily development on Parcel 2, as indicated on **Exhibit "C"**. The design of the private drive shall meet the City standard for a local collector street, without parking, and shall be designed and constructed in accordance with the City Design and Construction Standards according to the Transportation Criteria Manual.

6.4.2 The Owner shall construct sidewalks, a minimum of 4 feet in width, on both sides of the private drive, within the joint use and public access easement, prior to or concurrent with, the development of Parcel 2.

6.4.3 The private drive shall not be temporarily or permanently closed without prior approval of the City's Fire Marshal and Transportation Director, except in the event of an emergency.

6.5 Dedication of Collector Road - Parcels 1C

Prior to, or concurrent with, the recordation of the final plat for Parcel 1C, the Owner shall dedicate right-of-way to the City for the collector road on the eastern boundary of the site, from the norther terminus of the adjacent reciprocal agreement and restrictive covenant tract, extending to the northern boundary of the easement described in section 6.2, as indicated on **Exhibit "C"**.

6.6 Construction of Collector Road - Parcel 1C

Prior to the issuance of a Certificate of Occupancy for any building on Parcel 1C, the Owner shall construct a 30-foot roadway section within the right-of-way described in section 6.5. Acceptance of the road construction by the City shall be a condition of the issuance of a certificate of occupancy for any building on Parcel 1C.

6.7 Public Dedication of Private Drives

If any of the private drives mentioned in this Plan become publicly dedicated streets, setbacks shall be from the public right-of-way.

7. DEVELOPMENT STANDARDS

7.1 Parcels 1C and 1D(Multifamily - Urban)

The requirements of the MF-3 zoning district shall apply, except as modified by:

7.1.1 A landscape buffer, ten (10) feet in width, extending from the southern boundary of the joint use and public access easement, as described in section 6.2, shall be required. The buffer shall be clear of obstructions, easements, or other planting limitations. The following elements shall be applied within the landscape buffer:

- 1)** One medium tree, as defined in the Code, per twenty-five (25) linear feet (75% of selected trees shall be of an evergreen species).
- 2)** One small tree, as defined in the Code, per ten (10) linear feet (75% of selected trees shall be of an evergreen species).
- 3)** One large shrub, as defined in the Code, per six (6) linear feet.

- 4) One large tree, as defined in the Code, per forty (40) linear feet.

7.1.2 A minimum of thirty-six (36) landscape screening trees shall be installed within a twenty-eight (28) foot wide area along Philip Warner Drive and along Plateau Vista Blvd to provide screening, as generally indicated on **Exhibit 'E'**. Such trees shall consist of Live Oaks planted at a minimum 3-inch caliper spaced a minimum of 40-ft. apart and Eastern Red Cedars planted at a minimum of 2-inch caliper spaced at a minimum of 30-ft. apart.

7.1.3 No building on the property shall exceed four (4) stories in height of occupiable floors. Detached parking garages on Parcel 1D shall be limited to one (1) story.

7.1.4 Minimum building setbacks:

- 1) Plateau Vista - 10 feet
- 2) Phillip Warner - 15 feet

7.1.5 Minimum parking requirements:

- 1) The following parking requirements shall be provided with each phase of development:
 - a. 1-bedroom unit: 1 space
 - b. 2-bedroom unit: 2 spaces
 - c. 3-bedroom unit: 2.5 spaces
- 2) Additional parking in the amount equal to five percent (5%) of the combined parking required for the dwelling units shall be provided to accommodate guest parking.
- 3) Tandem parking shall be permitted so long as the tandem space is in front of a garage that is attached to a residential structure. Tandem spaces shall measure a minimum of 9 feet in width by 18 feet in length.

7.1.6 Garage Parking requirements:

- 1) A minimum of fifty percent (50%) of all required residential parking, in accordance with Section 7.1.4 above, shall be provided within a garage, as follows:
 - a. A minimum of 35% of all required residential parking shall be accommodated in a structured parking garage that is directly attached to a residential structure, so that the parking garage is internal to, or wrapped by, the residential

structure.

b. The remainder of the garage parking requirement shall be accommodated in either:

i. Tuck-under garage spaces attached to a residential structure; or

- ii. Detached garages built with similar building materials to match the primary structures in a location not facing public right-of-way or access easements.

7.1.7 The remainder of the required parking not in a garage structure may be located on surface lots.

7.1.8 Balconies:

No less than seventy-five (75) percent of all dwelling units shall have a balcony.

7.1.9 Amenities:

A minimum of five (5) residential amenities, as described in the MF-3 (Multifamily - Urban) zoning district, Section 2-24 (d)(4) of the Code, shall be provided.

7.1.10 Parcel 1C Building Design - MF-3:

The design elements of the urban multifamily buildings shall substantially comply with the depictions contained in **Exhibit "D"**, including, but not limited to elevation variation, roof pitch, and orientation, incorporating an urban style.

7.2 Parcel 1A and 1B (General Commercial-Limited)

The requirements of the C-1a zoning district shall apply, except as modified by:

7.2.1 The easement described in section 6.2 shall be considered a public street for the purpose of applying the development standards in the Code.

7.3 Parcel 2 (Multifamily - Medium Density)

The requirements of the MF-2 zoning district shall apply, except as modified by:

7.3.1 The easement described in section 6.2 shall be considered a public street for the purpose of applying the development standards in the Code.

7.3.2 No use shall be allowed in the required setback along the norther boundary of the joint use and public access easement, except that parking shall be allowed in the setback more than 10 feet from the boundary. Such parking shall require a landscaped buffer at least 10

feet deep designed in accordance with the landscape requirements found in Section 11.501 of the Code.

7.3.3 The design of the landscape buffer shall be coordinated with the design of the landscape buffer along the southern boundary of the joint use and public access easement on Parcel 1C, to provide for consistent landscape applications for the two landscape buffers.

7.3.4 Pedestrian access and connections with the adjoining Parcel 1C shall be provided at a minimum of two (2) locations. The connections shall be coordinated as a part of the site development plan review process for Parcel 2 and Parcel 1C.

8. CONCEPT PLAN

Approval of this Development Plan constitutes Concept Plan approval under the City Subdivision Ordinance.

9. GENERAL PLAN 2030

Approval of this Development Plan amends the Future Land Use Map of the comprehensive plan for land uses.

10. CHANGES TO DEVELOPMENT PLAN

10.1 Minor Changes

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

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.

LIST OF EXHIBITS

<u>Exhibit</u>	<u>Description</u>
Exhibit "A"	Legal Description and Sketch of 37.975-acre tract
Exhibit "B"	Concept Plan with PUD Parcel boundaries
Exhibit "C"	Site Access
Exhibit "D"	MF-3 Elevations
Exhibit "E"	Landscaping for Parcel 1D

(EXHIBITS)