

PUD No. 60 EXHIBIT D-1

USES AND DEVELOPMENT STANDARDS FOR PARCEL 1

In accordance with Section 11.314 of the Round Rock Zoning Ordinance, the following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 1 on the Parcel Map, attached to this ordinance as **PUD No. 60 Exhibit "C"**, and further described by metes and bounds in **PUD No. 60 Exhibit "C-1"**. Unless otherwise defined, all terms used shall correspond to the definitions in the City of Round Rock Code of Ordinances.

1. PERMITTED USES

Parcel 1 shall be developed as a shopping mall with a minimum area of 400,000 square feet as generally shown on **PUD No. 60 Exhibit "C"**. The mall shall consist of any of the following uses:

- Retail Sales and Services
- Indoor Entertainment Activities
- Eating Establishments
- Bars/Pubs/Taverns, which is the use of a site for the retail sale of alcoholic beverages for consumption on premises.
- Bank or Financial Services, which is the use of a site for the provision of financial and banking services. This includes banks, stocks and bonds brokers, loan and lending activities, off-site cash machines, and other similar services.
- Day Care
- Outdoor Entertainment, which shall include the use of children's amusement rides.
- Pack and Ship Service, which is the use of a site for the packaging and shipping of goods, and related packaging, shipping and postal uses.
- Visitor Center, which is the use of a site for the provision of information to the public regarding a development, project, or the surrounding community, as well as related activities, events, programs and tourist locations.
- Wireless Transmission Facility, Stealth
- Wireless Transmission Facility, Attached
- Park, Private
- Park, Linear/Linkage
- Park, Community
- Park, Neighborhood
- Park, Regional/Metropolitan

- Seasonal and holiday-focused events, to be located outdoors in the onsite parking areas on the west side of the development adjacent to the IH-35 service road, including but not limited to farmers markets, outdoor concerts, Christmas tree sales, and pumpkin patches, along with food trucks and sales of seasonal goods directly associated with such events. Such uses shall be limited to 120 total days within a calendar year and shall begin no earlier than 7:00 AM and end no later than 10:00 PM. Any single event is limited in duration to a maximum of 45 consecutive days with exception of farmers markets which may occur each weekend and do not count against the 120 day total. Prior to any event, excluding farmers markets, notification shall be provided to the City of Round Rock Planning and Development Services Department detailing the scope and duration of the event. Events which are subject to a special event permit shall follow the regulations of the City of Round Rock Code of Ordinances Part II, Section 34, Article II. Vendors and temporary structures hosted on-site shall comply with the requirements of the Williamson County and/or City of Round Rock Health District and City of Round Rock Fire Department permitting and inspections.

2. PROHIBITED USES

The following uses are prohibited:

- Grocery stores
- Gasoline & fuel sales
- Automotive & machinery repair
- Automotive & machinery services
- Automotive parts
- Automotive sales
- Automotive rental
- Automotive & machinery washes
- Wrecking yards
- Sale of used goods
- Sexually oriented businesses
- Trucking terminals
- Truck service or repair
- Truck stops
- Bulk distribution centers
- Mini warehouses
- Flea markets
- Portable building sales
- Manufactured home sales
- Boat sales
- Camper sales

- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Shooting ranges
- Kennels
- Video arcades (as a primary use)
- Billiard parlors & pool halls (as a primary use)
- Tattoo parlors
- Donation centers
- Recycling centers
- Wholesale nurseries
- Recreational vehicle parks
- Pawn shops
- Heavy equipment sales
- Wireless Transmission Facility, Self-Standing

3. **REMAINING USES**

All other uses that are not specifically addressed in this ordinance will require an amendment in accordance with Section 15 of this Agreement.

4. **DESIGN STANDARDS**

4.1 **Permitted and Prohibited Materials**

The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal (except for trim or minor decorative features approved by the Director of Planning)
- Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning)

Texture or finish-painted tilt-up concrete wall panels are permitted.

4.2 **Requirements**

Exterior wall finish, exterior color, orientation, building articulation and architectural offsets shall be generally in accordance with **PUD No. 60 Exhibit "J"**.

5. ROOF MOUNTED MECHANICAL EQUIPMENT

Roof mounted mechanical equipment shall be of consistent color and shall be similar to or match the roof color and shall be located in a uniform alignment. Screening is not required.

6. OFF-STREET PARKING

Except as noted below, parking shall be in accordance with the City of Round Rock Code of Ordinances.

No parking is required for any Community Park on Parcel 1.

One (1) parking space is required per two hundred fifty (250) feet of Gross Floor Area for any Eating Establishment or Bar/Pub/Tavern use on Parcel 1.

No parking is required for seasonal and holiday-focused events uses on Parcel 1.

7. ACCESS DRIVES

7.1 Emergency Access Drives

Emergency access drives shall be at least twenty (20) feet in width from face of curb to face of curb.

7.2 Width of Access

Not including the landscaped center median, individual driveway width shall be no greater than forty-eight (48) feet from back of curb to back of curb.

8. DRIVEWAY THROAT LENGTH

Throat length shall be measured from the property line immediately adjacent to the street right-of-way. No parking spaces or internal access drives shall intersect with access driveways within this throat length.

Driveways from Oakmont Drive shall provide a minimum throat length of one hundred fifty (150) feet.

Driveways from Teravista Parkway shall provide a minimum throat length of one hundred (100) feet.

Right-turn-only driveways from the frontage road of IH-35 shall provide a minimum throat length of one hundred (100) feet. All other driveways from the frontage of IH-35 shall provide a minimum throat length of two hundred fifty (250) feet.