

EXHIBIT

"B"

**DEVELOPMENT PLAN
MAIN STREET TOWNHOMES
PLANEND UNIT DEVELOPMENT NO. 141**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS DEVELOPMENT PLAN (this "**Plan**") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City", and Pulte Homes of Texas, L.P., their successors and assigns, (hereinafter referred to as the "Owner").

WHEREAS, the Owner is the owner of certain real property consisting of 6.34 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 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 July 20, 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.8.

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 1-32, 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. 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.

II. DEVELOPMENT PLAN

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 Development Plan covers approximately 6.34 acres of land, located within the Extraterritorial Jurisdiction of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

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 of the City of Round Rock, Texas, (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 to not 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 **TH (Townhouse)** zoning district, 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 shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

5. PERMITTED USES

5.1. Townhouse, Common Lot

- 1) One or more townhouse residential dwellings located on a single ownership lot, with each dwelling unit having a private external entrance and private parking.
- 2) A maximum of 60 units shall be permitted.
- 3) Access shall be provided via private drive aisles.

- 4) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.

5.2. All other uses permitted by the **TH (Townhouse) zoning district**, as listed in Section 2-25 of the Code.

6. SITE LAYOUT

The development vision is to create a pedestrian-oriented community. The following design elements shall be required.

6.1. Alley Load Residential Product

The garages shall be accessed from alleys at the rear of the townhouses. No garages shall face Main Street or adjoining properties.

6.2. Pedestrian Courtyards

A pedestrian courtyard shall be located at the front of the townhouses, with no vehicle access to the front of the units. The courtyard shall be landscaped and shall include a sidewalk to each unit and at least one (1) bench and one (1) trash can.

7. DEVELOPMENT STANDARDS

7.1. Building Setbacks and Separation

- 1) Minimum building setback from the Main Street public street right-of-way shall be 10 feet (10').
- 2) Minimum building setback from private drive isles shall be four feet (4').
- 3) Minimum side and rear building setback from adjacent non-residential zoned tracts shall be 10 feet (10').
- 4) Minimum building setback from adjoining residential tracts zoned Single Family Downtown (SF-D) and Single-Family Standard Lot (SF-2) shall be fifteen feet (15').
- 5) Minimum building setback from private alley shall be 0 feet (0').
- 6) Building separation shall be a minimum of 10 feet, measured from roof eave to roof eave, or a minimum of 5 feet, measured from the assumed lot line to the roof eave, unless the eaves are one hour fire-rated and the decking is fire retardant for the length of the roof, or as otherwise approved by the building official.

7.2. Height

- 1) No structure shall exceed two and one-half (2.5) stories in height.

7.3. Building Design and Exterior Materials

- 1) Building design and exterior materials shall substantially conform to the renderings in **Exhibit "B"**.
- 2) A minimum of one (1) key architectural feature, such as but not limited to balconies, box windows, canopies/awnings, patios or porches shall be

incorporated on all front elevations.

7.4. Private Drive Aisles

- 1) Each private drive aisle shall be a minimum of 26 feet (26') in width from 'face of curb' to 'face of curb'.
- 2) Private drive aisles shall not be gated.
- 3) Private drive aisles shall be designed and constructed according to the currently adopted City of Round Rock Transportation Criteria Manual for the purposes of pavement design including but not limited to, geotechnical reports, asphalt thickness, flexible base type and thickness, and subgrade preparation and thickness.

7.5. Parking

- 1) A total of two (2) garage enclosed resident parking spaces per unit are required.
- 2) Guest parking shall be provided as required:
 - a) A minimum of one (1) guest parking space must be provided for every two (2) residential units.
 - b) The maximum distance from the required guest parking to the unit(s) is four hundred feet (400'), measured along drive lanes and pedestrian trail corridors.
 - c) Parking spaces shall be adjacent to the drive aisles and aligned 90-degrees and shall be designed in accordance with City Transportation Design and Construction Standards.

7.6. Access

- 1) Private drive isle access to the property shall be limited to one driveway connection at the terminus of Liberty Avenue and one driveway connection to Main Street.
- 2) The existing private drive connecting Austin Avenue to the wastewater treatment facility shall remain but said driveway shall not service the residential uses.

7.7. Landscaping

All applicable landscaping standards contained in Chapter 8, Article II of the Code shall apply, with the following modifications:

- 1) Drought Tolerant Turf Grasses
All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
- 2) Native Adapted Plants
Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.

3) Main Street frontage

- a) Landscaping shall be provided along Main Street in an eight-foot (8') wide linear planting bed. The minimum landscaping required for this purpose shall be based on the measured linear footage along the length of the property line (excluding ingress/egress to the public road) adjacent to the public right-of-way
- b) The required minimum quantity of landscaping is as follows:
 - i. One large tree or two small trees per 40 linear feet, or fraction thereof;
 - ii. One small tree per 60 linear feet, or fraction thereof; and
 - iii. One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction thereof.
- c) Any combination of large shrubs, small shrubs, and ornamental grasses is acceptable.
- d) There shall be no gap between required landscaping exceeding 25 percent of the length of the landscaped area, unless approved by the zoning administrator.
- e) Notwithstanding the requirements of the Tree Technical Manual, small trees may be grouped no closer than 12 feet apart and large trees may be grouped no closer than 30 feet apart for the purpose of meeting the requirements of this subsection.

7.8. Amenities

At least one amenity from the list in Section 2-20 (f) of the Code shall be provided.

7.9. Protected Tree Size and Tree Preservation

- 1) Trees having a diameter of 20 inches (20") or more are protected trees for the purpose of applying Chapter 8, Article III - Tree Protection and Preservation of the Code.
- 2) All Monarch Trees, as defined in Chapter 8, Article III and indicated on **Exhibit "C"**, shall be preserved in accordance with the Code and with the Tree Technical Manual of the City.
- 3) All trees having a diameter of 20 inches (20") or more, which are identified on **Exhibit "C"**, shall be preserved in accordance with the Code and with the Tree Technical Manual of the City.

7.10. Maintenance

A private homeowners association shall be established for the maintenance of landscaping, irrigation, private drive lanes, community signage, walls, medians, common open spaces, and private utilities such as storm lines, wastewater service lines, and stormwater inlets.

8. CHANGES TO DEVELOPMENT PLAN

8.1. 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.

8.2. 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”: Survey/Field Notes of 6.34-acre tract

Exhibit “B”: Prototypical Building Elevation

Exhibit “C”: Location of Preserved Trees

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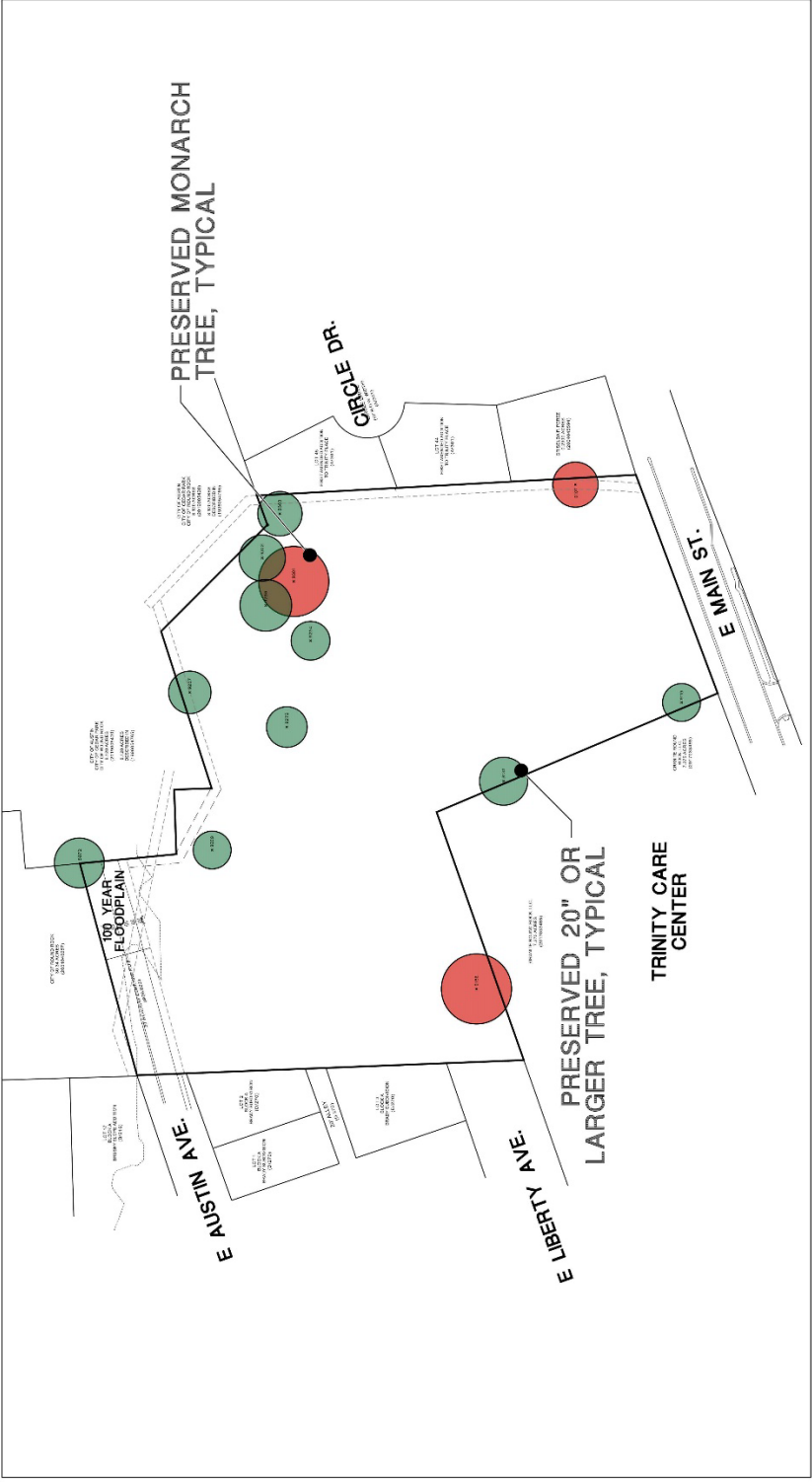
EXHIBIT "B"
Prototypical Building
Elevation



The site plan shows the Trinity Care Center located at the intersection of E Austin Ave, E Liberty Ave, and E Main St. A 100-year floodplain is indicated by a dashed line along E Austin Ave. Several trees are marked with circles and labels: 'PRESERVED 20" OR LARGER TREE, TYPICAL' (green circles), 'PRESERVED MONARCH TREE, TYPICAL' (red circle), and 'PRESERVED 20" OR LARGER TREE, TYPICAL' (green circle). The plan also shows the 'TRINITY CARE CENTER' building and various utility lines.

The site plan shows the Trinity Care Center located at the intersection of E Austin Ave, E Liberty Ave, and E Main St. A 100-year floodplain is indicated by a dashed line along the western boundary. The plan includes several trees: a large red circle (20" or larger) and several green circles (typical). A 'PRESERVED MONARCH TREE, TYPICAL' is labeled near the top. A 'PRESERVED 20" OR LARGER TREE, TYPICAL' is labeled near the bottom. The 'TRINITY CARE CENTER' is labeled in the center. 'CIRCLE DR.' is shown as a curved street at the top. Various lot numbers and dimensions are provided for the surrounding parcels.

The site plan shows the Trinity Care Center located at the intersection of E Austin Ave, E Liberty Ave, and E Main St. A 100-year floodplain is indicated by a dashed line along the western boundary. The plan includes several trees: a large red circle (20" or larger) and several green circles (typical). A 'PRESERVED MONARCH TREE, TYPICAL' is labeled near the top. A 'PRESERVED 20" OR LARGER TREE, TYPICAL' is labeled near the bottom. The 'TRINITY CARE CENTER' is labeled in the center. 'CIRCLE DR.' is shown as a curved street at the top. Various lot numbers and dimensions are provided for the surrounding parcels.



0 50 100
Scale: 1" = 100'
North Date: August 11, 2022