

A graphic consisting of a thick black rectangular border. Inside the border, the word "EXHIBIT" is centered at the top, and the letter "B" is centered below it.

EXHIBIT

"B"

DEVELOPMENT PLAN FOR PUD NO. 105

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," and in Section II.16.

2. PROPERTY

This Planned Unit Development (the "Plan") covers approximately 100.021 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 Chapter 36-Subdivisions and Chapter 46 - Zoning, including Section 46-136, SF-2 (Single-family - standard lot) district, Section 46-142-C-1a (General Commercial – limited) district and Section 46-146-LI (Light Industrial) district and other sections of the Code, as applicable and 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 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 AND LAND USES

5.1. This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Section 36-39 of the Code, as amended.

5.2. Land Use Parcels

- a. The single family parcel will be conform to the **SF-2 (Single Family - standard lot)** zoning district standards, as modified herein.
- b. The light industrial parcel will conform to the **LI (Light Industrial)** zoning district standards, as modified herein, with the following exceptions:
 - i. The following commercial uses are permitted within the light industrial parcel:
 - A. Eating establishments
 - B. Medical Office
 - C. Retail Sales and Service
 - ii. Commercial uses shall be limited to a total of ten percent (10%) of the total acreage of the light industrial parcel.
 - iii. Commercial uses shall conform to the **C-1a (General Commercial – limited)** zoning district standards, as modified herein.

6. DEVELOPMENT STANDARDS

	Single Family ⁽¹⁾	Light Industrial ⁽¹⁾⁽²⁾
Minimum Lot Area	6,500 s.f.	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Width of Principal Building	35 ft.	N/A
Minimum Setback from Street (R.O.W.)	20 ft.	25 ft.
Minimum Garage Door Setback from Street (R.O.W.)	22 ft.	N/A
Minimum Setback from the Single Family parcel to the east (see Exhibit "C")	N/A	100 ft.
Minimum Setback from the southern parcel boundary where adjacent to single family lots (see Exhibit "C")	N/A	20 ft.
Minimum Rear Setback	10 ft.	0 or 10 ft.
Minimum Side Setback	5 ft.	0 or 10 ft.
Minimum Setback for Accessory Building	5 ft. ⁽³⁾	0 or 5 ft. ⁽⁴⁾
Maximum Height of Principle Building	2 stories	2 stories
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Lot Coverage	55 percent	N/A
Maximum Height of Fence within Street Yard	3 ft. ⁽⁵⁾	3 ft. ⁽⁵⁾
Maximum Height of Fence outside of Street Yard	8 ft. ⁽⁵⁾⁽⁶⁾	8 ft. ⁽⁵⁾⁽⁶⁾

1. Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements
2. The commercial uses allowed in the Light Industrial parcel shall comply with the C-1a (General Commercial – Limited) zoning district standards.
3. Accessory buildings or structures are not permitted in any front street yard.
4. Accessory buildings or structures are not permitted in any street yard.
5. All fences shall provide a finished face to abutting streets.
6. Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

7. SINGLE FAMILY DESIGN STANDARDS

7.1. Exterior Finish

- a. Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- b. The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim, and accents.
- c. The use of materials such as wood shingles, wood siding, horizontally installed cement based siding or board and batten cement based siding shall be limited to accent features.
- d. The front and side elevations of all homes shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
- e. Horizontally installed cement based siding may be used on rear elevations, except on homes that back up to collector or primary level streets. These homes shall be 100% masonry on all sides, with no more than 75% consisting of a minimum of 2-step hard coat stucco.

7.2 Garage Door Treatment

Garage doors shall incorporate decorative hardware, except on swing in, side entry garages.

7.3 Lot Fencing Design Standards

Lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.

7.4 Landscaping

- a. Each single family lot shall be provided with a minimum of two (2) three-inch (3") caliper large species trees, whether through the preservation of existing trees or planting of three-inch (3") caliper container-grown trees.
- b. All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.
- c. Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-wise Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.
- d. A master community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas.

7.5 Temporary Model Home Parking Lots

- a. Temporary parking areas are permitted on the single family parcel, on tracts adjacent to a model home sales office. The temporary parking areas shall be permitted for a maximum period of ten (10) years following the issuance of a site development permit for such parking area, at which time it shall be removed.
- b. Temporary parking areas shall meet the following design requirements:
 - i. A temporary model home parking lot shall be screened from the street by a landscape buffer. The landscape buffer shall include 1 small or medium tree every thirty (30) linear feet and one (1) shrub every four (4) linear feet. Trees shall be selected from the List of Approved Trees for Planting in the City of Round Rock located in Appendix B of the Tree Technical Manual.
 - ii. A concrete driveway constructed and designed pursuant to the driveway standards as stated in the Design and Construction Standards Transportation Criteria Manual (DACS).
 - iii. The parking surface shall be constructed of asphalt or concrete.
 - iv. There shall be no more than four (4) temporary parking area(s) at a time.
 - v. Temporary parking areas shall be contained within the limits of a platted single family lot.

8. LIGHT INDUSTRIAL COMPATIBILITY REQUIREMENTS

- 8.1.** A compatibility fence shall be provided on the Light Industrial parcel boundary where it is adjacent to the Single Family parcel to the east and on the southern parcel boundary where it is adjacent to single family development, as indicated on **Exhibit "C"**. Compatibility fencing shall be either pre-cast concrete panels or masonry, as defined in Section 46-200 of the Code.
- 8.2.** A landscape buffer of at least twenty-five feet (25') wide shall be provided on the Light Industrial parcel boundary where it is adjacent to the Single Family parcel to the east. A landscape buffer of at least twenty feet (20') wide shall be provided and on the southern parcel boundary where it is adjacent to single family development, as indicated on **Exhibit "C"**. Based on the linear footage that extends along the length of the parcel boundary, the minimum quantity of landscaping shall be determined by the following requirements:
 - a. Trees
 - i. Two large species trees per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; or
 - ii. Four medium species trees per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; or
 - iii. Any combination of the requirements of (a) and (b) above; and

- iv. three small species trees per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and

b. General Requirements

- i. One hundred percent of trees utilized shall be of an evergreen species.
- ii. The buffer shall be planted with grass and/or groundcover planting having low water requirements.
- iii. Other than the required landscaping and its related irrigation, nothing shall be placed within the landscape buffer, including without limitation, accessory buildings, parking lots, storage of materials and refuse containers.
- iv. The landscape buffer may not be used as a utility easement.

9. TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this plan. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services.

10. CHANGES TO DEVELOPMENT PLAN

10.1. 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.

10.2. 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 and Legal Description
Exhibit "B"	Concept Plan
Exhibit "C"	Setbacks and Buffering – Light Industrial

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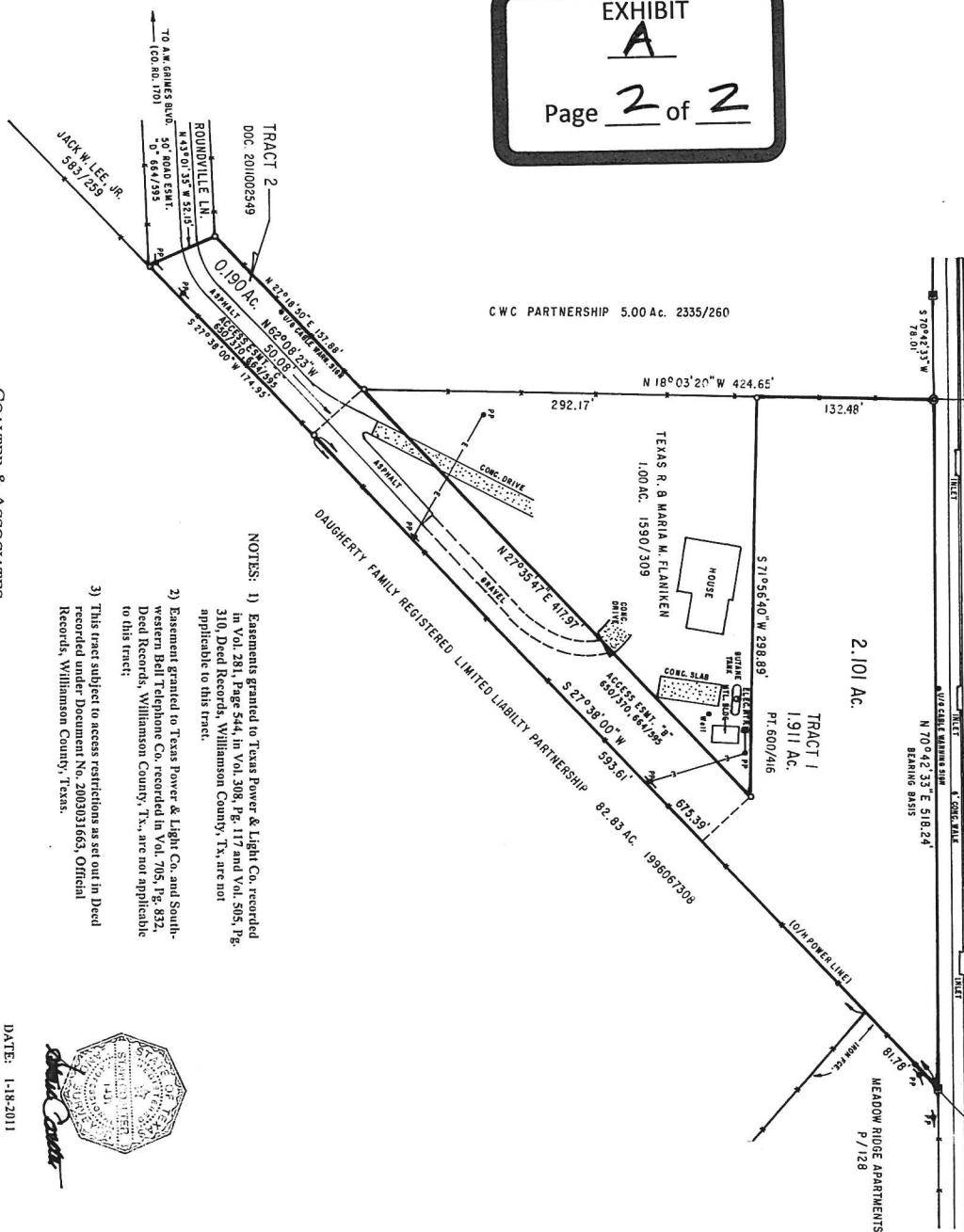
LEGEND
■ EMERGENT DOMINANT TREES
* 1/2" WIA THIN
  EXCUT (AS NOTED)
  - VINE FENCE
  - CHAINING FENCE
  - WOOD FENCE
  - GUN WIRE
  - POWER LINE
  ■ POLE
  C.M. CENTER, HORIZONTAL
  C.V. CENTER, VERTICAL
  V.O.1. POLE
  V.O.2. POLE
  V.V.1. POLE
  IF 1) RECORD FENCE
  RECORD FENCE
  << >> CHAIN SWATH
  || RECORD FENCE
  || CHAIN SWATH
  C RECORD FENCE
  CALCULATED
  FOR FENCE OR RECORDING
  O 1/2" DAPED RING SET

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STATE OF TEXAS 2.091 AC. 2003031663

EXHIBIT
A

Page 2 of 2



FIELD NOTES ATTACHED

FIELD NOTES ATTACHED.

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
BUYER(S) AND LIENHOLDER(S).

FLOOD NOTE

The property described herein IS NOT within a Special Flood Hazard Area.

Filed on F.I.R.M. Panel No. 48491C 0635E effective 9-26-08

☐ Zone A ☐ Zone AE ☒ **Zone X** (Areas determined to be outside the 500 year flood plain.)

SURVEYORS CERTIFICATE

The plat shown hereon is a true, correct and accurate representation of the property as deter-

07103

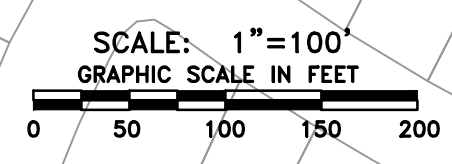
FILE: H:\Projects\1611 Dougherty Family\Concept Plan 02--23-2016.dwg LAYOUT: Layout1 DATE: 2/26/2016 9:56:02 AM BY: JCASTILLO

LOUIS HENNA BLVD

GLEN ELLYN PUD CONCEPT PLAN —EXHIBIT 'B'—

MAIN ENTRY

SECONDARY ENTRY



ROUNDEVILLE LANE

LIGHT
INDUSTRIAL
PARCEL
50.47 ACRES

SINGLE FAMILY
PARCEL
51.65 ACRES

WILLIAMSON COUNTY
TRAVIS COUNTY

MAIN ENTRY

SECONDARY
ENTRY

SCHULTZ LANE

NOTE:
ALL ENTRY LOCATIONS ARE APPROXIMATE
AND SUBJECT TO CITY APPROVAL.

PF AIRWAY OFFICE PARK
FINAL PLAT
DOC. NO. 200500126
O.P.R.T.C.T.

LAND SUMMARY	
SINGLE FAMILY PARCEL	51.7 AC.
INDUSTRIAL PARCEL	50.6 AC.
PROJECT TOTAL	102.4 AC.



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

GLEN ELLYN PUD
SETBACKS AND BUFFERING
—EXHIBIT 'C'—

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200



SPRING RIDGE SECTION TWO
DOC. NO. 8813774
O.R.W.C.T.

LIGHT
INDUSTRIAL
PARCEL
50.47 ACRES

100.00'
BUILDING SETBACK

25.00'
LANDSCAPE BUFFER
WITH COMPATIBILITY FENCE

SINGLE FAMILY
PARCEL
51.65 ACRES

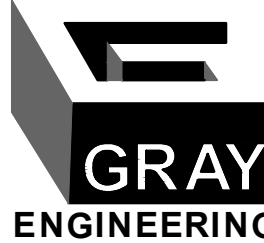
WILLIAMSON COUNTY
TRAVIS COUNTY

SCHULTZ LANE

20.00'
LANDSCAPE BUFFER
WITH COMPATIBILITY FENCE

PF AIRWAY OFFICE PARK
FINAL PLAT
DOC. NO. 200500126
O.P.R.T.C.T.

LAND SUMMARY	
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