

EXHIBIT

"B"

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 19.70 acres of land, located within the City 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 Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, 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 applicable and 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. **PROJECT OVERVIEW**

5.1. **Purpose of Plan**

The purpose of the Plan is to provide a single family residential development.

5.2. **Concept Plan**

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

5.3. Land Use

- (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- (3) A maximum of 100 units shall be allowed.

6. DEVELOPMENT STANDARDS

6.1. Exterior Finish

- (1) The front exterior finish of all units, except those described in (6) below, shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco, excluding elements such as doors, windows, trim and accent features.
- (2) The rear exterior finish of all units shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco, excluding elements such as doors, windows, trim and accent features.
- (3) The drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco, excluding elements such as doors, windows, trim and accent features.
- (4) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- (5) The use of materials such as wood shingles or wood siding shall be limited to accent features.
- (6) The front facades of 25% of the total number of units may use shake-style cement based siding, only on non-load bearing elements.
- (7) Horizontally installed cement based siding may be used on side elevations of all units other than those described in (3) above.
- (8) One of the following window enhancements shall be required on the second floor rear elevation of two story units, when the rear faces E. Old Settlers Boulevard or the eastern and western property boundaries:
 - (a) Shutters
 - (b) Awnings or shed roofs
 - (c) Window trim
 - (d) Arch windows
- (9) The following design feature shall be required on the rear elevation of any unit when the rear faces E. Old Settlers Boulevard or the eastern and western property boundaries.
 - (a) Covered 10' x 10' patio.

6.2. Garage Door Treatment

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.

- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

6.3. Yard Fencing

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.4. Perimeter Fencing

The location and types of the required perimeter fencing are indicated on **Exhibit "C"**. The two types of perimeter fencing are:

- (a) Wood Fence: Cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails, metal posts and masonry columns spaced at intervals of 100 feet; the finished side of the fence shall face the abutting properties.
- (b) Masonry Fence: In compliance with Section 36-116 of the Code.

6.5. Subdivision Identification Signs

Subdivision identification signs shall conform with the provisions of Section 30-17, Area identification and entry feature signs, of the Code.

6.6. Building Setbacks

The minimum setback for any lot on which multiple residential units are located shall be twenty feet (20') from any lot line, except that the minimum setback from the eastern property boundary shall be twenty five (25').

6.7. Parking

- (1) A total of 4 parking spaces per unit are required:
 - (a) 2 garage enclosed parking spaces
 - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9' x 18'.
- (2) Guest parking shall be provided by:
 - (a) Providing for parallel parking on one side of the private drive aisle, which requires a drive aisle width equivalent to 30-feet measured 'face of curb to face of curb'.

6.8. Private Drive Aisles

- (1) A minimum width of 30' from 'face of curb to face of curb' - parallel parking is to be provided on one side; parallel parking subject to City design regulations, including access for emergency vehicles
 - (a) Shall include a four foot (4') wide sidewalk on one side of the drive.

- (b) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design
- (c) A private home owners association will be established for the maintenance of the private drive aisles.

6.9. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) 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.
 - (c) Each single family dwelling unit 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.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, common open spaces and detention areas.

7. PARKLAND DEDICATION

Chapter 36, Article III of the Code shall be used to determine the parkland requirement, using the TH (Townhouse) zoning district, in accordance with Section 36-74 of the Code.

8. CHANGES TO DEVELOPMENT PLAN

8.1. Minor Changes

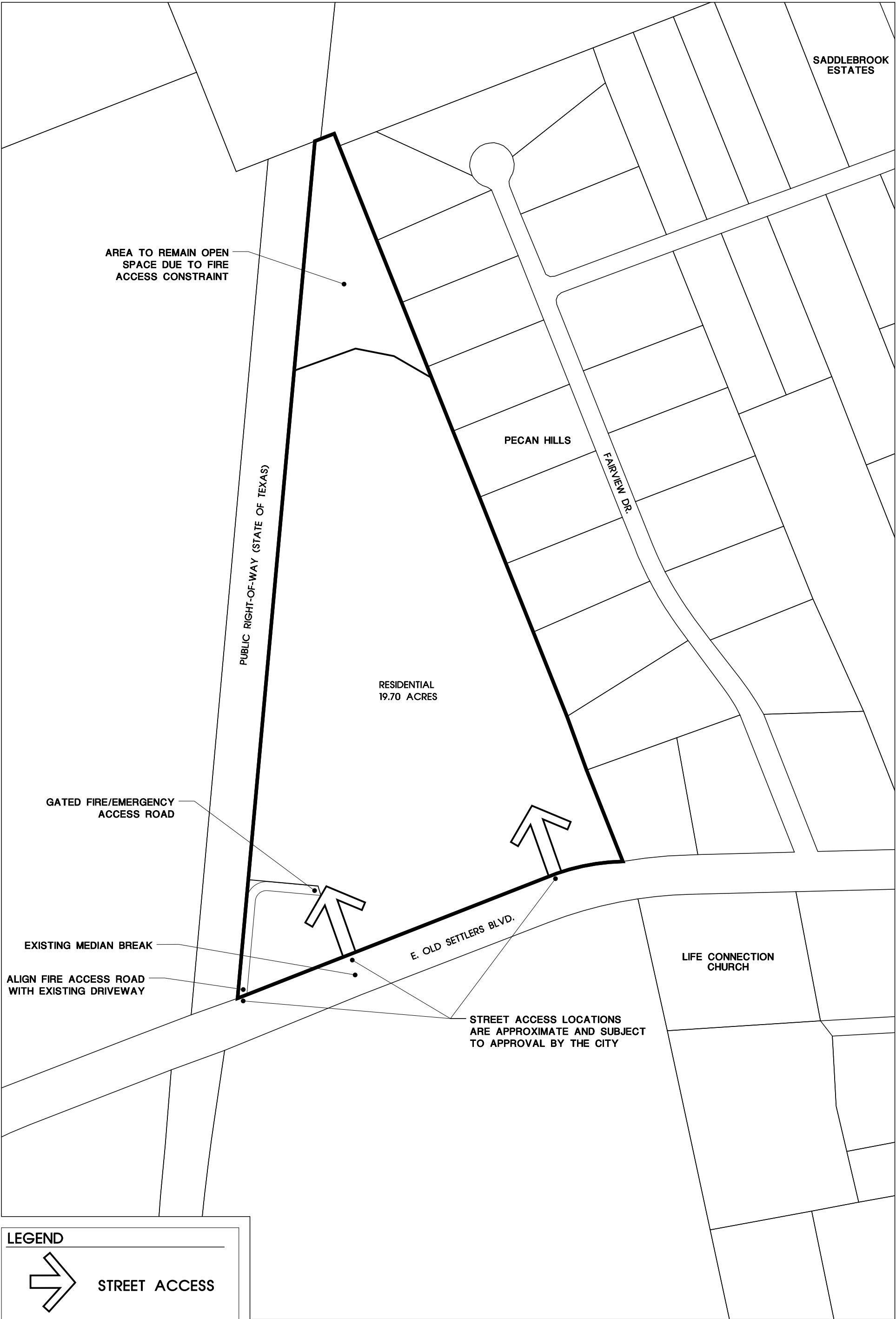
Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2. Major Changes

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

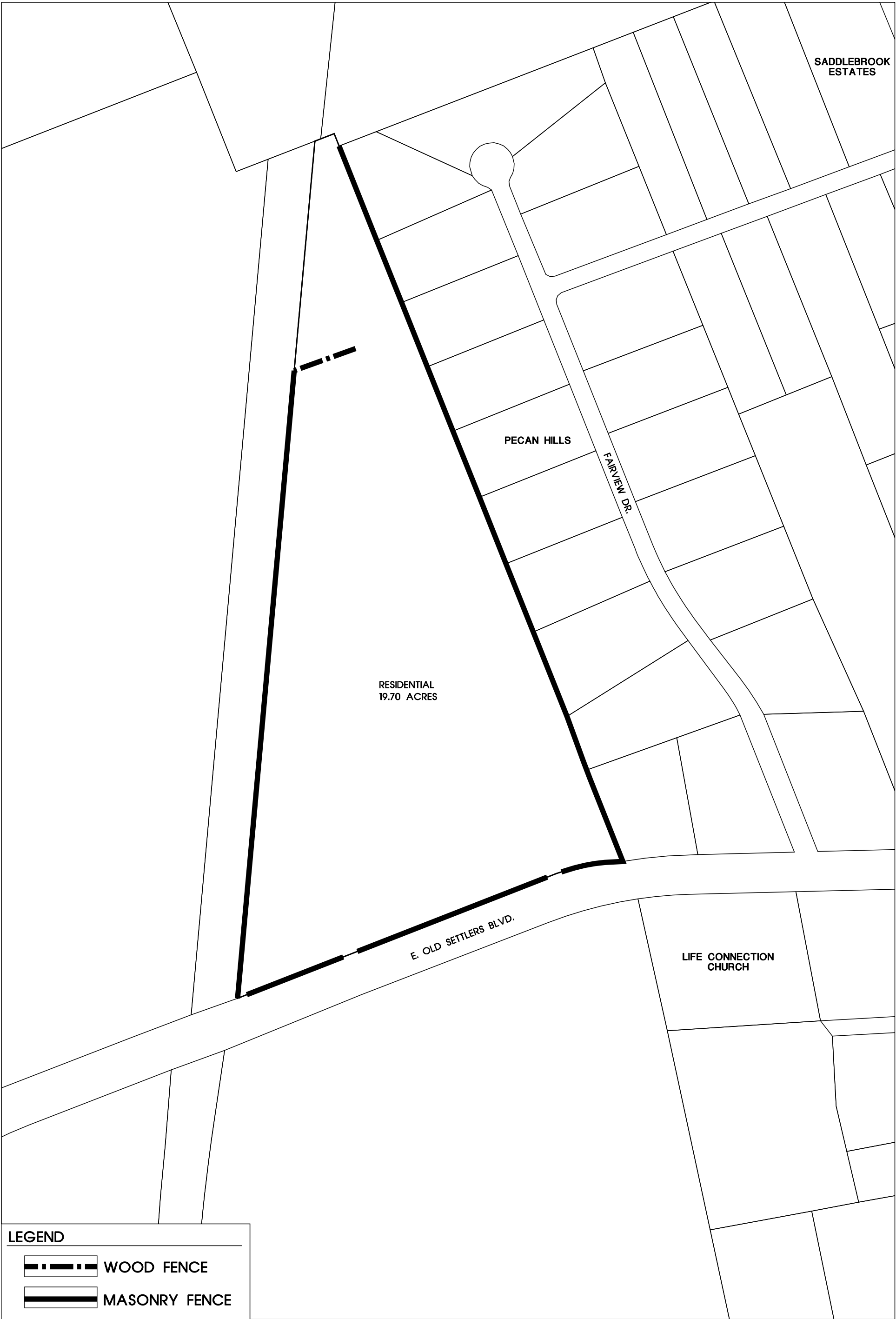
LIST OF EXHIBITS

Exhibit “A”	Survey Field Notes
Exhibit “B”	Concept Plan
Exhibit “C”	Fencing Exhibit



LEGEND

 **STREET ACCESS**



LEGEND

--- WOOD FENCE

— MASONRY FENCE