

“B”

**DEVELOPMENT PLAN
GREENLAWN PUD
PLANNED UNIT DEVELOPMENT NO. 107**

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this “**Plan**”) is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the “**City**”). For purposes of this Plan, the term **Owner** shall mean David Leppin, Milford Anderson, Jr., KDL Meadowcrest Investments, LLC, Lee Ann Brunelli and Karen Leppin; as their respective interests may appear in the respective portions of the hereinafter described property; and their respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 27.24 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 46-106 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 September 7, 2016, 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. 10.

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 1-9, 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.

4.2. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances City of Round Rock, Texas, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 27.240 acres of land, located within the City of Round Rock Extraterritorial Jurisdiction, 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) shall 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**

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 **MF-1 (Multifamily - Low Density)** and **C-1a (General Commercial - Limited)** zoning districts 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 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 low density multifamily residential development adjoining a commercial parcel, located on the northeast corner of Greenlawn Boulevard and Pflugerville Parkway.

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 for Parcel 1- 4.699 Acres (Commercial)

All uses within the **C-1a (General Commercial - Limited)** zoning district, as amended, are permitted, except that the following uses are prohibited:

- 1) Drive through eating establishments; and
- 2) Auto service facilities; and
- 3) Auto repair and body shops.

5.4. Land Use for Parcel 2 – 22.541 Acres (Multifamily – Low Density)

- 1) All uses permitted within the **MF-1 (Multifamily – Low Density)** zoning district, as amended, are permitted.
- 2) Unit Limit - Each building shall contain a maximum of 12 units per building.
- 3) A maximum of 240 multifamily units.
- 4) Density shall not exceed 11 units per acre.
- 5) Maximum height of principal building shall be 2 stories.
- 6) Maximum lot coverage for buildings shall be 25%.
- 7) The number of amenities provided shall be seven (7): 2 pet playgrounds, 1 fitness facility, 1 swimming pool, 1 business center, 1 kitchen, and 1 social room.

6. DEVELOPMENT STANDARDS

6.1. Parcel 1 (Commercial)

In addition to the standards contained in the C-1a (General Commercial – Limited) zoning district, the following standards shall apply:

1) Pedestrian Connection

A pedestrian connection shall be provided between Parcel 1 (Commercial) and Parcel 2 (Multifamily – Low Density). This connection shall be aligned with the pedestrian connection provided from Parcel 2.

2) Access and Circulation

- a) Pedestrian and vehicular circulation shall be required to and from all buildings and sites. Pedestrian connectivity shall be achieved through the use of sidewalks, stamped concrete brick pavers and or stained/treated asphalt.
- b) Primary vehicular entrances to individual building sites shall be designated with defining landscape and/or architectural features, including but not limited to medians and/or special paving. A license agreement from the City will be required for all such features located within public right of way.

3) Exterior Wall Finish and Exterior Color

- a) The exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features.
- b) Masonry shall be defined as stone, simulated stone, brick, or a minimum of 2-step hard coat stucco. No more than 30% of the building façade may be stucco. The use of materials such as wood shingles, horizontally installed cement based siding or wood siding shall be limited to accent features.
- c) Day-glo, luminescent, neon or similar types of color finishes are not permitted

4) Building Articulation - All buildings shall at least five of the following design treatments:

- a) Canopies or porticos, integrated with the building's massing styles
- b) Overhangs proportional in size to the mass of the building
- c) Arcades, with a minimum width of eight-feet

- d) Pitched roof forms, including gable and hip, over substantial portions of the building's perimeter
- e) Ornamental and structural architectural details
- f) Decorative tower features
- g) Exterior arches on at least two sides of the building
- h) Natural stone on the first floor façade of buildings

5) Awnings and Canopies

- a) Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.
- b) Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
- c) Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.
- d) Colors of awnings must be compatible with the buildings.
- e) Incorporate awnings along with any signage to provide a uniformly designed building façade.
- f) Internally illuminated awnings are prohibited.

5) Windows

- a) Ground-floor street or courtyard facing facades shall have a minimum of forty (40) percent glazing.
- b) For unique security or display purposes, including but not limited to art galleries and jewelry stores, ground floor glazing requirements may be reduced by the Zoning Administrator.
- c) To assist with energy efficiency and solar gain the requirements in this subsection may be reduced by the Zoning Administrator to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.

6) Glass

Except for photovoltaic surfaces, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of buildings and

structures.

7) Roofing

- a) Pitched roofs shall be required for all one (1) story detached structures and shall have a pitch equal to or greater than a 4:12 pitch. Pitch may be 3:12 if the span is greater than sixty (60) feet. Pitched roofs shall not be required for one (1) story structures that share a common wall with another structure.
- b) Roofing materials for pitched roofs shall not consist of composition shingles. Tile (clay, cement, natural or manufactured stone), non-reflective pre-finished metal, copper or other similar materials are required.
- c) Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- d) All rooftop equipment, including satellite dishes and antenna, must be fully screened from view and located below the highest vertical element of the building.

8) Lighting

- a) Exterior lighting shall be used to provide illumination for security and safety of entry drives, parking areas, service and loading areas and pathways and courtyards. All exterior light fixtures should be designed and coordinated as compatible fixtures which relate to the architectural character of the buildings on a site.
- b) External lighting shall be arranged and controlled, through the use of shielding and other measures, so as to deflect light away from any residential areas.
- c) Building Illumination
 - i. The design and materials of lighting fixtures shall be consistent with the character of the area. Fully recessed down-lights, gooseneck lights or other fixtures appropriate to the style of a building shall be used.
 - ii. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for pedestrians and driver.

6.2. Parcel 2 (Multifamily Low Density)

1) Pedestrian Connection

A pedestrian connection shall be provided between Parcel 2 (Multifamily – Low Density) and Parcel 1 (Commercial). This connection shall be aligned with the pedestrian connection provided from Parcel 1.

2) Fencing - The location and types of perimeter fencing to be provided are indicated on **Exhibit “C” :**

- a) Compatibility Fence: 6’ high masonry fence to conform with the provisions of Section 46-200 of the Code
- b) Decorative Metal: 5’ high, black fence

3) Signs

- a) For the purpose of applying Chapter 30 of the Code, West Pflugerville Parkway is classified as a commercial roadway.
- b) As provided for in Section 30-8 (d) (Building sign standards, Awning/canopy signs), signs attached to the top of a rigid awning/canopy are allowed, so long as they do not project above the building wall or parapet. Halation illumination shall be allowed for these signs.

2. TRAFFIC IMPACT ANALYSIS

2.1. Parcel 1 – Limited Commercial

A determination regarding a TIA for the commercial uses on Parcel 1 will be made when specific development proposals have been presented to the City.

2.2. Parcel 2 – Low Density Multi-family

Trip generation estimates prepared for the low density multi-family development on this site indicated that a right turn deceleration lane on Greenlawn Boulevard would be necessary. The Owner has agreed to provide this improvement prior to the City’s issuance of a Certificate of Occupancy for the development on Parcel 2. The City has therefore waived the requirement for a TIA (Traffic Impact Analysis) for the Parcel 2.

3. CHANGES TO DEVELOPMENT PLAN

3.1. 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.

3.2. 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”	Legal Description of Property
Exhibit “B”	Concept Plan
Exhibit “C”	Fencing Layout

Counties: Williamson & Travis
Project: Continental—Greenlawn
AVO: 31826

Page 1 of 3
7/1/2016

Property Description

BEING A 27.240 ACRES TRACT SITUATED IN THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NUMBER 232, TRAVIS COUNTY, TEXAS AND THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 876, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.571 ACRES TRACT AS DESCRIBED IN AN EXECUTOR'S DEED TO LEE ANN BRUNELLI & KEITH D. LAIR AND RECORDED IN DOCUMENT NO. 20100099769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED TO KAREN ALICE LEPPIN JONES AND RECORDED IN DOCUMENT NO. 2007152662 OF SAID OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 16 ACRES TRACT DESCRIBED IN A WARRANTY DEED TO DAVID WILSON LEPPIN AND RECORDED IN VOLUME 7489, PAGE 534 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the south right-of-way line of West Pflugerville Parkway, also known as Victoria Station Blvd, a 120-feet wide right-of-way, for the southeast corner of a called 2.860 acres tract as described in a Special Warranty Deed to the City of Pflugerville, Texas and recorded in Document No. 2006138942 of said Official Public Records of Travis County, Texas;

THENCE leaving said south right-of-way line of West Pflugerville Parkway, crossing said West Pflugerville Parkway with the east line of said 2.860 acres tract, N27°24'19"E a distance of 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the north right-of-way line of said West Pflugerville Parkway for the northeast corner of said 2.860 acres tract, same being the southwest corner of a called 21.456 acres tract as described in a Special Warranty Deed to Michael W. Ayer and recorded in Volume 11868, Page 121 of said Deed Records of Travis County, Texas, and being the **POINT OF BEGINNING** of the tract described herein;

THENCE with said north right-of-way line of West Pflugerville Parkway, same being the north line of said 2.860 acres tract the following two (2) courses and distances:

1. N62°06'20"W a distance of 907.45 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and from which a 1/2-inch iron rod (disturbed) bears N46°56'45" a distance of 2.2 feet, and
2. N09°01'48"W a distance of 125.10 feet to a 1/2-inch iron rod found at the intersection of said north right-of-way line of West Pflugerville Parkway with the east right-of-way line of Greenlawn Blvd, a varying width right-of-way, for the northwest corner of said 2.860 acres tract;

Counties: Williamson & Travis
Project: Continental—Greenlawn
AVO: 31826

Page 2 of 3
7/1/2016

Property Description

THENCE with said east right-of-way line of Greenlawn Blvd the following four (4) courses and distances:

1. N27°48'34"E, passing at a distance of 318.05 feet a 1" inside diameter iron pipe found for the northwest corner of said 16 acres tract, same being the southwest corner of said 21.571 acres tract, and continuing in all a distance of 338.17 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found for a point of curvature to the right,
2. with the arc of said curve to the right a distance of 402.61 feet, said curve having a radius of 702.47 feet, a central angle of 32°50'18", and a chord bearing N44°16'15"E a distance of 397.12 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found for a point of tangency,
3. N60°41'25"E a distance of 241.92 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for a point of curvature to the left, and
4. with the arc of said curve to the left a distance of 345.46 feet, said curve having a radius of 860.00 feet, a central angle of 23°00'56", and a chord bearing N49°05'28"E a distance of 343.14 feet to a 1/2-inch iron rod with plastic cap stamped "BURY & PARTNERS" found in said east right-of-way line of Greenlawn Blvd for the southwest corner of Lot 1, Block A, Greenlawn Crossing Subdivision, a legal subdivision according to the plat of record in Cabinet S, Slides 324-325 of the Plat Records of Williamson County, Texas;

THENCE leaving said east right-of-way line of Greenlawn Blvd, with the south line of said Lot 1, Block A, S58°38'33"E a distance of 458.09 feet to a 1/2-inch iron rod with plastic cap stamped "BURY & PARTNERS" found for the southeast corner of said Lot 1, Block A;

THENCE with the east lines of said Lot 1, Block A, and Lot 3, Block A, said Greenlawn Crossing Subdivision, the following two (2) courses and distances:

1. N27°25'01"E a distance of 276.49 feet to a 1/2-inch iron rod with plastic cap stamped "BURY & PARTNERS" found, and
2. S58°45'17"E a distance of 147.83 feet to a nail found in the east line of said 21.571 acres tract, same being the west line of Remington Heights Phase 2 Section A, a legal subdivision according to the plat of record in Cabinet P, Slides 258-259 of said Plat Records of Williamson County Texas;

EXHIBIT "A"

Counties: Williamson & Travis
Project: Continental—Greenlawn
AVO: 31826

Page 3 of 3
7/1/2016

Property Description

THENCE with said east line of the 21.571 acres tract and the east line of said 16 acres tract, same being said west line of Remington Heights Phase 2 Section A and the west line of said 21.456 acres tract, S27°24'19"W a distance of 1,582.71 feet to said **POINT OF BEGINNING** and containing 27.240 acres.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

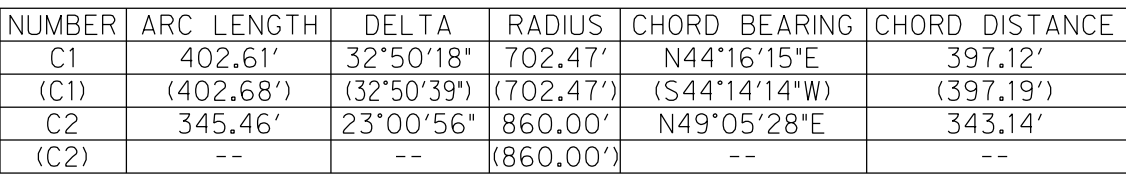
I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

7/1/2016

Date

Dan H. Clark, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6011
Halff Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600

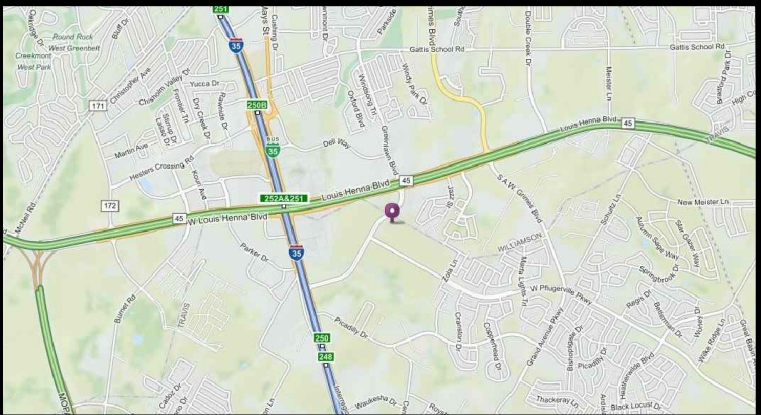
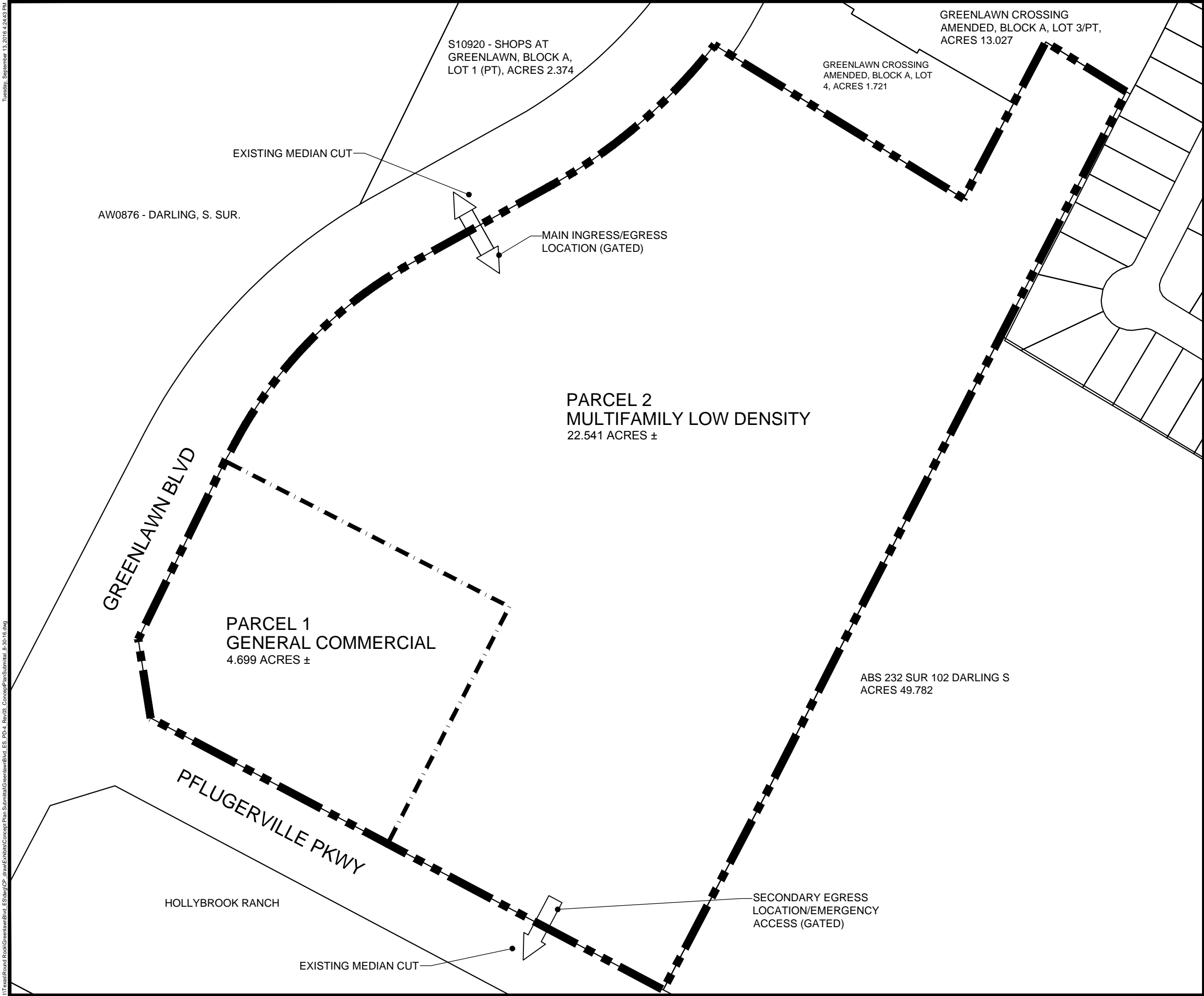




Project No.:	31826
Issued:	07/ 01 / 16
Drawn By:	JDB
Checked By:	DHC
Scale:	1" = 120'
Sheet Title	
S301-BS-31826.dgn	
01	
Sheet Number	

Tuesday, September 13, 2016 4:24:43 PM

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VICINITY MAP
SCALE: NTS

CONTINENTAL 371 FUND LLC
An affiliate of

CONTINENTAL
PROPERTIES

W134 N8776 Executive Parkway
Meromonee Falls, WI 53052
Phone: 262-502-5500 Fax: 262-502-5522
Email: cad_dwg@cproperties.com

CITY: ROUND ROCK ETJ	STATE:	DRAWN BY: TX	EG
	INITIAL DATE DRAWN:	6/30/2016	
STREET: GREENLAWN BLVD_ES	REVISIONS		
	REV	DESCRIPTION	DATE
	REV	DESCRIPTION	DATE

NORTH

SHEET: 0

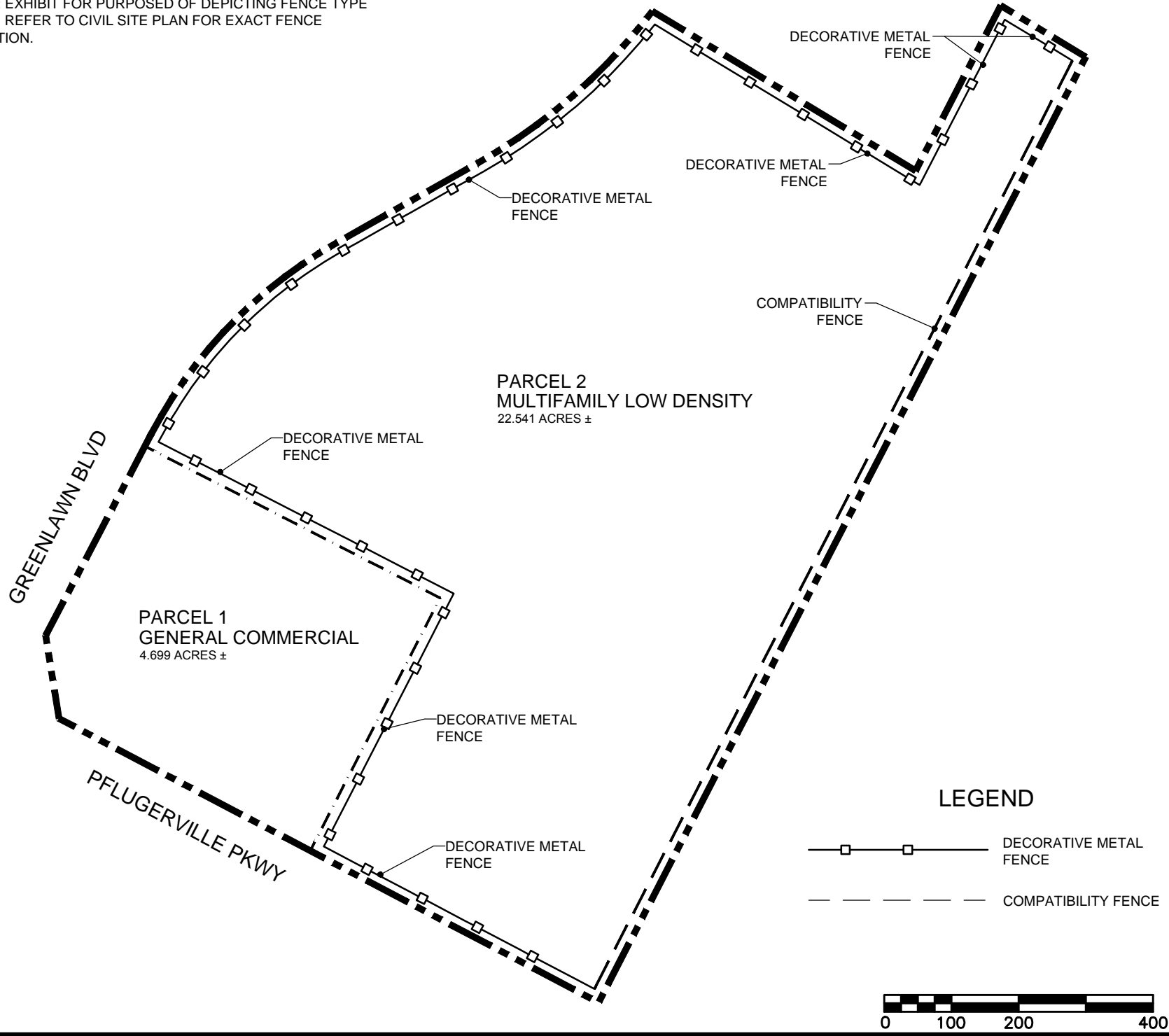
EX-B CONCEPT PLAN



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I:\Texas\Round Rock\GreenlawnBldg_ES\dwg\CP.dwg 8/30/16.dwg

NOTE: EXHIBIT FOR PURPOSES OF DEPICTING FENCE TYPE ONLY. REFER TO CIVIL SITE PLAN FOR EXACT FENCE LOCATION.



CONTINENTAL 371 FUND LLC
An affiliate of
CONTINENTAL
PROPERTIES

W134 18875 Executive Parkway
Round Rock, TX 78741
Phone: 282-502-5500 Fax: 282-502-5522
Email: cad_dwg@properties.com

CITY:	ROUND ROCK	STATE:	TX	DRAWN BY:	EG
STREET:	GREENLAWN BOULEVARD_ES	INITIAL DATE DRAWN:		8/30/16	
REVISIONS					
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE

NORTH

SHEET:

REV: 0

EX-C: FENCING