DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT NO. ___

I.
GENERAL PROVISIONS

1.01 CONFORMITY WITH DEVELOPMENT STANDARDS

All uses and development within the Property, as defined herein, shall conform to the Development Standards included herein.

1.02 ZONING VIOLATION

Any person, firm, corporation or other entity violating any conditions or terms of this 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.

II.
DEVELOPMENT STANDARDS

2.01 DEFINITIONS

Except to the extent in conflict with this Plan, words and terms used herein shall have their commonly understood meaning, or as defined in the applicable provisions of the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2.02 PROPERTY

This Plan covers the tract of land described as follows:

> 9.796 acres of land known as Parcel 4 of the Bison Tract, as more fully described in Exhibit "B-1", attached hereto.

The foregoing tract of land is referred to herein as the "Property".

2.03 APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinances

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial – Limited)** zoning district and other sections of the Code, as applicable and as amended. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.

EXHIBIT

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"B"

B. 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.

2.04 PERMITTED USES

All uses applicable to the C-1a (General Commercial – Limited) zoning district are permitted by right. In addition, the following use is permitted by right:

> Employee housing. "Employee housing" shall mean dormitory or multifamily style housing buildings primarily for housing employees of businesses located in zoning district PUD No. ____. Employee housing may include daycare facilities for employees.

2.08 PARKING

A. No parking is required for employee housing.

III.

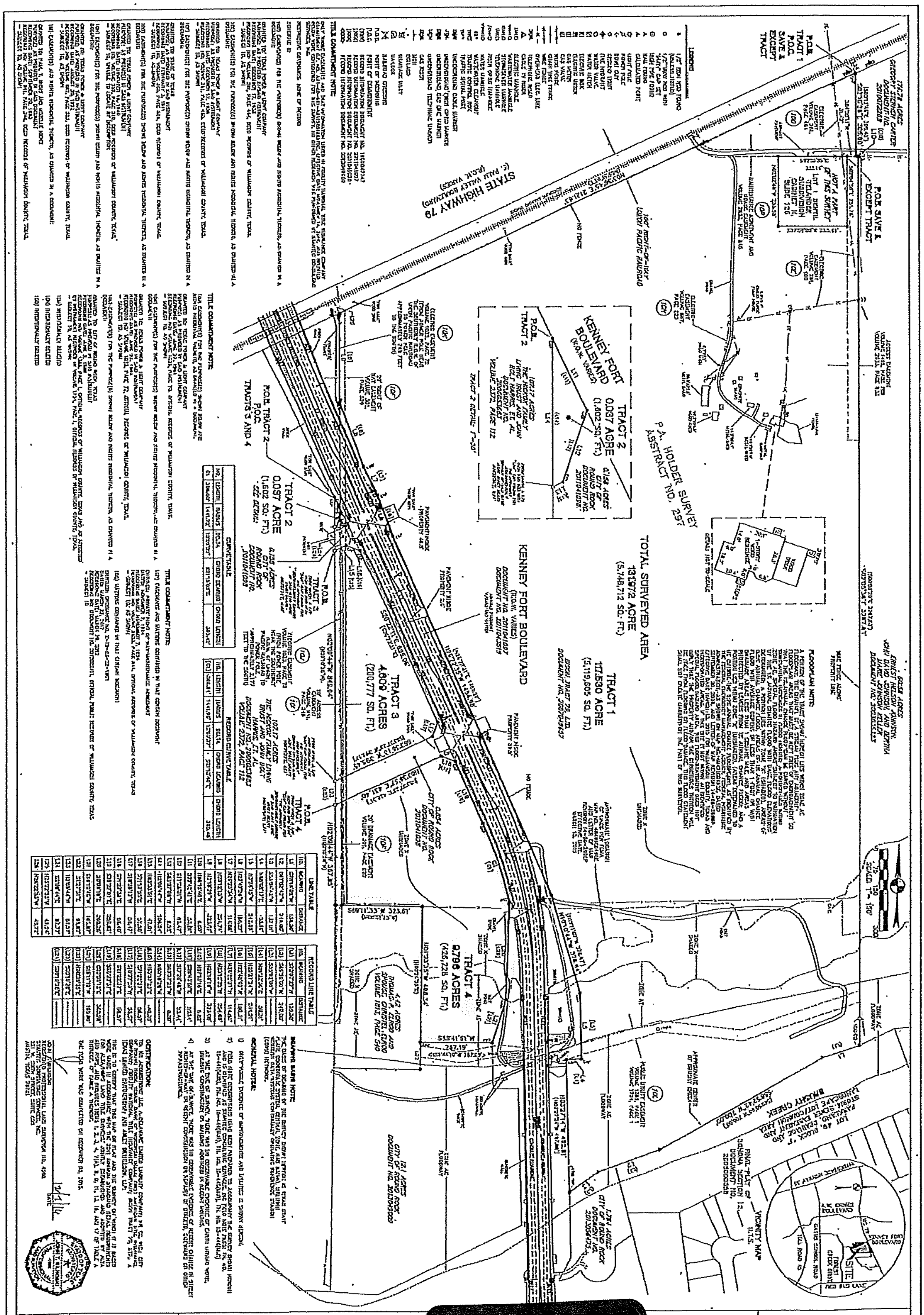
CHANGES TO DEVELOPMENT PLAN

3.01 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. If the Code is amended on or after January 1, 2018, changes to this Plan that incorporate prior Code provisions (if approved in writing by the Director of Planning and Development Services and the City Attorney) shall be considered minor changes subject to the prior sentence.

3.02 MAJOR CHANGES

All changes not permitted above shall be resubmitted following the procedure required by the Code, as amended.



SURVEY DATE: 12-04-15	BISON TRACT 79, LTD.	SURVEY
DATABASE: BISON		…LDER SURVEY, ABSTRACT …LLIAMSON COUNTY, TEXAS …RACT OF LAND CONVEYED … NO. 2007049557 OF THE … COUNTY, TEXAS.
QA/QC: LURUTS	3301 PALM VALLEY BOULEVARD E ROUND ROCK, TEXAS	
PROJECT NO.:		

SHEET 1 OF 1

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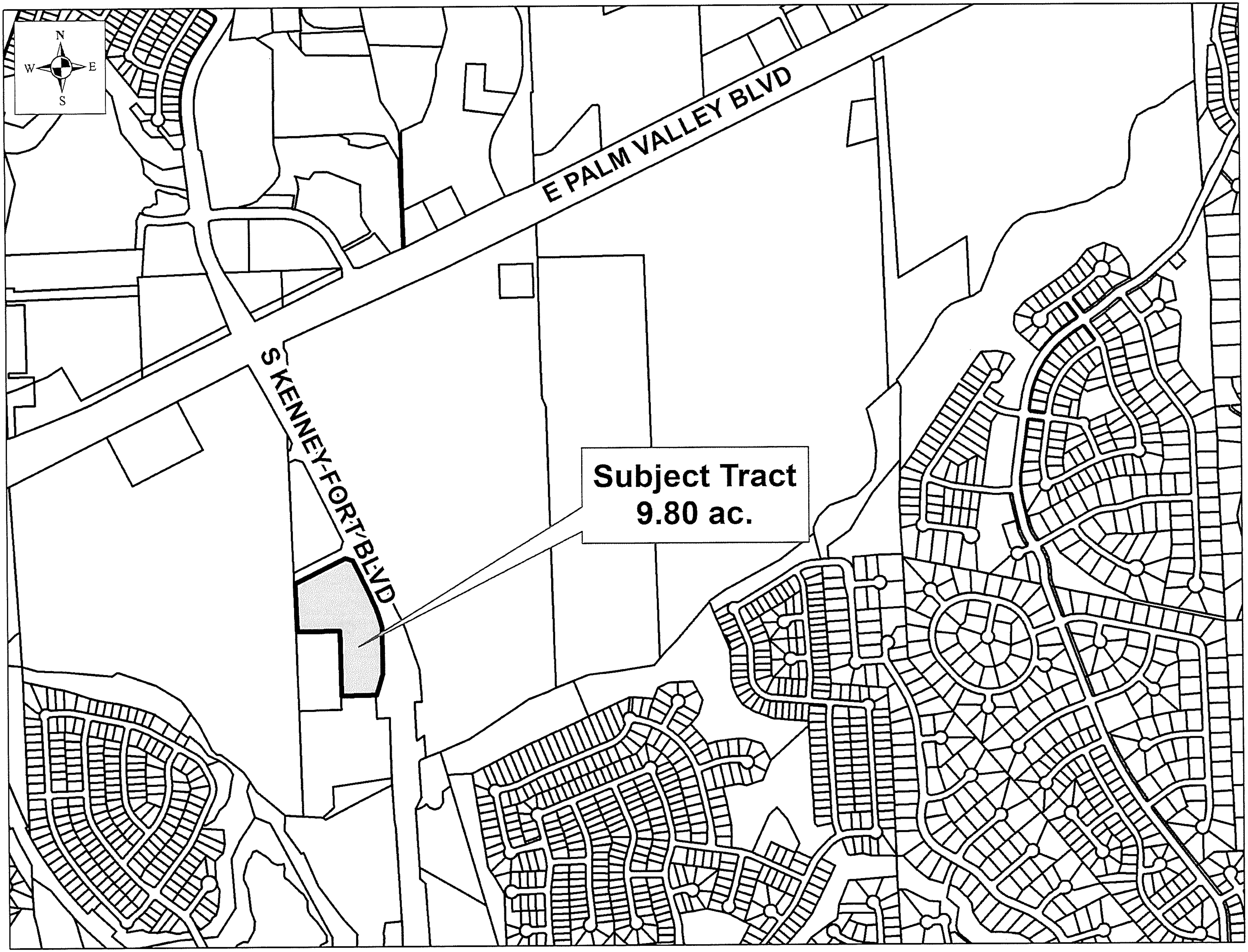
EXHIBIT

B-1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