

EXHIBIT

"A"

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 1-9, 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.

THE WOODBINE MANSION PLANNED UNIT DEVELOPMENT 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 1.80 acres of land located within the City of Round Rock, Texas, and more particularly as 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 the **MU-L (Mixed-use limited)** and the **H (Historic overlay)** 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 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.

4.3 Traffic Impact Analysis

No traffic impact analysis (TIA) is required.

5. PERMITTED USES

5.1 All uses permitted in the **MU-L (Mixed-use limited)** district; and

5.2 Event Center: A facility consisting of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social and corporate gatherings such as weddings, parties, receptions, and dances.

6. DEVELOPMENT STANDARDS

6.1 Event Center Site Layout: The site layout of the property is depicted in **Exhibit “B”**.

6.2 Event Center Parking Plan: The following shall be the required parking for the event center use:

- (1) Any on-site parking areas shall be located within the McNeil Road/Bagdad Avenue street yard of the primary building, as depicted in **Exhibit “B”**.
- (2) Off-site parking agreements providing a minimum of 50 spaces on private property shall be in place within one (1) block of the Property; and
- (3) Events with an anticipated attendance of 200 guests or more shall provide a parking shuttle service to a location(s) with an off-site parking agreement providing a minimum of 75 spaces; and
- (4) Patrons of the event center shall be directed to use the following public parking locations, as indicated on **Exhibit “C”**:
 - a) E. Main Street, between Sheppard Ave. and Lewis Street;
 - b) Burnet Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - c) Lewis Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - and
 - d) the City-owned parking lot at 304 E. Bagdad Ave.
- (5) Patrons shall not be directed to the city-owned parking garage adjacent to city hall.

6.3 Amendments to Parking Plan: In recognition that parking needs and industry standards may change, modifications to the parking plan outlined in Sec. 6.2 above may be approved by the Zoning Administrator.

7. EVENT CENTER USE

- 7.1 Noise:** The event center shall be subject to Chapter 14, Article VIII – Noise. As an area zoned PUD (Planned Unit Development) with mixed-use land development characteristics, it is classified as a commercial district and is therefore subject to the general noise prohibitions and sound level limitations for commercial uses.
- 7.2 Operating Hours:** The event center operating hours shall be limited to 7:00 am to 1:00 am for access to the public. The event center shall not conduct outdoor activities after 11:00 pm.

8. SITE AND BUILDING FEATURES

- 8.1 Fencing:** As depicted on **Exhibit “B”**, the existing wood picket fencing is permitted to remain, and maintenance and replacement with like materials shall be permitted. Fencing of a style other than the existing wood picket fence shall comply with the MU-L district.
- 8.2 Lighting:** Free-standing light fixtures shall not exceed ten feet (10’) from grade.
- 8.3 Height:** The maximum height of buildings shall not exceed three (3) stories above grade.
- 8.4 Driveways:** New driveways shall not exceed 26 feet in width.
- 8.5 Accessibility:** Where ramps or other accessibility-related structures are installed such that they are visible from East Main Street, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

9. CHANGES TO DEVELOPMENT PLAN

9.1 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.

9.2 Major Changes

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

LIST OF EXHIBITS

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|-------------|-------------------------------------|
| Exhibit "A" | Property Description |
| Exhibit "B" | Site Layout |
| Exhibit "C" | Designated Public Parking Locations |

EXHIBIT "A"

Lots 1-12, Block 12, CITY OF ROUND ROCK, in Williamson County, Texas, according to the map or plat recorded in Volume 25, Page 314, Deed Records of Williamson County, Texas transcribed into Cabinet A, Slide 190, Plat Records, Williamson County, Texas.

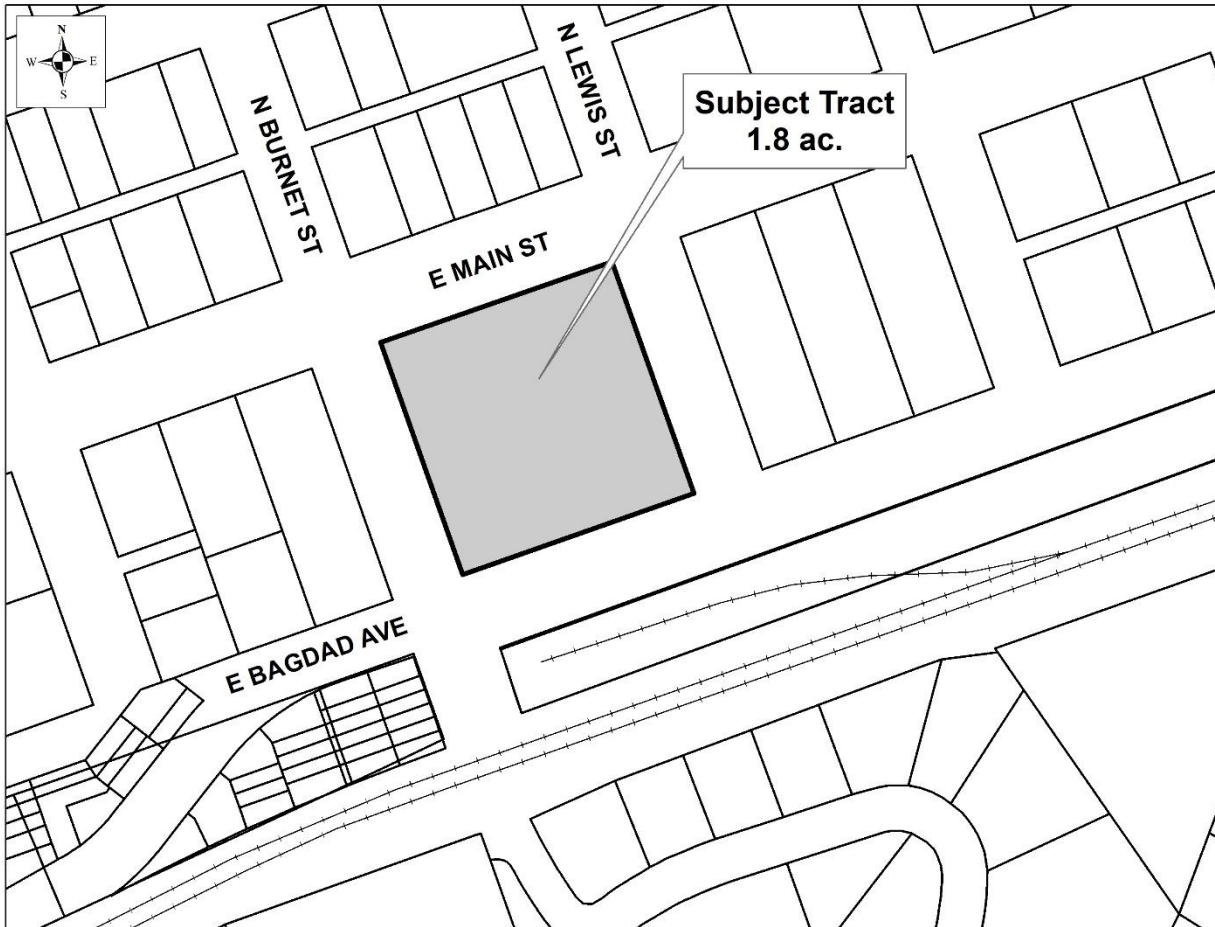


EXHIBIT "B"

WOODBINE MANSION, EVENT CENTER SITE LAYOUT

405 East Main Street - Round Rock, Texas

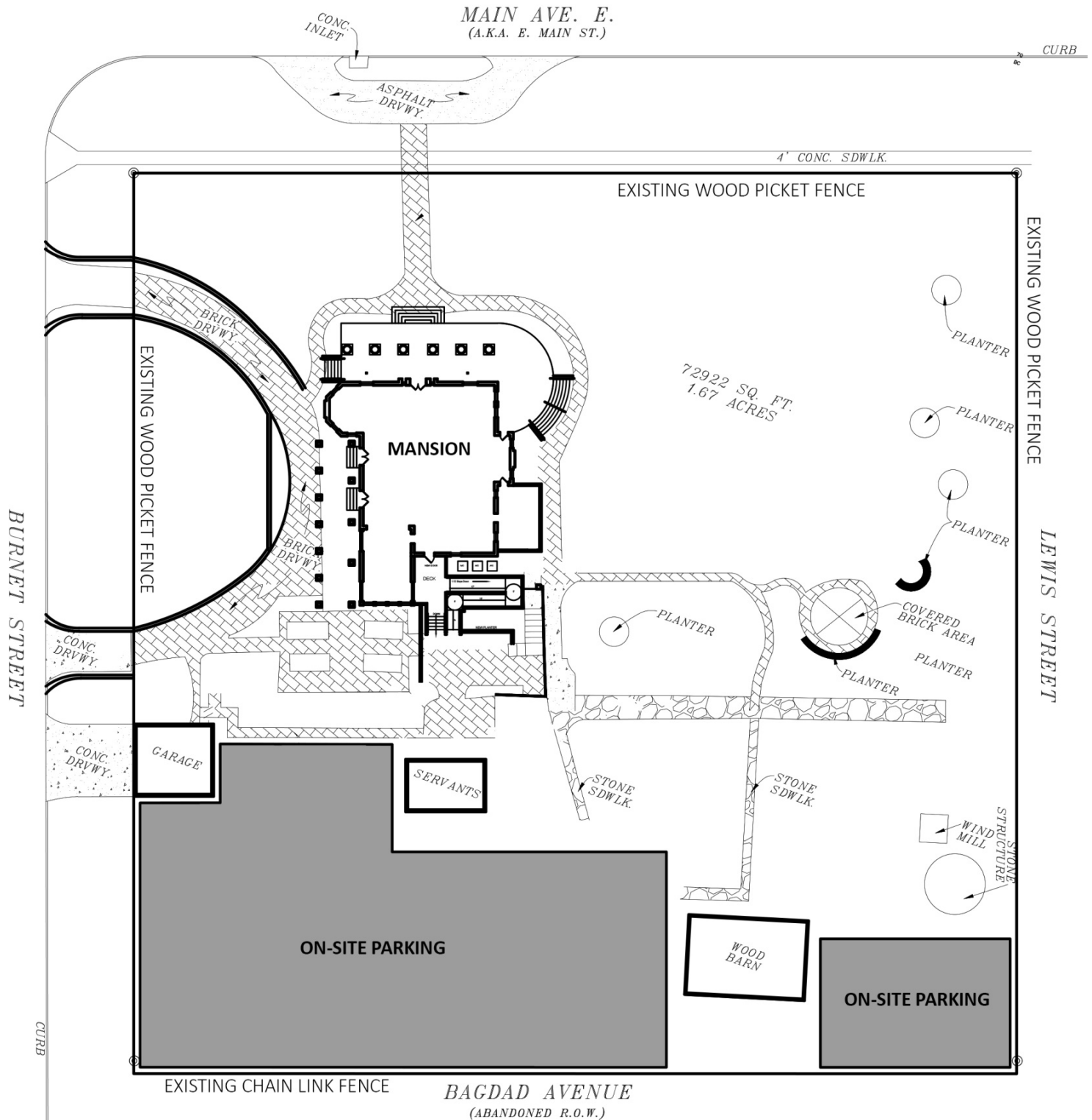


EXHIBIT “C”

WOODBINE MANSION Public PARKING



Location

- A. Public Lot on Bagdad Avenue
- B. North Burnet parallel parking, Main St. to Liberty St.
- C. East Main Street parallel parking, Sheppard St. to Lewis St.
- D. Lewis Street, McNeil to Main