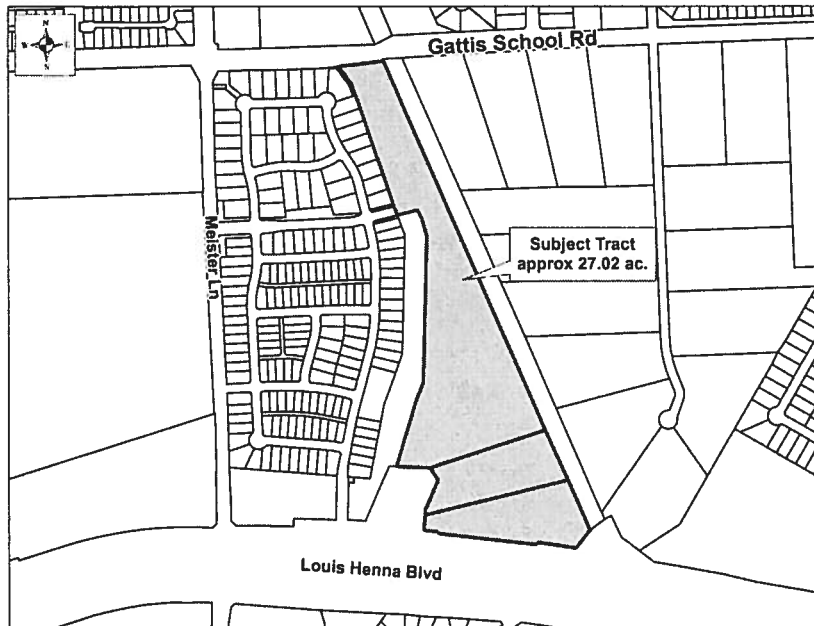


**SE PID: Remington Tract PUD 22 - Amend. No. 2
ZONING ZON1902-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Amendment to PUD No. 22 to allow for light industrial uses

ZONING AT TIME OF APPLICATION: PUD 22 - Business Park

DESCRIPTION: 27.02 acres out of the ASA Thomas Survey, Abstract No. 609; The C.E. Rowe Survey, Abstract No. 871; and the William Barker Survey, Abstract No. 107

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: business park and open space

ADJACENT LAND USE:

North: SF-R (Single Family - Rural) and SF-1 (Single Family - Large Lot)

South: Louis Henna Blvd. (State Highway 45)

East: ETJ - Kenney Fort Blvd. corridor and large lot residential

West: PUD 22 (commercial and single family)

PROPOSED LAND USE: light industrial

TOTAL ACREAGE: 27.02

Owner:
The Texas General Land Office
State of Texas
P.O. Box 12873
Austin, TX 78711

Agent:
Drenner Group, PC
Amanda Swor
200 Lee Barton Dr.
Austin, TX 78704

SE PID: Remington Tract PUD 22 – Amend. No. 2
ZONING ZON1902-001

HISTORY: PUD (Planned Unit Development) No. 22 was approved by the City Council in September of 1995, with most of the site designated for either business park or commercial development, but it remained undeveloped. The PUD area north of SH 45 was amended in 2014 to provide for approximately 45 acres of single family housing, approximately 3.8 acres along the SH 45 frontage road for commercial development and approximately 18.5 acres for business park development. The single family housing is substantially complete, while the remaining area remains undeveloped. In October of 2018, approximately 12 acres south of SH 45 originally designated for business park in the PUD was removed from the PUD and rezoned to TH (Townhouse).

DATE OF REVIEW: March 6, 2019

LOCATION: Northeast of the intersection of Louis Henna Blvd. and Meister Ln.; south of Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

General Plan: PUD No. 22 provides for a mixture of land uses on the property, including commercial, residential and business/industrial.

Traffic, Access and Roads: The site has frontage on Louis Henna Blvd, which is the frontage road for SH 45. The extension of Kenney Fort Blvd. will be constructed on the site's eastern boundary. No update to the traffic study done for PUD No. 22 was required. Trip counts, access points and any potential traffic mitigation will be considered during the site development process.

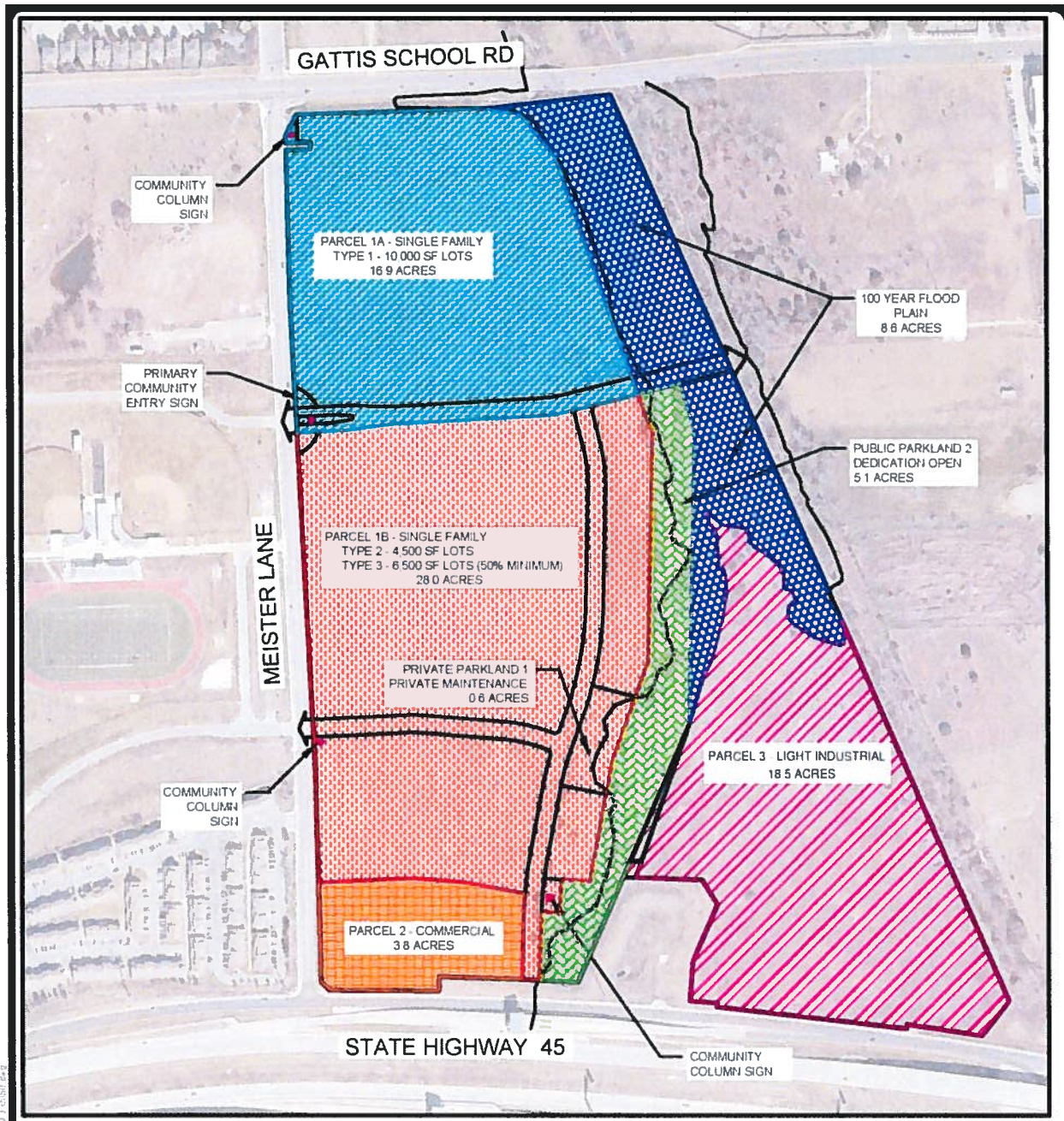
Parcel description: Parcel '3' of PUD No. 22 consists of 18.5 acres. This is part of a 27-acre ownership parcel, the remainder of which is either in the 100-year floodplain or is to be dedicated as public parkland.

Current zoning: The land uses in the business park district include: colleges and universities, day care, call centers, offices, and wholesale trade. Development standards for Parcel '3' include: vertical and horizontal articulation; architectural delineation of building materials for buildings that exceed 40 feet in height; an exterior finish of stone, brick, glass, stucco, composite metal panels or concrete tilt-wall with a sandblast finish, with at least 20% of the wall finish being stone or brick; all pitched roofs exposed to public view must be either standing seam metal, composition shingles or clay or concrete tile; and buildings must incorporate relief, with architectural elements and recessed or covered entries and windows. In addition, a 25-foot landscape buffer is required along the western boundary if any loading or parking areas face the property line.

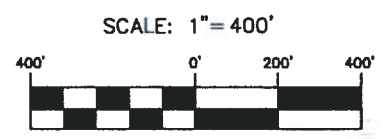
Proposed zoning: Land uses in the light industrial district include: office, office/warehouse, retail sales and services consisting of primarily outdoor storage or consumer loading areas, small-scale alcohol production, manufacturing and assembly, warehouse and freight movement and wholesale trade. The development standards for Parcel '3' would remain unchanged. The proposed development is for three warehouse structures.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 22, to allow light industrial uses on Parcel '3'.



PARCEL 1A SINGLE FAMILY - 17.0 AC
 PARCEL 1B SINGLE FAMILY - 28.0 AC
 PARCEL 2 COMMERCIAL - 3.8 AC
 PARCEL 3 LIGHT INDUSTRIAL - 18.5 AC
 PARKLAND DEDICATED OPEN - 5.1 AC
 REMAINING FLOODPLAIN - 8.6 AC



JOB NO. 50841-00
 DATE OCT 2014
 DESIGNER _____
 CHECKED DRAWN
 SHEET 1 of 1

NORTHFIELDS (GLO TRACT - PUD 22)
EXHIBIT B
PUD CONCEPT PLAN
CITY OF ROUND ROCK, TEXAS

PAPE-DAWSON ENGINEERS
 7800 SHAD CREEK BLVD. | AUSTIN, TEXAS 78757 | PHONE 512.454.8711
 SUITE 220 WEST | FAX 512.454.8887
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, PEB# REGISTRATION # 470

Date: Oct 15, 2014 2:00pm User: D. Williams
 File: Northfields-GLO Tract - PUD 22 - (new) Rev PUD Final.dwg

EXHIBIT "A"

II.

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 81.118 acres of land more particularly described in Exhibit "A" and approximately 12.077 acres of land more particularly described in Exhibit "D", located within the city limits of Round Rock, Texas.

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, C-1a (General Commercial - Limited) district, C-1 (General Commercial) district, ~~BP (Business Park)~~ 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.

LI (Light Industrial)

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

Exhibit "B" of this Plan shall serve as the Concept Plan required by Section 36-39 of the Code, as amended for the 81.118 acre portion of the Plan area.

6. PERMITTED USES

6.1. Parcel 1-A – Single Family – 16.9 acres

- 1) SF Detached - Large Lot (minimum size: 10,000 square feet)

6.2. Parcel 1-B – Single Family – 28 acres

- 1) SF Detached - Alley Lot (minimum size: 4,500 square feet)
 - a. Maximum of 50% of the total number of lots on Parcel 1-B
- 2) SF Detached - Standard Lot (minimum size: 6,500 square feet)
 - a. Minimum of 50% of the total number of lots on Parcel 1-B

6.3. Parcel 2 – Commercial – 3.8 acres

- 1) The Plan includes a commercial tract, in which all uses in the C-1a (General Commercial - Limited) zoning district are allowed, with the exception of:
 - a. Drive through eating establishments; and
 - b. Auto service facilities; and
 - c. Auto repair and body shops.

6.4. Parcel 3 - ~~Business Park~~ – 18.5 acres

- 1) The Plan includes a ~~business park~~ tract, in which all uses in the ~~BP (Business Park)~~ zoning district are allowed.

6.5. Parcel 5 – Business Park or C-1 (General Commercial) – 12.077 acres

- 1) The permitted uses for Parcel Five, more particularly described in Exhibit "D", shall be those allowed as described below for business park or those allowed in the C-1 (General Commercial) district, but not both.
- 2) Business park permitted uses, including but not limited to:
 - a. Primary uses: office, office/warehouse, research and development, technical schools, light manufacturing and assembly, conducted wholly within a building.

Light Industrial

LI (Light Industrial)

- b. Secondary uses: caretaker's residence, the sale of goods produced or assembled on site, daycare and other employee services.
- c. Prohibited uses: automotive and machinery repair, automotive and machinery painting, wrecking yard, sexually oriented businesses, transmission and communication towers, trucking depots, bulk distribution centers and mini-warehouses.

7. DEVELOPMENT STANDARDS – SINGLE FAMILY DETACHED -

PARCELS 1-A & 1-B

7.1. Development Standards Table

	Single Family Detached – Large Lot (1)	Single Family Detached – Alley Lot (1)	Single Family Detached – Standard Lot (1)
Minimum Lot Area	10,000 s.f.	4,500 s.f.	6,500 s.f.
Minimum Lot Width	70 ft.	35 ft.	50 ft.
Minimum Width of Principal Building	20 ft.	20 ft.	20 ft.
Minimum Setback from Street (R.O.W.)	20 ft.	10 ft.	20 ft.
Minimum Garage Door Setback from Street/Alley (R.O.W.)	25 ft./15 ft.(2)	10 ft.(from Alley)	25 ft./15 ft.(2)
Minimum Rear Setback	20 ft.	10 ft.	10 ft.
Minimum Side Setback	5 ft.	5 ft.	5 ft.
Minimum Setback for Accessory Building	5 ft. (3)	5 ft. (3)	5 ft. (3)
Maximum Height of Principle Building	2 stories	2 stories	2 stories
Maximum Height of Accessory Building	15 ft.	15 ft.	15 ft.
Maximum Lot Coverage	40 percent	70 percent	50 percent
Maximum Height of Fence within Street Yard	3 ft. (4)	3 ft. (4)	3 ft. (4)
Maximum Height of Fence outside of Street Yard	8 ft. (4) (5)	8 ft. (4) (5)	8 ft. (4) (5)

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements

(2) Side-entry garages may have a 15 ft. setback from street (ROW)

(3) Accessory buildings or structures are not permitted in any front street yard

(4) All fences shall provide a finished face to abutting streets.

(5) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

7.2. Exterior Finish

- 1) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- 2) The exterior finish of all homes shall be a minimum of 75% masonry, excluding non-load bearing elements such as doors, windows, trim, and accents.
- 3) 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.
- 4) 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.
- 5) 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.

7.3. Garage Door Treatment

- 1) Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of at least one of the following: window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.
- 2) Upgraded garage doors shall not be required for swing in, side entry garages.

7.4. Fencing Design Standards

- 1) Single Family Lot Fencing: Single-Family 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.
- 2) Perimeter Fencing: All perimeter fencing along Gattis School Road and Meister Lane shall conform to the Subdivision Wall requirements of Section 36-116 of the Code.
- 3) Open Space Fencing: Fences abutting open space or amenities such as floodplain, greenbelts, parks, town greens, detention/retention areas, or private parkland shall be constructed of wrought iron or tubular steel or other equivalent materials as approved by the Zoning Administrator. The Zoning Administrator may grant exceptions for lots adjacent to a private amenity center or open space when privacy concerns exist.

7.5. Residential Lot Trees

A minimum of one (1), three-inch (3") caliper container-grown Large Species tree shall be planted on each residential lot.

8. DEVELOPMENT STANDARDS – COMMERCIAL – PARCEL 2

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

8.1. Access and Circulation

- 1) 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.
- 2) 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.

8.2. Exterior Wall Finish and Exterior Color

- 1) The exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features.
- 2) 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.
- 3) Day-glo, luminescent, neon or similar types of color finishes are not permitted

8.4 Building Articulation

All buildings shall at least five of the following design treatments:

- 1) Canopies or porticos, integrated with the building's massing styles
- 2) Overhangs proportional in size to the mass of the building
- 3) Arcades, with a minimum width of eight-feet
- 4) Pitched roof forms, including gable and hip, over substantial portions of the building's perimeter
- 5) Ornamental and structural architectural details

- 6) Decorative tower features
- 7) Exterior arches on at least two sides of the building
- 8) Natural stone on the first floor façade of buildings

8.5 Awnings and Canopies

- 1) Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.
- 2) Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
- 3) 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.
- 4) Colors of awnings must be compatible with the buildings.
- 5) Incorporate awnings along with any signage to provide a uniformly designed building façade.
- 6) Internally illuminated awnings are prohibited.

8.6 Windows

- 1) Ground-floor street or courtyard facing facades shall have a minimum of forty (40) percent glazing.
- 2) 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.
- 3) 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.

8.7 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.

8.8 Roofing

- 1) 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.

- 2) 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.
- 3) 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.
- 4) All rooftop equipment, including satellite dishes and antenna, must be fully screened from view and located below the highest vertical element of the building.

8.9 Lighting

1.1.1. 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.

1.1.2. 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.

1.1.3. Building Illumination

1.1.3.1. 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.

1.1.3.2. 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 Light Industrial er.

2. DEVELOPMENT STANDARDS – ~~BUSINESS PARK~~ – PARCEL 3

In addition to the standards contained in the ~~BP (Business Park)~~ zoning district, the following standards shall apply:

9.1 Building Articulation and Scale

2.1.1. All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100') in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20') in length. No façade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.

- 2.1.2. Buildings that exceed forty feet (40') in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building

9.2 Exterior Wall Finish

- 1) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.
- 2) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.
- 3) All pitched roofs exposed to public view shall utilize one of the following materials:
 - a) Standing seam metal roofing with a non-reflective finish.
 - b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.
 - c) Clay or Concrete tile.
- 4) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:
 - a) Asbestos
 - b) Mirrored Glass (reflectivity of 20% or more)
 - c) Corrugated metal
 - d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)
- 5) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.
- 6) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:
 - a) Arcades
 - b) Cornices

- c) Eaves
 - d) Sloped or unique roof features (e.g. parapets, mansard)
 - e) Architectural focal points (e.g. entry ways, window treatments)
- 7) Entries shall be recessed or covered with canopies. Windows shall be recessed a minimum of four inches (4") from the face of the building. Windows shall also contain mullions appropriate to the scale of the building. Large uninterrupted expanses of glass are prohibited.

9.3 Landscape Buffer

A 25-foot unencumbered landscape buffer shall be required along the western property line of Parcel 3, if loading or parking areas are facing this property line. This increased buffer shall not be required if the loading or parking area is located adjacent to a principal building elevation that is not facing the western property line.

~~10. DEVELOPMENT STANDARDS – BUSINESS PARK – PARCEL 5 – 12.077 acres~~

~~10.1. Sidewalks~~

- ~~1. Sidewalks shall not be required along Louis Henna Boulevard or Schultz Lane.~~

~~10.2. Outdoor Storage~~

- ~~1. Outdoor storage of materials or equipment and loading docks shall provide a visual screen from abutting properties or city streets. All screening shall be approved by the Director of Planning prior to construction.~~

~~10.3. Density~~

- ~~1. Minimum Lot Size: one (1) acre~~

~~10.4. Building Setbacks~~

- ~~1. Front Yard: 50 feet~~
- ~~2. Rear Yard: 25 feet~~
- ~~3. Side Yard (internal): 25 feet~~
- ~~4. Side Yard (street): 50 feet~~

~~10.5. Landscaping~~

- ~~1. Each builder, prior to issuance of Certificate of Occupancy, shall plant two trees within the building setback area of the front yard. These trees shall be a minimum of one and one-half inch (1 ½") caliper container grown and may be a~~

~~mixture of any of the following trees: all variety of oaks, elms, pecan and sycamore or trees of equal quality, as approved by the Director of Planning.~~

10.6. Sign Regulations

- ~~1. All freestanding signs shall be monument signs.~~
- ~~2. Freestanding signs shall not exceed six feet (6') in height.~~
- ~~3. Freestanding signs shall not restrict visibility for traffic entering or leaving the site.~~
- ~~4. One freestanding sign shall be permitted for lots of less than three acres in size. The maximum area of the sign, defined as the area contained within a polygon containing the actual lettering and any logo, shall be fifty square feet. Portions of the masonry structure on which the sign is located are not counted as party of the fifty square feet provided they are not contained in the polygon.~~
- ~~5. Additional freestanding monument signs shall be permitted for lots of three acres or larger in accordance with the regulations contained in the Code.~~
- ~~6. Directional signs solely for the purpose of direction traffic or identifying buildings and facilities shall be permitted provided they are restricted to a size required for their function as determined by the Director of Planning.~~

10.7. Landscaping and Buffering

- ~~1. If any parking is provided in any front yard, a landscaped berm shall be installed with the following design standards:~~
 - ~~a. The height of the berm shall be a minimum of three feet in height and be landscaped to provide a complete visual screen of any parking, loading or storage areas. Trees shall be planted no less than thirty feet apart.~~
- ~~2. Trees shall be planted in all street yards. Said trees shall have a minimum caliper of two inches and a minimum height of six feet for softwoods and eight feet for hardwoods. Trees shall consist of a mix of hardwoods and softwoods to provide for both rapidly growing and slower growing trees.~~
- ~~3. A minimum of 75 percent of required front yards and side street yards shall be landscaped, excluding driveways.~~

10.8. Parking and Loading Requirements

- ~~1. No parking or loading shall be permitted in any required front yard or street side yard, except that parking may be permitted in up to twenty-five percent of the street yard if a landscaped screen and berm is first approved by the City and installed in accordance with Section 10.6.~~

10. TRANSPORTATION – 81.118 acres

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.

11. PARKS, OPEN SPACE AND TRAILS – 81.118 acres

11.1 Parkland Dedication

Approximately five (5) acres of public parkland shall be dedicated to the City of Round Rock in order to satisfy the parkland dedication requirements for Parcel One, in accordance with Chapter 36, Article III of the Code.

11.2 Parkland Improvements

Any trails constructed in the open space shall require the approval of the City of Round Rock Parks and Recreation Department.

11.3 Private Parkland.

A Private Park of approximately one-half (½) acre shall be provided. This private park shall be owned and maintained by a community association.

12. LANDSCAPING – 81.118 acres

The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:

12.1 Drought Tolerant Turf Grasses

All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.

12.2 Native Adapted Plants

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.

12.3 Maintenance

A community association will be responsible for the maintenance of landscape and irrigation areas located between the roadways and private property lines and for all community signage, walls, medians, and private parks and open spaces.

13. AREA IDENTIFICATION AND ENTRY FEATURE SIGNS – 81.118 acres

- 13.1 Three community entry feature signs shall be provided, one facing State Highway 45, one facing Meister Lane and one at the corner of Gattis School Road and Meister Lane as noted on Exhibit “B”.
- 13.2 The tower structure portion of all three of the community entry feature signs, as illustrated on Exhibit “C”, may be a maximum of 10 feet in height.
- 13.3 The information contained on Exhibit “C” shall not serve as an approval of the signs identified. All signs are subject to the review and approval of the City according to Chapter 30 of the Code, as applicable and as amended.

14. CHANGES TO DEVELOPMENT PLAN

14.1 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.

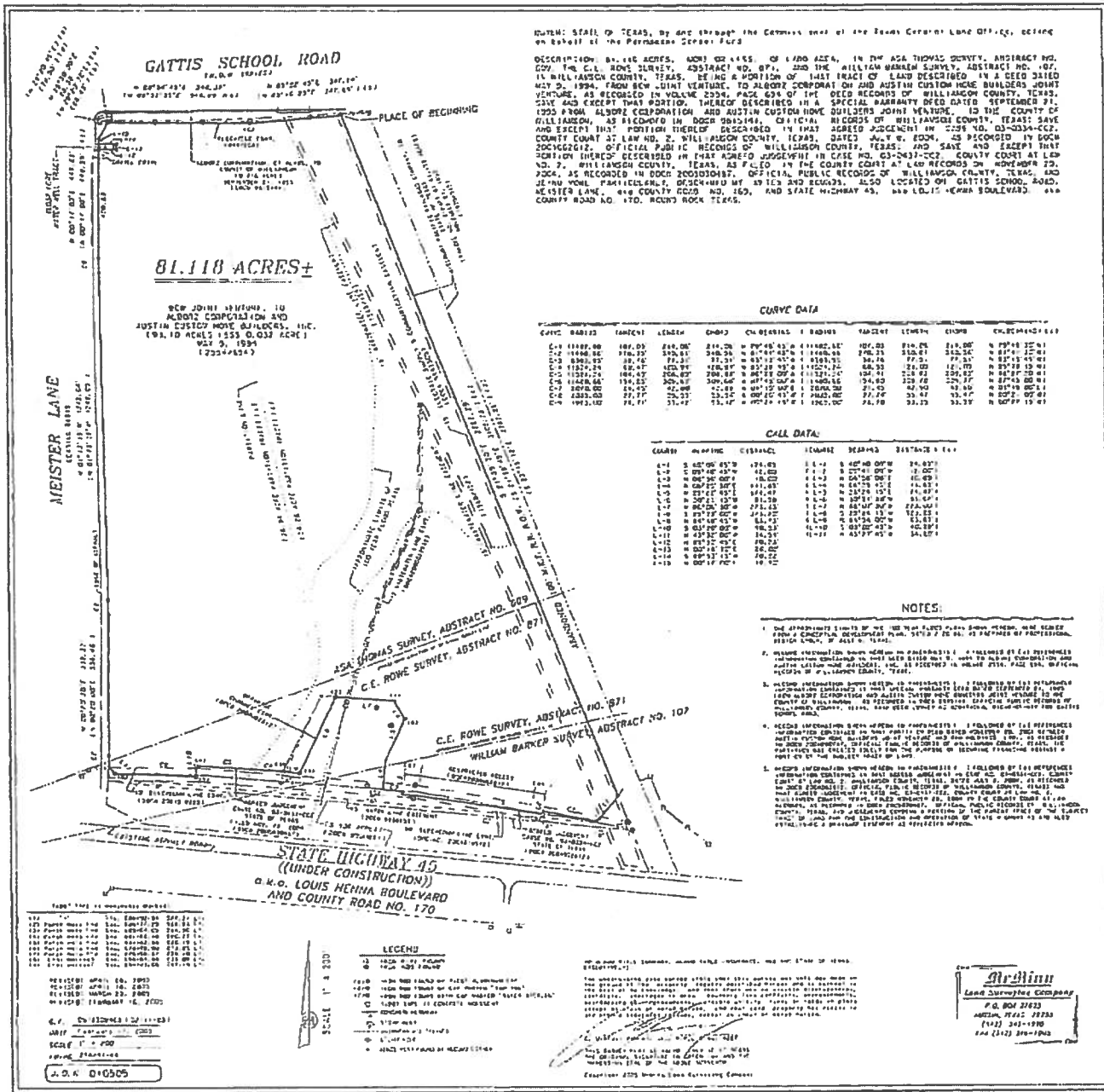
14.2 Major Changes

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 – 81.118 acres
Exhibit “B”	Concept Plan – 81.118 acres
Exhibit “C”	Entry Feature Signs – 81.118 acres
Exhibit “D”	Survey and Legal Description – 12.077 acres

EXIST
"A"



DESCRIPTION OF 81.118 ACRES, MORE OR LESS, OF LAND AREA, IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, THE C.E. ROWE SURVEY, ABSTRACT NO. 871, AND THE WILLIAM BARKER SURVEY, ABSTRACT NO. 107, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED DATED MAY 9, 1994, FROM BCW JOINT VENTURE, TO ALBORZ CORPORATION AND AUSTIN CUSTOM HOME BUILDERS JOINT VENTURE, AS RECORDED IN VOLUME 2554, PAGE 654 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION THEREOF DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 21, 1995 FROM ALBORZ CORPORATION AND AUSTIN CUSTOM HOME BUILDERS JOINT VENTURE, TO THE COUNTY OF WILLIAMSON, AS RECORDED IN DOC# 9615141, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; ALSO AND SAVE AND EXCEPT THAT PORTION THEREOF DESCRIBED IN THAT AGREED JUDGEMENT IN CASE NO. 03-0334-CC2, COUNTY COURT AT LAW NO. 2, WILLIAMSON COUNTY, TEXAS, DATED JULY 8, 2004, AS RECORDED IN DOC# 2004062612, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND SAVE AND EXCEPT THAT PORTION THEREOF DESCRIBED IN THAT AGREED JUDGEMENT IN CASE NO. 03-437-CC2, COUNTY COURT AT LAW NO. 2, WILLIAMSON COUNTY, TEXAS, AS FILED IN THE COUNTY COURT AT LAW RECORDS ON NOVEMBER 29, 2004, , AS RECORDED IN DOC# 2005030487, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDSAS FOLLOWS:

BEGINNING at a ½" iron rod found at the intersection of the south line of Gattis School Road, and the west line of a 100 foot wide abandoned M.K.T. Railroad Right-of-way, as described as Parcel No. 2- Part 6, in that deed dated November 21, 1990 from Missouri Pacific Railroad Company, to the State of Texas, as recorded in Volume 1970, Page 515, Official Records of Williamson County, Texas, for the southeast corner of the aforementioned County of Williamson Tract (Doc# 9615141), and being the northeast corner of the herein described tract of land;

THENCE LEAVING THE PLACE OF BEGINNING and Gattis School Road, with the common line of the aforementioned abandoned M.K.T. Railroad Right-of-way and the Alborz Corporation and Austin Custom Home Builders Tract, S 21°59'30" E 2787.29 feet to a fence post found at the intersection of the north line of State Highway 45, also known as County Road No. 170 and also known as Louis Henna Boulevard, and the west line the abandoned M.K.T. Railroad Right-of-way, for the northeast corner of the aforementioned State of Texas condemnation tract (DOC# 2004062612), and being the southeast corner of the herein described tract of land;

THENCE leaving the abandoned M.K.T. Railroad Right-of-way, and crossing the Alborz Corporation and Austin Custom Home Builders Tract, with the north line of said State Highway 45, same being the north line of the aforementioned State of Texas Tracts, the following thirteen (13) courses:

1. S 40°09'45" W 124.85 feet to a fence post found;

2. with a left breaking curve having a radius length of 11492.66 feet, an arc length of 214.06 feet and a chord which bears N 79°48'45"W 214.06 feet, to a fence post found;
3. S 09°40'45"W 12.00 feet to a TxDOT Type II Monument found marked Sta. 694+95.06 217.14 Lt.;
4. with a left breaking curve having a radius length of 11480.66 feet, an arc length of 540.61 feet and a chord which bears N 81°41'45"W 540.56 feet to a fence post found;
5. N 06°56'00"E 10.00 feet to a fence post found;
6. with a left breaking curve having a radius length of 8383.95 feet, an arc length of 77.51 feet and a chord which bears N 83°13'45"W 77.51 feet to TxDOT Type II Monument found marked Sta. 688+84.98 235.09 Lt.;
7. N 06°25'30"E 111.85 feet to a fence post found;
8. N 25°22'45"E 174.47 feet to a ½" iron rod found with cap marked "SAM INC";
9. N 30°21'15"W 81.56 feet to an "x" found on a TxDOT Type II Monument marked Sta. 688+92.94 577.31 Lt.;
10. N 86°06'30"W 223.13 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 686+77.29 568.93 Lt.;
11. S 25°23'00"W 323.20 feet to a ½" iron rod found with a TxDOT Aluminum Cap;
12. N 84°48'45"W 63.73 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 685+07.09 264.90 Lt.; and
13. with a left breaking curve having a radius length of 11521.24 feet, an arc length of 120.94 feet and a chord which bears N 85°39'45"W 120.94 feet to the northwest corner of the State of Texas condemnation tract (DOC# 2004062612), same being the northeast corner of the State of Texas condemnation tract (Cause No. 03-0437-CC2);

THENCE leaving the State of Texas condemnation tract (DOC# 2004062612), and continuing across the Alborz Corporation and Austin Custom Home Builders Tract, with the north line of said State Highway 45, same being the north line of the State of Texas condemnation tract (Cause No. 03-0437-CC2), the following four (4) courses:

1. with a left breaking curve having a radius length of 11521.24 feet, an arc length of 208.89 feet and a chord which bears N 86°29'00"W 208.88 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 681+82.18 260.77 Lt.;
2. S 03°20'00"W 40.53 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 681+82.86 220.19 Lt.;

3. with a left breaking curve having a radius length of 11480.66 feet, an arc length of 309.69 feet and a chord which bears N 87°45'00"W 309.68 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 678+79.90 213.85 Lt.; and
4. N 43°32'00"W 34.54 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 678+56.57 238.10 Lt., in east line of Meister Lane, same being the west line of the Alborz Corporation and Austin Custom Home Builders Tract, for the northwest corner of the State of Texas condemnation tract (Cause No. 03-0437-CC2), for the southwest corner of the herein described tract of land;

THENCE leaving said State Highway 45, with the common line of Meister Lane and the Alborz Corporation and Austin Custom Home Builders Tract, the following six (6) courses:

1. with a left breaking curve having a radius length of 2070.00 feet, an arc length of 42.90 feet, and a chord which bears N 01°15'00" E 42.89 feet to a ½" iron rod found;
2. N 00°20'30" E 538.37 feet to a ½" iron rod found at the beginning of a left breaking curve;
3. with said left breaking curve having a radius length of 2035.00 feet, an arc length of 55.55 feet, and a chord which bears N 00°20'45" W 55.54 feet to a ½" iron rod found;
4. N 01°13'15" W 1242.04 feet to a ½" iron rod found at the beginning of a right breaking curve;
5. with said right breaking curve having a radius length of 1965.00 feet, an arc length of 53.42 feet, and a chord which bears N 00°24'15" W 53.42 feet to a ½" iron rod found; and
6. N 00°17'00" E 409.69 feet to a ½" iron rod found at the southwest corner of that 0.032 acre water well tract described in the deed to Alborz Corporation and Austin Custom Home Builders Tract, as recorded in Volume 2554, Page 654 of the Deed Records of Williamson County, Texas;

THENCE leaving Meister Lane and entering the Alborz Corporation and Austin Custom Home Builders Tract with the line of said 0.032 acre water well tract, the following three (3) courses:

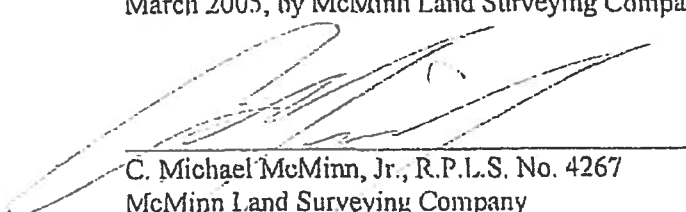
1. N 89°52'45" E 70.23 feet to a ½" iron rod found for the southeast corner of the 0.032 acre water well tract;
2. N 00°16'30" E 20.02 feet to a ½" iron rod found for the northeast corner of the 0.032 acre water well tract; and
3. S 89°53'15" W 70.22 feet to a ½" iron rod found in east line of Meister Lane, same being the west line of the Alborz Corporation and Austin Custom Home Builders Tract, for the northwest corner of the 0.032 acre water well tract;

THENCE leaving the 0.032 with the common Meister Lane and entering the Alborz Corporation and Austin Custom Home Builders Tract the following two (2) courses;

1. N 00°17'00"E 19.90 feet; and
2. N 29°30'30"E 68.30 feet to a ½" iron rod found at the intersection of the east line of Meister Lane and the south line of Gattis School Road, for the southwest corner of the aforereferenced County of Williamson Tract (Doc# 9615141), and being the northwest corner of the herein described tract of land;

THENCE leaving Meister Lane and crossing the Alborz Corporation and Austin Custom Home Builders Tract, with common line of said Gattis School Road and the County of Williamson Tract, the following two (2) courses:

1. N 89°54'15" E 544.32 feet to a ½" iron rod found with a cap marked "BAKER AICKLEN"; and
2. N 85°22'45" E 347.24 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 81.118 acres, more or less, of land area, as described from record information and measurements made on the ground on during January, February, May, and June, 1994 and January and March 2005, by McMinn Land Surveying Company of Austin, Texas.



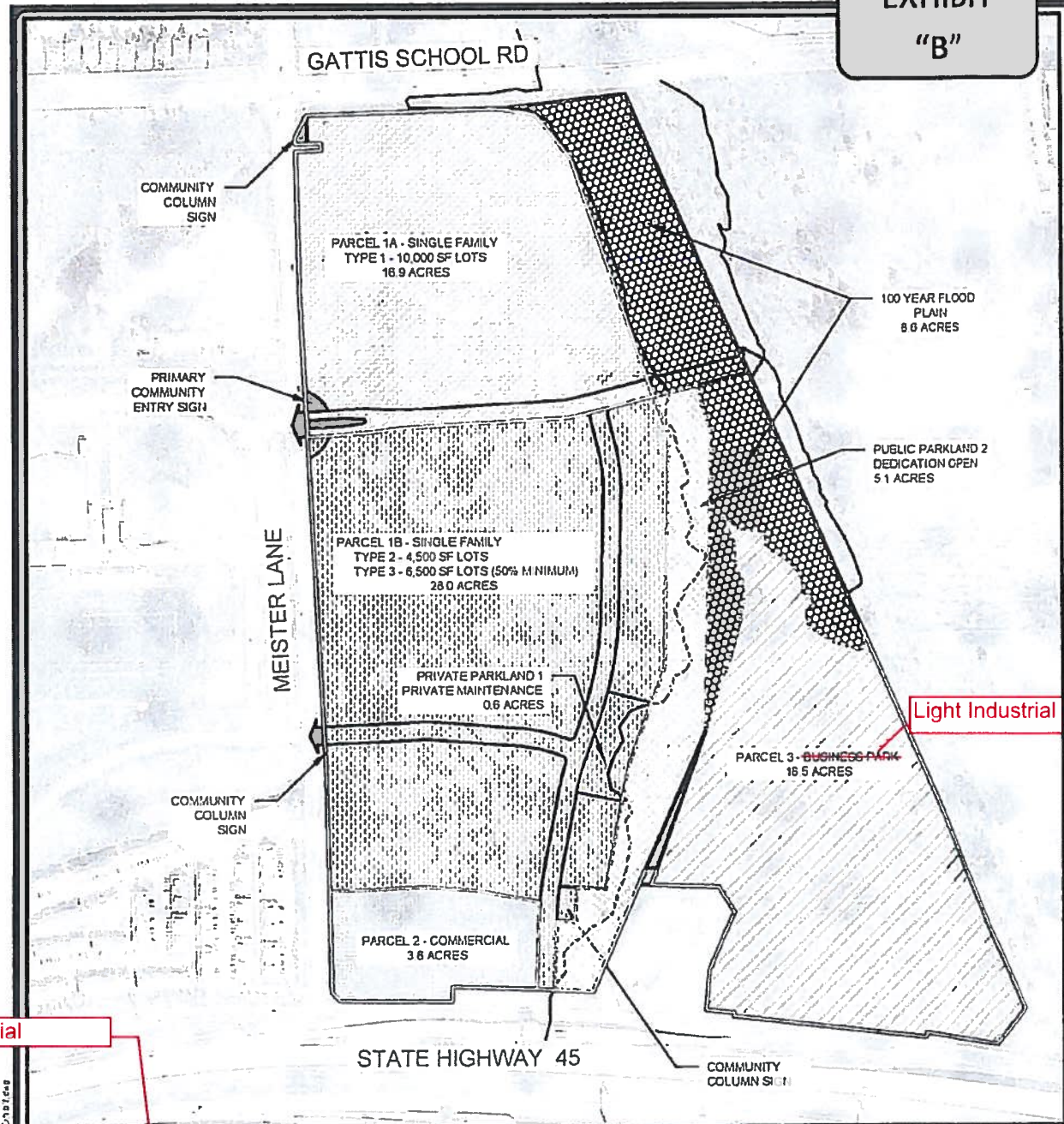
C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
P.O. Box 27695
Austin, Texas 78755

REVISED : April 26, 2005
DATE : March 23, 2005
SURVEY : Asa Thomas Survey, Abstract No. 609
C.E. Rowe Survey, Abstract No. 871
William Barker Survey Abstract No. 107

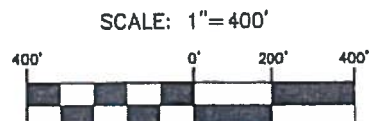
COUNTY : Williamson, Texas.

J.O. No. : 010505 (see 101298 and 020104 also)
IND0105

**EXHIBIT
"B"**



PARCEL 1A SINGLE FAMILY - 17.0 AC
 PARCEL 1B SINGLE FAMILY - 28.0 AC
 PARCEL 2 COMMERCIAL - 3.8 AC
 PARCEL 3 BUSINESS PARK - 18.6 AC
 PARKLAND DEDICATED OPEN - 5.1 AC
 REMAINING FLOODPLAIN - 8.6 AC



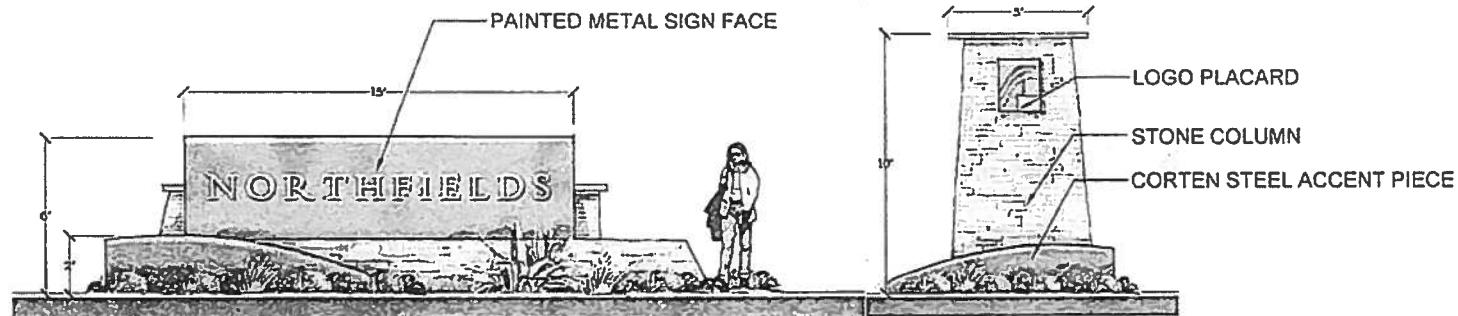
JOB NO. 50841-00
 DATE OCT 2014
 DESIGNER
 CHECKED DRAWN
 SHEET 1 of 1

NORTHFIELDS (GLO TRACT - PUD 22)
EXHIBIT B
PUD CONCEPT PLAN
CITY OF ROUND ROCK, TEXAS

**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD. AUSTIN, TEXAS 78757 PHONE: 512.454.8711
 SUITE 220 WEST FAX: 512.452.8867
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

RECORDERS MEMORANDUM
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 clearly legible for satisfactory recordation.



TOWER AND SIGNAGE CONCEPT

Scale: 1/2" = 1'

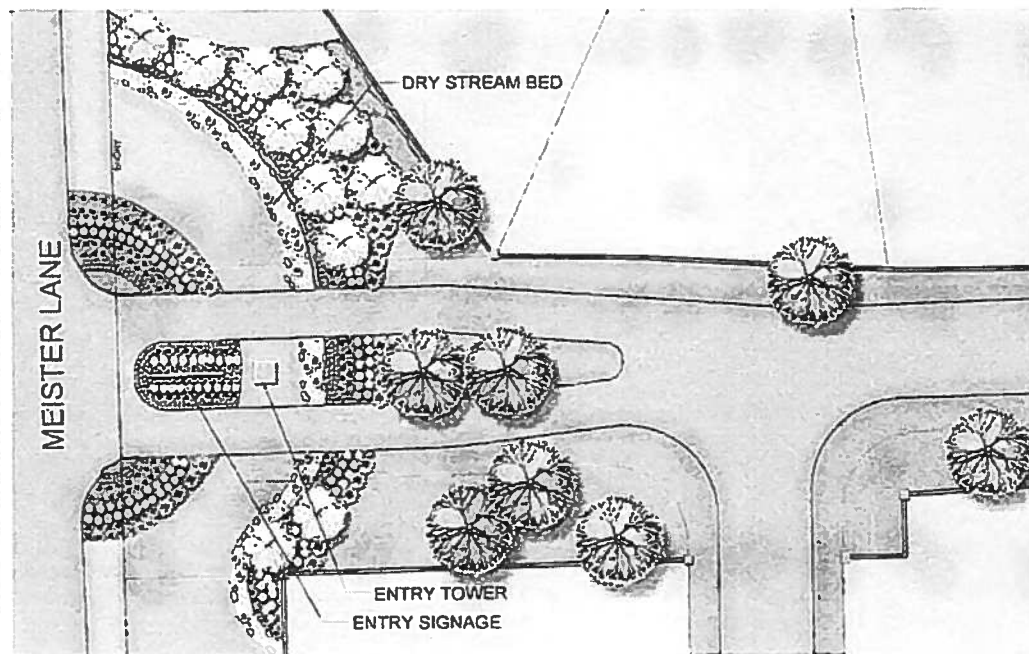
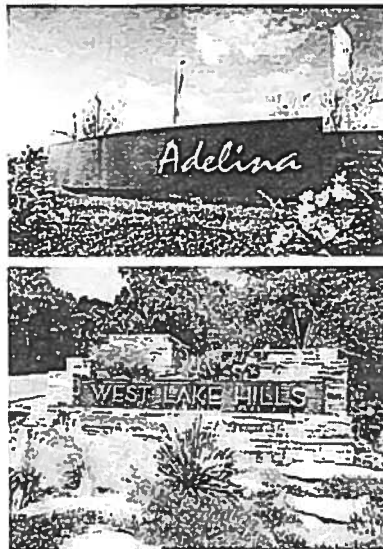


Exhibit C



SEC Planning, LLC
 Land Planning • Planning and Architecture • Engineering Services
 10000 North Loop West
 Suite 1000
 Houston, Texas 77057

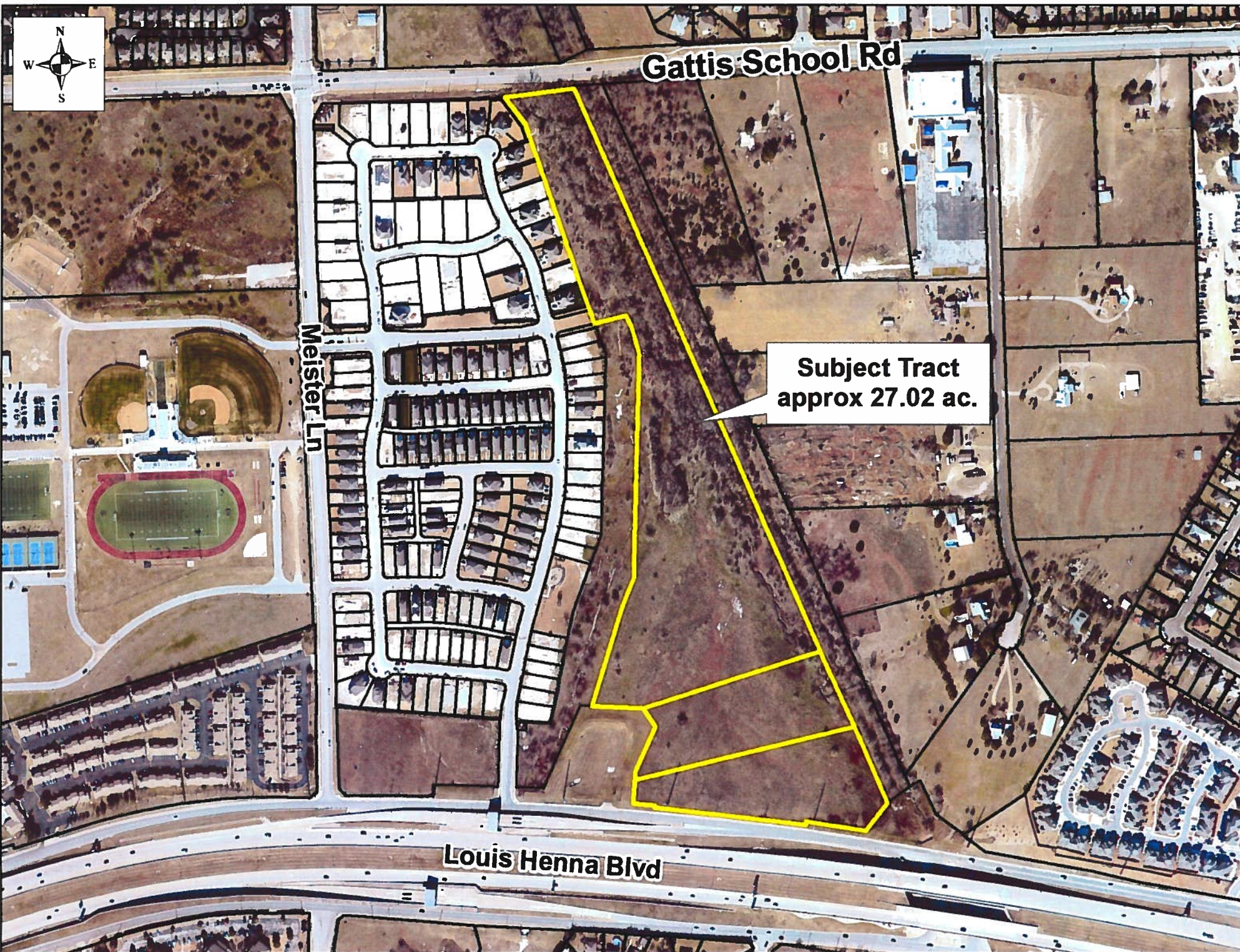
ENTRY IMAGE BOARD
NORTHFIELDS
 ROUND ROCK, TEXAS

RECORDERS MEMORANDUM
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 clearly legible for satisfactory reproduction.



Scale: 1" = 20'
 Date: October 29, 2014

SHEET FILE: R:\2014\NORTHFIELDS\01-ENTRY IMAGE BOARD.dwg
 Date: 10/29/2014
 Date of plotting: 10/29/2014
 All information should be considered as preliminary. In
 need of verification, and subject to change. This land
 plan is conceptual in nature and does not represent any
 regulatory approval. Plan is subject to change.



Gattis School Rd

Meister Ln

**Subject Tract
approx 27.02 ac.**

Louis Henna Blvd