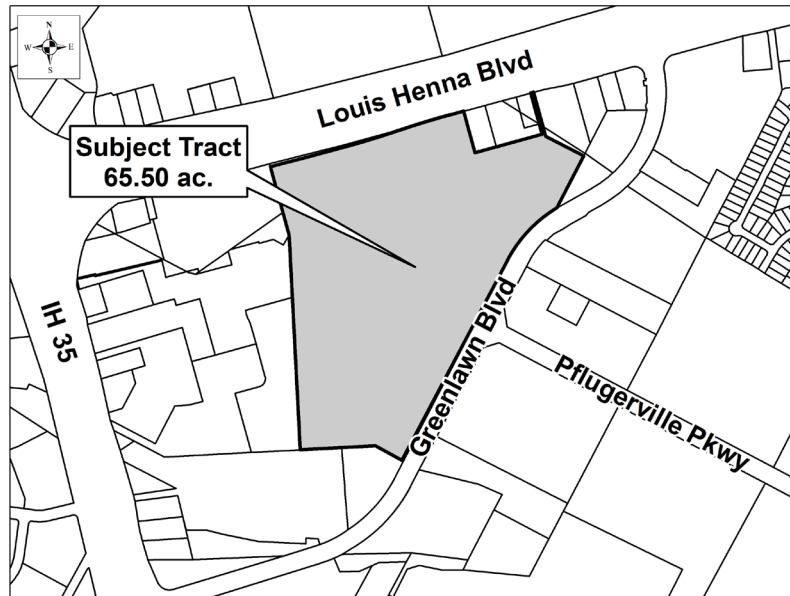


**The District PUD
ZONING ZON2103-007**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a PUD to implement the MU-G (Mixed Use - Greenfield) zoning district.

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 65.5 acres out of the Memucan Hunt Survey & Socrates Darling Survey, Abstracts No. 2713 & 2332

CURRENT USE OF PROPERTY: vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: mixed use

ADJACENT LAND USE:

North: State Highway 45 & commercial uses

South: landscaping and nursery business

East: Greenlawn Boulevard - commercial, school and residential uses

West: shopping center

PROPOSED LAND USE: Mixed Use: multi-family, commercial and office

TOTAL ACREAGE: 65.5

Owner:

Mark IV Capital, INC
Bob Boone
4450 MacArthur Blvd
New Port Beach, CA 92660

Agent:

Metcalfe Wolff Stuart & Williams
Michele Rogerson Lynch
221 W 6th St
Austin, TX 78751

The District PUD ZONING ZON2103-007

HISTORY: The City Council approved a development agreement with the applicant in February of 2019. The agreement includes an understanding that the developer would pursue a rezoning to the MU-G (Mixed-Use – Greenfield) district. It states that the project will contain approximately one million square feet of residential, retail and office space at an investment cost of \$200 million dollars. Also included is a schedule and designation of responsibility for the construction of public improvements required for the development.

DATE OF REVIEW: May 5, 2021

LOCATION: Southwest of the intersection of Louis Henna Blvd and Greenlawn Blvd

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map of Comprehensive Plan 2030 designates the site for mixed use.

Proposed PUD: The 65.5- acre project is expected to include multifamily housing, hotels, offices, retail stores and restaurants and a grocery store. Using the design requirements of the MU-G (Mixed-Use – Greenfield) zoning district as a base, it is to be a dense mixed-use development designed with pedestrians and cyclists in mind. It will include enhanced streetscapes and architectural amenities at the pedestrian level. A detailed open space master plan, including designs for livable streets, enhanced detention areas, greens, plazas, and courtyards, will be implemented.

The regulations of the MU-G (Mixed-Use – Greenfield) district will be met, except where otherwise indicated. Some of the differences from the MU-G district include:

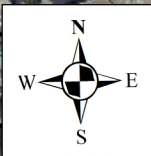
- A 15-story building height allowed on the entire site.
 - The MU-G district allows this height along freeways and the site has frontage on State Highway 45.
- An open space plan which will provide a more integrated and unique open space network throughout the site.
- Allowing a maximum block size of ten (10) acres and 600 feet instead of three (3) acres and 400 feet, as contained in the MU-G district.
 - Pedestrian breaks in the blocks will be provided.
- The 'Main Street' described in the MU-G district is designated on **Exhibit "B"** as District Way and a portion of Marshall Circle.
 - Primary building entrances must be architecturally prominent and be clearly visible from the buildings abutting these streets.
 - Entrances must be oriented to the Main Street and include landscape features.
- Additional requirements apply to all buildings and streets.
 - Facades longer than 50-ft. must be broken up using various architectural features.
 - A unified theme for pedestrian amenities (light poles, benches, trash receptacles, bicycle racks, bus stops) and directional sign and wayfinding design is required.
- The first phase of the project shall include an office use.
- All stand-alone Multifamily residential projects shall comply with the MF-3 district development standards, except as modified with this PUD.
 - Requirement for balconies, amenities and open space are removed in lieu of the open space plan.

**The District PUD
ZONING ZON2103-007**

Traffic, Access, and Roads: The site has access along Louis Henna Blvd (State Highway 45 frontage road) and Greenlawn Blvd. Two driveway locations to the SH 45 frontage road indicated on **Exhibit “B”** do not meet the minimum separation requirements from adjacent driveways, as regulated by TxDOT. A resolution of this issue will be required before approval of a site plan by the City.

RECOMMENDED MOTION:

Staff recommends approval of the PUD for The District.



Subject Tract
65.50 ac.

Louis Henna Blvd

IH 35

Greenlawn Blvd

Pflugerville Pkwy

The District PUD

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 65.492 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-G (Mixed-Use Greenfield)** and **MF-3 (Multifamily – Urban)** 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 Traffic Impact Analysis

As stated in Section 2-75 (f)(2) of the Code, a Traffic Impact Analysis (TIA) shall be required for any development in the PUD.

4.3 Concept Plan

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

4.4 Other Ordinances

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, 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. LAND USES

5.1 Permitted and Prohibited Uses

Section 2-75 (d) of the Code contains the permitted and prohibited uses in the **MU-G (Mixed Use - Greenfield)** zoning district.

The District PUD

6. DENSITY AND DEVELOPMENT STANDARDS

6.1 Height

Maximum building height is fifteen (15) stories.

6.2 Street Types

As indicated on **Exhibit “B”**, the following street types are designated:

1. Main Street is ‘District Way’ and a portion of ‘Marshall Circle’.
2. Internal Streets are ‘Marshall Circle’, ‘Rickenbacker Way’ and ‘Fender Road’.
3. Access Street is ‘Washburn Road’.

6.3 Building Setbacks

1. Maximum Front Setback
 - a) 25 feet along SH45 frontage road
 - b) 15 feet along Greenlawn
 - c) 10 feet along Main Street, Internal Streets and Access Streets
2. Minimum Rear Setback
 - a) 0 feet

6.4 Maximum Block Size

1. The maximum block size shall be ten (10) acres and 600 feet. This requirement replaces Section 2-75(b)(4)a.
2. Proposed pedestrian corridors on **Exhibit “B”** are conceptual. Their final locations and configuration shall be determined with the site plan.

6.5 Building Design

1. All buildings other than stand-alone Multifamily shall be constructed in accordance with **MU-G (Mixed-Use Greenfield)** district design standards with the following modifications:
 - a) The first phase of the project, as shown on **Exhibit “B”**, shall include an office use. This requirement replaces Section 2-75(b)(5)(b).
 - b) The following requirements replace Section 2-75(b)(4)c. regarding the design of building facades in the first block off the Main Street, which is not applicable. These requirements are in addition to those in Section 2-75(g)(1-5):
 - i. Primary building entrances shall be architecturally prominent and be clearly visible from the buildings abutting the Main Street and shall include architectural details such as arches, canopies, awnings, friezes, tile work, murals, moldings, fenestrations, reliefs, colors, or textures.
 - ii. Entrances shall be oriented toward the Main Street and shall include features including, but not limited to: planters or wing walls that incorporate landscaping or seating and/or prominent three-dimensional features such as chimneys and clock towers.
 - c) Buildings with facades longer than fifty feet (50’) shall have their continuous facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies, and architectural features such as plazas, towers elements, bay windows, balconies, columns, reliefs, colors, textures or other means. This requirement is in addition to those in Section 2-75(g)(1-5).
 - d) A unified theme for pedestrian amenities (light poles, benches, trash

The District PUD

receptacles, bicycle racks, bus stops) and directional sign and wayfinding design is required along the Main Street, Access Street, and Internal Streets. This requirement is in addition to those in Section 2-75(g)(1-5).

6.6 Building Design – Multifamily

1. All standalone Multifamily structures shall be constructed in accordance with the MF-3 (Multifamily – Urban) district standards, with the following modifications:
 - a) Section 2-24(d)(2) requiring no less than 25 percent of all dwelling units shall have a balcony shall not apply.
 - b) Section 2-24(d)(4) requiring at least one amenity accessible to all residents shall be provided for each urban multifamily complex shall not apply.
 - c) Murals visible from the street qualify as a special streetscape and landscape feature.

6.7 License Agreement

Architectural features, including but not limited to chimneys, balconies, retaining walls and cantilevers, may project into the right-of-way. Any architectural feature projecting into the right-of-way shall be noted in a license agreement.

7. SITE ACCESS

- 7.1 Washburn Road and the southernmost driveway location to the SH 45 frontage road indicated on **Exhibit “B”** do not meet the minimum separation requirements from adjacent driveways, as regulated by TxDOT. A resolution of this issue will be required before approval of a site plan by the City.

8. PARKING, STREET DESIGN AND SCREENING

- 8.1 In addition to Section 2-75(c)(1) Throughfare Criteria, the following shall apply: On-street parking within 600’ of the site may be used to fulfill a parking requirement determined by a parking generation study, to be submitted for the review and approval of the City. The materials, design and location of the parking improvements shall be approved by the City.
- 8.2 One cul-de-sac road indicated as ‘Washburn Road’ on **Exhibit “B”** is permitted.
- 8.3 Off-street surface parking shall be placed at the rear or side of buildings adjacent to the Main Street.
- 8.4 Visitor parking may be allowed between a building and an Internal Street and Access Street, assuming it is designated as 30 min parking and does not exceed 5 spaces per building.
- 8.5 Stand-alone parking lots and garages shall be shielded from view from the Main Street.
- 8.6 Temporary surface lots with 50 or more spaces must be designed as future development sites. No temporary surface parking lot may contain more than 300 spaces. Temporary surface lots do not need to comply with landscaping, landscape islands, or lighting requirements. Temporary surface lots will expire 3 years after installation.
- 8.7 Exposed parking structures shall have a mix of landscape plantings, green screens, decorative screening, or art installments (such as murals) to screen the pedestrian level,

The District PUD

20 feet in height minimum, adjacent to the Main Street and Internal Street.

9. PARKS AND OPEN SPACE

9.1 The Open Space Plan in **Exhibit “C”** satisfies the open space requirements of MU-G and MF-3 requirements in Sections 2-75(b)(3), 2-75(f)(8) and 2-24(d)(5).

9.2 The provisions of Article V of the Code – Parkland Requirement, shall be met with the payment of a parkland fee. This fee shall be required with the submittal of a site development plan and not with the submittal of a subdivision plat. All other requirements of Article V shall be met.

10. PUBLIC UTILITIES

10.1 Public utilities will be permitted within private roadway corridors or other private drives assuming such City utilities are placed within dedicated City easements for water, wastewater, and storm sewer; and franchise utilities are placed in public utility easements.

10.2 City of Round Rock staff, and other pertinent franchise utility providers, must approve the typical utility assignment(s) prior to the submittal of an application for a Subdivision Improvement Permit (SIP) or a Site Development Permit (SDP).

10.3 All public utility alignments and appurtenances will be subject to review and approval by City staff and staff of the appropriate franchise utility company prior to the issuance of an SIP or SDP.

11. CHANGES TO DEVELOPMENT PLAN

11.1 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.

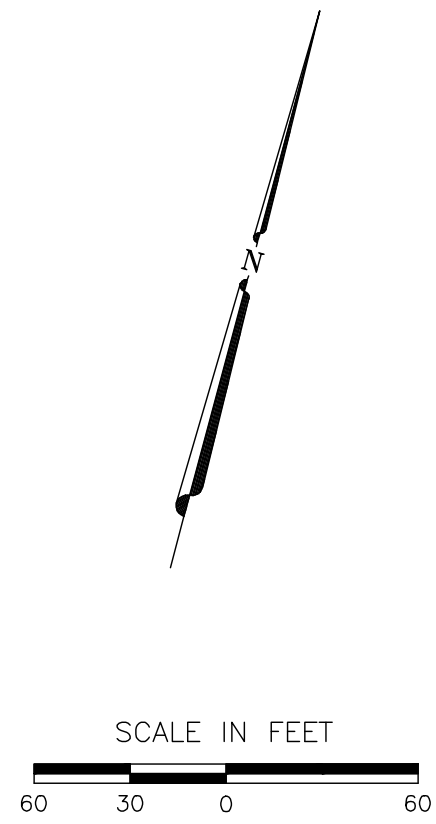
11.2 Major Changes

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

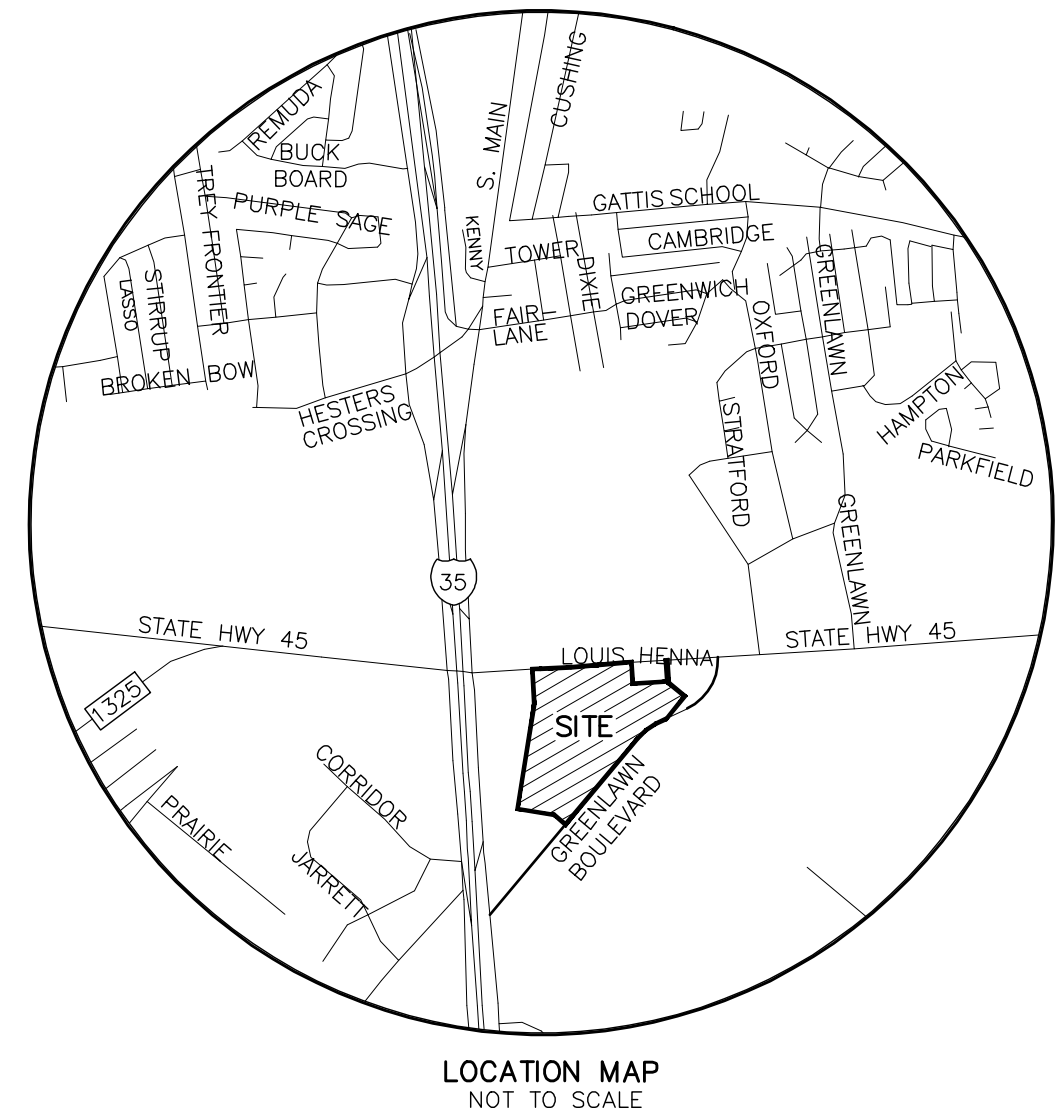
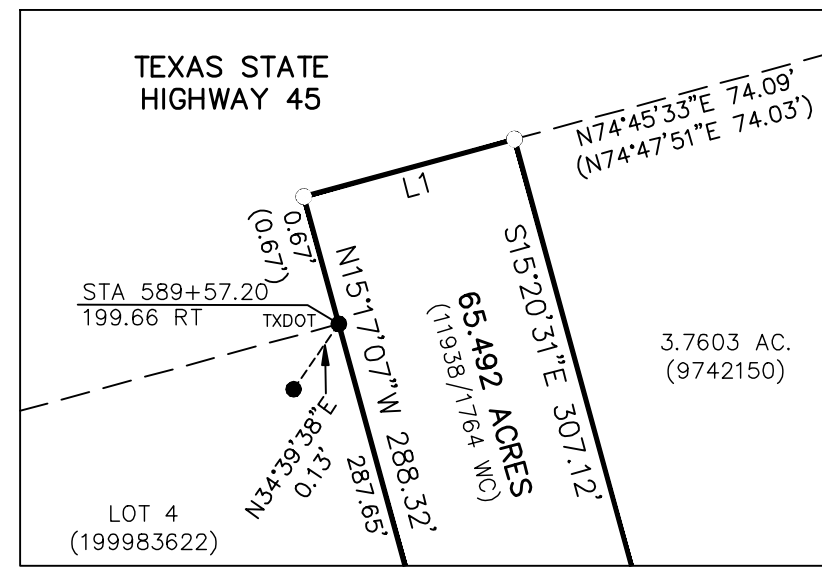
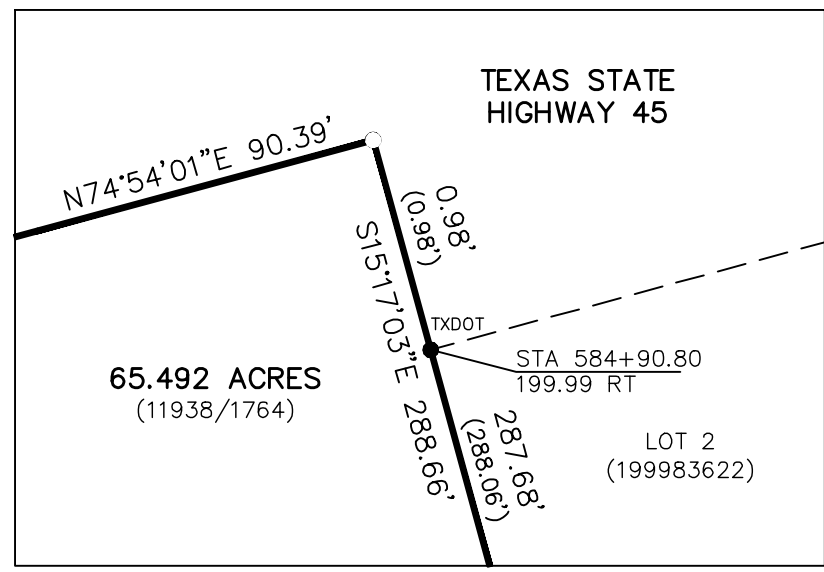
LIST OF EXHIBITS

Exhibit “A”	Survey
Exhibit “B”	Concept Plan
Exhibit “C”	Open Space Plan

- LEGEND
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP SET
 - IRON PIPE FOUND (SIZE NOTED)
 - 1/2" REBAR W/TXDOT ALUMINUM CAP FOUND
 - TXDOT TYPE II DISK FOUND
 - W WATER METER
 - W WATER VALVE
 - ★ FIRE HYDRANT
 - VENT PIPE
 - SPRINKLER CONTROL VALVE
 - PVC PIPE
 - UTILITY POLE
 - ← GUY WIRE
 - OVERHEAD UTILITIES
 - ELEC. UTILITY
 - LIGHT POLE
 - TELEPHONE UTILITY
 - TELEPHONE MANHOLE
 - △ UNDERGROUND GAS MARKER
 - WASTEWATER CLEANOUT
 - WWMH WASTEWATER MANHOLE
 - SSMH STORMSEWER MANHOLE
 - SIGN
 - EDGE OF PAVEMENT
 - BARB WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE



A LAND TITLE SURVEY OF 65.492 ACRES OF LAND (APPROX. 2,852,822 S.F.) IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 2713, AND THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232 IN BOTH TRAVIS AND WILLIAMSON COUNTIES, TEXAS, BEING A PORTION OF A 120.658 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO DELL COMPUTER HOLDINGS, L.P., DATED MAY 14, 1993, AND RECORDED IN BOTH VOLUME 2306, PAGE 863 OF THE OFFICIAL RECORDS, WILLIAMSON COUNTY, AND VOLUME 11938, PAGE 1764 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



TEXAS STATE HIGHWAY 45
(R.O.W. WIDTH VARIES)

MEMUCAN HUNT SURVEY
ABSTRACT NO. 2713

APPROXIMATE LOCATION OF
WILLIAMSON COUNTY LINE OF
TRAVIS COUNTY LINE

SOCRATES DARLING SURVEY NO. 102
ABSTRACT NO. 232

65.492 ACRES
REMAINDER OF
120.658 ACRES
DELL COMPUTER HOLDINGS, L.P.
(11938/1764 R.P.R.T.C.T.)
(2306/868 O.R.W.C.T.)

NO BUILDINGS AT TIME OF SURVEY

Professional Land Surveying, Inc.
Surveying and Mapping

Steven Duarte
R.P.L.S. No. 5940

PROJECT NO.:
559-001

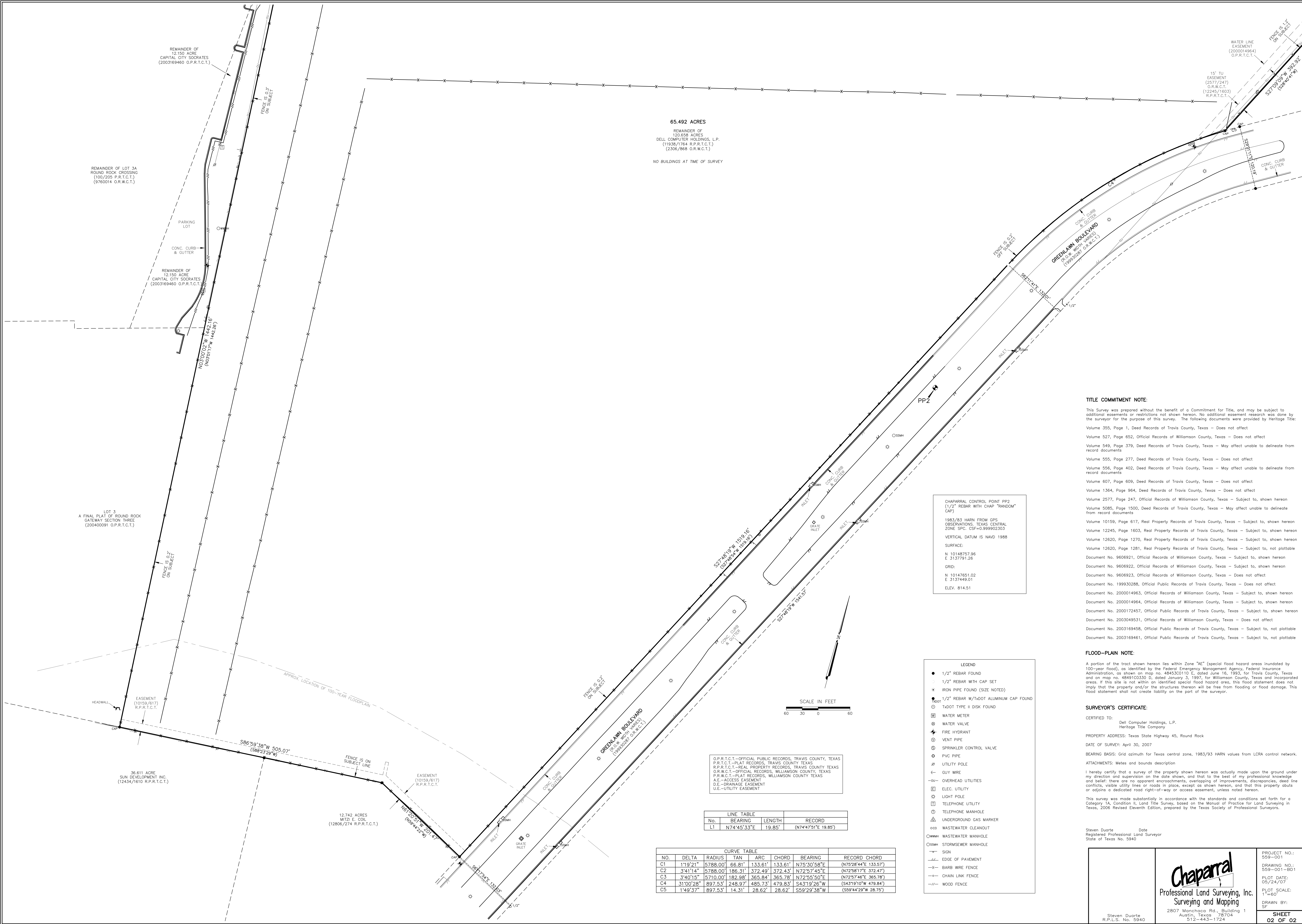
DRAWING NO.:
559-001-BD1

PLOT DATE:
05/24/07

PLOT SCALE:
1"=60'

DRAWN BY:
SF

SHEET
01 OF 02



TITLE COMMITMENT NOTE:

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown hereon. No additional easement research was done by the surveyor for the purpose of this survey. The following documents were provided by Heritage Title:

Volume 355, Page 1, Deed Records of Travis County, Texas – Does not affect

Volume 527, Page 652, Official Records of Williamson County, Texas – Does not affect

Volume 549, Page 379, Deed Records of Travis County, Texas – May affect unable to delineate from record documents

Volume 555, Page 277, Deed Records of Travis County, Texas – Does not affect

Volume 556, Page 402, Deed Records of Travis County, Texas – May affect unable to delineate from record documents

Volume 607, Page 609, Deed Records of Travis County, Texas – Does not affect

Volume 1364, Page 964, Deed Records of Travis County, Texas – Does not affect

Volume 2577, Page 247, Official Records of Williamson County, Texas – Subject to, shown hereon

Volume 5085, Page 1500, Deed Records of Travis County, Texas – May affect unable to delineate from record documents

Volume 10159, Page 617, Real Property Records of Travis County, Texas – Subject to, shown hereon

Volume 12245, Page 1603, Real Property Records of Travis County, Texas – Subject to, shown hereon

Volume 12620, Page 1270, Real Property Records of Travis County, Texas – Subject to, shown hereon

Volume 12620, Page 1281, Real Property Records of Travis County, Texas – Subject to, not plottable

Document No. 9606921, Official Records of Williamson County, Texas – Subject to, shown hereon

Document No. 9606922, Official Records of Williamson County, Texas – Subject to, shown hereon

Document No. 9606923, Official Records of Williamson County, Texas – Does not affect

Document No. 199930288, Official Public Records of Travis County, Texas – Does not affect

Document No. 2000014963, Official Records of Williamson County, Texas – Subject to, shown hereon

Document No. 2000014964, Official Records of Williamson County, Texas – Subject to, shown hereon

Document No. 2000172457, Official Public Records of Travis County, Texas – Subject to, shown hereon

Document No. 2003049531, Official Records of Williamson County, Texas – Does not affect

Document No. 2003169458, Official Public Records of Travis County, Texas – Subject to, not plottable

Document No. 2003169461, Official Public Records of Travis County, Texas – Subject to, not plottable

FLOOD-PLAIN NOTE:

A portion of the tract shown hereon lies within Zone "AE" (special flood hazard areas inundated by 100-year flood), as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on map no. 4845300110 E, dated June 16, 1993, for Travis County, Texas and on map no. 4849100330 D, dated January 3, 1997, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: Dell Computer Holdings, L.P.
Heritage Title Company

PROPERTY ADDRESS: Texas State Highway 45, Round Rock

DATE OF SURVEY: April 30, 2007

BEARING BASIS: Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network.

ATTACHMENTS: Metes and bounds description

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, viable utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition I, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Steven Duarte
R.P.L.S. No. 5940

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Manchaca Rd., Building 1
Austin, Texas 78704
512-443-1724

PROJECT NO.:
559-001
DRAWING NO.:
559-001-BD1
PLOT DATE:
05/24/07
PLOT SCALE:
1"=60'
DRAWN BY:
SF
SHEET
02 OF 02

STREET SECTION*		LOCATION
MAIN STREET		DISTRICT WAY & A PORTION OF MARSHALL LOOP
INTERNAL R.O.W. STREET		MARSHALL LOOP, RICKENBACKER WAY & FENDER ROAD
ACCESS R.O.W. STREET		WASHBURN ROAD

* SEE EXHIBIT A INCLUDED IN THIS PUD SUBMITTAL FOR STREET SECTION DETAIL.

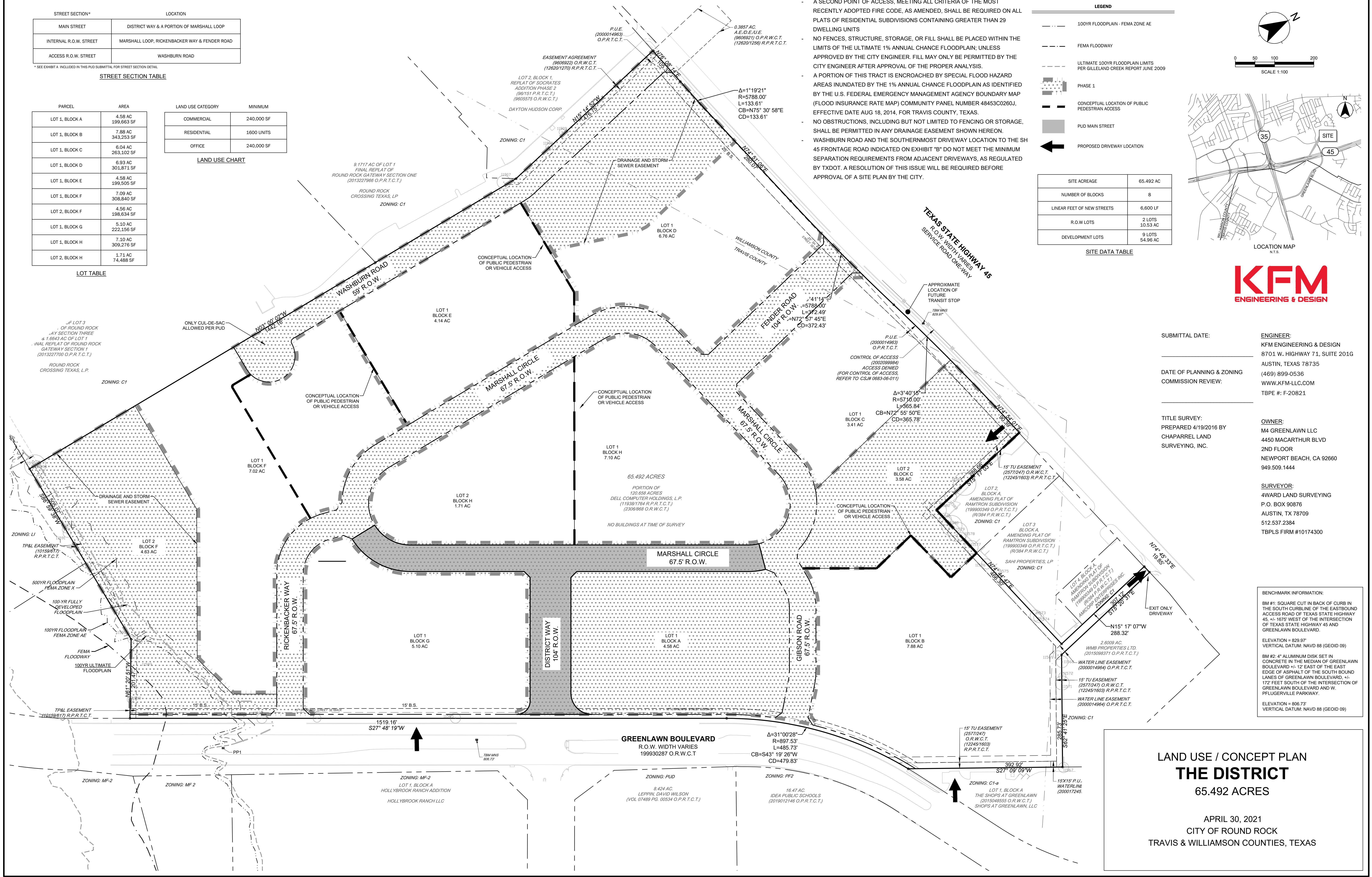
STREET SECTION TABLE

PARCEL	AREA
LOT 1, BLOCK A	4.58 AC 199,663 SF
LOT 1, BLOCK B	7.88 AC 343,253 SF
LOT 1, BLOCK C	6.04 AC 263,102 SF
LOT 1, BLOCK D	6.93 AC 301,871 SF
LOT 1, BLOCK E	4.58 AC 199,505 SF
LOT 1, BLOCK F	7.09 AC 308,840 SF
LOT 2, BLOCK F	4.56 AC 198,634 SF
LOT 1, BLOCK G	5.10 AC 222,156 SF
LOT 1, BLOCK H	7.10 AC 309,276 SF
LOT 2, BLOCK H	1.71 AC 74,468 SF

LOT TABLE

LAND USE CATEGORY	MINIMUM
COMMERCIAL	240,000 SF
RESIDENTIAL	1600 UNITS
OFFICE	240,000 SF

LAND USE CHART



NOTE:

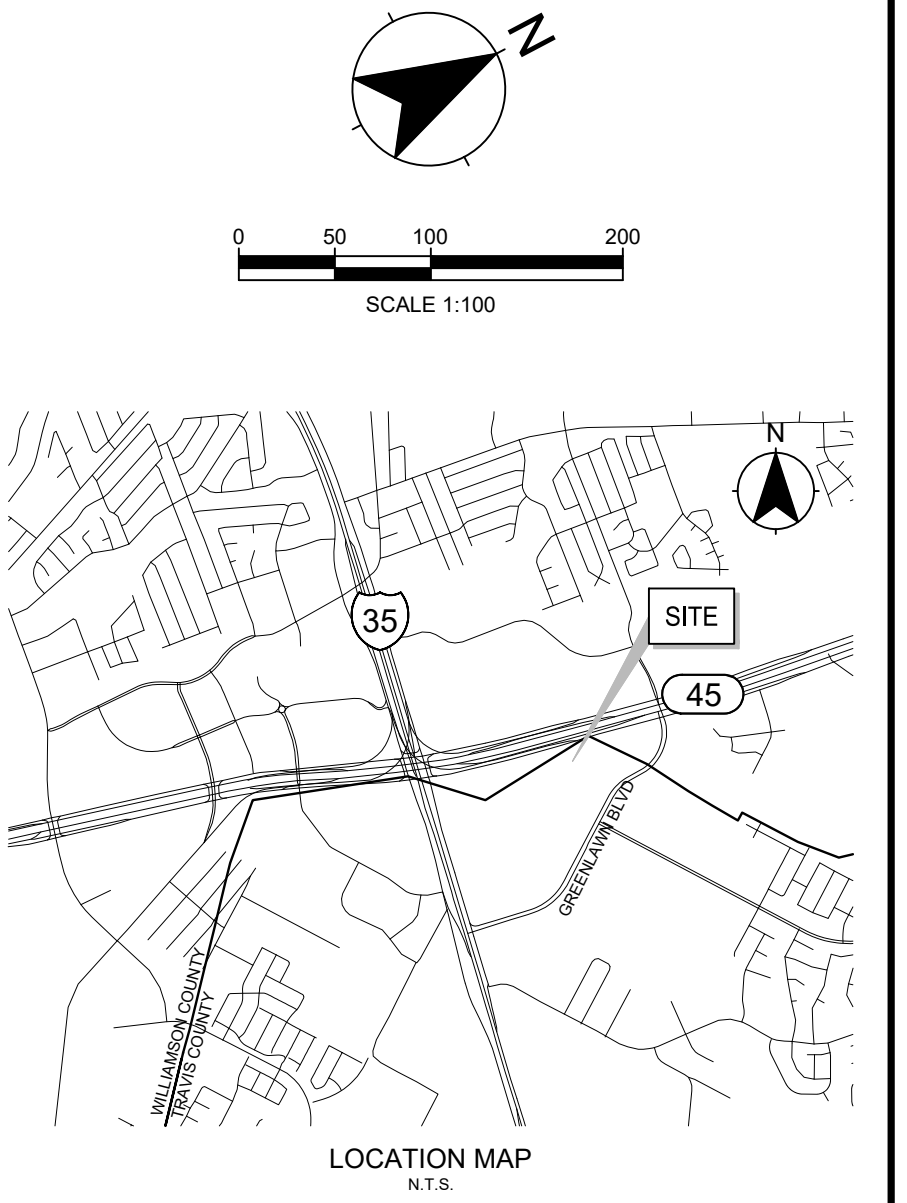
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS
- NO FENCES, STRUCTURE, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- A PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48453C02601, EFFECTIVE DATE AUG 18, 2014, FOR TRAVIS COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- WASHBURN ROAD AND THE SOUTHERNMOST DRIVEWAY LOCATION TO THE SH 45 FRONTAGE ROAD INDICATED ON EXHIBIT "B" DO NOT MEET THE MINIMUM SEPARATION REQUIREMENTS FROM ADJACENT DRIVEWAYS, AS REGULATED BY TXDOT. A RESOLUTION OF THIS ISSUE WILL BE REQUIRED BEFORE APPROVAL OF A SITE PLAN BY THE CITY.

LEGEND

- 100YR FLOODPLAIN - FEMA ZONE AE
- FEMA FLOODWAY
- ULTIMATE 100YR FLOODPLAIN LIMITS PER GILLELAND CREEK REPORT JUNE 2009
- PHASE 1
- CONCEPTUAL LOCATION OF PUBLIC PEDESTRIAN ACCESS
- PUD MAIN STREET
- PROPOSED DRIVEWAY LOCATION

SITE ACREAGE	65.492 AC
NUMBER OF BLOCKS	8
LINEAR FEET OF NEW STREETS	6,600 LF
R.O.W LOTS	2 LOTS 10.53 AC
DEVELOPMENT LOTS	9 LOTS 54.96 AC

SITE DATA TABLE



KFM
ENGINEERING & DESIGN

SUBMITTAL DATE:

DATE OF PLANNING & ZONING
COMMISSION REVIEW:

TITLE SURVEY:
PREPARED 4/19/2016 BY
CHAPARREL LAND
SURVEYING, INC.

ENGINEER:

KFM ENGINEERING & DESIGN
8701 W. HIGHWAY 71, SUITE 201G
AUSTIN, TEXAS 78735
(469) 899-0536
WWW.KFM-LLC.COM
TBPE # F-20821

OWNER:

M4 GREENLAWN LLC
4450 MACARTHUR BLVD
2ND FLOOR
NEWPORT BEACH, CA 92660
949.509.1444

SURVEYOR:

4WARD LAND SURVEYING
P.O. BOX 90876
AUSTIN, TX 78709
512.537.2384
TBPLS FIRM #10174300

BENCHMARK INFORMATION:

BM #1: SQUARE CUT IN BACK OF CURB IN THE SOUTH CURBLINE OF THE EASTBOUND ACCESS ROAD OF TEXAS STATE HIGHWAY 45, +/- 1675' WEST OF THE INTERSECTION OF TEXAS STATE HIGHWAY 45 AND GREENLAWN BOULEVARD.

ELEVATION = 829.97'
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #2: 4" ALUMINUM DISK SET IN CONCRETE IN THE MEDIAN OF GREENLAWN BOULEVARD +/- 12' EAST OF THE EAST EDGE OF ASPHALT OF THE SOUTH BOUND LANES OF GREENLAWN BOULEVARD, +/- 172' FEET SOUTH OF THE INTERSECTION OF GREENLAWN BOULEVARD AND W. PFLUGERVILLE PARKWAY.

ELEVATION = 806.73'
VERTICAL DATUM: NAVD 88 (GEOID 09)

LAND USE / CONCEPT PLAN
THE DISTRICT
65.492 ACRES

APRIL 30, 2021
CITY OF ROUND ROCK
TRAVIS & WILLIAMSON COUNTIES, TEXAS

Exhibit OS

The District, Open Space Plan



March 08, 2021
City of Round Rock, Texas

1.1 The District Open Space System

The District is intended to provide unique experiences for visitors while meeting the lifestyle demands of its residents. The urban environment of The District requires a more intentional approach to the development of open space capitalizing the areas walkability and available land to meet the expectation of a highly functioning development. The complexities of an urban built environment necessitate a need for a dynamic approach to partnerships, management, and provision of common space meant to serve individual development demands as well as the greater community. This section provides a unified approach to meeting and exceeding the typical development provisions of open space.

1.1.1 The District

A. Ownership and Maintenance

Open space within The District is privately owned space used as supporting infrastructure for the overall development. The ownership of the open space and oversight of these spaces may be either sole ownership by one entity or areas held in common between two or more entities. Maintenance and upkeep of these spaces shall also be the responsibility of the controlling entity.

B. Access

Visitors to The District are considered guests and are freely welcome throughout the overall plan areas provided they abide by the rules set by property owners and area business establishments. As such, open space within The District is considered semi-public. The role of ownership and responsibility of maintenance provides a defining parameter for access to The District's open space areas. Privately held amenity spaces that are reserved specifically to the leasees or renters would not contribute to open space calculations. Open space that is held in common for The District shall meet requirements for the plan area's multi-family development. Areas that are located adjacent to a structure that are available to patrons of The District's establishments would be considered open space. This arrangement would include spaces that require patronage to be eligible for access to dining or entertainment spaces.

C. Defining Open Space

Open Space within The District is intended to meet the "clearly superior" provisions required as part of a PUD. For the intent of this regulatory element of The District PUD, open space is defined as:

Land that contributes to passive and active recreation areas in natural or improved settings of the built environment.

For the purpose of this PUD, Open Space shall be comprised of the following components: Paseos and Livable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens.

In addition to this overarching character definition of open space the following provisions excludes land from being considered open space:

- 1. Amenity or recreation areas that have controlled access for tenants or business members only.

- 2. Parking lots and a corresponding 8' buffer from the edge of pavement.

1.1.2 Open Space Sub-Areas

The following section is intended to provide direction for the location and placement of open space. The delineation of open space sub-areas were informed by the definitive extents of streets, paseos, and property boundaries.

A. Open Space Sub-Areas Targets

The District planning area encompasses a specific land area that will be developed in stages over a number of years. As a means to make the phasing more manageable from an open space perspective the plan area was divided into 5 sub areas of The District. These sub-areas are illustrated in Figure 1.2.1 Open Space Sub-Areas, on the following page.

These open space sub-areas provide target acreage for the development and programming of open space. As individual site plans are submitted, the final design of each individual project will impact location and function of adjacent open space. As such it is important to provide a benchmark for open space development, so it too can be realized in accordance with the intended character of The District. Table 1.1.1 Open Space Sub-Area Targets provides a benchmark for the anticipated quantities of overall development types.

B. Open Space Sub-Area Flexibility.

It is important to allow for the flexibility needed in the realization of individual projects. As such, open space will be allowed to fluctuate so long as the plan area maintains a base composition of 16% of open space for The District. Additionally, a minimum 50% of targeted area in each designated open space sub-areas needs to be met.

Table 1.1.1 Open Space Sub-Area Targets

Tract #	Site Area (Acres)	Target Open Space (Acres)	Minimum Open Space (Acres)**
Sub-Area 1	11.65	4.5	2.25
Sub-Area 2	10.90	3.5	1.25
Sub-Area 3	8.81	2.0	1.00
Sub-Area 4	9.68	.25	0.13
Sub-Area 5	14.87	.35	0.18
R.O.W.	9.58	-	-
Total	65.49	10.6*	-

*Acreage meeting the 16% base open space composition requirement.

**Reductions to the target open space area shall be accounted for in other open space sub-areas to meet the 10.6 acres or 16% base open space composition requirement.

Figure 1.2.1 Open Space Sub-Areas



1.2 Open Space Components

Open space is fundamental to the success and function of The District's open space provides opportunities for exercise, entertainment, an outlet for youthful exuberance, and opportunity for neighborly fellowship. Open space can be broken down into five different categories: Paseos and Liveable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens. Each one of the categories is distinct in its role, which are described in further detail in the following sub-sections.

1.2.1 Paseos and Liveable Streets

Paseos and Liveable Streets are thoroughfare infrastructure with the purpose provide access routes to the spaces to experiences that visitors and residents will enjoy. Paseos are pedestrian connectors in an enhanced environment. For the purpose of this planning document Liveable Streets are local streets that remove the physical and visual separations between the vehicle and pedestrian environment. Paseos and Liveable Streets shall both be considered to provide necessary access that is used to delineated the boundary edge of a block. These spaces are typically privately owned and maintained.

B. Design Intent

Paseos and Liveable Streets can accommodate office, retail, and residential environments found within The District. They have a strong paved thoroughway element that promotes a comfort and safety in their ability to handle significant pedestrian traffic. These routes connect vehicular right-of-way or terminate into other open space areas.

Liveable Streets should have a clear distinct entrance to communicate to vehicle users that it is not a typical street. These streets should be curbless so that they maximize accessibility to adjacent spaces eliminating any need for grade transitions. These streets are positively graded to feed runoff into rain gardens or other drainage infrastructure. Traffic calming elements are encouraged and should be considered a typical application.

The edges of these spaces should be lined with trees, landscaping, seating, and other furnishings. Liveable Streets can have expanded paving areas adjacent to the thoroughway for temporary programming elements such as parking, dining, performance spaces, or other types of exhibit space. Lighting is an essential element as these areas are intended to be lively well into the evening making functionality, comfort, and safety a priority. The use of textured surface material, such as pavers or special concrete finishes, is a recommend design component as it contributes to the delineation of space.

C. Programing

These spaces are unprogrammed, as they will double as a fire lane access in certain instances. Minimum design standards are as follows:

Paseo

- 12' minimum paved surface capable of emergency vehicle traffic
- 20' clear throughway

Liveable Street

- 16' minimum paved surface capable of emergency vehicle traffic.
- 20' clear throughway



Paseos make pedestrians the focal point of the space.



Paseo should engage the adjacent space and provide wayfinding to key destinations.



Liveable streets should use different textures to increase driver awareness.



Liveable streets don't sacrifice pedestrian comfort at the provision of vehicular access.

1.2.2 Enhanced Detention Areas and Greenways

A. Description

Enhanced Detention Areas are stormwater detention and retention facilities that are developed in a manner to provide opportunities for active and passive recreation. Enhanced Detention Area acreage within The District shall fully count as contributing to meet 16% base open space composition. Greenways are tracts of open space that are unprogrammed and defined by prevalent natural environment character. The area making up greenways is predominately the natural drainage corridor along the southern boundary of the The District. Ownership and maintenance of these spaces is typically private. However, these spaces should be publicly accessible, specifically portions that are part of a trail network.

B. Design Intent

Enhanced Detention Areas epitomize the multi-use approach to development. They take vital and often unsightly stormwater infrastructure and add purposeful design and programming to make a valued and attractive contribution to the development. The added elements typically include maintained play lawns, walking trails, wet pond, riparian habitat, overlooks, seating, and complimentary water features. Greenways should work under a conservation approach, using native plantings and natural systems to provide passive recreation opportunities and plan area wide connections.

Added grasses, perennials, shrub, and trees plantings should be drought tolerant, with native plants being a preferred over other adapted plant species. Walking paths or multi-use trails found within the Enhanced Detention Areas should be well lit and durable reducing long term maintenance demands. Enhanced Detention Areas should be accessible for routine maintenance and upkeep.

C. Programing

Enhanced Detention Areas are not limited in their size and capacity, instead they should be designed and constructed in a manner that maintains a balance in natural character and recreational use of the space. A portion of the Enhanced Detention areas shall be useable during and after storm events. Three of the following program elements should be included to be considered an Enhanced Detention Area, while Greenways shall have two:

- Walking path loop
- Wet pond
- Play lawn (2,000 sq. ft min.)
- Water feature (fountain, waterfall, stream, etc.)
- Secondary seating (boulders, seatwall, etc.)
- Shade Structures, with seating
- Performance space
- Water feature
- Riparian planting (minimum of 10% of pond perimeter)

Greenways programed with a multi-use trail would become part of the Gilleland Creek trail system. As such, it is important to establish maintenance and ownership understandings with the City of Round Rock before construction.



Riparian plantings attract wildlife viewing opportunities.



Water features can be added to the wet pond to provide aesthetic and functional purpose.



Performance spaces can be programmed into the general setting of the Enhanced Detention Area.



Greenways are ideal locations for multi-use trails.

- ① Walking Path
- ② Wetpond
- ③ Water Feature
- ④ Play Lawn

- ⑤ Riparian Planting
- ⑥ Secondary Seating
- ⑦ Outdoor Dining
- ⑧ Paseo



Enhanced Detention Areas

Enhanced Detention Areas can be developed to act as a focal point and activity area for residents and visitors to The District. Understanding that storm events very rarely need all stormwater detention capacity, these spaces can be further utilized with additional programming so long as it is designed in a resilient manner. The District's Open Space Plan provides the needed flexibility to capitalize on that approach.

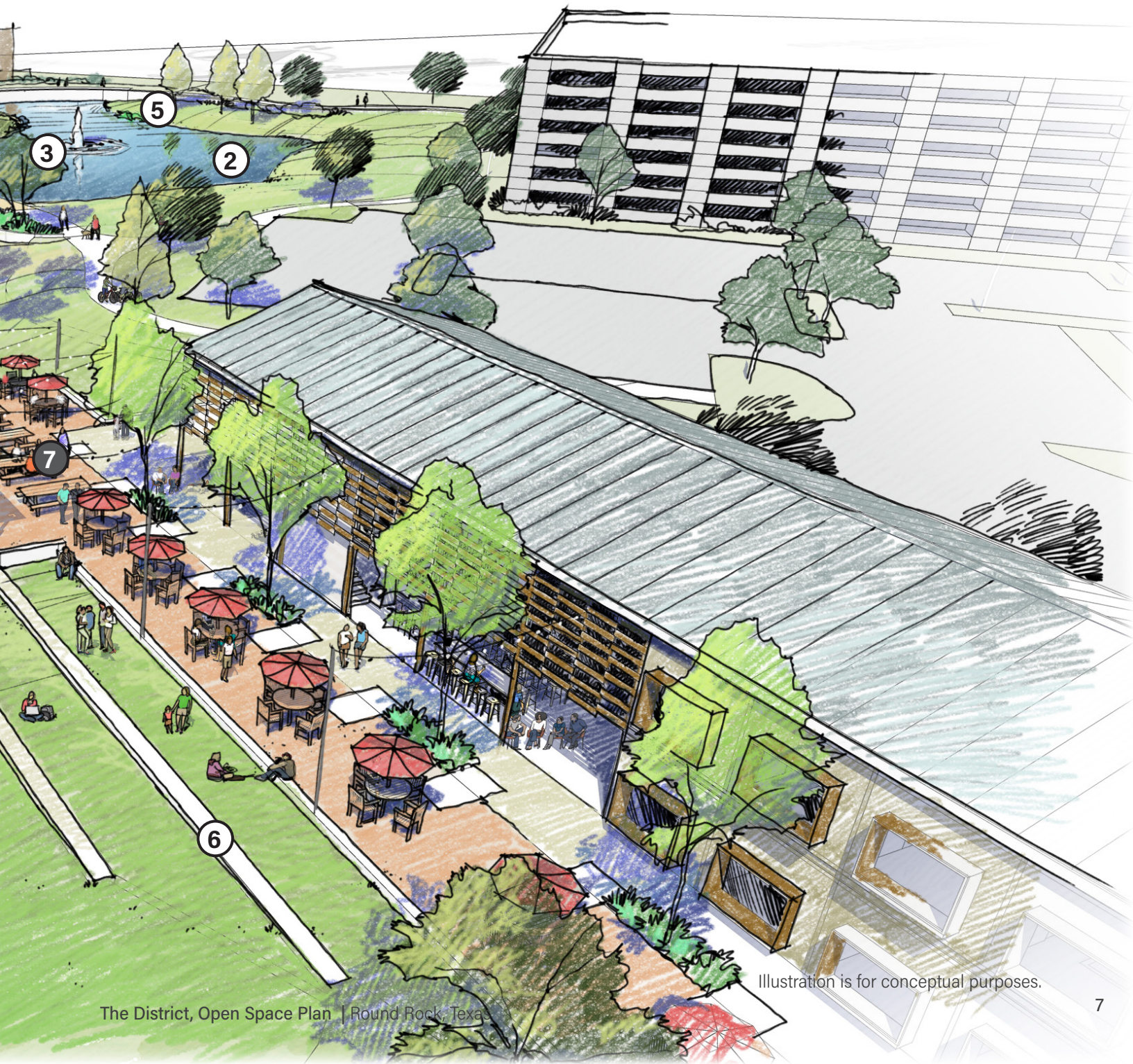


Illustration is for conceptual purposes.

1.2.3 Greens and Parklets

A. Description

Greens and Parklets provide compact leisure and recreation opportunities within the open space systems. Greens and Parklets are located adjacent to streets, paseos, walkways, or are shared spaces adjacent to building frontages. Greens are areas that are held in common and serve as a gathering space for adjacent businesses or building complexes. Parklets can be stand alone spaces or part of a greater open space asset. Both of these spaces are privately owned and maintained as a semi-public business or extensions of multi-family amenity areas.

B. Design Intent

Greens and Parklets are intended to complement the urban development or to provide gathering areas, meet amenity demands, and provide opportunity for informal play. Their placement may occur interior to a developed block, on a street frontage, or programmed as part of a larger open space offering, such as an Enhanced Detention Area. Pedestrian accessibility should be a priority with sidewalks and multi-use trails being adequate methods of access. Nearby on-street parking and structure parking can account for vehicle parking demands, however provision of parking is not a requirement for these spaces. Greens are comprised of lawn, landscaping, and trees and are absent of programmed recreation. Parklets include landscaping and tree plantings that help complement a feature amenity for recreation or gatherings. Seating should accompany lawns and amenities found in greens and parklets.

Greens should have no less than two sides of directly accessible sidewalk or multi-use path. Parklets may only have one sidewalk or multi-use access point. Greens and parklets should be highly visible from adjacent public realms, with pedestrians having the ability to see across the space. Shade and lighting elements are important components to both greens and parklets, as they promote safety and comfort of the space.

C. Programing

There are no specific program elements required for greens or parklets. However, depending on the scale and context of the amenity, consider planting and fencing to screen adjacent residential and business uses (specifically highly used amenities like sport courts, playgrounds, pools, etc.).



Greens provide dedicated space for unprogrammed play.



Parklets can be simple spaces programed with shade trees, landscaping, and seating.



Benefits of greens include the flexibility of the space for local residents and visitors to maintain a healthy living.



Parklets can fill voids of unprogrammed space near businesses.

1.2.4 Plazas and Courtyards

A. Description

Plazas and courtyards provide gathering spaces for social and community events, within a formal and relatively condensed space. These spaces are most typically found amongst commercial or office development as flexible space for gatherings, entertainment, and special event displays. These spaces can be either publicly or privately maintained, however private ownership allows for surrounding business to have more influence and control over the space's use and programming.

B. Design Intent

Plazas and courtyards should compliment the surrounding environment with prominent connections and engagement. Plazas are predominately hardscape with a mix of plantings, shade trees, and furnishings that result in ample seating opportunities. They should have at least one frontage on a street or key pedestrian thoroughway, which provide clear visibility into the space. Courtyards are composed of lawns, landscaping, hardscapes, shade trees, walking paths, and furnishings. The courtyards are typically by two or more buildings frontages.

The spaces should be designed to handle high amounts of pedestrian traffic. Lighting is important in creating a safe environment and enabling evening activities. These spaces should include infrastructure to accommodate vendors for weekend markets, art shows, craft fairs, etc.

C. Programming

These spaces are relatively unprogrammed to allow for flexibility and creativity for hosting events and gatherings. Each space should consider identifying the placement or inclusion of a permanent structure for the hosting of bands or other performance guests. Fountains and other water features are a welcomed addition, so long as they don't make the space unfeasible for other uses.



Plazas may be integrated into adjacent businesses seating area.



Plazas function well as performance spaces being able to handle groups routinely.



Smaller Courtyards can provide valuable spaces for individual respite.



Courtyards may include a mix of surfaces and plantings.

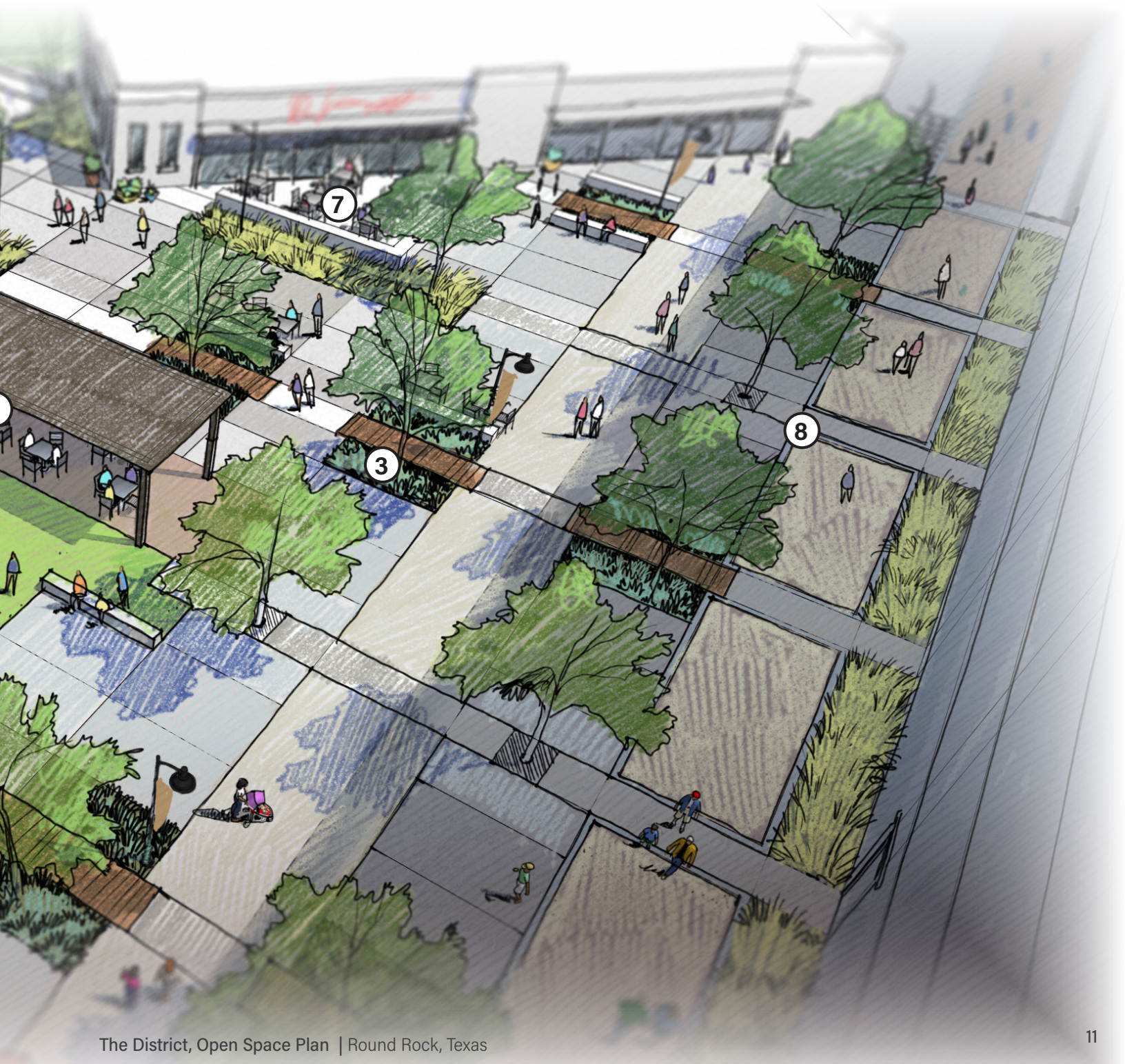
- ① Green
- ② Public Art
- ③ Rain Garden
- ④ Courtyard
- ⑤ Multi-purpose performance area
- ⑥ Secondary Seating
- ⑦ Outdoor Dining
- ⑧ Paseo



Illustration is for conceptual purposes.

Greens, Parklets, Plazas, and Courtyards.

The District intends to promote an active environment within its core. While some of these spaces are more urban in look and feel they provided the same benefits typically associated with open space. Residents and visitors are able to take advantage of these opportunities for events and gatherings as well as active and passive recreation.



1.2.5 Rain Gardens

A. Description

Rain gardens are landscape areas that are designed and constructed to provide increased stormwater detention, water quality, and soil hydrology benefits. The nature of the planting provides aesthetic appeal that provides additional interest to the built environment.

B. Design Intent

Rain gardens should be located near buildings and paved areas to increase stormwater infiltration where impervious surfaces are more abundant. The planting aesthetic may vary from lush, water loving plants to a more arid plant type, with both approaches meeting the desired characteristics of the overall development.

Rain gardens can be stand alone features or linked into a greater drainage system. Stand alone rain gardens should be designed to utilize surface flow to move water during large storm. Overflow inlets may be installed to handle large storm events, if surface flow is inhibited by the surrounding built environment.

Rain gardens are not intended to be directly accessible so adjacent walkways should provide seating areas within or abutting the planting area. Art can be added as a feature element found within a rain garden. Lighting should be used to highlight art works, feature plants, and seating to ensure a safe environment and enabling evening activities.

C. Programing

These spaces are highly programmed spaces from a planning and supporting infrastructure standpoint. Plants should be selected based on their growing characteristics and applicability for use in a rain garden. Seating and corresponding gathering areas should compliment rain gardens that are adjacent to pedestrian connection routes.



Incorporating artwork into a rain garden can help provide character elements to the site.



Rain gardens can be utilized as a buffer between spaces.



Drain inlets can be used as a point of interest.

2.1 Open Space Landscaping

The landscape requirements for the plan area are important to realizing the desired character in addition to providing beautification and placemaking impacts. The standards are set for the public and private realm in both commercial and residential settings. This section of the PUD is intended to be an addition to the standards found within the City of Round Rock Code of Ordinances, Part III Zoning and Development, Chapter 8 Zoning and Development Standards, Section 8-10 Landscaping.

2.1.1 Plant Standards

A. Plant Size

The following subsections identify the planting standards for the different planting types at time of planting for meeting Section 2.2.2 Open Space Planting Requirements.

1. Shade trees shall have a minimum caliper of 3 inches measured at 6 inches above the root collar, 16' in height, and 7' canopy spread, and 100 gallon container size.
2. Ornamental trees should be a minimum of 8' in height and 50 gallon container size.
3. Formal plantings shall have a minimum 3 gallon container size and 1.5' in height at time of planting. Formal plantings including: shrubs, ornamental grasses, succulents, and perennials.

2.1.2 Open Space Planting Requirements

Open Space standards are intended to provide direction to both privately and publicly accessible spaces. Standards are to be considered minimums to meet or exceed.

A. Paseo and Liveable Street

1. A Paseo or Liveable Street shall have 1 shade trees or 2 ornamental trees per each 50 linear feet on both sides of the corridor.
2. There shall be 8 formal plantings per each 50 linear feet on both sides of the corridor.
3. Plantings can be grouped or evenly spaced to better accommodate adjacent spaces.

B. Enhance Detention Areas

1. There shall be 8 trees per acre of open space
2. Minimum 10% of any wet pond perimeter shall contain riparian planting. 1 tree per 30 linear feet of riparian shoreline. Riparian areas to contain 6 appropriate shrubs, grasses, etc. per 30 linear feet.

C. Plaza and Courtyards

1. Plazas and courtyards shall provide 1 shade tree or 2 ornamental trees and 6 formal plantings for every 1,000 sq. ft.

D. Greens

1. Greens shall be comprised of no less than 90% manicured and irrigated turfgrass.
2. Water conservation practices are acceptable for the months of July and August.
3. Artificial turf is an acceptable alternative.

E. Rain Gardens

1. Rain garden shall be comprised of no less than 4 plant species.
2. No one plant species shall account for more than 40 percent of the total plant composition.