

EXHIBIT

“A”

**ROUND ROCK LOFTS
PLANNED UNIT DEVELOPMENT NO. 126**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this “**Plan**”) is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the “**City**”). For purposes of this Plan, the term **Owner** shall mean DIANA HALL, INDIV & AS TR & ET AL; as its respective interests may appear in the respective portions of the hereinafter described property; and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 6.84 acres, as more particularly described in **Exhibit “A” (Legal Description)**, (herein after referred to as the “**Property**”) attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Unit Development (the “**PUD**”); and

WHEREAS, pursuant to Part III, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on March 3, 2021 the City’s Planning and Zoning Commission recommended approval of the Owner’s application for PUD zoning; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.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 Part II, 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.

4.3. Effective Date

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

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 6.84 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) 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 Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-1a (General Commercial – Limited)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT DESCRIPTION

5.1. The project is to consist of a multi-level urban residential development with a mix of first-floor commercial spaces. The residential units will be internally accessed, and the associated amenities will be contained within the multi-level structure. The uses will be served by a multi-level parking structure and surface parking spaces.

(1) A minimum of 45 living units per acre.

(2) A minimum of 10,000 sq. ft. of commercial space.

6. PERMITTED & PROHIBITED USES

6.1. Urban Multi-Family

- (1) All uses permitted in the **MF-3 (Multifamily – Urban)** zoning district; the multifamily development shall conform with the requirements of the district, unless otherwise specified by this Plan.

6.2. Commercial

- (1) All uses permitted in the **C-1a (General Commercial – Limited)** zoning district, except for the following uses, which are prohibited:
 - (a) Auto Sales, Rental, or Leasing Facilities
 - (b) Auto Service Facilities
 - (c) Call Center
 - (d) Car Wash
 - (e) Drive-through services
 - (f) Emergency Medical services
 - (g) Fuel Sales
 - (h) Funeral Home
 - (i) Parking, Commercial
 - (j) Shooting and Archery Ranges
 - (k) All uses listed in Section 2-91 (ee)(2)(a) of the Code.

7. DEVELOPMENT STANDARDS

7.1. Lot and building dimensional standards.

| Standard | Unit of Measure |
|--|------------------------|
| Min. Lot Width | 50 feet |
| Min. Building Setback to IH-35 ROW | 45 feet |
| Min. Building Setback to Chisholm Trail Road ROW | 25 feet |
| Min. Side Building Setback | 10 feet |
| Min. Rear Building Setback | 10 feet |
| Min. Building Separation | 10 feet |
| Max. Building Height ¹ | 8 stories |

1. A structured parking facility shall not exceed the height of the building it serves.

7.2. Building Design and Orientation

- (1) The design elements of the building(s) shall substantially comply with the depictions contained in **Exhibit ‘B’**, including, but not limited to elevation variation, roof pitch, orientation, incorporating an urban style.
- (2) A parapet shall surround the top of the building.
- (3) The residential structured parking shall be constructed in either a wrap or podium-style design.

- (4) The façade of a parking structure shall not directly face IH-35 or Chisholm Trail Road.

7.3. Amenities

- (1) A minimum of five (5) of the following amenities accessible to all residents shall be provided, at least one of which must be chosen from those designated as satisfying the open space requirement. These amenities shall combine for a minimum of 12,000 sq. ft.

- (a) Playground equipment
- (b) Private fitness facility*
- (c) Picnic area, to contain no fewer than two tables and two cooking grills
- (d) Beach Pool (shallow entry pool)#
- (e) Lap Pool#
- (f) Multi-purpose grass-covered field that can be used for outdoor yoga classes, croquet, bocce ball, micro-soccer, or small children's play yard #
- (g) Activity zone with putting green, shuffleboard, and climbing wall
- (h) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*
- (i) Sports court (tennis, basketball, or volleyball)
- (j) Kitchen available for resident use*
- (k) Social room available for resident use*
- (l) Grille house
- (m) Outdoor walking paths#

*These amenities may be located within an amenity center, yet each shall qualify individually toward the amenity requirement.

#These amenities shall satisfy the open space requirement contained in Section 2-24 (d)(5).

7.4. Special Streetscape and Landscape Features

- (1) Private driveways and surface parking shall include a minimum of four (4) of the following site features:

- (a) Benches
- (b) Bike racks
- (c) Public art
- (d) Courtyards or plazas
- (e) Decorative paving
- (f) Water features, such as fountains
- (g) Decorative trash receptacles
- (h) Street trees

7.5. Parking

(1) Residential Parking

- (a) The following minimum off-street parking requirements shall be met within a parking structure that is directly attached to the residential structure:
 - i. 1 bedroom: 1.25 spaces
 - ii. 2 bedroom: 2 spaces
 - iii. 3 bedroom: 2.5 spaces
- (b) Additional parking for guests to the residential units shall be provided in the amount of five percent (5%) of the total resident parking required in (a) above. This additional parking may be provided either within the parking structure directly attached to the residential structure or on surface parking areas.

(2) Non-residential Parking

- (a) The minimum off-street parking requirements, in accordance with Section 8-46 of the Code, shall be met either within the parking structure directly attached to the residential structure or on surface parking areas.
- (b) Ancillary uses to the residential use (such as the Leasing Office and Amenity areas) shall have no parking requirement.

7.6. Access to IH-35 Frontage Road

- (1) Driveway access from the southbound IH-35 frontage road will be limited to one location, in accordance with the City of Round Rock Access Management Plan for State Highways.

8. CHANGES TO DEVELOPMENT PLAN

8.1. 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.

8.2. 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” – Building Elevation

EXHIBIT 'B'



ROUND ROCK LOFTS

February 08, 2021