

**EXHIBIT  
"B"**

**CADE LAKE  
PLANNED UNIT DEVELOPMENT NO. 134**

**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 RCG Cade Lake, LLC; 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 5.19 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 September 15, 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.

#### **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 PLAN**

#### **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 Development Plan covers approximately 5.19 acres of land, located within the Extraterritorial Jurisdiction of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

#### **3. PURPOSE**

The purpose of this Plan is to insure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements, (2) is in harmony with the General Plan of the City of Round Rock, Texas, (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 to not 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 **TH (Townhouse)** zoning district, 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 shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

#### **5. CONCEPT PLAN**

**Exhibit "B"** shall serve as the Concept Plan for the project, according to Section 36-39 of the Code.

#### **6. PERMITTED USES**

- 6.1. Single Family Detached, Common Lot:** one or more single family detached residential dwellings located on a single ownership lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- 1) Access shall be provided via private drive aisles.
  - 2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
  - 3) A maximum of 40 units shall be permitted.

## **7. DEVELOPMENT STANDARDS**

### **7.1. Design Features**

- 1) On two story homes with a rear side facing any property boundary, the following shall be required on the second-floor elevation:
  - a) Each window to have one window enhancement from the following list:
    - i. Shutters
    - ii. Awnings or shed roofs
    - iii. Arch windows
  - b) One design feature from the following list:
    - i. Board and batten siding
    - ii. Balcony
    - iii. Building offset
    - iv. Box window
- 2) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required. Upgraded garage doors shall not be required for swing in, side entry garages.

### **7.2. Yard Fencing**

- 1) Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.
- 2) No fences permitted between the front of the house and the drive aisle.
- 3) All fences shall provide a finished face to abutting drive aisles.
- 4) Fences shall not conflict with sight visibility triangles at drive aisle intersections or obstruct views from adjacent driveways.
- 5) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity.
- 6) Fence posts and fence panels for non-wood fences shall be capped.
- 7) Maximum fence height: six (6) feet.

### **7.3. Building Setbacks & Separation**

- 1) The setbacks for individual units shall be determined using the typical setbacks in **Exhibit "C"**. The building setback for the lot on which multiple residential units are located shall be twenty feet (20') from the property boundary.
- 2) Building separation shall be a minimum of 10 feet, measured from roof eave to roof eave, or a minimum of 5 feet, measured from the assumed lot line to the roof eave, unless the eaves are one hour fire-rated and the decking is fire retardant for the length of the roof, or as otherwise approved by the building official.

#### **7.4. Private Drive Aisles**

- 1) Each private drive aisle shall be a minimum of 26-feet in width from ‘face of curb’ to ‘face of curb’, with a four foot (4’) wide sidewalk on one side of the drive.
- 2) Private drive aisles may be gated, subject to the access requirements established by the Fire Marshal and the Code.
- 3) Private drive aisles shall be designed and constructed according to the currently adopted City of Round Rock Transportation Criteria Manual for the purposes of pavement design including but not limited to, geotechnical reports, asphalt thickness, flexible base type and thickness, and subgrade preparation and thickness.

#### **7.5. Parking**

- 1) A total of four (4) resident parking spaces per unit are required:
  - a) 2 garage enclosed parking spaces
  - b) 2 parking spaces located in front of the garage and outside of the private access drive and sidewalk.
- 2) Guest parking shall be provided as required:
  - a) A minimum of one (1) guest parking space must be provided for every four (4) residential units.
  - b) The maximum distance from the required guest parking to the unit(s) is four hundred feet (400’), measured along the drive lanes.
  - c) Parking spaces shall be adjacent to the drive aisles and aligned 90-degrees and shall be designed in accordance with City Transportation Design and Construction Standards.

#### **7.6. Landscaping**

The landscape development standards outlined in Chapter 8, Article II, Landscaping, shall apply with the following modifications:

- 1) Drought Tolerant Turf Grasses  
All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
- 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-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
- 3) Residential Trees  
Large species trees totaling six caliper inches shall be provided for each single-family dwelling unit. This may be achieved through the preservation of existing protected trees within the Property or the planting of two (2) three-inch (3”) caliper container-grown trees.

**7.7. Amenities**

At least one amenity from the list in Section 2-20 (f) shall be provided.

**7.8. Protected Tree Size**

Trees having a diameter of 20 inches, or more are protected trees for the purpose of applying Chapter 8, Article III – Tree Protection and Preservation.

**7.9. Parkland Requirement**

The TH (Townhouse) zoning district shall be used for the purpose of applying Chapter 4, Article V of the Code to determine the parkland requirement.

**7.10. Maintenance**

A private homeowners association shall be established for the maintenance of landscaping, irrigation, private drive lanes, community signage, walls, medians, common open spaces, and private utilities such as storm lines, wastewater service lines, and stormwater inlets.

**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**

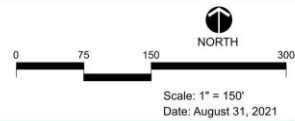
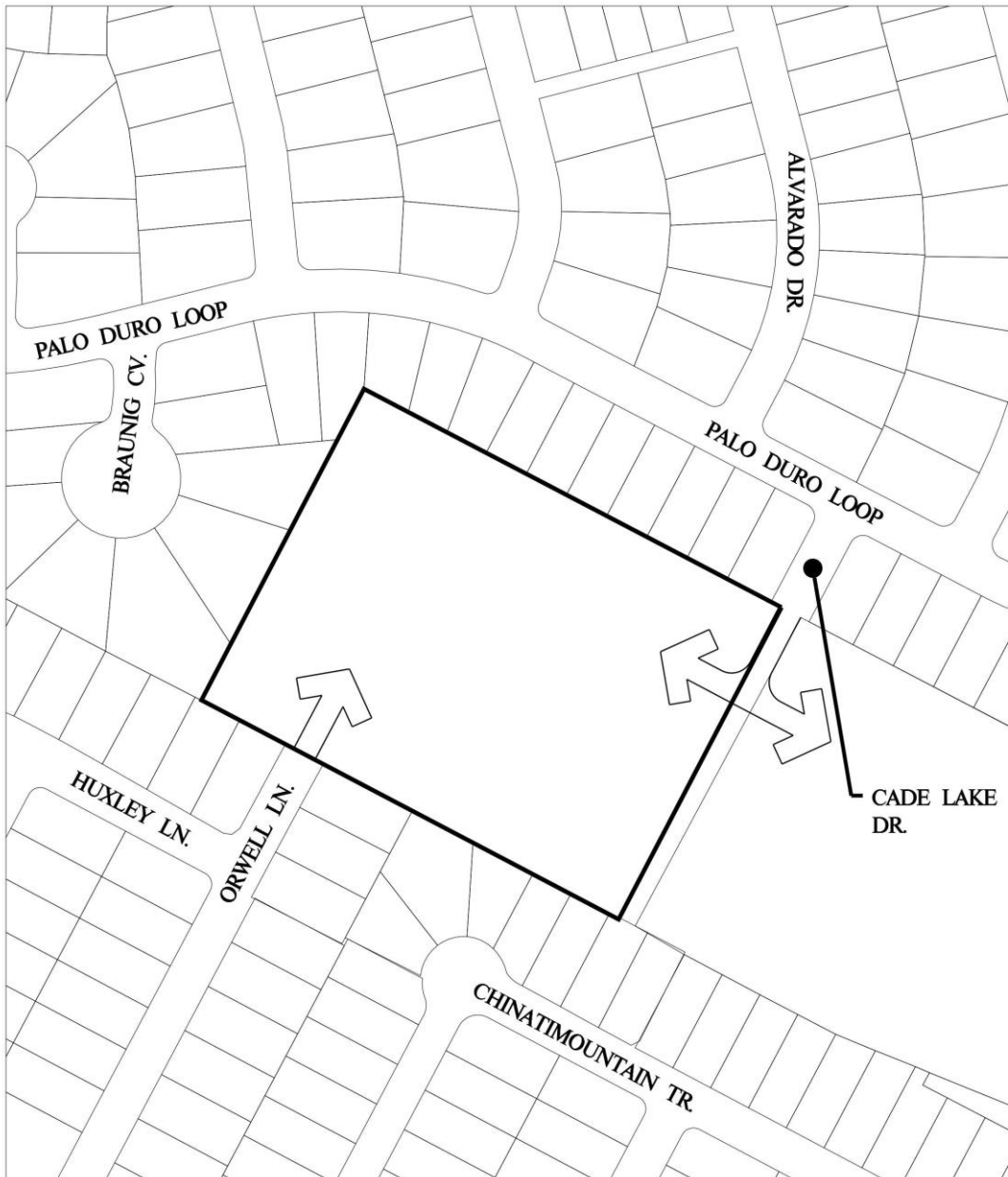
**Exhibit A:** Survey/Field Notes of 5.19-acre tract

**Exhibit B:** Concept Plan

**Exhibit C:** Typical Building Setbacks

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## EXHIBIT "B" CONCEPT PLAN



**SEC Planning, LLC**  
Land Planning • Landscape Architecture • Community Branding  
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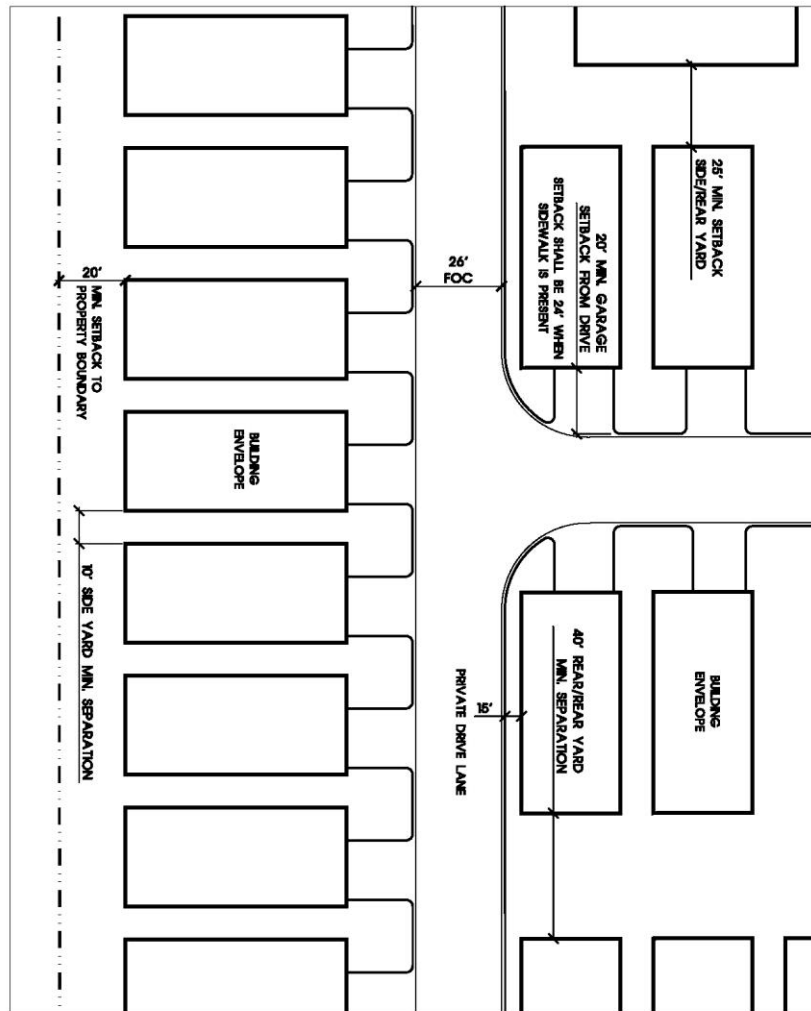
EXHIBIT B  
CONCEPT PLAN  
**REAL HOLDINGS, LLC**  
ROUND ROCK, TEXAS

SHEET FILE: I:\2101015-REHOLDINGS\PLANNING\Submittal\Concept Plan Exhibit.dwg  
Base mapping compiled from best available information. All map data 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.



# EXHIBIT "C"

## Typical Building Setbacks



SEC Planning, LLC  
Land Planning + Landscape Architecture + Community Planning  
ALLEN, TEXAS  
www.secplanning.com

FIGURE "A"  
TYPICAL BUILDING SETBACKS  
2010 CADE LAKE DRIVE PROPERTY  
ROUND ROCK, TEXAS

Date: July 15, 2021  
This drawing is intended to provide a general overview of the project. It is not intended to be used for construction or other purposes. All dimensions and setbacks are subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals. The design is subject to change without notice.

The building setback for the lot on which multiple residential units are located shall be twenty feet (20') from the property boundary.