ORDINANCE NO. Z-10-04-08-9A1

AN ORDINANCE AMENDING ORDINANCE NO. Z-95-12-21-10A, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON DECEMBER 21, 1995, AND AMENDED BY ORDINANCE NO. Z-00-07-25-12A1, ON JULY 25, 2000, AND AMENDED BY ORDINANCE NO. Z-01-04-26-13A3, ON APRIL 26, 2001, AND AMENDED BY ORDINANCE NO. Z-05-07-14-10C1, ON JULY 14, 2005, BY AMENDING PUD NO. 23, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on December 21, 1995, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-95-12-21-10A, which established PUD No. 23, and

WHEREAS, on July 25, 2000, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-00-07-25-12A1, which amended PUD No. 23, and

WHEREAS, on April 26, 2001, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-01-04-26-13A3, which further amended PUD No. 23, and

WHEREAS, on July 14, 2005, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-05-07-14-10C1, which further amended PUD No. 23, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas for a Major Amendment to PUD No. 23, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-95-12-21-10A on the 3rd day of February, 2010, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-95-12-21-10A be amended, and

WHEREAS, on the 8th day of April, 2010, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-95-12-21-10A, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-95-12-21-10A promotes the health, safety, morals and general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 11.300, Code of Ordinances, 1995 Edition, City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #23 meets the following goals and objectives:

(1) The amendment to P.U.D. #23 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) The amendment to P.U.D. #23 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) The amendment to P.U.D. #23 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That Exhibits "C", "D-3", "D-4", "D-5", and "E" as approved in Ordinance No. Z-05-07-14-10C1 for PUD No. 23 are hereby deleted in their entirety and replaced with new Exhibits "C", "D-3", "D-4", "D-5", and "E", attached hereto and incorporated herein.

III.

That Exhibits "F", "G", and "H", attached hereto and incorporated herein, are added to the Development Plan of PUD No. 23.

IV.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 8th day of April, 2010.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2010.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2010.

ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Secretary

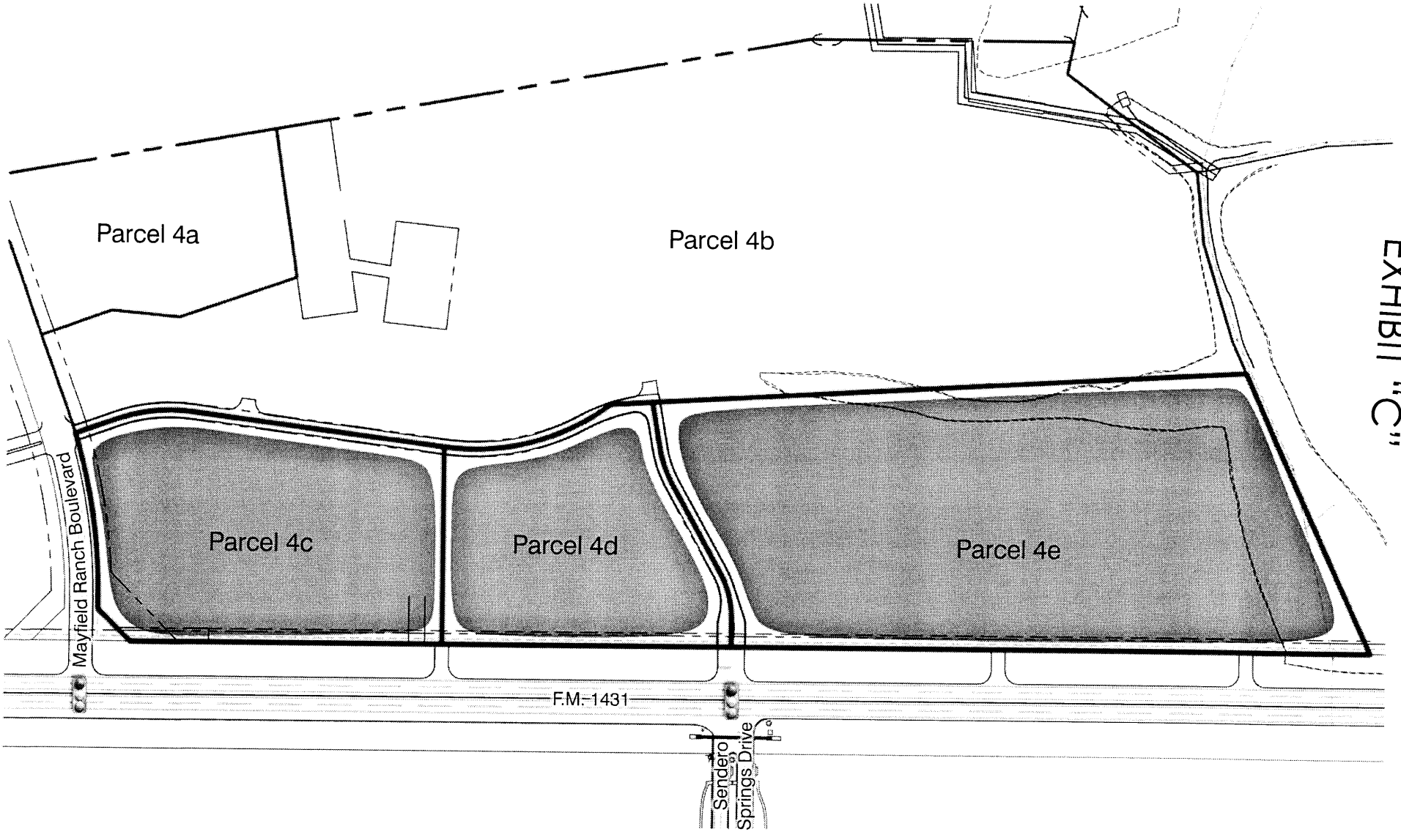


EXHIBIT "C"

Blake Magee Company, LP

NelsenPartners
www.nelsenpartners.com

The Enclave at Mayfield Ranch
Round Rock, TX

0 125' 250' 500'
February 3, 2010

EXHIBIT D-3
USES AND DEVELOPMENT STANDARDS FOR PARCEL 4c

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4c on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-3"**. All aspects not specifically covered by these use regulations, design standards and development standards shall be regulated by applicable sections of the Code. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in the **C-2 (Local Commercial)** zoning district, as defined in Section 11.410 of the Code, with the following additional provisions:

1.1. Retail Sales and Service facilities shall have a maximum gross floor area of 10,000 square feet. In addition:

1.1.1. Drive through facilities shall be permitted for banks.

1.2. Day Care facilities shall have a maximum gross floor area of 20,000 square feet. In addition:

1.2.1. All day care facilities must meet the minimum state requirement for such facilities

1.3. Eating Establishments shall have a maximum gross floor area of 5,000 square feet. In addition:

1.3.1. Drive-through facilities are permitted, with the following conditions:

1) Free-standing Eating Establishments or Eating Establishments in a multi-tenant building which include outdoor eating, drinking or entertainment areas, patios, or drive-through and associated facilities shall be located more than 150 feet from any residential property line.

1.4. Car Wash facilities are permitted with the following conditions:

1.4.1. The entrance and exit of the bays shall be aligned parallel with FM 1431 to limit the visibility of the interior of the bays

1.4.2. The queuing area shall be screened from view from FM 1431 by either a masonry wall extending from the side of the outside bay or by a landscaped berm.

1.4.3. A multi-bay car wash shall be limited to six (6) bays.

1.4.4. The building shall not be less than 100 feet from any residential district.

2. TRAFFIC IMPACT

The Traffic Impact Analysis (TIA) for the land uses contained in Amendment No. 3 to the PUD was reanalyzed using the land uses contained on Parcels 4-a and 4-b of Amendment No. 3 and the land uses contained on Parcels 4-c, 4-d and 4-e contained herein. This reanalysis, contained in **Exhibit "G"**, indicates the total trip generation for the land uses proposed. If the land uses on the Property are in substantial compliance with the land uses contained in **Exhibit "G"**, no further analysis of the transportation impacts of the land uses shall be required. If the land uses on the Property are not in substantial compliance with the land uses contained in **Exhibit "G"**, further analysis of the transportation impacts of the

land uses may be required.

3. DESIGN STANDARDS

3.1. Special Requirements

3.1.1. Section 11.410(3)(h) (Special Conditions for Sites Larger Than Two Acres in Area) shall not apply.

3.2. Exterior Wall Finish

3.2.1. One hundred percent (100%) of the exterior building sides of all buildings shall be constructed of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.

3.2.2. Earth-colored Portland cement plaster and concrete masonry units shall be allowed to satisfy up to thirty percent (30%) of the requirement for masonry construction.

3.2.3. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section.

3.2.4. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

3.3. Trash Disposal, Storage and Mechanical Equipment

1) Any walls required for the screening of trash disposal areas, storage areas or mechanical equipment shall native stone which is similar in color and quality to that utilized on walls, entryways and the amenity center buildings within the common areas of the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.

2) Mechanical equipment located on the roof shall be screened with an enclosure constructed of the same exterior materials as the building.

3.3.2. Dumpster pads shall be concrete.

3.4. Roofs

3.4.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.

3.4.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).

3.5. Lighting

3.5.1. Lighting fixtures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of 20 feet.

3.5.2. Up-lighting on buildings and building signs is permitted so long as the provisions of Section 11.410 (5)(d) are not violated. Specifically, up-lighting shall be designed in order that:

1) The light source shall not be visible from any street right-of-way or residential district.

2) Fixtures shall be mounted so that the cone of light does not cross any property

line of the site.

3.6. Landscaping and Fencing

3.6.1. The provisions of Section 11.500 shall apply, with the exception that landscaping along FM 1431 shall be subject to the location of the water line located adjacent to FM 1431, as illustrated in **Exhibit "H"**.

3.6.2. The required fencing along the northern boundary of the parcel abutting the residential uses in Parcel 4-b shall meet the following requirements:

1) Shall be constructed of native stone masonry similar in color and quality to that utilized on the walls as illustrated in **Exhibit "E"**.
2) Shall be a minimum of six feet (6') in height.

4. SIGNS

4.1.1. All free-standing signs shall be Monument Signs, subject to the following conditions:

1) Any business may utilize a Monument Sign with a maximum of one (1) sign per lot. For lots with multiple tenants, a multi-tenant Monument Sign may be used.
2) Unless there is a conflict with public utilities or required sight distance, there shall be no front setback requirements for a Monument Sign.
3) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.
4) Minimum Monument Sign width shall be two feet (2'). Allowed sign cladding materials are limited to: concealed fastener prefinished metal panels; native limestone similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**; or cut limestone.
5) Maximum Monument Sign height for a single tenant shall be 10 feet above finish grade. Maximum single tenant Monument Sign shall be 200 square feet including stone base. Maximum single tenant display area shall be 80 square feet.
6) Maximum Monument Sign height for multi-tenants shall be 20 feet above finish grade. Maximum Monument Sign shall be 400 square feet including stone base. Maximum multi-tenant display area shall be 200 square feet, provided no single tenant is allocated more than 80 square feet of display area.
7) A Monument Sign shall not include a changeable copy feature; provided however that a fuel outlet may utilize a changeable copy feature that is up to fifty percent (50%) of the display area to post fuel prices. The changeable copy feature may utilize electronic digital display technologies (i.e. LED).
8) A Monument Sign shall not be an animated sign with the following exception: a monument sign may utilize electronic digital display technologies (i.e. LED) if:
   (a) the electronic sign display area is no greater than twenty-five percent (25%) of the maximum allowed display area;

(b) the total display area of the combined electronic and static display areas do not exceed the maximum areas defined in this section;

(c) the electronic sign area does not display scrolling or flashing text/images

4.1.2. Reference **Exhibit "F"** for Monument Sign illustrations.

EXHIBIT D-4
USES AND DEVELOPMENT STANDARDS FOR PARCEL 4d

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4d on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-4"**. All aspects not specifically covered by these use regulations, design standards and development standards shall be regulated by applicable sections of the Code. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in the **C-2 (Local Commercial)** and **OF (Office)** zoning districts, as defined in Sections 11.410 and 11.411 of the Code, respectively, with the following additional provisions:

1.1. Day Care facilities have a maximum gross floor area of 20,000 square feet. In addition:
1.1.1. All day care facilities must meet the minimum state requirement for such facilities

1.2. A Drug Store/Pharmacy shall have a maximum gross floor area of 16,000 square feet.
1.2.1. Drive through facilities shall be permitted.

1.3. Car Wash facilities are permitted with the following conditions:
1.3.1. The entrance and exit of the bays shall be aligned parallel with FM 1431 to limit the visibility of the interior of the bays
1.3.2. The queuing area shall be screened from view from FM 1431 by either a masonry wall extending from the side of the outside bay or by a landscaped berm.
1.3.3. The car wash shall be limited to six (6) bays.
1.3.4. The building shall not be less than 100 feet from any residential district.

1.4. Retail Sales and Service facilities shall have a maximum gross floor area of 10,000 square feet. In addition:
1.4.1. Drive through facilities shall be permitted for banks.

1.5. Eating Establishments shall have a maximum gross floor area of 5,000 square feet. In addition:
1.5.1. Drive-through facilities are allowed, with the following conditions:
1) Free-standing Eating Establishments or Eating Establishments in a multi-tenant building which include outdoor eating, drinking or entertainment areas, patios, or drive-through and associated facilities shall be located more than 150 feet from any residential property line.

2. TRAFFIC IMPACT

The Traffic Impact Analysis (TIA) for the land uses contained in Amendment No. 3 to the PUD was reanalyzed using the land uses contained on Parcels 4-a and 4-b of Amendment No. 3 and the land uses contained on Parcels 4-c, 4-d and 4-e contained herein. This reanalysis, contained in **Exhibit "G"**, indicates the total trip generation for the land uses proposed. If the land uses on the Property are in substantial compliance with the land uses contained in **Exhibit "G"**, no further analysis of the transportation impacts of the land uses

shall be required. If the land uses on the Property are not in substantial compliance with the land uses contained in **Exhibit "G"**, further analysis of the transportation impacts of the land uses may be required.

3. DESIGN STANDARDS

3.1. Standard Requirements

3.1.1. Section 11.410(3)(h) (Special Conditions for Sites Larger Than Two Acres in Area) shall not apply.

3.2. Additional Requirements

In addition to the requirements set forth in Section 3.1 above, the following requirements shall apply to improvements constructed within Parcel 4d.

3.3. Exterior Wall Finish

3.3.1. One hundred percent (100%) of the exterior building sides of all buildings shall be constructed of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.

3.3.2. Earth-colored Portland cement plaster and concrete masonry units shall be allowed to satisfy up to thirty percent (30%) of the requirement for masonry construction.

3.3.3. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section.

3.3.4. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

3.3.5. Trash Disposal, Storage and Mechanical Equipment

(1) Any walls required for the screening of trash disposal areas, storage areas or mechanical equipment shall native stone which is similar in color and quality to that utilized on walls, entryways and the amenity center buildings within the common areas of the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.

(2) Mechanical equipment located on the roof shall be screened with an enclosure constructed of the same exterior materials as the building.

(3) Dumpster pads shall be concrete.

3.4. Roofs

3.4.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.

3.4.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).

3.5. Lighting

3.5.1. Lighting fixtures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of 20 feet.

3.5.2. Up-lighting on buildings and building signs is permitted so long as the provisions of Section 11.410 (5)(d) are not violated. Specifically, up-lighting shall be designed in order that:

(1) The light source shall not be visible from any street right-of-way or residential district.

(2) Fixtures shall be mounted so that the cone of light does not cross any property line of the site.

3.6. <u>Landscaping and Fencing</u>

3.6.1. The provisions of Section 11.500 shall apply, with the exception that landscaping along FM 1431 shall be subject to the location of the water line located adjacent to FM 1431, as illustrated in **Exhibit "H"**.

3.6.2. The required fencing along the northern boundary of the parcel abutting the residential uses in Parcel 4-b shall meet the following requirements:

(1) Shall be constructed of native stone masonry similar in color and quality to that utilized on the walls as illustrated in **Exhibit "E"**.

(2) Shall be a minimum of six feet (6') in height.

4. <u>SIGNS</u>

1.1.1. All free-standing signs shall be Monument Signs, subject to the following conditions:

1) Any business may utilize a Monument Sign with a maximum of one (1) sign per lot. For lots with multiple tenants, a multi-tenant Monument Sign may be used.

2) Unless there is a conflict with public utilities or required sight distance, there shall be no front setback requirements for a Monument Sign.

3) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.

4) Minimum Monument Sign width shall be two feet (2'). Allowed sign cladding materials are limited to: concealed fastener prefinished metal panels; native limestone similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**; or cut limestone.

5) Maximum Monument Sign height for a single tenant shall be 10 feet above finish grade. Maximum single tenant Monument Sign shall be 200 square feet including stone base. Maximum single tenant display area shall be 80 square feet.

6) Maximum Monument Sign height for multi-tenants shall be 20 feet above finish grade. Maximum Monument Sign shall be 400 square feet including stone base. Maximum multi-tenant display area shall be 200 square feet, provided no single tenant is allocated more than 80 square feet of display area.

7) A Monument Sign shall not include a changeable copy feature; provided however that a fuel outlet may utilize a changeable copy feature that is up to fifty percent (50%) of the display area to post fuel prices. The changeable copy feature may utilize electronic digital display technologies (i.e. LED).

8) A Monument Sign shall not be an animated sign with the following exception: a monument sign may utilize electronic digital display technologies (i.e. LED) if:
   (a) the electronic sign display area is no greater than twenty-five percent (25%) of the maximum allowed display area;
   (b) the total display area of the combined electronic and static display areas do not exceed the maximum areas defined in this section;
   (c) the electronic sign area does not display scrolling or flashing text/images

1.1.2. Reference **Exhibit "F"** for Monument Sign illustrations.

EXHIBIT D-5
USES AND DEVELOPMENT STANDARDS FOR PARCEL 4e

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4e on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-5"**. All aspects not specifically covered by these use regulations, design standards and development standards shall be regulated by applicable sections of the Code. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in **OF (Office)** zoning districts, as defined in Section 11.411 of the Code and all **Senior Group Living** uses, including assisted living, nursing homes and congregate care for seniors, with the following additional provisions:

1.1. Day Care facilities shall have a maximum gross square footage 20,000 square feet. In addition:

1.1.1. All day care facilities must meet the minimum state requirement for such facilities

2. TRAFFIC IMPACT

The Traffic Impact Analysis (TIA) for the land uses contained in Amendment No. 3 to the PUD was reanalyzed using the land uses contained on Parcels 4-a and 4-b of Amendment No. 3 and the land uses contained on Parcels 4-c, 4-d and 4-e contained herein. This reanalysis, contained in **Exhibit "G"**, indicates the total trip generation for the land uses proposed. If the land uses on the Property are in substantial compliance with the land uses contained in **Exhibit "G"**, no further analysis of the transportation impacts of the land uses shall be required. If the land uses on the Property are not in substantial compliance with the land uses contained in **Exhibit "G"**, further analysis of the transportation impacts of the land uses may be required.

3. DESIGN STANDARDS

3.1. Exterior Wall Finish

3.1.1. One hundred percent (100%) of the exterior building sides of all buildings shall be constructed of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.

3.1.2. Earth-colored Portland cement plaster and concrete masonry units shall be allowed to satisfy up to thirty percent (30%) of the requirement for masonry construction.

3.1.3. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section.

3.1.4. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

3.1.5. **Trash Disposal, Storage and Mechanical Equipment**

(1) Any walls required for the screening of trash disposal areas, storage areas or mechanical equipment shall native stone which is similar in color and quality to that utilized on walls, entryways and the amenity center buildings within the common areas of the Mayfield Ranch subdivision, as illustrated in **Exhibit "E".**

(2) Mechanical equipment located on the roof shall be screened with an enclosure constructed of the same exterior materials as the building.

(3) Dumpster pads shall be concrete.

3.2. Roofs

3.2.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.

3.2.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).

3.3. Lighting

3.3.1. Lighting fixtures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of twenty (20) feet.

3.3.2. Up-lighting on buildings and building signs is permitted so long as the provisions of Section 11.410 (5)(d) are not violated. Specifically, up-lighting shall be designed in order that:

(1) The light source shall not be visible from any street right-of-way or residential district.

(2) Fixtures shall be mounted so that the cone of light does not cross any property line of the site.

1.1. Landscaping and Fencing

1.1.1. The provisions of Section 11.500 shall apply, with the exception that landscaping along FM 1431 shall be subject to the location of the water line located adjacent to FM 1431, as illustrated in **Exhibit "H"**.

1.1.2. The required fencing along the northern boundary of the parcel abutting the residential uses in Parcel 4-b shall meet the following requirements:

1) Shall be constructed of native stone masonry similar in color and quality to that utilized on the walls as illustrated in **Exhibit "E"**.

2) Shall be a minimum of six feet (6') in height.

3) Fencing requirements as defined in Section 11.411 (3)(g) of the Code shall not apply between Parcel 4e and 4b.

4. SIGNS

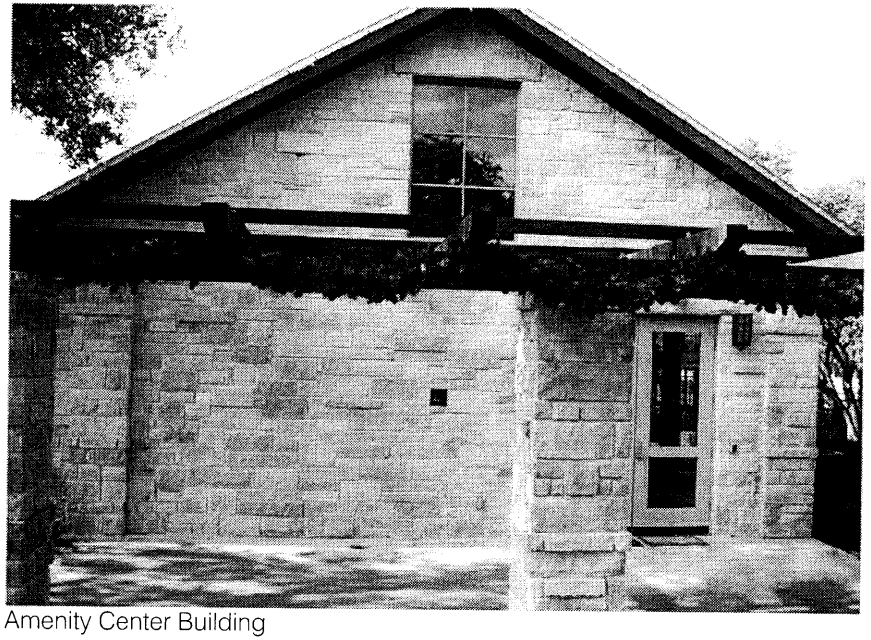
1.1.3. All free-standing signs shall be Monument Signs, subject to the following conditions:

1) Any business may utilize a Monument Sign with a maximum of one (1) sign per lot. For lots with multiple tenants, a multi-tenant Monument Sign may be used.

2) Unless there is a conflict with public utilities or required sight distance, there shall be no front setback requirements for a Monument Sign.
3) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3′) and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.
4) Minimum Monument Sign width shall be two feet (2′). Allowed sign cladding materials are limited to: concealed fastener prefinished metal panels; native limestone similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**; or cut limestone.
5) Maximum Monument Sign height for a single tenant shall be 10 feet above finish grade. Maximum single tenant Monument Sign shall be 200 square feet including stone base. Maximum single tenant display area shall be 80 square feet.
6) Maximum Monument Sign height for multi-tenants shall be 20 feet above finish grade. Maximum Monument Sign shall be 400 square feet including stone base. Maximum multi-tenant display area shall be 200 square feet, provided no single tenant is allocated more than 80 square feet of display area.
7) A Monument Sign shall not include a changeable copy feature; provided however that a fuel outlet may utilize a changeable copy feature that is up to fifty percent (50%) of the display area to post fuel prices. The changeable copy feature may utilize electronic digital display technologies (i.e. LED).
8) A Monument Sign shall not be an animated sign with the following exception: a monument sign may utilize electronic digital display technologies (i.e. LED) if:
   (a) the electronic sign display area is no greater than twenty-five percent (25%) of the maximum allowed display area;
   (b) the total display area of the combined electronic and static display areas do not exceed the maximum areas defined in this section;
   (c) the electronic sign area does not display scrolling or flashing text/images

1.1.4. Reference **Exhibit "F"** for Monument Sign illustrations.

Entryway Monument


Amenity Center Building

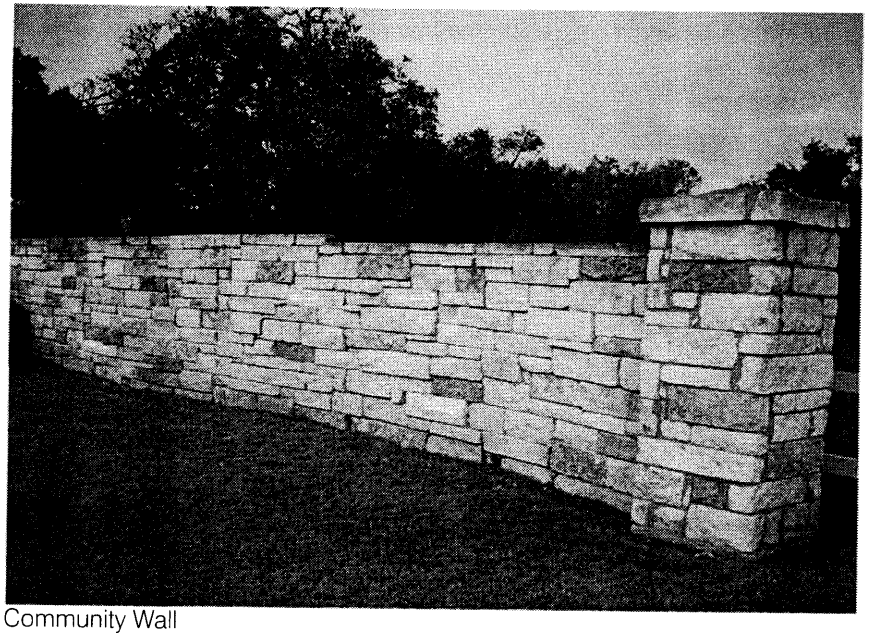

Community Wall

Exhibit "E"

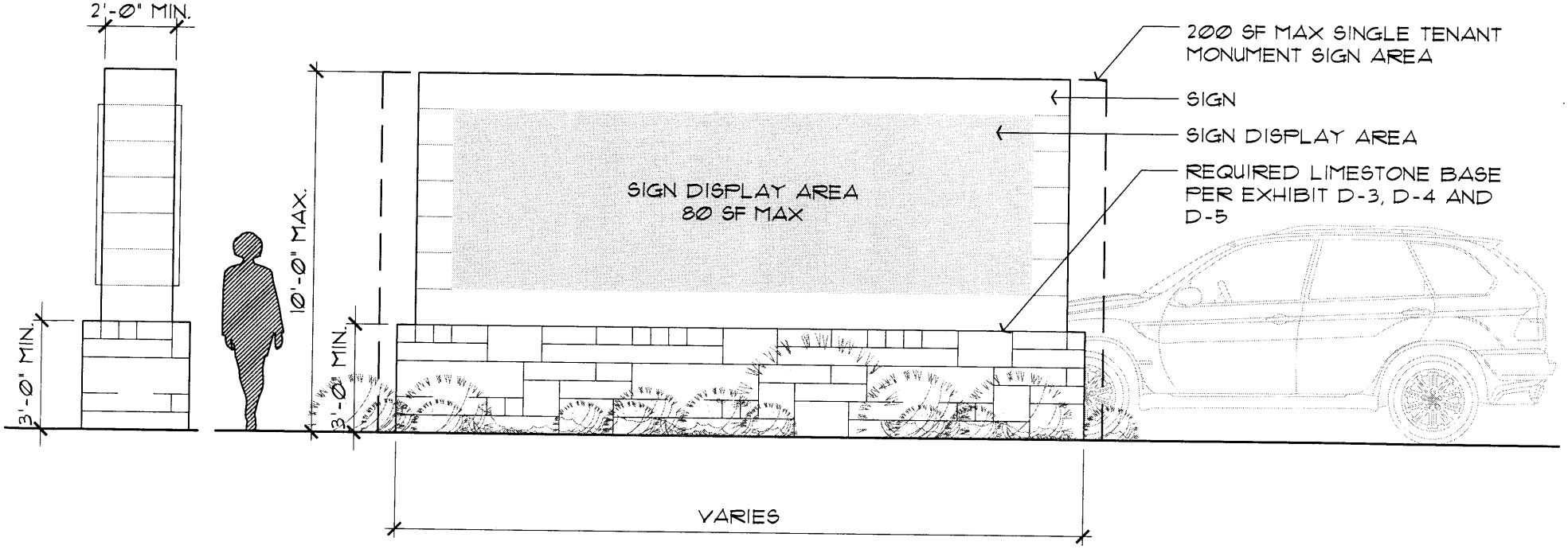


Exhibit "F"
Example 1 of 3
Single Tenant

0 2' 4' 8'

February 3, 2010

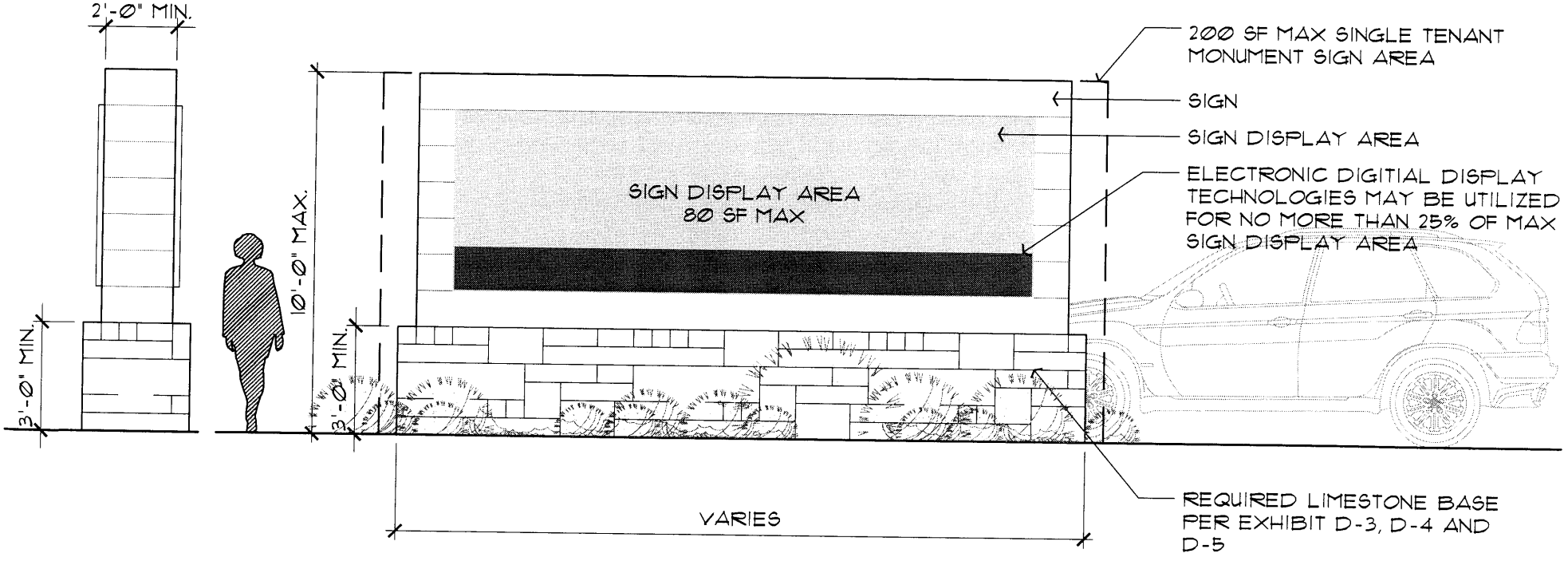


Exhibit "F"
Example 2 of 3
Electronic Digital Display

0 2' 4' 8'

February 3, 2010

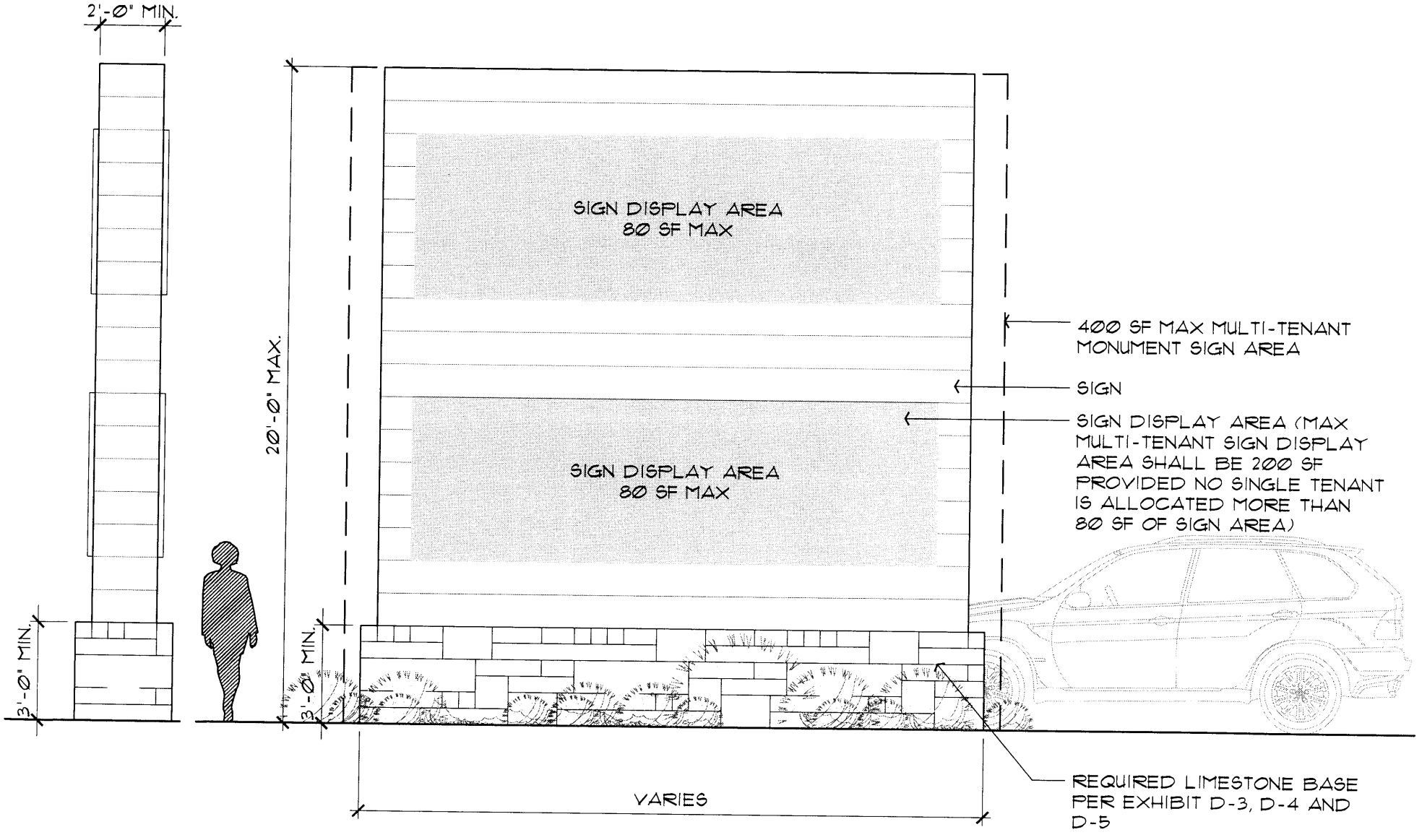


Exhibit "F"
Example 3 of 3
Multi-tenant

0 2' 4' 8'

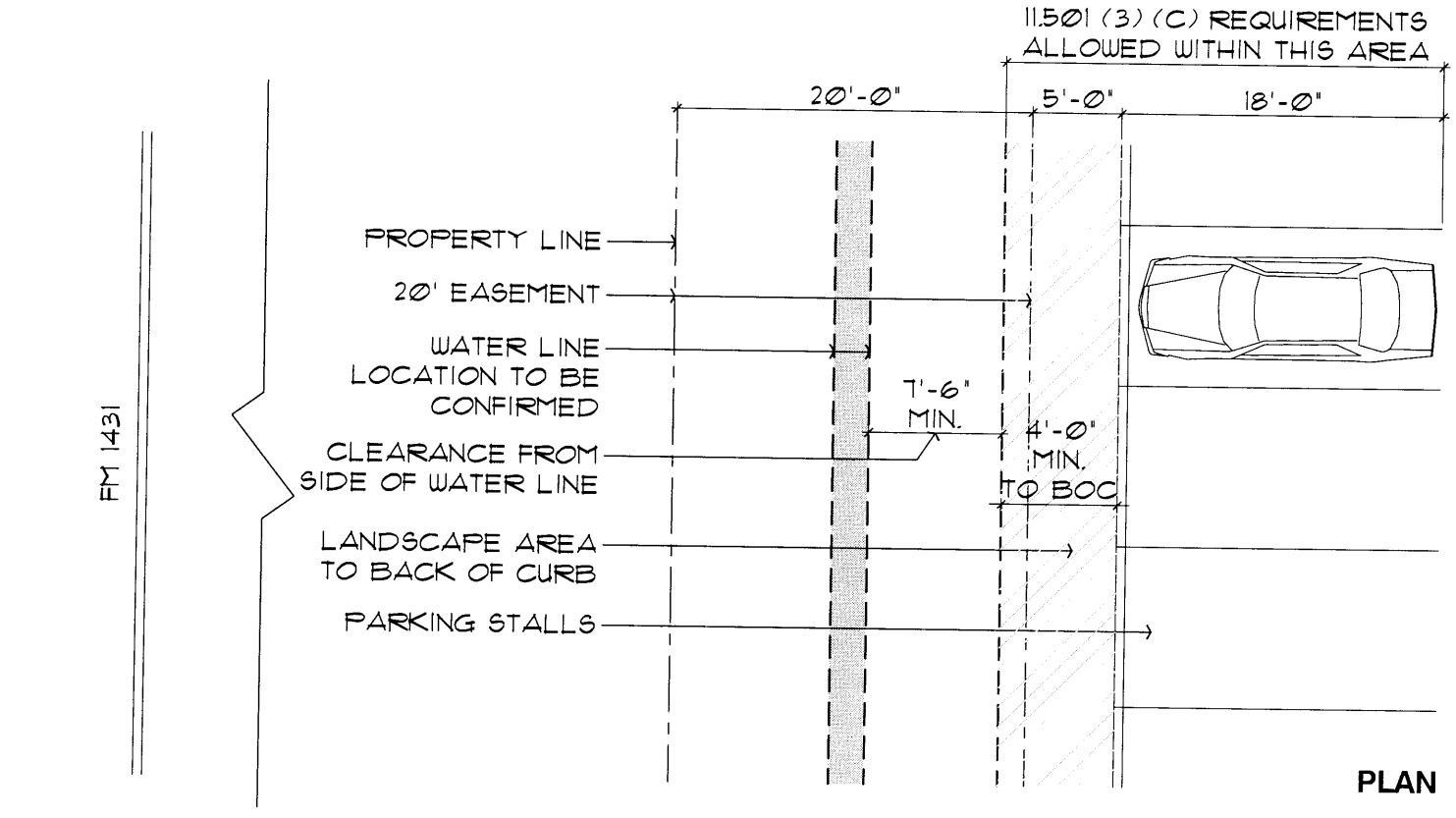
February 3, 2010

Table 2.

Summary of Proposed Unadjusted Daily and Peak Hour Trip Generation

Existing Land Use	Size (SF)	24 -Hour Two Way Volume (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes	13 DU	159	5	14	11	6
Condo/Townhome	136 DU	841	11	55	52	26
Medical-Dental Office	80,112 SF	2,894	146	38	63	169
Specialty Retail	34,504 SF	1,529	0	0	41	52
Day Care Center	14,376 SF	1,139	93	83	84	95
High Turnover Sit-Down Restaurant	4,320 SF	549	26	24	28	20
Pharmacy with Drive Thru	12,900 SF	1,137	20	15	67	67
Fast Food Restaurant with Drive Thru	3,500 SF	1,736	88	85	62	57
Drive-In Bank	5,100 SF	756	35	28	66	66
Self Service Car Wash	6 Stalls	648	0	0	17	16
Gasoline Service Station with Convenience Market	8 VFP	1,302	41	41	54	54
TOTAL		**12,690**	**465**	**383**	**545**	**628**

Exhibit "G"



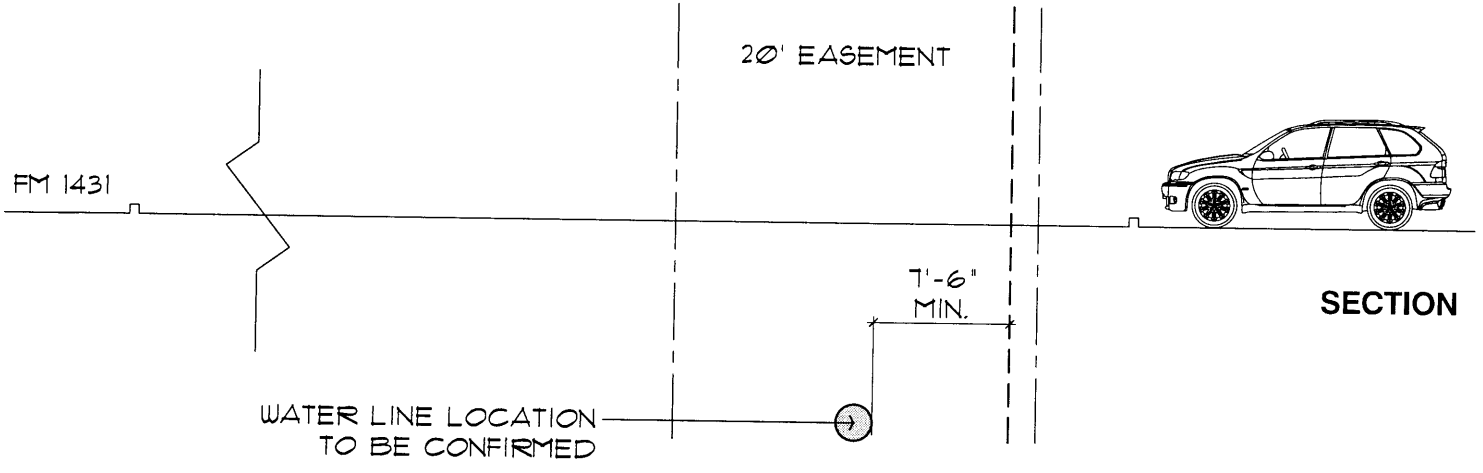


Exhibit "H"
Landscape Clearance
at Water Line Easement

0 5' 10' 20'

January 27, 2010

ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

City Council Agenda Summary Sheet

Agenda Item No.	9A1.
Agenda Caption:	Consider an ordinance approving Amendment No. 4 to Planned Unit Development (PUD) No. 23 Zoning District (Preserve at Stone Oak/Mayfield Ranch). (First Reading)
Meeting Date:	April 8, 2010
Department:	Planning and Community Development
Staff Person making presentation:	Jim Stendebach
	Director of Planning and Community Development

Item Summary:
The amendment is for a 23.78 acre portion of PUD No. 23, which is located along FM 1431 and is zoned for limited commercial uses, including retail sales, a day care, a drug store/pharmacy and restaurants. Offices and town homes are also allowed. The exterior finish of the buildings and screening walls will be native stone masonry, similar in color and quality to the native stone used within the Mayfield Ranch subdivision. The signs on the site are limited to monument type signs with a native stone masonry base.

The significant changes to the PUD include a shifting of the location of the drug store/pharmacy and revising the allowable uses to eliminate the town homes and add senior group living. The PUD has also been revised to specify the size and height of the signs.

Signs may be either individual monument signs for one business or multi-tenant signs for three or more businesses. Individual monument signs may be a maximum of 10' high, with 80 square feet of display area. Multi-tenant monument signs may be a maximum of 20' high, with a 160 square foot display area. Electronic digital displays will be allowed, as a percentage of the total display area. Under the current sign regulations, an individual monument sign could be a maximum of five feet 5' tall, with 50 square feet of display area and a multi-tenant monument sign could be a maximum of 30' tall with 200 square feet of display area. No electronic digital displays would be allowed.

Strategic Plan Relevance:

Cost:	N/A
Source of Funds:	N/A
Date of Public Hearing (if required):	April 8, 2010
Recommended Action:	Staff recommends approval of the ordinance.