

## DEVELOPMENT PARCELS " 2 & 5"

### COMMERCIAL DEVELOPMENT PARCELS

The Following Development Standards shall apply to all development on portions of the Property, which are identified as Development Parcels "2 and 5" on the Plan attached hereto as Exhibit "C".

#### 1. PERMITTED USES:

The following principal uses are permitted:

All C-1 General Commercial uses identified in the City of Round Rock Zoning Ordinance except for uses listed in Paragraph 2, below.

#### 2. PROHIBITED USES:

The following uses are prohibited on the Property: cell towers and other free standing towers over thirty (30') feet in height, mini-warehouses, flea markets, sexually oriented businesses, portable buildings sales, except as incidental to other retail sales, outdoor amusement parks or carnivals, wholesale nurseries, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, auto body and paint shops and truck stops.

#### 3. OUTDOOR SALES & DISPLAYS

Outdoor sales and displays are permitted as accessory uses in conjunction with the principal use of a building only in areas designated on the site plan approved by the Director of Planning for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use, and shall not comprise a separate business use. Parking requirements contained in the Code shall apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

#### 4. DEVELOPMENT STANDARDS:

4.1 The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal

4.2 The following materials are prohibited on all exterior walls of all buildings and structures. This section does not apply to trim or minor decorative features.

- Unfinished sheet metal.

4.3 Primary shopping center buildings:

The following development standards apply to the primary shopping center buildings. The definition of primary shopping center buildings for the purpose of this section shall be all buildings that contain more than ten thousand (10,000) square feet of gross floor area (heated and air conditioned space) or such smaller buildings, which are physically attached to such a building. It shall also include all buildings on Parcel 5, identified on Exhibit C.

4.3.1 The front and side elevations shall be 100 percent masonry, except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone, stucco or such other similar quality material approved in writing by the Director of Planning. Stucco shall not comprise more than fifty (50) percent of this exterior finish. All other elevations shall be constructed of brick, stone, stucco, split face concrete block or concrete tilt wall, or such other similar quality material approved in writing by the Director of Planning.

4.3.2 Primary shopping center buildings shall be permitted flat roofs only when the building contains segments with pitched roof lines that are part of an overall architectural design approved by the Director of Planning. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Director of Planning.

4.4 Buildings other than primary shopping center buildings:

The following development standards apply to all buildings not defined as primary shopping center buildings in section 4.3 above.

4.4.1 All building elevations shall be 100 percent masonry except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone or stucco or such other similar quality material approved in writing by the Director of Planning. Stucco shall not comprise more than fifty (50) percent of this exterior finish.

4.4.2 All buildings shall be permitted flat roofs only when the building contains segments with pitched roof lines that are part of an overall architectural design approved by the Director of Planning. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Director of Planning.

## 5. SERVICE & LOADING AREAS:

### 5.1 Screening Required:

No dock high loading area is permitted unless such area is visually screened from public streets.

### 5.2 Delivery Vehicles:

All delivery and utility vehicles parked on-site (other than when being actively loaded or unloaded) shall be parked within an area visually screened from public streets.

### 5.3 Service Areas:

Service areas will be visually screened from all public rights-of-way. Methods of screening include walled entrances, evergreen landscaping, and depressed service areas.

### 5.4 Loading areas:

All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as not to prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of or adjacent to a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public street. This provision does not prevent the location of doors that provide common entry to a building from being used for minor deliveries and courier service by vehicles with six or less wheels.

### 5.5 Trash Storage

Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to visually screen all refuse containers, so as to provide visual screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, split face block, etc.), which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. Gates shall be required only if required to achieve the needed visual screening.

### 5.6 Street Level Mechanical Equipment:

All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building shall be visually screened and landscaped. Large equipment shall be visually screened and landscaping shall be used to soften the visual appearance of the walls enclosing service areas. Service areas must be paved and drained.

### 5.7 Roof Mounted Mechanical Equipment:

All roof mounted mechanical equipment must be visually screened from view from the public streets from a height of five (5) feet above grade measured at the lot line of the site on which the building is located. Screening must be compatible with the building design.

## 6. LANDSCAPING:

### 6.1 Landscape and sidewalk easement:

A thirty-foot (30') wide landscape easement shall be provided adjacent to A. W. Grimes Boulevard and Gattis School Road as generally identified on Exhibit "C".

A twenty (20) foot wide landscape easement shall be provided along all other public streets.

All areas located within these easements shall be used solely for the purpose of landscaping, and sidewalks, except for, driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property.

Surface drainage swales may be placed within these easements, provided they are approved by the Director of Planning as part of a comprehensive landscape plan.

Drainage detention and water quality structures are prohibited in these easements.

Landscaping within these easements shall be credited against street yard landscape requirements.

### 6.2 Street Trees:

Street trees shall be planted within the landscape easement adjacent to all public streets. Street trees shall be planted in compliance with the following criteria

#### 6.2.1 Spacing of and size of trees shall meet the following criteria:

- Street trees along A. W. Grimes Boulevard and Gattis School Road shall be large size tree species with a minimum caliper size of 3.5 inches and shall be spaced no more than 40 feet apart.
- Street trees along all other public streets may also include medium size tree species with a minimum caliper size of 2.5 inches planted no more than 30 feet apart; and small size tree species with a minimum caliper size of 1.5 inches planted no more than 20 feet apart
- Tree species size shall be determined by the Urban Forester.

- 6.2.2 Street Trees: Street trees shall be planted to avoid interference with streetlights, signage and other fixtures.
- 6.2.3 Street trees shall be planted at least eight feet (8') from edge of driveways.
- 6.2.4 Street trees shall be kept out of street intersection triangles at a minimum of 35 feet by 35 feet measured from the face of curb.
- 6.2.5 Street trees shall be planted no less than 5 feet from underground utilities and 15 feet from overhead lines.
- 6.2.6 Street trees shall be planted no less than 5 feet from fire hydrants.
- 6.2.7 Street trees shall be planted no less than 8 feet from the back of curb along A. W. Grimes Boulevard and Gattis School Road. Street trees shall be planted no less than 4 feet from back of curb along all other streets.
- 6.2.8 Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock (ANSI260.1)*
- 6.2.9 Planting Plan: The Owner shall submit a street tree planting plan for A. W. Grimes Boulevard and Gattis School Road with the submittal of construction plans for the first phase of development on Development Parcel 2 identified on Exhibit C.
- 6.2.10 Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner
- 6.2.11 Street trees and their associated irrigation system, along A. W. Grimes Boulevard and Gattis School Road, shall be planted and inspected prior to the issuance of the first Certificate of Occupancy for any development on Development Parcel 2 identified on Exhibit C.
- 6.2.12 Street trees and their associated irrigation system, along Town Centre Drive, shall be planted and inspected as part of the street construction for each portion of Town Centre Drive prior to street improvements being accepted by the City.
- 6.2.13 A fiscal maintenance guarantee shall be provided by the Owner, which provides for replacement of trees and repair of irrigation systems for a period of two years following the initial inspection. The Urban Forester shall have the authority to identify all trees and other plant materials, which require replacement within the two-year maintenance guarantee period. The fiscal guarantee period shall be extended for one year for all plants that are replaced.
- 6.2.14 A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

### 6.3 Open Space:

All parcels for which a building permit and a Certificate of Occupancy have been issued and which do not contain buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted and landscaped,. All such landscaped areas not planted in groundcover or shrub beds will be planted in grasses, preferably sod. Over seeding in fall with cool season native grasses is allowed.

All plantings shall be maintained in good condition. The landscape planting must provide for easy maintenance.

Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.

### 6.4 Rights of Way:

Areas within the public street right-of-way must be landscaped and irrigated only in accordance with a license agreement with the City.

### 6.5 Irrigation:

An underground, automatic irrigation system must be installed in all landscaped area, other than areas approved by the Director of Planning for plant materials that do not normally require irrigation. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.

All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

### 6.6 Parking Areas:

In all vehicular use areas and parking areas, landscaped medians shall be provided along primary access drives, as determined by the Director of Planning. Additional landscape medians shall be provided for every eight (8) single rows of parking. All landscape medians shall be a minimum of 8 feet in width and trees shall be planted in accordance with the same specifications established for street trees in section 6.2.5 above unless otherwise approved by the Director of Planning. This shall be credited against Street Yard Landscape requirements and other applicable landscape requirements. Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock* (ANSI260.1)

## 6.7 Planting Plan:

The Owner shall submit a planting plan for parking lot and other on-site landscaping with the submittal of construction plans for each phase of development .

## 7. UTILITY LINES:

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

## 8. DESIGN STANDARDS:

### 8.1 Height:

The maximum height of buildings on the Property shall be 3 floors.

### 8.2 Building Setbacks:

8.2.1 Minimum building setbacks from the A. W. Grimes Boulevard and Gattis School Road, identified on Exhibit "C" shall be, thirty (30') feet.

8.2.2 Minimum building setbacks from any other public streets shall be twenty (20) feet.

8.2.3 Minimum building setbacks from all internal property lines shall be twenty-five (25) feet. However, this may be reduced to fifteen (15) feet when a joint-access fire lane with the abutting property is approved by the Fire Marshall.

### 8.3 Phased Development:

When development is phased on the Property and such phasing is designed to be part of a single development, setback requirements will not apply between development phases, unless access to any such development phase is provided directly from a public street, in which case the street yard setback shall apply to the frontage on such street.

## 9. DRIVEWAY THROAT LENGTH

All driveways that access A. W. Grimes Boulevard or Gattis School Road (except the driveway that accesses the fuel center at the corner of Gattis School Road and A. W. Grimes Boulevard) shall provide a minimum driveway throat of 100 feet. No parking spaces or internal access drives shall intersect with access driveways within this 100- foot throat. Throat length shall be measured from the property line along the street right-of-way.

The driveway from A. W. Grimes Boulevard abutting the fuel center shall provide a minimum throat length of 40 feet on both sides of the driveway. Throat length shall be measured from the property line along the street right of way.

The most westerly driveway from Gattis School Road shall provide a minimum throat length of 100 feet unless the length is reduced in writing by the City Traffic Engineer. In no case shall this throat length be less than 50 feet. No parking spaces or internal access drives shall intersect with access driveways within this 100- foot throat. Throat length shall be measured from the property line along the street right of way.

## 10. PARKING LOT LIGHTING

All light fixtures shall be shielded or hooded so that light is directed downward to minimize excessive glare and sky glow pollution. Light standards shall be metal poles.

## 11. TOWN CENTRE REQUIREMENTS

The area identified as Town Centre on the Exhibit D-1, attached hereto shall be constructed in accordance with the following design criteria and a site plan that includes architectural elevations shall be required to be approved by the Director of Planning prior to the issuance of a building permit for any building or structure within the area designated as Town Centre.

The purpose of these design criteria is to create a pedestrian oriented Town Centre, which utilizes the traditional “main street” building forms.

### 11.1 Building setback from Town Centre Drive.

- Buildings shall be set back between 20 and 22 feet from the edge of the street right-of-way.
- The street yard shall be designated as a sidewalk and landscape easement. Sidewalks shall be constructed along the entire frontage of the block within a minimum of 50 percent of this easement. Sidewalks shall be paved with decorative paving materials and all sidewalk paving materials shall be submitted to the Director of Planning for approval.
- Sidewalks within the sidewalk and landscaping easements shall be connected to on- street parking within the abutting right-of-way using the same paving materials as the abutting sidewalk, as generally illustrated in **Exhibit G** attached hereto.

### 11.2 On street parking

- On street parking shall be provided within the right-of-way of Town Centre Drive (100 foot ROW) within the designated Town Centre as generally illustrated in **Exhibit G**, attached hereto.
- The first parking stalls shall be located a minimum of forty feet (40') from street intersections.

- Street parking shall be credited against all parking requirements for development within the designated Town Centre.
- The remainder of the required parking shall be located behind the buildings fronting onto Town Centre Drive or east of the buildings within the Town Centre area.

### 11.3 Building design

The following development standards apply to all buildings within the Town Center area.

- All building elevations shall be 100 percent masonry except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone or stucco or such other similar quality material approved in writing by the Director of Planning. Stucco shall not comprise more than fifty (50) percent of this exterior finish.
- All buildings shall be permitted flat roofs only when the building contains segments with pitched roof lines that are part of an overall architectural design approved by the Director of Planning. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Director of Planning.
- All exterior finishes and roofs shall be comprehensively designed and submitted to the Director of Planning for approval.

### 11.4 Upper story uses

- Upper story uses may include second floor retail or restaurant uses.
- Upper story uses may include studios for artist and craftsmen with galleries on the first floor.
- Upper story offices are permitted without restriction.
- No residential uses shall be permitted on any floor.

### 11.5 Building height

- Building heights shall be limited to a maximum of three floors.

### 11.6 Street tree and landscaping requirements

- Street trees shall be planted in the locations generally identified on **Exhibit G** attached hereto. These trees shall comply with the standards set forth in section 6.2 above, except that smaller tree species may be permitted by the Urban

Forester for trees planted on Town Centre Drive. Street trees shall be all of the same species.

- Median trees shall be planted in the median in the center of Town Centre Drive. These trees shall comply with the standards set forth in section 6.2 above. Median trees shall be all the same species or groupings of several species. Median trees need not be the same species as other street trees.
- Street trees within the Town Centre shall be planted, in accordance with the provisions of Section 6.2 above, prior to the issuance of the first Certificate of Occupancy for any portion of the Town Centre.

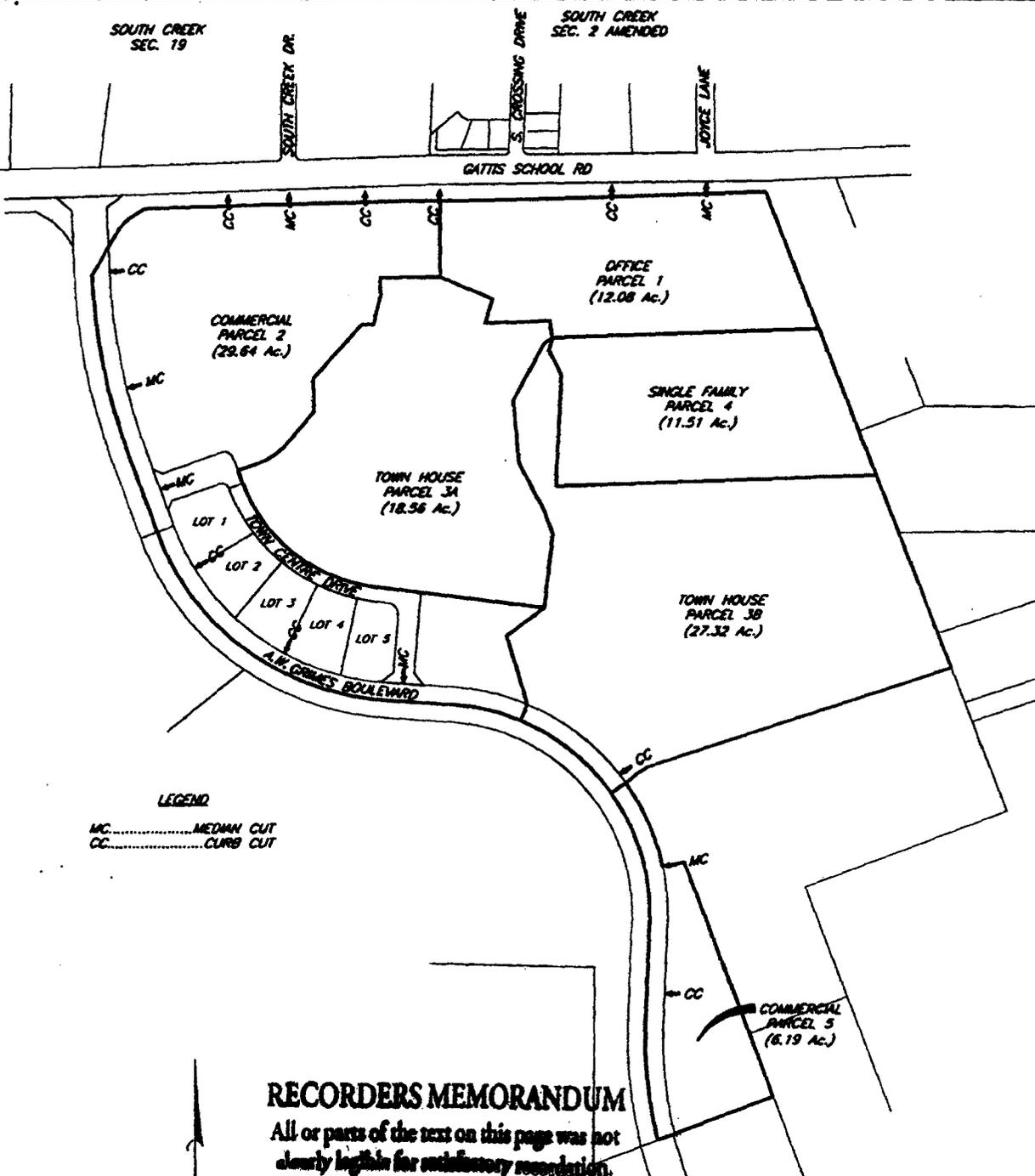
#### 11.7 Site Plan required

A comprehensive site plan for each side of Town Centre Drive within the designated Town Centre shall be submitted to the Director of Planning, for his approval, prior to the issuance of a building permit for any portion of that side of the Town Centre. The site plan shall include the following:

- A site plan showing the size and location of all buildings, parking, sidewalks, landscaping, loading areas, dumpster locations and signs, including areas within the Town Centre Drive right-of-way.
- Elevations for all buildings including specifications for exterior building and roofing materials.
- Sidewalk paving materials.
- Landscaping location, plant size and species.

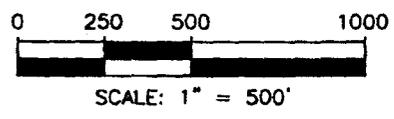
#### 11.8 Phasing of Town Centre

The Town Centre shall be constructed prior to the construction of the fifth pad site including the fuel center or the second phase of townhouse development, whichever occurs first. The Town Centre may be constructed in phases.



**LEGEND**  
 MC.....MEDIAN CUT  
 CC.....CURB CUT

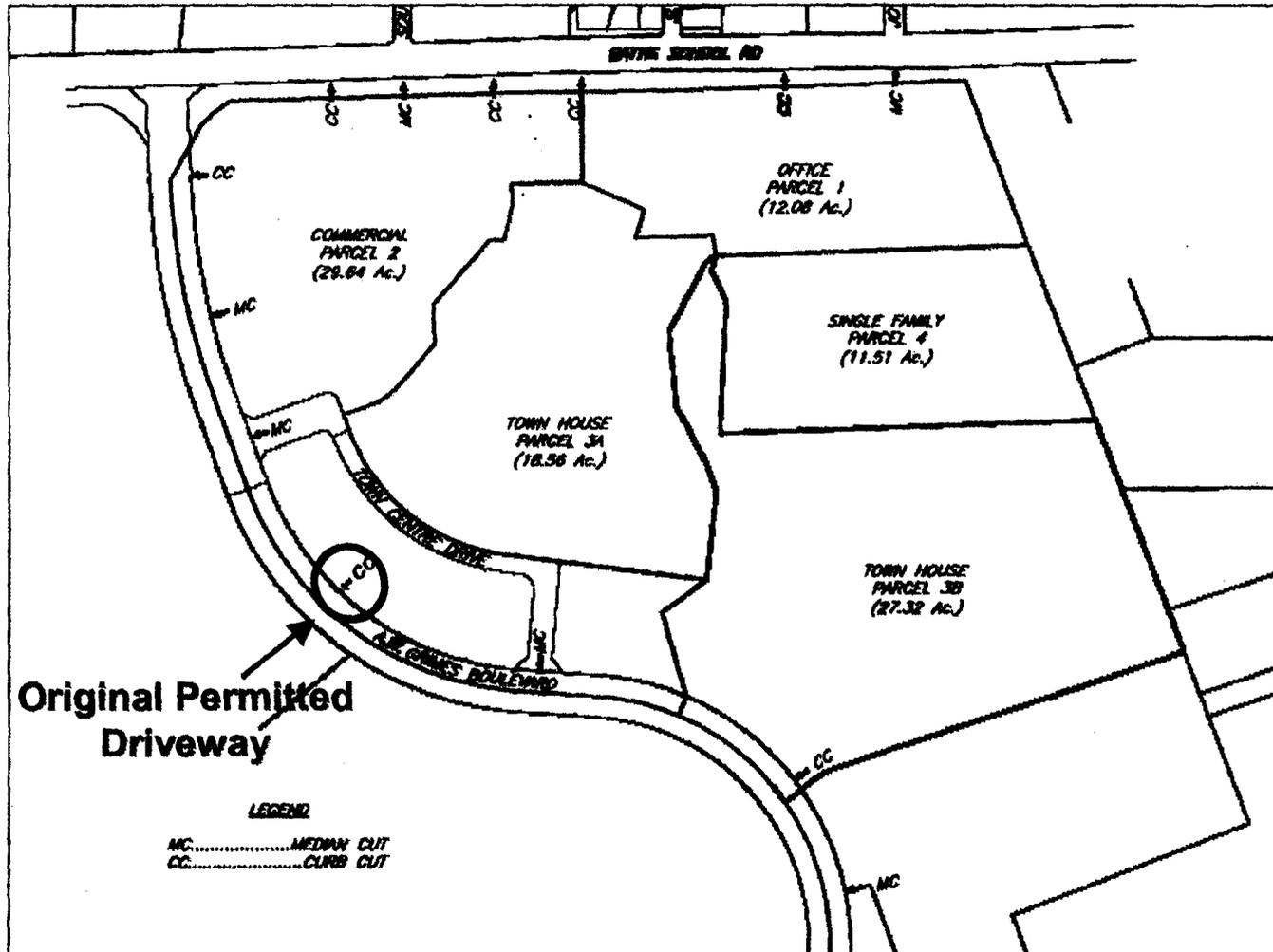
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PROVIDENT REALTY ADVISORS PUD NO. 56		
EXHIBIT C REVISED DRIVEWAY ACCESS AND PARCEL LAYOUT		
<b>JC JONES &amp; CARTER, Inc.</b> ENGINEERS • PLANNERS • SURVEYORS 805 Las Cimas Parkway, Suite 230 Austin, Texas 78746-5493 (512) 441-9493		
Exhibit C	Job No. A023-001	Date 9-1-05

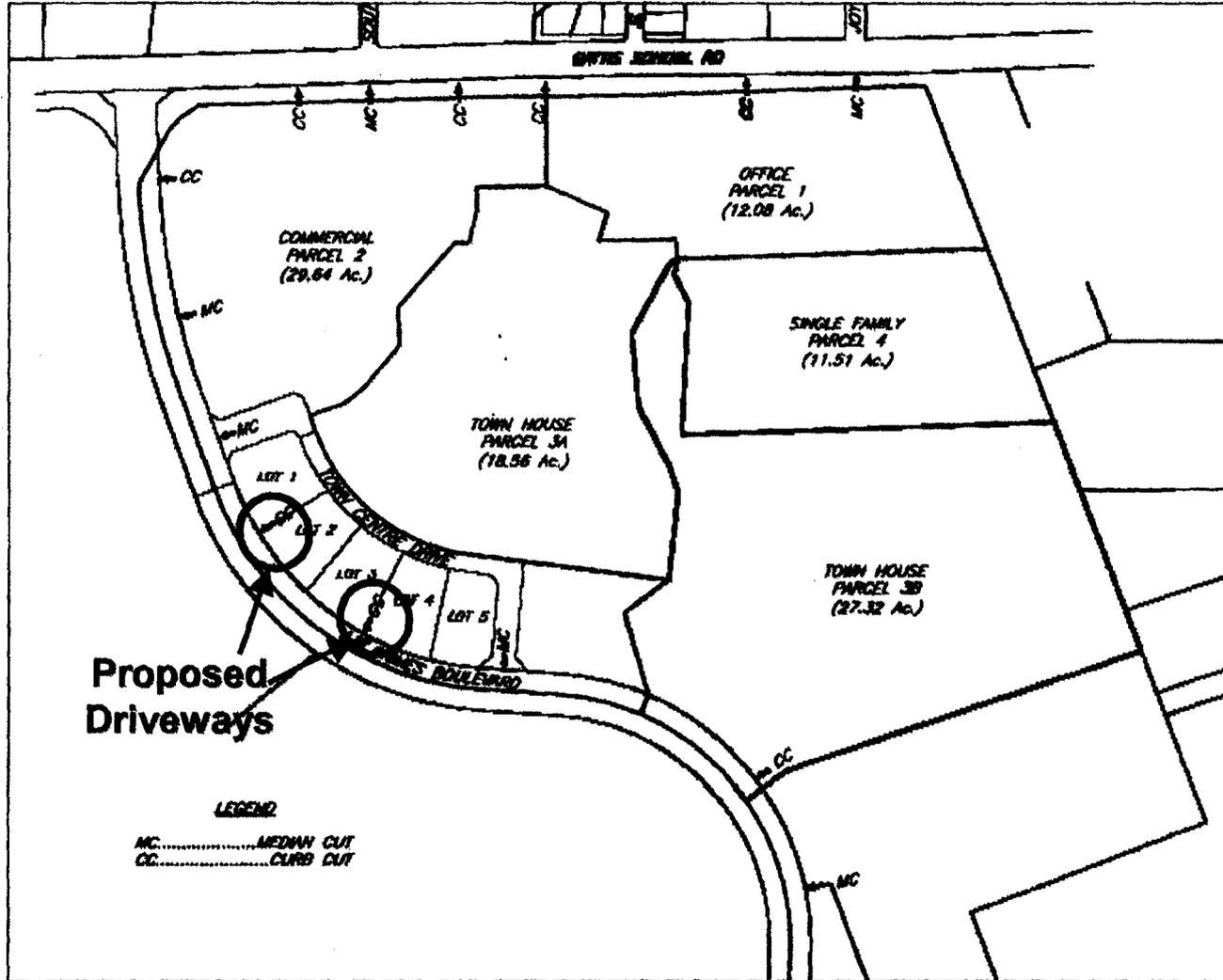
**EXHIBIT "C"**

# Current Driveway Access



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# Proposed Driveway Access

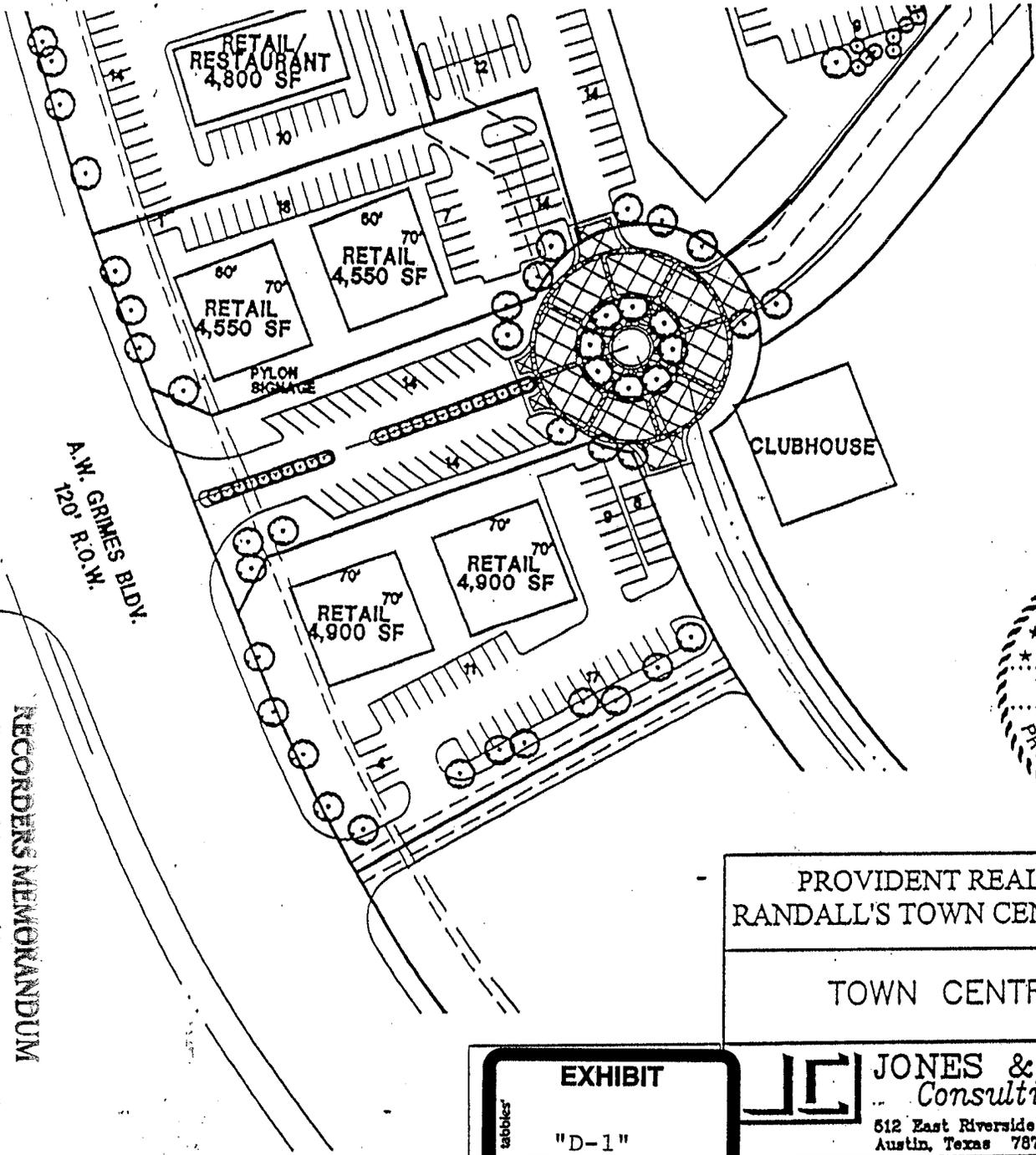


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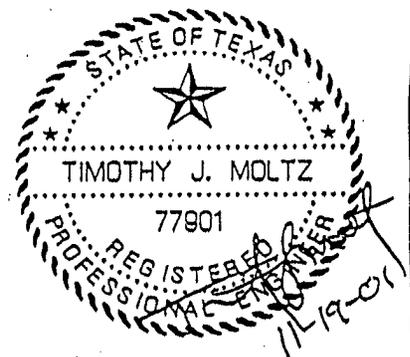


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"D-1"  
**EXHIBIT**

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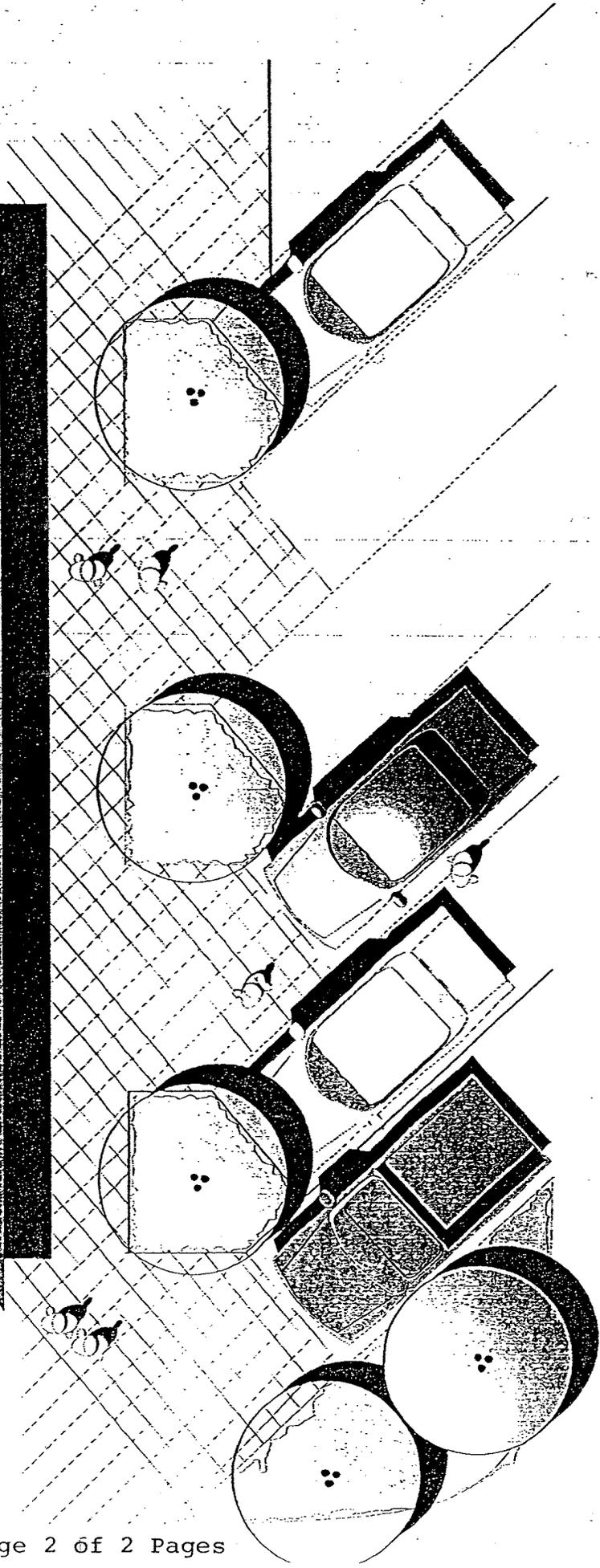
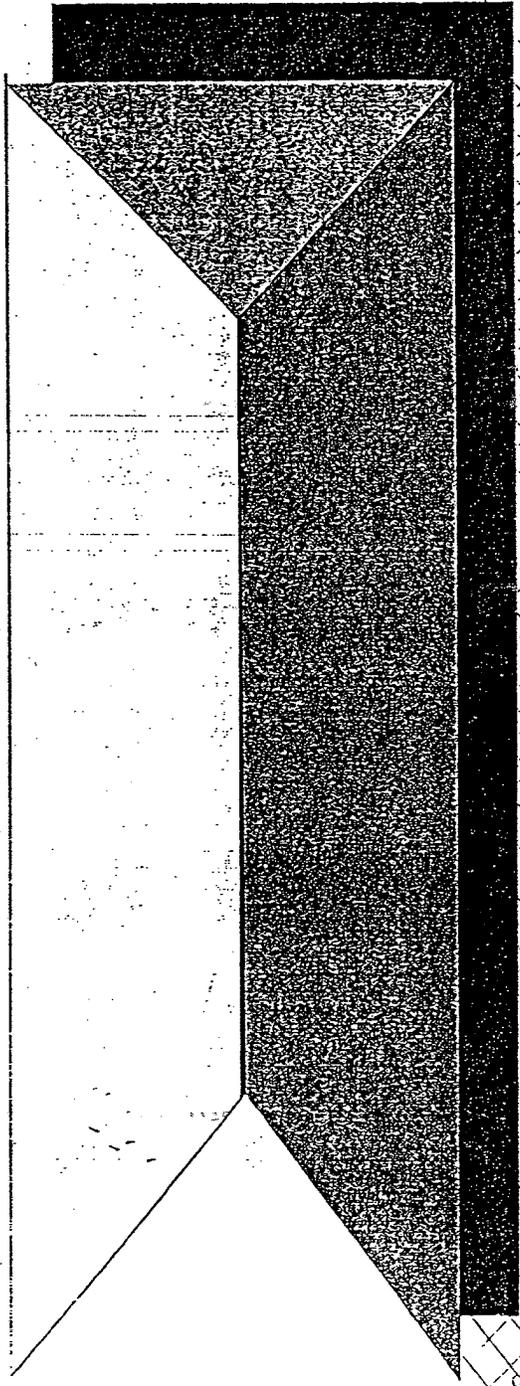
PROVIDENT REALTY ADVISORS INC.  
RANDALL'S TOWN CENTRE DEVELOPMENT

**TOWN CENTRE SITE PLAN**

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**EXHIBIT**  
"D-1"

**JC** JONES & CARTER, INC.  
Consulting Engineers  
512 East Riverside Dr., Suite 202 512/441-9493  
Austin, Texas 78704-1368 Fax 512/446-2268

Job No. A023-001 Date 11/20/01



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