

ORDINANCE NO. Z-12-01-12-941

AN ORDINANCE AMENDING ORDINANCE NO. Z-09-04-09-10A1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON April 09, 2009, BY ADOPTING THIS AMENDMENT NO. 1 TO THE DEVELOPMENT PLAN OF PUD NO. 86, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on April 09, 2009, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-09-04-09-10A1, which established PUD No. 86, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend the Development Plan of PUD No. 86, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning this Amendment No. 1 to Ordinance No. Z-09-04-09-10A1 on the 14th day of December, 2011, 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-09-04-09-10A1 be amended, and

WHEREAS, on the 12th day of January, 2012, after proper notification, the City Council held a public hearing on the requested Amendment No. 1 to Ordinance No. Z-09-04-09-10A1, and

WHEREAS, the City Council determined that the requested Amendment No. 1 to Ordinance No. Z-09-04-09-10A1 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 46-92, Code of Ordinances, 2010

1 Edition, City of Round Rock, Texas concerning public notices, hearings, and other
2 procedural matters has been fully complied with, Now Therefore

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

5 **I.**

6 That the City Council hereby determines that the proposed Amendment No. 1 to
7 Planned Unit Development (PUD) District #86 meets the following goals and objectives:

8 (1) The amendment to P.U.D. #86 is equal to or superior to development that
9 would occur under the standard ordinance requirements.

10 (2) The amendment to P.U.D. #86 is in harmony with the general purposes,
11 goals, objectives and standards of the General Plan.

12 (3) The amendment to P.U.D. #86 does not have an undue adverse effect on
13 adjacent property, the character of the neighborhood, traffic conditions,
14 parking, utilities or any other matters affecting the public health, safety and
15 general welfare.

16 **II.**

17 That the Development Plan of PUD No. 86, as approved in Ordinance No. Z-09-
18 04-09-10A1, is hereby deleted in its entirety and replaced with a new Development
19 Plan, a copy of same being attached hereto as Exhibit "I" and incorporated herein for all
20 purposes.

1 III.

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

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

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7 Alternative 1.

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

12 READ, PASSED, and ADOPTED on first reading this 12th day of
13 January, 2012.

14 Alternative 2.

15 READ and APPROVED on first reading this the _____ day of
16 _____, 2012.

17 READ, APPROVED and ADOPTED on second reading this the _____ day of
18 _____, 2012.

19
20 
21 _____
22 ALAN MCGRAW, Mayor
23 City of Round Rock, Texas

24 ATTEST:

25 
26 _____
27 SARA L. WHITE, City Clerk
28

EXHIBIT "A"

DEVELOPMENT PLAN CHANDLER OAKS PLANNED UNIT DEVELOPMENT NO. 86

**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 Chandler Creek Parcel G & I, LP, their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 72.32 acres, as more particularly described in Exhibit "A", (herein after referred to as the "Property") attached hereto and made a part hereof; and

WHEREAS, the City Council approved Ordinance Z-09-04-09-10A1, establishing Planned Unit Development No. 86 ("the PUD"), on April 9, 2009; and

WHEREAS, pursuant to Chapter 46-106 of the Code of Ordinances of the City of Round Rock, Texas ("the Code"), the Owner has submitted a request for a major amendment to the PUD, replacing the previously approved Development Standards with those which 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 December 14, 2011, the City's Planning and Zoning Commission recommended approval of the Owner's application for a major revision to the PUD; 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:

EXHIBIT "A"

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.16 below are followed.

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 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.

EXHIBIT "A"

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Round Rock, Texas, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 72.32 acres of land ("Property"), located within the city limits 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 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 BP (Business Park) or SR (Senior) zoning district, 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. Other Ordinances

All other Ordinances within the Code, 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.

EXHIBIT "A"

5. PERMITTED USES

5.1. The following uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

- 1) Day Care
- 2) Office
- 3) Office, Medical
- 4) Hospital
- 5) Rehabilitation Clinic

A facility which provides bed care and inpatient services for persons requiring regular medical attention, but excluding facilities which provide surgical or emergency medical services.

- 6) Research and Development
- 7) All uses allowed in the SR (Senior) residential district, Section 46-152 of the Zoning Code, as amended
- 8) Group Living (Senior)
 - a. A residential facility providing 24-hour care in a protective living arrangement for residents 62 years of age or older and supervisory personnel. Typical uses include assisted living facilities, congregate living facilities, independent living and nursing homes.
 - b. The facility must comply with the State of Texas licensing requirements and are limited to facilities that function as senior housing.
- 9) Eating establishment - no drive through facilities
- 10) Athletic and health clubs

EXHIBIT "A"

- 11) Schools, Business & Trade, Post-Secondary School
- 12) Community Services
- 13) Places of Worship
- 14) Park, Community
- 15) Park, Linear/Linkage
- 16) Park, Neighborhood
- 17) Open Space

6. DEVELOPMENT STANDARDS

All development shall conform to the Density, Development, and Compatibility Standards described in the BP (Business Park) district, Chapter 46-145 of the Code, as amended or the SR (Senior) district, Chapter 46-152 of the Code, as amended and as applicable

7. TRANSPORTATION

7.1.A Traffic Impact Analysis (TIA) has been prepared as part of the Plan and shall serve to meet the TIA requirement for subdivision. Prior to any site development submittals a TIA which has been approved by the Director of Transportation shall be required. The TIA shall analyze the impact of potential development on all of the Property.

7.2. Upon approval of the Director of Transportation, the Owner may be permitted to extend Oakmont Drive through the Property from Cypress Boulevard to Sunrise Road.

8. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020 for the land use on the Property.

9. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Director of Planning and Development Services, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

EXHIBIT "A"

10. STORM WATER DRAINAGE AND WATER QUALITY

Storm water management (detention and water quality) will be provided by a maximum of four (4) storm water infrastructure, detention, and water quality ponds located on the Property.

11. PRIVATE ACCESS DRIVE

A Private Access Drive ("Driveway"), as generally depicted in Exhibit "B", shall serve as alternate access to platted lots. The "Driveway" shall be recorded by separate instrument prior to the issuance of a site development permit on the Property. In addition the following conditions shall be met with regard to the "Driveway":

- 11.1. The "Driveway" and all associated improvements contained within the Cross Access Easement, including roadway signs, shall be privately maintained.
- 11.2. Width, geometry, and striping shall be designed and constructed in accordance with the Code, the Design and Construction Standards (DACS) - Transportation Criteria Manual, as amended, and the International Fire Code, as adopted by the City.
- 11.3. The "Driveway" shall not extend beyond the boundaries of the "Property."
- 11.4. A minimum twenty foot (20') building setback to allow for landscaping and pedestrian accommodations (e.g. sidewalks) shall be provided. Sidewalks shall be a minimum width of six feet (6'). Sidewalks within areas designated as Open Space may be constructed of crushed granite or other natural materials.
- 11.5. The "Driveway" shall be named "Chandler Oaks Way", as approved by the Planning Department at the time of Plan approval and in compliance with Williamson County Addressing standards. Lots with dual frontage may be addressed either from the "Driveway" or from the public right-of-way.
- 11.6. The "Driveway" may not be temporarily or permanently closed without prior approval of the City's Fire Marshal, Chief of Police, and Transportation Services Director.
- 11.7. The "Driveway" shall be designated as a Fire Lane.
- 11.8. The "Driveway" shall have a minimum of one connection to an existing public street. If the "Driveway" dead-ends, a turn-around for emergency vehicles shall be provided, in accordance with the Code and adopted City standards.

EXHIBIT "A"

12. LANDSCAPING

12.1. The Plan shall comply with Section 46-195, as amended, with the exception of the "Driveway".

12.2. The "Driveway" shall be landscaped in accordance with:

- 1) An eight foot (8') wide landscape easement, as depicted in Exhibit "B", shall be provided immediately adjacent to each side of the "Driveway". The easement shall be unencumbered from utilities, except that they may perpendicularly cross the easement.
- 2) Landscaping on any lot not designated as Open Space shall include one (1) Large or Medium Tree every fifty (50) linear feet of lot frontage along the "Driveway".
- 3) Landscaping on any lot designated as Open Space lot shall include one (1) Large or Medium Tree every fifty (50) linear feet of Open Space lot frontage, provided however, that existing trees within the landscape easement on the Open Space Lot shall count towards this requirement.
- 4) Any parking lots between the "Driveway" and any buildings shall be screened by a continuous shrub or ornamental grass row, with plantings spaced an average of five feet (5') on center. Such plantings shall be a minimum of thirty inches (30") high at the time of planting, as measured from the final grade of the parking lot nearest the "Driveway".

13. PRIVATE OPEN SPACE AND PARKLAND DEDICATION

13.1. Private Open Space

- 1) The area indicated as Open Space in Exhibit "C" shall be intended for the common use of the residents and other users of the development. Open Space parcels shall not contain buildings, structures, parking lots, or improvements, other than pedestrian trails, site furnishings, and pedestrian shade arbors. The purpose of the Open Space parcels shall be to provide trails and other pedestrian-related amenities, to preserve trees and other vegetation.

13.2. Parkland Requirement

The parkland requirement for any residential component of the Plan shall be met by a contribution of cash in lieu of parkland. The parkland requirement for any

EXHIBIT "A"

non-residential component of the Plan shall also be met through payment of a parkland fee. The calculation of such fees shall exclude any Open Space lots described in Section 13.1.

14. BUILDING DESIGN CRITERIA

14.1. Building Articulation and Scale

- 1) All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100') in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20') in length. No façade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.
- 2) Buildings that exceed forty feet (40') in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building.

14.2. Exterior Wall Finish

- 1) Materials utilized on all buildings within the Property shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
- 2) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.
- 3) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.
- 4) All pitched roofs exposed to public view shall utilize one of the following materials:
 - (a) Standing seam metal roofing with a non-reflective finish.
 - (b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.

EXHIBIT "A"

- (c) Clay or Concrete tile.
- 5) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:
 - (a) Asbestos
 - (b) Mirrored Glass (reflectivity of 20% or more)
 - (c) Corrugated metal
 - (d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)
- 6) Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color scheme.
- 7) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.
- 8) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:
 - (a) Arcades
 - (b) Cornices
 - (c) Eaves
 - (d) Sloped or unique roof features (e.g. parapets, mansard)
 - (e) Architectural focal points (e.g. entry ways, window treatments)
- 9) Entries shall be recessed or covered with canopies. Windows shall be recessed a minimum of four inches (4") from the face of the building. Windows shall also contain mullions appropriate to the scale of the building. Large uninterrupted expanses of glass are prohibited.

EXHIBIT "A"

15. DEVELOPMENT PROCESS

The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. Site development plan(s) must be approved for each project. No building permit on the Property shall be issued until the site development plan is approved by the Planning and Development Services Department.

16. CHANGES TO DEVELOPMENT PLAN

16.1. 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 City Engineer, the Director of Planning and Community Development, and the City Attorney.

16.2. Major Changes

All changes not permitted under Section 16.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

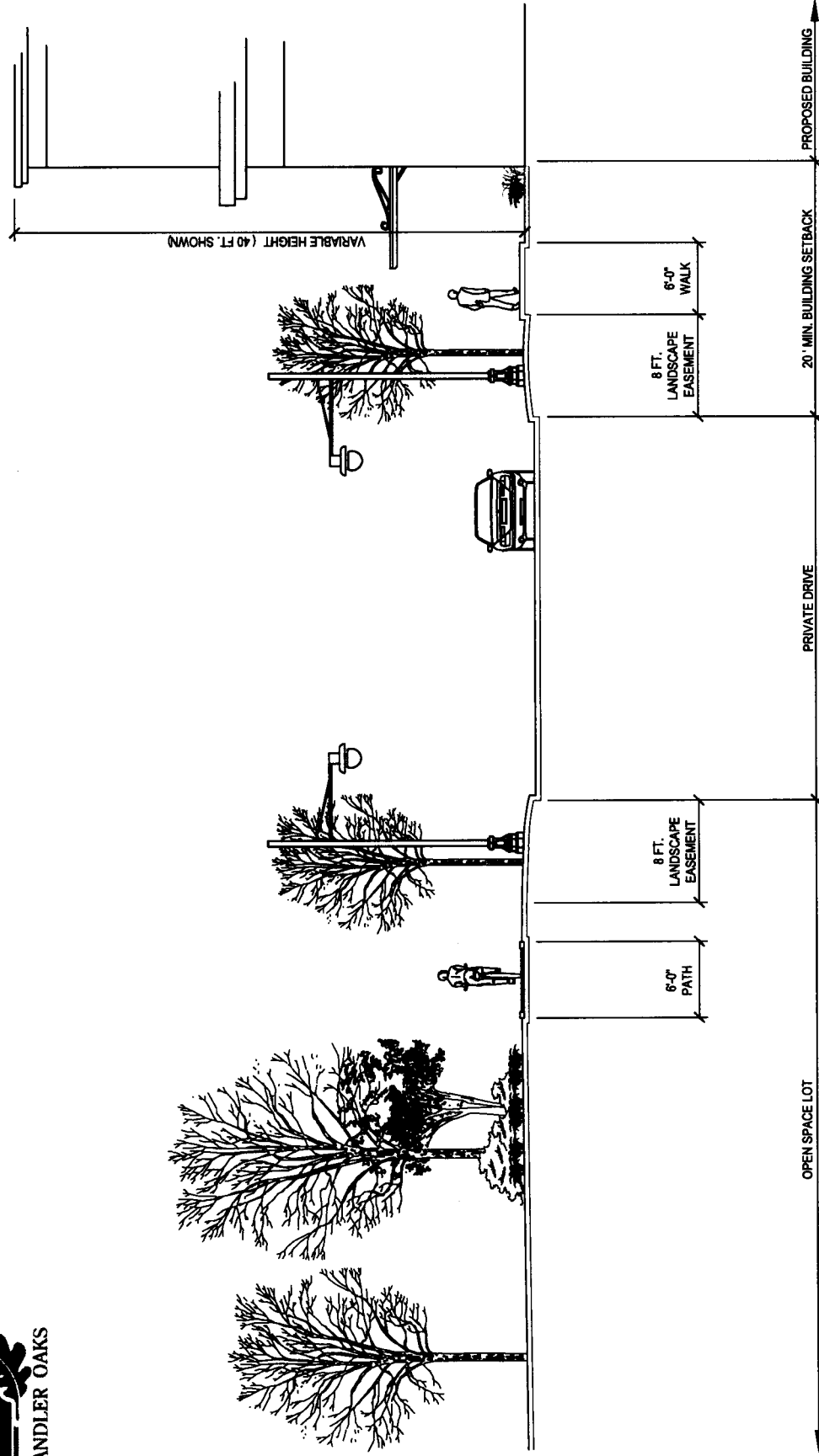
<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Private Access Drive
Exhibit "C"	Overall Open Space Concept (Plan View)

EXHIBIT "A"

LEGAL DESCRIPTION

**LOTS THREE (3) AND FOUR (4), BLOCK "B", OAKMONT CENTRE SECTION THREE,
AN ADDITION IN AND TO THE CITY OF ROUND ROCK, WILLIAMSON COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F,
SLIDES 134-138, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.**

EXHIBIT "B"



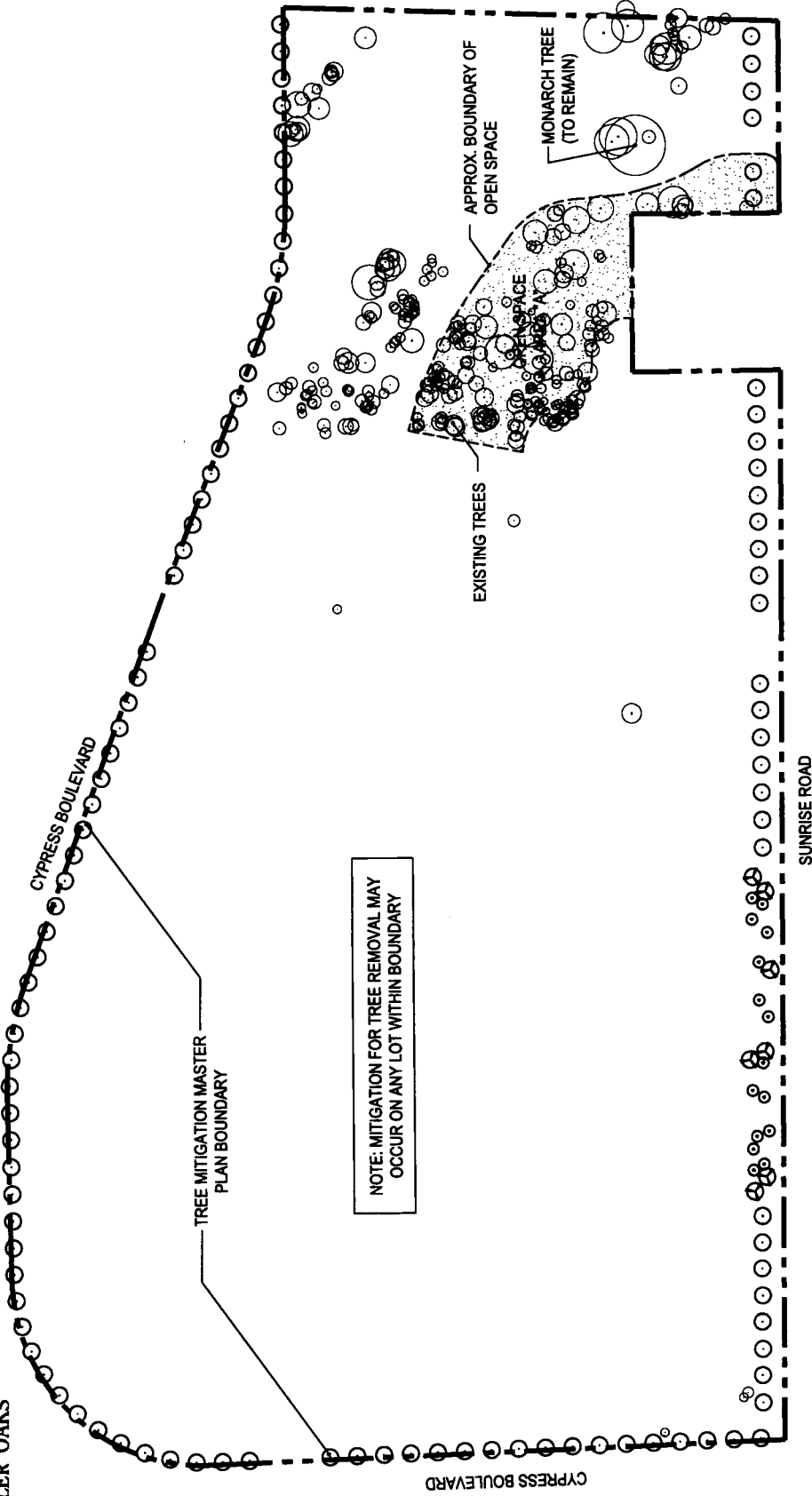
Private Access Drive (section)

December 2011



CHANDLER OAKS

EXHIBIT "C"

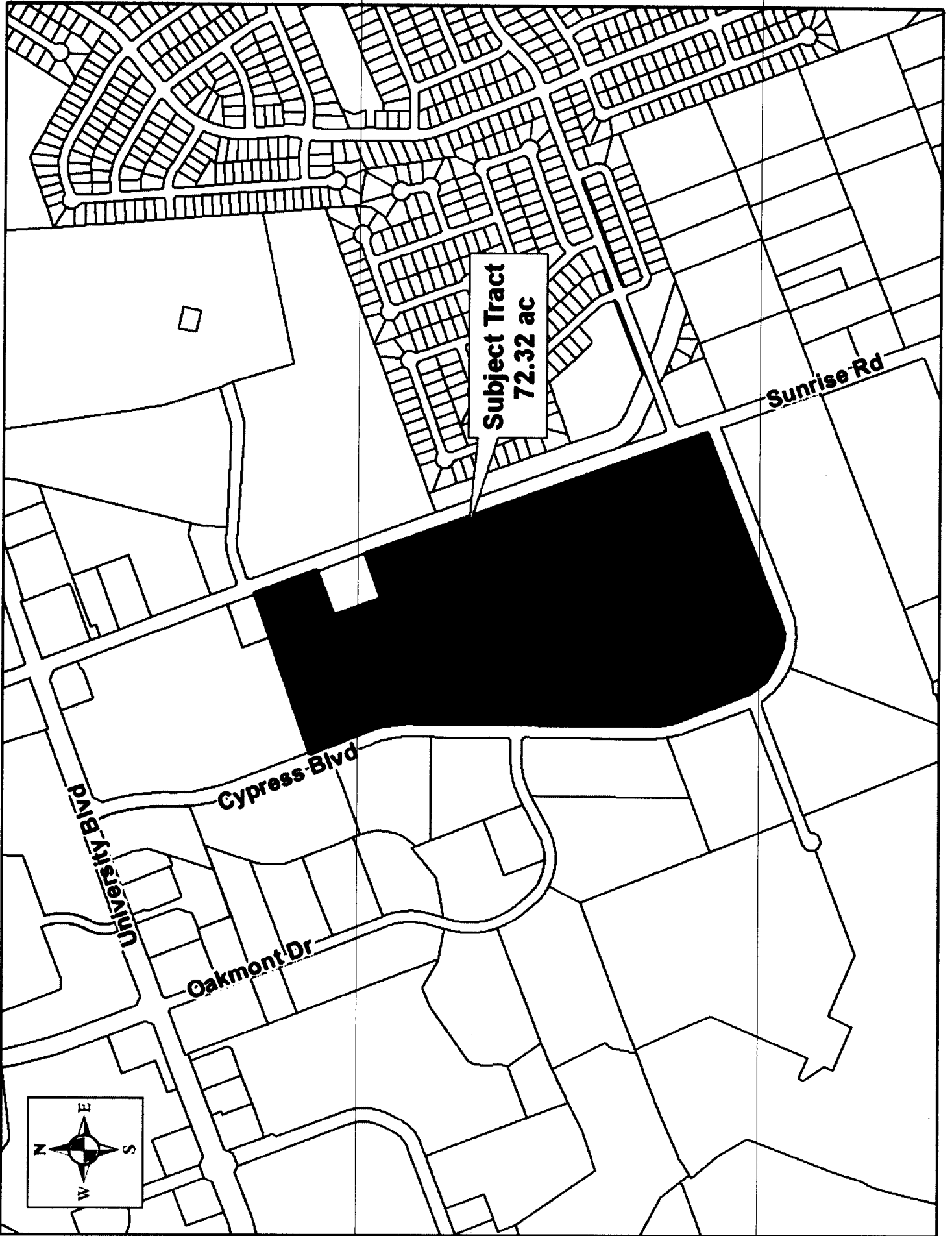


Overall Open Space Concept (plan view)

December 2011



studio|16:19



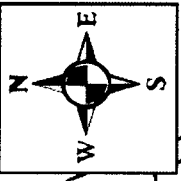
Subject Tract
72.32 ac

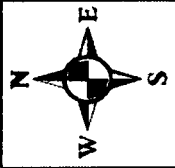
Sunrise Rd

Cypress Blvd

University Blvd

Oakmont Dr





Oakmont Dr

Subject Tract
72.32 ac

PUD 86

Sunrise Rd

Cypress Blvd

ETJ

MF

PUD 68

SF2

ETJ

G2

G1a

G1a



City Council Agenda Summary Sheet

Agenda Item No.	9C1.
Agenda Caption:	Consider public testimony and an ordinance adopting Amendment No. 1 to Planned Unit Development Zoning District No. 86, Chandler Oaks, to modify the permitted uses, landscape requirements and private access drive. (First Reading)
Meeting Date:	January 12, 2012
Department:	Planning and Development Services
Staff Person making presentation:	Peter Wysocki, AICP
	Planning and Development Services Director

Item Summary:

The Planned Unit Development (PUD) Zoning District No. 86 was approved in 2009 for an approximately 72 acre site. A 25 acre portion of the site provides for a mixed use area with a private drive and an open space area. A 47 acre portion of the site allows for light industrial uses (essentially the same as the LI zoning district) and a storm water detention and filtration pond (a wet pond) designed with landscape and pedestrian amenities. At the time the PUD was initially approved, the 2000 General Plan designated this area as Industrial. The Round Rock General Plan 2020, which was adopted in August 2010 by the Council, designates the entire 72 area within PUD No. 86 as Commercial. The site remains undeveloped. To summarize the applicant, the purpose of this amendment is three fold: First, to expand the commercial uses over the entire 72-acre site in order to improve the marketability of the site and kick-start development of the PUD; Second, to develop the area with uses more compatible with the character of the Sunrise/University corridors; and Third, to eliminate an onerous storm water detention pond that may not be needed in the future if and when regional drainage facilities are in place.

The proposed amendment would eliminate the light industrial uses by expanding the mixed use area. In addition, several land uses would be added, including: restaurants without a drive through, senior housing, rehabilitation clinics, business, trade or technical schools, and athletic or health clubs. The new proposed mix of land uses would therefore include: offices, medical facilities, research and development facilities, business, trade or technical schools, sit-down restaurants and senior living.

The PUD would continue to feature the private access drive with landscaping, open space area and enhanced building appearance requirements. The storm water detention and filtration pond with amenities would be eliminated. Instead, the PUD would be limited to a maximum of four (4) storm water detention and filtration ponds.

The Planning and Zoning Commission unanimously (6-0 vote) recommended approval of the amendment at their December 14, 2011 meeting. The Planning and Zoning Commission felt that the elimination of the light industrial uses was appropriate, but some Commissioners were concerned about the elimination of the amenities that were to be developed with the large water wet pond. The Commissioner's concerns were somewhat alleviated by the provision of the open space area and the continued requirements for higher building standards.

Cost:	N/A
Source of Funds:	N/A
Date of Public Hearing (if required):	N/A
Recommended Action:	Approval

RECORDED

DOCUMENTS

FOLLOW



THE STATE OF TEXAS *

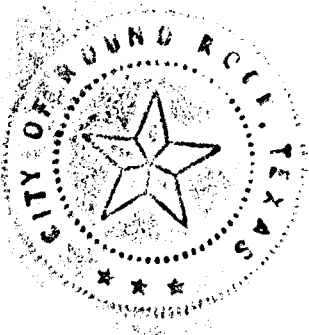
COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. Z-12-01-12-9C1 which approves Amendment No. 1 to Planned Unit Development (PUD) No. 86. This ordinance was approved and adopted by the Round Rock City Council at a regular meeting held on 12th day of January, 2012 and recorded in the City Council Minute Book 59.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 17th day of January 2012.

SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. Z-12-01-12-941

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15 READ and APPROVED on first reading this the ____ day of
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17 READ, APPROVED and ADOPTED on second reading this the ____ day of
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19
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22 ALAN MCGRAW, Mayor
23 City of Round Rock, Texas

24 ATTEST:

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26 _____
27 SARA L. WHITE, City Clerk
28

EXHIBIT "A"

DEVELOPMENT PLAN CHANDLER OAKS PLANNED UNIT DEVELOPMENT NO. 86

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

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No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.16 below are followed.

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 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.

EXHIBIT "A"

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Round Rock, Texas, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 72.32 acres of land ("Property"), located within the city limits 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 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 BP (Business Park) or SR (Senior) zoning district, 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. Other Ordinances

All other Ordinances within the Code, 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.

EXHIBIT "A"

5. PERMITTED USES

5.1. The following uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

- 1) Day Care
- 2) Office
- 3) Office, Medical
- 4) Hospital
- 5) Rehabilitation Clinic

A facility which provides bed care and inpatient services for persons requiring regular medical attention, but excluding facilities which provide surgical or emergency medical services.

- 6) Research and Development
- 7) All uses allowed in the SR (Senior) residential district, Section 46-152 of the Zoning Code, as amended
- 8) Group Living (Senior)
 - a. A residential facility providing 24-hour care in a protective living arrangement for residents 62 years of age or older and supervisory personnel. Typical uses include assisted living facilities, congregate living facilities, independent living and nursing homes.
 - b. The facility must comply with the State of Texas licensing requirements and are limited to facilities that function as senior housing.
- 9) Eating establishment - no drive through facilities
- 10) Athletic and health clubs

EXHIBIT "A"

- 11) Schools, Business & Trade, Post-Secondary School
- 12) Community Services
- 13) Places of Worship
- 14) Park, Community
- 15) Park, Linear/Linkage
- 16) Park, Neighborhood
- 17) Open Space

6. DEVELOPMENT STANDARDS

All development shall conform to the Density, Development, and Compatibility Standards described in the BP (Business Park) district, Chapter 46-145 of the Code, as amended or the SR (Senior) district, Chapter 46-152 of the Code, as amended and as applicable

7. TRANSPORTATION

7.1.A Traffic Impact Analysis (TIA) has been prepared as part of the Plan and shall serve to meet the TIA requirement for subdivision. Prior to any site development submittals a TIA which has been approved by the Director of Transportation shall be required. The TIA shall analyze the impact of potential development on all of the Property.

7.2. Upon approval of the Director of Transportation, the Owner may be permitted to extend Oakmont Drive through the Property from Cypress Boulevard to Sunrise Road.

8. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020 for the land use on the Property.

9. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Director of Planning and Development Services, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

EXHIBIT "A"

10. STORM WATER DRAINAGE AND WATER QUALITY

Storm water management (detention and water quality) will be provided by a maximum of four (4) storm water infrastructure, detention, and water quality ponds located on the Property.

11. PRIVATE ACCESS DRIVE

A Private Access Drive ("Driveway"), as generally depicted in Exhibit "B", shall serve as alternate access to platted lots. The "Driveway" shall be recorded by separate instrument prior to the issuance of a site development permit on the Property. In addition the following conditions shall be met with regard to the "Driveway":

- 11.1. The "Driveway" and all associated improvements contained within the Cross Access Easement, including roadway signs, shall be privately maintained.
- 11.2. Width, geometry, and striping shall be designed and constructed in accordance with the Code, the Design and Construction Standards (DACS) - Transportation Criteria Manual, as amended, and the International Fire Code, as adopted by the City.
- 11.3. The "Driveway" shall not extend beyond the boundaries of the "Property."
- 11.4. A minimum twenty foot (20') building setback to allow for landscaping and pedestrian accommodations (e.g. sidewalks) shall be provided. Sidewalks shall be a minimum width of six feet (6'). Sidewalks within areas designated as Open Space may be constructed of crushed granite or other natural materials.
- 11.5. The "Driveway" shall be named "Chandler Oaks Way", as approved by the Planning Department at the time of Plan approval and in compliance with Williamson County Addressing standards. Lots with dual frontage may be addressed either from the "Driveway" or from the public right-of-way.
- 11.6. The "Driveway" may not be temporarily or permanently closed without prior approval of the City's Fire Marshal, Chief of Police, and Transportation Services Director.
- 11.7. The "Driveway" shall be designated as a Fire Lane.
- 11.8. The "Driveway" shall have a minimum of one connection to an existing public street. If the "Driveway" dead-ends, a turn-around for emergency vehicles shall be provided, in accordance with the Code and adopted City standards.

EXHIBIT "A"

12. LANDSCAPING

- 12.1. The Plan shall comply with Section 46-195, as amended, with the exception of the "Driveway".
- 12.2. The "Driveway" shall be landscaped in accordance with:
- 1) An eight foot (8') wide landscape easement, as depicted in Exhibit "B", shall be provided immediately adjacent to each side of the "Driveway". The easement shall be unencumbered from utilities, except that they may perpendicularly cross the easement.
 - 2) Landscaping on any lot not designated as Open Space shall include one (1) Large or Medium Tree every fifty (50) linear feet of lot frontage along the "Driveway".
 - 3) Landscaping on any lot designated as Open Space lot shall include one (1) Large or Medium Tree every fifty (50) linear feet of Open Space lot frontage, provided however, that existing trees within the landscape easement on the Open Space Lot shall count towards this requirement.
 - 4) Any parking lots between the "Driveway" and any buildings shall be screened by a continuous shrub or ornamental grass row, with plantings spaced an average of five feet (5') on center. Such plantings shall be a minimum of thirty inches (30") high at the time of planting, as measured from the final grade of the parking lot nearest the "Driveway".

13. PRIVATE OPEN SPACE AND PARKLAND DEDICATION

13.1. Private Open Space

- 1) The area indicated as Open Space in Exhibit "C" shall be intended for the common use of the residents and other users of the development. Open Space parcels shall not contain buildings, structures, parking lots, or improvements, other than pedestrian trails, site furnishings, and pedestrian shade arbors. The purpose of the Open Space parcels shall be to provide trails and other pedestrian-related amenities, to preserve trees and other vegetation.

13.2. Parkland Requirement

The parkland requirement for any residential component of the Plan shall be met by a contribution of cash in lieu of parkland. The parkland requirement for any

EXHIBIT "A"

non-residential component of the Plan shall also be met through payment of a parkland fee. The calculation of such fees shall exclude any Open Space lots described in Section 13.1.

14. BUILDING DESIGN CRITERIA

14.1. Building Articulation and Scale

- 1) All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100') in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20') in length. No façade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.
- 2) Buildings that exceed forty feet (40') in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building.

14.2. Exterior Wall Finish

- 1) Materials utilized on all buildings within the Property shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
- 2) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.
- 3) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.
- 4) All pitched roofs exposed to public view shall utilize one of the following materials:
 - (a) Standing seam metal roofing with a non-reflective finish.
 - (b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.

EXHIBIT "A"

- (c) Clay or Concrete tile.
- 5) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:
 - (a) Asbestos
 - (b) Mirrored Glass (reflectivity of 20% or more)
 - (c) Corrugated metal
 - (d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)
- 6) Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color scheme.
- 7) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.
- 8) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:
 - (a) Arcades
 - (b) Cornices
 - (c) Eaves
 - (d) Sloped or unique roof features (e.g. parapets, mansard)
 - (e) Architectural focal points (e.g. entry ways, window treatments)
- 9) Entries shall be recessed or covered with canopies. Windows shall be recessed a minimum of four inches (4") from the face of the building. Windows shall also contain mullions appropriate to the scale of the building. Large uninterrupted expanses of glass are prohibited.

EXHIBIT "A"

15. DEVELOPMENT PROCESS

The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. Site development plan(s) must be approved for each project. No building permit on the Property shall be issued until the site development plan is approved by the Planning and Development Services Department.

16. CHANGES TO DEVELOPMENT PLAN

16.1. 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 City Engineer, the Director of Planning and Community Development, and the City Attorney.

16.2. Major Changes

All changes not permitted under Section 16.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

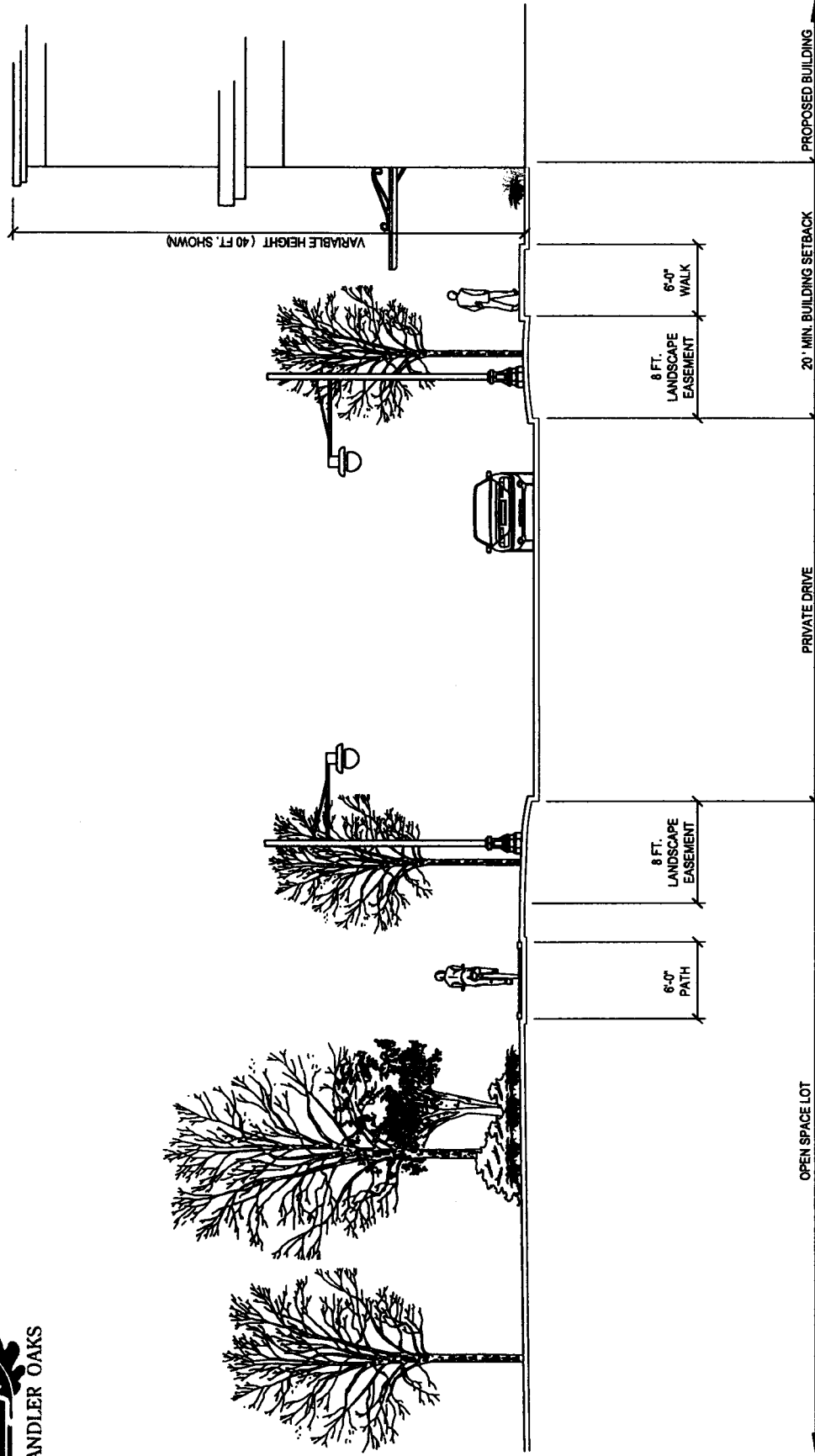
<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Private Access Drive
Exhibit "C"	Overall Open Space Concept (Plan View)

EXHIBIT "A"

LEGAL DESCRIPTION

**LOTS THREE (3) AND FOUR (4), BLOCK "B", OAKMONT CENTRE SECTION THREE,
AN ADDITION IN AND TO THE CITY OF ROUND ROCK, WILLIAMSON COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F,
SLIDES 134-138, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.**

EXHIBIT "B"



Private Access Drive (section)

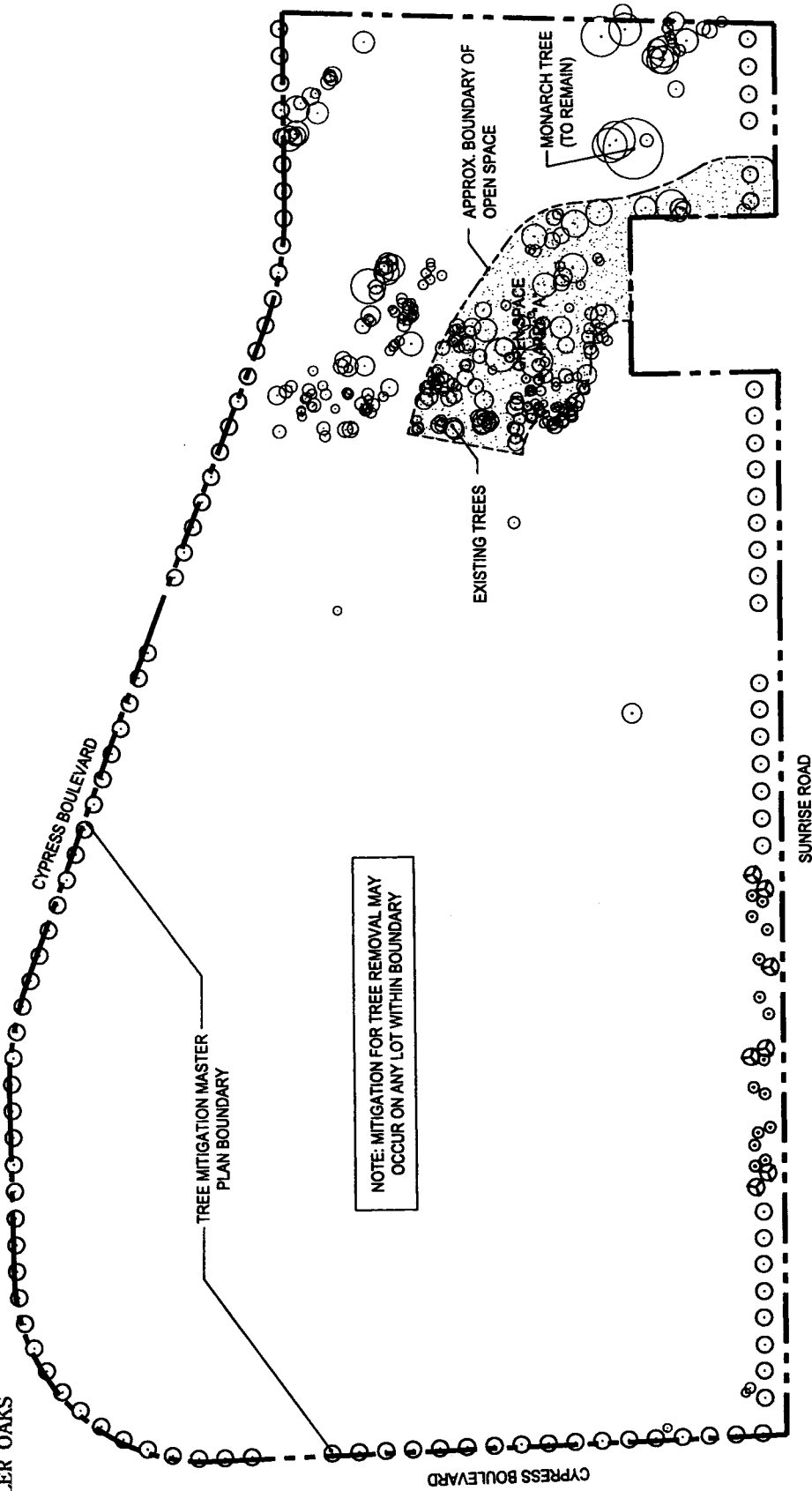
December 2011





CHANDLER OAKS

EXHIBIT "C"



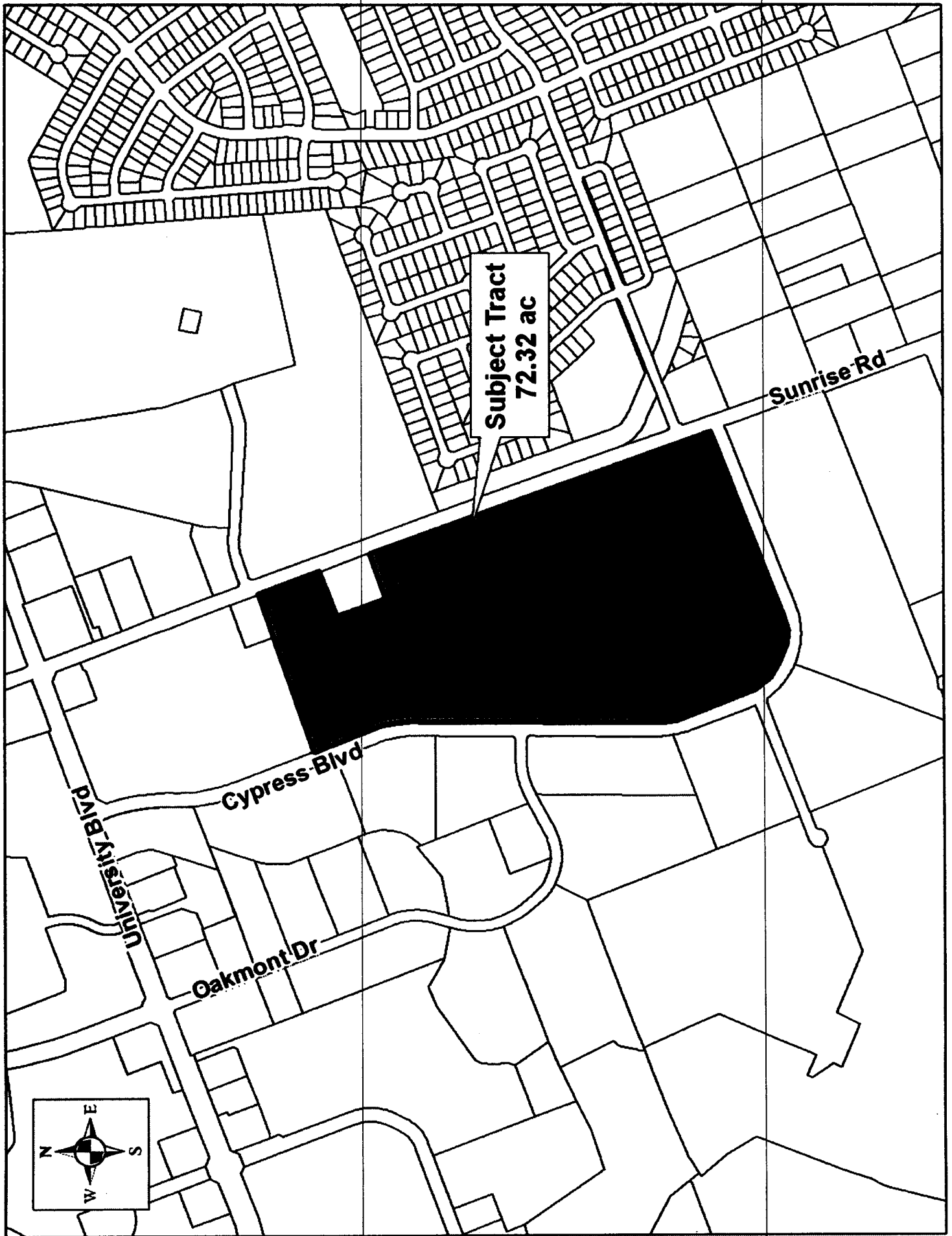
Overall Open Space Concept (plan view)

December 2011

RECORDERS MEMORANDUM

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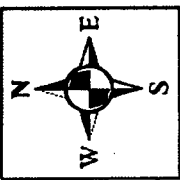
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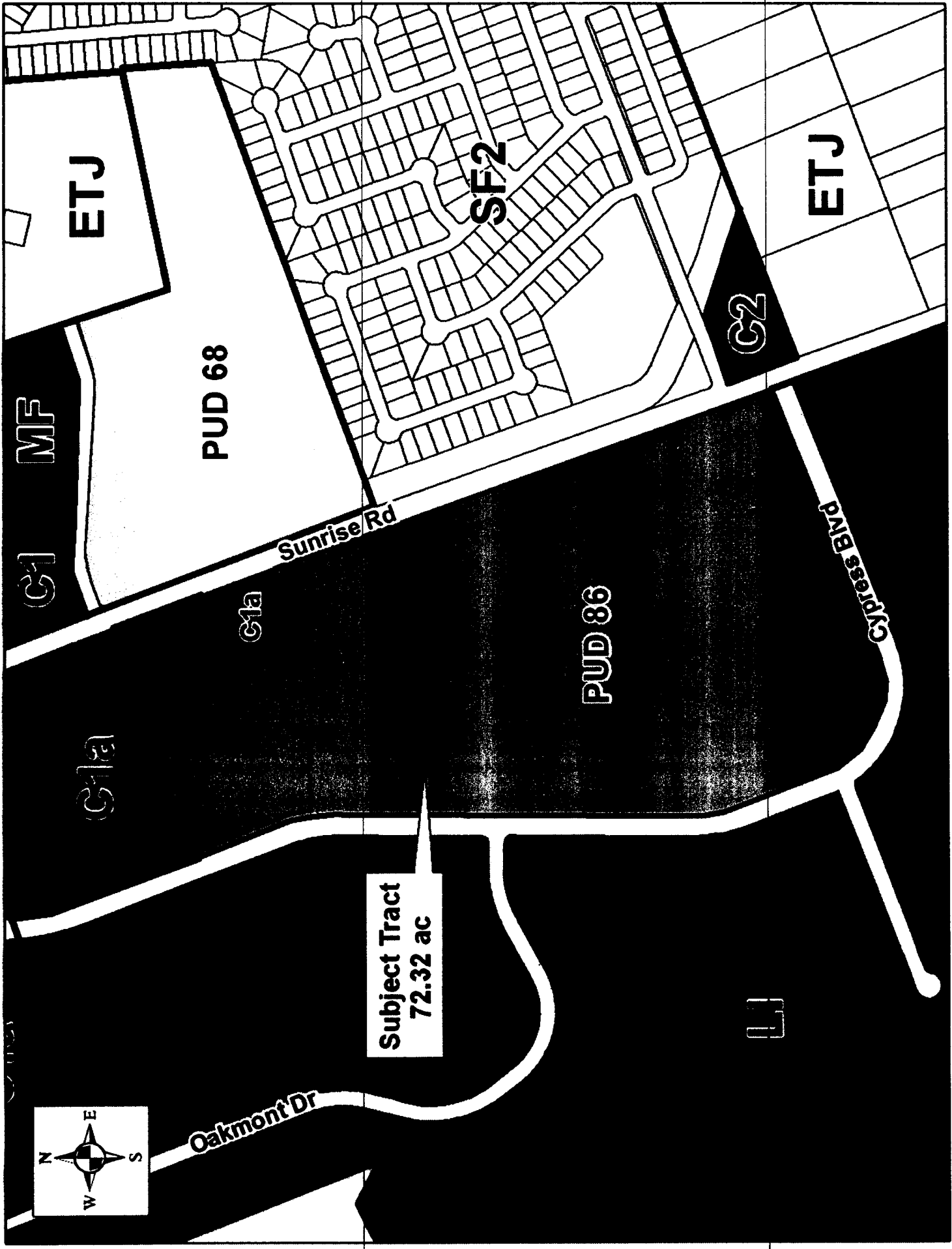
Sunrise Rd

Cypress Blvd

University Blvd

Oakmont Dr





ETJ

PUD 68

SF2

ETJ

C2

MF

C1

Sunrise Rd

C1a

PUD 86

Cypress Blvd

C1a

Subject Tract
72.32 ac

Oakmont Dr



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Nancy E. Rister

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NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

① City of Round Rock
221 East Main St.
Round Rock, TX 78664