

Parts of this PUD have been amended with regard to multi-family (MF) development by Ordinance No. Z-12-10-25-I3. These amendments **have not been incorporated into the text** of the PUD document; please refer to the appropriate part of the ordinance for amendments specific to the PUD.

Ordinance Z-12-10-25-I3 is posted here (copy and paste the link into your browser):

<http://www.roundrocktexas.gov/wp-content/uploads/2015/03/Z-12-10-25-I3-MF-in-PUDs.pdf>

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|---------------|---------------|--|
| <u>PUD 2</u> | (Part I.) | Paragraph Three amended |
| <u>PUD 4</u> | (Part II.) | Section II of the Development Guidelines of Exhibit "B" |
| <u>PUD 10</u> | (Part III.) | Sections 2.1 and 13.1 of the Development Plan of Exhibit "B" |
| <u>PUD 15</u> | (Part IV.) | Section II.5.1 of the Development Plan |
| <u>PUD 20</u> | (Part V.) | Section II.5.1 and II.5.2 of the Development Plan |
| <u>PUD 26</u> | (Part VI.) | Section II.5.1 of the Development Plan of Exhibit "C" |
| <u>PUD 31</u> | (Part VII.) | Section II.5 of the Development Plan |
| <u>PUD 39</u> | (Part VIII.) | Exhibits "F-2" "F-3" and "F-4" |
| <u>PUD 40</u> | (Part IX.) | Section 1.1 of Exhibit "E" |
| <u>PUD 42</u> | (Part X.) | Section 1 of the Development Standards for Parcels "1, 2 and 3" in Exhibit "D" |
| <u>PUD 53</u> | (Part XI.) | Section 1 of the Development Standards for Parcel 2 in Exhibit "D" |
| <u>PUD 68</u> | (Part XII.) | Section II.4.1 of the Development Plan of Exhibit "B" |
| <u>PUD 70</u> | (Part XIII.) | Sections II.4.1 and II.6 of the Development Plan of Exhibit "B" |
| <u>PUD 71</u> | (Part XIV.) | Section 1. (a) of Exhibit "D" |
| <u>PUD 73</u> | (Part XV.) | Section II.4.1 of the Development Plan of Exhibit "B" |
| <u>PUD 74</u> | (Part XVI.) | Sections II.4.1 and II.5.2 and II.7.3 of the Development Plan of Exhibit "B" |
| <u>PUD 78</u> | (Part XVII.) | Sections II.4.1 and II.5.2 and II.5.4 of the Development Plan of Exhibit "B" |
| <u>PUD 83</u> | (Part XVIII.) | Sections II.4.1 and II.6.4 (2) of the Development Plan of Exhibit "B" |
| <u>PUD 84</u> | (Part XIX.) | Section II.6.1(1)(b) of the Development Plan |
| <u>PUD 85</u> | (Part XX.) | Sections II.4.1 and II.5.1 of the Development Plan of Exhibit "B" |
| <u>PUD 89</u> | (Part XXI.) | Section II.4.1 and II.6.1 of the Development Plan of Exhibit "B" |
| <u>PUD 90</u> | (Part XXII.) | Sections II.4.1 and II.6 of the Development Plan of Exhibit "B" and Exhibits "B" and "D" |

PUD 42 Warner Ranch (through Amendment No. 3)

COVER SHEET

Development Plan

1. Definitions
 2. Property
 3. Purpose
 4. Applicability of City ordinances
 5. Permitted uses
 6. Development standards
 7. Signs
 8. Buildings
 9. Landscaping and buffering
 10. Underground utility service
 11. Driveway access to Louis Henna Blvd and CR 170
 12. Stormwater detention and drainage
 13. Phasing
 14. Parkland dedication
 15. Highway right of way dedication
 16. Changes to agreement and development plan
 17. Concept plan approved
 18. General plan
-

PUD 42 Warner Ranch (through Amendment No. 3)

List of Exhibits

EXHIBIT A-1: Legal Description of Tract 1 (138.5 acres)

EXHIBIT A-2: Legal Description of Tract 2 (19.1 acres)

EXHIBIT A-3: Legal Description of addition to Tract 3 (5.11 acres)

EXHIBIT B: Lienholder's Consent

EXHIBIT C-1: Warner Ranch PUD Plan

EXHIBIT C-2: Open Space and Parkland

EXHIBIT D: Development Standards

Parcel 1: Multi-family

Parcel 2: Single Family Residential

Parcel 3: Single Family Attached Residential

Parcel 4: Community Park

Parcels 6 & 7: Commercial Development

EXHIBIT E: Warner Ranch Drive Divided collector

EXHIBIT F: SF detached corner lot plan

EXHIBIT G: Village Residential on a Green Lane

PUD 42 Warner Ranch (through Amendment No. 3)

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition) as amended, City of Round Rock, Texas, hereinafter referred to as "the Code".

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 139 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in Exhibit "A", attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a PUD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, 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 to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

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 applicable sections of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. PERMITTED USES

The Property shall be used and developed for the uses shown in Exhibits "C" and "D", attached hereto and incorporated herein.

6. DEVELOPMENT STANDARDS

The Property shall be developed in accordance with the Development Standards set forth in Exhibit "D", attached hereto and incorporated herein.

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7. SIGNS

The Owner shall construct an architectural identification feature at the intersection of Louis Henna Boulevard and the Collector Road as shown on Exhibit "E" (Said Collector Road hereinafter referred to as "Warner Ranch Road"). The feature shall be similar to the design set forth in Exhibit "E", attached hereto. This feature may contain signage with a maximum of 100 square feet in total size for all signage for the purpose of project and area identification. Additional monument signs shall be permitted at other entrances to the development, as specified in Exhibit "D".

Notification Signs

Within ninety (90) days after the recording of the PUD, signs no less than thirty-two (32) square feet in area, shall be located within Parcels 1,2 and 3, within fifty (50) feet of Warner Ranch Road, notifying the public of the proposed multi-family development.

8. BUILDINGS

Building size, dimension, height and setbacks for all parcels shall be as modified in Exhibit "D", attached hereto, as applicable to each parcel and its designated use.

9. LANDSCAPING AND BUFFERING

Landscaping and buffering shall be as modified in Exhibit "D", attached hereto, as applicable to each parcel and its designated use.

10. UNDERGROUND UTILITY SERVICE

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

11. DRIVEWAY ACCESS TO LOUIS HENNA BOULEVARD & CO. RD. 170:

11.1 Parcel 7, identified on Exhibit "C", shall be permitted one driveway access to Louis Henna Boulevard. This access shall be located at least two hundred feet (200') from the edge of the right of way of Warner Ranch Road.

11.2 Parcel 6, identified on Exhibit "C", shall be permitted two driveways to access Louis Henna Boulevard. The most westerly access drive shall be located at least two hundred feet (200') from the edge of right of way of Warner Ranch Road. The second driveway shall be located at least two hundred feet (200') east of the first driveway.

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- 11.3** Parcel 6, identified on Exhibit "C", shall be permitted two driveways to access County Road 170. The most northerly access drive shall be located at least three hundred fifty feet (350') south of the current Louis Henna Boulevard right of way. The second access drive shall be located at least two hundred feet (200') from the first access drive.
- 11.4** Parcel 6, identified on Exhibit "C", shall be permitted two driveways to access Warner Ranch Road. The most northerly access drive shall be located at least three hundred fifty feet (350') from the edge of the existing Louis Henna Boulevard right-of-way. The second driveway shall be located two hundred feet (200') south of the first driveway.
- 11.5** Parcel 7, identified on Exhibit "C", shall be permitted two driveways to access Warner Ranch Road. The most northerly access drive shall be located three hundred fifty feet (350') from the edge of the existing Louis Henna Boulevard right-of-way. The second access drive shall be located two hundred feet (200') south of the first driveway.
- 11.6** Parcel 7, identified on Exhibit "C", shall be permitted one driveway onto Jazz Street. This driveway shall be located three hundred fifty feet (350') from the edge of the existing Louis Henna Boulevard right-of-way. Trucks larger than one ton shall be prohibited from using this driveway.

12. STORMWATER DETENTION AND DRAINAGE

12.1 Regional Detention

12.1.1 Commercial/Industrial Development Parcels:

The Owner shall pay to the City \$1,600.00 per acre, to participate in regional detention, for Parcels, 6 and 7, as shown on **Exhibit "C-1"** attached hereto. The payment of these regional detention fees shall be in place of providing onsite detention facilities and shall represent full payment of all detention fees assessable to Parcels, 6 and 7. The Regional Detention Fees shall be paid for each development parcel with the application for building permit for each development parcel.

12.1.2 Multifamily Residential Development Parcels:

The Owner shall pay to the City \$1200.00 per acre, to participate in regional detention, for Parcels 1 and 3, as shown on **Exhibit "C-1"** attached hereto. The payment of these regional detention fees shall be in place of providing on-site detention facilities and shall represent full payment of all detention fees assessable to Parcels 1 and 3. The Regional Detention Fees shall be paid for each development parcel with the application for building permit for each development parcel.

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12.1.3 Single-Family Development Parcels:

The Owner shall pay to the City \$800.00 per acre, to participate in regional detention, for Parcel 2, as shown on **Exhibit "C-1"** attached hereto. The payment of these regional detention fees shall be in place of providing on-site detention facilities and shall represent full payment of all detention fees assessable to Parcel 2. These fees shall be pre-paid, when the single family residential plat is recorded, as the Owner's share of joint drainage improvements.

12.1.4 Downstream Conveyance of Storm Water

If downstream conveyance is not sufficient to accommodate undetained storm water the Owner shall provide the required on-site detention and shall not pay the regional detention fees referenced in paragraphs 12.1.1, 12.1.2 and 12.1.3.

13. PHASING

The development of the Property may be phased at the developer's option. The portion of the Warner Ranch Road required to access each development parcel shall be constructed as a part of each parcel, except for parcel two which will require construction of Warner Ranch Road to the southern boundary of the property/parcel.

14. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing the following:

- a. Community park and private open space, as generally identified on Exhibit "C-2", shall be owned and maintained by the Homeowner Association, or other similar entity.
- b. The community park and private open space shall contain the following improvements:
 - 1) Large Species Trees shall be planted generally at 30ft oc along all frontages of a Green Lane.
 - 2) A 5ft sidewalk or trail shall be provided along all street frontages of open space lots and the community park.
 - 3) An automatic irrigation system shall be installed and maintained by the homeowners association in all private open space, the community park and the dual park/stormwater drainage lot.
 - 4) Green Lane improvements: 4 benches or seats.

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- 5) For all private open space lots less than 0.25ac: a combination of two (2) total benches or picnic tables; and planting of one (1) tree minimum.
- 6) Private open space larger than 0.25ac: a combination of four (4) total benches or picnic tables; and planting of one (1) tree per 0.5 acres.
- 7) Dual park/stormwater facility: irrigated junior soccer field, trail/sidewalk around field area and a combination of four (4) total benches or picnic tables.
- 8) Expansion of existing community park (Parcel 4): extend existing trail/sidewalk into additional open space directly south of existing community park; and planting of one (1) tree per 0.5 acres

15. HIGHWAY RIGHT OF WAY DEDICATION

The following right of way dedications shall be made by the Owner.

15.1 State Highway 45:

Simultaneously with recordation of the PUD, the Owner shall dedicate to the City of Round Rock, free of all liens, right-of-way adjacent to existing Louis Henna Blvd. sufficient to total four hundred feet (400'). The City Attorney shall prepare the dedication deed and Owner shall provide the survey.

15.2 Arterial "B":

The Owner shall dedicate to the City, free of all liens, thirty-five feet (35') of right-of-way along the portions of the western boundary of existing County Road 170, required for the construction of Arterial B.

This dedication shall be made within ninety (90) days following the City providing the required field notes describing the exact limits of the right of way dedication to the Owner of Parcel 6.

As partial consideration for the dedication of the rights-of-way described herein, in addition to the granting of this PUD, the City shall attempt to convey to Owner any strips of land owned by the City lying between the PUD and Arterial B, as finally constructed. Said conveyance is contingent upon the City Attorney determining that said conveyance is lawful.

16. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

16.1 Minor Changes

Minor changes to this Agreement or Plan which do not substantially change this Plan may be approved administratively, if approved in writing, by the Director of Public Works, the Director of Planning and Community Development, and the City Attorney.

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16.2 Major Changes

Major changes shall be resubmitted following the same procedure required by the original PUD application.

17. CONCEPT PLAN APPROVED

Approval of this Agreement constitutes Concept **Plan** approval under the City Subdivision Ordinance.

18. GENERAL PLAN 2020

This Agreement amends the Round Rock General Plan 2020, which was adopted on July 22, 2010.

EXHIBIT "A"

Property legal description

EXHIBIT "B"

Lienholder's Consent

PUD 42 Warner Ranch (through Amendment No. 3)

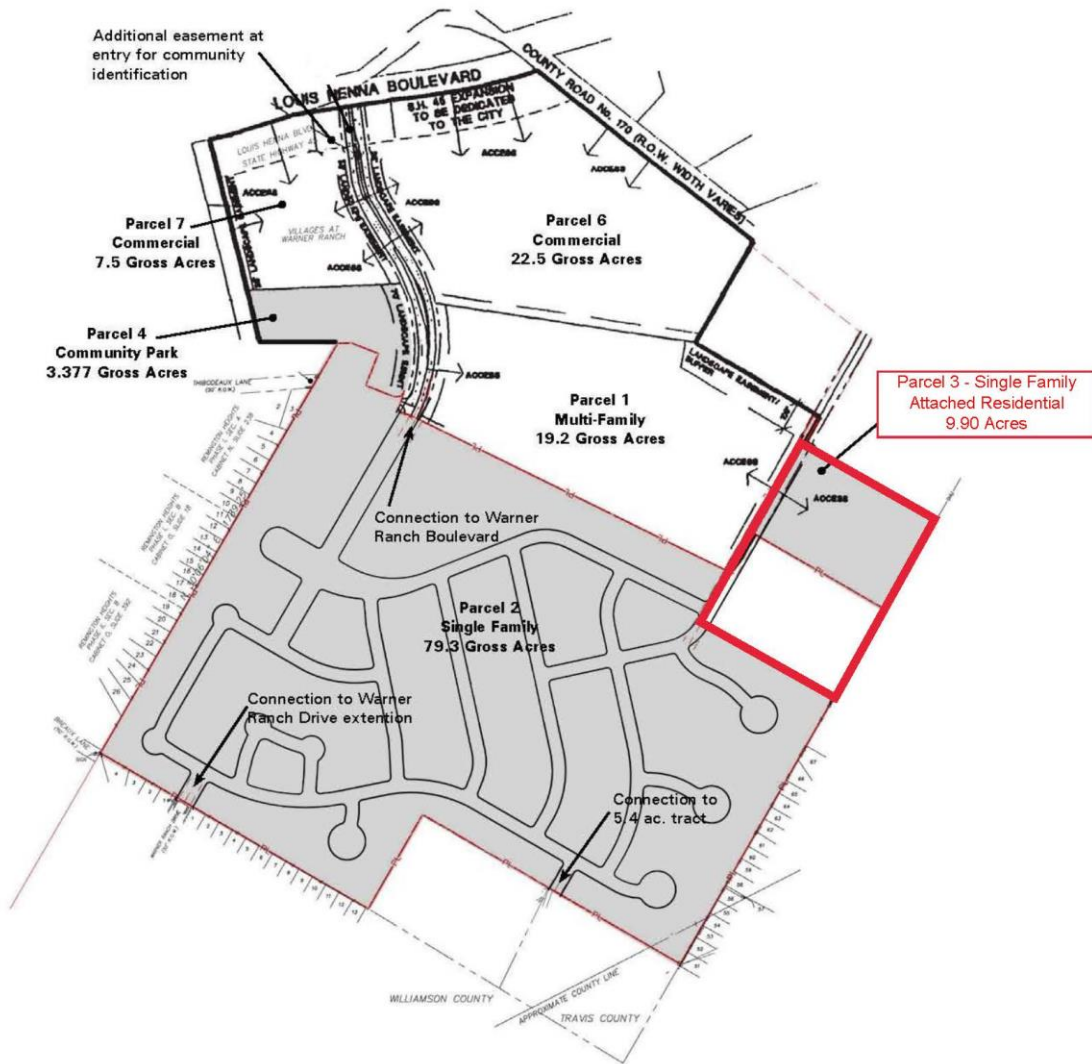


Exhibit C-1
Warner Ranch PUD Plan
 Street arrangement is diagrammatic only.

0 200 400 500
 Revised: November 1, 2012

PUD 42 Warner Ranch (through Amendment No. 3)

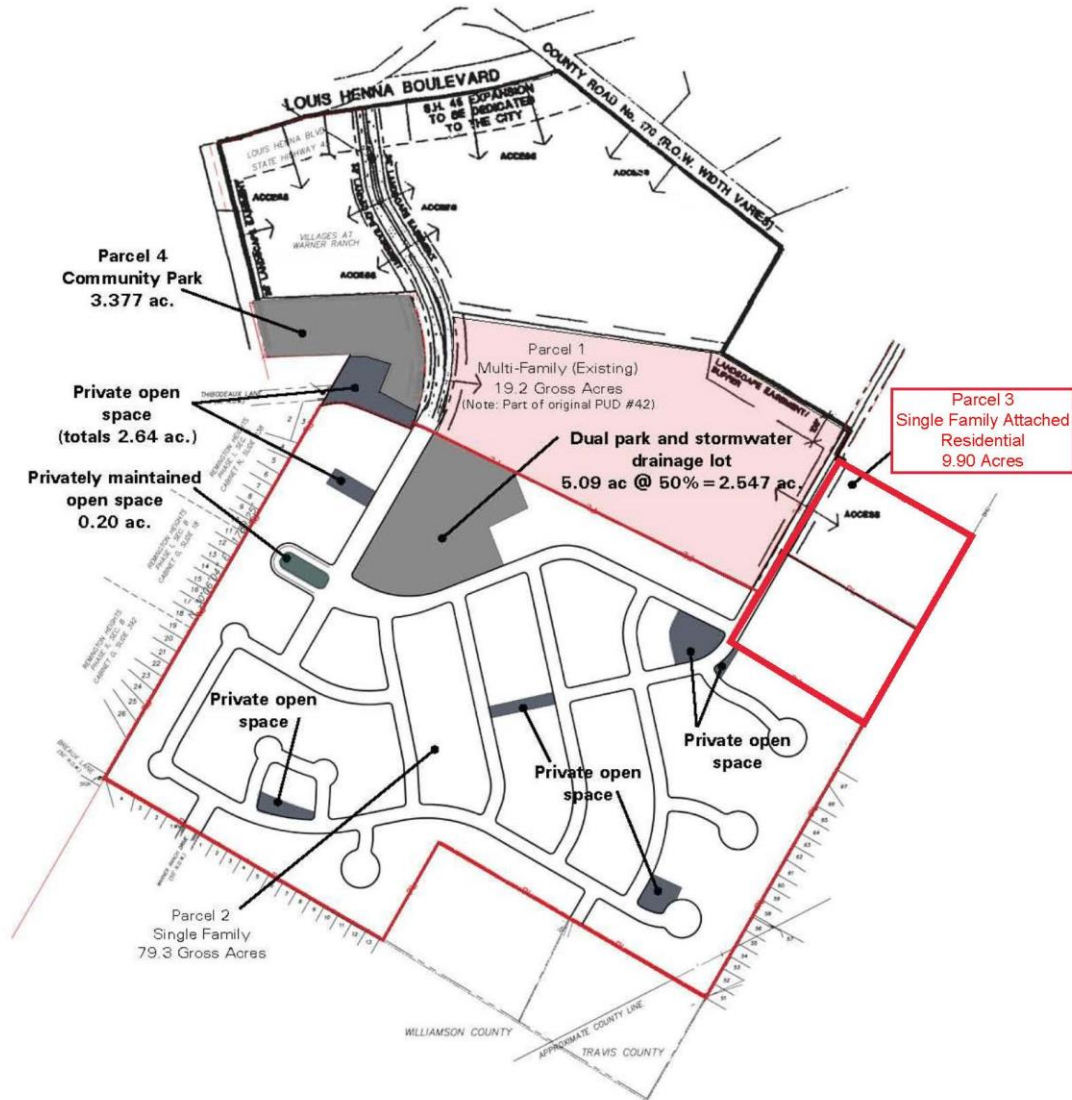


Exhibit C-2

Warner Ranch Open Space and Parkland Plan

Location and size of community park and private open space is approximate only. Street arrangement is diagrammatic only.

0 200 400 500
Revised: November 1, 2012

Exhibit D: Development Standards

PARCEL 1: MULTI-FAMILY DEVELOPMENT

The following Development Standards shall apply to all development on portions of the Property which are identified as Development Parcel "1" on the Master Plan attached hereto as Exhibit "C".

1. PERMITTED USES: The following principal uses are permitted:

A maximum density of twenty (20) Multi-family residential dwelling units per acre, together with accompanying recreational amenities, shall be permitted on Parcels 1, 2 and 3.

The requirements of this Development Agreement replace 11.320 (3), (q) and (r) of the Code.

2. HEIGHT:

No building on the property shall exceed three (3) stories in height or fifty feet (50'), measured from the finished slab elevation to the peak of the roof, except as otherwise specified herein.

The requirements of this Development Agreement replace 11.310 (4), (b), (iii) and (iv) of the Code.

3. DESIGN STANDARDS:

3.1 Exterior Finish:

The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or cement based siding such as "Hardi Plank". Cement based siding shall not comprise more than fifty percent (50%) of the exterior finish (breezeways and patio or balcony insets are not included in this calculation).

3.2 Roofing Materials:

Roofing materials shall consist of twenty-five (25) year architectural dimensional shingles, tile or non-reflective metal.

3.3 Building Elevations:

Any wall in excess of seventy-five (75') feet in length shall include off sets, to preclude a box design.

3.4 Building Height Variation:

Multi-family buildings located within 100 feet of Warner Ranch shall be one (1) story, two (2) story or three story / two story split buildings.

3.5 Special Design Features:

All buildings, other than garages, shall contain a minimum four (4) of the following design features, which shall be chosen by the Owner. The design features are as defined in *Identifying American Architecture*, by John Blumenson, 2nd Edition, Copyright 1981, W.W. Norton & Co., N.Y.

Exhibit D: Development Standards

- 3.5.1 Bow window.
- 3.5.2 Bay window.
- 3.5.3 Arched window.
- 3.5.4 Gable window.
- 3.5.5 Oval or round windows.
- 3.5.6 Shutters.
- 3.5.7 Arched entry, balcony or breezeway entrance.
- 3.5.8 Stone or brick accent wall.
- 3.5.9 Decorative stone or brick band.
- 3.5.10 Decorative tile.
- 3.5.11 Veranda, terrace, porch or balcony.
- 3.5.12 Projected wall or dormer.
- 3.5.13 Variation of roof lines on the building.
- 3.5.14 Decorative caps on chimneys.
- 3.5.15 Gable, gambrel, mansard and hip roof design, or as approved by the Director of Planning & Community Development.

4. BUILDING SETBACKS:

- 4.1 Primary Building Setbacks:
 - 4.1.1 Minimum building setbacks from the Warner Ranch Road shall be thirty-five (35') feet.
 - 4.1.2 Minimum building setbacks from any other public streets shall be twenty-five (25') feet.
 - 4.1.3 Minimum building setbacks from all internal property lines shall be twenty (20') feet.
- 4.2 Carports and garages:
 - 4.2.1 Street Yard setbacks: Carports and garages shall not be permitted within the landscape easements identified on Exhibit "C".
 - 4.2.2 All other yard setbacks: Carport and garage setbacks for all other yards shall be ten (10') feet.
 - 4.2.3 A minimum of eighteen percent (18%) of the dwelling units shall be provided with covered parking in the form of an attached garage, a detached garage, or a carport.

Exhibit D: Development Standards

5.0 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.

The exact area and configuration of Parcels 1, 2 and 3 may vary from those identified in Exhibit "C" but the total area and the configuration of the Parcels 1, 2 and 3 combined shall be as identified on Exhibit "C", but shall not exceed a combined total of 65.91 acres, and shall be no more than three parcels.

6. SERVICE AREAS:

6.1 Trash Storage

Refuse storage enclosures are required for all developments. Enclosures must be of sufficient height to completely screen all refuse containers and must be provided with gates, so as to provide screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, wood, steel, etc., but not chain link). Refuse storage areas must be designed to contain all refuse generated on-site between collections.

6.2 Roof Mounted Mechanical Equipment:

All roof mounted mechanical elements must be screened from view from the public right-of-way. Screening must be compatible with the building design.

6.3 Street Level Mechanical Equipment:

All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building will be screened with landscaping to soften the visual appearance.

7. LANDSCAPING:

7.1 Landscape Easement:

7.1.1 Easement adjacent to public streets: A thirty-five foot (35') wide landscape easement shall be provided adjacent Warner Ranch Road. All areas located within these Landscape Easements shall be used solely for the purpose of landscaping, except for sidewalks, driveways, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property. This shall be credited against the street yard landscaping requirement of the Code.

Exhibit D: Development Standards

7.2 Boulevard Trees:

Boulevard trees shall be planted within the landscape easement adjacent to all public streets. Boulevard trees shall be planted thirty feet (30') apart. Boulevard trees shall have a minimum caliper size of 2.5-inches and be selected from one of the following species; Live Oak, Bur Oak, Shumard Oak, Cedar Elm, Pecan, Chinkapin Oak or Bradford Pear.

Boulevard trees shall be planted prior to the issuance of a Certificate of Occupancy for each development parcel.

7.3 Open Space:

All areas of a development parcel for which a Certificate of Occupancy has 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, landscaped, and 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.

7.4 Rights of Way:

Owner shall be responsible for landscaping and irrigating areas within all rights-of-way, pursuant to a license agreement with the City.

7.5 Grass:

All landscaped areas not in groundcover or shrub beds shall be sodded with grass. Overseeding in fall with cool season native grasses is allowed.

7.6 Irrigation:

An underground, automatic irrigation system must be installed in all landscaped areas. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.

8. UTILITY LINES:

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

9. FENCING:

Fencing may be constructed in any yard and along any property line for the purpose of screening or security. When fencing is constructed it shall meet the following standards:

- 9.1 Street Yard: Fencing in street yards shall be constructed of wrought iron or similar material, masonry or woodcrete. All posts shall be set in concrete to ensure a sturdy and durable fence. Street yard fence materials shall wrap around and extend a minimum of fifty feet (50') alongside property lines.

Exhibit D: Development Standards

- 9.2 Other Yards: Fencing in yards other than street yards shall be constructed of wood, woodcrete, masonry or wrought iron. All fence posts shall be either masonry or rust resistant steel, treated wood or similar material set in concrete. The finished side of all perimeter fencing shall face the outside of the development.

10. SITE PLAN REQUIRED:

A site plan for each phase of development shall be submitted to the City's Development Review Board to ensure compliance with the terms of tills agreement prior to the issuance of each building permit.

11. SIGNS:

All freestanding signs shall be Monument Signs, as defined by the Code.

12. VEHICLES IN STREET YARDS:

No recreational vehicles, boats, trailers or commercial trucks shall be permitted to be parked in any street yard.

13. PARKING STANDARDS:

The following parking requirements shall be provided with each phase of development.

| | |
|--|------------|
| Parking spaces for each one bedroom dwelling unit. | 1.5 spaces |
| Parking spaces for each two bedroom dwelling unit. | 2.0 spaces |
| Parking spaces for each three bedroom dwelling unit. | 3.0 spaces |

Additional parking in the amount equal to three percent (3%) of the combined parking required for the dwelling units shall be provided to accommodate guest parking.

All parking spaces shall be a minimum of nine feet (9') wide.

No tandem parking shall be permitted.

Exhibit D: Development Standards

PARCEL 2: SINGLE FAMILY RESIDENTIAL

1. DEVELOPMENT STANDARDS: Parcel "2", as generally identified on Exhibit "C-1", shall be developed according to the SF-2 Zoning District, as amended, except as modified by the Development Plan.
2. WARNER RANCH DRIVE:
 - a) The Warner Ranch Drive shall be built as depicted in Exhibit E.
 - b) A subdivision wall, as defined in Section 36-116 of the Zoning Ordinance, shall not be required along Warner Ranch Drive.
3. ALLEYS: The design of the Alleys shall conform to the Street Design Standards in the City of Round Rock Transportation Criteria Manual.
4. STREET TREES:
 - a) Large Species Trees along the frontage of the open space lots and the community park shall be planted generally at 30ft o.c. and have a minimum caliper size of 2.5-inches. Large Species Trees in Warner Ranch Drive shall count toward this requirement.
 - b) Large Species Trees shall be selected from one of the following species; Live Oak, Bur Oak, Shumard Oak, Cedar Elm, Chinkapin Oak, or Monterrey Oak.
 - c) Each residential lot shall have one Large Species Tree planted in the planter strip between curb and sidewalk, or in the front yard (at the discretion of the City), prior to occupancy.
5. PROTECTION OF EXISTING TREES: The existing trees located along the common boundary between Parcel 2 and the Remington Heights Subdivision shall be protected. A tree survey shall be submitted with the preliminary plat.
6. EXTERIOR FINISH: A minimum of 75% of the exterior finish on all dwellings shall be masonry, except for doors, windows, and trim.
7. OPEN SPACE: The open space, as depicted on Exhibits C-2 and G, shall be maintained by the homeowners association, or other similar private entity.
8. SPECIAL STANDARDS FOR SF-2 STANDARD RESIDENTIAL LOTS
 - a) Minimum lot size: 6,300sf.
 - b) Minimum side setback from the right-of-way: 10'.
 - c) Fences up to 6' are permitted in the street side yard, as depicted in Exhibit F.
9. SPECIAL STANDARDS FOR SF-2 VILLAGE RESIDENTIAL LOTS
 - a) Dimensional standards
 - i) Minimum lot size: 4700sf
 - ii) Minimum setback from right-of-way: 10'
 - iii) Garage setback from alley: min. 5', max. 7'

Exhibit D: Development Standards

- iv) Maximum lot coverage: 70%
- b) The front yard of a village residential lot may front on a green lane, private open space or street right-of-way, as depicted in Exhibit G.
- c) Any alley right-of-way shall be separated from neighboring property outside the boundary of the Property by an open space lot.
- d) Landscape screening of the open space lot adjacent to the Remington Heights subdivision shall comply with Section 46-196(3) of the Zoning Ordinance.
- e) Parking and Access:
 - i) Two enclosed, off street parking spaces are required for each dwelling on a Village Residential Lot.
 - ii) All garages shall be accessed solely by a public alley.
- f) Fences:
 - i) Maximum height of a fence outside the front street yard is 6'.
 - ii) Within 5' of an alley, the maximum fence height is 3'.
- g) Parking: There shall be approximately 19 off-street parking spaces serving the Village Lots on the northwest corner of the property.

Exhibit D: Development Standards

PARCEL 3: SINGLE FAMILY ATTACHED RESIDENTIAL

DEVELOPMENT STANDARDS:

- 1) Parcel 3 shall be developed according to the TF (Two-family) zoning district, as amended, with the following exceptions:
 - a) The exterior finish of all buildings shall be a minimum of 85% masonry, except for doors, windows, and trim. Masonry shall mean stone, simulated stone, brick, stucco or similar materials as approved by the City Director of Planning. Stucco shall be limited to a maximum of 40% of the exterior finish. The remaining 15%, or less, may be fiber cement, including fiber cement installed as lap siding.
 - b) The minimum principal building setback from the rear property line shall be 15 feet.
- 2) A subdivision wall, in accordance with Section 36-116 of the Code, shall be required along Parcel 3' s boundary with Glenn Drive.

Exhibit D: Development Standards

PARCEL 4: COMMUNITY PARK

1. DEVELOPMENT STANDARDS: Parcel "4", as generally identified on Exhibits C-1 and C-2, shall be developed for public or private recreational uses and open space. Development standards shall be those standards contained in the OS (Open Space) Zoning District.
2. LANDSCAPE EASEMENT:
 - a) An additional thirty-five foot (35') wide landscape easement shall be provided adjacent to Warner Ranch Drive. This will result in a total landscape easement of seventy feet (70').
 - b) A twenty-five foot (25') wide landscape easement shall be provided along the southern boundary of Parcel 7 for the purpose of providing additional screening of commercial uses on Parcel 7 from park uses on Parcel 4.
3. STREET TREES:
 - a) Large Species Trees shall be planted within the landscape easement adjacent to Warner Ranch Drive. Large Species Trees shall be planted thirty feet (30') apart. Large Species Trees shall have a minimum caliper size of 2.5-inches and be selected from one of the following species; Live Oak, Bur Oak, Shumard Oak, Cedar Elm, Bradford Pear, Pecan or Chinkapin Oak.
 - b) Large Species Trees shall be planted prior to the first Certificate of Occupancy for residential development on development parcels 1, 2 or 3.
4. MAINTENANCE: The community park shall be maintained by the homeowners association, or other similar private entity.

Exhibit D: Development Standards

DEFINITIONS

- 1) ALLEY: A public traffic way, other than a street, 20 feet or less in width affording access to the Village Lots. An alley serves as the primary means of access to a rear garage.
- 2) GREEN LANE: A private pedestrian park/private open space, as depicted in Exhibit G. Green lanes shall provide pedestrian access to the village residential dwellings and shall be maintained by the homeowners association, or other similar private entity. Green lanes shall include 4' minimum sidewalks on both sides and may include underground public utilities.
- 3) MASONRY: Shall mean brick, natural stone or 3-step hard coat stucco.
- 4) OPEN SPACE: Shall mean all open space, green lawns, community parks and dual park and stormwater drainage areas, as depicted in Exhibit C-2.
- 5) PRIVATE INTERIOR DRIVES: A minor private access way located within the Townhouse development area that provides vehicular and other access to public streets. All private interior drives shall be maintained by the homeowners association.
- 6) STANDARD LOT: A single-family, residential lot that is not less than 6300sf.
- 7) TOWNHOUSE LOT: As defined in Section 46-5 of the Zoning Ordinance.
- 8) VILLAGE LOT: A single-family, residential lot that is alley-loaded and not less than 4700sf.

Exhibit D: Development Standards

PARCELS 6 & 7: COMMERCIAL DEVELOPMENT

The Following Development Standards shall apply to all development on portions of the Property, which are identified as Development Parcels "6 and 7" on the Master 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 towers over thirty (30') feet in height, mini-warehouses, flea markets, sexually oriented businesses, portable buildings sales except as incidental to other retail sales, 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 in conjunction with the use of a building only in areas designated on the site plan filed with the City for such building. Outdoor sales and displays are further limited to outdoor cafes and outdoor dining areas that: (i) are located and operated as an integral part of the principal use, and (ii) do not comprise a separate business use or a separate business activity. Parking requirements contained in the Code will apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

4. PROHIBITED BUILDING MATERIALS:

The following materials are prohibited on the exterior walls of all buildings and structures (this section does not apply to roofs):

Sheet metal, corrugated metal, and unfinished Aluminum

Asbestos

Galvanized Steel

Mirrored Glass (reflectivity of 20% or more)

5. SERVICE & LOADING AREAS:

5.1 Screening Required:

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

5.2 Delivery Vehicles:

All delivery and utility vehicles stored on-site must be inside a closed building or within a screened portion of the site.

Exhibit D: Development Standards

- 5.3 Service Areas:
Service areas will be screened from adjacent tracts and 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 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 or private right-of-way.
- 5.5 Trash Storage
Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to completely screen all refuse containers, so as to provide screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, wood, etc.) which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections.
- 5.6 Street Level Mechanical Equipment:
All ground-mounted service equipment (e.g. , air conditioners, transformers, trash collection equipment) related to each building will be consolidated in an enclosed service area. Landscaping will be used to soften the visual appearance of the walls enclosing the service area. Service areas must be paved, curbed, and internally drained.
- 5.7 Roof Mounted Mechanical Equipment:
All roof mounted mechanical elements must be screened from view from the public right-of-way and Development Parcels 1, 2 and 3. Screening must be compatible with the building design.
6. LANDSCAPING:
- 6.1 Landscape Easement:
- 6.1.1 Easement adjacent to public streets: A thirty-five foot (35') wide landscape easement shall be provided adjacent to Warner Ranch Road as generally identified on Exhibit "C". All areas located within these Landscape Easements shall be used solely for the purpose of landscaping, except for sidewalks, driveways, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property. This will be credited against Street Yard Landscape requirements.

Exhibit D: Development Standards

- 6.1.2 Easement adjacent to Louis Henna Boulevard: The one hundred fifty foot (150') right of way dedication for State Highway 45 shall permit a landscape and irrigation easement which would allow the Owner the right, but not the obligation, to landscape and maintain landscaping within the dedicated right of way, until such time as the property is actually required for highway construction. A license agreement covering the terms of the easement shall be required prior to the Owner landscaping any portion of the right of way. This easement shall be provided at no cost to the Owner.
- 6.1.3 Easement adjacent to Jazz Street: A twenty-five foot (25') landscape easement shall be provided adjacent to Jazz Street as generally identified on Exhibit "C", attached hereto. All areas located within these Landscape Easements shall be used solely for the purpose of landscaping, except for sidewalks, driveways, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property. This will be credited against Street Yard Landscape requirements.

6.2 Boulevard Trees:

Boulevard trees shall be planted within the landscape easement adjacent to Warner Ranch Road. The boulevard trees shall be planted prior to the issuance of a Certificate of Occupancy for the first multi-family building on development parcels 1, 2 or 3. This requirement includes Boulevard trees along the entire Warner Ranch Road frontage of the development parcel for which the Certificate of Occupancy is issued. If development parcels 6 or 7 are developed prior to development parcels 1, 2 or 3, the required Boulevard Trees adjacent to that development parcel shall be constructed as part of that development.

Boulevard trees shall be planted thirty feet (30') apart. Boulevard trees shall have a minimum caliper size of 2.5-inches and be selected from one of the following species; Live Oak, Bur Oak, Shumard Oak, Cedar Elm, Bradford Pear, Pecan or Chinkapin Oak.

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, landscaped, and 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.

Exhibit D: Development Standards

6.4 Rights of Way:

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

6.5 Grass:

All landscaped areas not in groundcover or shrub beds will be planted in grasses, preferably sod. Overseeding in fall with cool season native grasses is allowed.

6.6 Irrigation:

An underground, automatic irrigation system must be installed in all landscaped areas. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.

6.7 Parking Areas:

In all vehicular use areas and parking areas, a minimum of ninety (90) square feet for each twelve (12) parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas (the "Minimum Parking Area Landscaping Requirement"). As partial fulfillment of the Minimum Parking Area Landscaping Requirement, any parking area containing five or more parking rows of double vehicle depth will include a landscaped strip no less than ten feet (10') wide at least every fourth parking row of double vehicle depth. The landscaped strip will be installed with trees planted no less than every sixty (60) linear feet. This shall be credited against Street Yard Landscape requirements and other applicable landscape requirements.

7. UTILITY LINES:

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

8. DESIGN STANDARDS:

8.1 Height:

The maximum height of buildings on the property shall be sixty feet (60') (as specified in the C-1 General Commercial Zoning District).

8.2 Building Setbacks:

8.2.1 Minimum building setbacks from the Warner Ranch Road identified on Exhibit "C" shall be Thirty-five (35') feet.

8.2.2 Minimum building setbacks from any other public streets shall be twenty-five feet (25').

8.2.3 Minimum building setbacks from all internal property lines shall be twenty feet (20').

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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. SPECIAL PROVISIONS FOR JAZZ STREET

Trucks larger than one ton shall be prohibited from using the Jazz Street driveway to Parcel 7, identified on Exhibit "C", attached hereto.

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.

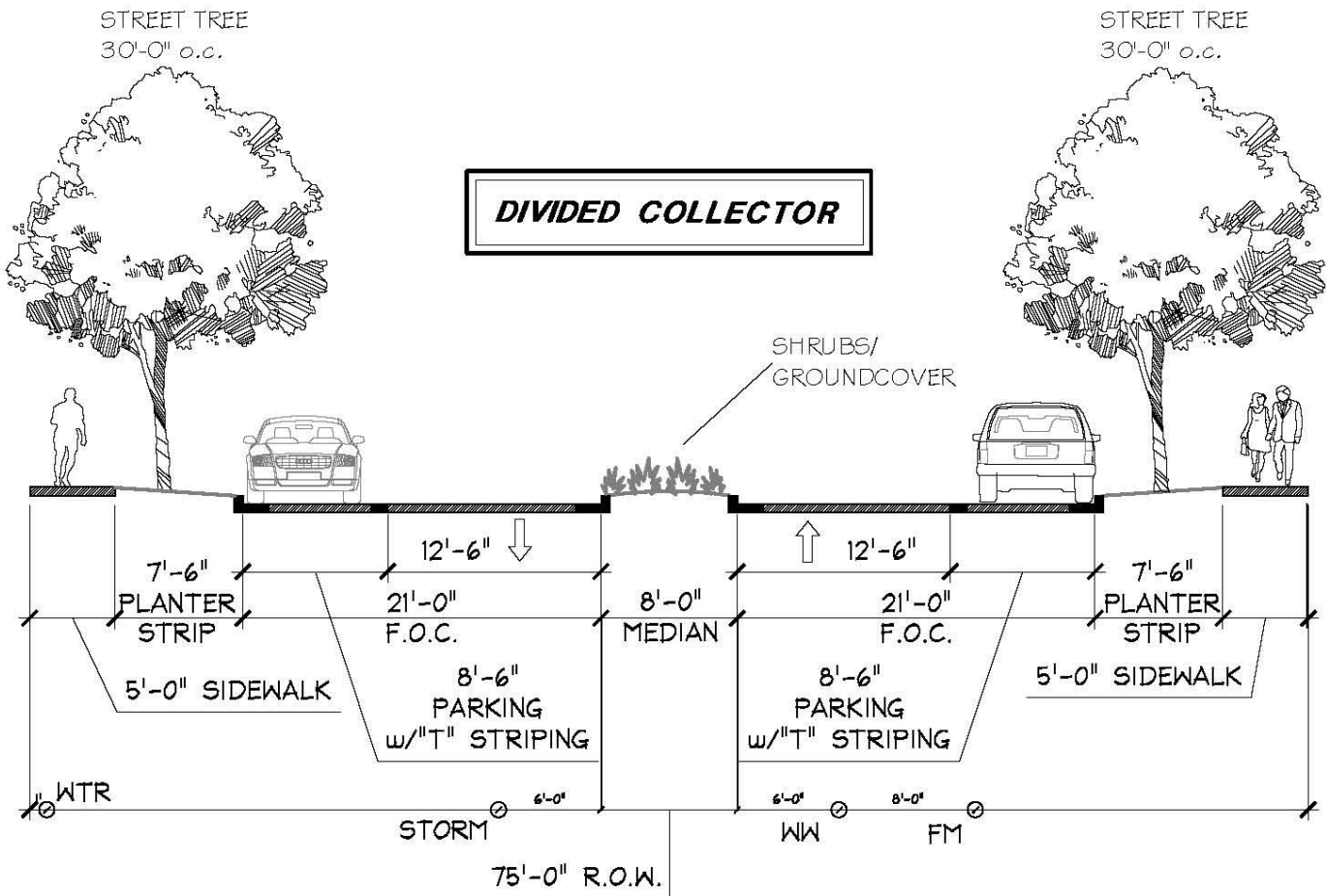


Exhibit E
Warner Ranch Drive

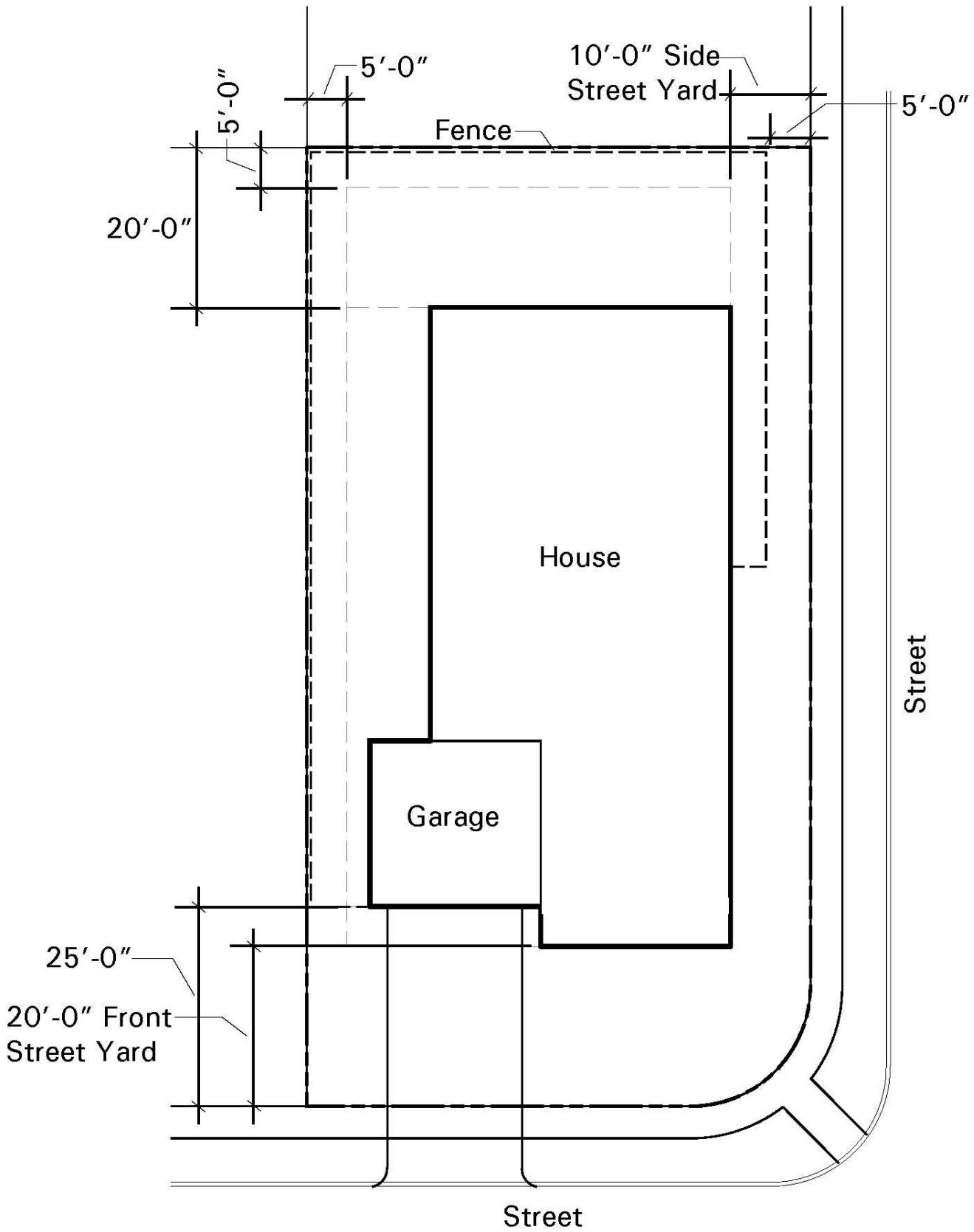


Exhibit F
 SF Detached Corner Lot Plan

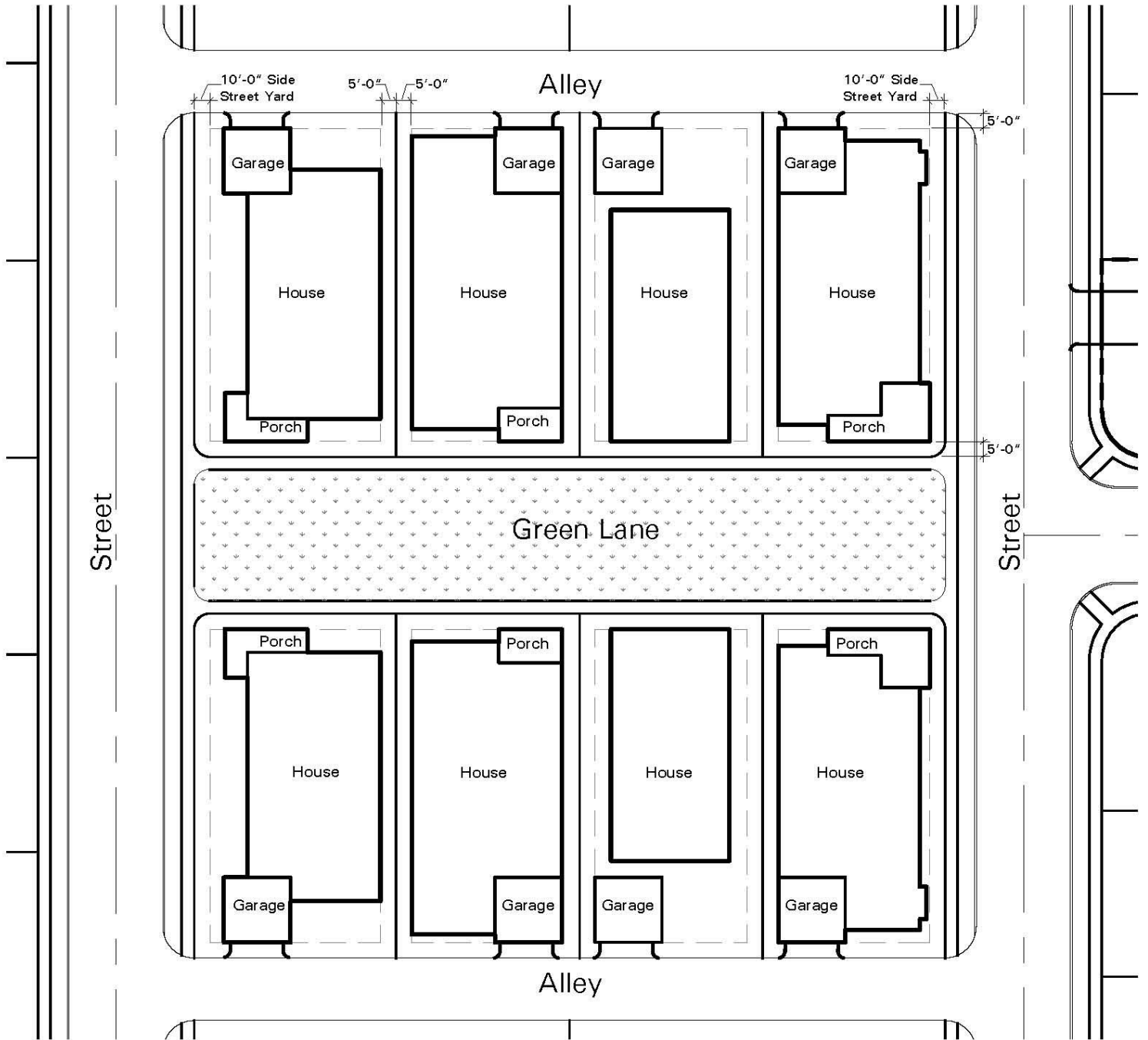


Exhibit G
Village Residential on a Green Lane
 Housing footprints are diagrammatic only.