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**DEVELOPMENT PLAN
UNIVERSITY VILLAGE
PLANNED UNIT DEVELOPMENT NO. 83**

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 (1995 Edition), City of Round Rock, Texas, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan includes approximately 73.60 acres of land generally located at the southeast corner of University Boulevard and Sandy Brook Drive, 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 Planned Unit Development (PUD) that: (1) allows for a mixture of complementary and transitional land uses, (2) is equal to or superior to development that would occur under the standard ordinance requirements, (3) is in harmony with surrounding land use patterns proposed in the General Plan, as amended, (4) 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 of the citizens of the City of Round Rock, (5) is adequately provisioned by essential public facilities and services, and (6) 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 by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a, OE, PF-3, MF-2, OS, and TH** zoning districts, 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 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.

5. PERMITTED USES

The following principal uses are permitted on the Property, which is divided into seven (7) development parcels for the purpose of this Plan, as shown on **Exhibit B**.

5.1 Parcel 1 (±12.58 acres) - Commercial/Office

Parcel 1 is divided into four (4) sub-areas, as described in **Exhibit H**, for the purpose of determining permitted and prohibited land uses:

5.1.1 Parcel 1a (±1.1 acres) - Commercial/Office

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
 - (i) Drive-thru services are prohibited.
- (d) Office
- (e) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.

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- (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
 - (f) Place of Worship
 - (g) Retail Sales and Services With or Without Drive-thru Services
 - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
 - (ii) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
 - (h) School, Business or Trade
 - (i) School, Post-Secondary
 - (j) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
 - (k) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
 - (l) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
 - (m) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (2) Prohibited Uses:
- (a) Fuel Sales
 - (b) Pawn Shop
 - (c) Sexually Oriented Business
 - (d) Tattoo Parlor

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5.1.2 Parcel 1b (±0.7 acres) - Commercial/Office

- (1) Permitted Uses:
 - (a) Community Services
 - (b) Day Care
 - (c) Eating Establishments
 - (i) Drive-thru services are prohibited.
 - (d) Office
 - (e) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
 - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
 - (f) Place of Worship
 - (g) Retail Sales and Services
 - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
 - (ii) Drive-thru services are prohibited.
 - (h) School, Business or Trade
 - (i) School, Post-Secondary
 - (j) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
 - (k) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
 - (l) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
 - (m) Wireless Transmission Facilities, Stealth

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- (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

5.1.3 Parcel 1c (±6.9 acres) - Commercial/Office/Senior Living

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
 - (i) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
- (d) Fuel Sales
- (e) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
- (f) Indoor Entertainment Activities
- (g) Office
- (h) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
 - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (i) Place of Worship
- (j) Retail Sales and Services With or Without Drive-thru Services
 - (i) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
- (k) School, Business or Trade
- (l) School, Post-Secondary
- (m) Senior Housing

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- (n) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (o) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (p) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (q) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Pawn Shop
- (b) Sexually Oriented Business
- (c) Tattoo Parlor

5.1.4 Parcel 1d (±2.3 acres) - Commercial/Office/Senior Living

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
 - (i) Drive-thru services are prohibited.
- (d) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
- (e) Indoor Entertainment Activities
- (f) Office

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- (g) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
 - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (h) Place of Worship
- (i) Retail Sales and Services With or Without Drive-thru Services
 - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
 - (ii) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
- (j) School, Business or Trade
- (k) School, Post-Secondary
- (l) Senior Housing
- (m) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (n) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (o) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (p) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

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(2) Prohibited Uses:

- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

5.2 Parcel 2 (±6.06 acres) - Office/Commercial

(1) Permitted Uses:

- (a) Day Care
- (b) Eating Establishments - Limited
 - (i) Drive-thru services associated with eating establishments in which the majority of gross revenue is generated from the sale of non-alcoholic beverages such as coffee and/or tea is permitted.
- (c) Office
- (d) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
 - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (e) Retail Sales and Services With or Without Drive-thru Services
 - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
- (f) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached

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- (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (2) Prohibited Uses:
 - (a) Fuel Sales
 - (b) Pawn Shop
 - (c) Sexually Oriented Business
 - (d) Tattoo Parlor

5.3 Parcel 3 (±8.83 acres) - Office

- (1) Permitted Uses:
 - (a) Day Care
 - (b) Office
 - (c) Place of Worship
 - (d) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
 - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
 - (e) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
 - (f) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
 - (g) Wireless Transmission Facilities, Attached

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- (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (h) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.4 Parcel 4 (±5.07 acres) -Public Facilities/Multifamily/Senior Living

(1) Permitted Uses:

- (a) Amenity Center
- (b) Apartment (maximum 24 units per acre)
- (c) Day Care (maximum 20,000 square feet)
- (d) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
- (e) Park, Linear/Linkages
- (f) Place of Worship
- (g) School, Business and Trade
- (h) School, Elementary
- (i) School, Middle
- (j) School, Post-Secondary
- (k) Senior Housing
- (l) Townhouse (maximum 12 units per acre)
- (m) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (n) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (o) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (p) Wireless Transmission Facilities, Stealth

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- (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.5 Parcel 5 (±25.82 acres) - Open Space

(1) Permitted Uses:

- (a) Park, Community
- (b) Park, Linear/Linkages
- (c) Park, Neighborhood
- (d) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (e) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (f) Water Detention Facilities (not to exceed four and one-half (4.5) acres)
- (g) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (h) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) The minimum sidewalk width for sidewalks adjacent to a street is four feet (4').

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5.6 Parcel 6 (±7.80 acres) - Townhouse

(1) Permitted Uses:

- (a) Amenity Center
- (b) Park, Linear/Linkage
- (c) Park, Neighborhood
- (d) Place of Worship
- (e) Townhouse (maximum 12 units per acre)
- (f) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.7 Parcel 7 (±7.38 acres) - Office/Townhouse

(1) Permitted Uses:

- (a) Amenity Center
- (b) Day Care
- (c) Day Care (in home) for 6 or fewer children
- (d) Office
- (e) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.

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- (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (f) Park, Linear/Linkage
- (g) Park, Neighborhood
- (h) Place of Worship
- (i) Townhouse (maximum 12 units per acre)
- (j) School, Elementary
- (k) School, Middle
- (l) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (m) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (n) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (o) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

6. DEVELOPMENT STANDARDS

6.1 Parcel 1 (Commercial/Office)

All development shall conform to the standards described within the **C-1a (General Commercial - Limited) District**, Chapter 11, Section 11.409 (3), (4) and (5) of the Code, as amended, except:

- (1) The maximum height of a building within Parcel 1a shall be two (2) stories.

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- (2) The maximum height of a building within Parcel 1b shall be one (1) story.
- (3) The maximum height of a building within Parcel 1c shall be five (5) stories.
- (4) The maximum height of a building within Parcel 1d shall be five (5) stories.
- (5) Within the right of way of University Village Drive (Campus Village Drive), street trees shall be planted as described below and in **Exhibit E**:
 - (i) On the east side of Campus Village Drive, Live Oak trees with a minimum of a 3-inch caliper measured at six inches (6") above base shall be planted at a spacing of not greater than forty feet (40');
 - (ii) On the west side of Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5") caliper for a single trunk measured at six inches (6") above base and a minimum height of six feet (6') shall be planted at a spacing of not greater than twenty feet (20'), except where placement conflicts with driveways and site distances, as approved by the City.
 - (iii) Trees shall consist of a minimum of seventy-five percent (75%) evergreen species.
 - (iv) Live Oak Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Street Yard Tree requirement in Section 46-195 (b) (3) of the Code.
 - (v) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
 - (vi) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
- (6) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6').
- (7) Signage is restricted to attached signs, blade signs and monument signs.

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- (8) With regard to the development of Lot 4B, Block A University Village North Section 1, located at 1200 Satellite View, and named the University Village Medical Office Building, on-street parking within the public right of way may be used to satisfy the site's parking requirements, subject to the following: (1) on-street spaces must be located within 600' of the site; and (2) an on-street parking tabulation chart to determine spaces available for assignment to a specific tract must be submitted for consideration by the City.

6.2 Parcel 2 (Office/Commercial)

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:

- (1) The maximum height of a principal building shall be five (5) stories.
- (2) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6').
- (3) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5") caliper for a single trunk measured at six inches (6") above base and a minimum height of six feet (6') shall be planted at a spacing of not greater than twenty feet (20'), except where placement conflicts with driveways and site distances, as approved by the City.
- (4) Trees shall consist of a minimum of seventy-five percent (75%) evergreen species.
- (5) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
- (6) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

6.3 Parcel 3 (Office)

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, as amended, except:

- (1) The maximum height of a principal building shall be two (2) stories.

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- (2) The maximum height of a principal building within 150 feet of Sandy Brook Drive shall be one (1) story.
- (3) The maximum size of a building within 150 feet of Sandy Brook Drive shall be 5,000 square feet.
- (4) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, trim, and accent features. Masonry shall be defined as stone, simulated stone, brick, or stucco. A maximum of fifty percent (50%) stucco shall be allowed on a building façade facing Sandy Brook Drive. The use of materials such as wood shingles or wood siding shall be limited to accent features.
- (5) Roofs shall have a minimum pitch of 4:12.
- (6) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.
- (7) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.
- (8) An eighteen foot (18') landscape and sidewalk easement shall be dedicated by plat along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4') wide meandering sidewalk, street trees, and landscaping. In order to avoid conflicts with landscaping, no utilities shall be located within this easement, except for perpendicular crossings of the easement.
 - a) The landscape buffer shall contain an intermittent landscaped berm, an average of three feet (3') in height. The berm(s) shall cover at least seventy-five percent (75%) of the total linear frontage of the buffer. The berm(s) shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.
 - b) Landscaping shall include the following plantings, per 50 linear feet of buffer frontage. At least 75% of all trees must be an evergreen species.
 - (i) One (1) Large Tree, minimum 3" caliper

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- (ii) One (1) Medium Tree, minimum 2" caliper
 - (iii) Two and one-half (2.5) Small Trees, minimum 1" caliper.
- (9) The minimum sidewalk width for sidewalks adjacent to Campus Village Drive is six feet (6').
- (10) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5") caliper for a single trunk measured at six inches (6") above base and a minimum height of six feet (6') shall be planted at a spacing of not greater than twenty feet (20'), except where placement conflicts with driveways and site distances, as approved by the City.
- (11) Trees shall consist of a minimum of 75% evergreen species.
- (12) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
- (13) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

6.4 Parcel 4 (Public Facilities/Multifamily/Senior Living)

- (1) Development of non-residential uses shall conform to the standards described within the **PF-3 (Public Facilities - High Intensity)** zoning district, Chapter 11, Section 11.415.2 (3), (4) and (5) of the Code, as amended, except:
 - (a) Chapter 11, Section 11.415.2 (3) (h) shall not apply. If fencing along a property line is installed, it shall meet the requirements of Section 11.415.2 (3) (h).
 - (b) Business, trade and post-secondary schools shall be exempt from the requirement for buildings to front on either a minor or major arterial, required in Chapter 11, Section 11.423 (22) (d).
- (2) Development of residential uses shall conform to the standards described within the **MF-2 (Multifamily - Medium Density) District**, as amended, except:
 - (a) Primary building setbacks are as follows:

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- (i) Setback from street right-of-way:
 - 1. Minimum of fifteen feet (15').
 - 2. Maximum of thirty-five feet (35').
 - (ii) If structured parking is provided on-site, the setbacks from the street right-of-way shall be:
 - 1. Minimum of fifteen feet (15').
 - 2. Maximum of twenty feet (20').
 - (iii) Minimum building side and rear setbacks not adjacent to a street and not abutting a Single Family or Townhouse lot is twenty-five feet (25').
- (b) Structured parking shall be located internally to the site and behind the primary structures. No parking shall be permitted in the street yard.
- (3) The maximum lot coverage, or building footprint, is sixty-five percent (65%).
 - (4) No building on the property shall exceed four (4) stories in height and in no case exceed a height of sixty feet (60'), measured from the finished slab elevation to the peak of the roof.
 - (5) Fencing required by Section 11.407 (3) (d) abutting non-residential uses shall be constructed of wrought iron or decorative metal or other equivalent materials approved by the Zoning Administrator.
 - (6) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6').
 - (7) Along Campus Village Drive, Live Oak trees with a minimum of a 3-inch caliper measured at six inches (6") above base shall be planted at a spacing of not greater than forty feet (40');
 - (8) Live Oak Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Street Yard Tree requirement in Section 46-195 (b) (3) of the Code.
 - (9) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

6.5 Parcel 5 (Open Space)

All development shall conform to the standards described within the **OS (Open Space) District**, Chapter 11, Section 11.418 (3), (4) and (5) of the Code, as amended.

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6.6 Parcel 6 (Townhouse)

All development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 46, Section 46-139 of the Code as amended, except:

- 1) The development shall substantially conform to the Conceptual Site Plan for a single-lot condo regime as depicted in **Exhibit J**.
- 2) Dwelling units shall be accessed via a private drive aisle (“drive aisle”) located within a fifty-foot (50’) wide access and utility easement, as depicted in **Exhibit J**. The drive aisle shall meet the design criteria specified in **Exhibit K**. Parking shall be permitted and accommodated within the drive aisle.
- 3) Prior to obtaining an easement for the drive aisle connection to Sandy Brook opposite Haynie Bend, a drainage study and a proposed grading and stabilization plan for any fill located within the floodplain and drainage easement must be approved by the City.
- 4) A sidewalk of a minimum width of four feet (4’) shall be provided adjacent to Sandy Brook Drive and along one side of the drive aisle.
- 5) Dwelling units shall be oriented to front on the drive aisle. On the sidewalk side of the drive aisle, dwelling units shall have a minimum front setback of twenty feet (20’), as measured from the edge of pavement of the drive aisle. On the non-sidewalk side of the drive aisle, the minimum setback shall be fifteen feet (15’), as measured from the edge of pavement of the drive aisle, as depicted in **Exhibit K**.
- 6) The minimum side and rear building setbacks shall be ten feet (10’), except:
 - a. the setback for units located adjacent to Sandy Brook Drive shall be measured from the edge of the subdivision wall rather than the property line; and
 - b. the minimum side setback for dwelling units adjacent to the drive aisle shall be fifteen feet (15’), as measured from the edge of pavement of the drive aisle.
- 7) Two (2) garage enclosed parking spaces per dwelling unit shall be provided for at least seventy-five percent (75%) of the total number of units. One and one-half (1.5) garage enclosed parking spaces may be provided for a maximum of twenty-five percent (25%) of the total number of dwelling units. Two driveway parking spaces outside of the garage shall also be provided for each dwelling unit.

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- 8) The minimum building separation between the dwelling units shall be ten feet (10'), excluding eaves, roof overhangs, box windows, and fireplaces. Eaves, roof overhangs, box windows, and fireplaces that project into a required side yard must be fire-rated, in accordance with City Codes.
- 9) The maximum lot coverage is sixty-five percent (65%).
- 10) Garages are exempt from Section 46-139 (d) (1), which requires single-unit townhouse garages to face an alley.
- 11) Except for areas of ingress and egress, the development shall be enclosed by a wall or fence, as follows:
 - a. Bordering Sandy Brook Drive, a wall that meets the requirements of a Subdivision Wall in Section 36-116 of the Code, which may include concrete panel system walls.
 - b. Bordering the public parkland, the fence shall be decorative metal with masonry columns spaced approximately 100 feet apart.
- 12) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code. This requirement shall be completed prior to the issuance of a certificate of occupancy.
- 13) The exterior finish of all buildings shall be 100% masonry, except for doors, windows, trim, architectural features, and accents, in accordance with the specifications below. Masonry shall be defined as stone, simulated stone, brick, stucco, horizontally installed cement based siding, board and batten cement based siding. The use of materials such as wood shingles, metal roofs, or wood siding shall be limited to accent or architectural features. Sheet installed cement based siding is prohibited.
 - a. Front: Materials are limited to stone, simulated stone, brick or stucco, except for accent or architectural features. A maximum of seven (7) dwelling units may use horizontally installed cement based siding or board and batten cement based siding on the front façade, however these materials shall not constitute the primary material of the front façade.
 - b. Sides: Horizontally installed cement based siding and board and batten cement based siding are permitted on the second floor elevations only, with the exception of the side elevations identified with a solid line on **Exhibit J**. These side elevations shall not be permitted to have horizontally installed cement siding or board and batten cement based siding.

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- c. **Rear:** Horizontally installed cement based siding is permitted. For the rear elevations facing Sandy Brook Drive, indicated with a dashed line on **Exhibit J**, the following shall be required on the second floor elevation:
 - i. One window enhancement from the following list:
 - 1. Shutters
 - 2. Awnings or shed roofs
 - 3. Window trim
 - 4. Arch windows
 - ii. One design feature from the following list:
 - 1. Board and batten siding
 - 2. Stucco
 - 3. Balcony
 - 4. Building offset
 - 5. Box window
- 14) Street lights shall be required per Section 36-115 except that all street lights shall be maintained by the HOA/POA; therefore deviations from standard requirements with respect to spacing, pole design, light fixture, and shielding are allowed. Street lights shall be spaced at 300 feet and no closer than 150 feet apart. A Three-Party Street Lighting Agreement is not applicable to this development.
- 15) The appearance of garage doors shall be enhanced through at least one of the following: A metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.

6.7 **Parcel 7 (Office/Townhouse)**

- (1) All non-residential development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:
 - (i) The maximum height of a principal building shall be three (3) stories, except that the maximum height of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be one (1) story.
 - 1. The maximum size of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be 5,000 square feet.
 - (ii) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, trim,

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and accent features. Masonry shall be defined as stone, simulated stone, brick, or stucco. A maximum of fifty percent (50%) stucco shall be allowed on a building façade facing Sandy Brook Drive. The use of materials such as wood shingles or wood siding shall be limited to accent features.

- (iii) Roofs shall have a minimum pitch of 4:12.
- (iv) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.
- (v) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.
- (vi) An eighteen foot (18') landscape and sidewalk easement shall be dedicated by plat along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4') wide meandering sidewalk, street trees, and landscaping. In order to avoid conflicts with landscaping, no utilities shall be located within this easement, except for perpendicular crossings of the easement.
 - 1. The landscape buffer shall contain an intermittent landscaped berm, an average of three feet (3') in height. The berm(s) shall cover at least seventy-five percent (75%) of the total linear frontage of the buffer. The berm(s) shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.
 - 2. Landscaping shall include the following plantings, per 50 linear feet of buffer frontage. At least seventy-five percent (75%) of all trees must be an evergreen species.
 - a. One (1) Large Tree, minimum 3" caliper
 - b. One (1) Medium Tree, minimum 2" caliper
 - c. Two and one-half (2.5) Small Trees, minimum 1" caliper
- (vii) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5") caliper for a single trunk measured at six inches (6") above base and a minimum height of six feet (6') shall be planted at a spacing of not greater than twenty feet (20'), except

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where placement conflicts with driveways and site distances, as approved by the City.

- (viii) Trees shall consist of a minimum of 75% evergreen species.
- (ix) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
- (x) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

(2) All residential development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 46, Section 46-139 (c), (d) and (e) of the Code as amended, except:

- (i) The development shall substantially conform to the Conceptual Site Plan depicted in **Exhibit "I"**.
- (ii) Setbacks shall be as follows:
 - 1. Buildings and garages on the lots identified in **Exhibit "I"**, as having a minimum front (street) setback of ten (10) feet, (numbered 1-18 and 30-34) shall be arranged so that no more than two (2) consecutive buildings have the same setback distance. Building offsets shall be a minimum of two (2) feet.
 - 2. Buildings and garages on all other lots shall have staggered build-to lines varying between ten (10) and twenty (20) feet, as measured from the right of way, with no more than two (2) consecutive buildings having the same build-to line. Building offsets shall be a minimum of three (3) feet.
 - 3. Rear setbacks shall be a minimum of ten (10) feet.
- (iii) The boundaries of the development shall be enclosed by a wall or fence, as follows:
 - 1. Bordering Sandy Brook Drive and Campus Village Drive, a wall which meets the requirements of a Subdivision Wall in Section 36-116 of the Code, which may include concrete panel system walls.

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2. Bordering the public parkland and Zodiac Lane, the fence shall be decorative metal with masonry columns spaced approximately 100 feet apart.
- (iv) The maximum height of a principal building for a single-unit townhouse structure is three (3) stories,
- (v) The maximum lot coverage or building footprint is sixty-five percent (65%).
- (vi) All dwelling units shall either be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy.
- (vii) The minimum sidewalk width for sidewalks adjacent to Sandy Brook is four feet (4') and the minimum sidewalk width for sidewalks adjacent to Campus Village is six feet (6').
- (viii) The minimum lot area for a single-unit shall be 1,960 square feet per unit, and the minimum lot width shall be 23 feet per lot. However, the minimum average lot area for a single-unit shall be 2,500 square feet, and the minimum average lot width shall be 25 feet per unit.
- (ix) For one and two bedroom units: Two (2) parking spaces per dwelling unit, with a minimum of one (1) space garage-enclosed.
- (x) For three or more bedroom units: One (1) parking space for each bedroom within the dwelling unit, with a minimum of two (2) garage-enclosed parking spaces per dwelling unit.
- (xi) Forty-one (41) parking spaces shall be provided within the development, along street frontage or on common areas. These parking spaces may be used to meet the requirements for non-garage-enclosed parking spaces in Sections (ix) and (x) above.

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- (xii) Garages are exempt from Section 46-139 TH (Townhouse) District (d) (1) which requires single-unit townhouse garages to face an alley.

- (xiii) Front (street) building elevations:
 - 1. Garages shall not protrude toward the street greater than six (6) feet beyond the ground floor of the front building façade.
 - 2. All garages that protrude beyond the ground floor front building façade shall have living space above them.

- (xiv) Design standards: The following design standards apply to all residential buildings. Other recognized architectural designs may be approved by the zoning administrator in order to permit a more flexible, compatible or creative design:
 - 1. Exterior wall color finishes: Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
 - 2. Exterior wall finish: The exterior finish of all buildings shall be masonry, 3-step hard coat stucco, fiber cement siding, glass, architectural steel or metal with a minimum 30-year warranty, or a combination thereof, except for doors, windows, accents and trim. Masonry shall be defined as stone, simulated stone, or brick. The ground floor of all buildings shall be a minimum of 75 percent masonry. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish. No more than 33 percent of the building facade may be fiber cement siding or architectural steel or metal. The use of materials such as wood shingles or wood siding shall be limited to accent features. Other wall finishes, accent materials, or recognized architectural styles may be approved by the zoning administrator.
 - 3. Special design features. A minimum of five features from the following list shall be incorporated into the building design:
 - a. Bay window.
 - b. Arched window.

- c. Gable window.
- d. Oval or round windows.
- e. Shutters.
- f. Arched entry, balcony or breezeway entrance.
- g. Stone or brick accent wall.
- h. Decorative stone or brick band.
- i. Decorative tile.
- j. Veranda, terrace, patio, porch or balcony.
- k. Projected wall or dormer.
- l. Variation of roof lines on the building.
- m. Decorative caps on chimneys.
- n. Other feature as approved by the zoning administrator

7. UTILITY SERVICE

Except where approved in writing by the City Engineer and Director of Planning and Community Development, all electrical, telephone, and cablevision distribution and service lines shall be placed underground.

8. TRAFFIC IMPACT ANALYSIS (TIA)

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this Plan. The TIA indicated the proposed land uses for each parcel. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services. The Executive Summary of the TIA is included for reference as **Exhibit D**.

9. STREET CROSS SECTIONS

Street cross sections that deviate from the design criteria specified in the Transportation Criteria Manual are described in **Exhibit E**.

10. STREET CONSTRUCTION AND TRAFFIC SIGNAL PHASING

A representation of the planned roadways and their alignments is included in **Exhibit B**. University Village Drive shall also be referred to as Campus Village Drive. A phasing plan for the roadways is provided in **Exhibit F**. The phasing plan for roadway construction shall not preclude the construction of the roadways at an earlier time than described in the phasing plan.

10.1 University Boulevard

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- (1) The Owner's share of the cost of a traffic signal at CR 112 and University Boulevard, as required by the TIA, shall be provided prior to recordation of the first final plat.
- (2) The Owner's share of the cost of a traffic signal at Sandy Brook Drive and University Boulevard, as required by the TIA, shall be provided prior to recordation of the first final plat.

10.2 Sandy Brook Drive

- (1) In lieu of constructing the widening of Sandy Brook Drive to a pavement width of forty feet (40') from University Boulevard through the Zodiac Lane intersection, ending at the radius returns for the intersection, the Owner shall provide:
 - i. Construction plans for the above widening, prepared and sealed by a Registered Professional Engineer in the State of Texas, acceptance of such plans being subject to review and approval by the City;
 - ii. Cost estimates for the above widening prepared and sealed by a Registered Professional Engineer in the State of Texas, acceptance of such cost estimates being subject to review and approval by the City; and
 - iii. Fiscal security in the amount of 110% of said cost estimates; such fiscal security shall be provided prior to any one of following:
 1. Acceptance by the City of the construction of Satellite View; or
 2. Acceptance by the City of the construction of Zodiac Lane; or
 3. The recordation of a final plat for any portion of Parcel 3, Parcel 6, or Parcel 7.

10.3 Satellite View

- (1) Satellite View west of University Village Drive shall be dedicated and constructed:
 - a) with the first site plan on any of the following: Parcel 1 west of University Village Drive, Parcel 2, or Parcel 3 if access is taken to/from Satellite View, even if access is solely due to Fire Department requirements; or
 - b) prior to final plat recordation of fifty percent (50%) or more of the gross acreage of Parcel 1 west of University Village Drive
- (2) Following the dedication and construction of the off-site portion of Satellite View between the eastern Property boundary and CR

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112/ College Park Drive, Satellite View east of University Village Drive to the eastern Property boundary shall be dedicated and constructed:

- a) prior to recordation of a final plat on Parcel 1d, if Parcel 4 has been final platted; or
 - b) prior to recordation of a final plat on Parcel 4 if Parcel 1d has been final platted; or
 - c) prior to recordation of a final plat on Parcel 1d or Parcel 4 if neither Parcel 1d or Parcel 4 has been final platted
- (3) Prior to the dedication and construction of the off-site portion of Satellite View between the eastern Property boundary and CR 112/ College Park Drive, the Developer shall provide the City with fiscal surety in the amount of 125% of the cost of construction of Satellite View east of University Village Drive to the eastern Property boundary:
- a) prior to the issuance of a site development permit for Parcel 1d, if a site development permit has been issued for Parcel 4;
 - b) prior to the issuance of a site development permit for Parcel 4, if a site development permit has been issued for Parcel 1d;
 - c) following the dedication and construction of Satellite View west of University Village Drive, as required in Section 10.3 (1).

10.4 Zodiac Lane

- (1) Zodiac Lane from Sandy Brook Drive to University Village Drive shall be dedicated and constructed:
- a) With the first site plan on Parcel 3, if access is taken to/from Zodiac Lane, even if access is due to Fire Department requirements; or
 - b) With any site plan on Parcel 7.

10.5 University Village Drive (Campus Village Drive)

- (1) University Village Drive from University Boulevard to the area south of the Austin Community College (ACC) access drive shall be dedicated and constructed prior to recordation of any final plat within the Project.

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- (2) University Village Drive from the area south of the ACC access drive thru the Zodiac Lane intersection shall be dedicated and constructed with the dedication and construction of Zodiac Lane.

10.6 Private Streets - Parcel 7 (Townhouse)

Private streets shall be permitted on Parcel 7 for townhouse development, subject to the provisions of Chapter 36-126 - Gated Communities of the Code, as hereafter amended, with the following exceptions to the design standards as generally depicted in "EXHIBIT I":

- (1) Single outlet streets may terminate without a cul-de-sac.
- (2) The minimum 150 foot centerline offset of adjacent intersections as required per Section 1.3.1 (C) (4) General Design Criteria of the Transportation Criteria Manual (DACs), as amended, may be reduced to a minimum offset of 100 feet at the Zodiac Lane entrance and the amenity center island.
- (3) Flared or rounded driveway approaches are exempt from Section 5 - Driveways 5.3.1 (G) of the Transportation Criteria Manual (DACs), and may encroach onto an adjacent lot frontages if necessary to accommodate narrow lot configurations.
- (4) Although generally prohibited per Section 5 - Driveways 5.3.1 (F) of the Transportation Criteria Manual (DACs), parking may be designed as head-in, back-out with direct access to private streets.
- (5) Section 3 - Street Flow of the Drainage Criteria Manual (DACs) is revised so that streets may be designed with an inverted crown and no use of curb inlets.
- (6) Grate inlets may be used to capture and convey street flow.
- (7) Street lights shall be required per Section 36-115 except that street lights shall be spaced at 300 feet and no closer than 150 feet apart. Deviations from City of Round Rock street light requirements with respect to spacing and pole type are allowed. The Street Lighting Agreement between the City and the utility service provider is not applicable to this development.
- (8) Private streets shall not have street names or associated street signs. Addressing of lots shall be off Zodiac Lane, as determined

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by City of Round Rock GIS and Fire Departments. This provision does not include safety or traffic calming signs such as STOP signs, YIELD signs, etc.

11. ACCESS

The access drives recommended per the TIA are described in **Figure 2 of Exhibit D** and as follows:

11.1 **Parcel 1** - Access to Parcel 1 is available via four (4) public streets including University Boulevard, Sandy Brook Drive, Campus Village Drive, and Satellite View. All driveway locations shall be approved by the Department of Transportation Services.

- One (1) access drive shall be permitted to serve Parcel 1 from Sandy Brook Drive. If provided, the drive shall align with one of the existing access drives located across Sandy Brook Drive and serving the development to the west.
- Two (2) access drives to/from University Boulevard
- Two (2) access drives to/from Campus Village Drive to/from the tract west Campus Village
- One (1) access drive to/from the tract east of Campus Village Drive
- Two (2) access drives to/from Satellite View are permitted.
- One (1) additional access drive at University Boulevard west of Campus Village Drive may be permitted consistent with spacing requirements specified in the Transportation Criteria Manual.

(1) Driveways to/from University Boulevard shall provide a minimum throat depth of forty feet (40'), as measured from the ultimate right-of-way line.

(2) Minimum curb return radii of twenty-five feet (25') shall be provided at driveway intersections with University Boulevard.

11.2 **Parcel 2** - Access to Parcel 2 may be provided via the extension of Satellite View and/or University Village Drive.

11.3 **Parcel 3** - No (0) access drives shall be permitted to/from Sandy Brook Drive. Access drives are permitted to/from University Village

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Drive, Satellite View, and Zodiac Lane. Locations shall be determined by the Department of Transportation Services.

- 11.4 **Parcel 4** – Access to Parcel 4 is permitted from University Village Drive and Satellite View. University Village Drive is intended to connect with the Avery Centre development proposed for the adjacent property to the east.
- 11.5 **Parcel 5** – Access to Parcel 5 is available via the adjacent roadways, University Village Drive and Sandy Brook Drive and further described below in Section 13.5.
- 11.6 **Parcel 6** – Driveway access to/from Parcel 6 is limited to two (2) driveways to Sandy Brook Drive.
- 11.7 **Parcel 7** – There are three (3) access possibilities to/from Parcel 7. Access is available via one (1) driveway at Sandy Brook Drive, one (1) driveway at Zodiac Lane, and one (1) driveway at University Village Drive.

12. STORMWATER DETENTION AND DRAINAGE

Storm water detention and water quality facilities in the Plan may be provided through facilities located within Parcel 5, which is designated for OS (Open Space). All storm water detention and/or water quality ponds shall be generally located on the northern portion of the Parcel at least 150 feet from University Village Drive. Such facilities shall be contained within an area not to exceed four and one-half (4.5) acres and shall comply with Chapter 11 of the Code, Section 11.501. Upon construction, the facilities shall be maintained by a property owners association.

13. PARKLAND DEDICATION

The City of Round Rock parkland requirement contained in the Code, Chapter 8, Section 8.300, shall be met in full by the following:

- 13.1 The area within Parcel 5 shall be dedicated as public parkland according to the requirements of Chapter 8, Section 8.300 of the Code.
- 13.2 As described in Section 7, Parcel 5 may include underground utility easements, drainage easements, and water quality and detention facilities. Such infrastructure improvements shall not

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utilize more than six (6) acres of the parcel, including the four and one-half (4.5) acres described in Section 12 above.

- 13.3 The Owner shall construct a hike and bike trail from Sandy Brook Drive to the eastern side of the existing pond located on the northern portion of Parcel 5, as shown on **Exhibit G**. The Owner shall also install additional park amenities including but not limited to; benches, picnic tables, additional trail and trees along the trail and adjacent to the pond. Trail location, alignment and additional park amenities shall be approved in writing by the Director of Parks and Recreation prior to construction of the park. The trail shall comply with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the standards set forth in the Texas Architectural Barriers Act (TAS).
- 13.4 The trail and associated amenities shall be designed to the satisfaction of the Director of Parks and Recreation and the City Engineer prior to the City's consideration of the first final plat on the Property. Construction of the trail and associated amenities shall be completed to the satisfaction of the Director of Parks and Recreation and the City Engineer no later than 180 days following the recordation of the first final plat on the Property. The area within Parcel 5 shall be dedicated to the City within 60 days of the completion of construction of the trail and associated amenities. Upon dedication, the parkland and trail shall be maintained by the City of Round Rock.
- 13.5 Parking and access to Parcel 5 shall be provided in the form of on-street parking along University Village Drive, as described in Section 11.5. A minimum of 400 linear feet of street frontage adjacent to Parcel 5 shall be provided on University Village Drive.

14. GENERAL PLAN 2000

This Plan amends the *Round Rock General Plan 2000*, adopted on June 10, 1999 and as amended.

15. CONCEPT PLAN AND DEVELOPMENT PROCESS

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval, subject to Chapter 8, Section 8.212(5) (a) of the Code. As this is a substituted Concept Plan,

utility, drainage, and other infrastructure submittals were not submitted or reviewed with this document, nor have such infrastructure been approved by the City. These items shall be submitted for the review and approval of the City at the Preliminary Plat and subsequent development stages. A phasing plan shall be provided with the Preliminary Plat. The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. The subdivision platting process includes a Preliminary Plat and a Final Plat. Site development plan(s) must be approved for each project. No site development plan approval on the Property shall be granted until a Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Review Committee.

16. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

16.1 Minor Changes

Minor changes to this Plan that do not constitute more than ten (10) percent of total project area and do not substantially 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.