

ADMINISTRATIVE AMENDMENT TO PUD 129 - AMENDMENT No. 2

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE:

THAT, Planned Unit Development No. O-2021-159 (“the Plan”) was adopted by the City Council of the City of Round Rock on June 10, 2021, recorded in Williamson County, Texas as 2021087666; and

THAT, Section II, Paragraph 11.1 of the Plan provides for minor changes which do not substantively or adversely affect the Plan; and

THAT, Section II, Paragraph 11.1 of the Plan requires that such minor changes be approved in writing and be signed by the Director of Planning and Development Services and the City Attorney.

THAT, Administrative Amendment No. 1 to the Plan, adding Section 4.5, regarding the platting of lots, to Part II, Development Standards was approved by the City in November of 2021; and

THAT, we have identified the following sections of **Part II, Development Standards** for additional administrative modifications:

- 1) **Section 6.2 Street Types**
- 2) **Section 6.3 Building Setbacks**
- 3) **Section 6.4 Maximum Block Size**
- 4) **Section 6.5 Building Design**
- 5) **Section 6.6 Building Design – Multifamily**
- 6) **Section 8.0 Parking, Street Design and Screening; and**

THAT, we have identified the following section of **Part II, Development Standards** for deletion:

- 1) **Section 7 Site Access; and**

THAT, we have modified **Exhibit ‘B’, Concept Plan**.

THEREFORE, we hereby delete **Part II, Development Standards** in its entirety and replace it with a new **Part II, Development Standards**; and we hereby delete **Exhibit ‘B’, Concept Plan** and replace it with a new **Exhibit ‘B’, Concept Plan**:

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II. DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 65.492 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 **Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-G (Mixed-Use Greenfield)** and **MF-3 (Multifamily – Urban)** zoning districts and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 **Traffic Impact Analysis**

As stated in Section 2-75 (f)(2) of the Code, a Traffic Impact Analysis (TIA) shall be required for any development in the PUD.

4.3 **Concept Plan**

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

4.4 **Other Ordinances**

All other Ordinances within the Code, in existence upon the date of adoption of this ordinance, 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.

4.5 **Platting of Lots**

Lots may be platted and built without frontage on a dedicated public street right-of-way. Such lots shall have frontage on a private access drive. Addresses may be assigned to lots fronting on a private access drive.

5. LAND USES

5.1 Permitted and Prohibited Uses

Section 2-75 (d) of the Code contains the permitted and prohibited uses in the **MU-G (Mixed Use - Greenfield)** zoning district.

6. DENSITY AND DEVELOPMENT STANDARDS

6.1 Height

Maximum building height is fifteen (15) stories.

6.2 Street Types & Pedestrian Corridors (Paseos)

1. Street types, indicated on **Exhibit "B"**, are categorized as follows for the purpose of assigning design standards:
 - a) Main Street is 'District Way' and a portion of 'Marshall Circle'.
 - b) Internal Streets are 'Marshall Circle', 'Rickenbacker Way', 'Fender Road', Gibson Way and Washburn Road.
 - c) Public and Private Road Designations:
 - i. District Way, Washburn Road and Fender Road are Public Streets.
 - ii. Marshall Circle, Rickenbacker Way, and Gibson Way are Private Drives.
2. Pedestrian corridors are indicated on **Exhibit "B"**. In no area shall a pedestrian corridor have less than 20' of width between walls of adjacent buildings. Within the pedestrian corridors there will be walking surfaces called paseos, which may vary in width to allow for landscaped areas and other programmed uses.

6.3 Building Setbacks

1. Maximum Front Setback
 - a) 25 feet along SH45 frontage road
 - b) 15 feet along Greenlawn
 - c) 10 feet along Main Street, Internal Streets and Access Streets.
 - d) Setback requirements shall be satisfied so long as thirty-three (33) percent of the of the building façade length facing the street meets the maximum front setback.
 - e) Building setbacks may exceed ten (10) feet along Main Street, Internal Streets, and Access streets where areas between the front of buildings and private or public road right-of-way are utilized to create amenity areas for pedestrians and event programming.
 - f) Along District Way and Fender Road, building setbacks may exceed ten (10) feet where roadway standards and grades prevent compliance with the maximum building setback. The additional area between the building and the roadway shall include landscape areas and other foundation treatment to enhance the pedestrian experience into the site.
2. Minimum Rear Setback
 - a) 0 feet

6.4 Maximum Block Size

1. The maximum block size shall be ten (10) acres and 600 feet. This requirement replaces Section 2-75(b)(4)a.
2. Proposed pedestrian corridors on **Exhibit "B"** are conceptual. Their final locations and configuration shall be determined with the site plan.

6.5 Building Design

1. All buildings other than stand-alone Multifamily shall be constructed in accordance with **MU-G (Mixed-Use Greenfield)** district design standards with the following modifications:
 - a) The first phase of the project, as shown on **Exhibit “B”**, shall include an office use. This requirement replaces Section 2-75(b)(5)(b).
 - b) The following requirements replace Section 2-75(b)(4)c. regarding the design of building facades in the first block off the Main Street, which is not applicable. These requirements are in addition to those in Section 2-75(g)(1-5):
 - i. Concrete tilt wall with a painted, integrated color, or otherwise decorative finish shall be an acceptable Exterior Wall Finish in addition to the those listed in 2-75(g)(1) and as depicted in **Exhibit “D”**.
 - c) Buildings with facades that are longer than one hundred feet (100’) shall have their continuous facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies, and architectural features such as plazas, patios, courtyards, tower elements, bay windows, balconies, columns, reliefs, colors, textures or other means approved by the Zoning Administrator.
 - d) A unified theme for pedestrian amenities (light poles, benches, trash receptacles, bicycle racks, bus stops) and directional sign and wayfinding design is required along the Main Street, Access Street, and Internal Streets.
 - e) All roof-mounted mechanical equipment shall be screened from public view by parapets or other opaque screening materials so as to not be visible from the ground level within the development and abutting streets and properties. The parapet or screen shall utilize the same or similar materials as the principal structure, customary screening material or other as approved by the zoning administrator.

6.6 Building Design – Multifamily

1. All standalone Multifamily structures shall be constructed in accordance with the **MF-3 (Multifamily – Urban)** district standards, with the following modifications:
 - a) All required residential parking shall be provided within structured parking. Visitor or temporary stalls may be provided as surface spaces. This replaces Section 2-24(d)(1).
 - b) Section 2-24(d)(2) requiring no less than 25 percent of all dwelling units shall have a balcony shall not apply.
 - c) Section 2-24(d)(4) requiring at least one amenity accessible to all residents shall be provided for each urban multifamily complex shall not apply.

6.7 License Agreement

Architectural features, including but not limited to chimneys, balconies, retaining walls and cantilevers, may project into the right-of-way. Any architectural feature projecting into the right-of-way shall be noted in a license agreement.

7. PARKING, STREET DESIGN AND SCREENING

7.1 The standards of Section 2-75(c)(1) shall apply with the following modifications:

- a) Section 2-75(c)(1)(d)(1) shall be replaced with: All proposed projects shall have a main street which serves as the core of the project and is designed in accordance with the "Walkable Thoroughfares" standards in the table in subsection 7.2 below.
- b) One cul-de-sac road indicated as ‘Washburn Road’ on **Exhibit “B”** is permitted.
- c) The location of internal driveways are reflected in **Exhibit “B”**.

7.2 Table in Section 2-75(c)(2) shall be replaced with the following:

| Characteristic | Walkable Thoroughfares | Vehicle-Oriented Thoroughfares |
|--|--|---|
| Applicable Streets | Gibson Way, Rickenbacker Rd, Marshall Circle | Fender Rd, District Way, Washburn Rd |
| Target speed range | 15-25 mph | 25-35 mph |
| Pedestrian separation from moving traffic | Curb parking and streetside landscaping and/or furnishing | Optional, typically separation achieved with planting strip. |
| Streetside width | Minimum 9 feet (residential) and 12 feet (commercial) to accommodate sidewalk, landscaping and street furniture. Where enhanced areas for pedestrian gathering and amenity areas are provided between the street and building, the streetside width may be reduced to a minimum width of 5 feet with approval of the zoning administrator. | Minimum 5 feet |
| Block lengths | As needed to accommodate pedestrian demands and building design | As needed to accommodate pedestrian demands and building design |
| Protected pedestrian crossing frequency (pedestrian signals or high-visibility markings at unsignalized crossings) | As needed to accommodate pedestrian demands | As needed to accommodate pedestrian demands |
| Pedestrian priority at signalized intersection | Pedestrian signals and pedestrian countdown heads, adequate crossing times, and shorter cycle lengths. | Vehicle priority: may have longer cycle lengths and require two cycles for slower pedestrians to cross wide streets with medians. |
| Pedestrian crossings | High-visibility crosswalks shortened by curb extensions where there is on-street parking. | Full street-width |
| Median width | Optional | Optional |
| Vehicular access across sidewalks | 24 feet or less, except if specific frequent design vehicle requires added width. | As needed |
| Curb parking | Normal condition except at bus stops and pedestrian crossings. | None |
| Curb return radius | 0—30 feet or as required to accommodate emergency response vehicles; low-speed channelized right turns where other options are unworkable. | 30—75 feet or as required to accommodate emergency response vehicles; high-volume turns channelized. |

- 7.3** Section 2-75(f)(1)(c)(1) shall be replaced with: On-street parking within 600' of the site may be used to fulfill a parking requirement determined by a parking generation study, to be submitted for the review and approval of the City. The materials, design and location of the parking improvements shall be approved by the City.
- 7.4** On-site surface parking shall be placed at the rear or side of buildings adjacent to the Main Street.
- 7.5** Visitor parking may be allowed between a building and an Internal Street and Access Street, assuming it is designated as 30 min parking and does not exceed 5 spaces per building.
- 7.6** Stand-alone parking lots and garages shall be shielded from view from the Main Street.
- 7.7** Temporary surface lots with 50 or more spaces must be designed as future development sites. No temporary surface parking lot may contain more than 300 spaces. Temporary surface lots do not need to comply with landscaping, landscape islands, or lighting requirements. Temporary surface lots will expire 3 years after installation.
- 7.8** Exposed parking structures fronting on streets shall have a mix of landscape plantings, green screens, decorative screening, or art installments (such as murals) to screen the pedestrian level, from ground level up to a minimum height of 15 feet, along the facades of parking structure adjacent to the street.
- 7.9** In addition to the exterior garage building materials permitted in Section 2-75(f)(1)(d)(2), concrete with a painted, integrated color, or otherwise decorative finish shall be permitted in addition to other similar material as approved by the zoning administrator.

8. PARKS AND OPEN SPACE

- 8.1** The Open Space Plan in **Exhibit "C"** satisfies the open space requirements of MU-G and MF-3 requirements in Sections 2-75(b)(3), 2-75(f)(8) and 2-24(d)(5).
- 8.2** The provisions of Article V of the Code – Parkland Requirement, shall be met with the payment of a parkland fee. This fee shall be required with the submittal of a site development plan and not with the submittal of a subdivision plat. All other requirements of Article V shall be met.

9. PUBLIC UTILITIES

- 9.1** Public utilities will be permitted within private roadway corridors or other private drives assuming such City utilities are placed within dedicated City easements for water, wastewater, and storm sewer; and franchise utilities are placed in public utility easements.
- 9.2** City of Round Rock staff, and other pertinent franchise utility providers, must approve the typical utility assignment(s) prior to the submittal of an application for a Subdivision Improvement Permit (SIP) or a Site Development Permit (SDP).
- 9.3** All public utility alignments and appurtenances will be subject to review and approval by City staff and staff of the appropriate franchise utility company prior to the issuance of an SIP or SDP.

10. CHANGES TO DEVELOPMENT PLAN

10.1 Minor Changes

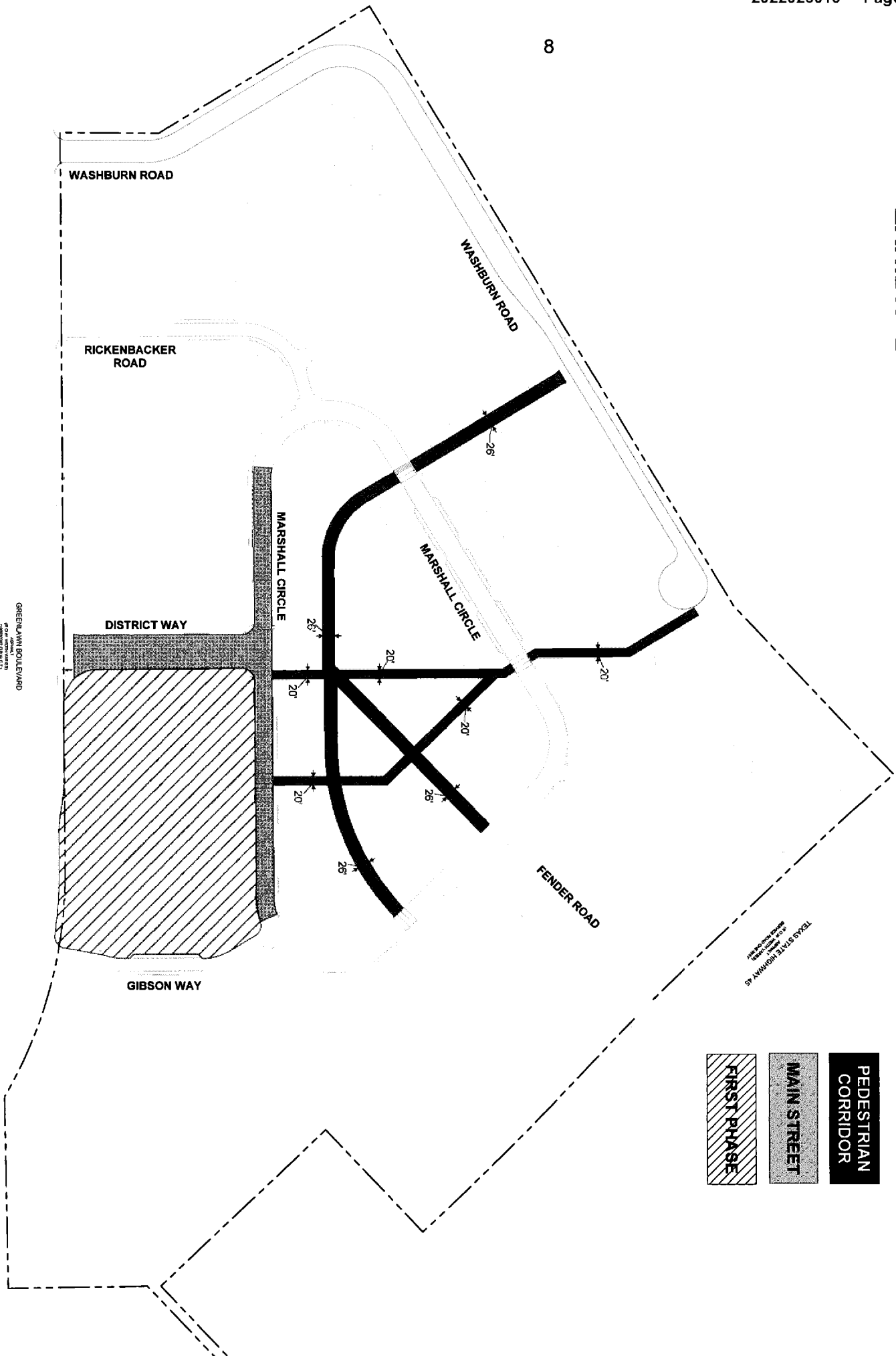
Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively if approved in writing by the Director of Planning and Development Services and the City Attorney.

10.2 Major Changes

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

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EXHIBIT 'B'



AGREED TO BY:

Brad Wiseman

Brad Wiseman, AICP
Director of Planning and
Development Services

Stephanie Sandre

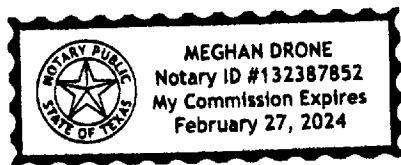
Stephanie Sandre
City Attorney

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Brad Wiseman, known to me to be the person whose name is subscribed to the foregoing instrument as the Director of Planning of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of February, 2022.



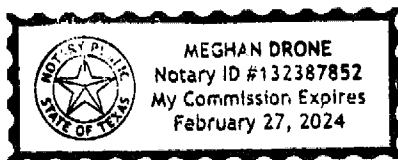
Meghan Drone
Notary Public Signature
State of Texas

THE STATE OF TEXAS §


COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Sandre, known to me to be the person whose name is subscribed to the foregoing instrument as City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of February, 2022.



Meghan Drone
Notary Public Signature
State of Texas



Justin Basie
 Sr. Vice President, Texas
 Mark IV Capital, Inc.

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Justin Basie, known to me to be the person whose name is subscribed to the foregoing instrument as the Sr. Vice President, Texas, Mark IV Capital, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

 Notary Public Signature
 State of Texas

CALIFORNIA NOTARY
 ACK. / JURAT ATTACHED
02 / 17 / 20 22

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

On 02/17/2022 before me, HEMANSHU P. BADANI, Notary Public, personally appeared JUSTIN BASIC

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



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Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document PUD Amendment Document Date 2/17/22
Number of Pages 10 Signers Other Than Named Above: _____

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022026019

Pages: 12 Fee: \$66.00

03/01/2022 11:49 AM

PKINNE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas