

ORDINANCE NO. O-2023-109

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ORIGINALLY ZONE 37.43 ACRES OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 147; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas has recently annexed 37.43 acres of land out of the Robert McNutt Survey, Abstract No. 422 in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" (the "Property"), attached hereto and incorporated herein, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 1st day of March, 2023, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the Property in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 147, and

WHEREAS, on the 13th day of April, 2023, after proper notification, the City Council held a public hearing on the proposed original zoning, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Sections 10-20 and 10-22, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 147 meets the following goals and objectives:

- (1) The development in PUD No. 147 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 147 is in harmony with the general purposes, goals, objectives and standards of the Round Rock Comprehensive Plan.
- (3) P.U.D. No. 147 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 general welfare.
- (4) P.U.D. No. 147 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 147 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A," attached hereto and incorporated herein shall be, and is hereafter

designated as, Planned Unit Development (PUD) No. 147, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 147 attached hereto as Exhibit "B," which agreement shall govern the development and use of said property.

III.

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

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

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

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

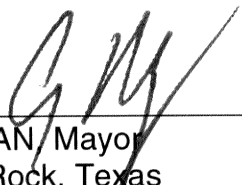
READ, PASSED, and ADOPTED on first reading this 13th day of April, 2023.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2023.


READ, APPROVED and ADOPTED on second reading this the _____ day of

_____, 2023.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



MEAGAN SPINKS, City Clerk

EXHIBIT
"B"

Settlers Park Junction

**City of Round Rock, Texas
Planned Unit Development (PUD)
Development Plan**

**DEVELOPMENT PLAN
SETTLERS PARK JUNCTION
PLANNED UNIT DEVELOPMENT NO. 147**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this “**Plan**”) is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the “City”). For purposes of this Plan, the term “Owner” shall mean Beverly Johnson Gordon; as its respective interests may appear in the respective portions of the hereinafter described property; and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 37.6 acres, as more particularly described in **Exhibit “A” (Legal Description)**, (herein after referred to as the “Property”) attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Unit Development (the “PUD”); and

WHEREAS, pursuant to Chapter 10, Article IV, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on, the City's Planning and Zoning Commission recommended approval of the Owner's application for PUD zoning at its March 1, 2023 meeting; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this plan unless all provisions pertaining to changes or modifications as stated in section II.7.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation, or other entity violating any conditions or terms of the plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Part III, Article II, Code Of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2 Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3 Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT STANDARDS

1. **DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the Code.

2. **PROPERTY**

This Plan covers approximately 37.4 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit "A"**, hereinafter referred to as "the Property."

3. **PURPOSE**

The purpose of this Plan is to ensure a PUD that 1) is equal to, superior to, 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 **MF-1 (Multifamily – Low Density) and TH (Townhouse)** 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 **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.

4.3 **Other Ordinances**

All other Ordinances within the Code, as applicable and as amended, shall

apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of *this* Plan shall control.

- 4.4 The Code is defined herein as the City of Round Rock, Texas, Code of Ordinances ("Code").

5. **LAND USE AND PERMITTED USES**

5.1 **Land Use**

The purpose of the Plan is to provide an attached residential development on the property as identified in **Exhibit "B"**.

5.2 **Permitted Uses**

A. Parcel 1

- 1) All uses permitted in the **TH (Townhouse)** zoning district.
- 2) Single-family attached "duplex" residential units on a common lot, with each dwelling unit having a private external entrance and a private yard area.
- 3) A maximum of 176 single family attached "duplex" units shall be allowed within Parcel 1 as shown on **Exhibit "B"**.

B. Parcel 2

- 1) All uses permitted in the **MF-1 (Multi Family low density)** zoning district.
- 2) A maximum of 325 apartment units shall be permitted within the combined parcel 2 as shown on **Exhibit "B"**.

- C. A leasing and/or management center and associated amenities for the Property shall be a permitted use on any parcel.

5.3 **Density**

Overall density within the PUD boundary shall not exceed fourteen (14) dwelling units per acre; however, density for Parcels 1 and 2, when calculated separately, may be unequal.

6. **General Development Standards**

6.6 **Private Drives and Sidewalks**

- A. Each private drive aisle shall be a minimum of 26 feet (26') in width from 'face of curb' to 'face of curb'.

- B. Private drive aisles shall not be gated.
- C. Private drive aisles shall be designed and constructed according to the currently adopted City of Round Rock Transportation Criteria Manual for the purposes of pavement design including but not limited to, geotechnical reports, asphalt thickness, flexible base type and thickness, and subgrade preparation and thickness.
- D. Parking shall be permitted along the private drives in accordance with the dimensional standards of City Code.
- E. Internal walkways consisting of five feet (5') minimum wide sidewalks shall be provided along both sides of all private drives, excluding private alleyways.

6.7 Perimeter Fencing, Street Trees, and Landscaping - County Road 122 and County Road 110

- A. In the locations depicted on **Exhibit "C"** there shall be a fence with a minimum height of six feet (6') installed along the roadway frontages.
 - 1) Perimeter fencing shall be located a minimum of 15' from the adjacent right of way with street trees planted between the fence and the right of way per Section 6.2.B below. No fencing or street tree plantings shall occur within a require public utility easement (PUE).
 - 2) Permitted perimeter fence materials are masonry (brick or stone), pre-cast concrete panel, or architectural CMU.
 - 3) Where the front of a residential unit or a common open space or park is adjacent to the perimeter roadway, a six foot (6') tall metal view fence shall be permitted. Representative image reflected on **Exhibit "C"**.
 - 4) Fence shall comply with the material and construction standards of Chapter 8, Article 1, Section 8-2 (f)(1)(a) or (2)(b) of the Code, as applicable.
- B. Large species trees shall be planted an average of forty (40') feet on center along the frontage of County Road 122 and County Road 110. The trees shall be located within a designated landscape buffer that is a minimum of eight (8') feet wide and located directly adjacent to the ultimate right of way line or, where applicable, public utility easement (PUE). See **Exhibit "C"**.
- C. A minimum 500 square feet of landscape planting area shall be provided at each community entry from County Road 122 and 110.

6.8 Fencing for Private Yards and Amenities

- A. All fences shall provide a finished face to abutting drive aisles and/ or public rights-of-way.
- B. Fences shall not conflict with sight visibility triangles at drive aisle intersections or obstruct views from adjacent driveways.
- C. Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete-based masonry, or concrete pillars of sound structural integrity, or other type of post approved by the Zoning Administrator.
- D. Fence posts and fence panels for non-wood fences shall be capped or have an integral finished top.
- E. Maximum fence height: six feet (6').

6.9 Mechanical Equipment

Ground level and rooftop mechanical equipment shall be screened where visible from public streets, adjacent property, and private drives or common areas.

6.10 Maintenance

A private association or management company(s) for the property will be established or retained for the maintenance of any landscape and irrigation of common areas and private yards, as well as for all community signage, walls, fencing, private alleys, private drives, and sidewalks, medians, stormwater management facilities, and common open spaces.

7. DEVELOPMENT STANDARDS FOR PARCEL 1

7.1 Setbacks and Dimensional Standards

- A. A minimum setback of ten feet (10') from private drive, measured from back of curb, is required for front-facing TH residential units
- B. Ten feet (10') minimum building setback from common property line associated with an abutting public open space or parkland use for TH buildings.
- C. Ten feet (10') minimum separation is required between buildings, however a side setback of zero feet is allowed for internal attached units sharing a common wall.
- D. Building separation shall be a minimum of ten feet (10'), measured from roof eave to roof eave, or a minimum of five feet (5'), measured from the assumed lot line to the roof eave unless the eaves are one hour fire-rated, and the decking is fire retardant for the length of the roof or as otherwise

approved by the Building Official.

- E. Accessory buildings shall have a five (5) foot setback, except that common walls are not required to have a setback.
- F. Recreational uses with overhead illumination such as swimming pools, tennis courts, ball fields, or playground areas are prohibited within 50 feet of any adjacent SF or TF property line.
- G. Maximum height of attached residential duplex units shall not exceed **2.5** stories.

7.2 Parking

- A. Minimum parking requirements for single family attached duplex residential dwelling units shall be as follow:
 - 1) 1 parking spaces per 1 bedroom unit
 - 2) 2 parking spaces per 2 bedroom unit
 - 3) 2.5 parking spaces per 3+ bedroom unit.
 - 4) Driveway parking can count toward parking requirements where driveways are provided.
- B. A minimum of Fifty (50) percent of all required residential parking spaces shall be covered. A minimum of Twenty five percent (25%) of all required covered parking shall be provided within a garage.
- C. A minimum of five percent (5%) of the required parking spaces shall be required for visitor parking and may be located:
 - 1) Parallel along the private drives; or
 - 2) 90 degree spaces adjacent to the drive aisles and in accordance with City Code.
- D. Leasing offices will be parked at a minimum of one (1) space for each 250 square feet of leasing or management office area, exclusive of the parking requirements in Section 6.10.1 above.

7.3 Building and Design Standards

- A. No more than two (2) single-family attached “duplex” buildings shall be repeated in a row with the same elevation.
- B. No more than two adjacent buildings shall share the same color scheme.

C. Building Articulation Elements

- 1) Single Family attached “duplex” buildings facing any public or private drive shall incorporate two (2) of the following:**
 - a. Three unique material patterns or colors
 - b. Two unique roof eave lines
 - c. Changes in elevation depths for a minimum of two feet (2') for every 25 feet (25') of building facade
- 2) In addition to items specified above, residential dwelling units facing any public or private drive shall incorporate three (3) of the following:**
 - a. Front porch
 - b. Covered & recessed entrance
 - c. Gable brackets or beams

D. Design standard incentive

- 1) Parcel 1 shall utilize the design standard incentive of Section 2-20; therefore, the following shall apply:**
 - a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.
 - b. 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.
 - c. No more than 33 percent of the building façade may be fiber cement or architecturally finished steel or metal.
 - d. Roofing materials shall consist of 25-year architectural dimension shingles, tile (clay, cement, natural, or simulated stone, non-reflective pre-finished metal, or reflective material such as copper or other similar metals as approved by the zoning administrator.
 - e. The design standard incentive of 7.3.D.1 above shall not apply where the density for Parcel 1 does not exceed twelve (12) dwelling units per acre and the density for Parcel 2 does not exceed fourteen (14) dwelling units per acre.

7.4 Amenities

- A. Amenities will be provided within Parcel 1 and will include a minimum of five (5) of the following amenities:**
 - 1) Playground equipment**

- 2) Private fitness facility
- 3) Swimming pool
- 4) Picnic area, to contain no fewer than two (2) tables and two (2) cooking grills.
- 5) Business center, to contain no less than one (1) computer, printer, copier, and scanner available for resident use.
- 6) Kitchen available for resident use
- 7) Social room available for resident use

B. In addition to the aforementioned amenities, the following additional amenity shall be provided:

- 1) 1,100 linear feet of eight (8) foot wide concrete or decomposed granite trail will be provided within Parcel 1.

7.5 Compatibility Buffer and Wall

- A.** A minimum ten (10') foot wide landscape buffer shall be provided where TH units abut an existing single family use, as depicted on the Landscape and Fencing **Exhibit "D"** and shall meet the planting standards of Chapter 8, Article 1, Section 8-2 (e) of the Code.
- B.** Parking areas for common lot attached residential duplex units shall be separated from SF or TF adjacent properties by a minimum fifteen (15') foot landscape buffer, in accordance with Section 8-10.
- C.** A precast concrete fence or masonry fence shall be provided along the property line where any TH use abuts an existing single family use, as depicted on the Landscape and Fencing **Exhibit "D"**.

7.6 Landscaping

The landscape development standards outlined in the Code, Part III, Chapter 8, Article II, Section 8-10 shall apply with the following modifications:

A. Unit Trees

- 1) Each single family attached "duplex" dwelling unit shall provide a large species of tree, through the planting of one (1), three inch (3") caliper container-grown tree.
- 2) Trees may be planted in either between the residential units and the sidewalk or between the sidewalk and the private drive aisle. Trees may also be planted in open space paseos, as illustrated on **Exhibit "E"**.

B. Foundation Treatment

- 1) Front Facades: A minimum of 75 percent (75%) of the length of the front facade, excluding the garage, shall be comprised of landscape shrub plantings.
 - 2) Side Facades facing drive or common area: A minimum of 50 percent (50%) of the length of the side facade shall be comprised of landscape shrub plantings.
 - 3) Side Facades not visible from drive or common area: A minimum of 25% (25%) of the length of the side façade shall be comprised of landscape shrub plantings. Where side facades are not visible from drives or common areas are fenced with opaque privacy fencing, foundation shrub plantings shall not be required.
 - 4) Amenity and leasing structures shall provide foundation treatment in accordance with the Code, Part II, Chapter 8, Article II, Section 8-10.
- C. Trees required by this section may be counted toward tree replacement credits required by the Code provided they are a large species tree and installed at a minimum size of three (3) inch caliper.
- D. All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
- E. Plant Material shall be of the native and/or adapted species, including those selected from Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas, created by the Texas Cooperative Extension, Grow Green, and the Lady Bird Johnson Wildflower Center as revised or replaced.

8. DEVELOPMENT STANDARDS FOR PARCEL 2

8.1 Setbacks and Dimensional Standards

A. Setbacks

- 1) Ten feet (10') minimum front and side building setback from the back of curb of the private drive.
- 2) Twenty feet (20') minimum building setback from common property line associated with an abutting residential or commercial zoned property and/or use for MF-1 is required if a masonry fence is provided.
- 3) Twenty five (25') minimum building setback from common property line associated with an abutting residential or commercial zoned property and/or use for MF-1 is required

if a precast concrete fence is provided.

- 4) Ten feet (10') minimum separation is required between buildings, however a side setback of zero feet is allowed for internal attached units sharing a common wall.
- 5) Building separation shall be a minimum of ten feet (10'), measured from roof eave to roof eave, or a minimum of five feet (5'), measured from the assumed lot line to the roof eave unless the eaves are one hour fire-rated, and the decking is fire retardant for the length of the roof or as otherwise approved by the Building Official.
- 6) Accessory buildings shall be setback 20 feet from abutting SF and TF zoned property when a pre-cast concrete panel fence is used and 15 feet from abutting SF and TF zoned property when a masonry fence is used.

B. There shall be no limit to the number of units per building.

C. The low density multi-family separation standards of Section 2-22 shall apply.

D. Garage Standards

- 1) Garages shall be set back at a minimum of 15 feet from any SF or TF property.
- 2) Detached garages are prohibited in the front street yard.
- 3) No garage door shall be visible from a SF or TF district or lot, with the exception of SF or TF lots located across an adjacent public street.

8.2 Parking

A. Minimum parking requirements for MF-1 (Multifamily Low Density) shall be as follows:

- 1) 1 parking spaces per 1 or 2 bedroom unit
- 2) 2 parking spaces per 3+ bedroom unit
- 3) Fifty percent (50%) of all required parking for attached apartment units shall be provided within a garage
- 4) Visitor parking shall be provided at a rate of five percent (5%) of the required residential parking.
- 5) Leasing offices will be parked at a minimum of one (1) space for each 250 square feet of leasing or management office area.

- B.** Garages contained within a detached structure shall contain no more than eight (8) parking spaces.

8.3 Building and Design Standards

- A.** Low density multi-family design standards of Section 2-22 shall apply.
- B.** Detached garages shall be constructed with the same materials and with similar architectural features as the residential structures.
- C.** Parcel 2 shall utilize the design standard incentive of Section 2-22; therefore the following shall apply:
 - 1)** The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), glass or architecturally finished steel or metal, except for doors, windows, accents and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.
 - 2)** 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.
 - 3)** No more than 33 percent of the building façade may be fiber cement siding or architecturally finished steel or metal.
 - 4)** Roofing materials shall consist of 25-year architectural dimension shingles, tile (clay, cement, natural, or simulated stone, non-reflective pre-finished metal, or reflective material such as copper or other similar metals as approved by the zoning administrator.

8.4 Amenities

Amenities will be provided within Parcel 2 and will include all of the following:

- A.** Playground equipment
- B.** Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
- C.** Private fitness facility
- D.** Swimming pool
- E.** Picnic area, to contain no fewer than two (2) tables and two (2) cooking grills.

- F. Business center, to contain no less than one (1) computer, printer, copier, and scanner available for resident use.
- G. Kitchen available for resident use
- H. Social room available for resident use
- I. Outdoor gaming areas to include no fewer than three communal games (including, but not limited to, corn hole, ping pong, horseshoes, darts, and bocce ball).
- J. 1,000 linear feet of eight (8) foot wide concrete or decomposed granite trails

8.5 Compatibility Buffer and Wall

- A. A minimum fifteen (15') foot wide landscape buffer shall be provided where the MF-1 use abuts an existing single family use, as depicted on the Landscape and Fencing **Exhibit "D"** and shall meet the planting standards of Chapter 8, Article 1, Section 8-2 (e) of the Code. No other use shall be permitted within the landscape buffer.
- B. A precast concrete fence or masonry fence shall be provided along the property line where any MF-1 use abuts an existing single family use, as depicted on the Landscape and Fencing **Exhibit "D"**.

8.6 Landscaping

The landscape development standards outlined in the Code, Part III, Chapter 8, Article II, Section 8-10 shall apply with the following modifications:

A. Foundation Treatment

- 1) In addition to the regulations located in Section 8-10, a linear area with improved soils and planted with annuals, perennials, and small shrubs shall be installed and maintained along the foundation of all elevations facing the private drives and common area. This area shall measure a minimum of four (4) feet wide on average, and at no point shall be less than two (2) feet wide. This requirement shall not apply where sidewalks and driveways meet the building perpendicularly.
- 2) Amenity and leasing structures shall provide foundation treatment in accordance with the Code, Part II, Chapter 8, Article II, Section 8-10.

- B. Trees required by this section may be counted toward tree replacement credits required by the Code provided they are a large species tree and installed at a minimum size of three (3) inch caliper.
- C. All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.

- D. Plant Material shall be of the native and/or adapted species, including those selected from Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas, created by the Texas Cooperative Extension, Grow Green, and the Lady Bird Johnson Wildflower Center as revised or replaced.

9. CHANGES TO DEVELOPMENT PLAN

9.1 Minor Changes

Minor additions and modifications to the approved development plans meeting the criteria below may be approved by the zoning administrator:

- A. Minor additions to structures, with a floor area no larger than ten percent of the existing floor area of the main floor, not to exceed 5,000 square feet, provided that overall density of the project does not increase.
- B. Minor new accessory structures if the location does not interfere with existing site layout (e.g., circulation, parking, loading, stormwater management facilities, open space, landscaping or buffering).
- C. Minor additions to parking lots comprising no more than ten percent of the original number of parking spaces required, not to exceed 25 spaces.
- D. Clearing or grading that does not exceed 5,000 square feet in area or ten percent of the site.

9.2 Major Changes

All changes in use from those approved in the original PUD shall require City Council approval.

10. LIST OF EXHIBITS

Exhibit "A" Property Description

Exhibit "B" Concept Plan

Exhibit "C" County Road 122/110 Perimeter Landscape Buffer, Fencing, and Entrance Landscaping

Exhibit "D" Compatibility Buffer Plan

Exhibit "E" Typical Single Family Attached "Duplex" Unit

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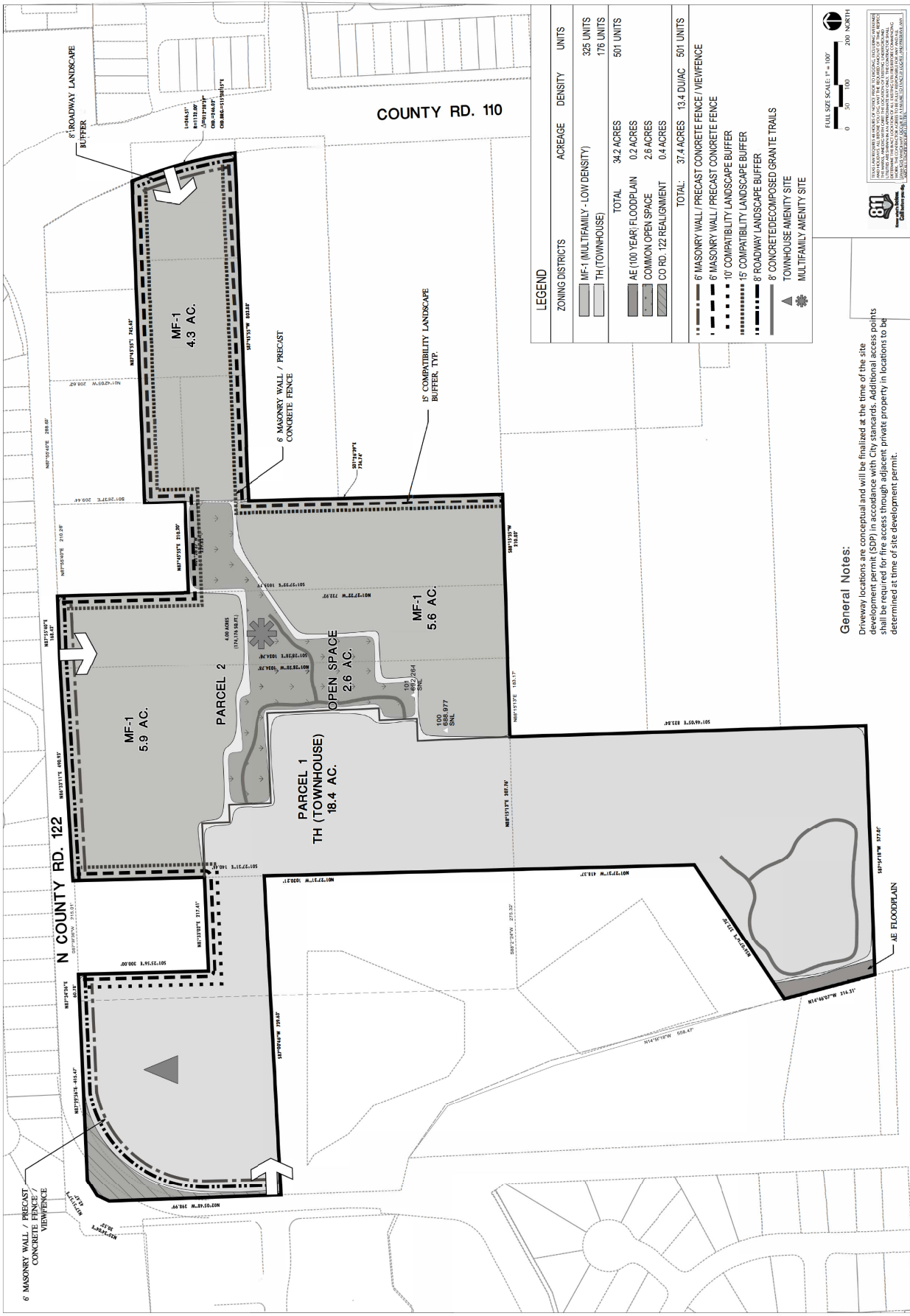
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 www.secplanning.com

THE BLACKBURN GROUP, LLC
 310 Enterprise Dr.
 Oxford, MS 38655

EXHIBIT B CONCEPT PLAN SETTLERS PARK JUNCTION ROUND ROCK, TEXAS

Drawing File Name: 220094-88CR
 Project No: 220094-88CR
 Date: 12/12/2022
 Drawn By: TW
 Reviewed By: AB
 Issue Date: 2/2/2023

Project No: 220094-88CR
 SHEET NO.
 CONCEPT PLAN

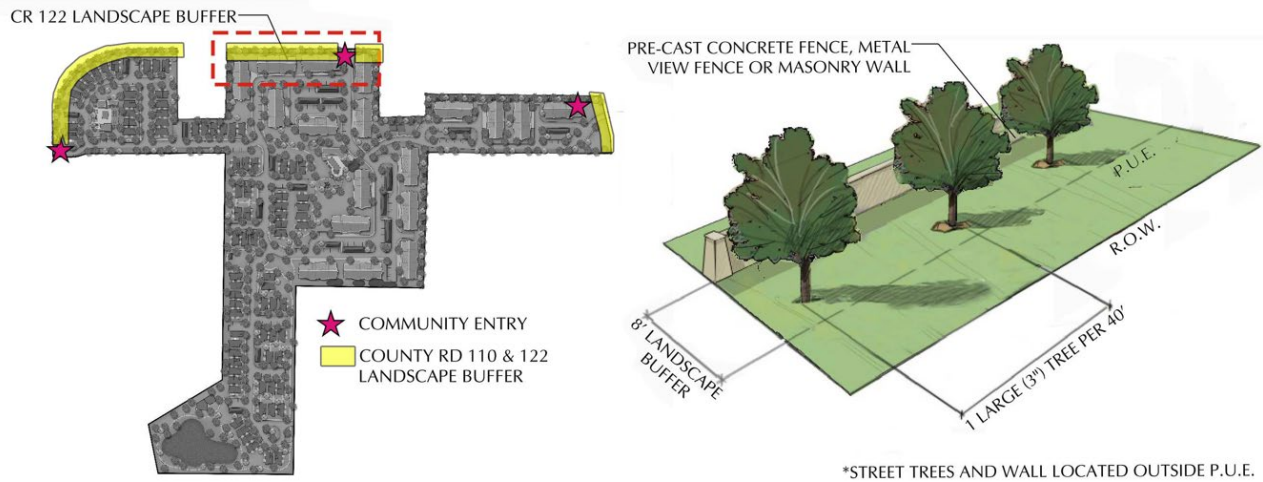


General Notes:
 Driveway locations are conceptual and will be finalized at the time of the site development permit (SDP) in accordance with City standards. Additional access points shall be required for fire access through adjacent private property in locations to be determined at time of site development permit.

SEC Planning, LLC
 310 Enterprise Dr.
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 Phone: 662.234.2000
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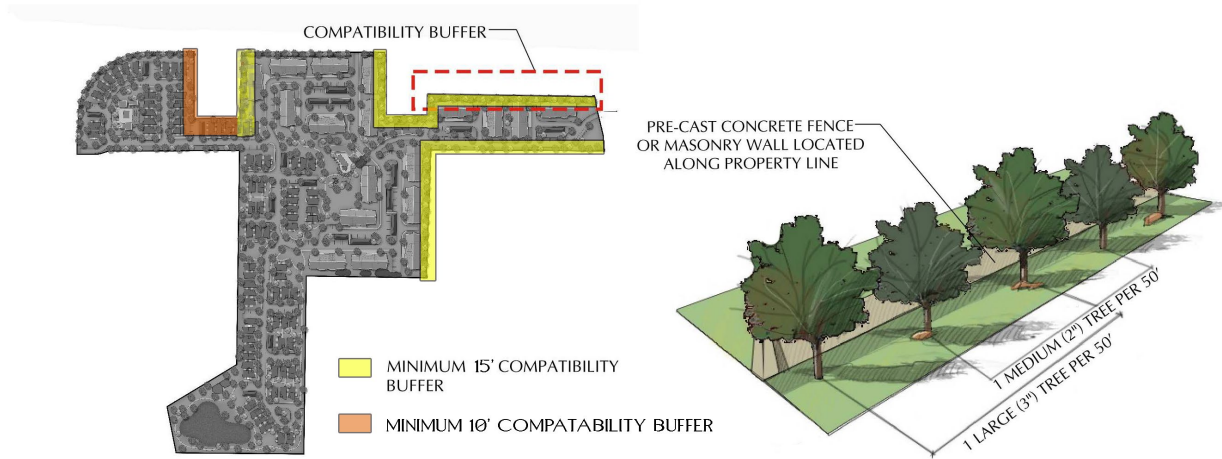
Exhibit "C"

County Road 122/110 Perimeter Landscape Buffer, Fencing, and Entrance Landscaping



Along CR 122, where duplex units or open space are oriented in a front facing configuration to the adjacent public right-of-way, metal view fencing may be utilized as an alternative to a masonry wall or fence. Image above reflects the general intent of the streetscape. Units are shown for reference; however, building architecture and materials shall be in compliance with PUD development standards.

Exhibit "D" Compatibility Buffer



**Typical Single Family Attached “Paired”
Exhibit “E”**

