

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) FOR NORTHPOINTE AS ADOPTED BY ORDINANCE NO. 1425-19-12-10 FOR AN APPROXIMATELY 120 ACRES CONSISTING OF TWO PARCELS AN APPROXIMATE 81.15-ACRE TRACT GENERALLY LOCATED WEST OF STATE HIGHWAY 130 AND NORTH OF PFLUGERVILLE PARKWAY AND AN APPROXIMATE 38.14-ACRE TRACT GENERALLY LOCATED EAST OF STATE HIGHWAY 130 AND NORTH OF PFLUGERVILLE PARKWAY, BOTH OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TO CONTINUE TO BE ZONED PLANNED UNIT DEVELOPMENT (PUD), TO CONTINUE TO BE KNOWN AS THE NORTHPOINTE PUD REZONING (2022-1-PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Chapter 211 of the Texas Local Government Code, the City of Pflugerville (City) adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, the City has been petitioned by the property owner in accordance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code, to amend the Planned Unit Development (PUD), as adopted by Ordinance No. 1425-19-12-10, to add a EC-SH district within the Eastern Campus District for the called 38.14-acre tract, to allow for assisted living and independent living uses, and provide for additional parking standards, for an the approximately 120 acres to remain a Planned Unit Development (PUD) District as depicted and described in **Exhibit A**, which is attached hereto and fully incorporated herein for all purposes (Proposed Zoning); and

WHEREAS, the land as described in **Exhibit A** shall be limited to the land uses and development standards described and depicted in **Exhibit B** for purposes of developing the Planned Unit Development (PUD) District; and

WHEREAS, the Planning and Zoning Commission held a public hearing on April 4, 2022, determined that the petition and associated application for the Proposed Zoning met the requirements of Chapter 157 of the City's Unified Development Code, and voted affirmatively in favor of its approval of the Proposed Zoning with a vote of 6-0; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. The City Council finds:

That the Proposed Zoning is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the following purposes: 1) lessen congestion in City streets and thoroughfares; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4) provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

SECTION 3: The City Council amends the Planned Unit Development (PUD) as adopted by Ordinance No. 1425-19-12-10, and the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, will continue to reflect the base zoning district of Planned Unit Development (PUD), as provided herein.

The property described herein shall be developed and used in accordance with the Development Standards established for the NorthPointe Planned Unit Development, as described herein as **Exhibit B**, as applicable, and all other applicable ordinances of the City. With exception of land use, where the Development Standards established for the NorthPointe Planned Unit Development are silent, applicable City codes and ordinances shall prevail.

SECTION 4. Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

SECTION 5. Severability Clause. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been

enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 6. Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____, 2022.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

CHARLES E. ZECH, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION (TRACT 1)

OF AN 81.15 ACRE TRACT OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS; BEING THE REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO CLARENCE BOHLS, AS TRUSTEE OF THE KENNITH BOHLS COUSINS TRUST, RECORDED IN DOCUMENT NO. 2013199552 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS THE REMAINDER OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO HENRY BOHLS JR., RECORDED IN VOLUME 306, PAGE 559, THE REMAINDER OF A CALLED 24.78 ACRE TRACT DESCRIBED IN THE DEED TO HENRY J. BOHLS, RECORDED IN VOLUME 348, PAGE 511, THE REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO HENRY J. BOHLS, RECORDED IN VOLUME 899, PAGE 421, A PORTION OF THE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS, RECORDED IN VOLUME 3106, PAGE 2379, AND A PORTION OF THE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS, RECORDED IN VOLUME 899, PAGE 425 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 81.15 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTHEASTERLY RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 685 (RIGHT-OF-WAY VARIES), FROM WHICH A 1/2 INCH IRON ROD FOUND WITH ALUMINUM CAP FOR THE NORTHWEST CORNER OF SAID HENRY BOHLS JR. TRACT AND THE SOUTHEAST CORNER OF A REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO JULIA MELLEBRUCH, LARRY L. MELLEBRUCH, AND MARY ANN MEIGS, RECORDED IN DOCUMENT NO. 1999049718, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N 27°32'27" E, A DISTANCE OF 977.62 FEET;

THENCE, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, OVER AND ACROSS SAID HENRY BOHLS JR. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 62°28'12" E, A DISTANCE OF 840.02 FEET TO A 1/2 INCH IRON ROD SET;
2. S 00°00'00" E, A DISTANCE OF 347.53 FEET TO A 1/2 INCH IRON ROD SET;
3. S 90°00'00" E, A DISTANCE OF 337.83 FEET TO A 1/2 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY OF STATE HIGHWAY NO. 130 (RIGHT-OF-WAY VARIES);

THENCE, S 02°03'51" E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 57.18 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE NORTHWEST LINE OF SAID FIRST MENTIONED KENNITH H.J. BOHLS TRACT;

THENCE, S 02°03'51" E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 439.59 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 5791.58 FEET, AND CHORD BEARS S 00°15'44" W, 447.40 FEET, AN ARC DISTANCE OF 447.51 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S 87°56'45" W, A DISTANCE OF 992.05 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;
- 2) S 02°03'15" E, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 3) N 87°56'45" E, A DISTANCE OF 978.20 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 4) S 02°45'24" W, A DISTANCE OF 1080.90 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;
- 5) S 61°24'32" W, A DISTANCE OF 41.36 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE NORTHEASTERLY RIGHT-OF-WAY OF EAST PFLUGER PARKWAY (RIGHT-OF-WAY VARIES);

THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 61°44'24" W, A DISTANCE OF 377.77 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 2) S 29°31'09" W, A DISTANCE OF 3.18 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 3) N 60°37'39" W, A DISTANCE OF 1803.25 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD NO. 685;

THENCE, N 07°25'24" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 253.83 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 5681.05 FEET, AND CHORD BEARS N 27°28'12" E, 34.04 FEET, AN ARC DISTANCE OF 34.04 FEET TO A TXDOT TYPE 1, CONCRETE MONUMENT;

THENCE, N 27°32'27" E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1846.18 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 81.15 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS DOCUMENT NO. 2013225025 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION
(TRACT 2)

OF A 38.14 ACRE TRACT OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED IN THE DEED TO CLARENCE BOHLS, AS TRUSTEE OF THE KENNITH BOHLS COUSINS TRUST, RECORDED IN DOCUMENT NO. 2013196388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS A PORTION OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS RECORDED IN VOLUME 3106, PAGE 2379 AND A PORTION OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO KENNITH H. J. BOHLS, RECORDED IN VOLUME 899, PAGE 425, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 38.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "2244" AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 1999049719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING IN THE NORTHWEST LINE OF THE TRACT DESCRIBED IN THE DEED TO TERRABROOK FALCON POINTE, LP, RECORDED IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE EAST CORNER HEREOF;

THENCE, S 27°35'14" W, ALONG THE NORTHWEST LINE OF SAID TERRABROOK FALCON POINTE, LP TRACT, A DISTANCE OF 2348.73 FEET TO A 1/2 INCH IRON ROD FOUND WITH ALUMINUM CAP IN THE EAST LINE OF STATE HIGHWAY NO. 130 (RIGHT-OF-WAY VARIES), FOR THE SOUTH CORNER HEREOF;

THENCE, N 05°45'43" W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 585.95 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, N 02°03'59" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 2086.69 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, N 27°35'14" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 45.87 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE SOUTHWEST LINE OF SAID PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE, S 62°24'46" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT TRACT A DISTANCE OF 1354.52 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 38.14 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS DOCUMENT NO. 2013196388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

EXHIBIT "B"
NORTHPOINTE DEVELOPMENT STANDARDS

Exhibit "B"



NORTHPOINTE

PUD Submittal

October 2, 2019

Prepared by Negba Group for the City of Pflugerville

Amended January 2022 by Periscope and InSite Architects

TABLE OF CONTENTS

SECTION 1: THE PROJECT

The Project	4
Exhibit A: Location Map	5
Exhibit B: Project Survey	6
Field Notes/Metes and Bounds Description	7

SECTION 2: ADMINISTRATIVE PROCEDURES

Administrative Procedures	10
-------------------------------------	----

SECTION 3: ZONING

Zoning	12
Exhibit C: Concept Plan	12
Exhibit C2: Conceptual Framework Plan	13
Exhibit D: Permitted Uses	14
Exhibit E: Development Standards Table	15

SECTION 4: TRANSPORTATION

Transportation	18
Exhibit F: Roadway Connections	18
Exhibit G: Conceptual Circulation Plan	19
Exhibit G2: Conceptual Street Categories	20
Exhibit H1-6: Street Sections	21
Exhibit I: Utility Typical Section Exhibit	27

SECTION 5: PARKING

Parking	30
Exhibit K: Parking Requirements	30
Exhibit K2: Parking Lift	30

SECTION 6: PARKLAND DEDICATION

Parkland Dedication	34
Exhibit L: Proposed Open Space	34
Exhibit L2: Amphitheater Location	36
Exhibit L3: Conceptual Regional Trail Connection	36

SECTION 7: ARCHITECTURE

Architecture	38
Exhibit M: Urban Design Standards	41
Exhibit M2: Urban Design Standards	42

SECTION 8: LANDSCAPE & SCREENING

Landscape & Screening	48
Exhibit N: Potential Landscape Areas for 10% Compliance	48

SECTION 9: SIGNAGE & MONUMENTATION

Signage & Monumentation	52
Exhibit O: Signage Diagrams	52
Exhibit P: Community Identity-Monuments	54

SECTION 10: LIGHTING

Lighting	56
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SECTION 11: RESOURCE MANAGEMENT

Resource Management	58
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SECTION 12: DEFINITIONS

Definitions	60
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SECTION 1

The Project

SECTION 1

THE PROJECT

INTRODUCTION AND INTENT

A) PROJECT TITLE

NorthPointe PUD Master Plan (“NorthPointe”)

B) GENERAL PROJECT DESCRIPTION

The project, currently known as NorthPointe, is a master planned development on approximately 120 acres. Located in Pflugerville, Texas, the site is strategically located near state highways 130 & 45, with 130 dividing it into a West Campus (81.15 acres) and an East campus (38.14 acres). The current zoning category is Corridor Level 4 (CL4).

The vision of NorthPointe is to be a compact urban fabric of walkable blocks. This design approach results in a high-value, dynamic, and modern community built from sustainable, efficient construction methods. Comfortable sidewalks, tree-lined streets, and numerous pedestrian trails/paths make NorthPointe a walkable and integrated community.

C) PURPOSE AND INTENT

The following Development Standards describe the Planned Unit Development (PUD) zoning entitlements and development requirements for NorthPointe (the “Project”). These re-zoning development standards allow the contiguous and undeveloped parcels in the City of Pflugerville (the “City”) to be transformed into a densely developed urban mixed-use community.

D) DEVELOPMENT PLAN

NorthPointe is a traditional neighborhood development (TND) comprised of a series of compact and walkable blocks. Some of these blocks, particularly on the edges of the site, may be of higher non-residential intensity and others higher in residential intensity. The general ratio of residential to non-residential is 3 non-residential users per 500 units. The master plan is designed to be reasonably flexible when it comes to the development of each block, allowing the potential built product to reflect current market demands. However, the massing and urban streetscape will remain consistent. Open spaces help internally connect NorthPointe, pulling natural areas and recreational spaces into the heart of the community, creating an interconnected green network.

There are three primary focal points in the design of NorthPointe: the Urban Center (UC), the Greenway (GW), and the East Campus. The Urban Center and Greenway

are connected to one another via a shared plaza space, which also offers a connection to the TX-DOT drainage way. These two areas are envisioned to be both the geographic and figurative centers of NorthPointe. Most commercial activity is expected to be developed along these corridors, with the majority of the residential development radiating from these two focal points. The Greenway is envisioned to be an approximately 13.8 acre active amenity. It will be the central attraction for Northpointe and will be accessible to the public. The Greenway will be comprised of a chain of accessible green open space with small-scale (1 story) retail and restaurant experiences which generate activity along The Greenway.

Development transitions along a transect of intensity from high to low to high across the site. Towards the Urban Center and Greenway, development is generally of moderate heights. These areas include the majority of the commercial uses. Outwards from the Urban Center, development steps up in intensity toward highway and other bordering roads. The western edge of the project is lined by offices and multi-family that creates a transition from neighboring to the dense NorthPointe development. Interior to NorthPointe West is a mixed use neighborhood.

The East Campus is planned to be exactly that; a campus envisioned to contain educational, health, or office tenants. This smaller parcel, with its large frontage along SH-130, is more suited to these uses because of its visibility from the highway and a challenging parcel shape. However, multi-family residential uses and townhouses can also be accommodated. They are allocated along the edges of the parcel which are adjacent to existing residential development.

NorthPointe is divided into regularly sized blocks (reference Exhibit G) whose density varies by the ratio and level of intensity of their natural, built and social components. Toward the Urban Center, buildings are shorter, close together, geared toward commercial tenants, and closer to the street. Away from the Urban Center, buildings become higher in scale, farther from the street and from each other to provide views from residential windows. Rather than an abrupt change, the intensity feathers in stages from the most intense to medium intensity to lower intensity.

SECTION 1

THE PROJECT

The East Campus will have differing guidelines due to its potential unique use as an office/educational campus. NorthPointe is fortunate to have three schools adjacent to the site. Hendrickson High School, which abuts the north edge of the East Campus parcel, also currently houses K-8 students. A possible alignment for the completion of Colorado Sand Drive is highlighted in Exhibit F in Section 4 of the PUD. An arterial will better connect residents to the school and adjacent portions of Pflugerville. Colorado Sand will serve as the principal thoroughfare for the East campus site.

Open space in NorthPointe is diverse and distributed, yet connected in a network. The Greenway (GW) is an asset to the whole neighborhood and those surrounding NorthPointe. Within the development, the Creek serves as the spine and is easily accessible by trails and

pedestrian-oriented streets. Smaller pocket parks and green spaces adjacent to the higher intensity blocks provide community spaces for residents and visitors. The forested southwest corner of the site will remain in its natural state with minor improvements including a section of regional trail. This area is home to a large variety of trees, a creek, and the FEMA floodplain.

E) CONSISTENCY WITH COMPREHENSIVE PLAN

Per UDC 3.7.4 (B)

Consideration for a PUD district must meet certain criteria: including conforming to the purpose and intent of the Comprehensive Plan. The Pflugerville 2030 Comprehensive Plan designates the NorthPointe project area as a location targeted for intense growth and employment centers. The NorthPointe PUD proposed is consistent with the Pflugerville 2030 Comprehensive Plan.

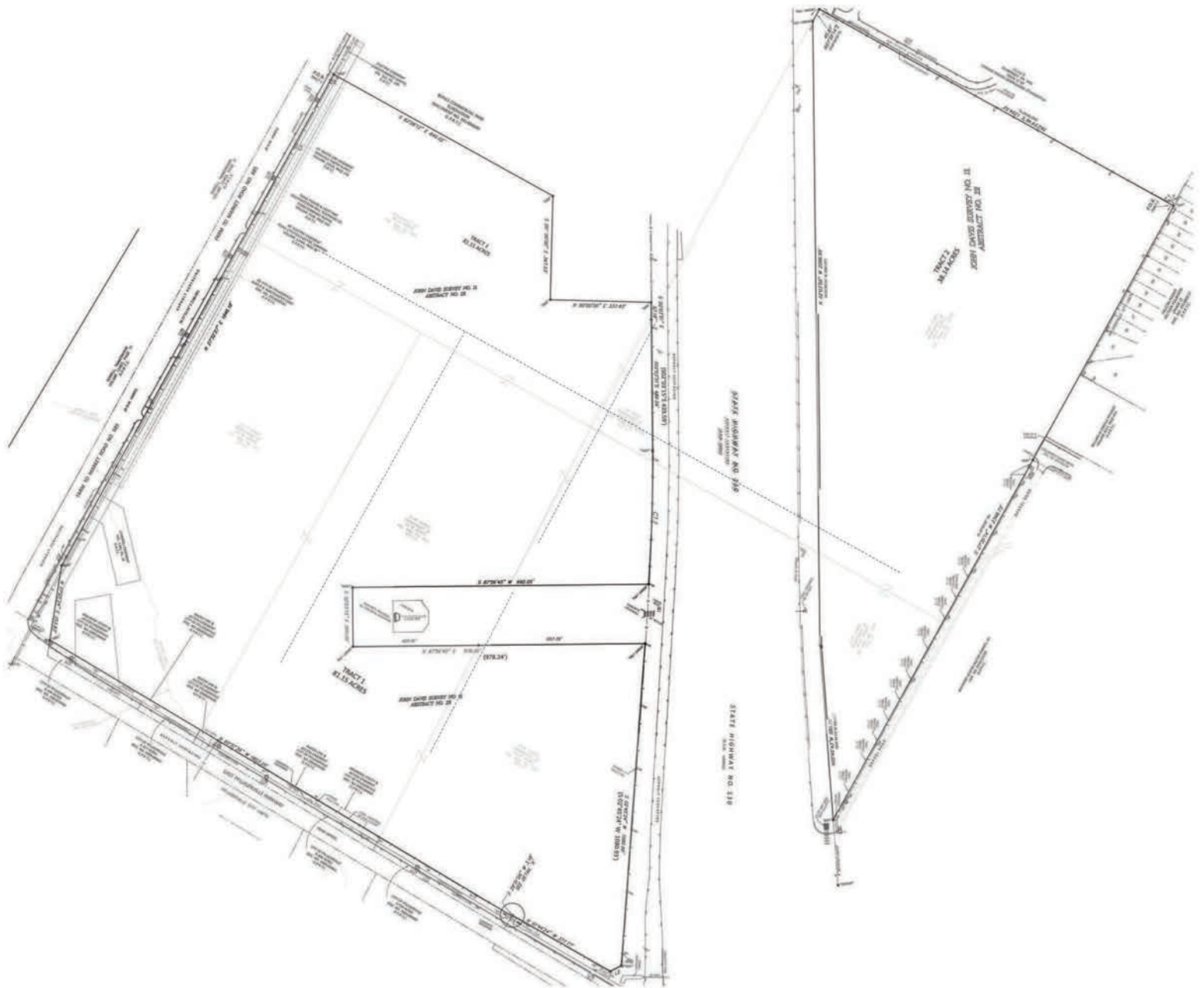
EXHIBIT A: LOCATION MAP



SECTION 1

THE PROJECT

EXHIBIT B: PROJECT SURVEY



SECTION 1

THE PROJECT

FIELD NOTES

METES AND BOUNDS DESCRIPTION
(TRACT 1)

OF AN 81.15 ACRE TRACT OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS; BEING THE REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO CLARENCE BOHLS, AS TRUSTEE OF THE KENNITH BOHLS COUSINS TRUST, RECORDED IN DOCUMENT NO. 2013199552 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS THE REMAINDER OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO HENRY BOHLS JR., RECORDED IN VOLUME 306, PAGE 559, THE REMAINDER OF A CALLED 24.78 ACRE TRACT DESCRIBED IN THE DEED TO HENRY J. BOHLS, RECORDED IN VOLUME 348, PAGE 511, THE REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO HENRY J. BOHLS, RECORDED IN VOLUME 899, PAGE 421, A PORTION OF THE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS, RECORDED IN VOLUME 3106, PAGE 2379, AND A PORTION OF THE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS, RECORDED IN VOLUME 899, PAGE 425 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 81.15 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTHEASTERLY RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 685 (RIGHT-OF-WAY VARIES), FROM WHICH A 1/2 INCH IRON ROD FOUND WITH ALUMINUM CAP FOR THE NORTHWEST CORNER OF SAID HENRY BOHLS JR. TRACT AND THE SOUTHEAST CORNER OF A REMAINDER OF THE TRACT DESCRIBED IN THE DEED TO JULIA MELLEBRUCH, LARRY L. MELLEBRUCH, AND MARY ANN MEIGS, RECORDED IN DOCUMENT NO. 1999049718, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N 27°32'27" E, A DISTANCE OF 977.62 FEET;

THENCE, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, OVER AND ACROSS SAID HENRY BOHLS JR. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 62°28'12" E, A DISTANCE OF 840.02 FEET TO A 1/2 INCH IRON ROD SET;
2. S 00°00'00" E, A DISTANCE OF 347.53 FEET TO A 1/2 INCH IRON ROD SET;
3. N 90°00'00" E, A DISTANCE OF 337.83 FEET TO A 1/2 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY OF STATE HIGHWAY NO. 130 (RIGHT-OF-WAY VARIES);

THENCE, S 02°03'51" E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 57.18 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE NORTHWEST LINE OF SAID FIRST MENTIONED KENNITH H.J. BOHLS TRACT;

THENCE, S 02°03'51" E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 439.59 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 5791.58 FEET, AND CHORD BEARS S 00°15'44" W, 447.40 FEET, AN ARC DISTANCE OF 447.51 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S 87°56'45" W, A DISTANCE OF 992.05 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;
- 2) S 02°03'15" E, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 3) N 87°56'45" E, A DISTANCE OF 978.20 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 4) S 02°45'24" W, A DISTANCE OF 1080.90 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND;
- 5) S 61°24'32" W, A DISTANCE OF 41.36 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE NORTHEASTERLY RIGHT-OF-WAY OF EAST PFLUGER PARKWAY (RIGHT-OF-WAY VARIES);

THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 61°44'24" W, A DISTANCE OF 377.77 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 2) S 29°31'09" W, A DISTANCE OF 3.18 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';
- 3) N 60°37'39" W, A DISTANCE OF 1803.25 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD NO. 685;

THENCE, N 07°25'24" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 253.83 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 5681.05 FEET, AND CHORD BEARS N 27°28'12" E, 34.04 FEET, AN ARC DISTANCE OF 34.04 FEET TO A TXDOT TYPE 1, CONCRETE MONUMENT;

THENCE, N 27°32'27" E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1846.18 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 81.15 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS DOCUMENT NO. 2013225025 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SECTION 1

THE PROJECT

FIELD NOTES

**METES AND BOUNDS DESCRIPTION
(TRACT 2)**

OF A 38.14 ACRE TRACT OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED IN THE DEED TO CLARENCE BOHLS, AS TRUSTEE OF THE KENNITH BOHLS COUSINS TRUST, RECORDED IN DOCUMENT NO. 2013198388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS A PORTION OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO KENNITH H.J. BOHLS RECORDED IN VOLUME 3106, PAGE 2379 AND A PORTION OF A CALLED 49.47 ACRE TRACT DESCRIBED IN THE DEED TO KENNITH H. J. BOHLS, RECORDED IN VOLUME 899, PAGE 425, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 38.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "2244" AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 1999049719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING IN THE NORTHWEST LINE OF THE TRACT DESCRIBED IN THE DEED TO TERRABROOK FALCON POINTE, LP, RECORDED IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE EAST CORNER HEREOF;

THENCE, S 27°35'14" W, ALONG THE NORTHWEST LINE OF SAID TERRABROOK FALCON POINTE, LP TRACT, A DISTANCE OF 2348.73 FEET TO A 1/2 INCH IRON ROD FOUND WITH ALUMINUM CAP IN THE EAST LINE OF STATE HIGHWAY NO. 130 (RIGHT-OF-WAY VARIES), FOR THE SOUTH CORNER HEREOF;

THENCE, N 05°45'43" W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 585.95 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, N 02°03'59" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 2086.69 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING';

THENCE, N 27°35'14" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 45.87 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 'DODD SURVEYING' IN THE SOUTHWEST LINE OF SAID PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE, S 62°24'46" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT TRACT A DISTANCE OF 1354.52 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 38.14 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS DOCUMENT NO. 2013198388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SECTION 2

Administrative Procedures

SECTION 2

ADMINISTRATIVE PROCEDURES

The following consolidated administrative procedures replace those found in subchapter 15 or the Pflugerville Unified Development Code (UDC).

A) UDC 3.10.4 (D) SITE DEVELOPMENT PERMIT PROCESS

1. The site plan application may be eligible for expedited review in accordance with 3.2.2.G of the Unified Development Code.

B) UDC SECTION 15.16.9 EASEMENTS

1. Public utility easements will not be required adjacent to public streets. All utilities will be allowed within the public rights-of-way.



Section 3

Zoning



SECTION 3

ZONING

The land to be included in NorthPointe totals approximately 120 acres, divided into the West Campus (81.15 AC) and East Campus (38.14 AC). The project is intended to be a well-balanced, pedestrian-friendly community with an integrated mix of uses including housing, employment, lodging, light industrial (biotech, tech, research) retail, parks, natural areas, and a potential civic center.

NorthPointe is divided into seven land categories. The boundaries are shown for general intent to meet the acreages shown in Exhibit C.

The Property:

- Approximately 81 acres West
- Approximately 38 acres East

Base Zoning:

- CL-5

General Development West:

- A maximum of 3,500 dwelling units*
- Mixed Use/Retail
- A maximum of 300,000 sf non-residential
- A maximum of 0.5 million sf office
- After 500 residential units** a minimum of 3 commercial uses shall be built. The commercial uses should be diversified by use and type and not housed by one user. This ratio shall continue for the life of the project and be accounted for on all future site plans.

General Development East:

- A maximum of 1,200 dwelling units*
- Mixed Use/Retail
- A maximum of 500,000 sf non-residential
- A maximum of 1.8 million sf office
- After 500 residential units** a minimum of 3 commercial uses shall be built. The commercial uses should be diversified by use and type and not housed by one user. This ratio shall continue for the life of the project and be accounted for on all future site plans.

* 4,000 maximum units across NorthPointe East and West. Assisted Living and Memory Care uses will not count toward the total units.

** Assisted Living and Memory Care uses will not contribute to the residential units count. Senior Living, Assisted Living, and Memory Care will not contribute to the required commercial uses.

EXHIBIT C: CONCEPT PLAN

NorthPointe Land Category (Exhibit C: Concept Plan)		NorthPointe West	NorthPointe East
Land Use Category	Permitted Uses	Acres	Acres
Urban Center UC	REFERENCE PERMITTED USES (EXHIBIT D)	± 30.1 Ac.	
Western Edge WE		± 5.8 Ac.	
Mixed Use Neighborhood 1 NI			± 2.2 Ac.
Mixed Use Neighborhood 2 N2		± 28.8 Ac.	
Eastern Campus EC			+/- 24.4 Ac.
Greenway GW		± 13.8 Ac.	± 3.2 Ac.
ROW, OTHER		± 2.8 Ac.	± 3.0 Ac.
Senior Housing EC_SH			+/- 5.3 Ac.
Total		+/- 81.3 Ac.	+/- 38.1 Ac.

All areas shown above are subject to changes in area up to 20%, excluding the greenway Areas.
Only allowed change in greenway is increase of area.



SECTION 3

ZONING

These land categories are:

UC-URBAN CENTER

Will be the primary mixed-use hub of NorthPointe located at the intersection of SH-130 and Pflugerville Parkway and transitioning North and West.

WE-WESTERN EDGE

Will consist of office and Multi-Family uses along FM-685 and adjacent to the water park, with surface parking lining the edges of NorthPointe West.

N1-TRANSITIONAL NEIGHBORHOOD

Medium-density neighborhood that transitions from the neighboring community including Single Family Attached (3 or more).

N2-MIXED USE NEIGHBORHOOD

Will consist of a mix of uses with a primary focus on a variety of residential types.

EC-SH- EAST CAMPUS SENIOR HOUSING
Senior Housing to include Independent Living, Assisted Living and Memory Care

GW-GREENWAY EAST

Small pocket parks that serve as amenities for surrounding residents and offices.

GW-GREENWAY WEST

The heart of NorthPointe. Small buildings and trails line the site's existing creek. Included will be active amenities, open lawns, park elements, and light commercial uses including small one story buildings consisting of small retail, restaurants, and coffee shops.

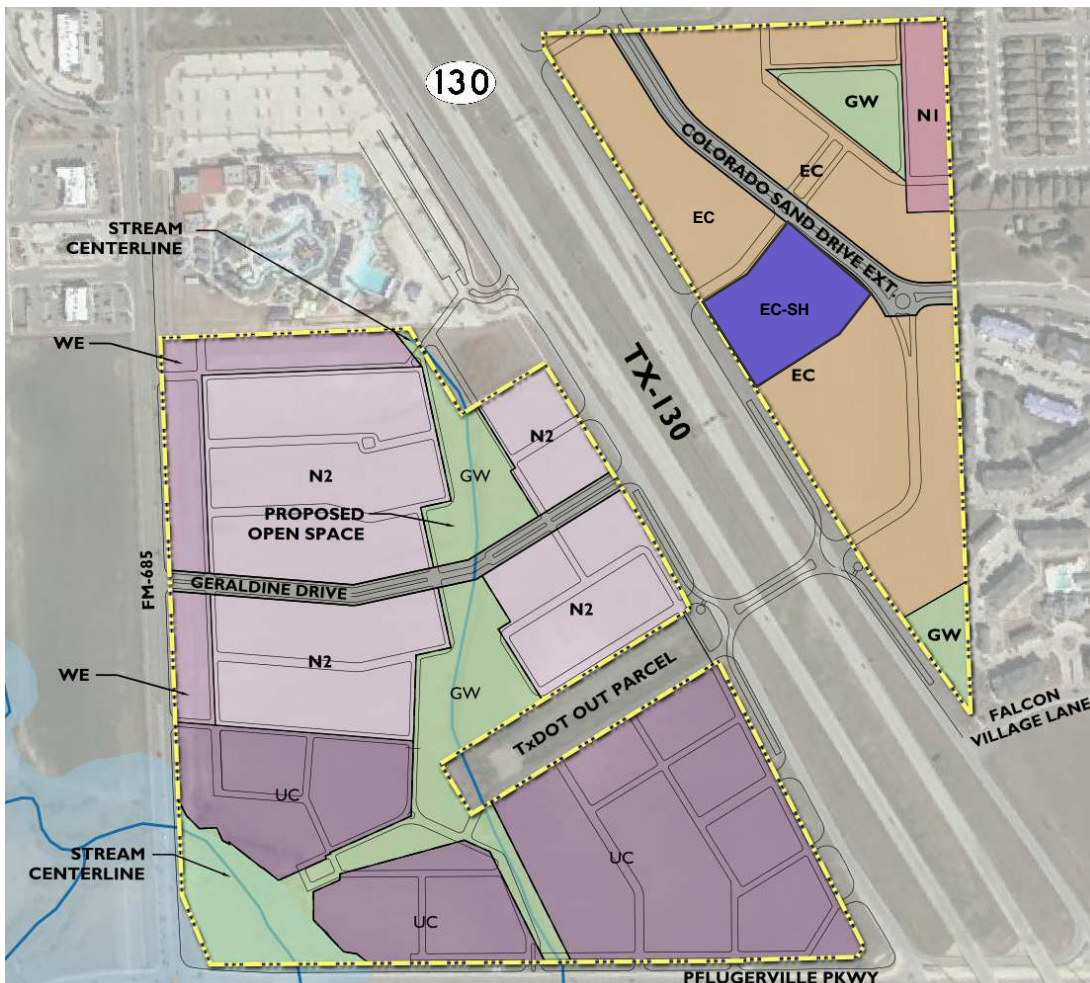
EC-EAST CAMPUS

Will consist of a variety of uses with the primary focus being an employment destination for Pflugerville.

N1-TRANSITIONAL NEIGHBORHOOD

Medium-density neighborhood that transitions from the neighboring community including Single Family Attached (3 or more).

EXHIBIT C2: CONCEPTUAL FRAMEWORK PLAN



SECTION 3

ZONING

EXHIBIT D: PERMITTED USES

UDC Table 4.4.2: Corridor Districts - Permitted Uses	Development Areas						
	NorthPointe West				NorthPointe East		
	UC	WE	N2	GW	EC	N1	EC-SH
Residential Uses							
Senior Housing							P
Assisted Living						P	P
Condominium (Multi-Story apartment style tower)	P	P	P		P		P
Multi-Family (Urban - Non-Traditional)	p**	p**	p*		P		P
Single Family Attached (3 or more)						P	
Residential Liner	P	P	P		P		P
Non-Residential Uses	UC	WE	N2	GW	EC	N1	EC-SH
Animal Establishments (retail veterinary services <10,000sf)	P	P			P		P
Art/Body Art Studio	P	P			P		P
Bar/Tavern	P	P	P	P	P		P
Brewpub/Wine Bar	P	P	P	P	P		P
Brewery/Distillery/Winery, Micro	P	P	P	P	P		P
Catering Establishment	P	P	P	P	P		P
Civic Center (Civic Use - See Parkland Dedication)	P	P	P	P	P		P
Clinic (no stand alone, private emergency facility)	P	P	P	P	P		P
College, University, Trade School, or Private Boarding School					P		P
Commercial Liner	P	P	P		P		P
Commercial Recreation and Entertainment, Indoor	P	P	P	P	P		P
Commercial Recreation and Entertainment, Outdoor	P	P	P	P	P		P
Convention Center	P	P	P		P		P
Day Care Facility (no stand alone structure)	P	P	P	P	P		P
Dry Cleaning, Minor (no stand alone structure)	P	P	P		P		P
Event Center	P	P	P		P		P
Financial Institution (drive up window is permitted provided it is integrated into a parking garage structure)	P	P	P	P	P		P
Government Facilities	P	P	P	P	P	P	P
Health/Fitness Center	P	P	P	P	P		P
Hospital	P	P	P		P		P
Hotel/Hotel Residence	P	P	P		P		P
Liquor Store (Off-Premise Consumption)	P	P	P	P	P		P
Massage Therapy, Licensed	P	P	P	P	P		P
Mobile Food Park	P	P	P	P	P	P	P
Museum/Art Gallery	P	P	P	P	P	P	P
Office/Showroom	P	P	P		P		P
Office: Administrative, Medical, or Professional	P	P	P	P	P		P
Park or Playground	P	P	P	P	P	P	P
Personal Services	P	P	P	P	P		P
Place of Worship	P	P	P	P	P	P	P
Print Shop, Minor	P	P	P		P		P
Research and Development Center	P	P	P		P		P
Restaurant	P	P	P	P	P		P
Retail Sales and Services	P	P	P	P	P		P
Retail Sales - Single Tenant over 50,000 SF	P	P	P		P		P
Theatre, Neighborhood	P	P	P	P	P		P
Theatre, Regional	P	P	P	P	P		P
Transit Terminal (Park and Ride)	P	P	P		P		P
Utilities (sub station or other major vertical infrastructure)							
Wireless Telecommunication Facilities (stealth facilities only)	P	P	P	P	P	P	P
*See Exhibit M2 - Checkerboard							
**See Exhibit M - Apartment Building A, B, and Liner Building							

SECTION 3

ZONING

EXHIBIT E: DEVELOPMENT STANDARDS TABLE

UDC Table 4.4.4: Corridor Districts -General Regulations & Height Standards	NorthPointe West		NorthPointe East	
	WE, N2, UC	GW	EC, N1, EC-SH	GW
Minimum Lot area	N/A	N/A	N/A	N/A
Minimum Lot Width measured at front street setback (Corner lots require additional 10 feet)	N/A	N/A	N/A	N/A
Minimum Lot Depth	N/A	N/A	N/A	N/A
Minimum Front Street Setback (Building Setback)	0' *	0' *	0' *	0' *
Minimum Side Street Setback (Corner Lot)	0' *	0' *	0' *	0' *
Minimum Street Setback (Across the street from conforming single-family residential uses)	30'	30'	30'	30'
Minimum Interior Side Setback	N/A	N/A	N/A	N/A
Minimum Interior Side Setback (abutting single-family residential uses)	30'	30'	30'	30'
Minimum Rear Setback	0'	0'	0'	0'
Minimum Rear Setback (abutting single-family residential uses)	30'	30'	30'	30'
Streetscape Yard (25' Streetscape Yard applicable along toll/frontage road facilities only)	25'	25'	25'	25'
Streetscape Yard (across the street from single-family residential uses)	15'	15'	15'	15'
Streetscape Yard (internal to NorthPointe project)	0' *	0' *	0' *	0' *
Single Family Adjacency Vegetative Bufferyard	30'	30'	30'	30'
Single Family Adjacency Vegetative Bufferyard for Specific Use Permits	N/A	N/A	N/A	N/A
Maximum Lot Coverage (Structure) (does not include parking structures)	85%**	70%	85%**	70%
Maximum Impervious Cover (non-residential)	85%**	50%	85%**	50%
Maximum Impervious cover for multifamily unless greater percentage is permitted through the SUP	85%**	N/A	85%**	N/A
Minimum Building Height	2 story	1 story	25'	1 story
Maximum Building Height (subject to FAA Allowance)	150'	N/A	120'	N/A
Minimum Density	20 U/Ac.	N/A	8 U/Ac.	N/A
Maximum Density	3,500 Units ***	N/A	1,200 Units ***	N/A
Density Bonus-Maximum density (units per acre) if structured parking is provided for at least 80% of the minimum parking required	N/A	N/A	N/A	N/A
Minimum Dwelling Unit Area	450 sq. ft.	N/A	450 sq. ft.	N/A
Approximately Multi-Family Dwelling Unit Mix (3 BR not to exceed 10%)	40% 1 BR/50% 2BR/10% 3BR	N/A	40% 1 BR/50% 2BR/10% 3BR	N/A
Maximum Units per Structure	N/A	N/A	N/A	N/A
Maximum Building Length	500'	100'	500'	100'

* See Street Sections, Exhibits H1-H7 in Section 4 of this PUD; Front setbacks shall be 10' unless a PUE serving the lot is established in an alternative corridor/location as depicted on the Preliminary Plan.

**The total development is limited to 85% impervious cover, but individual lots within the PUD may exceed 85%. This applies to all proposed uses within the development

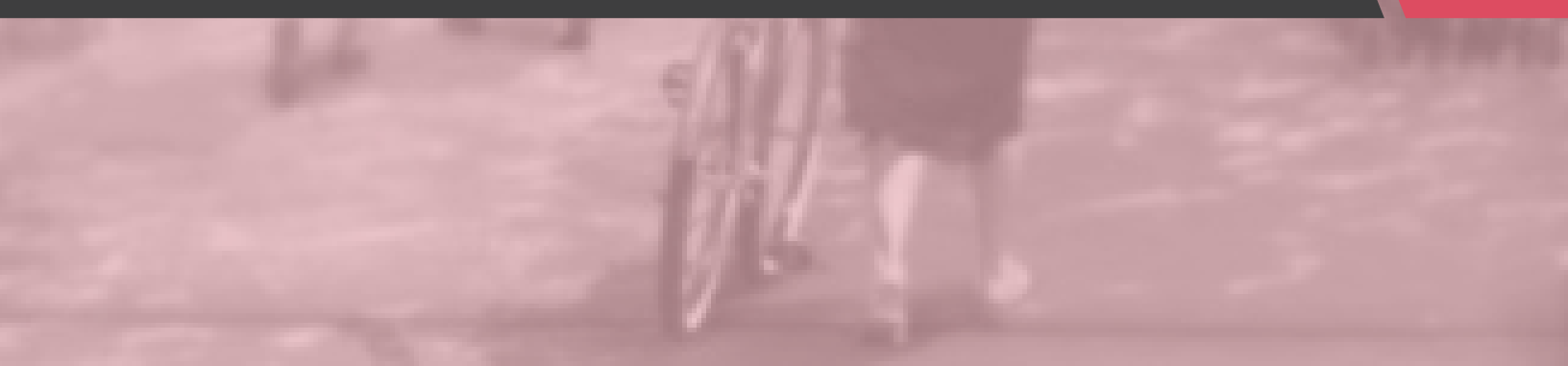
*** 4,000 Units Across NorthPointe (East and West). After 500 residential units a minimum of 3 commercial uses shall be built. The commercial uses should be diversified by use and type and not housed by one user. If Commercial uses are developed in excess of this requirement it will count as credit towards future development.

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SECTION 4

Transportation



SECTION 4

TRANSPORTATION

REGIONAL ROADWAY CONNECTIONS:

Depicted below are the two City of Pflugerville regional roadways, Geraldine Drive and Colorado Sand Drive. Geraldine will be a collector level roadway with a 70' ROW, connecting 685 and the SH-130 Frontage Road. Colorado Sand Drive will be a collector level roadway with an 85' ROW. Alignments shown below are conceptual, and street names are subject to change

ENHANCED PEDESTRIAN CONNECTION:

The NorthPointe development shall use reasonable efforts to assist in providing funding for an enhanced pedestrian connection at SH-130. This crossing may be elevated mid block or at grade at Pflugerville Parkway.

EMERGENCY ACCESS PROVISIONS

Emergency access must be provided in accordance with the City of Pflugerville Fire Code except as modified by this development agreement. Access drives must extend to within 150 feet of all portions of the development measured by an approved route around the exterior of buildings. Drives utilized for emergency access shall be a minimum of 22 feet in width measured face of curb to face of curb. When street parking is provided the access drive shall be a minimum of 22 feet in width inside of parking. An approved level of emergency access must be provided which is satisfactory to the Fire Code Official. This review will involve a combination of factors including

street width, curb construction, turning radius, parking setbacks from intersections and the location of potential obstructions including street signs and vegetation. Bulb-outs and traffic calming devices may be installed when approved by the City of Pflugerville and the Fire Code Official. The City of Pflugerville and Fire Code Official may approve modifications to access drive requirements when additional safeguards are provided

PARK AND RIDE:

A park and ride facility may be located on the property in a temporary condition as a means of generating interest to the site while providing service and amenities to the public. As part of the conditions for approval, the temporary condition shall contain a date certain for temporary conditions to be reconstructed in order to meet all code requirements including but not limited to permanent building construction, surface pavement, landscaping, etc. A one-time extension may be considered at the discretion of the City Manager. This temporary station may include but not limited to the following and shall be subject to approval by the Planning Director through the site plan process:

- Mobile Food Parks (Unpaved Surface)
- Temporary Restroom Facilities
- Parking Lots (Unpaved Surface)
- Temporary Office Space
- Light Retail

EXHIBIT F: CONCEPTUAL ROADWAY CONNECTIONS



Left - Geraldine Street crosses FM-685, continues through NorthPointe, and terminates at the SH-130 frontage road.

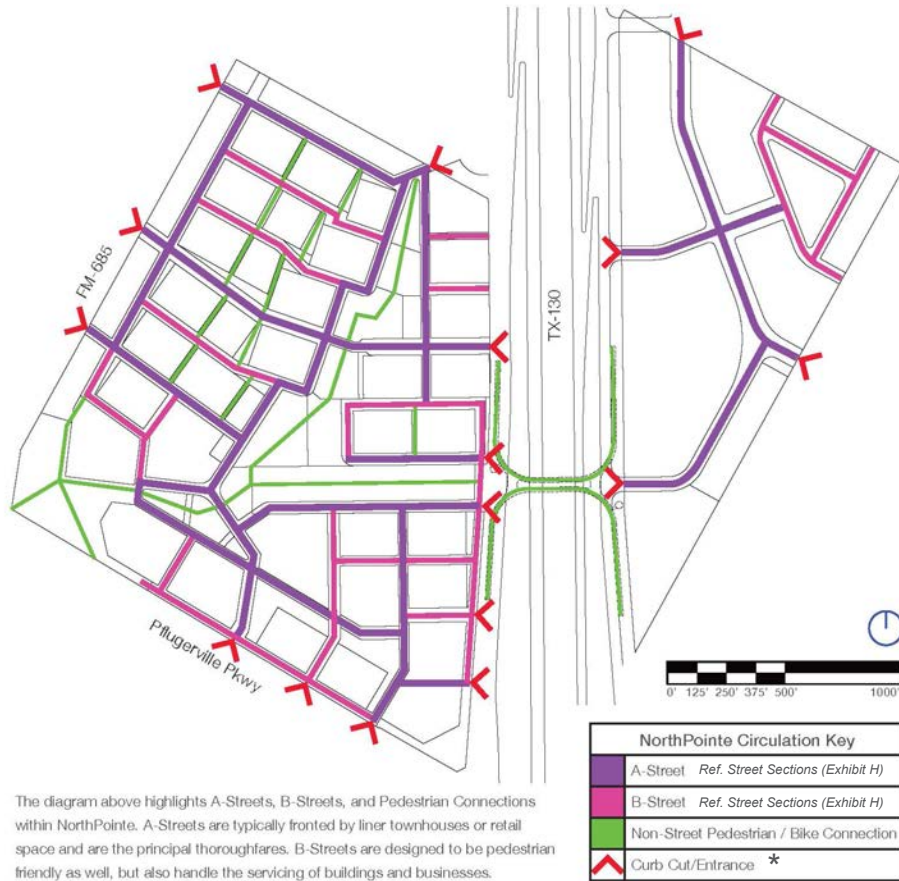
Right - The missing link of Colorado Sand is completed via a new designated ROW through NorthPointe. This scheme was developed during the Charrette along with the School District and neighboring property owner

SECTION 4

TRANSPORTATION

The West Campus is envisioned to have a regular block structure allowing for maximum pedestrian and vehicular connectivity. North-South circulation primarily takes place within pedestrian pathways/greens between residential blocks, or along the Greenway at the center of the site. East-west vehicular and pedestrian connections primarily take place along tree-lined streets with wide sidewalks. A shared-space main street at the south end of the site anchors the Urban Center. Circulation for the East Campus zone is kept to a minimum to allow for flexibly for a potential large campus tenant. The following exhibits (H1-H6) conceptually depict the intent of various streets within NorthPointe.

EXHIBIT G: CONCEPTUAL CIRCULATION PLAN



The diagram above highlights A-Streets, B-Streets, and Pedestrian Connections within NorthPointe. A-Streets are typically fronted by liner townhouses or retail space and are the principal thoroughfares. B-Streets are designed to be pedestrian friendly as well, but also handle the servicing of buildings and businesses.

The street layout depicted on this plan is conceptual and diagrammatic to show overall intent of connectivity and hierarchy of the various circulation routes. This map should not be considered as the final layout, only as a diagram of the overall intent.

** Curb cuts shown are conceptual. Actual cuts may be fewer and/or in different locations pending TXDOT and City of Pflugerville approval*

SECTION 4

TRANSPORTATION

1. On the West Campus typical block lengths will range from 100' - 700' as shown conceptually in Exhibit G2 with no block exceeding 700'.
2. On the East Campus typical block lengths will range from 100' - 1200' as shown conceptually in Exhibit G2, with no block exceeding 1200'. A majority of the streets will be public streets with right-of-way widths ranging from 40' - 85'
3. All utilities wet and dry shall be located within right-of-way. Dry utilities shall be within vaults and duct banks with room for future utility expansion (ref. Exhibit I Roadway and Utilities Section)
4. Private streets will be limited to areas that would also serve as public plazas or shared-space plazas for local events such as farmers markets, neighborhood festivals, or similar activities. Fire and safety access will be provided conforming compliance. Access and utility easements will be provided on all private streets where required.
5. Landscape, irrigation, and art may be located within right-of-way and shall be maintained by NorthPointe and Property Owner's Association via license agreement, as approved by the Planning Director and City Engineer.
6. The street and trail network may generally be a grid with attempts to create clear separation of bike, auto and pedestrian traffic. In locations of potential conflict, a variety of traffic calming design elements may be used as approved by the Planning Director, City Engineer, and Fire Marshall. Such measures/ design elements may include but are not limited to the following:
 - i. Roundabouts
 - ii. Alternative paving materials and patterns
 - iii. Small medians at intersections
 - iv. Mid-block crosswalks
 - v. Other items approved as noted above.
7. 'A' Streets are intended to have minimum curb cuts for off street parking.
8. 'B' Streets are intended to provide access to screened, off-street parking lots or structures.
9. Parallel parking is allowed on both A and B Streets where possible (Ref Street Sections Exhibit H)

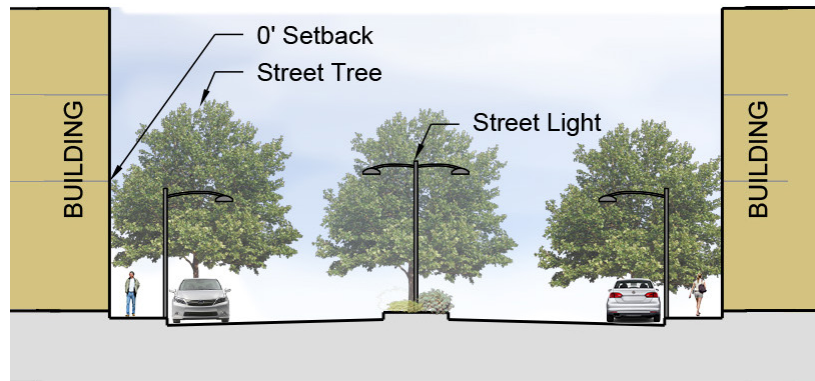
EXHIBIT G2: CONCEPTUAL STREET CATEGORIES



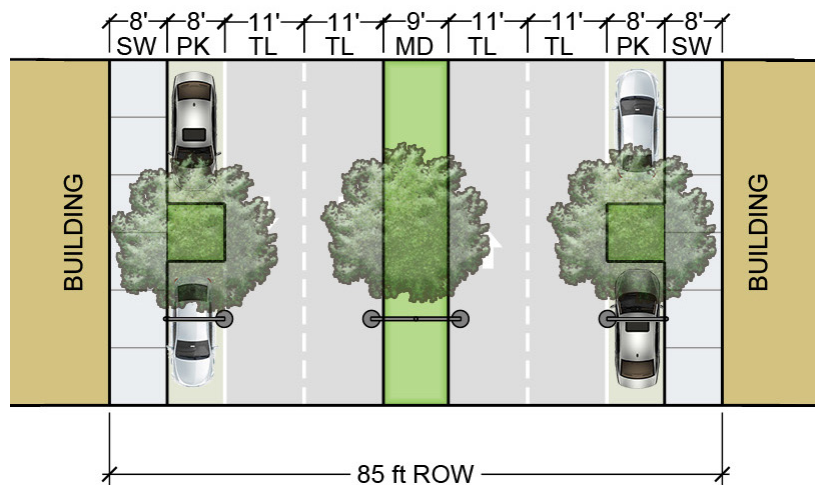
SECTION 4

TRANSPORTATION

EXHIBIT H1: PUBLIC STREET SECTION - COLORADO SAND DRIVE (A STREET)



FINAL DESIGN SUBMITTED TO CAPITAL IMPROVEMENT PROGRAM (CIP)



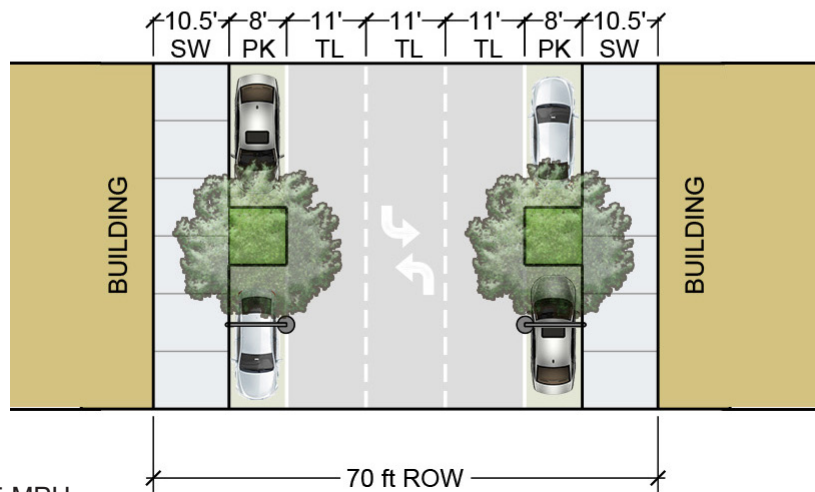
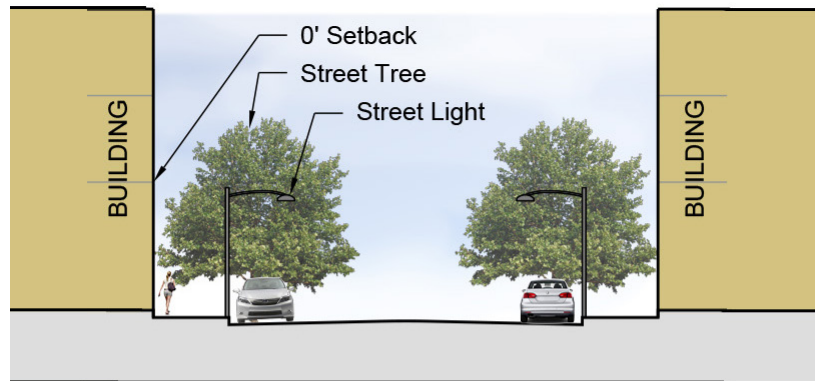
Notes:

1. Design Speed: 35 MPH
2. Expected ADT: 15,000-40,000
3. Refer to Exhibit E: Development Standards Table, Section 3 for setback requirements.
4. A maximum of 3 spaces are allowed between landscape bump-outs. Bump-outs shall be a minimum of 180 square feet with one tree and gravel, decorative pavers, or planted ground cover to be maintained in perpetuity by the NorthPointe property owners' association.
5. Landscape improvements within the ROW shall apply toward the minimum lot landscape requirements of adjacent lots. Please reference section 8.
6. Streets designed under the NorthPointe PUD may provide utilities within rights of way. 10' PUEs are not a requirement in NorthPointe.

SECTION 4

TRANSPORTATION

EXHIBIT H2: PUBLIC STREET SECTION - GERALDINE DRIVE (A STREET)



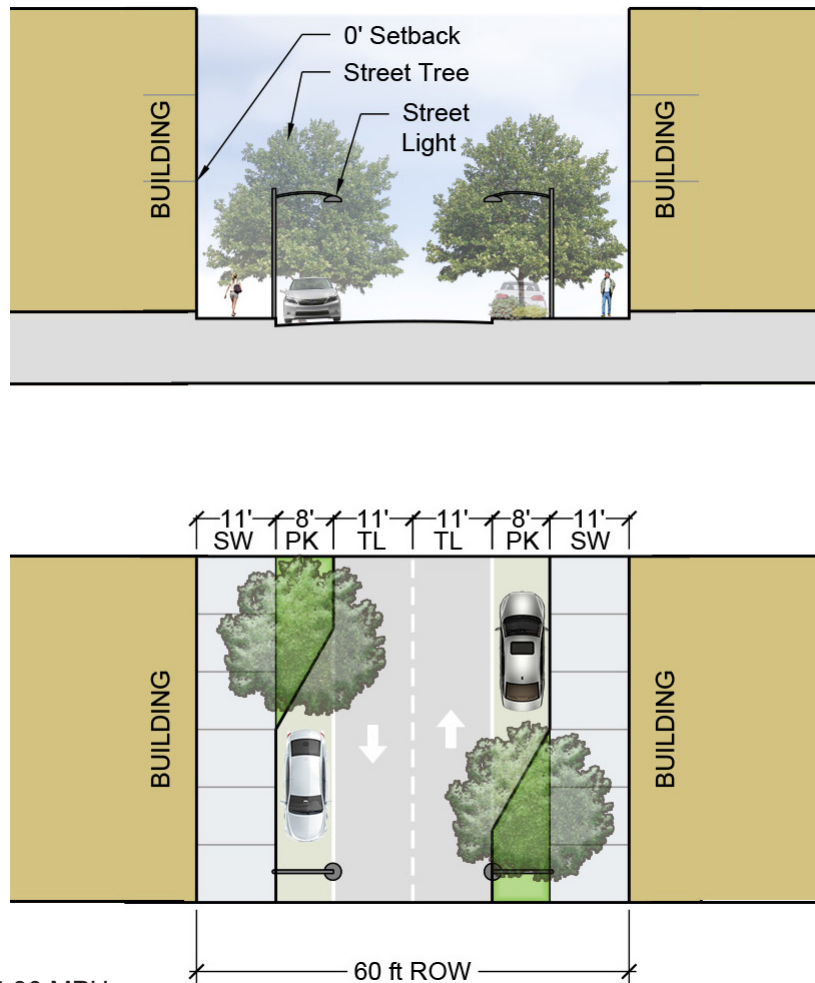
Notes:

1. Design Speed: 35 MPH
2. Expected ADT: 10,000-20,000
3. Refer to Exhibit E: Development Standards Table, Section 3
4. A maximum of 3 spaces are allowed between landscape bump-outs. Bump-outs shall be a minimum of 180 square feet with one tree and gravel, decorative pavers, or planted ground cover to be maintained in perpetuity by the NorthPointe property owners' association.
5. Landscape improvements within the ROW shall apply toward the minimum lot landscape requirements of adjacent lots. Please reference section 8.
6. Streets designed under the NorthPointe PUD may provide utilities within rights of way. 10' PUEs are not a requirement in NorthPointe.

SECTION 4

TRANSPORTATION

EXHIBIT H3: PUBLIC STREET SECTION - 60' ROW WITH PARKING (A STREET OR B STREET)



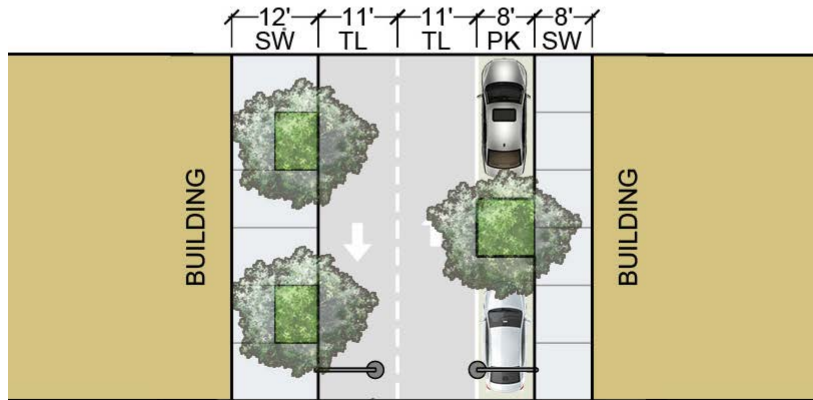
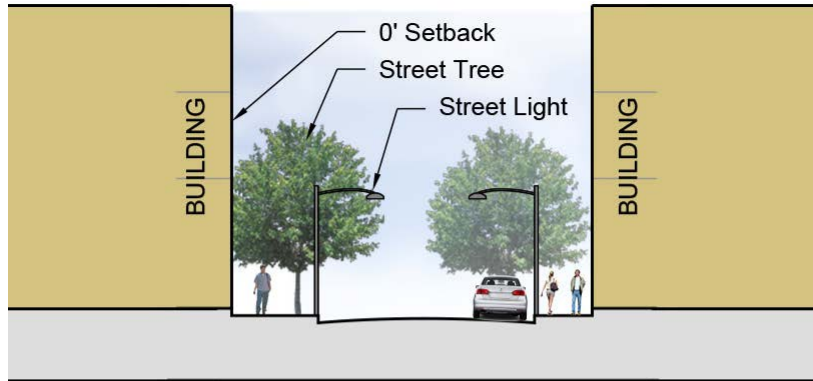
Notes:

1. Design Speed: 25-30 MPH
2. Expected ADT: 2,000-10,000
3. Refer to Exhibit E: Development Standards Table, Section 3
4. A maximum of 3 spaces are allowed between landscape bump-outs. Bump-outs shall be a minimum of 180 square feet with one tree and gravel, decorative pavers, or planted ground cover to be maintained in perpetuity by the NorthPointe property owners' association.
5. Landscape improvements within the ROW shall apply toward the minimum lot landscape requirements of adjacent lots. Please reference section 8.
6. Streets designed under the NorthPointe PUD may provide utilities within rights of way. 10' PUEs are not a requirement in NorthPointe.

SECTION 4

TRANSPORTATION

EXHIBIT H4: PUBLIC OR PRIVATE STREET SECTION - 50' ROW (A STREET OR B STREET)



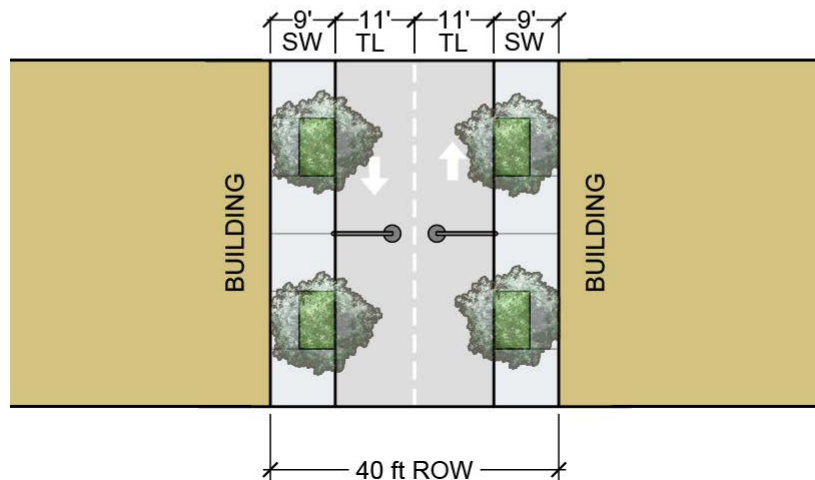
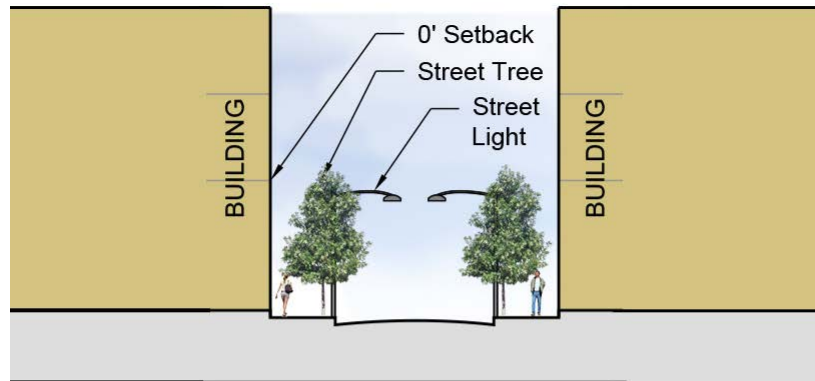
Notes:

1. Design Speed: 25-30 MPH
2. Expected ADT: 2,000-10,000
3. Refer to Exhibit E: Development Standards Table, Section 3
4. A maximum of 3 spaces are allowed between landscape bump-outs. Bump-outs shall be a minimum of 180 square feet with one tree and gravel, decorative pavers, or planted ground cover to be maintained in perpetuity by the NorthPointe property owners' association.
5. Landscape improvements within the ROW shall apply toward the minimum lot landscape requirements of adjacent lots. Please reference section 8.
6. Parking is only permitted on one side of roadway.
7. Streets designed under the NorthPointe PUD may provide utilities within rights of way. 10' PUEs are not a requirement in NorthPointe.
8. The side of the street with no parking will be designated with striping or signage as a no parking zone

SECTION 4

TRANSPORTATION

EXHIBIT H5: PUBLIC STREET SECTION - 40' ROW (B STREET)



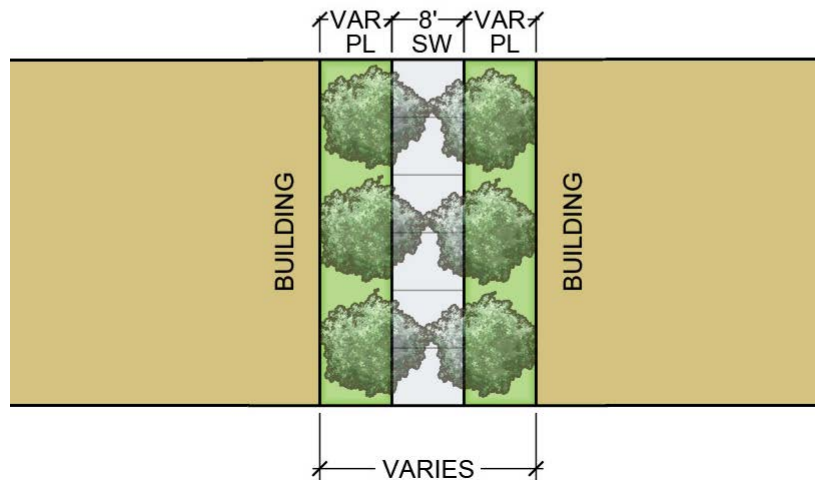
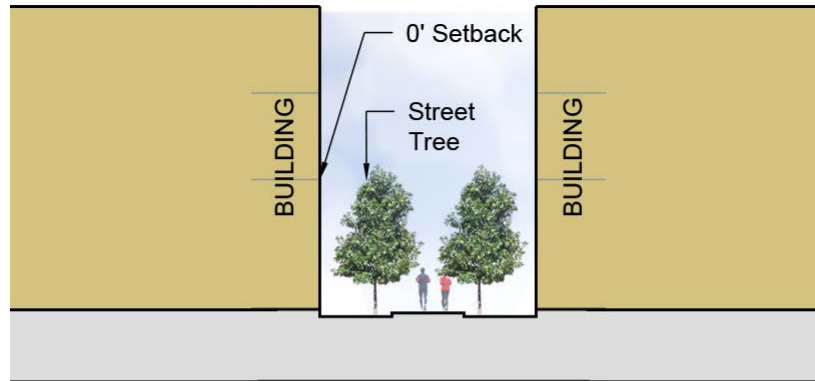
Notes:

1. Design Speed: 25-30 MPH
2. Expected ADT: 3,000-10,000
3. Refer to Exhibit E: Development Standards Table, Section 3
4. A maximum of 6 spaces are allowed between landscape bump-outs. Bump-outs shall be a minimum of 180 square feet with one tree and gravel, decorative pavers, or planted ground cover to be maintained in perpetuity by the NorthPointe POA.
5. Landscape improvements within the ROW shall apply toward the minimum lot landscape requirements of adjacent lots. Please reference section 8.
6. Streets designed under the NorthPointe PUD may provide utilities within rights of way. 10' PUEs are not a requirement in NorthPointe.
7. The side of the street with no parking will be designated with striping or signage as a no parking zone
8. The Streets using the above section will be dedicated as public streets.

SECTION 4

TRANSPORTATION

EXHIBIT H6: PEDESTRIAN PASSAGE



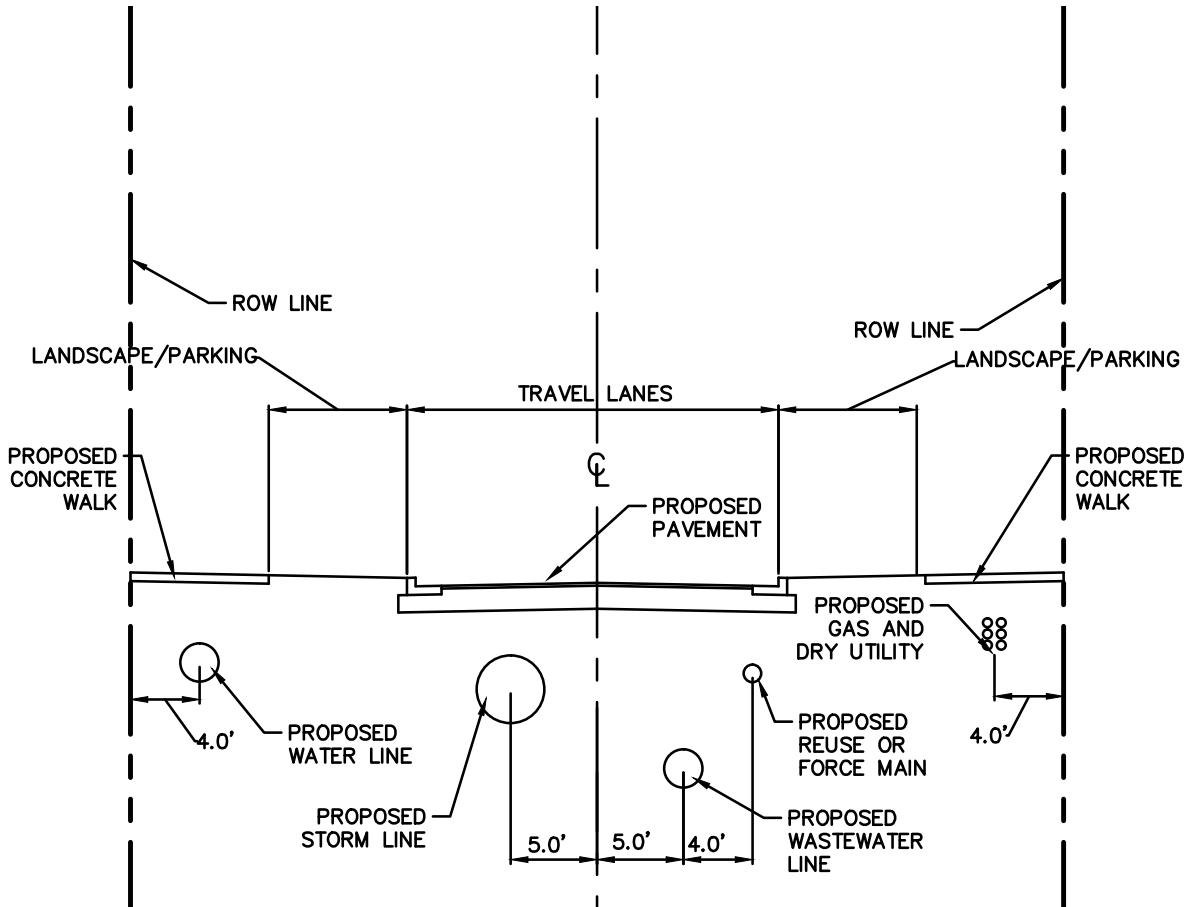
Notes:

1. Utility Locations: The typical utility assignments for the dry utilities (gas, electric and communications) will be located in a joint-trench within an easement in this location (if needed). Location of plantings and walk shall be coordinated with utility providers.
2. Alleys between residential buildings shall have a minimum pavement width of 8' . If the alley is required for fire protection or emergency access, the area remaining after pavement shall be driveable via expanded shale or other stable surface as approved by ESD#2
3. If alley is required for fire protection, trees and landscape requirements for the area required for fire protection or EMS service is exempt from landscape compliance.
4. Area shall be maintained by NorthPointe property owner's association. These sections will not be dedicated as public ROW.

SECTION 4

TRANSPORTATION

EXHIBIT I: UTILITY TYPICAL SECTION EXHIBIT



NOTES:

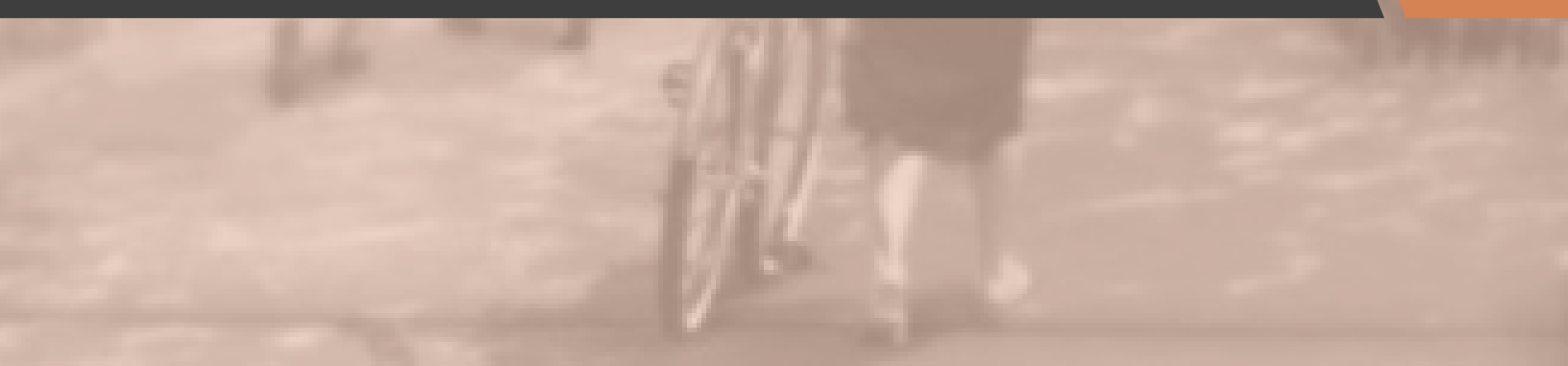
1. ALL UTILITIES MAY BE PLACED IN THE RIGHT OF WAY (R.O.W.)
2. THE UTILITY ASSIGNMENT SHOWN ARE FOR THE TYPICAL CASE AND CAN BE MODIFIED TO ACCOMMODATE SPECIFIC DESIGN REQUIREMENTS.
3. TCEQ MINIMUM SEPARATION WILL BE MAINTAINED FROM WATER MAINS.
4. TRANSFORMERS, GAS METERS AND OTHER DRY UTILITY EQUIPMENT WILL BE LOCATED IN EASEMENTS OUTSIDE THE RIGHT OF WAY.
5. THE UTILITIES SHOWN ARE TO BE LOCATED UNDER THE TRAVEL LANES OR SIDEWALKS. NO PRIMARY UTILITY MAINS WILL BE PLACED IN THE LANDSCAPE AREAS OR MEDIANS.
6. FOR ROADWAYS WITH A MEDIAN THE DIMENSIONS SHOWN FROM THE CENTERLINE WILL BE TAKEN FROM THE FACE OF CURB AT THE MEDIAN,
7. FIRE HYDRANTS ARE TO BE LOCATED 3' OFF THE BACK OF THE CURB AND LOCATED WITHIN THE LANDSCAPE AREAS ALONG THE ROADWAY WHERE POSSIBLE.
8. IRRIGATION LINES WILL BE LOCATED IN THE CENTER OF THE LANDSCAPE AREAS WHERE POSSIBLE.

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SECTION 5

Parking



SECTION 5

PARKING

The following consolidated parking requirements replace those found in the table 10.4.6 Required Parking within the UDC.

A) UDC 10.4.6 PARKING REQUIREMENTS

1. Parking requirements may be fulfilled through the following:
 - i. Parking spaces provided within the block, except for residential land uses
 - ii. On-street parking spaces adjacent to block frontages
2. Parking structures shall be masked by either liner townhouses at the first two stories along the primary frontage (A street) or liner retail at the first story along the primary frontage. Secondary frontage (B Street) should be masked by green walls or decorative screens. Primary frontage is the frontage along main face of building where the primary pedestrian entrance is located. Buildings may have more than one primary entry.
3. Landscape areas within parking lots may be designed to perform water quality and or storm water quality functions. Curbing shall be installed to be both for safety for drivers, pedestrians, and users as well as protecting the intended storm water functions: see resource management techniques.
4. For landscape requirements related to parking: see landscape section. Surface parking lots visible from street shall be screened by building, wall, fence or landscape.
5. Permeable pavers may be considered by the developer.
6. Parking Garages access drives shall be a minimum of 24 feet in width in the primary and secondary frontage where permitted or as approved by ESD#2.
7. Parking lift mechanisms may be used in lieu of standard sloped parking garages. This would entail a multi-level stacking of cars within a building enclosure. This enclosure will follow this architectural restrictions of other parking garages in the development. Reference Exhibit K2.
8. Multi-family uses will be parked via parking deck as depicted in Exhibit 'M' & 'M2'. Checkerboard and Liner buildings will be parked via surface parking as also depicted in Exhibit 'M' & 'M2'.
9. With the exemption of the park and ride facility, where parking lots are provided, they shall be located in small pods located behind buildings and away from view of street and public open space areas.

EXHIBIT K: PARKING REQUIREMENTS

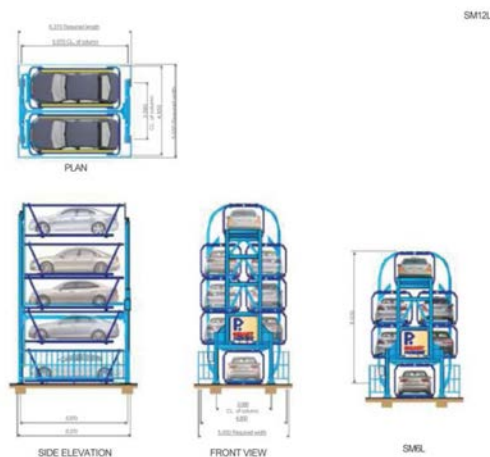
Use	Spaces Req.
Accessory Unit	1.0 per du
Townhouse	2.0 per du
Apartment (Deck Parking)	1.5 per du
Liner Loft (Surface Parking)	1.0 per du
Restaurant	4 per 1,000 sf
Retail	4 per 1,000 sf
Office	4 per 1,000 sf
Hotel	1.25 per key
All Other Non-Residential	4 per 1,000 sf

*Accessory unit parking may be on-street.
 **Parking deck liner townhouses may count on-street parking towards second space

The numbers above represent the minimum parking requirement. The developer may exceed these numbers

Senior Housing***	0.75 per du
Assisted Living/Memory Care****	0.5 per bed plus 1 per every 2 staff
*** All staff and guest parking may be on-street or surface lot. **** Assisted Living/Memory Care parked at code ratio.	

EXHIBIT K2: PARKING LIFT



Parking lift mechanism example

SECTION 5

PARKING

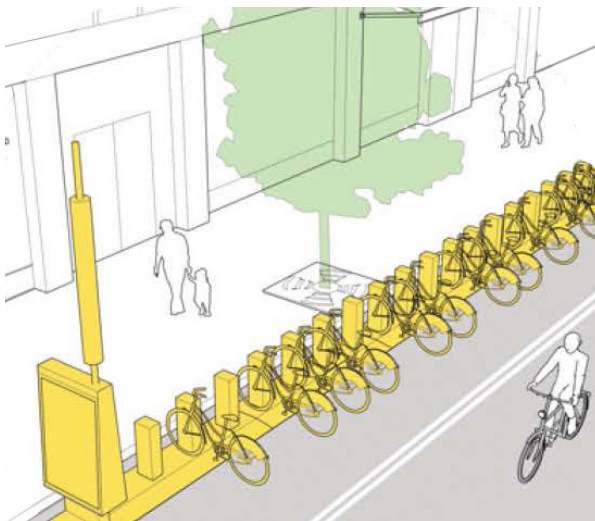
B) UDC 10.4.12 SHARED PARKING

1. For commercial uses, spaces provided in parking lots/decks within a 1,000 feet radius from the primary entry of the commercial use. NorthPointe is designed with a shared/blended parking system and ratio. Common parking lots and decks are shared between various commercial uses. This creates a dynamic where parking lots are utilized all day long, as peak-parking times vary across the mix of proposed commercial uses. The shared parking ratio is between 15% and 25% of the overall available parking on site. Shared parking may be implemented within the development if the recorded parking agreement is referenced with the document number on the site plan.
2. A shared parking agreement within the development will be established by a recorded parking agreement to record how shared parking is identified and enforced.
3. There are two specific scenarios for shared parking at NorthPointe. All residential parking lots will be designed to provide at least 1.5 parking spaces per dwelling unit. Decks within 1,000 feet of office uses may share up to 25% of their total provided parking during business hours. Restaurant and movie theaters may share up to 50% of their parking with office uses during evening hours. Shared parking

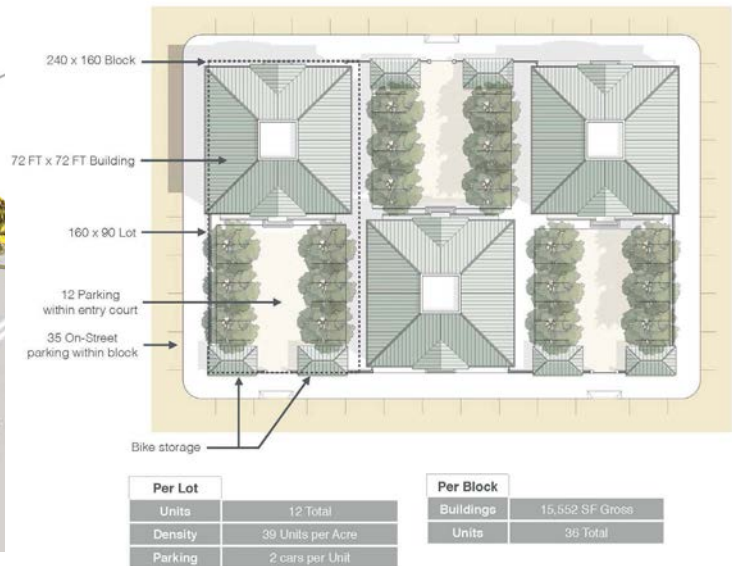
ratio is between 15-25% of overall parking on site (I.E. parking may be reduced by 15-25% for an individual use or lot based on adjacent or proximate parking within 1,000 feet).

4. On street parking found abutting or across from frontage of a Non-Residential building may be counted toward the minimum parking requirement for the Non-Residential use.
5. Parking lots and decks will be shared between all commercial uses.
6. Shared Parking:
 - i. Residential parking decks shall provide 1.5* spaces per dwelling unit.
 - ii. Residential decks within 1,000 linear feet of office uses may share up to 25% of their total parking during business hours.
 - iii. Shared parking shall be designated by residential developer.
 - iv. Restaurants, movie theater, and other businesses or establishments open after daytime may share up to 50% of their parking with adjacent or proximate businesses.
 - v. Bicycle share programs shall be incorporated into the project (ex. "B-cycle" program). All bicycle share programs must have docking.

*Senior Housing at 0.75 per dwelling unit, Assisted Living and Memory Care at Code Ratio.



Bicycle share program example



Checkerboard - Conceptual Site Plan

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SECTION 6

Parkland Dedication

SECTION 6

PARKLAND DEDICATION (CIVIC OPEN SPACE)

NorthPointe will be a unique project utilizing green spaces, pocket parks, open lawns and courtyards to activate the open spaces throughout the Project. The areas shown below are not dedicated in title, but dedicated by improvement and maintenance by the developer for public/civic use. Areas considered for public/civic use shall be made accessible for the public realm, but improved and maintained by the developer. Fees associated with parkland dedication and/or parkland development shall be bonded in accordance with city requirements.

Parkland calculation:	$\frac{6.6 \times 4,000 \times 1.75^*}{1,000} =$	46.2	Ac. Req.
Civic open space provided (not dedicated)		=	15.3 Ac.
Improved Public Spaces (TXDOT)		=	7.0 Ac.
Improved Civic Spaces/Enhanced Pedestrian Experience (including sidewalks greater than 6 feet in width, enhanced landscape areas, and vertical gardens)		=	5.0 Ac.
Improved Public/Private Spaces and Courtyards		=	5.0 Ac.
Super Trees (+/- 3,000 sq ft per tree)		=	1.0 Ac.
(Estimated number of Super Trees is 14; Additional fee in lieu will be paid in proportion to Super Trees not provided)			33.3 Ac. Provided

*1.75 Acres per unit based on size of proposed units and density

Parkland Development Fee: $\$496.00 \times 4,000 = \$1,984,000.00$
 This fee will be waived based on cost of improvements to Civic open space within NorthPointe.
 Perpetual maintenance provided by NorthPointe or its assignee(s)

Parkland Fee In Lieu Dedication: This fee will be credited towards identified and constructed amenities as defined in Section (A)(1) on 16 acres of civic space within NorthPointe.

$$46.2 - 33.3 = 12.9 \text{ Acres}$$

$$12.9 \text{ Acres} \times 43,560 = \$561,924 \text{ of Parkland Dedication Fee}$$

EXHIBIT L: Proposed Open Space



Super Tree Example

SECTION 6

PARKLAND DEDICATION

A) PUBLIC ENHANCEMENT COMMITMENTS

1. NorthPointe shall, at a minimum, provide improvements of \$1,984,000 in areas within NorthPointe accessible to the general public to totally satisfy parkland development fee. Fees related to park development will be paid at the time of site development unless otherwise credited towards identified and constructed amenities. The fee will be based in proportion on the number of dwelling units provided in each phase. These improvements shall include things similar (but not limited) to the following:
 - i. Public art
 - ii. Creek enhancements and fountains
 - iii. Water harvesting
 - iv. Pedestrian and bike trails
 - v. Decorative/unique benches and outdoor art
 - vi. Enhanced landscaping
 - vii. Regional trail along creek
 - viii. Minimum of (2) half acre open lawn areas
 - ix. Interpretive signage
 - x. Wayfinding signage
 - xi. Other items as approved by the Parks Director



Passive Recreation Example



Interactive Art Example

B) AMPHITHEATER/CULTURAL ENHANCEMENT

1. In addition to the overall enhancements within the 17 acre civic space referenced above, NorthPointe shall provide cultural enhancements within this area in the amount of at least \$600,000. The cultural enhancements may include an amphitheater/performance stage with open lawn area.

C) TOTAL REQUIREMENTS SUMMARY

1. Park Development Fees:
 - \$1,984,000 Required
 - \$1,984,000 Provided through enhancements within the 33 acres of publicly accessible spaces in Northpointe
2. Parkland Dedication Fees:
 - \$561,924 Required
 - \$578,408 Provided through cultural and trail enhancements throughout NorthPointe (East and West)



Central Greenway with Public Features Example



Open Lawn Example



Public Art Example



Water Feature Example




Iconic Art Example

SECTION 6

PUBLIC ENHANCEMENTS

EXHIBIT L2: CONCEPTUAL AMPHITHEATER LOCATION



 Conceptual location of amphitheater

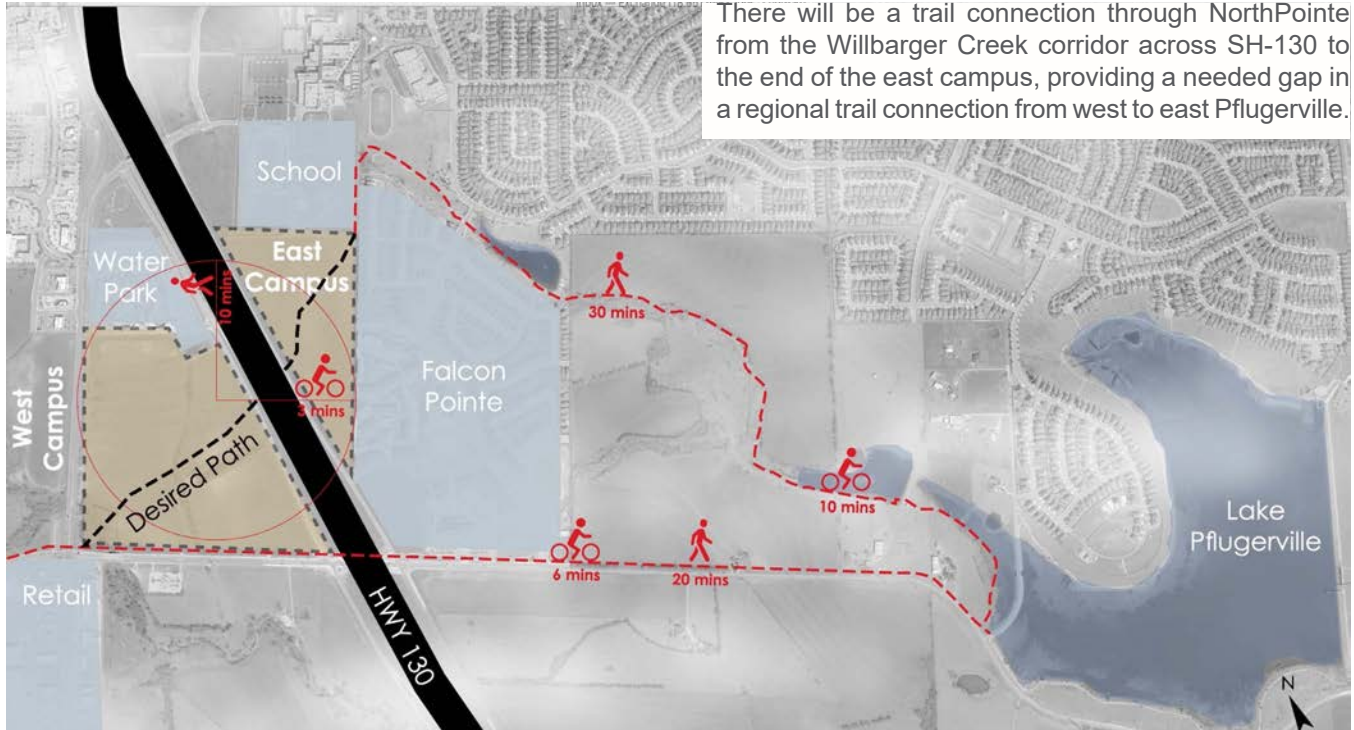


Outdoor Amphitheater Example



Outdoor Amphitheater Example

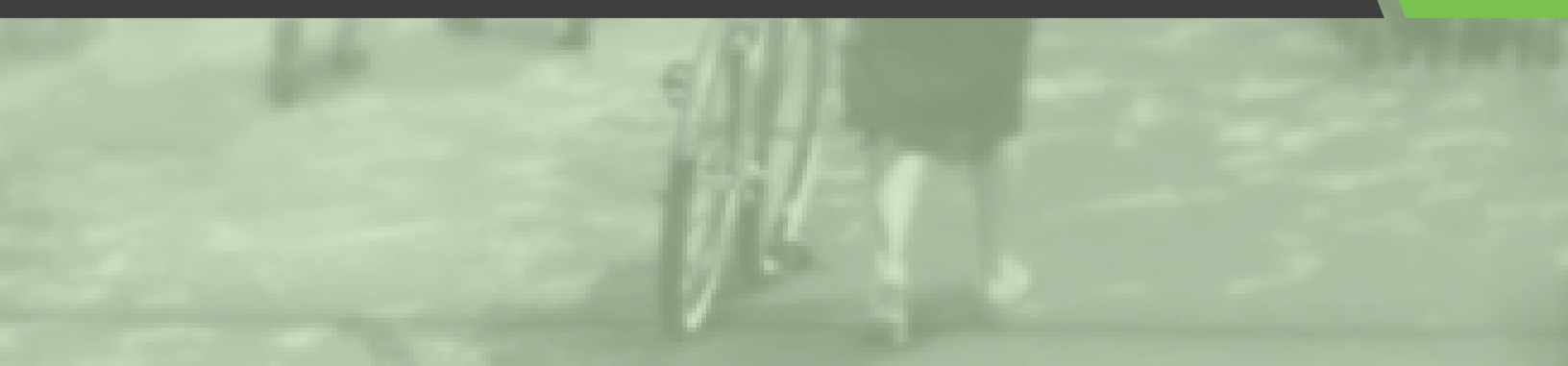
EXHIBIT L3: CONCEPTUAL REGIONAL TRAIL CONNECTION





SECTION 7

Architecture



SECTION 7

ARCHITECTURE

ARCHITECTURAL VISION

NorthPointe will be an active, connected, vibrant community with a range of residential, commercial, retail, and recreational activities. The architecture of NorthPointe is a central, integral component of creating these options and activities. Architecture shall be local, yet innovative and adaptable.

Buildings may serve one function during the day and another in the evening. The setbacks, offsets, building articulation will be varied and dynamic to create a diverse frontage along any street within NorthPointe. The objective is to create an intuitive pedestrian experience for way finding.



West Campus Architectural Examples



SECTION 7

ARCHITECTURE

A) INSTRUCTIONS

1. This section sets forth the standards applicable to the development and modification of building and other elements of the built environment within private lots.
2. All structures shall be in compliance with the UDC unless otherwise described herein. If deviations are necessary, the P&Z / ARB can consider architectural waivers as provided in the UDC.
3. See Section 12 for definitions.

B) LOT STANDARDS

1. The portion of a lot fronting a thoroughfare or a passage shall be designated its primary frontage. Corner lots shall have designated a primary frontage along the thoroughfare or passage of higher pedestrian importance and a secondary frontage along the remaining frontage (reference street sections Exhibit H). Lots, other than corner lots, fronting more than one thoroughfare or passage shall have their frontages determined via approval of planning director and may be subject to have more than one primary frontage. Where possible primary frontage will face A streets (Ref Exhibit G). Off-street parking access and back-of-house services will be along B streets or alleys where possible.

C) BUILDING DISPOSITION

1. The disposition of buildings on a lot shall be as follows:
 - i. Lots containing one or more structures shall include a primary building along the primary frontage.
 - ii. The facade of the principal building shall be built parallel to a rectilinear primary frontage line or to the tangent of a curved primary frontage line.
 - iii. The facade of the principal building shall occupy a minimum percentage of the primary frontage width.
2. Buildings shall be set back from the boundaries of their lots according to Lot Configuration by Building Type as shown in Exhibit M & M2 this section.
3. Lots subject to a frontage line shall locate the facade of the principal building along the frontage line.

SECTION 7

ARCHITECTURE

D) BUILDING CONFIGURATION

1. Building height shall be measured in stories for each level above-ground. Stories above the first floor may not exceed 24 feet in height. First floor commercial functions shall have a minimum story height of 12 feet and a maximum of 24 feet except as appropriate for lobby or other significant gallery or entry space.
2. First floor residential or lodging functions should be raised a minimum of 8 inches, preferably 32 inches, from average sidewalk grade at the primary frontage.
3. Height limits do not apply to masts, clock towers, chimney flues, water tanks, or elevator bulkheads. Mezzanines extending beyond 50% of the floor area shall be counted as an additional story.
4. For multi-story garages, primary frontages shall be lined with townhouses or other uses such as special retail or live/work units. Garages may be lined with retail, which shall be serviced via the garage.
5. Garages should be accessed via 'B' streets or alleys, unless no access to alleys or 'B' streets are available.
6. All Buildings with roof mounted equipment are required to use structural screening for the height of the equipment.

E) COMMERCIAL DESIGN STANDARDS

1. Buildings in all districts except GW are required to be a minimum of 2 stories.
2. The ground story is to be an interactive, pedestrian oriented level and will include the following:
 - Street facing entrance
 - Ground story transparency of 70% for commercial uses and 30% for residential uses.
 - Blank wall max areas is 75'.
 - A minimum of 2 construction materials
 - Balconies, awnings, special lighting and signage shall be allowed.

F) RESIDENTIAL DESIGN STANDARDS

- a. Single Family Attached (3 or more) shall be designed as urban walk up type with defining features per unit. Primary entrances and windows per unit shall face the street. All Single Family Attached (3 or more) shall contain garages meeting the UDC requirements accessed from an alley with exception of 'wrapped townhouses' identified herein which shall be exempt from the individual garage requirement provided in the UDC.
- b. Multi-family not constructed to the layout envisioned within Exhibit E shall be designed as an urban Mid-rise, High-rise, or Walk-up type with a minimum height of four stories. Ground story shall be articulated to establish pedestrian interest and have a minimum transparency of 30% along all street facing facades. Individual garages required by the Unified Development Code shall not be required. External fire escapes should be integrated into the architectural design and oriented to lessen their visual presence on a front facade.



CONCEPTUAL FM 685 FRONTAGE ARCHITECTURE



CREEKSIDE ENGAGEMENT EXAMPLE

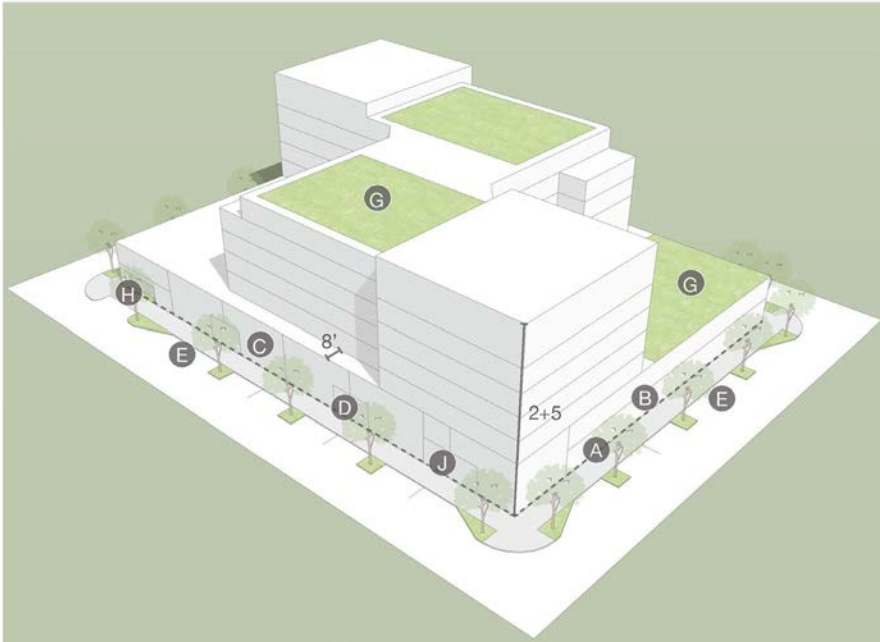
SECTION 7

ARCHITECTURE

The following images depict simplified versions of conceptual building archetypes contemplated for NorthPointe. Actual buildings or types may vary. No provision within this PUD shall preclude compliance with fire, health or safety codes.

EXHIBIT M: URBAN DESIGN STANDARDS - CONCEPTUAL BUILDING ILLUSTRATIONS

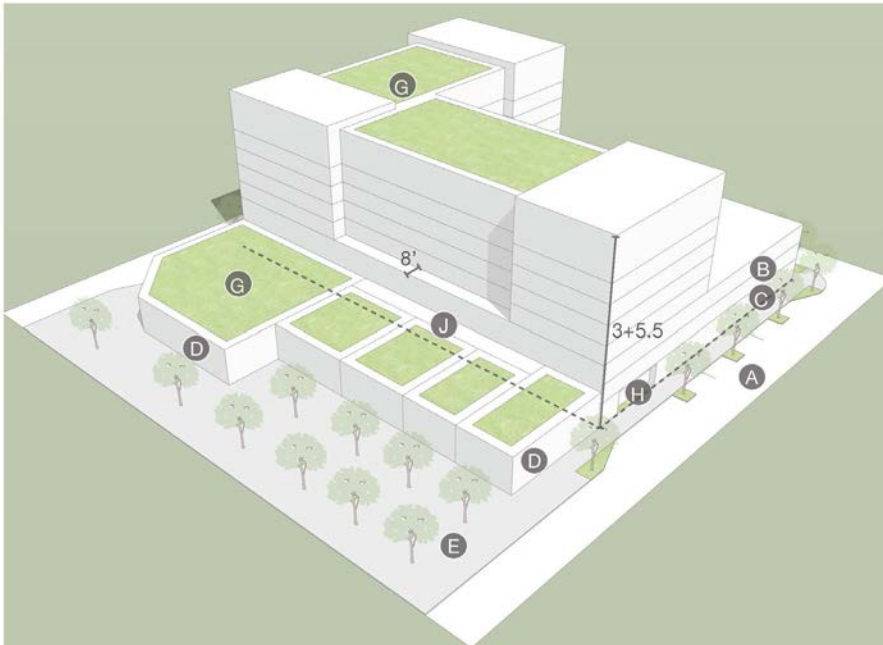
Apartment Building A



Block Type 1 - Apartment Building A
(A) Block Size: 247'x182'
(B) 183 Space Parking Deck (2 Levels)
(C) 6x Liner Townhouses on A-Frontage
(D) Townhouse Parking (adjacent)
Density: 120 Units/Acre
(E) 14 On-Street Parking Spaces
(G) Optional Green Roof / Habitable Deck
(H) Non-Service Vehicular Entrance
(J) Main Building Lobby on A-Frontage
Greenspace: 10,500 sf (24%)
Setback A-Frontage: Minimum 0'
Setback B-Frontage: Minimum 0'
Building Height: Reference Exhibit E
Building Stepback: 8' After Podium

Apartment Building A is a residential building designed to maximize the thresholds of the IBC. The two-level parking podium is lined with townhouses on its principal/A-frontage. Above the podium resides a five story apartment building. Portions of its roof (and that of the podium) are envisioned to be green roofs

Apartment Building B



Block Type 2 - Apartment Building B
(A) Block Size: 247'x182' (Not Incl. Retail)
(B) 220 Space Parking Deck (3 Levels)
(C) 102 Commercial Parking (On Level 1)
(D) Retail Liner
Density: 140 Units/Acre
(E) Landscaped Shared Street
(G) Optional Green Roof / Habitable Deck
(H) Service/Loading Entrance
(J) Service/Loading Corridor
Greenspace: 18,000 sf (41%)
Setback A-Frontage: Minimum 0'
Setback B-Frontage: Minimum 0'
Building Height: Reference Exhibit E
Building Stepback: 8' After Podium

Apartment Building B is a mixed-use building designed to maximize the thresholds of the IBC. The three-level parking podium is lined with commercial on its principal/A-frontage. Above the podium resides a five story building with double-height mezzanine units on the top floor. Portions of its roof (and that of the podium) are envisioned to be green roofs

Fire protection, access and regulations to alter wood frame construction will be considered on a building by building basis in coordination with the fire marshal.

SECTION 7

ARCHITECTURE

The following images depict simplified versions of conceptual building archetypes contemplated for NorthPointe. Actual buildings or types may vary. No provision within this PUD shall preclude compliance with fire, health or safety codes.

EXHIBIT M2: URBAN DESIGN STANDARDS - CONCEPTUAL BUILDING ILLUSTRATIONS

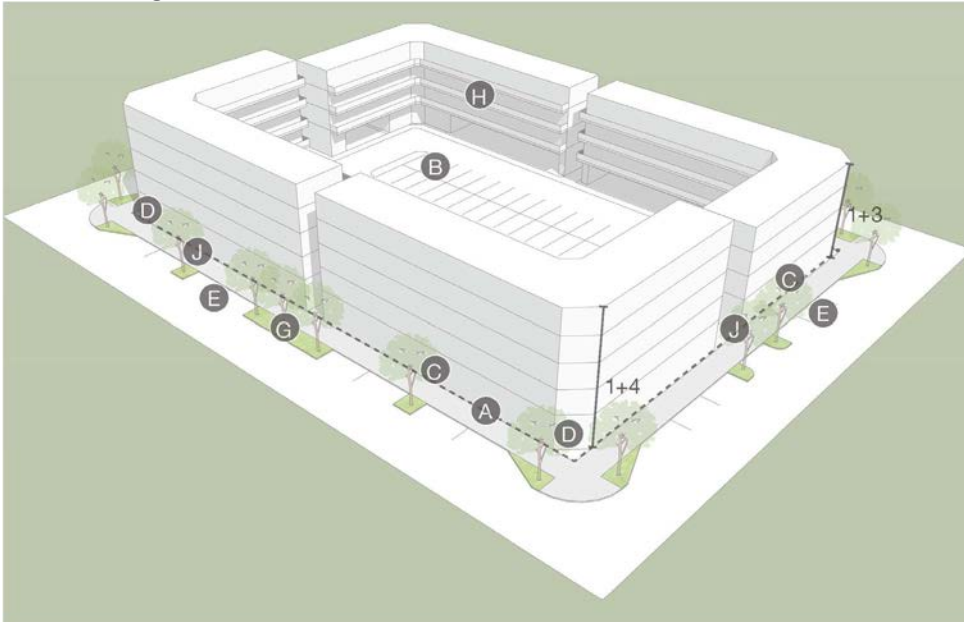
Checkerboard



Block Type 3 - Checkerboard
(A) Block Size: 247'x182'
(B) 14 Space Gravel Surface Parking Lot
(C) 2 Car Garage
(D) Accessory Dwelling Unit
Density: 42 Units/Acre
(E) 14 On-Street Parking Spaces
(G) Street Trees, Parking Lot Landscape
(H) Mezzanine Unit
(J) Building Entrance on A-Frontage
Greenspace: 5,600 sf (13%)*
Setback A-Frontage: Minimum 0'
Setback B-Frontage: Minimum 0'
Building Height: Reference Exhibit E
*Not incl. 15,000 sf impervious parking

The checkerboard is a cost efficient multi-family building. By maximizing the thresholds of the IBC and ADA codes, each building is home to 12 units using a single, open staircase for circulation. Elevators are optional. Parking is accommodated in well-planted gravel surface lots, which are masked by garage/accessory units.

Liner Building



Block Type 4 - Liner Apartments
(A) Block Size: 247'x182'
(B) 60 Space Gravel Surface Parking Lot
(C) 40 Tuck-Under Parking Spaces
(D) Ground Floor Residential at Corner
Density: 80 Units/Acre
(E) 20 On-Street Parking Spaces
(G) Street Trees, Parking Lot Landscape
(H) Catwalk Circulation
(J) Parking Entrance on B-Frontage
Greenspace: 1,600 sf (.4%)*
Setback A-Frontage: Minimum 0'
Setback B-Frontage: Minimum 0'
Building Height: Reference Exhibit E

The liner building is a perimeter block type where the structure masks a parking lot in the center. The ground floor is usually for parking, with the corners of the buildings having habitable apartment spaces

Fire protection, access and regulations to alter wood frame construction will be considered on a building by building basis in coordination with the fire marshal.

SECTION 7

ARCHITECTURE

ARCHITECTURAL ELEMENTS

All buildings shall be designed to incorporate no less than four (4) of the architectural elements from the list below. Buildings or multi-tenant buildings over 50,000 square feet shall include no less than five (5) of the referenced architectural elements. Buildings or multi-tenant buildings over 100,000 square feet shall include no less than six (6) of the referenced architectural elements:

1. Canopies
2. Arcades
3. Sloped roof forms
4. Flat arches (post and beam)
5. Display windows/vitrines
6. Architectural details (such as tile work and moldings) integrated into the building facade
7. Articulated ground floor levels or base
8. Articulated cornice line
9. A minimum of two building materials constituting a minimum of 15% of the total exterior walls, differentiated by texture, color, or material and may be a combination of primary and secondary masonry materials and accent materials
10. Metal “eyebrow” sunshades above windows
11. Balconies
12. Upper level patios
13. Recessed individual windows
14. Curtain wall
15. Awnings for storefronts (metal or fabric)
16. Portico entry elements
17. Articulated window sills, jambs or headers
18. Trellis elements
19. Decorative screen walls
20. Vertical glass or metal fins
21. Skylights
22. Clerestory glass
23. Atriums
24. Other architectural features approved by the Planning Department



Architectural example



Architectural example



Architectural example



Architectural example

SECTION 7

ARCHITECTURE

MATERIALS

Architecture should be varied to provide interest throughout the development and establish an appearance that offers a variety of styles and potentially time period of construction to create a unique sense of place

Materials should complement the architectural style of the building and incorporate architectural features that enhance the aesthetic quality of the built environment.

Permitted Materials

1. White or golden “Austin” or gray “Leuders” limestone preferred
2. Other natural stones that coordinate with the project palate.
3. Aluminum Composite Material (ACM) panels (coated)
4. Veneer clay brick or stone cladding
5. Architectural precast spandrel panels
6. Manufactured/cultured stone products that coordinate with the project palate
7. 1” insulated glass window wall (provided the glass does not have a highly reflective finish)
8. 1” insulated glass spandrel window wall
9. Stucco soffits (painted)
10. Granite veneer wall panels and spandrels
11. Corrugated sheet metal panels (uninsulated, coated) may be utilized when integrated with a variety of other permitted building materials to create interest and architectural variation
12. Sheet zinc tiles and panels (insulated or otherwise)
13. Terra Cotta or composite wall panels or spandrels
14. Brick or precast concrete ground pavers
15. Granite pavers for plaza and roadway conditions
16. Painted metal structural steel elements
17. Composite panels
18. Wood veneer sandwich panels
19. Solid synthetic rain screen panels
20. Metal or composite louvers
21. Metal or composite sun shading devices
22. Board-formed architectural concrete specialty structures
23. Cement Board Siding Panels (i.e. Hardie Panel)

This list is intended to give a little broader definition to the term “contemporary design”, to be able to humanize what some may perceive to be a harsh, inhospitable style type.



Material examples

SECTION 7

ARCHITECTURE

ARCHITECTURAL EXAMPLES

Stone should be locally produced material. Manufactured stone is prohibited unless approved by the Developer.



Wood cladding may be used as an accent material covering up to 33% of the facade.



Brick should be locally produced material



Flat roofs with parapet walls are permitted.



Projecting roof sloped less than 1:10 may overhang the wall.



For multi-family buildings, metal equipment screens shall be used to screen roof-mounted equipment where the roof parapet height would otherwise extend beyond 3 feet height.



Balconies/loggias, including railings and guards, should be of wrought iron / bolt on metal



Railings



Wood Elements



Shading devices should be constructed of metal or stained wood.



Rectangular windows may be of any size and configuration. Corner windows are permitted.



Square windows are permitted.



Shutters



SECTION 7

ARCHITECTURE



East Campus Example



Senior Housing Example



East Campus Example



East Campus Example



East Campus Example



Urban Center Example





SECTION 8

Landscape & Screening

SECTION 8

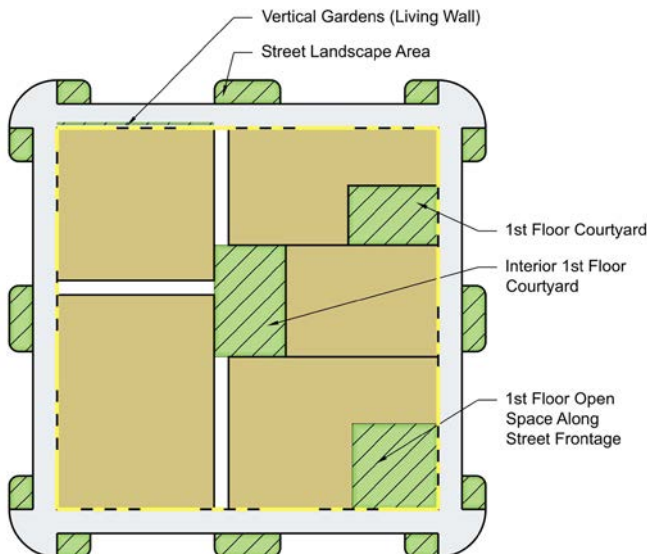
LANDSCAPE & SCREENING

Landscape areas within NorthPointe will comply with the Pflugerville UDC subchapter 11 with the following exceptions:

A) UDC 11.2 MINIMUM REQUIRED LANDSCAPE

1. Minimum percentage of lot landscape within NorthPointe (east or west) shall be 10%.
2. Overall NorthPointe West max impervious cover is 85%. Overall NorthPointe East max impervious cover is 85%.
3. Individual properties or lots may exceed 85% impervious cover.
4. The developer shall be responsible for tracking overall and individual lot impervious cover as part of the site development process. A table shall be submitted with site plan showing a cumulative calculation of impervious coverage in landscape areas.
5. Areas that are landscaped shall maximize native and drought tolerant plant selections.
6. One tree and four shrubs shall be required for every 300 square feet of landscape area (excluding rooftop gardens).
7. Areas within ROW along frontage of tract count toward the 10% required landscape area.
8. Rooftop gardens may be counted toward the 10% required landscape area.
9. Internal, external and other private, public/private or public spaces associated with the project may count toward the 10% required landscape area as long as they are located on the ground floor of the project.
10. Vertical Landscaped area shall count toward compliance. Buildings may include living walls or vertical gardens to comply with minimum landscape area requirements.
11. Maximum impervious cover shall be compiled and reported to the City on a project by project basis. It

EXHIBIT N: POTENTIAL LANDSCAPE AREAS FOR 10% COMPLIANCE



shall be maintained separately for NorthPointe West and NorthPointe East.

B) UDC 11.4 GENERAL PLANTING CRITERIA

1. Synthetic or artificial turf for lawns is allowed for non-residential or multi-family uses in areas less than 10,000 sf (contiguous) but will not count toward minimum landscape required.

C) UDC 11.5 STREETScape YARD STANDARDS

1. One (1) shade tree shall be required every 50' along the project frontage street. A 50' length from beginning of curb at intersections with streets or alleys may be removed from calculations to preserve visual and emergency access at intersections and corners.
2. Trees existing or proposed within ROW may be counted toward street tree requirements.
3. Projects that front on two streets will provide required landscaping on both frontages.
4. Street yards along 685, SH-130, and Pflugerville Parkway shall comply with UDC.

D) UDC 11.6 BUILDING FOUNDATION LANDSCAPE

1. When part of the use or purpose of a building has intended street/building interface (I.E. bar, restaurant or entertainment), a minimum 5' depth planting strip may be provided along a portion of the building to increase such public/private interface.
2. Minimum percentage of building facade requiring foundation planting equals 10% of the length of primary facade. Planting within ROW may count toward this requirement.
3. Only ornamental (type C) trees can be planted within areas with widths of 5' or less. If additional depth allows (minimum 7.5'), shade tree (type A) may be planted.
4. Above-ground planters, tree wells, vegetative roof systems or similar appropriate vertical planting methods may be used when traditional building landscaping is not feasible.

E) UDC 11.7 SURFACE PARKING LANDSCAPE

1. Parking lots consisting of less than 20 spaces are excluded from UDC landscape requirements.

11.7.1 DESIGN

- i. Islands, medians, and interior islands shall have a minimum width of 9' beginning of curb to beginning of curb to allow for 3' of potential enhanced pavers and 6' planting area.
- ii. A parking space delineated by striping may not be located more than 50' from a landscaped area with or without a tree.
- iii. A parking space may be within 50' of a landscaped area, but not within 50' of a tree. This is an acceptable condition, as long as there is a tree every 10 spaces.

SECTION 8

LANDSCAPE & SCREENING

11.7.3 REQUIRED PLANTINGS WITHIN THE LANDSCAPE ISLANDS, PENINSULAS, AND MEDIANS

- i. Only one tree is required per island or peninsula. Trees must be a minimum of 30' on center.
- ii. Where shade tree planting conflicts with street light placement or other necessary street feature, tree may be omitted.
- iii. Tree will be planted for each 10 parking spaces

F) UDC 11.8.1 SCREENING OF PARKING LOTS

1. All surface parking lots shall be screened by building, wall, fence or planting or combination thereof.

G) UDC 11.8.6 SCREENING OF STORM WATER DETENTION

1. Storm water facilities shall be made into amenities at developer's discretion and shall generally conform with UDC requirements. The enhancements may be inside, outside, or adjacent to the facility such as fields, amenities or fitness equipment to create a destination for end users at the facility.
2. Amenity and stormwater enhancements shall be designed to avoid the need for fencing, however, if fencing or screening is required alternative materials may be proposed and approved at the discretion of the planning director.



Landscaped Green Space Example



Landscaped Green Space Example

H) UDC 11.9 FENCE AND WALL STANDARDS

1. Cast-in-place concrete walls such as board-formed concrete shall be a permitted wall product.
2. Other products such as cast plastic, fiberglass or yet undiscovered materials may also be considered acceptable wall or fence products.

I) UDC 11.10 BUFFERYARD REQUIREMENTS

1. Buffering requirements are not applicable to projects or sites internal to NorthPointe.



Landscaped Green Space Example



Landscaped Green Space Example

SECTION 8

LANDSCAPE & SCREENING



Improved Public Space Example



Improved Public Space Example



Improved Public Space Example



Improved Public Space Example



Improved Public Space Example



SECTION 9

Signage & Monumentation

SECTION 9

SIGNAGE & MONUMENTATION

Signage within NorthPointe will comply with the Pflugerville Code of Ordinances with the following exceptions (See Exhibit P for Community Identity - Monuments):

A) 154.904 (Table A2) COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

1. All Signs shown as allowed or permitted within Table A2 shall be allowed or permitted within NorthPointe with the addition of electronic messaging signage with conditions noted in 154.112.

B) 154.904 (Table B2) COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

1. The maximum number of square feet shall be applied to each sign allowed per lot. The structure (building, decorative monument, pole, or other architectural feature) on which the sign is mounted shall not count toward this calculation.
2. The square footage of signage per linear feet of frontage shall not apply to projects within NorthPointe.
3. Additionally, if the building is large enough to have multiple corporations within the same building, each user, tenant, or corporation may use up to the limits above as long as the building employs clear articulation between users and the user occupies at least 33% of the building.

C) 154.904 (Table C2) COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

1. Square footage of any individual sign may exceed 72 square feet as long as the overall square footage of any lot does not exceed 800 square feet.

2. The height shall be a maximum of 25 feet (per note C on table 2) and shall not include the supporting structure. This height limitation shall not apply to public art or project announcement/iconic signage.

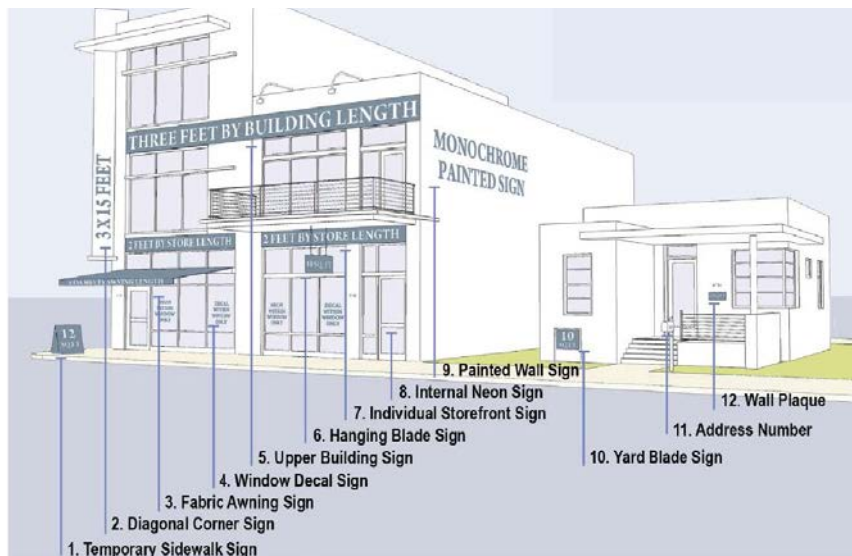
D) 154.904 (Table D1) NUMBER AND DIMENSIONS

1. The maximum sign area for marquee and projecting signs shall be 60 square feet. These signs may project into the ROW with approval and license agreement.

E) 154.904 (Table E2) NUMBER AND DIMENSIONS OF CERTAIN INDIVIDUAL SIGNS BY SIGN TYPE

1. In referencing Exhibit P this section (Community Identity - Monuments) the notation Ma references major monumentation. This symbol is representative of an iconic artistic project announcement. Which may be the basis for a series of public art pieces throughout NorthPointe.
2. The notation Mi references minor monumentation. This symbol is a representative of a family of signs related to the Ma signs but on a much smaller scale.
3. Height of major monumentation shall be no greater than the tallest allowable building height within NorthPointe. It shall only contain NorthPointe or project named signage and/or associated logo or icon symbol.
4. The maximum height of minor monumentation shall be 25'. Maximum square footage of signage area shall be 72 square footage per table C2. The structure itself will not count toward square footage calculation.
5. Major monumentation shall not contain tenant, user, commercial signage or other messages apart from the structure itself, the project name or logo as referenced above.
6. Tenant signs may be allowed on minor monumentation.

EXHIBIT O: SIGNAGE DIAGRAM



SECTION 9

SIGNAGE & MONUMENTATION

SIGNAGE IN N2 AND MIXED USE

F) ATTACHED SIGNS

Four types of attached storefront signs are permitted: the band sign, the window sign, the painted wall sign and projecting sign (See Exhibit O):

1. Band signs consist of a band of lettering across the entire width of the building. If lit band signs may be back-lit, front-lit, internally lit, liquid crystal display (LCD) or plasma screen. Band signs shall not be installed less than 9 feet above the sidewalk.
2. Window signs may be neon behind the glass, or, paint or vinyl applied directly to the glass. Neither shall be mounted on opaque signboards. The height of any window sign is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins; unless approved by the Developer. The width of any window sign is limited to 90 percent of the width of the glass in the sash where the sign is installed. Signs may not be affixed with any temporary means to the exterior nor the interior of glass surfaces.
3. Signs painted on building walls may be permitted subject to compliance with UDC for the intent and purpose of the sign.

4. Projecting Signs. Two types of projecting signs are permitted: blade signs and vertical signs.
 - i. Blade signs projecting from the wall may project a maximum of 5 feet. The top of the blade sign shall be a minimum of 9 feet above the sidewalk. Blade signs shall be no more than 18 inches wide nor project more than 5 feet from the wall. In addition, brackets or other suspension device shall match the sign style and shall not be computed as part of the allowable size of the sign.
 - ii. Vertical Signs are permitted. They may project perpendicular from one side of the building or at a 45 degree angle to the corner. Vertical signs shall be mounted a minimum of 9 feet from the sidewalk, measured to the bottom of the sign. Vertical signs shall be mounted 3 feet maximum away from the exterior wall of the building and shall be maximum of 3 feet wide.



Directional Signage Examples



Directional Signage Examples



Monument Signage Examples



Building-Mounted Signage Examples

SECTION 9

SIGNAGE & MONUMENTATION

EXHIBIT P: COMMUNITY IDENTITY - MONUMENTS



- Locations are conceptual in nature. Locations, numbers, and types of signage may be changed at the Developer's discretion.
- All monumentation and signage interior to the project are permitted at the Developer's discretion.
- Temporary signage is permitted at the Developer's discretion.



Major Monument Example



Minor Monument Example

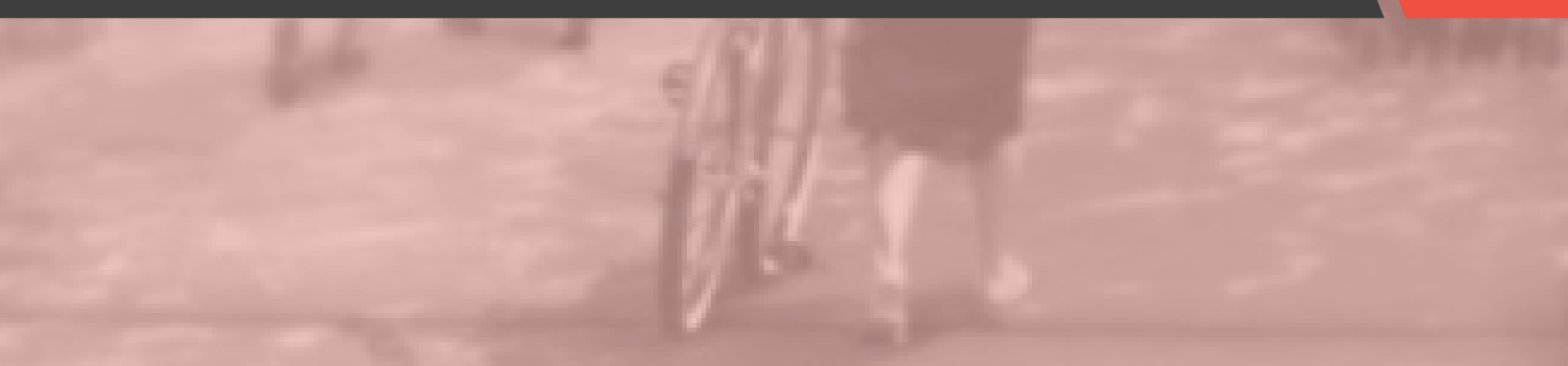


Minor Monument Example



SECTION 10

Lighting



SECTION 10

LIGHTING

Lighting within NorthPointe will comply with the Pflugerville UDC with the following exceptions:

A) UDC 13.3.2 FIXTURE HEIGHT

1. For the purpose of NorthPointe, only areas designated N1 shall be considered residential. Mixed use or multi-family buildings and projects shall follow standards meant for “commercial zoning”. Pedestrian and enhanced lighting may be supplemental or replace street lights in some cases as long as foot candle and other requirements are met.

B) UDC 13.5 ILLUMINATION REQUIREMENTS

1. Uplighting, wall wash and building wash lighting is allowed as long as the trespass of light above the roof line is blocked by building or other structure.
2. Horizontal light trespass requirements are only applicable at the perimeter and adjacent to N1 uses within NorthPointe.
3. There will be exemptions for uplighting in the following cases:
 - Festival Lighting
 - Pedestrian Pole Lighting
 - Decorative Poles
 - Safety Features
 - Parking Features
 - Playscapes
 - Other innovative solutions that relate to Health, Safety and Welfare.

C) UDC 13.6.1 (B) ARCHITECTURAL LIGHTING

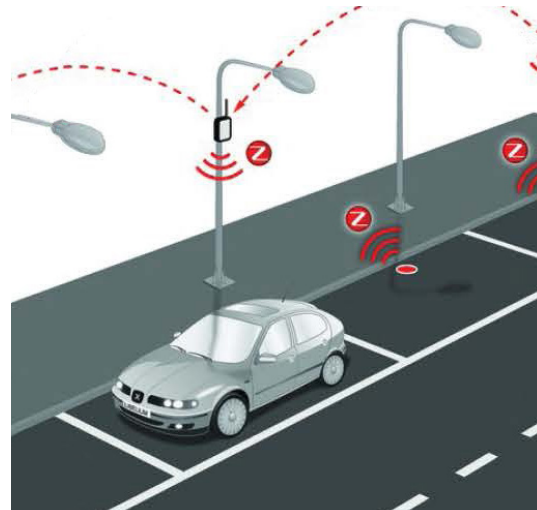
1. Fixtures used to accent building architectural features may shine upward as long as the light is cut off by roof, building or other building appurtenance.

D) UDC 13.8 STREET LIGHTS

1. Lighting for streets may be provided by a number of sources including street lamps, building mounted fixtures, fixtures hung over streets or other alternative mounting options as long as the foot candle criteria and safety criteria are met.
2. Outdoor performance and theatrical lighting are exempt from these or any lighting requirements except trespass into residential (N1) or adjacent properties outside of NorthPointe. This exemption is limited to designed stage performance areas. Lights must be pointed interior to NorthPointe.
3. Street lights in the various land use areas shall be selected from a family of decorative options to create and enhance the pedestrian experience. The intent of the selection would be to create a cohesive district within the land use area, as well as create a consistent look and feel with fixtures that may have different heights or purpose in other parts of NorthPointe.



Smart Lighting Example



Smart Street Lamps Example

A blurred, grayscale photograph of a busy city street. On the left, there is a multi-story building with a white awning. Pedestrians are walking on the sidewalk, and a person is riding a bicycle. The background shows more trees and buildings, creating a sense of a vibrant urban environment.

SECTION 11

Resource Management

SECTION 11

RESOURCE MANAGEMENT

One of the goals of NorthPointe is to set a new standard for dense urban development in Pflugerville. In keeping with this goal, site plans for projects within NorthPointe are permitted to use best practices to reduce waste and conserve resources from initial construction through use, operation and lifecycles of the project's improvements.

When building, project developers are encouraged to follow the principles and practices of SMART CITY INITIATIVES, LEED and SITES or other sustainable building practices as practical on a specific project and for NorthPointe in general.

In keeping with these goals, projects permitted within NorthPointe shall apply at least two (2) of the practices listed below.

- Water harvesting
- Reuse water from condensate
- Use of native and adapted plants
- Location near transit (possible park and ride)
- LED and other energy conserving measures
- Green roofs for thermal, recreational, and water harvesting purposes
- Source building materials locally
- Seek out efficient, new, or net zero practices whenever possible
- Promote integrated pest management on landscape and building maintenance

NorthPointe construction practices should strive to be an example of how to build a quality development with net zero or environment neutral impact by any mean available and practical measured from an return on investment of 5-20 years.



Smart city



Air quality



Renewable energy



Bioreactors



Shading



Pedestrians



Open spaces



Bio-comfort



Community



Mixed-use



Urban agriculture



Surface runoff



SECTION 12

Definitions

SECTION 12

DEFINITIONS

“**A Street**” means the portion of a street that is the primary frontage for an adjacent structure.

“**B Street**” means the portion of a street that is the secondary frontage for an adjacent structure.

“**Band Sign**” means a sign that consists of a band of lettering across the entire width of a structure.

“**Blade Sign**” means a projecting sign mounted on a building façade, as depicted in Exhibit O.

“**Checkerboard**” means a cost efficient multi-family building. By maximizing the thresholds of the IBC and ADA codes, each building is home to 12 units using a single, open staircase for circulation. Elevators are optional. Parking is accommodated in well-planted gravel surface lots, which are masked by garage/accessory units.

“**City**” means the city of Pflugerville, Texas.

“**Civic Space**” means outdoor areas consisting of lawns, courtyards, light commercial uses all of which are open to the public. Civic spaces are an extension of the community where celebrations are held and social and economic exchanges take place.

“**Commercial Liner**” means a perimeter block type where the structure masks a parking lot in the center. The ground floor can be used for parking, with the buildings having commercial uses such as retail, office or restaurants.

“**Comprehensive Plan**” means the Pflugerville 2030 Comprehensive Plan.

“**Cultural Enhancements**” means improvements to the experience and standard of living within the project that may include, but is not limited to, theatrical spaces, artistic spaces, or other similar civic or cultural uses.

“**Developer**” means the entity primarily responsible for developing the property within the Project.

“**Development Standards**” means the standards for development that apply to the Project, as described in Exhibit E.

“**High-rise**” means a building with seven or more stories (75' or greater) and at least one elevator.

“**Major Monumentation**” means monumentation that is located in sections of the Project as identified on Exhibit P, and may include examples of unique architecture, style, and building materials unique to the area and the Project as further described in Section 9(E).

“**Mid-rise**” means a multi-story building less than seven stories (75' or less) with an elevator .

“**Minor Monumentation**” means monumentation that is located in sections of the Project as identified on Exhibit P, and may include Northpointe or Project named signage and/or associated logo or icon symbol not exceeding a height of 20 feet.

“**Northpointe East**” means the approximately 81.15 acres of land shown on Exhibit A.

“**Northpointe West**” means the approximately 38.14 acres of land shown on Exhibit A.

“**Northpointe**” or “**Project**” means a master planned, mixed use community to be located on the property described in Exhibit B.

“**Painted Wall Sign**” means a sign that is painted on the wall of a structure.

“**Park and Ride**” means the portion of Northpointe West identified on Exhibit F.

“**Permeable Pavers**” mean the process and materials of paving designed to enable infiltration of stormwater runoff, and may include surface materials including pervious concrete, porous asphalt, paving stones, or interlocking pavers.

“**Projecting Sign**” means a Blade Sign or a Vertical Sign.

“**PUD**” means Planned Unit Development, as described in the City’s UDC.

“**Residential Liner**” means a perimeter block type where the structure masks a parking lot in the center. The ground floor can be used for parking, with the buildings having habitable apartment, loft or townhome uses.

“**UDC**” means the City of Pflugerville Unified Development Code, in effect as of the effective date of this ordinance approving the Northpointe PUD.

“**Vertical Sign**” means a sign that projects vertically from the side of a structure.

“**Walk-up**” means a four to six-story building without an elevator, containing an interior stairwell.

“**Window Sign**” means a sign that adheres or is placed directly behind a window, as depicted on Exhibit O.

“**Wrapped Townhouse**” means a building consisting of residential units and/or retail wrapping around an above grade parking structure.

"Senior Housing" means housing that is age restricted to 55+ persons. It may include different housing options with varied levels of care and support such as Independent Living, Assisted Living, Memory Care, etc.

"Independent Living" means a multi-unit senior housing development that may provide supportive services such as meals, housekeeping, social activities, and transportation. From *"Elder Options of Texas"*.

