

for one or more phases is submitted and that complete applications for Preliminary Plan approval for all subsequent phases are submitted within the five-year period.

(3) A modification to an approved Concept Plan replaces the previous Plan and is valid for the term of this agreement from the date the latest modification is approved.

§ 157.540 PLANNED DISTRICTS.

(A) Minimum size. All area covered by this ALUR amendment is eligible.

§ 157.542 SH 130 AND SH 45 CORRIDOR DISTRICTS.

(E) *Form.*

(1) *Development Patterns.*

(a) *Base Development.*

(iii) *Expiration.* This ALUR Amendment is valid for the term of this agreement from the date of approval by the Commission.

Table SHC1, Lot and Block Standards

| | Base Development | | | Traditional Neighborhood Design | | |
|-------------------------------------|-----------------------|---------------------|---------------------------|---------------------------------|--------------------|---------------------------|
| | Suburban (Level 3) | Urban (Level 4) | Urban Center (Level 5) | Suburban (Level 3) | Urban (Level 4) | Urban Center (Level 5) |
| LOT | | | | | | |
| Minimum Size (square feet) | 5,175 | NA (Not Applicable) | 5,175 | - | - | - |
| BULK | | | | | | |
| Residential Dwelling Units per Acre | | | | | | |

| | | | | | | |
|---------|---|----|---|---|----|---|
| Minimum | 3 | NA | 3 | 3 | NA | 3 |
|---------|---|----|---|---|----|---|

***no other revisions to Table SHC1.**

(O) Land Use

Change Table SHC2, Permitted Uses to allow Single-Unit Detached Residential in Neighborhood Three-East (Single-Unit Detached Residential not allowed in Neighborhood Three-West), and to restrict uses in Neighborhood Two to Single-Unit Detached Residential (with the exception of a Church or public swimming pool).

Table SHC2, Permitted Uses

| | Base Development | | | Traditional Neighborhood Design | | |
|----------------------|-----------------------|--------------------------|------------------------------------|---------------------------------|--------------------------|------------------------------|
| | Suburban (Level 3) | Urban (Level 4) NA | Urban Center (Level 5) | Suburban (Level 3) NA | Urban (Level 4) NA | Urban Center (Level 5) |
| RESIDENTIAL | | | | | | |
| Accessory Unit | - | NA | P | NA | NA | P |
| Duplex Dwelling | - | NA | | NA | NA | |
| Four plex | - | NA | | NA | NA | |
| Multiple-Unit | - | NA | Limited to 22 units per structure. | NA | NA | P |
| Rowhouse | - | NA | P | NA | NA | P |
| Single-Unit Detached | P | NA | P | NA | NA | - |
| Single-Unit Attached | - | NA | P | NA | NA | P |

| | | | | | | |
|-----------------------|---|----|--|----|----|--|
| Townhouse-condominium | - | NA | P | NA | NA | P |
| Triplex Dwelling | - | NA | | NA | NA | |
| LODGING | | | | | | |
| Bed & Breakfast | | NA | - | NA | NA | - |
| Extended Care/Nursing | - | NA | P | NA | NA | P |
| Hotels/Motels | - | NA | External balconies may not face single family detached residential 3 of the following items included: pool, spa, fitness room, playground, sports court, plaza/atrium, game room, trail, conference room, full service restaurant | NA | NA | External balconies may not face single family detached residential 3 of the following items included: pool, spa, fitness room, playground, sports court, plaza/atrium, game room, trail, conference room, full service restaurant |

| | | | | | | |
|--|------------------------------|----|-------------------------------------|----|----|--|
| | | | | | | nt |
| CIVIC & INSTITUTIONAL | | | | | | |
| Civic Space | See Civic Space Requirements | | See Civic Space Requirements | | | |
| Daycare/Nursery | - | NA | P | NA | NA | P |
| Educational, elementary or intermediate | - | NA | Access from a collector or arterial | NA | NA | Access from a collector or arterial |
| Educational, high school or trade school | - | NA | Access from a collector or arterial | NA | NA | Access from a collector or arterial |
| Educational, college or university | - | NA | Access from a collector or arterial | NA | NA | Access from a collector or arterial |
| Government, General | - | NA | P | NA | NA | P |
| Parking Structure | - | NA | P | NA | NA | Principle Street Frontage limited to 30 feet |
| Place of Worship | P | NA | P | NA | NA | P |
| Swimming Pool | Access from a | NA | - | NA | NA | - |

**FALCON POINTE: ALUR 2-SOUTH
ALTERNATIVE LAND USE REGULATION DISTRICT
AGREEMENT AND RESTRICTIVE COVENANT**

| | | | | | | |
|---|---------------|----|------------------------------|----|----|----|
| | public street | | | | | |
| COMMERCIAL | | | | | | |
| Auction Sales | - | NA | - | NA | NA | - |
| Automotive Related Sales and Services | - | NA | - | NA | NA | - |
| Car Wash | - | NA | - | NA | NA | - |
| Cemetery/Mausoleum | - | NA | - | NA | NA | - |
| Commercial Garden/Greenhouse | - | NA | - | NA | NA | - |
| Commercial Amusements, Indoor and less than 2,000 square feet | - | NA | P | NA | NA | P |
| Commercial Amusements, Other | - | NA | SD | NA | NA | SD |
| Conference Center | - | NA | SD | NA | NA | SD |
| Country Club/Golf Course | - | NA | - | NA | NA | - |
| Drive Through | - | NA | To side or rear of structure | NA | NA | - |
| COMMERCIAL | | | | | | |
| Dry Cleaning, Major | - | NA | P | NA | NA | P |
| Dry Cleaning, Minor | - | NA | P | NA | NA | P |

| | | | | | | |
|--|---|----|--|----|----|--|
| Gas Pumps | - | NA | - | NA | NA | - |
| Medical Facilities or Offices Less than 10,000 square feet | - | NA | P | NA | NA | P |
| Medical Facilities or Offices Greater than 10,000 square feet | - | NA | SD | NA | NA | SD |
| Neighborhood Retail and Services | - | NA | P | NA | NA | P |
| Night Club/Bar | - | NA | P | NA | NA | P |
| Office | - | NA | P | NA | NA | P |
| Office (live/work unit) | - | NA | P | NA | NA | P |
| Pet Store, Kennel or Veterinary Clinic | - | NA | No outside runs, kennels or other similar features | NA | NA | No outside runs, kennels or other similar features |
| Print Shop, Major | - | NA | P | NA | NA | P |
| Print Shop, Minor | - | NA | - | NA | NA | - |
| Restaurant, Greater than 1,000 square feet | - | NA | P | NA | NA | P |
| Restaurant, Less than 1,000 square feet | - | NA | P | NA | NA | P |
| Retail Sales, Greater than | - | NA | P | NA | NA | P |

**FALCON POINTE: ALUR 2-SOUTH
ALTERNATIVE LAND USE REGULATION DISTRICT
AGREEMENT AND RESTRICTIVE COVENANT**

| | | | | | | |
|---|---|----|---------------------------|----|----|---------------------------|
| 1,000 square feet | | | | | | |
| Retail Sales, Less than 1,000 square feet | - | NA | P | NA | NA | P |
| Self Storage | - | NA | - | NA | NA | - |
| Sexually Oriented Business | - | NA | - | NA | NA | - |
| Theater | - | NA | P | NA | NA | P |
| INDUSTRIAL | | | | | | |
| Heavy Industrial | - | NA | - | NA | NA | - |
| Light Industrial | - | NA | - | NA | NA | - |
| Recycling Facility, Salvage Yard | - | NA | - | NA | NA | - |
| Utility | - | NA | - | NA | NA | - |
| Warehouse/Distribution | - | NA | SD | NA | NA | SD |
| Wireless Communications Tower | | NA | Maximum height is 50 feet | NA | NA | Maximum height is 50 feet |

***no other revisions to Table SHC2.**

(P) Parking and Loading.

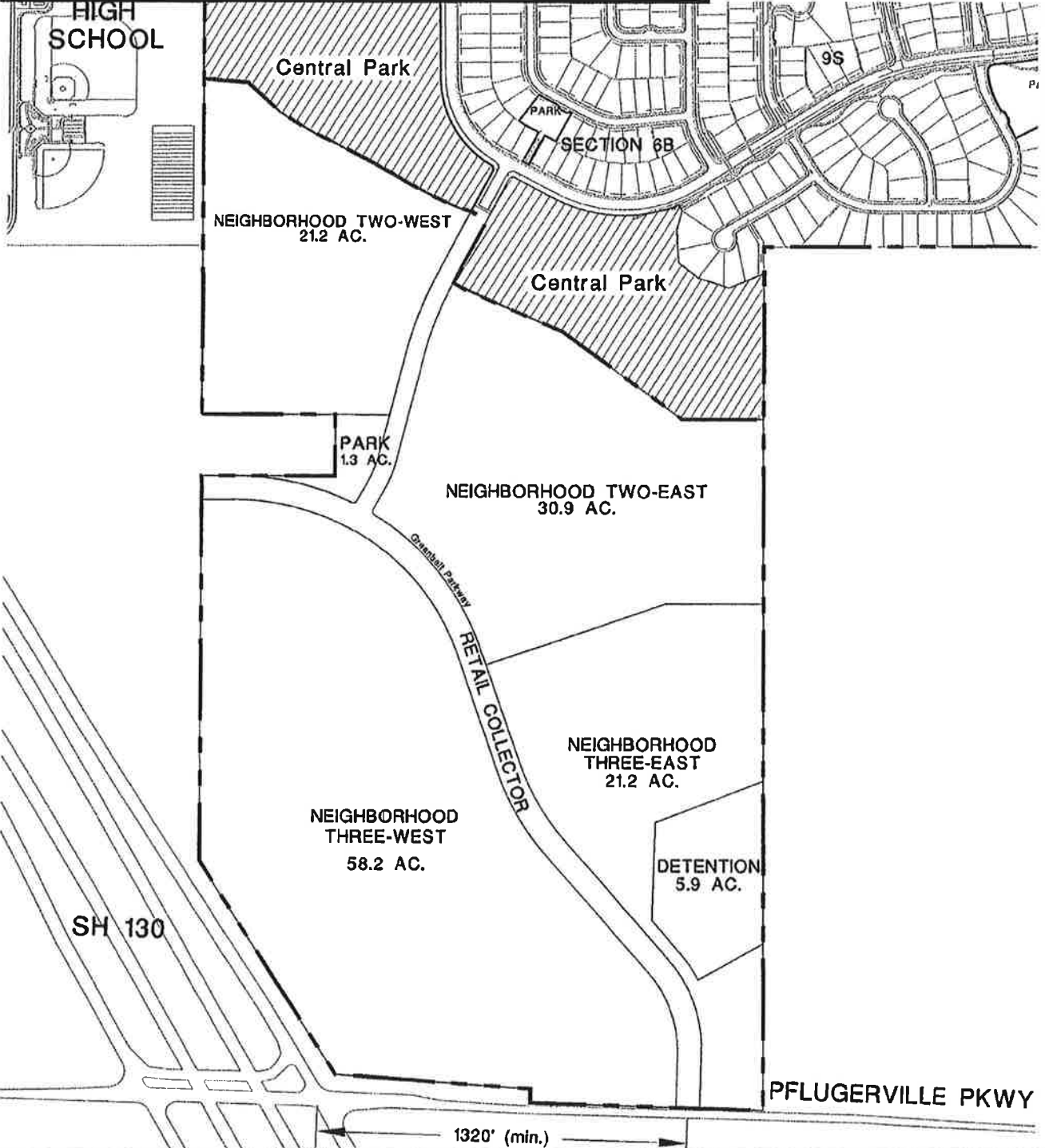
(5) On-street parking may be parallel or angled parking.

(U) Landscaping

Table SHC4, Landscaping Standards

| | | |
|--|------------------|---------------------------------|
| | Base Development | Traditional Neighborhood Design |
|--|------------------|---------------------------------|

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.



File: I:\202345\ALUR\040209 ALUR Exhibit B-2.dwg

| | | |
|---|--|--|
| <h2 style="margin: 0;">Falcon Pointe</h2> <p style="margin: 0;">Pflugerville, Texas</p> | <p>EXHIBIT B2 - CONCEPT PLAN</p> <p>SCALE : 1" = 500'</p> <p>0 250 500 1000</p> | <p style="font-size: small;">311 Congress Avenue, Suite 100 Austin, TX 78701 Tel: (512) 443-0011 Fax: (512) 495-0411 www.rviplanning.com</p> <p style="font-size: x-small;">RVI PLANNING & ENGINEERING</p> |
| | <p>DATE : 04-02-2009 NORTH</p> | |