

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, BY CHANGING THE ZONING DESIGNATION OF AN APPROXIMATE 40.360-ACRE UNPLATTED TRACT IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, FROM CORRIDOR URBAN LEVEL 4 (CL4) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD), TO BE KNOWN AS THE PFLUGERVILLE FARMS PUD REZONING (REZ1810-01); 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 zoning of approximately 40.360 acres from Corridor Urban Level 4 (CL4) District to 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 Planning and Zoning Commission held a public hearing on May 6, 2019, 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 5-0; 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 Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, to change the base zoning district of the property described in **Exhibit A** from Corridor Urban Level 4 (CL4) District to Planned Unit Development (PUD) District, as provided herein.

The property described herein may be developed and used in accordance with the Development Standards established for the Pflugerville Farms Planned Unit Development, as described herein as **Exhibit B**, as applicable, and all other applicable ordinances of the City. Where the Development Standards established for the Pflugerville Farms 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 _____, 2019.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

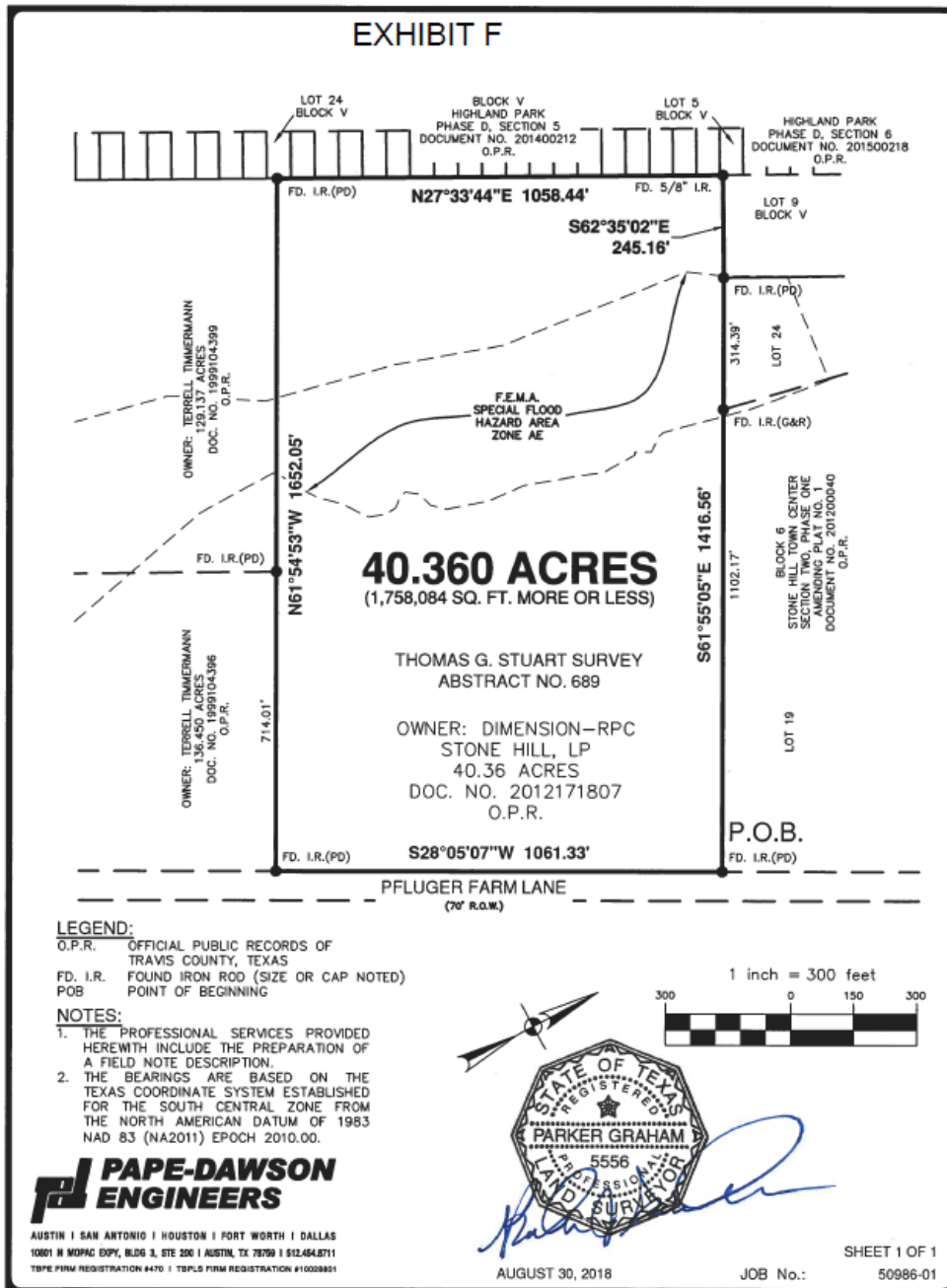
ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"





FIELD NOTES
FOR

A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 40.360 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING a ½" iron rod with cap stamped "Pape-Dawson" found on a point in the westerly right-of-way line of Pfluger Farm Lane (70' right-of-way width), said point being the southeast corner of Lot 19, Block 6, Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, a subdivision according to the plat recorded in Document No. 201200040 of said Official Public Records, same being the northeast corner of said 40.360-acre tract, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE with the westerly right-of-way line of said Pfluger Farm Lane, same being the easterly boundary line of said 40.360-acre tract, **S 28°05'07" W** for a distance of **1061.33 feet** to a ½" iron rod with cap stamped "Pape-Dawson" found on a point being the northeast corner of a Remnant Portion of a called 136.450-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104396 of said Official Public Records, same being the southeast corner of said 31.090-acre tract, also being the southeast corner of said 40.36-acre tract, for the southeast corner hereof;

THENCE departing the westerly right-of-way line of said Pfluger Farm Lane, with, in part the northerly boundary line of the Remnant Portion of said 136.450-acre tract and, in part, the northerly boundary line of a Remnant Portion of a called 129.137-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104399 of said Official Public Records, same being the southerly boundary line of said 40.360-acre tract, **N 61°54'53" W** for a distance of **1652.05 feet** to a ½" iron rod with cap stamped "Pape-Dawson" found on a point in the southerly boundary line of Lot 24, Block V, Highland Park, Phase D, Section 5, a subdivision according to the plat recorded in Document No. 201400212 of the Official Public Records of Travis County, Texas, said point being the southwest corner of said 40.36-acre tract, for the southwest corner hereof;

THENCE departing the northerly boundary line of said Remnant Portion of a 129.137 acre tract, with the southerly boundary line of said Highland Park, Phase D, Section 5, with the southerly boundary line of a called Highland Park, Phase D, Section 6, a subdivision according to the plat

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recorded in Document No. 201500218 of the Official Public Records of Travis County, Texas, **N 27°33'44" E** for a distance of **1058.44 feet** to a 5/8" iron rod found on a point in the southerly boundary line of Lot 5, Block V, of said Highland Park Phase D, Section 6, same being the southwest corner of Lot 9, Block V, of said Highland Park Phase D, Section 6, said point being the northwest corner of said 40.36-acre tract, for the northwest corner hereof;

THENCE departing the southerly boundary line of said Lot 5, with the southerly boundary line of said Lot 9, same being the northerly boundary line of said 40.360-acre tract, **S 62°35'02" E** for a distance of **245.16 feet** to a 1/2" iron rod with cap stamped "Pape-Dawson" found on a point being the southeast corner of said Lot 9, same being the southwest corner of Lot 24 of the aforementioned Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, for an angle point hereof;

THENCE with, in part, the southerly boundary line of said Lot 24 and, in part, the southerly boundary line of the aforementioned Lot 19, same being the northerly boundary line of said 40.36-acre tract, **S 61°55'05" E** for a distance of **1416.56 feet** to the **POINT OF BEGINNING** and containing 40.360 acres of land in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 30, 2018
JOB No.: 50986-01
DOC.ID.: H:\survey\CIVIL\50986-01\Word\EX50986-01 40.360 acre tract.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



EXHIBIT “B”

**PFLUGERVILLE FARMS
PUD**

Planned Unit Development

April 2019

DEVELOPMENT STANDARDS

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Exhibit EParkland Dedication Tabulations

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Exhibit I.....Walkable Plan

GENERAL REQUIREMENTS

1. Purpose and Intent

These Development Standards describe the Planned Unit Development requirements (the “PUD”) for The Pflugerville Farms Development (PFD). This re-zoning allows for a roughly 40-acre parcel within CL4 zone to be developed into a two-phase multi-family development with a use restricted third phase at the western end provided as a sensitive transition between said multi-family and existing single-family to the west. See EXHIBIT D and F for site location map and Survey respectively.

2. Development Plan

PFD will be a unique development, creating an urban walkable feel. It will consist of a multi-family development fronting the existing Pfluger Farm Lane, South of an existing multi-family development, and along a proposed urban private drive with a restricted use phase to the west creating a transition along the existing single-family development to the west. See EXHIBIT A depicting the site plan and EXHIBIT I showing walkable nearby areas. The community is designed to meet the market demand for a “walkable urban” type community, to include longer multi-family buildings in proximity to and fronting streets with parallel parking, meandering walkways, community amenities and walkway connections to a proposed parkland dedication area with a trail system which would connect to an existing trail and parkland to the north and allow for future connections to the south.

The proposed development is complimentary to the surrounding adjacent residential and commercial areas. PFD is adjacent and south of an existing apartment facility; east of an existing single- family development; north of a proposed multi-family development (Stone Hill); southwest of an existing commercial development, west of a proposed commercial development (Pfluger Haus). See Exhibit I for reference.

The development plan incorporates the following goals:

- a. To create a walkable, community offering an urban type feel.
- b. To provide connections to existing dedicated parkland through proposed walkways and trail system within a large dedicated parkland
- c. To provide shared amenities throughout the three phases
- d. To provide a restricted transition use bordering the existing western single-family development that otherwise might not exist under the current CL4 (UDC)
- e. To match multi-family land use to the north

3. Parkland Dedication & Park Development Fee

Parkland dedication will be provided per EXHIBITS A and E. The entire 100-Year AE Flood Zone (FIRM) will be dedicated as parkland. Additionally, a strip of land along the north side of Phase Three will be dedicated in order to connect the proposed park area to the existing dedicated parkland to the north. Because only half of the parkland dedicated within the flood plain can be counted toward the parkland dedication requirements, per the UDC, there will be fees paid in lieu of the land if not dedicated. The fees paid will be similar to as indicated in EXHIBIT E but subject to changes depending on the use of Phase Three, and the final designs for all three phases.

A parkland development fee will also be required and is depicted in EXHIBIT E. The amount of the fee per the UDC and ultimate population increase, will be offset by the construction cost expended by the development to construct the trail system similar to what is shown in EXHIBIT G. The extent of the trail system constructed will be limited to the amount of the final parkland development fee as determined during the site development and platting stages.

The park dedication, park development fees/constructed amenities and fees in Lieu of shall occur during the development of Phase One of the project.

4. Architectural Design

The architectural design for Phase One and Two is an approachable street side connected urban concept. The development will include modern amenities. Featured outdoor areas with a large open courtyard, contemporary swimming pool, cabana and lounge area, plus a barbeque pit complete with entertainment area. The apartment properties are pet friendly and will include a dog park with benches and dog fountain. All building structures shall comply with and or exceed architectural requirements of the Unified Development Code (UDC), except the overall building length maximum of 200 feet requirement. Building Type 1A will be 300 feet in length. This allows the larger buildings to parallel the drive and creates connectivity with accessible convenient entries. Phase Three will comply with The City of Pflugerville Standards. See EXHIBIT A for conceptual site layout and EXHIBIT B for proposed elevations.

5. Vehicular and Pedestrian Circulation

Vehicular traffic can access the three phases via a private driveway. Phases One and Two will have the same private driveway access but will include two gated driveways directly from Pfluger Farm Lane. The main entrances to the multi-family phases provided from the private driveway will include a roundabout with architectural features complimenting the building architecture along with complimentary features.

Both Pfluger Farm Lane and the private driveway will contain sidewalks extending to Phase Three with connections to the trail system extending north and connection to existing dedicated parkland and extending south for future connections. The parkland non-roadside trail system within the dedicated parkland will be a ten-foot wide asphalt trail and be constructed during Phase One construction. See EXHIBIT G for depiction.

The driveway network connection to Pfluger Farm Lane is subject to City spacing requirements and not vested/established by the PUD.

Private drive and adjacent sidewalks will be extended through the floodplain during the

construction of Phase One. Roadway sidewalk locations may vary within the buffer shown in Exhibit C due to unforeseen conflicts with above ground utilities or other constraints.

Sidewalks will be provided throughout the development of Phase Three.

6. Building and Unit Data

Phase One and Two

The multi-family unit buildings proposed within Phase I & II will be three stories and have a maximum height of 50 feet to top of highest ridge line along roof. The three story multi-family buildings along Pfluger Farm Lane and shared private drive will be within 25 feet to 30 feet. Along building exteriors there will be accessible covered breezeway entries within every 125 feet of building length. Street side sidewalk access will be within 25 feet of building breezeway entrances. The patios along drives will have gated stooped entries where grade benefits for additional connectivity. Interior tuck under garages will have access from garage parking directly to breezeway corridor doors. Building façade horizontal articulation will rise at least 5 feet every 50 feet of building length and rise a minimum of 8 feet every 125 feet of building length. Roof vertical articulation at eaves will occur at least 5 feet within 50 feet of building length and minimum 8 feet every 125 feet of building length.

Material articulation will occur up and down along façade at least 5 feet along every 50 feet of building length. Exterior materials must be at least 80% earth toned with an optional 20% of accent colors for additional architectural feature. Primary materials for the multi-family buildings to be brick, stone and stucco with secondary accent materials to be fiber cement, metal and wood.

The buildings include unique floor plan layouts and mix of one, two and three-bedroom units. Each layout features an open design concept with expansive kitchen/ bar area,

adequate storage and natural open-air feel. Each unit will showcase large windows, clean finishes, sleek new appliances and large outdoor area patios overlooking the property. See EXHIBIT B for building elevation examples. Potential corner retail locations are depicted in Exhibit H.

Phase Three

Phase 3 could be a variety of uses as outlined in Section B.1 of this document. Phase 3 design will meet City requirements and will be provided to the City at the time of design for staff approval.

Phase Three will be designed in accordance with CL4 zone design requirements outlined in the City Unified Development Code, including but not limited to buffer yard requirements, height limitations, setbacks, architectural design, landscaping and lighting.

7. Building and Fire Code

Nothing provided herein shall exempt compliance with all applicable building and fire code requirements. A temporary City Fire Department approved turnaround will be required west of the proposed permanent round-a-bout, location to be determined during the design stage.

8. Landscape Architecture

The overall landscape will consist of primarily native Texas plant material to encourage water conservation. Those areas where standard turf grass normally would be planted, a drought tolerant Buffalo Grass or similar will be installed. To help enhance the urban feel of the project, eight-foot wide minimum sidewalks will be included along Pfluger Farm Lane and along the north and south sides of the proposed private road from Pfluger Farm Lane through the parkland dedicated land to Phase Three. The walkway will continue through the parkland up to the Phase III development. Parkways will incorporate street trees, spaced appropriately and meet City of Pflugerville codes. See EXHIBITS G and H

for details.

The main entry will help encourage the urban feel of the community with the inclusion of trees within grates. The introduction of street furniture, such as benches, trash receptacles, and decorative light fixtures will give the entry a plaza-like feel. The street furniture would possibly continue along the main street, expanding the urban walkable concept. Further tying the communities together will be periodic intervals of enhanced paving within the street created with stamped concrete or interlocking pavers.

Central to the project is the roundabout, a large island with rolled curb and raised planter. Signage will be included announcing the different residential properties within the community. As an icon to the development, a significant tree will be planted within the raised planter. If there is an on-site tree that can be relocated economically and has the aesthetic value of a focal tree, the Heritage Tree would become a historical reminder of the past.

Each individual community will be walkable with standard 4-foot wide sidewalks within the interior. Recreation areas will be provided with amenities ranging from pools, barbeques and dining areas, cabanas, as well as lounging and gathering spaces. Areas for socializing will also be incorporated with the inclusion of dog parks and open green spaces with benches. Private access from each development to the parkland will encourage exercise and provide an expanded landscape for the residents.

9. Consistency with Comprehensive Plan and Unified Development Code

The Pflugerville Farm Apartments are designed as a high quality, compact, walkable mixed-use community consistent with the goals and policies of the Comprehensive Plan and Unified Development Code (the “UDC”) of the City of Pflugerville (The City). Development shall be approved in accordance with the City of Pflugerville Unified Development Code CL4 Zoning District regulations (unless otherwise referenced within

PFLUGERVILLE FARMS – PUD (50986-01)

the UDC calibrations section of this document), the Engineering Design Manual, the Building and Fire Codes and all other applicable codes and ordinances unless otherwise stated within this ordinance. Where an unintentional conflict between this PUD and other regulations, codes or ordinances may occur, the PUD shall prevail.

As the development is implemented, adjustments may be needed to implement the vision of the development. The following shall serve as a guide to minor and major amendments:

Minor changes, revisions, and modification to these development standards and exhibits that do not substantially change the intent of the development may be approved administratively by the City Staff, if the City Staff determines in its sole and absolute discretion to be a minor change, revision, or modification. Examples of minor changes, revisions, or modifications may include but are not limited to: minor street/drive alignments, density decreases, utility location and easements, minor adjustments to parkland dedication, architectural standards establishing an enhanced architectural appearance not otherwise achievable under the specified code references (City Staff may defer to the Planning and Zoning Commission to consider the proposed architecture).

Density adjustments between Phase One and Two can be made under a minor modification as long as the overall density remains among the two phases remains consistent.

A major change and revision is any item the City Staff determines to be a major change or revision, and must be approved in accordance with the City's procedures for amendments to the PUD process. Examples of major changes may include reconfiguration of the proposed layout, increases in density, change in use, etc.

10. Subdivision and Phasing

The Project shall be developed in no more than three (3) phases. Phases One and Two will include the multi-family development. The private roadway, walkways and trail system will be constructed during Phase One of the development. Phase Three will consist of the restricted transitional development. Phases may be constructed out of numerical order, although as part of any initial phase, the property shall require development of the full extent of the private roadway through the parkland with all walkways, park dedication and trail system.

Parkland will be established as lots with the subdivision process and public access will be required to be provided to and across the lots via a public access and utility easement as shown on EXHIBIT A. The parkland lots will be conveyed as normal by deed per Subchapter 14 of the Pflugerville UDC. The easement will be depicted on the final plat or via separate instrument for purposes of identifying how long term maintenance will be assessed/established.

Nothing provided herein shall exempt compliance with minimum subdivision requirements

11. Shared Maintenance and Access

The private roadway and utilities will be contained within access and utility easements. Use and maintenance of the roadway and utilities will be shared among the three lot owners via property agreement/homeowner association.

B. UNIFIED DEVELOPMENT CODE CALIBRATIONS

Development uses shall comply with the Corridor District CL4 zoning category described in the City of Pflugerville Unified Development Code (the “UDC”) as amended, or as otherwise referenced or described as follows:

1. Subchapter 4, 4.2-Land Use

Permitted Uses: Uses listed below have been modified from the CL4 District in order to ensure an appropriate transitional use is established between the proposed multi-family and existing single-family to the west. The allowable uses are the following:

Phase Three Development

- Assisted Living
- Condominium
- Skilled nursing/nursing home (convalescent)
- Park and Playground
- Personal Services
- Place of Worship

Phase Three restrictions:

- For the purposes of this planned development, a “condominium” means a dwelling unit with an arrangement under which a tenant in (i) attached single family dwelling units, or (ii) a complex of single family detached dwelling-style units all located on a lot or a separate building tract, holds the full title to a unit and has a joint ownership in the common grounds.
- Maximum height of two stories.
- Densities for condominiums are restricted to a maximum of 10 units per acre with no minimum density requirements.
- The condominium use shall adhere to the City of Pflugerville Unified Development Code design standards excepting the restrictions indicated in this section and that the minimum rear yard building setback will be 30 feet. Buffer yards shall not be required for a detached or two-unit attached condominium. All other allowable uses in Phase Three, as it pertains to improvements near the western boundary adjacent to the existing single family-residential, will require a 30-foot minimum setback and

buffer yard.

- Vehicular access from the Property to the Highland Park neighborhood is prohibited.

Phase One and Two Developments

- Multi-Family
- Restaurant and Retail Sales and Services

Within each phase, restaurant and retail sales and services may be added as a use, should market conditions warrant and at the sole discretion of the owner.

2. Subchapter 4, 4.4 Corridor Districts-Development Regulations

Permitted Building Length: *Multi-Family Building Length has been modified to 300 feet maximum for Building Type 1 A as depicted in EXHIBIT A.*

3. Notwithstanding any regulations to the contrary in the UDC, the following number of units are permitted on the Property:

- 473 multi-family units in Phases One and Two; and
- assisted living, condominium, and/or skilled nursing/nursing home (convalescent) units in Phase Three per the Pflugerville UDC.

SITE MEETS ALL CURRENT CODE REQUIREMENTS
EXCEPTION: 200' MAX BUILDING LENGTH
CURRENT BUILDING LENGTH - 295'

BUILDING KEY

BUILDING NUMBER
 BUILDING TYPE
 PARKLAND DEDICATION

SITE DATA

SITE ACRES	15.09
PHASE ONE	14.28
PHASE TWO	10.39
TOTAL SITE ACRES	40.36
SITE UNITS	
PHASE ONE	
1 BED	(55%) 145
2 BED	(45%) 9
3 BED	(02%) 4
TOTAL	258
PHASE TWO	
1 BED	(63%) 136
2 BED	(35%) 75
3 BED	(02%) 4
TOTAL	215
TOTAL SITE UNITS	473
SITE DENSITY	
PHASE ONE	17.10
PHASE TWO	15.06

PHASE ONE DATA

PARKING TABULATION	
PARKING REQUIRED	218
TOTAL PARKING	1,514(5)
1.5 PER 1 BED	16
2 PER 2 BED	21(3)
2.5 PER 3 BED	2,484(4)
TOTAL REQUIRED	468
GARAGES REQUIRED	129
1 PER 1.5 TUCK UNDER	65
50% TUCK UNDER	
(NO TANDEM SPACES PROVIDED OR COUNTED TOWARD TOTALS)	
PARKING PROVIDED	
UNCOVERED SPACES	334
TOTAL GARAGE	129
GARAGE TUCK UNDER	75
DETACHED GARAGE	54
PARALLEL SPACES	16
TOTAL PARKING PROVIDED	479
PARKING RATIO	1.86

PHASE TWO DATA

PARKING TABULATION	
PARKING REQUIRED	204
TOTAL PARKING	1,513(6)
1.5 PER 1 BED	21(3)
2 PER 2 BED	10
2.5 PER 3 BED	2,484(4)
TOTAL REQUIRED	383
GARAGES REQUIRED	108
1 PER 1.5 TUCK UNDER	54
50% TUCK UNDER	
(NO TANDEM SPACES PROVIDED OR COUNTED TOWARD TOTALS)	
PARKING PROVIDED	
UNCOVERED SPACES	281
TOTAL GARAGE	108
GARAGE TUCK UNDER	75
DETACHED GARAGE	33
PARALLEL SPACES	16
TOTAL PARKING PROVIDED	385
PARKING RATIO	1.79

SITE PLAN REPRESENTS THE INTENT OF THE DEVELOPMENT AND IS SUBJECT TO MINOR CHANGES AS THE PROJECT MOVES THROUGH THE PLATTING AND DEVELOPMENT PROCESS

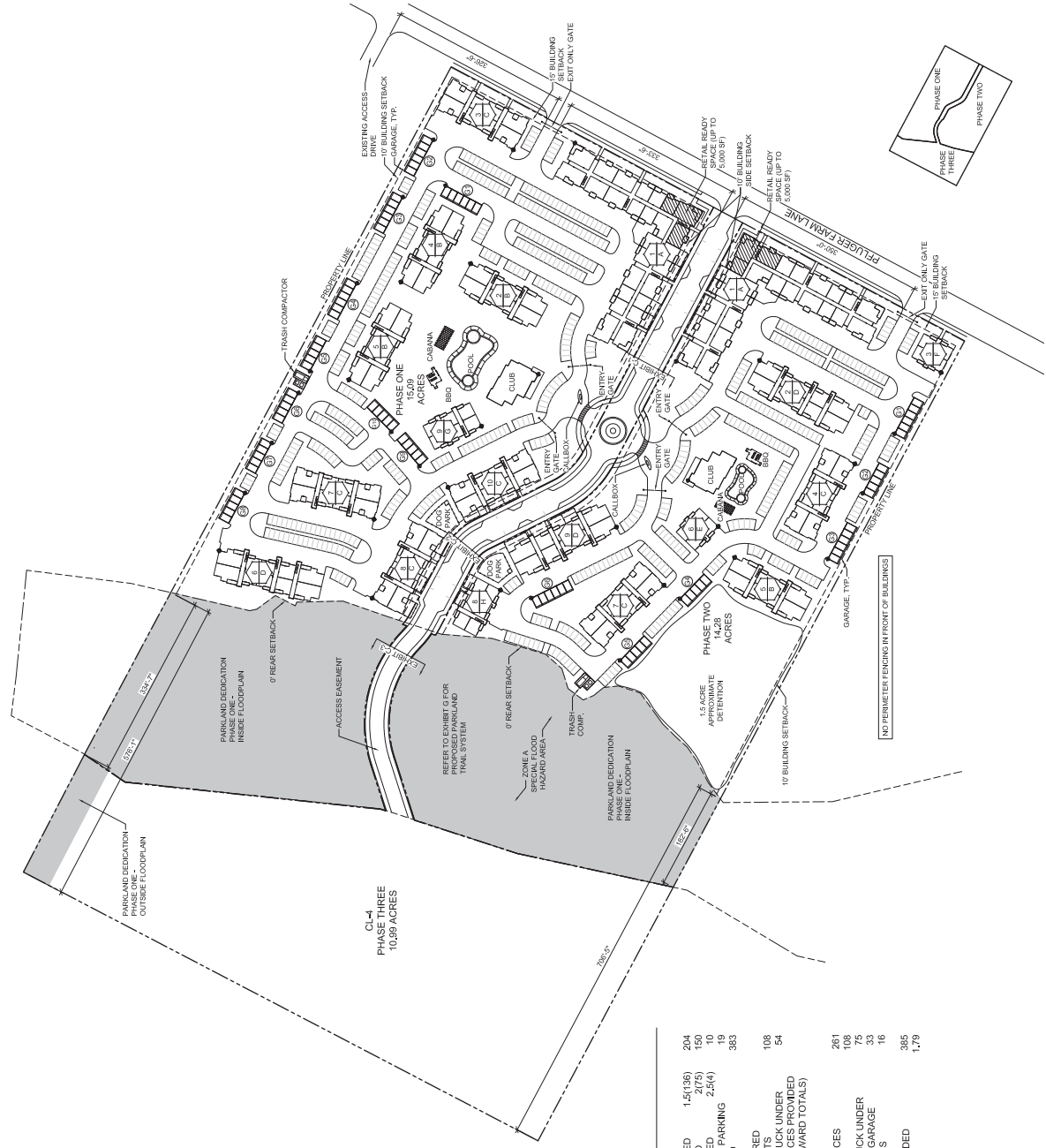
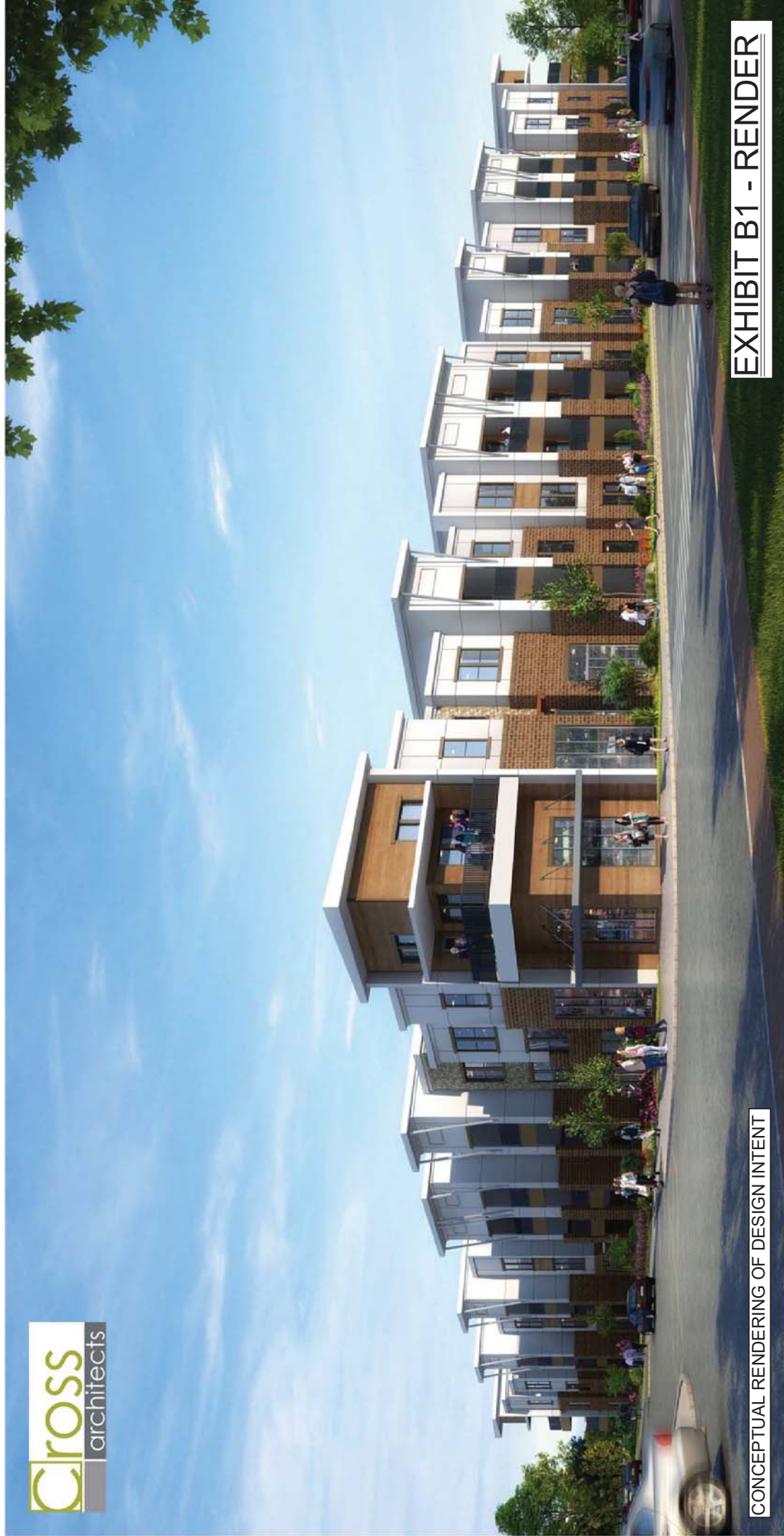


EXHIBIT A
SCALE 1" = 200' - 0"



CONCEPTUAL RENDERING OF DESIGN INTENT

EXHIBIT B1 - RENDER



TYPICAL BUILDING ELEVATION - INTERIOR DRIVE



TYPICAL BUILDING ELEVATION - PUBLIC DRIVE



TYPICAL BUILDING ELEVATION - PRIVATE DRIVE

MATERIAL PERCENTAGES TABLE

SYM.	MATERIAL	PRIVATE DRIVE		PUBLIC DRIVE		INTERIOR DRIVE	
		S.F.	PERCENT	S.F.	PERCENT	S.F.	PERCENT
[Brick]	BRICK	2,349	43%	1,827	35%	1,283	40%
[Natural Stone]	NATURAL STONE	550	10%	618	12%	603	19%
[Stucco]	STUCCO	2,023	37%	2,200	42%	1,188	37%
[Fiber Cement]	FIBER CEMENT	559	10%	537	10%	139	4%
	TOTALS	5,481	100%	5,182	100%	3,213	100%



EXHIBIT C-1

streetplan.net

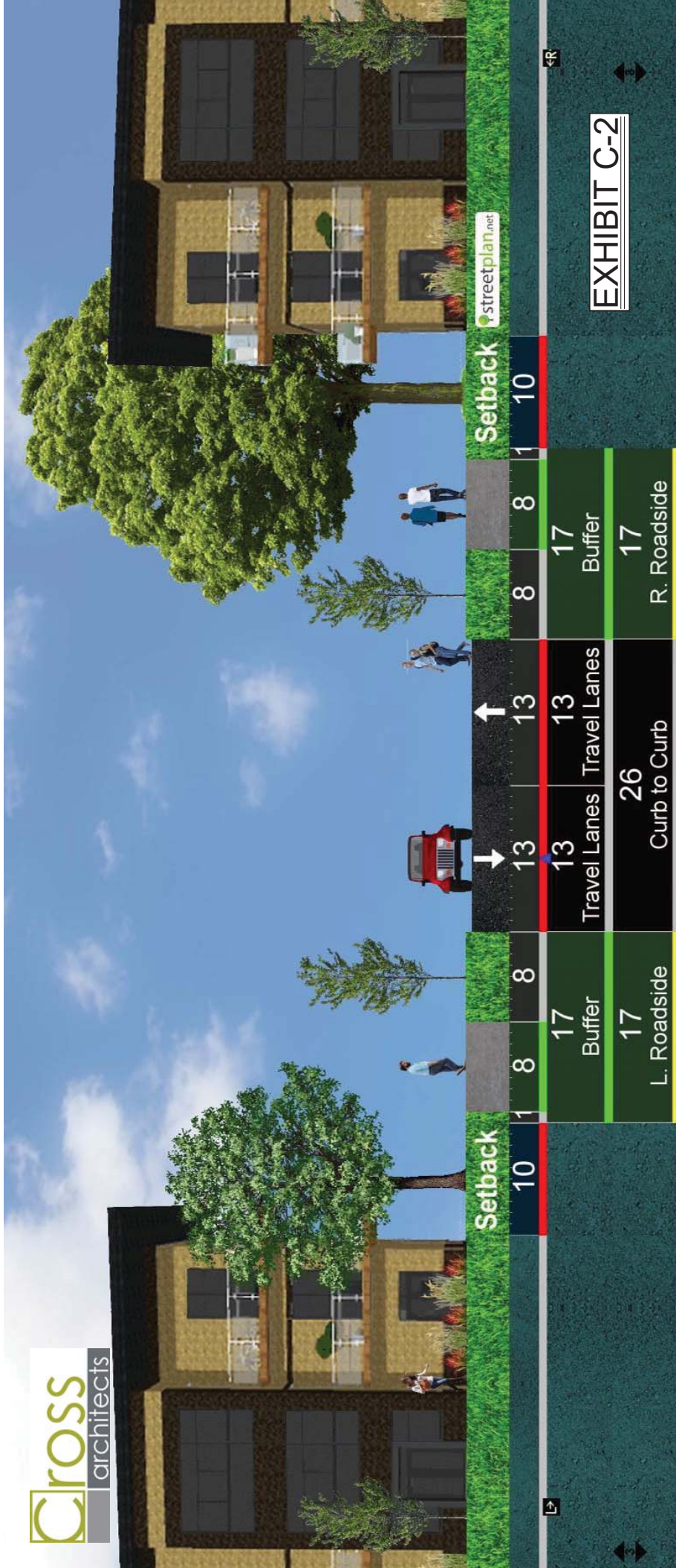


EXHIBIT C-2

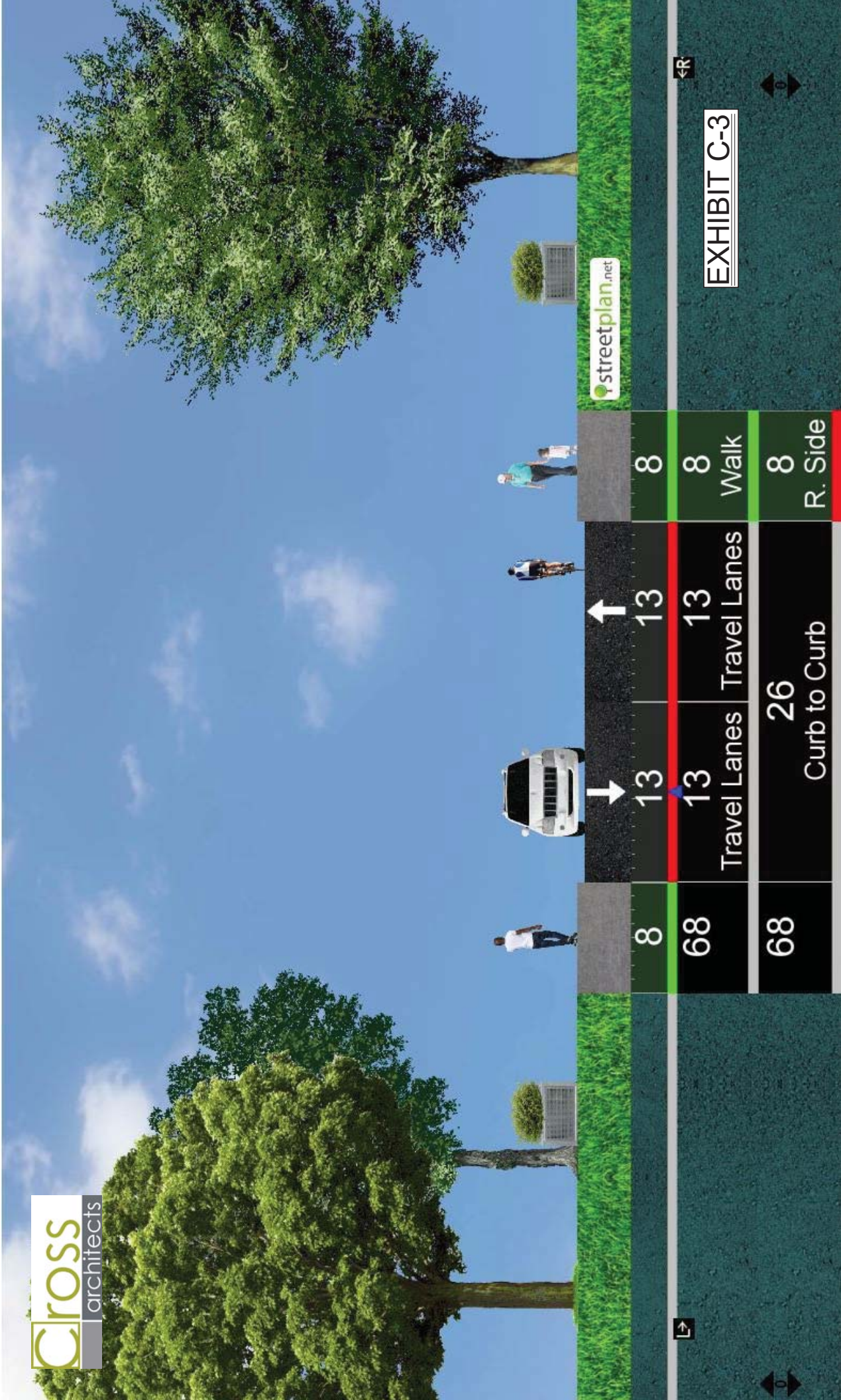


EXHIBIT C-3

streetplan.net



Date: Nov 26, 2018, 8:48am User ID: triek
 File: \\pape-dawson\pdp\Projects\50986\01\212 Preliminary\Exhibits\50986-01 Location Map.dwg

JOB NO. 50986-01
 DATE NOV. 2018
 DESIGNER TDR
 CHECKED DRAWN/KHT
 SHEET 1 of 1

PFLUGERVILLE FARMS PUD
PFLUGERVILLE, TEXAS
LOCATION MAP


**PAPE-DAWSON
ENGINEERS**

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 10801 N MOBAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028601

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Exhibit E Pflugerville Farms PUD
Parkland Dedication Summary

Phase	Land Required		Density - Persons/ Unit	# Units	Parkland Dedication Req (Ac.)	Proposed Floodplain Dedication (Ac.)	Proposed Dedication Outside Floodplain (Ac.)	Deficit (Ac.)
	Required Ac./1000 Residents	Proposed Floodplain Dedication (Ac.)						
Phase 1	6.6	3.41	2	258	3.41	1.70	0.29	1.41
Phase 2	6.6	2.84	2	215	2.84	1.42	0	1.42
Phase 3	6.6	0.99	3	50	0.99	0.50	0.49	0.00
		7.23			7.23	3.62	0.78	

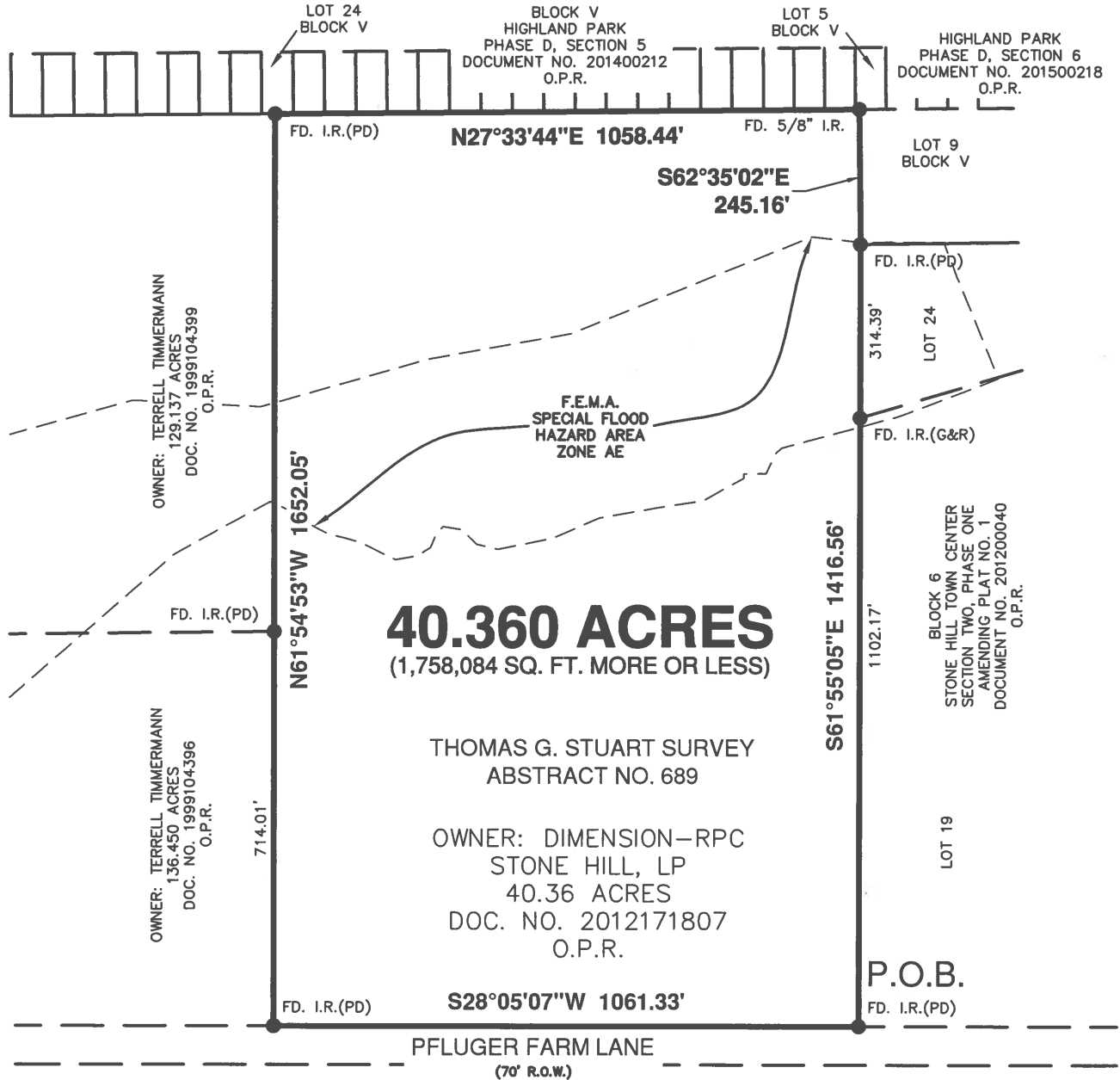
Fee in Lieu of Acreage Dedication			
Phase	Deficit (Ac.)	Rate/Ac.	Fee
Phase 1	1.41	\$43,560	\$61,419.60
Phase 2	1.42	\$43,560	\$61,855.20

Parkland Development Fee			
Phase	# Units	Rate \$/Units	Fee
Phase 1	258	\$496	\$127,968
Phase 2	215	\$496	\$106,640
Phase 3	50	745	\$37,250

Note: Fees above can be reduced by the amount of the agreed upon park amenities constructed

Notes:
 *Phase Three Parkland dedication above assumes a proposed condominium development. Dedication will be dependent upon use and density
 *Parkland dedication data represents the intent of the development and is subject to changes as the project moves through the platting and development process

EXHIBIT F



LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD (SIZE OR CAP NOTED)
- POB POINT OF BEGINNING

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

1 inch = 300 feet



Parker Graham



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028801

AUGUST 30, 2018

JOB No.:

SHEET 1 OF 1

50986-01



FIELD NOTES
FOR

A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 40.360 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING a ½” iron rod with cap stamped “Pape-Dawson” found on a point in the westerly right-of-way line of Pfluger Farm Lane (70’ right-of-way width), said point being the southeast corner of Lot 19, Block 6, Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, a subdivision according to the plat recorded in Document No, 201200040 of said Official Public Records, same being the northeast corner of said 40.360-acre tract, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE with the westerly right-of-way line of said Pfluger Farm Lane, same being the easterly boundary line of said 40.360-acre tract, **S 28°05’07” W** for a distance of **1061.33 feet** to a ½” iron rod with cap stamped “Pape-Dawson” found on a point being the northeast corner of a Remnant Portion of a called 136.450-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104396 of said Official Public Records, same being the southeast corner of said 31.090-acre tract, also being the southeast corner of said 40.36-acre tract, for the southeast corner hereof;

THENCE departing the westerly right-of-way line of said Pfluger Farm Lane, with, in part the northerly boundary line of the Remnant Portion of said 136.450-acre tract and, in part, the northerly boundary line of a Remnant Portion of a called 129.137-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104399 of said Official Public Records, same being the southerly boundary line of said 40.360-acre tract, **N 61°54’53” W** for a distance of **1652.05 feet** to a ½” iron rod with cap stamped “Pape-Dawson” found on a point in the southerly boundary line of Lot 24, Block V, Highland Park, Phase D, Section 5, a subdivision according to the plat recorded in Document No. 201400212 of the Official Public Records of Travis County, Texas, said point being the southwest corner of said 40.36-acre tract, for the southwest corner hereof;

THENCE departing the northerly boundary line of said Remnant Portion of a 129.137 acre tract, with the southerly boundary line of said Highland Park, Phase D, Section 5, with the southerly boundary line of a called Highland Park, Phase D, Section 6, a subdivision according to the plat

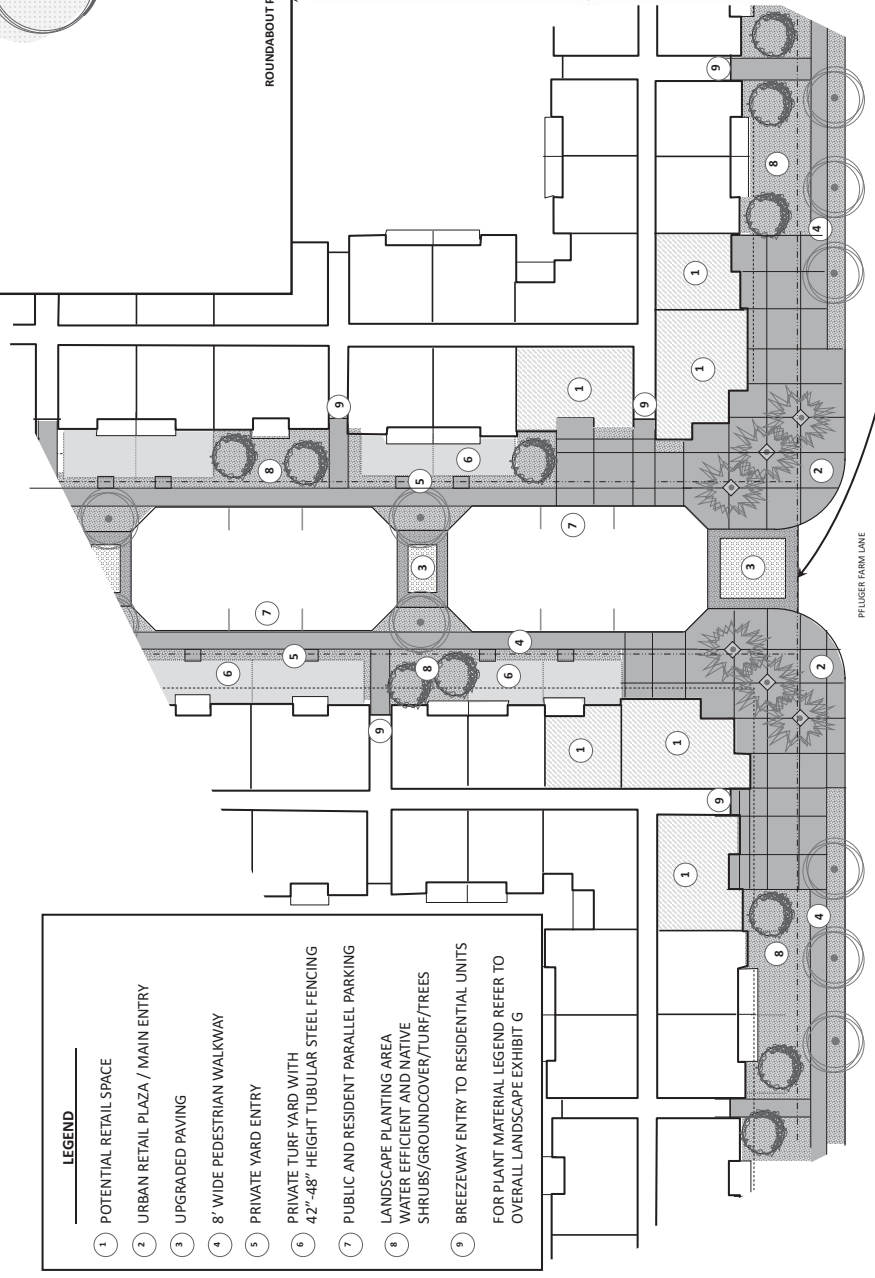
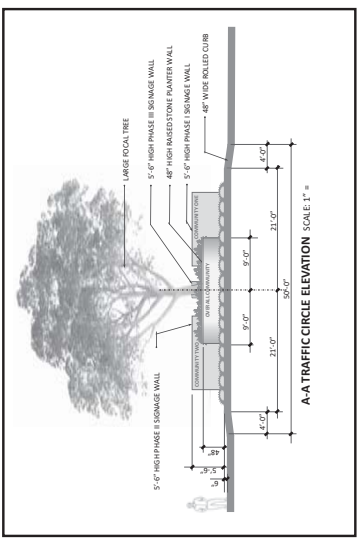
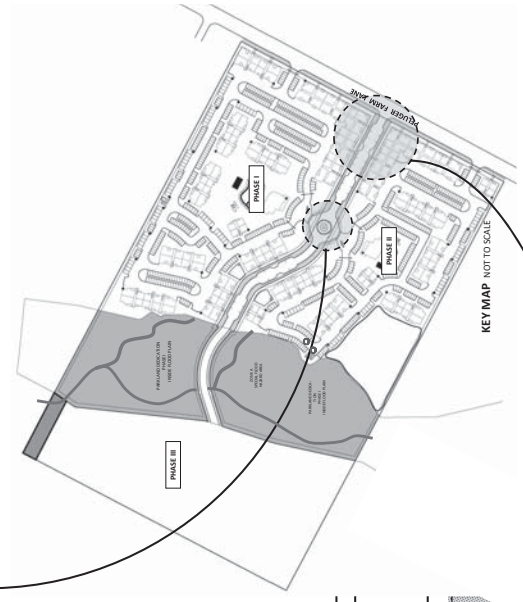
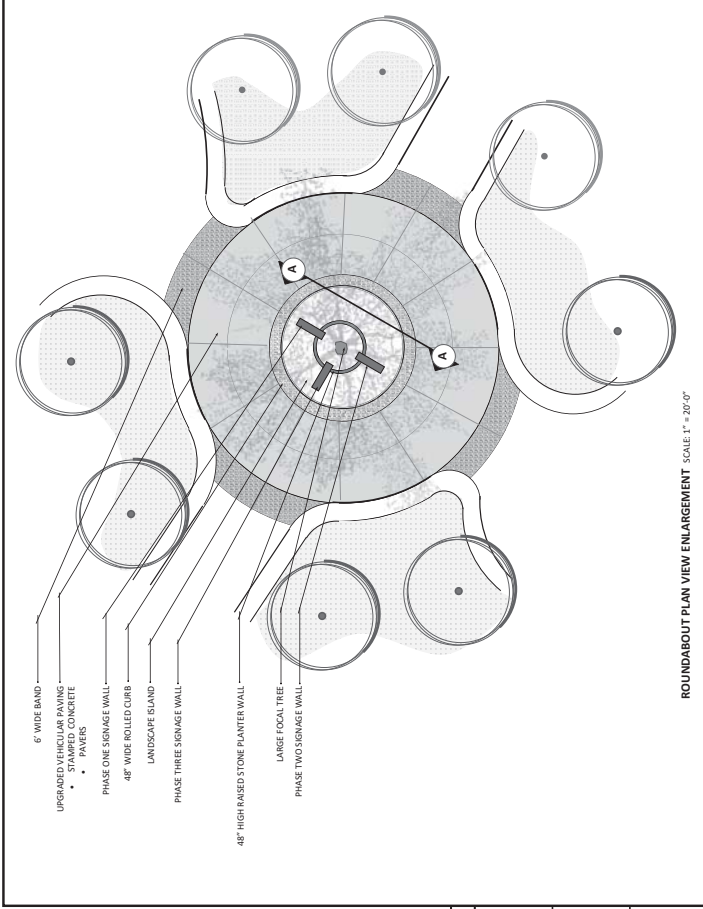
recorded in Document No. 201500218 of the Official Public Records of Travis County, Texas, **N 27°33'44" E** for a distance of **1058.44 feet** to a 5/8" iron rod found on a point in the southerly boundary line of Lot 5, Block V, of said Highland Park Phase D, Section 6, same being the southwest corner of Lot 9, Block V, of said Highland Park Phase D, Section 6, said point being the northwest corner of said 40.36-acre tract, for the northwest corner hereof;

THENCE departing the southerly boundary line of said Lot 5, with the southerly boundary line of said Lot 9, same being the northerly boundary line of said 40.360-acre tract, **S 62°35'02" E** for a distance of **245.16 feet** to a 1/2" iron rod with cap stamped "Pape-Dawson" found on a point being the southeast corner of said Lot 9, same being the southwest corner of Lot 24 of the aforementioned Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, for an angle point hereof;

THENCE with, in part, the southerly boundary line of said Lot 24 and, in part, the southerly boundary line of the aforementioned Lot 19, same being the northerly boundary line of said 40.36-acre tract, **S 61°55'05" E** for a distance of **1416.56 feet** to the **POINT OF BEGINNING** and containing 40.360 acres of land in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 30, 2018
JOB No.: 50986-01
DOC.ID.: H:\survey\CIVIL\50986-01\Word\EX50986-01 40.360 acre tract.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01





- LEGEND**
- 1 POTENTIAL RETAIL SPACE
 - 2 URBAN RETAIL PLAZA / MAIN ENTRY
 - 3 UPGRADED PAVING
 - 4 8' WIDE PEDESTRIAN WALKWAY
 - 5 PRIVATE YARD ENTRY
 - 6 PRIVATE TURE YARD WITH 42" - 48" HEIGHT TUBULAR STEEL FENCING
 - 7 PUBLIC AND RESIDENT PARALLEL PARKING
 - 8 LANDSCAPE PLANTING AREA WATER EFFICIENT AND NATIVE SHRUBS/GROUND COVER/TURF/TREES
 - 9 BREEZEWAY ENTRY TO RESIDENTIAL UNITS
- FOR PLANT MATERIAL LEGEND REFER TO OVERALL LANDSCAPE EXHIBIT G

PFLUGERVILLE FARMS PUD

