

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 48.126 ACRE-TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE E PFLUGERVILLE PKWY AND WILKE RIDGE LN INTERSECTION ALONG THE SOUTH SIDE OF E PFLUGERVILLE PKWY, FROM RETAIL (R) AND GENERAL BUSINESS 1 (GB1) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; TO BE KNOWN AS THE HILL COUNTRY BIBLE CHURCH PUD REZONING (REZ2008-01); 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 48.126 acres from Retail (R) and General Business 1 (GB1) Districts 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 January 4, 2021, 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 7-0; 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 Retail (R) and General Business 1 (GB1) Districts 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 Hill Country Bible Church 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 Hill Country Bible Church 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 _____, 2021.

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"

called 1.00 acre tract conveyed to
of the Real Property Records of
and the northeast corner of this

'way line of said Pflugerville Loop
48.87 acre Tract 1 to a 1.12' from
the northwest corner of a
trid to Volume 8207, Page 144
of this tract;

line of said Tract 4.09 acre tract the

surveyor cap stamped "LJA"

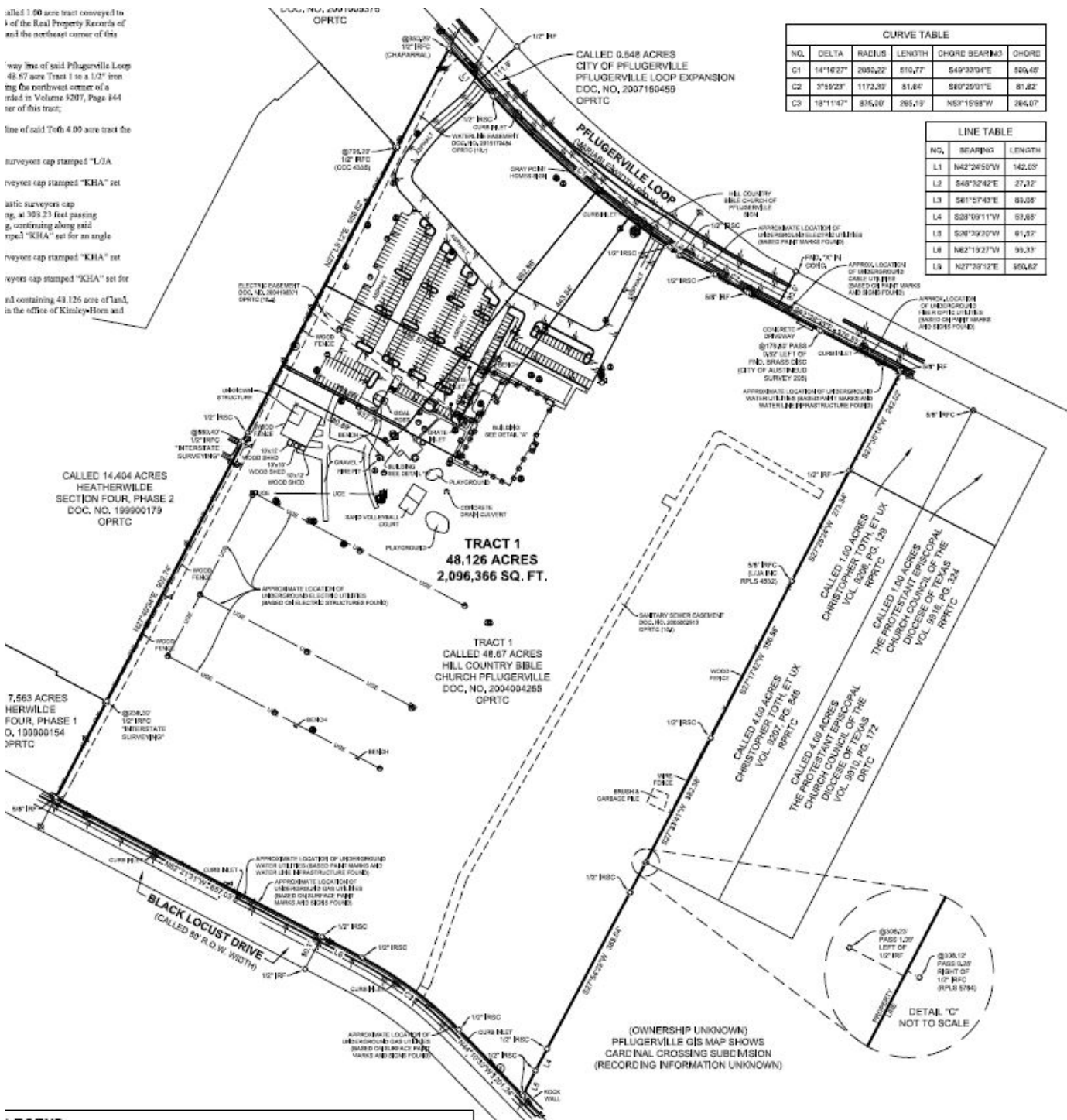
surveyor cap stamped "KHA" set

latic surveyors cap
ng. at 395.23 feet passing
g. containing along said
type "KHA" set for an angle

surveyor cap stamped "KHA" set

surveyor cap stamped "KHA" set for

and containing 43.125 acre of land,
in the office of Kinley-Horn and



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°16'27"	2055.22'	510.77'	S49°33'04"E	504.40'
C2	3°59'23"	1173.33'	81.64'	S60°25'01"E	81.82'
C3	18°11'47"	835.00'	265.19'	N57°18'59"W	264.07'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N42°24'50"W	142.05'
L2	S49°32'42"E	27.32'
L3	S61°57'43"E	69.28'
L4	S28°09'11"W	63.88'
L5	S28°32'20"W	61.52'
L6	N62°19'27"W	95.37'
L9	N27°39'12"E	95.62'

(OWNERSHIP UNKNOWN)
PFLUGERVILLE GIS MAP SHOWS
CARDINAL CROSSING SUBMISSION
(RECORDING INFORMATION UNKNOWN)

DETAIL "C"
NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF TRACT 1 - 48.126 ACRES

BEING a 48.126 ACRES (2,096,366 Square Feet) tract of land, situated in the Survey, Abstract 482, City of Pflugerville, Travis County, Texas and being comprised of a portion of a called 46.69 acre tract of land being described to Hill Country Bible Church Pflugerville as shown on instrument recorded in Document No. 2004004265 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic surveyors cap stamped "KHA" set in the North right of way line of Black Locust Drive (80' R.O.W. width), at the southwest corner of a called 5.00 acre tract conveyed to Teresa C. Kuempel by deed recorded in Volume 7947, Page 743 of the Deed Records of Travis County, Texas, also being the Southeast corner of a called 48.67 acre Tract 1 conveyed to Hill Country Bible Church Pflugerville by deed recorded in document number 2004004265 of the Official Public Records of Travis County, Texas and the southeast corner and POINT OF BEGINNING of this tract;

THENCE along the North right of way line of Black Locust Drive and the South line of said 48.67 Tract 1, the following four (4) courses and distances:

1. North 44°10'30" West, 201.24 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set at a point of curvature;
2. In a northerly direction, along a tangent curve to the left, a central angle of 18°11'47", a radius of 835.00 feet, a chord bearing and distance of North 53°15'58" West, 264.07 feet, and a total arc length of 265.19 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;
3. North 62°19'27" West, 90.33 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;
4. North 62°21'31" West, 657.03 feet to a 5/8" iron rod found at the Southeast corner of Lot 5 and the south corner of Lot 6, Block K, Heatherwilde Section Four, Phase 1, as shown on plat recorded in Document No. 199900154 of the Official Public Records of Travis County; at the southwest corner of said 48.67 acre Tract 1 and the northwest corner of this tract;

THENCE, North 27°40'34" East, departing the northerly right of way line of said Black Locust Drive, with the West line of said 48.67 acre Tract 1 and the East line of Heatherwilde Section Four, Phase I, at 238.30 feet passing a 1/2" iron rod with plastic surveyors cap stamped "Interstate Surveying" found at the northeast corner of said Heatherwilde Section Four, Phase 1, and the southeast corner of Heatherwilde Section Four, Phase 2 plat of which is recorded in Document No. 199900179 of the Official Public Records of Travis County, Texas, at 880.40 feet passing a 1/2" iron rod with plastic surveyors cap stamped "Interstate Surveying" found in the East boundary line of said Heatherwilde Section Four, Phase 2, and the West boundary line of said 48.67 acre Tract 1, continuing along said bearing for a total distance of 902.74 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;

THENCE, North 27°39'12" East, with the east line of Heatherwilde Section Four, Phase 2 and the West line of said 48.67 acre Tract 1, at 706.29 feet passing a 1/2" iron rod found with plastic surveyors cap stamped "CCC 4335" at the northeast corner of Heatherwilde Section Four, Phase 2, and at the southeast corner of a called 8.481 acre tract conveyed to Stoneridge Capital Partners, LTD, by deed recorded in Document No. 2005210732, at 950.26 feet passing a 1/2" iron rod with plastic surveyors cap stamped "Chaparal", continuing along said bearing for a total distance of 950.82 to a point in the south right of way line of Pflugerville Loop (variable width R.O.W.), same being the southeast corner of called 0.548 acre tract of land conveyed to the City of Pflugerville, Texas by deed recorded in Document No. 2007160459 of the Official Public Records of Travis County, Texas, and the northwest corner of this tract;

THENCE, crossing said 48.67 acre Tract 1 with the South right of way line of Pflugerville Loop, same being the South line of said 0.548 acre tract the following two (2) courses and distances:

1. South 42°24'50" East, 142.02 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set at a point of curvature;
2. In a southeasterly direction, along a curve to the left, a central angle of 14°16'27", a radius of 2050.22 feet, a chord bearing and distance of South 49°33'04" East, 509.45 feet, and a total arc length of 510.77 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;

THENCE, along the South right of way line of Pflugerville Loop and the North line of said 48.67 acre Tract 1, the following four (4) courses and distances:

1. South 48°32'42" East, 27.32 to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;
2. South 61°57'43" East, 89.08 to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set at a point of curvature;
3. In a southeasterly direction, along a curve to the left, a central angle of 03°59'23", a radius of 1172.39 feet, a chord bearing and distance of South 60°29'01" East, 81.62 feet, and a total arc length of 81.62 feet to a 5/8" iron rod found at an angle corner of this tract;
4. South 62°26'33" East, at 179.80 feet passing a Brass disc stamped "CITY OF AUSTIN ELD SURVEY 205" which bears 0.62 feet to the north of said bearing, continuing for a total distance of 376.83 feet to a 5/8" iron rod found at the northwest corner of a called 1.00 acre tract conveyed to Christopher Toth, et ux by deed recorded in Volume 9206, Page 129 of the Real Property Records of Travis County, Texas, at the northeast corner of said 48.67 Tract 1, and the northeast corner of this tract;

THENCE, South 27°30'14" West, 242.02 departing the South right of way line of said Pflugerville Loop with the West line of said Toth 1.00 acre tract and the East line of said 48.67 acre Tract 1 to a 1/2" iron rod found at the southwest corner of said Toth 1.00 acre tract, same being the northwest corner of a called 4.00 acre tract conveyed to Christopher Toth, et ux by deed recorded in Volume 9207, Page 844 of the Real Property Records of Travis County, Texas for an angle corner of this tract;

THENCE, with the East line of said 48.67 acre Tract 1, and the West line of said Toth 4.00 acre tract the following 6 courses and distances:

1. South 27°25'24" West, 273.34 feet to a 5/8" iron rod found with plastic surveyors cap stamped "L/JA INC. RPLS 4532" at an angle corner for this tract;
2. South 27°17'42" West, 386.58 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;
3. South 27°33'41" West, at 308.12 feet passing a 1/2" iron rod with plastic surveyors cap stamped "RPLS 5784" which bears 1.09 feet southeast of said bearing, continuing along said bearing 382.36 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;
4. South 27°54'29" West, 388.04 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;
5. South 28°09'11" West, 53.68 feet to a 1/2" iron rod with plastic surveyors cap stamped "KHA" set for an angle corner of this tract;
6. South 26°39'20" West, 61.52 feet to the POINT OF BEGINNING and containing 48.126 acre of land, more or less, in Bexar County, Texas; This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

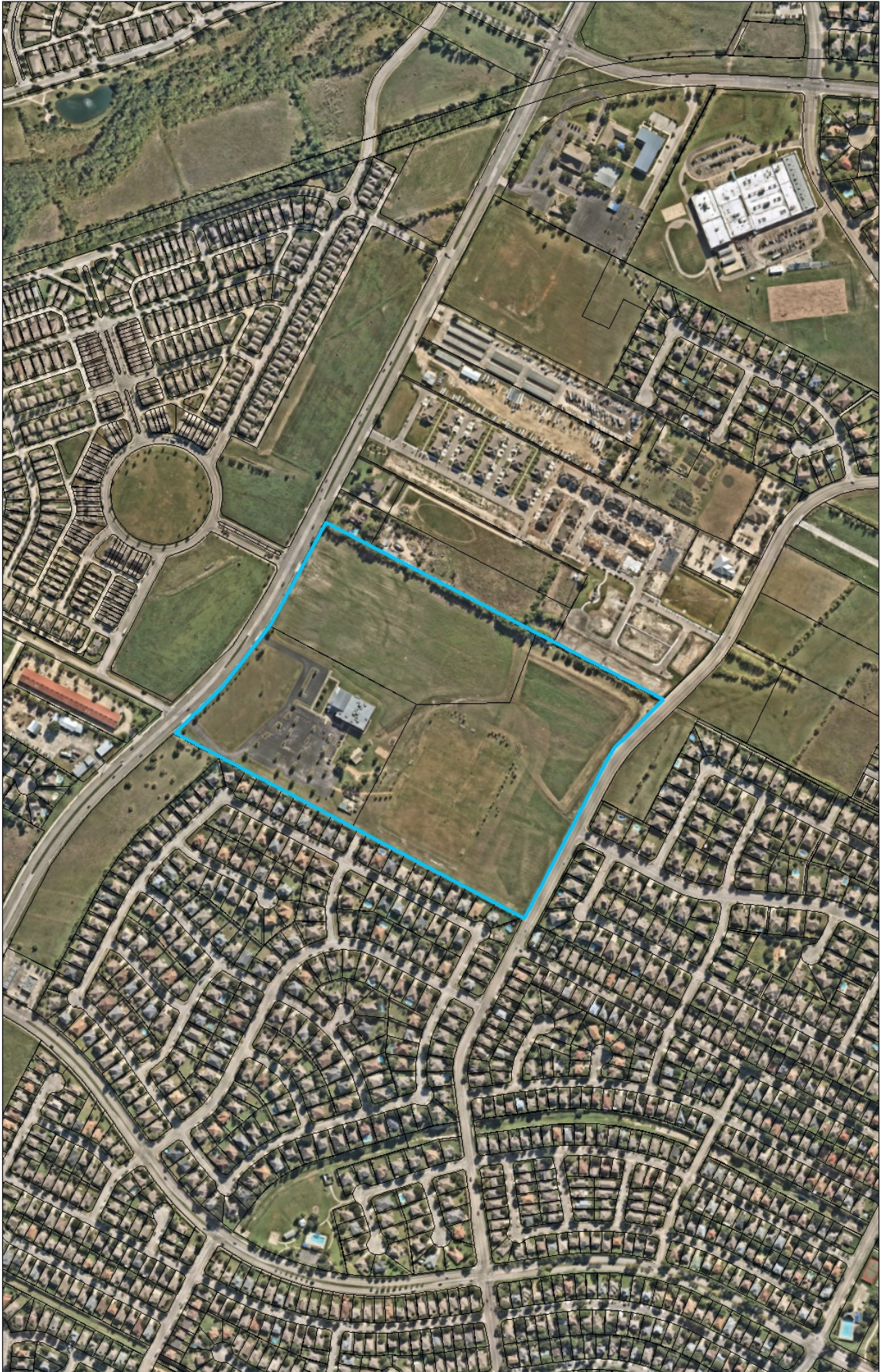


EXHIBIT "B"

HILL COUNTRY BIBLE CHURCH PUD

PLANNED UNIT DEVELOPMENT

December 2020

DEVELOPMENT STANDARDS

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Sample Exhibits:

- Exhibit A1 - Boundary
- Exhibit A2 - Site Plan
- Exhibit B1 - Typical Building Elevation
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- Exhibit C - Public Road Cross Section
- Exhibit D - Site Location Map
- Exhibit E - Parkland Dedication Tabulations
- Exhibit F - Land Survey and Field Notes
- Exhibit G - Landscape Plan
- Exhibit H - Aerial Radius Map
- Exhibit I - MF Project Data

A. GENERAL REQUIREMENTS

1. Purpose and Intent

These Development Standards describe the Hill Country Bible Church Planned Unit Development requirements (the “PUD”). This re-zoning allows for an approximately 48 acre parcel within the “R” Retail and “GB-1” General Business 1 zoning districts to be developed into a multi-phase, multifamily/commercial/religious assembly development with associated infrastructure and drainage improvements including meandering walkways, trails, community amenities and sidewalk connections to existing and proposed sidewalk/veloway trail system and 60 foot right of way dedication to the City. **See Exhibit D for site location map and Exhibit F for the survey.** A preliminary and final plat also known as the Hill Country Bible Church plat will reflect the property descriptions referenced in this document. **The base zoning district will be Retail for all of the lots except for Lot 3. Lot 3 will have a base district of MF-20.**

2. Development Plan

The PUD will be a unique development, providing age restricted multi-family use with commercial uses and amenities serving the surrounding community. The residents must be at least 55 years old and active adults. Improved connectivity for pedestrian and bicycle access will be expanded in the area that will improve the overall walkability for the adjoining single-family developments to the west, south and north of the PUD. A new 60’ right of way in accordance with the City’s Master Transportation Plan will be dedicated along the western boundary of the PUD and will provide a future north-south connection between East Pflugerville Parkway to Black Locust south of the PUD. That right of way dedication is addressed in a separate agreement with the City.

The PUD will consist of approximately seven (7) lots and a right of way dedication. Phase 1, Lot 3, in the eastern center of the PUD will be developed for an age restricted multi-family use with private access from East Pflugerville Parkway.

Also in Phase 1, Lot 6, currently developed for a detention pond will be redeveloped to provide detention for the entire PUD.

Lots 2 and 4, fronting East Pflugerville Parkway, will be developed for a combination of multi-tenant retail or office as market conditions allow and will be limited to 30' in height to allow both the retail and the age-restricted community to be visible from Pflugerville Parkway. Both Lots 2 and 4 will be accessed via the private drive.

The existing Hill Country Bible Church, Lot 1 consisting of approximately 12.8 acres will remain as is, but the facility may be improved and expanded in a future phase. Lots 1 and 5 will be used for the existing Church and any future Church expansion, parking and uses that relate to and support the existing Church and its assembly, such as the Hope Center.

Lot 7 is small residual tract of 0.2 acres, which is reserved for landscaping and signage. **See Exhibit A1 depicting the lot boundaries and Exhibit A2 depicting the concept site plan.**

The PUD is designed as a “walkable” community, to include age-restricted multifamily buildings in proximity to Pflugerville Parkway with parking, a veloway trail system, and sidewalk connections in the surrounding area. The extension of sidewalk/veloway improvements will be constructed as Phase 1 of the PUD. The retail is located along Pflugerville Parkway and we have an internal drive to establish an urban feel.

The proposed development is complimentary to the surrounding adjacent residential and commercial areas. The PUD is adjacent and south of an existing single-family subdivision; east of an existing commercial development; north of single-family subdivision development. **See Exhibit D the site location map and Exhibit H the aerial radius map.**

The development plan incorporates the following goals:

- (a) To create a walkable and connected community.
- (b) To provide shared areas and connections to existing sidewalks through proposed walkways and a veloway and to meet the goals of the existing City Master Transportation Plan with new public right of way.
- (c) To provide a transition of uses along the PUD boundary that otherwise might not exist under the current “R” Retail zoning.

3. Architectural Design

The architectural design for Phase 1 is an approachable street side connected concept with a pedestrian streetscape. The development will include modern amenities with outdoor areas that are pet friendly. All building structures shall comply with and or exceed architectural requirements of the Unified Development Code (UDC). The layout of the buildings creates connectivity with accessible convenient entries. **See Exhibit A2 depicting the concept site plan, Exhibit B1 for the typical building elevations and Exhibit B2 for the architectural renderings.**

4. Vehicular and Pedestrian Circulation

Vehicular traffic can access Phase 1 via a private driveway. Access to Lot 5 will be accessed via Black Locust Drive which will provide connectivity to Swenson Farms Boulevard, with the remaining phases taking access from East Pflugerville Parkway.

Four new extensions to the existing and proposed veloway trail system will be provided from all sides of the PUD boundaries, in addition to internal walkways as shown in **Exhibit A2**. The veloway trail system will be a ten-foot wide paved trail and will be constructed during Phase 1. **See Exhibit C the Public Road Cross Section.**

5. Building and Unit Data

Phase 1

The approximately 190 unit age-restricted multi-family complex proposed within Phase 1 will be 4 stories and have a maximum height of 60 feet to top of highest ridge line along roof. Building facade horizontal articulation will rise at various intervals and roof vertical articulation at eaves will occur in certain areas as well.

Material articulation will occur up and down along facade. Exterior materials will be compatible with the surrounding community and will enhance the aesthetics of the buildings. The primary materials selected for the multi-family buildings will enrich the look and feel of the area. Although the primary material is siding, we are incorporating unique and varying widths (4” and 8”), types (horizontal siding and shakes) and colors of material combined with the additional design elements to create an elevation with interest and movement. The principal face of the building facing the public roadway consists of 48% siding and 52% masonry.

The buildings include unique floor plan layouts and mix of bedroom units. Each unit will showcase large windows, clean finishes, sleek new appliances and large outdoor area patios overlooking the property. We understand that compliance with the UDC shall be required for articulation and shall be reviewed at time of site development. **See Exhibit B1 for the typical building elevations.**

Remainder Phases

The remainder phases including the existing religious assembly use, will be built out in compliance with the UDC requirements, consistent with the building and parking placement, transparency, and architectural theme as provided in **Exhibit B2**, and will be provided to the City at the time of design for staff approval.

6. Building and Fire Code

Nothing provided herein shall exempt compliance with all applicable building and fire code requirements.

7. Landscape Architecture and Parkland

Landscaping requirements for all non-residential development will comply with the Retail district landscaping requirements. The multi-family development will comply with the MF-20 requirements. The buffer yards will also apply as provided in the UDC. The overall landscape will consist of primarily native Texas plant material to encourage water conservation. Sidewalks will incorporate street trees, spaced appropriately and meet City of Pflugerville codes.

Recreation areas will be provided with amenities and gathering spaces. Areas for socializing will also be incorporated with the inclusion of open green spaces with benches. The recreation areas will be open and available for enjoyment by the public confirmed through an easement and constructed with the Phase 1 improvements. Private access from the PUD to the veloway system will encourage exercise, and provide an expanded landscape for the residents. **See Exhibit G for the landscape plan.**

A fee in lieu will be paid for Parkland. **See Exhibit E for the parkland dedication tabulation.**

8. Consistency with Comprehensive Plan and Unified Development Code

The Hill Country Bible Church PUD (the “PUD”) will be developed as a high quality walkable mixed-use development consistent with the goals and policies of the Comprehensive Plan and UDC of the City of Pflugerville (the “City”). Development on Lots 1-6, Hill Country Bible Church Pflugerville Subdivision shall be in compliance with the City UDC and all other applicable codes and regulations unless otherwise referenced in this ordinance. Where there is any ambiguity or conflict between the PUD and City UDC and other regulations, the UDC will prevail. A new 60’ right of way in accordance with the City’s Master Transportation Plan will be dedicated along the western boundary of the PUD and will provide a future north-south connection between East Pflugerville Parkway to Swenson Farms Boulevard south of the PUD.

9. PUD Revisions

The PUD can be administratively amended for any minor changes, revisions and modifications as necessary with complete build out as long as the changes do not increase the intensity or intent of the PUD as originally approved. The Planning Department Director (the “Director”) shall determine in their sole discretion whether a proposed modification qualifies as a minor change, revision or modification. Examples of minor changes, revisions, or modifications may include but are not limited to: minor street/sidewalk 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.

A major change and revision is any change the Director 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 development that may impact existing residential uses, increases in density, or a major change in use.

10. Subdivision and Phasing

The PUD will be developed in several phases. Phase 1 will consist of the multifamily development on Lot 3 with associated detention pond improvements on Lot 6 which will serve the entire PUD. The remainder phases will be built out as market conditions allow. The access driveway serving Lot 3, walkways and trail system will be constructed during Phase 1.

All public dedication of easements for right of way, utilities, parkland or private access easements will be as shown on the approved City plans. This development will require a preliminary plan, TIA, final plat, and construction plan.

11. Shared Maintenance and Access Easements

The PUD phased site development plans will reflect any required easements as the PUD is built-out. Use and maintenance of private easements and the detention pond within the PUD will be shared among lots 2, 3, 4, and 5 the PUD owners via a property owner association agreement to be recorded after the PUD has been approved by the City and subdivision plat has been recorded.

B. UNIFIED DEVELOPMENT CODE CALIBRATIONS

Development uses shall comply with the UDC as amended, or as otherwise referenced or described as follows:

1. **Subchapter 4.4.2 – Zoning Districts and Use Regulations, Non-Residential Districts**

Base Zoning:

The base zoning district will be Retail for all of the lots except for **Lot 3**. **Lot 3** will have a base district of MF-20.

Permitted Uses:

Lots 2 and 4 will have the following Permitted Uses:

- (a) Business Services
- (b) Clinic
- (c) Day Care Facility
- (d) Office: Administrative, Medical or Professional
- (e) Personal Services
- (f) Place of Worship (if used by Hill Country Bible Church)

- (g) Restaurant (excludes standalone Bar/Tavern/Brewery/Wine Bar or any business where alcohol sales exceed 50% of gross receipts)
- (h) Retail Sale and Services
- (i) Assisted Living (which includes Memory Care and Critical Care)

Lot 3 will be used for age restricted multi-family. The residents must be at least 55 years old and active adults.

Lots 1 and 5 will be used as a Place of Worship and related uses, specifically the existing Church and any future Church expansion, parking, and uses that relate to and support the existing Church and its assembly, such as the Hope Center.

Lot 6 will be a shared detention pond facility detaining run off generated by the PUD development. It will also include a sidewalk for public use and enjoyment connecting to the veloway. **See the Exhibit G landscape plan.**

Lot 7 is a residual lot that will be used for landscaping and signage. It was created by dedicating the 60' ROW perpendicular to E. Pflugerville Parkway and leaves a residual of 0.2 acres in the NW corner of the property. **See Exhibit A-1 - Boundary.**

Any use not expressly permitted by this PUD requires City Council approval.

Non-Permitted Uses: Payday lenders, pawn shops, automotive repair, sexually oriented businesses, and business that are public nuisances are prohibited in the PUD.

2. **Subchapter 4.3.3 Non-Residential Districts Land Use Conditions**

The PUD will comply with the Non-Residential Use Land Use Conditions with the following exceptions:

- a. Multi-family density restrictions: Allow MF-20 regulations within the PUD. The Unit Mix is primarily one and two bedroom units. There will be no three bedroom units.
- b. **Exhibit I - MF Project Data**, details the only uses for the ground floor to the multi-family building.
- c. Allow height regulations described in Table 4.2.4.C to be 4 stories or 60 feet, whichever is greater.
- d. Allow minimum dwelling unit area to be 600 square feet.
- e. Allow up to 196 age-restricted multi-family dwelling units in Phase 1.
- f. Modify the required parking requirements to reduce the required parking to 1.3 spaces for the total units required for this Phase 1 age-restricted multifamily project. **See Exhibit A-2-Site Plan** that shows the PUD's desired parking ratio.
- g. The multi-family portion of the PUD requires a waiver to City code related to the garage requirements. The City code requires 98 enclosed garage spaces. The multi-family project have 140 garage type spaces - 38 of which are fully enclosed garage spaces and 102 of which are high quality carport spaces. The carport spaces will be designed consistent with the building design. Carport spaces provided the additional benefit of being transparent, so that residents to not use the space for storage (as sometimes happens with garages that are fully enclosed).

The carports will be located directly adjacent to the building so that residents can enjoy convenient covered parking. Garages will be strategically located on the east and south so as not to block the view of the building and maintain a more "open feel." Additionally, by not having integrated garages, the project will be able to offer every ground floor unit a private yard. This will enable additional landscaping/green space that is

so important for the residents. Based on our extensive experience in building and operating AAL residences, the proposed parking ratio is more than sufficient to service the building once fully stabilized. The project offers no 3 bedroom units and does not accommodate families. Additionally, the majority of the units are one bedroom and occupied by single residents. For these reasons, we are proposing a reduction in the parking ratio in an effort to better suit our use.

- h. Samples of the building materials, style, coloration and architecture are set forth in **Exhibit B2 renderings**.
- i. The retail along Pflugerville Parkway will be connected (i.e. not separate pad sites) to establish an urban, walkable feel. The buildings along the front shall be linear buildings with parking not visible from the street. Storefront windows and similar glazing will account for a minimum of 70% of the street facing facades, and the architectural theme shall be consistent throughout the development as contemplated with the **Exhibit B2 renderings**. See **Exhibit B2 renderings**.
- j. The commercial, retail, and office uses will comply with energy conservation systems for at least three (3) of the following practices which will be confirmed with the City at site plan.
 - Use of native and adapted plants
 - 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

- k. The multi-family building hereby receives a waiver from City Code to allow the building to be longer than 200 feet. **See Exhibit B-1 – Typical Building Elevations.**

- l. The multi-family building hereby receives a waiver from City Code to allow dwelling units with a minimum size of less than 900 sq. ft. The multi-family will include units that range between 730-900 sq. ft., as well as larger units.

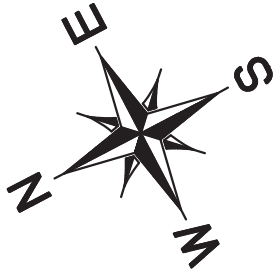
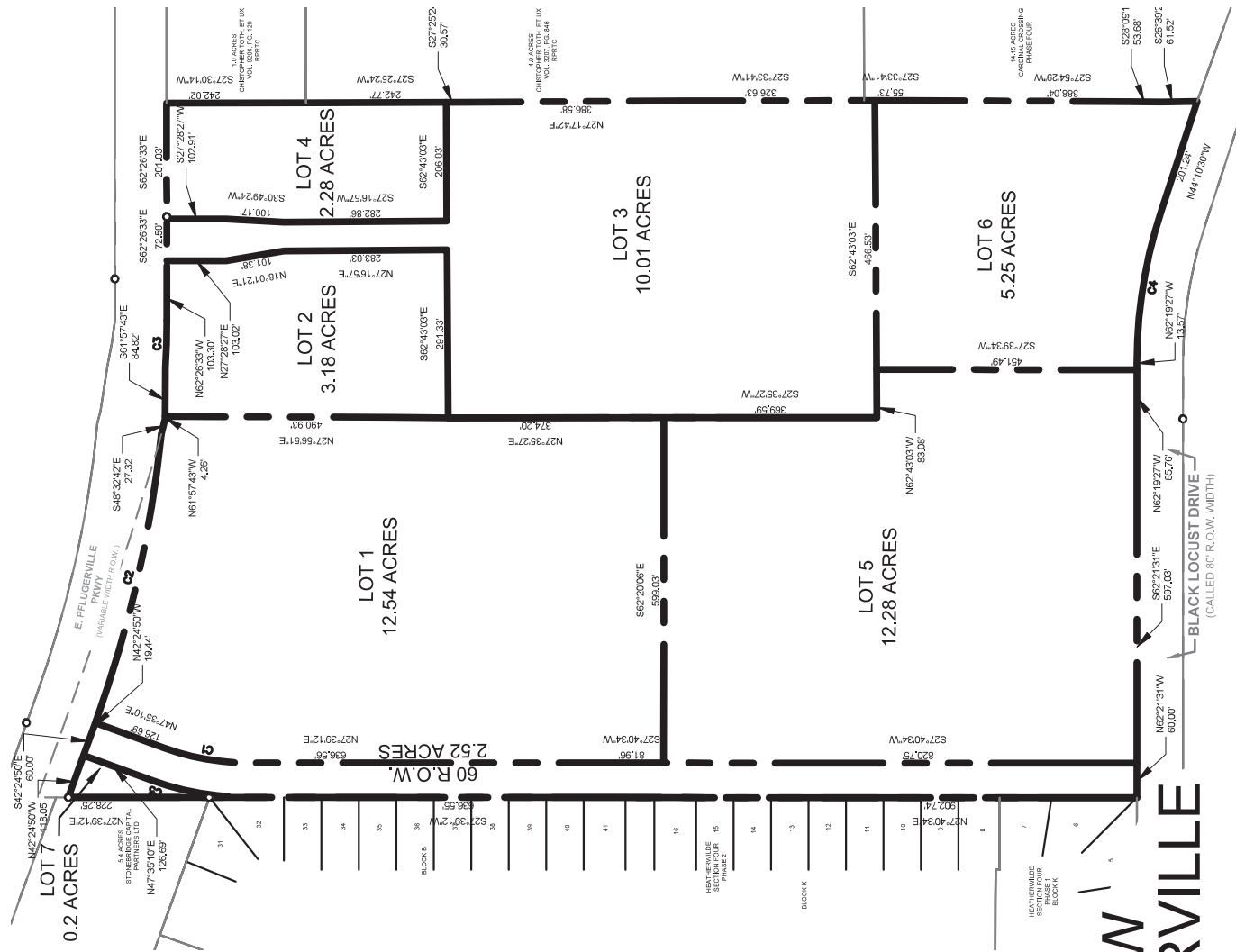


EXHIBIT A1
BOUNDARY

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	455.00'	151.33'	S37°37'11"W	150.57'	19°55.57'	76.44'
C2	2050.22'	510.77'	S49°33'04"E	509.45'	14°19'27"	256.71'
C3	1172.39'	81.64'	S69°29'01"E	81.62'	3°59'23"	40.83'
C4	335.00'	265.19'	N55°15'58"W	264.07'	18°11'47"	133.72'
C5	495.00'	172.21'	N37°37'11"E	171.34'	19°55.57'	86.98'



SPARROW PFLUGERVILLE
 PFLUGERVILLE, Texas
 DECEMBER 2020

Kimley»Horn
 10814 Lillyville Road
 Campbell, TX, Site 200
 Austin, TX 78719
 512-418-1171
 State of Texas Registration No. F-928
 THE OFFICE OF AGENCY TOOK BOUNDARY UTILITIES CONTACT WITH THE CITY, ETC.

EXHIBIT A1
BOUNDARY

Field Notes

FIELD NOTES WILL BE PROVIDED PRIOR TO PUD APPROVAL.

SITE DATA

SITE ACRES	10.00
PHASE ONE - AGE RESTRICTED MF	5.25
PHASE ONE - POND	0.20
PHASE ONE - SIGNAGE	3.18
PHASE TWO	2.28
PHASE THREE	12.15
PHASE FOUR	12.54
EXISTING HILL COUNTRY BAPTIST CHURCH	2.52
* PROP. 60' R.O.W.	45.61

TOTAL SITE ACRES
 * NOT INCLUDED IN TOTAL SITE ACRES

SITE UNITS	196
PHASE ONE TOTAL	196
SITE DENSITY	19.6
PHASE ONE	19.6
PHASE ONE DATA	
PARKING TABULATION	
PARKING REQUIRED (PUD)	255
1.3 PARKING RATIO	265
PARKING PROVIDED	102
CARPOT PARKING	38
STANDALONE GARAGE PARKING	



PARKING PLANS FOR REMAINING PHASES SHALL BE PER CITY OF PFLUGERVILLE UNIFIED DEVELOPMENT CODE. PHASE I MULTI-FAMILY ON LOT 3 PARKING REQUIREMENT DEVIATION PROPOSED. 1.3 SPACES REQUIRED PER DWELLING UNIT. REFER TO APPENDIX A - SPARROW PROGRAM PARKING STUDY PROVIDED WITH THIS PUD AS A SUPPLEMENTAL EXHIBIT FOR SPARROW PROGRAM PARKING DATA AS NEEDED.

SPARROW PFLUGERVILLE

PFLUGERVILLE, Texas
 DECEMBER 2020

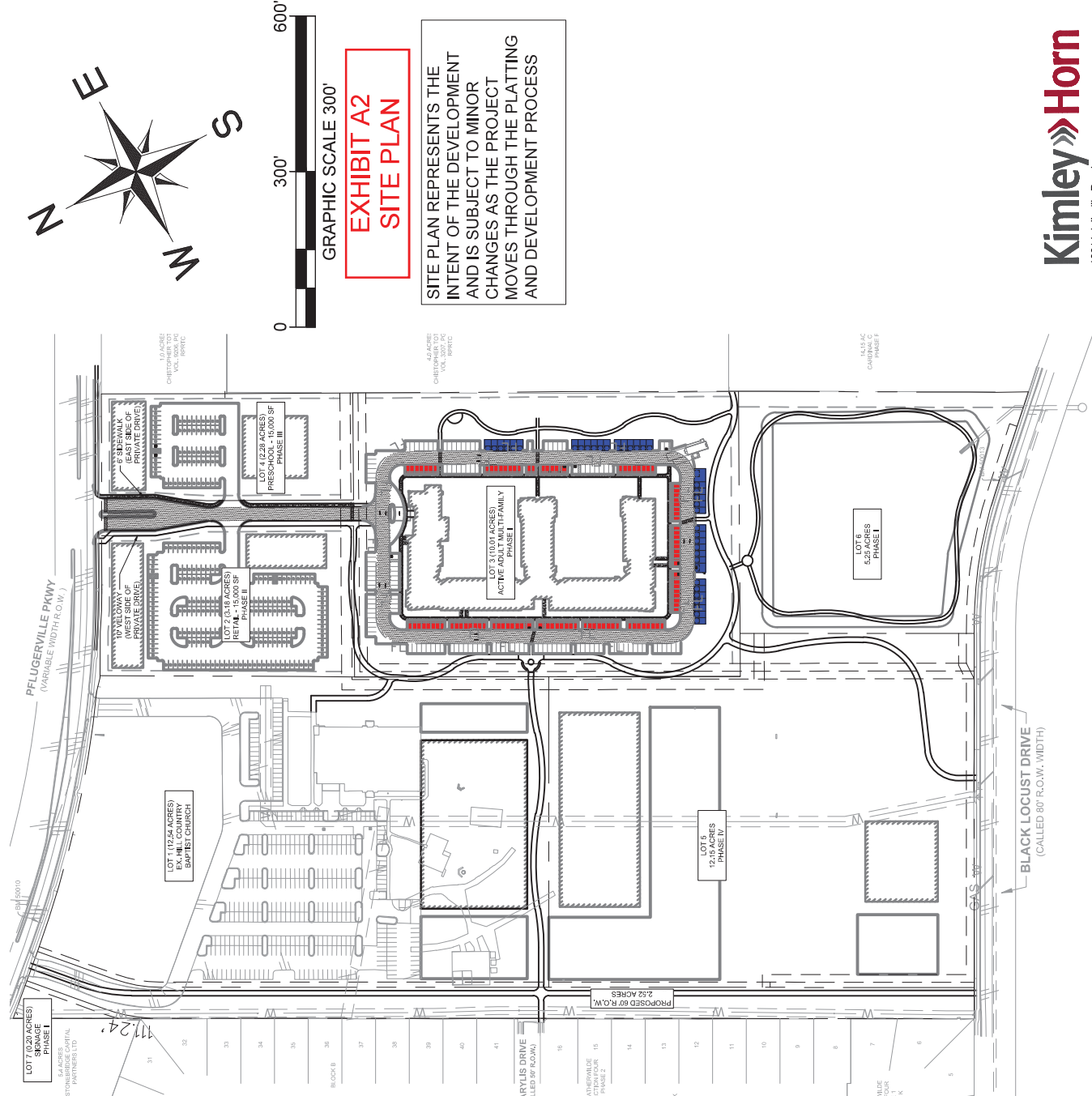
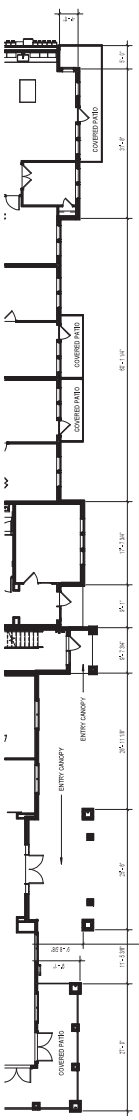


EXHIBIT A2
SITE PLAN

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



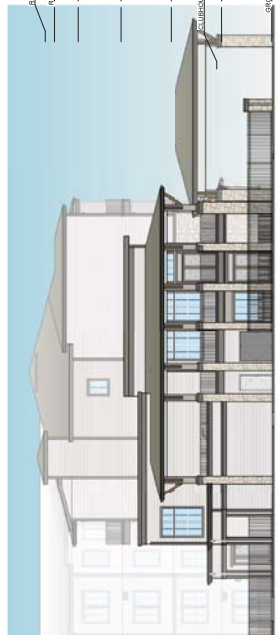
- ROOF LINE
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
- GROUND LEVEL



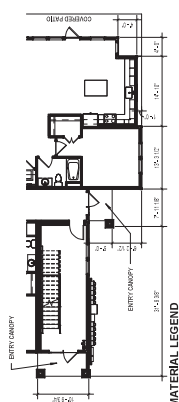
NORTH ELEVATION PUBLIC DRIVE
SECTION

PUBLIC DRIVE	
RBMS	4%
STONE	52%
TOTAL	100%

- CEDAR PLANK
- SW 7016 GAUINET GRAY
- SW 7631 CITY LOFT
- SW 7020 BLACK FOX
- SW 7017 DORIAN GRAY
- CREATIVE STONE
- CREAM CUT BLOCK



- ROOF LINE
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
- GROUND LEVEL



EAST ELEVATION INTERIOR DRIVE
SECTION

- CEDAR PLANK
- SW 7016 GAUINET GRAY
- SW 7631 CITY LOFT
- SW 7020 BLACK FOX
- SW 7017 DORIAN GRAY
- CREATIVE STONE
- CREAM CUT BLOCK

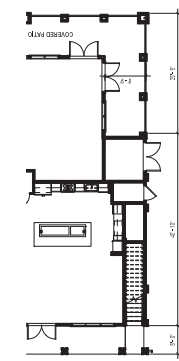
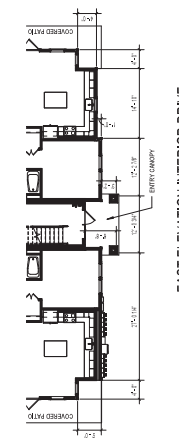
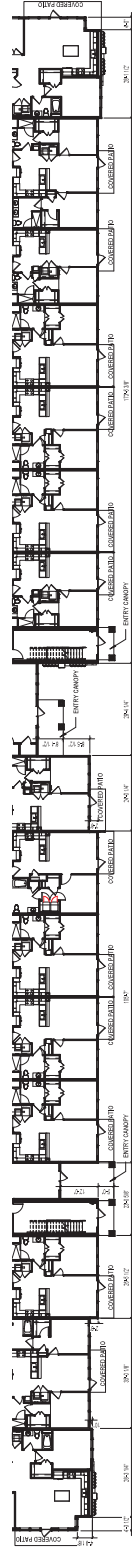
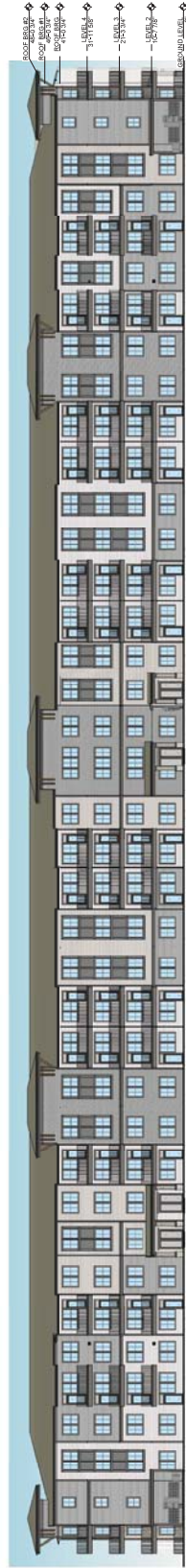
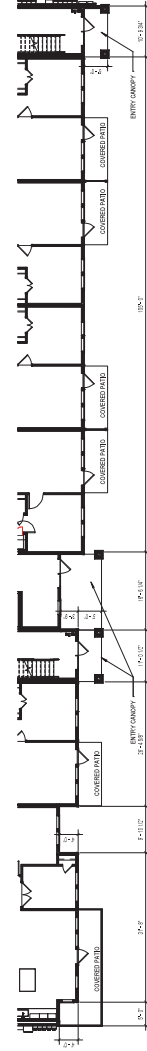


EXHIBIT B1 TYPICAL BUILDING ELEVATION



WEST ELEVATION INTERIOR DRIVE
REF-112F



SOUTH ELEVATION INTERIOR DRIVE
REF-112F

COLOR/MATERIAL LEGEND

- CEEDAR PLANK
- PRIMO SURFING-BOARDS
- BRN
- SW 7019 GAUNLET GRAY
- SW 7681 CITY LOFT
- SW 7090 BLACK FOX
- WITH ANI ON RD
- SW 7017 DORIAN GRAY
- TRM-AURA-CO-ANAL-COATINGS (OUTDOOR ONLY)
- STONE
- CREATIVE STONE
- CREAM CUT BLOCK

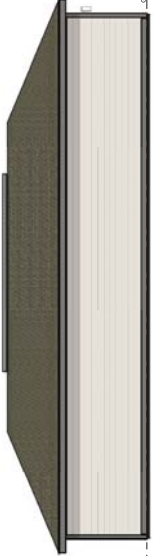


ELEVATIONS SAGE PFLUGERVILLE
THE CITY OF PFLUGERVILLE

EXHIBIT B1
TYPICAL BUILDING ELEVATION



TYP. GARAGE W/ ACCESSIBLE BAY FRONT ELEVATION
SHEET 107



TYP. GARAGE W/ ACCESSIBLE BAY REAR ELEVATION
SHEET 107



GARAGE RIGHT ELEVATION TYP.
SHEET 107



7 BAY GARAGE FRONT ELEVATION
SHEET 107



6 BAY GARAGE FRONT ELEVATION
SHEET 107



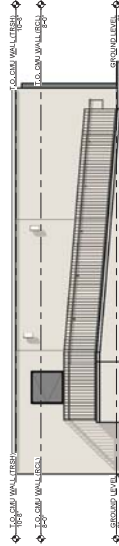
7 BAY GARAGE REAR ELEVATION
SHEET 107



6 BAY GARAGE REAR ELEVATION
SHEET 107



TRASH ENCLOSURE ELEVATION
SHEET 107



TRASH ENCLOSURE ELEVATION
SHEET 107



TRASH ENCLOSURE ELEVATION
SHEET 107



TYP. CARPORTS

COLOR/MATERIAL LEGEND

- SW 7019 GAUNLET GRAY
SHEETS
- SW 7631 CITY LOFT
SHEETS
- SW 7500 BLACK FOX
SHEETS
- SW 7017 DORIAN GRAY
TRIM
- CREATIVE STONE
STONE
- CREAM CUT BLOCK
BLOCK



EXHIBIT B1
TYPICAL BUILDING ELEVATION

ELEVATIONS SPARROW ANCILLARY

**EXHIBIT B2
RENDERINGS**



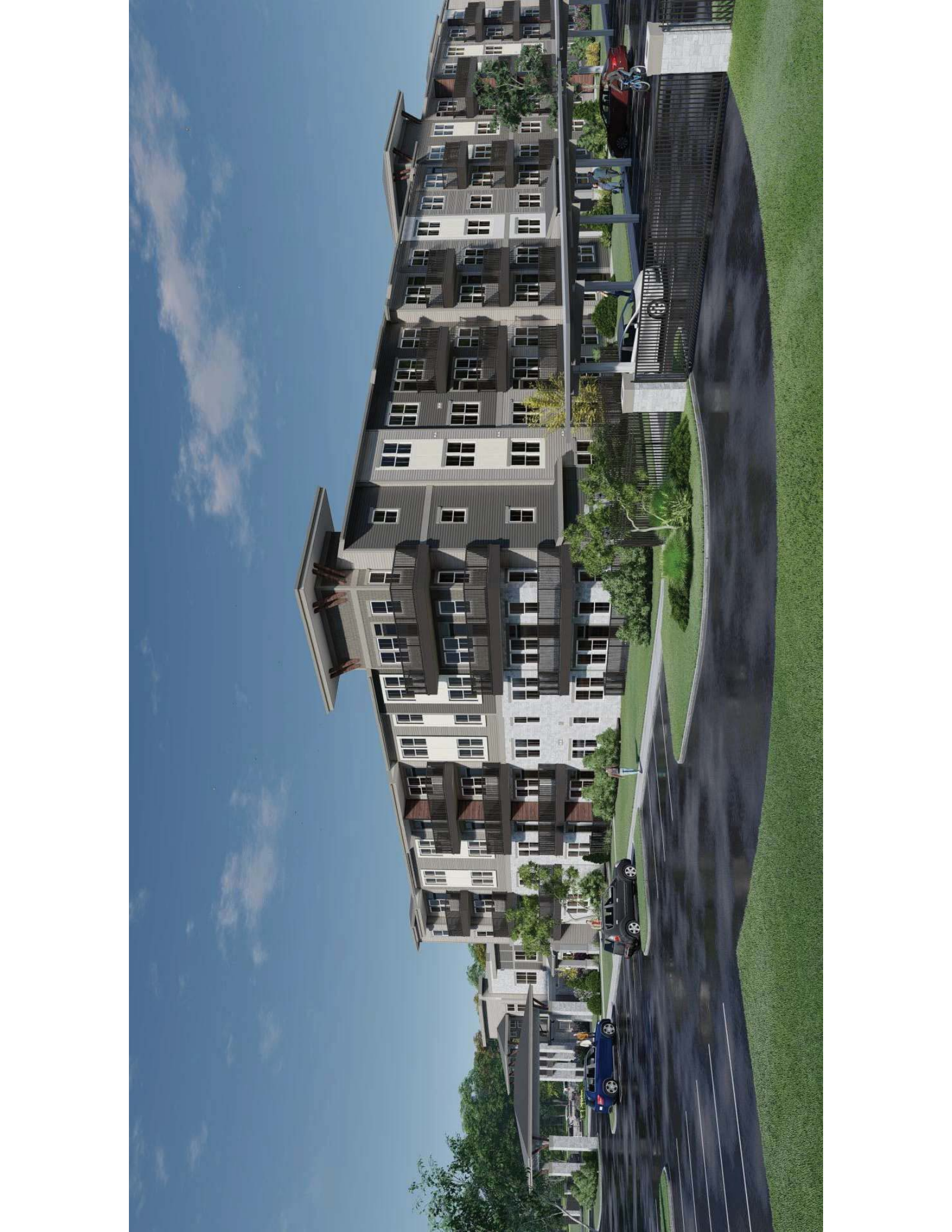


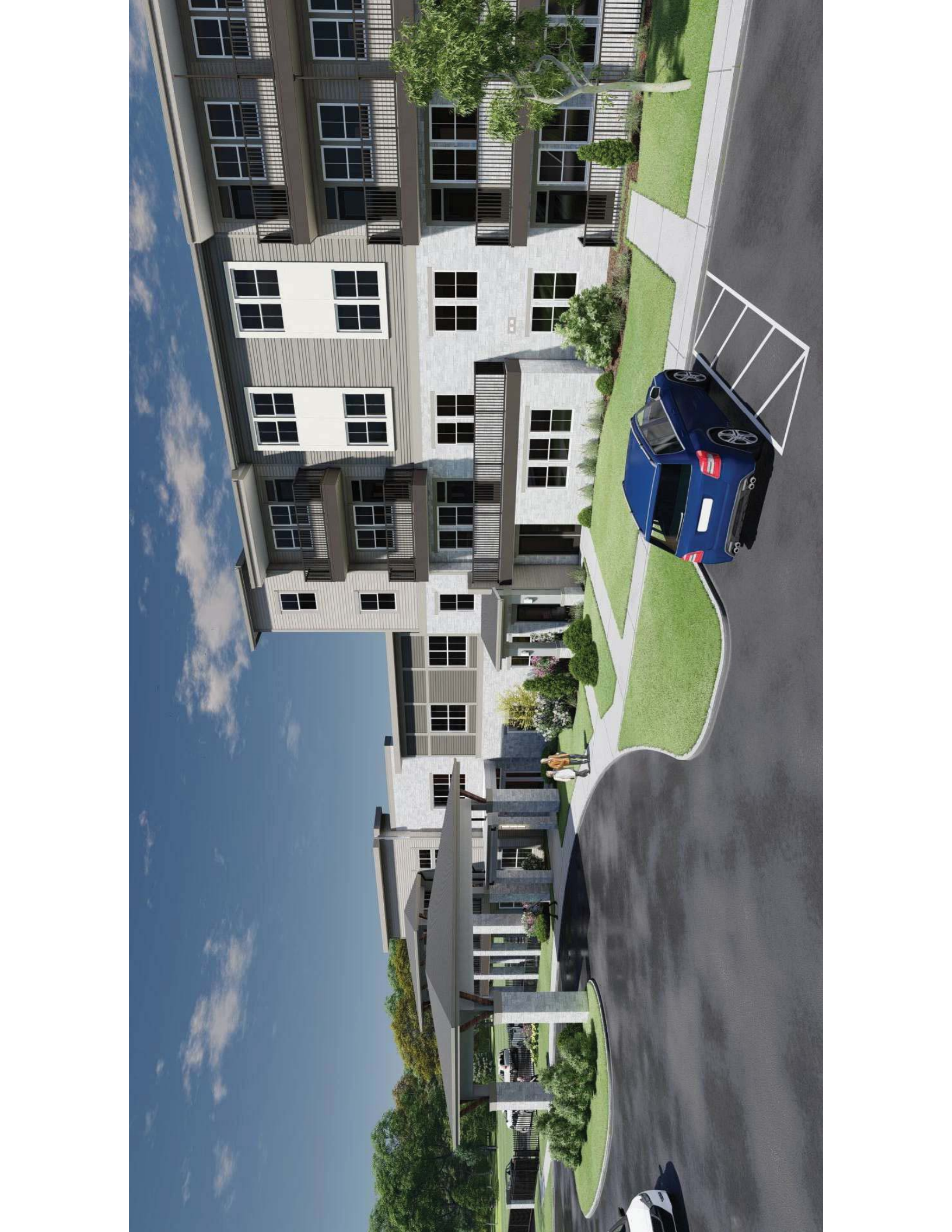














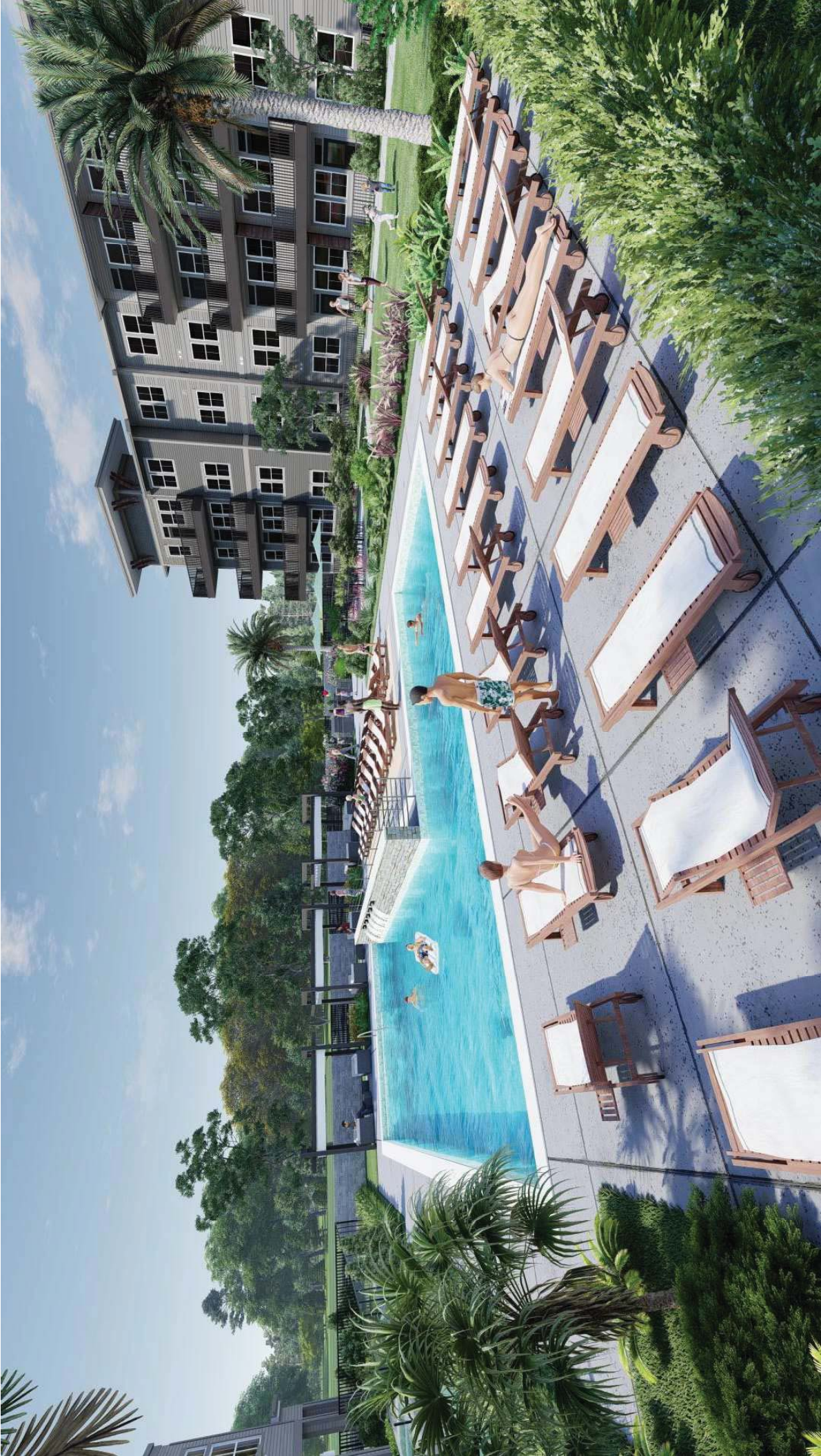


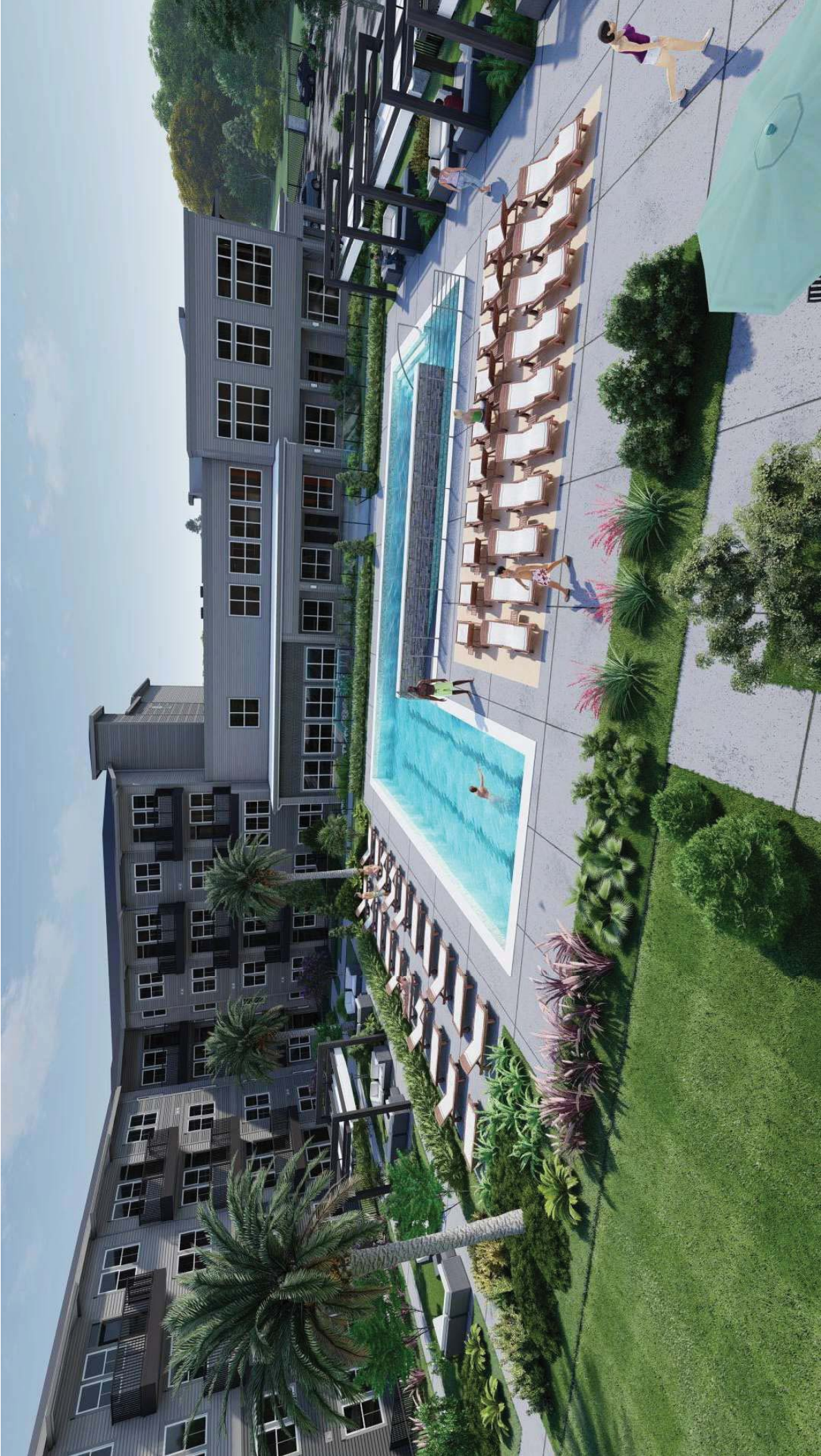


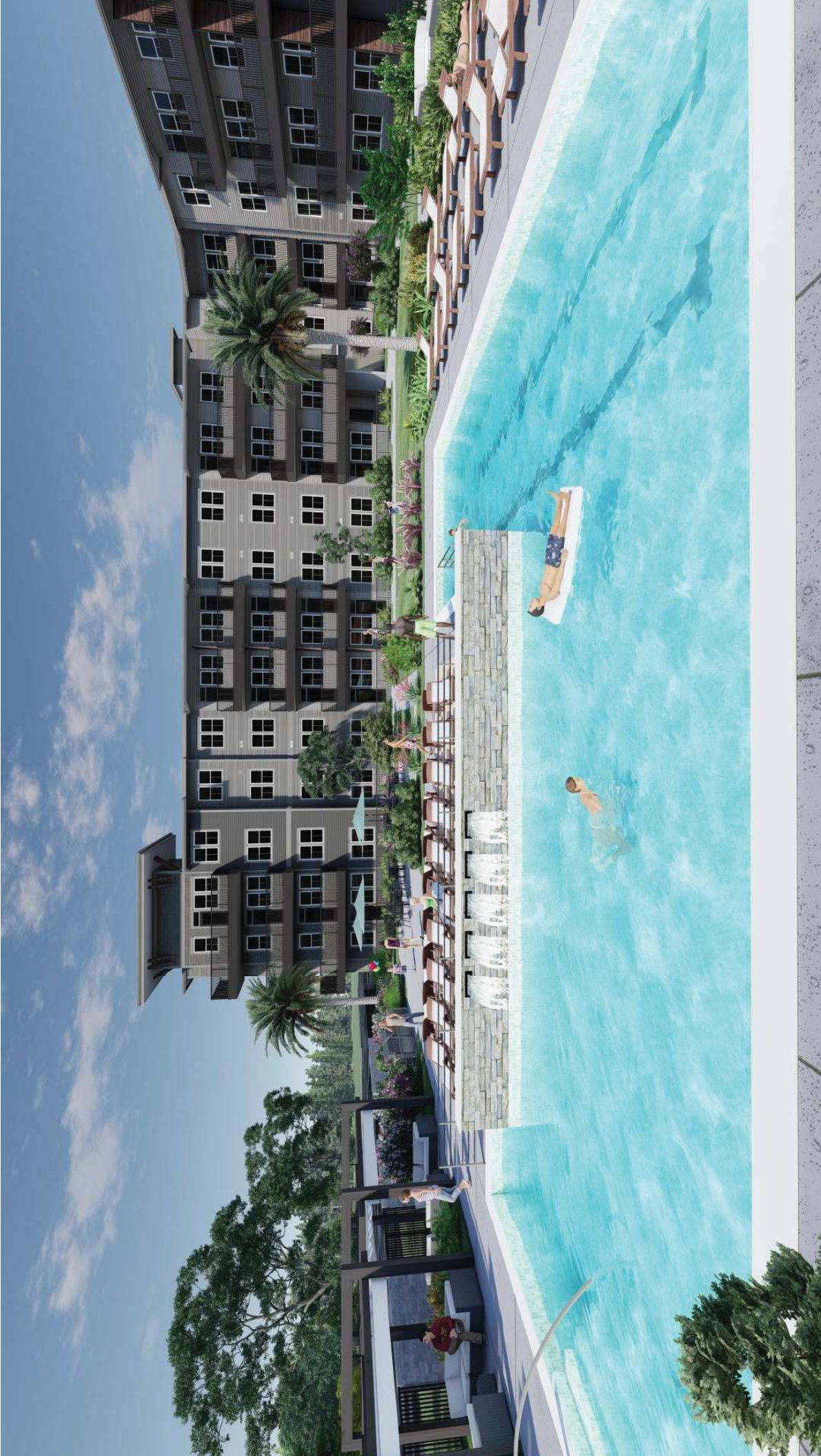




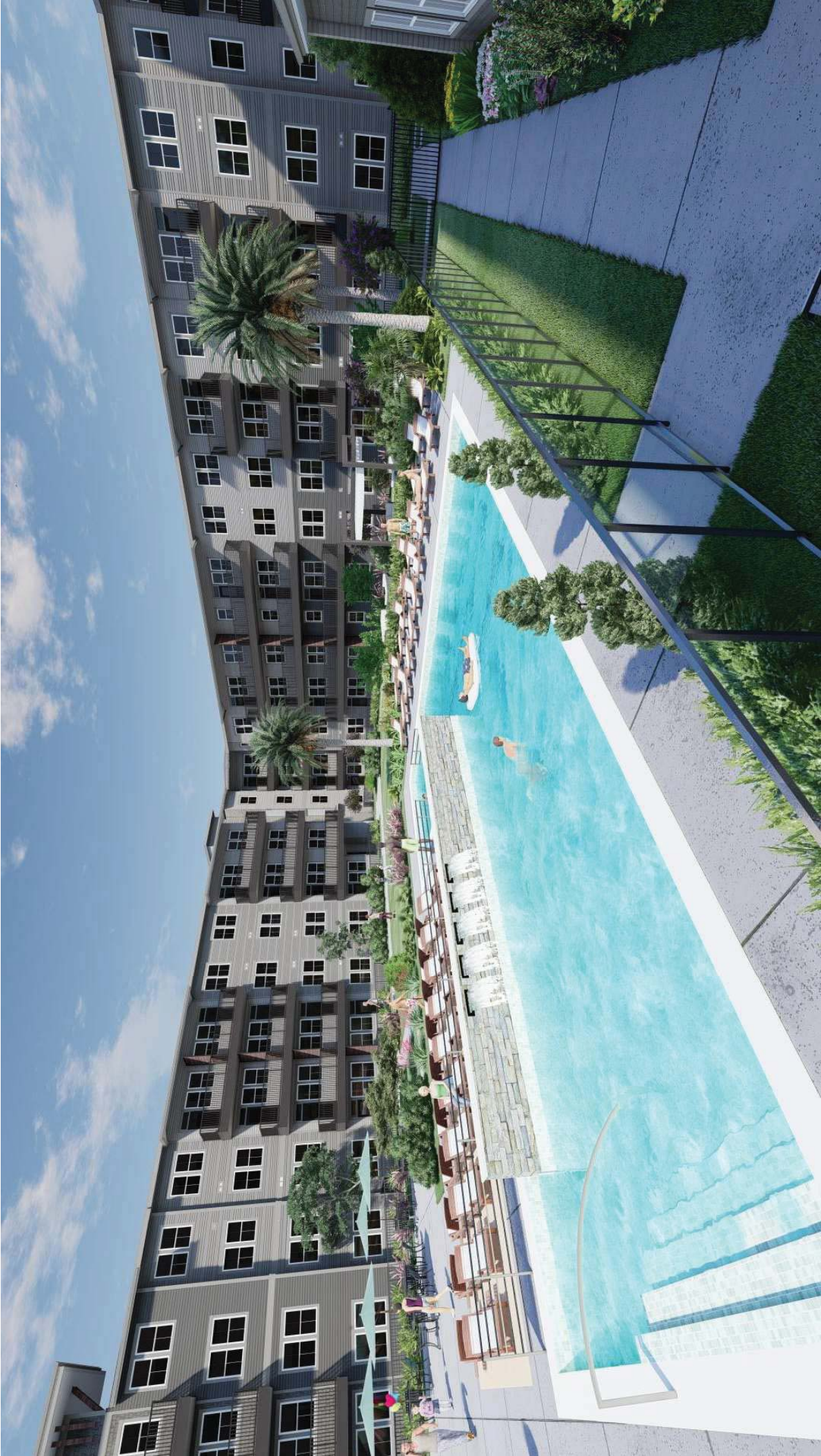








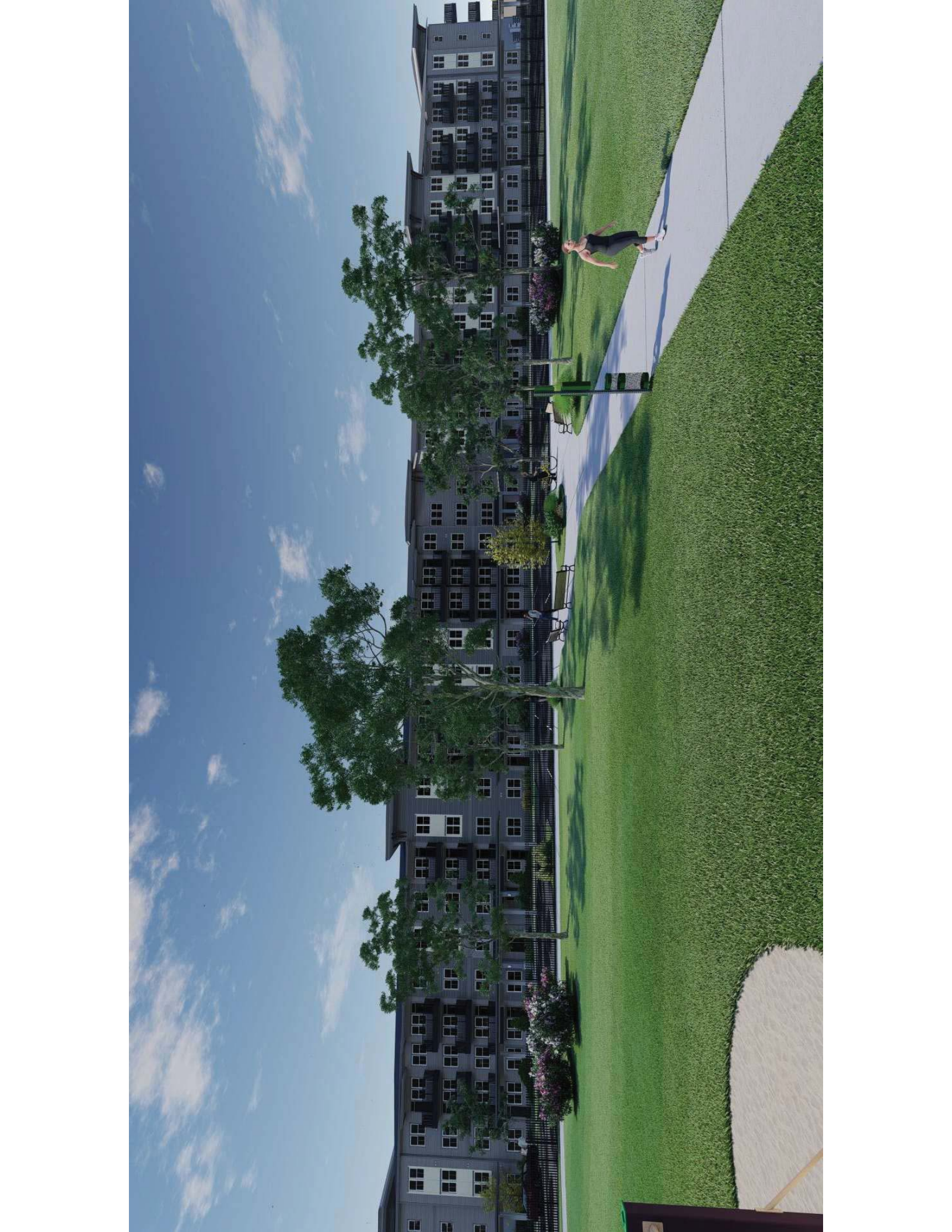








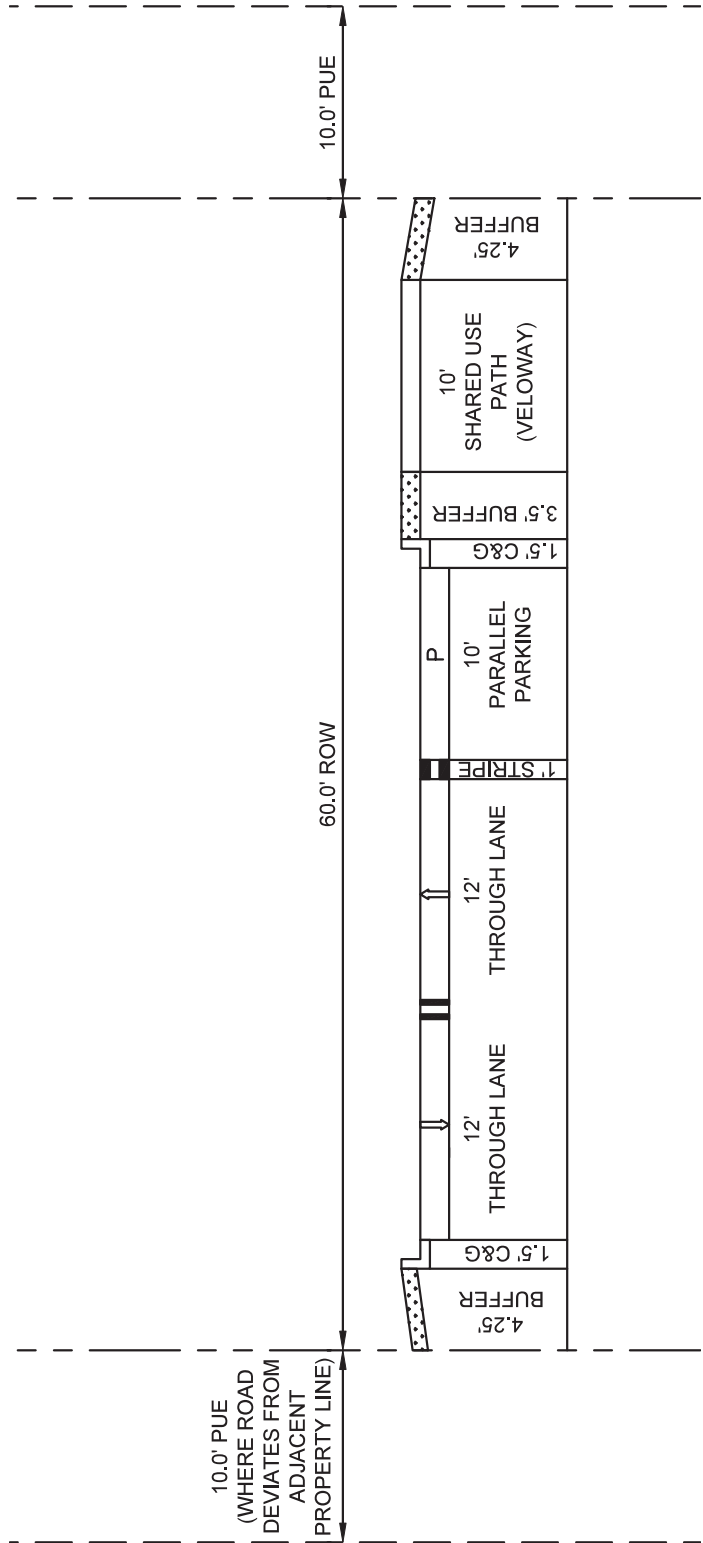












CROSS SECTION DEPICTED HEREON DIFFERS FROM THE MTP AND EDM. THIS SECTION IS CONCEPTUAL IN NATURE AND IS TO BE CONSIDERED VIA SEPARATE AGREEMENT / REVIEW PROCESS.

**EXHIBIT C
PUBLIC ROAD CROSS
SECTION**

**SPARROW
PFLUGERVILLE**
 PFLUGERVILLE, Texas
 DECEMBER 2020

Kimley»Horn
 10814 Jollyville Road
 Camp Hill, Suite 200
 Austin, TX 78719
 512.418.1177
 State of Texas Registration No. F-928
THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



**SPARROW
PFLUGERVILLE**
PFLUGERVILLE, Texas
JULY 2020

**EXHIBIT D
SITE LOCATION MAP**

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928
THESE SERVICES ARE PROVIDED AS A PROFESSIONAL SERVICE. CONTACT WITH THE CITY, ETC.

EXHIBIT E - PARKLAND DEDICATION TABULATIONS

Land Required					
	Required Ac./1000 Residents	Density Persons/ Unit	# Units	Parkland Dedication Req (Ac.)	Proposed Dedication (Ac.)
Phase I	6.6	2	196	2.6	0

Fee in Lieu of Acreage Dedication*			
Phase	Deficit (Ac.)	Rate/Ac.	Fee
Phase I	2.6	\$43,560	\$112,698

* Fee shall be paid prior to Plat Approval of Multi-Family Lot

Parkland Development Fee			
phase	# Units	Rate \$/Units	Fee
Phase I	196	\$496	\$97,216

NOTE: Fees above can be reduced by the amount of the agreed upon park amenities constructed. See list below Parkland Improvements.

<u>Anticipated Parkland Improvements*</u>				
	Qty	Unit	Unit Cost	Total Cost
Hardscape				
6' Concrete Loop Trail	9,035	SF	\$ 6.25	\$ 56,468.75
Enhanced Paving	1,325	SF	\$ 14.00	\$ 18,550.00
6' Park Bench	8	EA	\$ 785.00	\$ 6,280.00
Waste Receptacle - Dual Stream Trash and Recycling	4	EA	\$ 750.00	\$ 3,000.00
Pet Waste Station	10	EA	\$ 500.00	\$ 5,000.00
Landscape				
Canopy Tree - Min. 3" Cal.	40	EA	\$ 600.00	\$ 24,000.00
Ornamental Tree - Min. 1.5" Cal	20	EA	\$ 300.00	\$ 6,000.00
Enhanced Landscape Bed w/ planting, wood mulch, and irrigation	1,500	SF	\$ 15.00	\$ 22,500.00
Parkland Amenities Cost				\$ 141,798.75
PUD Required Veloway				
10' Concrete Veloway	28,770	SF	\$ 7.00	\$ 201,390.00
Total Cost				\$ 343,188.75

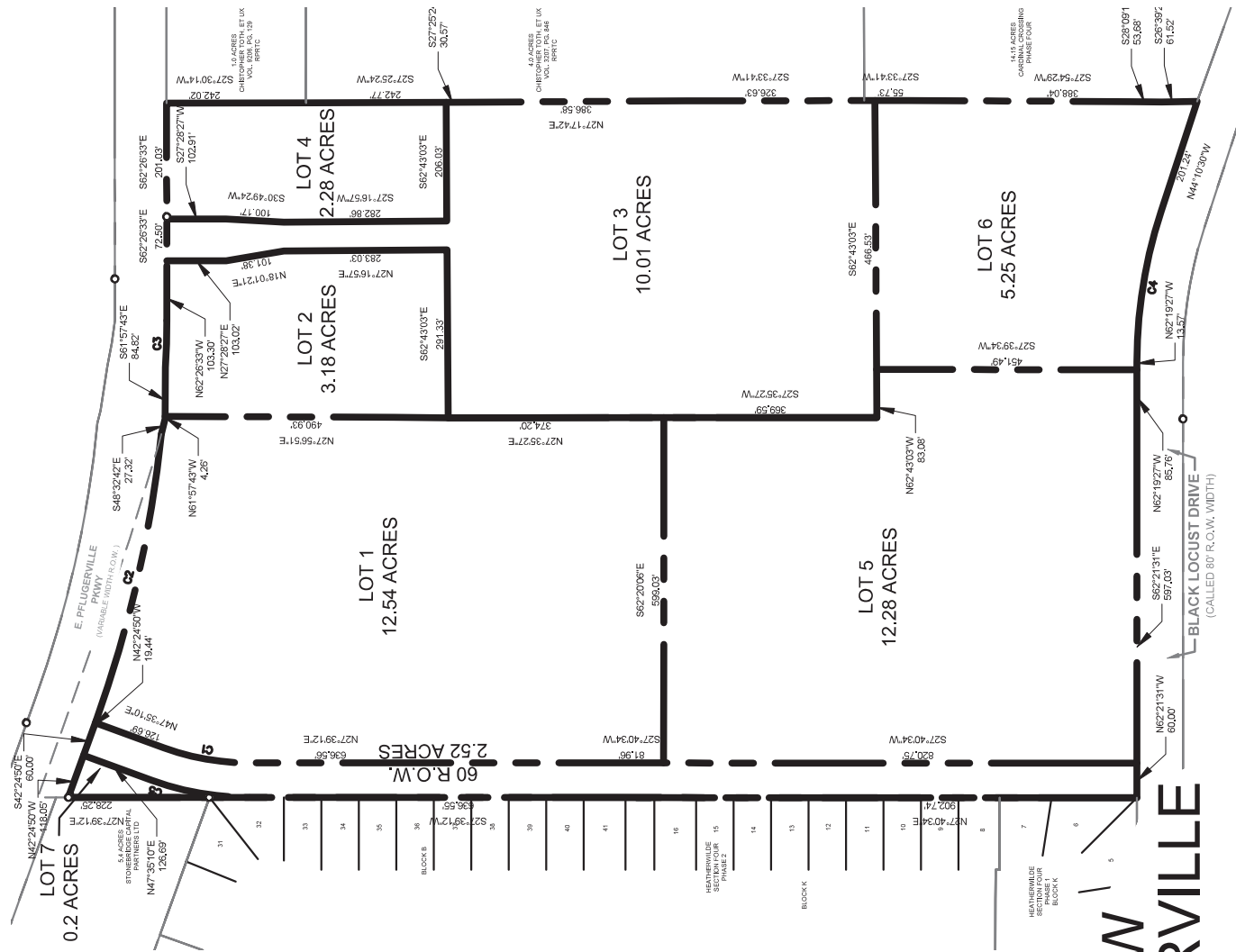
*Notes

1. Parkland Improvements denoted hereon shall be constructed during Phase 1.
2. Amenities are subject to approval by the Parks and Recreation Director at time of public improvement plans or the site plan for the residential development. Whichever occurs first.
3. Improvements identified hereon shall be used and accessible to the public. No signage limiting public access shall be permitted.
4. All improvements identified hereon shall be privately maintained.



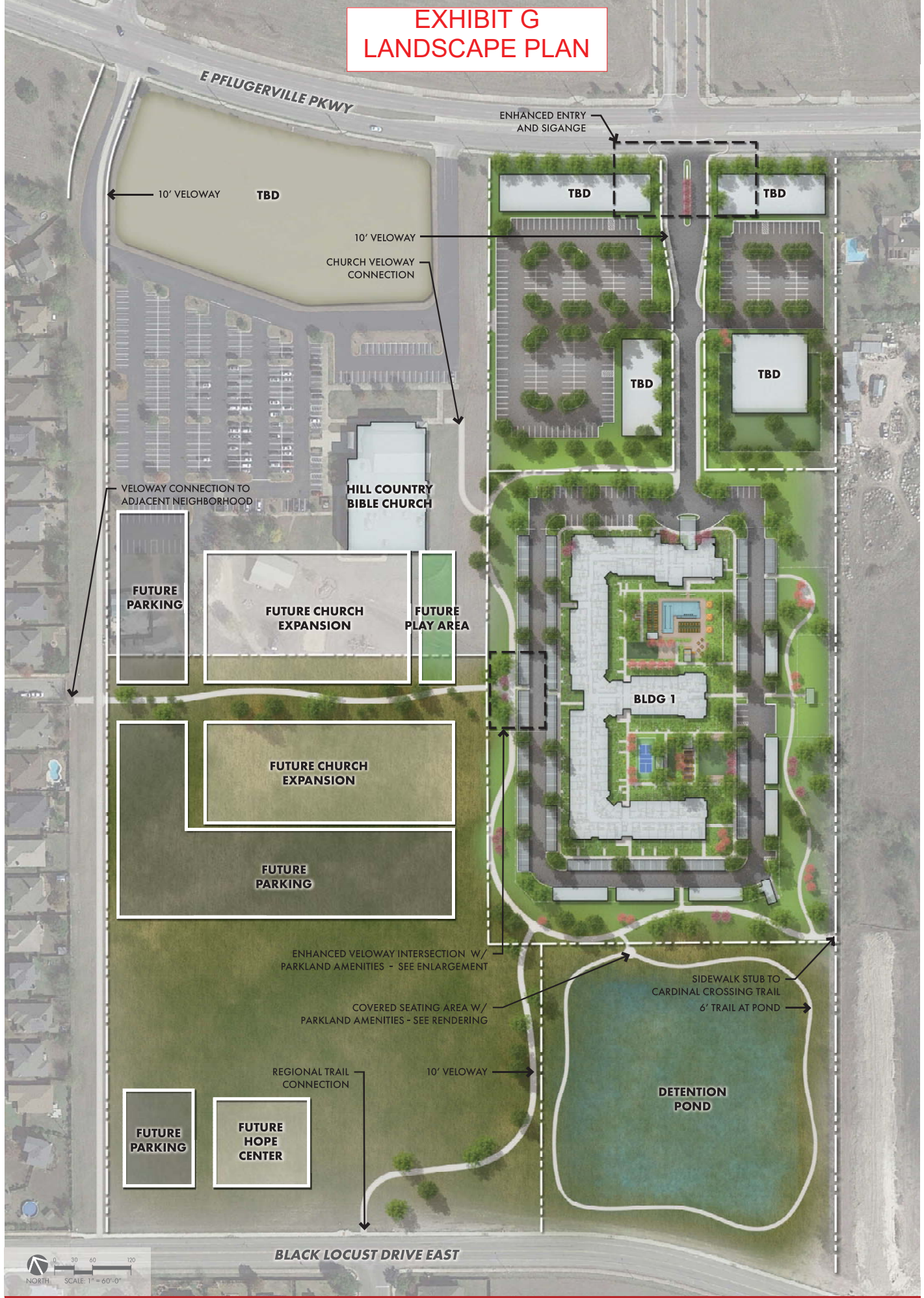
EXHIBIT F
LAND SURVEY AND FIELD NOTES

Kimley»Horn
 10814 Lillyville Road
 Campyville, Site 200
 Austin, TX 78799
 512-418-1171
 State of Texas Registration No. F-928
THE EFFECT OF ANY SURVEY TO CONFLICT WITH THE PUBLIC CONTACT WITH THE CITY, ETC.

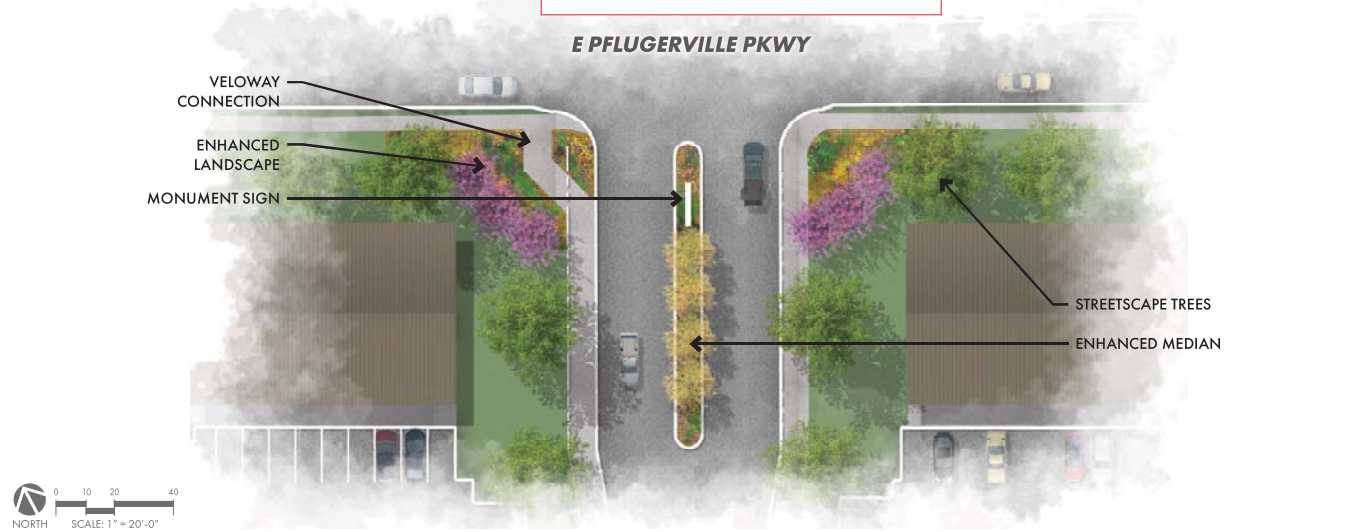


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	455.00'	151.33'	S37°37'11"W	150.57'	19°55'57"	76.44'
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C5	495.00'	172.21'	N37°37'11"E	171.34'	19°55'57"	86.98'

EXHIBIT G LANDSCAPE PLAN



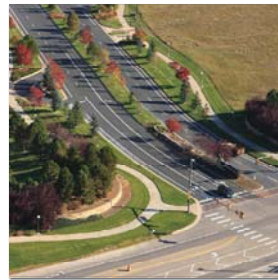
**EXHIBIT G
LANDSCAPE PLAN**



ENHANCED MEDIAN



MONUMENT SIGN



ENTRY EXPERIENCE



ENHANCED LANDSCAPE

ENHANCED VELOWAY INTERSECTION ENLARGEMENT



SEATING NODE



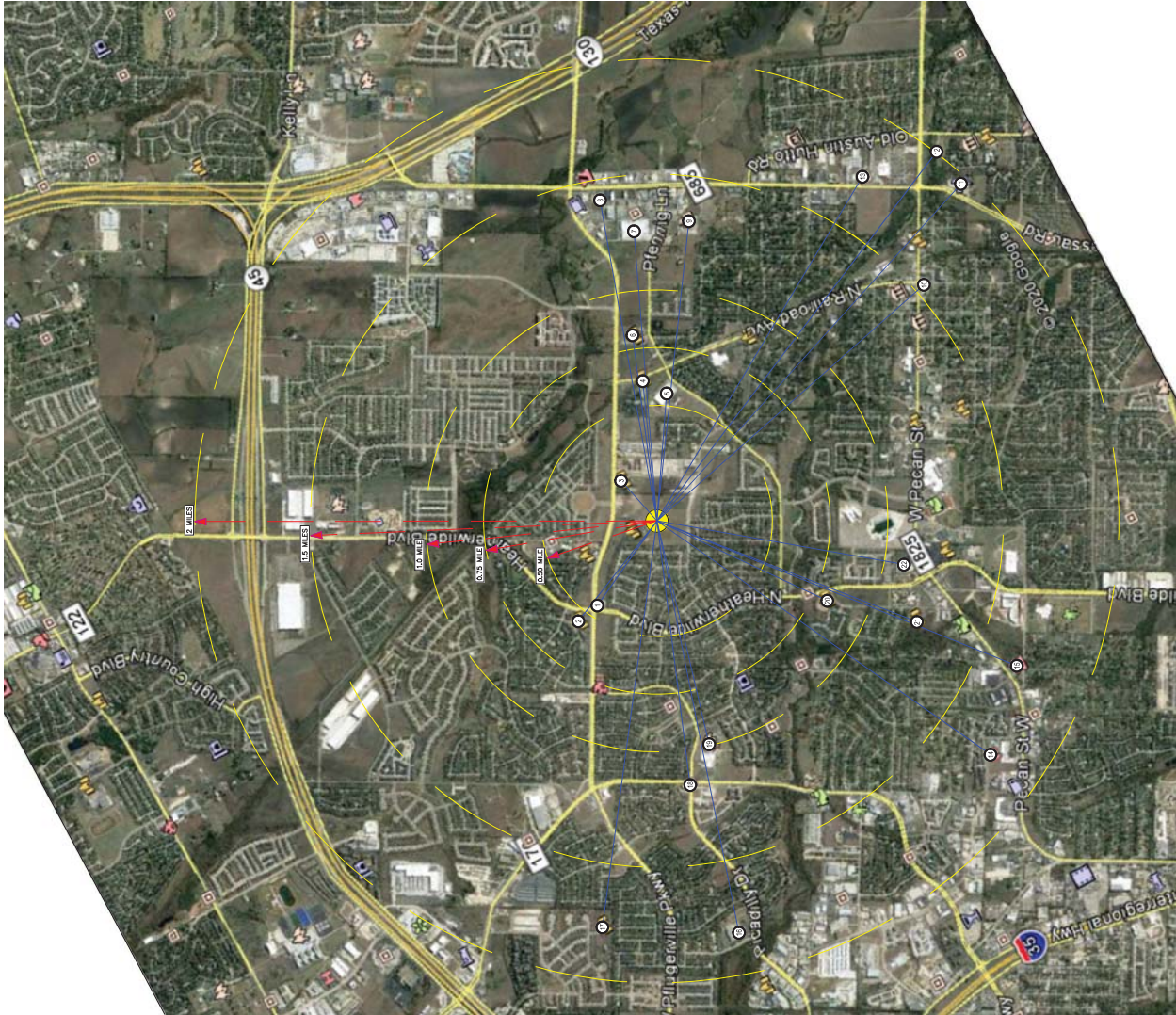
VELOWAY



ENHANCED LANDSCAPE

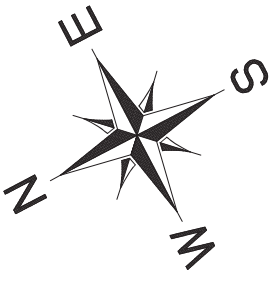


BENCHES AND WASTE RECEPTACLES



**SPARROW
PFLUGERVILLE**
PFLUGERVILLE, Texas
SEPT 2020

**EXHIBIT H
AERIAL RADIUS MAP**



#	NEIGHBORHOOD AMENITIES	APPROX DISTANCE	
		FEET	MILES
1	GAS STATION	2,306	0.43
2	PROVIDENCE PRESBYTERIAN CHURCH	2,911	0.55
3	ST. PAUL'S EPISCOPAL CHURCH	1,232	0.23
4	ST. ELIZABETH OF HUNGARY CATHOLIC CHURCH	3,214	0.60
5	PARK CREST MIDDLE SCHOOL	2,924	0.55
6	PFLUGERVILLE COMMUNITY CHURCH	4,282	0.81
7	WALMART	6,664	1.26
8	SHOPPING CENTER	7,445	1.41
9	PFLUGERVILLE POLICE STN.	6,892	1.30
10	PFLUGERVILLE FIRE DEPT.	8,147	1.54
11	WORKOUT GYM	10,375	1.96
12	PARK	10,587	2.01
13	THE UPS STORE	9,165	1.73
14	COMMUNITY CARE	9,308	1.76
15	WALGREENS	8,860	1.67
16	CALDWELL ELEMENTARY	9,594	1.81
17	ROUND ROCK KOREAN PRESBYTERIAN CHURCH	9,390	1.77
18	THE CHILDREN'S COURTYARD OF PFLUGERVILLE	6,081	1.15
19	WINDERMERE ELEM. & PRIMARY SCHOOL	5,258	0.99
20	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	4,293	0.81
21	TREE OF LIFE CHURCH	6,366	1.20
22	PFLUGERVILLE SMILES DENTISTRY	5,732	1.08

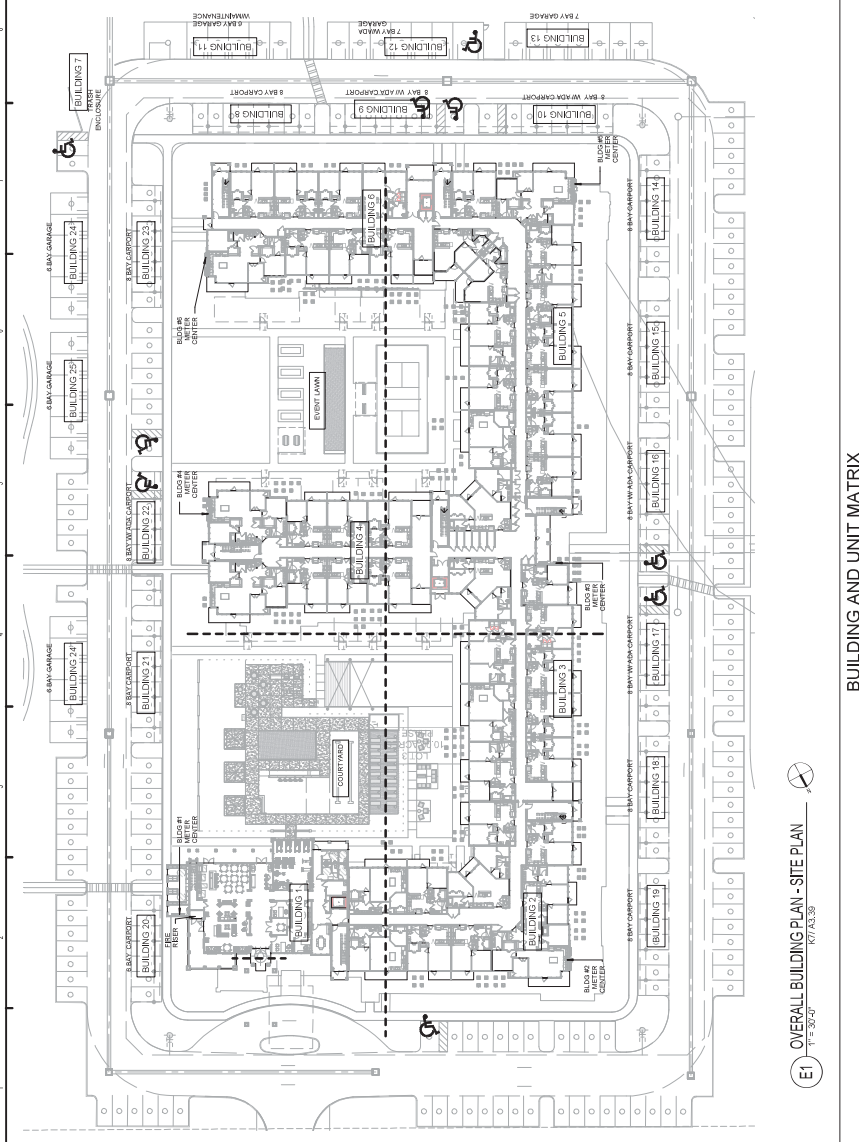
GENERAL NOTES: 1. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AGENCIES. 2. ALL UTILITIES SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION. 3. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AGENCIES. 5. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 6. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AGENCIES. 7. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

LEGEND: FIRE ALARM CALL POINT - FIRE ALARM CALL POINT FIRE ALARM CALL POINT - FIRE ALARM CALL POINT FIRE ALARM CALL POINT - FIRE ALARM CALL POINT FIRE ALARM CALL POINT - FIRE ALARM CALL POINT

BUILDING AREA SCHEDULES

Table with columns: Building Name, Area, Units, and Level. Sub-sections include Apartment Building Area Summary, Office Building Area Summary, and Warehouse Area Summary. Includes detailed level-by-level breakdowns for each building type.

TOTAL BUILDING CSF (INCLUDING CLUBHOUSE) 238,000 SF TOTAL BUILDING AREA (TOTAL) 198,244 SF TOTAL GARAGE AREA (TOTAL) 11,442 SF TOTAL GARAGE AREA (TOTAL) 11,442 SF



E1 OVERALL BUILDING PLAN - SITE PLAN 1" = 30'-0" 6/7/23/30

EXHIBIT I MF PROJECT DATA

Table showing Building Type, Units, Floors, and Totals for Buildings 1 through 24. Includes a 'Water Unit Count' sub-table.

Table showing Building Type, Units, Floors, and Totals for Buildings 25 through 48. Includes a 'Water Unit Count' sub-table.

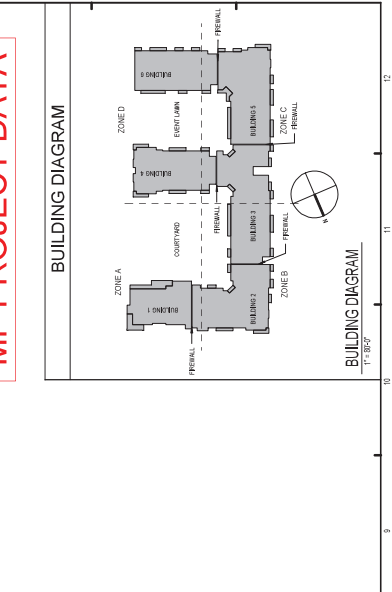


Table showing Building Type, Units, Floors, and Totals for Buildings 49 through 72. Includes a 'Water Unit Count' sub-table.

Table showing Building Type, Units, Floors, and Totals for Buildings 73 through 96. Includes a 'Water Unit Count' sub-table.

