

**EXHIBIT A**  
**Horizon Park Townhomes – PUD**

**A. Purpose and Intent**

The Horizon Park Townhomes PUD is comprised of 2.4 acres, as shown in the attached Exhibit B. The Development of this property is a planned townhome community.

**B. Applicability and Base Zoning**

All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A. For the purpose of establishing development standards for the PUD, SFT-2-A (Single-Family Townhouse) district has been selected. Field notes for the site have been attached to this PUD as Exhibit B.

**C. Conceptual Site Layout and Land Use Plan**

Attached is a Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to visually convey the design intent for the Horizon Park Townhomes community. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

**D. Allowable Use**

1. The use shall be attached and/or detached single-family townhouse residential development.
2. The maximum unit count shall be limited to 12 units per acre (maximum of 28 total units). A maximum of 4 units can be attached per building.
3. The units adjacent to Horizon Park Boulevard shall be facing Horizon Park Boulevard.

**E. Development Standards**

The following setbacks shall apply.

	<b>Building Setbacks</b>	<b>Paving Setbacks</b>
Unit Width (minimum unit width)	20 ft.	-
Front Setback (from public streets)	20 ft.	20 ft.
Front Setback (when front of the building faces another building)	15 ft.	-
Perimeter Setback (minimum)	20 ft.	5 ft.
Rear Setback (minimum)	10 ft.	-
Building Separation (minimum)	10 ft.*	-

\* 10 ft on both sides of a building with attached unit

## **F. Architectural Standards**

1. All townhomes shall comply with Article VII Architectural Components and Article VIII Architectural Standards, Type A of the Composite Zoning Ordinance unless modified herein. The definition of masonry shall include cementitious-fiber planking (not panels unless they are used with a board and batten application), stone, brick or stucco as long as the homes substantially comply with the elevations shown in **Exhibit D**. The images are not to be interpreted as the only elevations allowed within the community or a final product, but merely to represent the general intent for the street scene and home style. See **Exhibits C & D** for conceptual site layout and unit mix.

## **G. Garage and Parking Requirements**

1. All garages associated with townhouses shall comply with Article VIII Architectural Standards of the Composite Zoning Ordinance unless modified herein.
2. Units will have single or double car garages with private driveway and community parking - for a total count of 3 spaces minimum per unit.

## **H. Lighting**

Street lighting shall be required at drive intersections with public streets. Private drive lighting to be optional in the interior of the project.

## **I. Sidewalks**

1. Walkways are provided to the mailbox central to the property and a pedestrian connection (which may be concrete or crushed granite) to Horizon Park Boulevard.
2. A concrete sidewalk is provided will be placed along Horizon Park Boulevard.

## **J. Landscape and Fencing**

1. This project shall comply with the applicable Landscape Requirements for single-family districts as listed in Article VI of the Composite Zoning Ordinance. In addition, this project shall comply with the multi-family provisions regarding Tree Preservation and Protection.
2. The intent for this development is to provide an attractively landscaped vista. Each unit will install one 2 inch caliper trees and four shrubs during the construction of each residential unit.
3. Street trees shall be provided along Horizon Park Boulevard spaced 30 feet apart.
4. Picket fencing may be permitted in the common space as long as the fencing does not exceed three feet in height and the pickets are spaced a minimum of 3 inches apart. A 15 foot wide open space shall be provided along the center of the common open space with a sidewalk in the middle.
5. Street trees and shrubs shall be planted in the front setbacks adjacent to Horizon Park Boulevard at a ratio of two – 2 caliper inch trees and four shrubs per 600 square feet.

## **K. Parkland and Open space**

1. A Fee in lieu will be paid for Parkland dedication and park development.

## **EXHIBIT B**

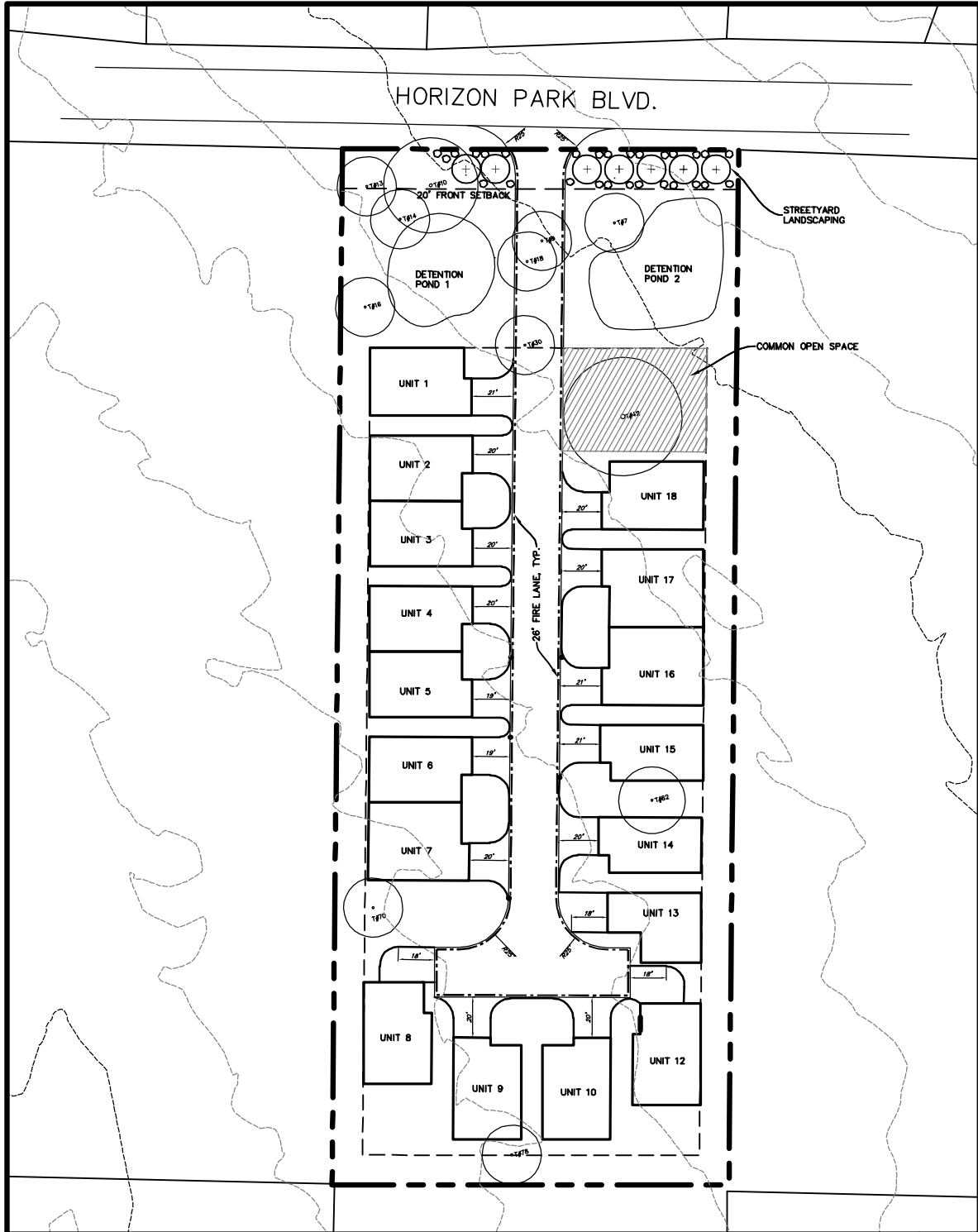
### **Field Notes for Horizon Park Townhomes**

1. No portion of this site is located within the 100-year floodplain, firm panel NO.FM48491C0455E, Williamson County, Texas dated September 26, 2008.
2. This project is located in the Turkey Creek-Brushy Creek watershed.
3. This project is located within the Edwards Aquifer Contributing Zone per TCEQ quadrangle map, but is not subject to any TCEQ permits due the acreage of the lot (2.4 AC < 5 AC).
4. Proposed land use: PUD – Townhome (Duplex/Triplex) Residential.
5. The existing site is flat and slopes very gently from West to East.

# EXHIBIT C CONCEPTUAL SITE LAYOUT & LAND USE PLAN

## GENERAL NOTES

1. THIS PLAN IS CONCEPTUAL. ALL APPLICABLE CITY ORDINANCES SHALL APPLY UNLESS OTHERWISE NOTED IN THE PUD NOTES.
2. PLANNED TOWNHOME COMMUNITY
3. THIS DOCUMENT DOES NOT CONSTITUTE APPROVAL FOR THE REMOVAL OF THE TREES LOCATED ONSITE.



# EXHIBIT D EXAMPLE BUILDING ELEVATIONS

EXCEPTION TO THE MASONRY MATERIAL REQUIREMENT IS PROPOSED IN ORDER TO PROVIDE AESTHETIC DESIGN DECISIONS, SIMILAR IN CHARACTER TO THOSE ILLUSTRATED IN THIS EXHIBIT D, THAT WOULD BE MORE AKIN TO THE CONTEMPORARY DESIGNS THAT WILL BE PROPOSED IN THE 700 HORIZON PARK BLVD PUD.

FOR RESIDENTIAL UNITS, THE DEFINITION OF MASONRY SHALL INCLUDE CEMENTITIOUS-FIBER PLANKING (NOT PANELS UNLESS THEY ARE USED WITH A BOARD AND BATTEN APPLICATION), STONE, BRICK, OR STUCCO. THESE IMAGES REPRESENT THE GENERAL DESIGN AESTHETIC FOR THE BUILDINGS AND STREET.



MASONRY

WOOD TRIM

STUCCO

GLASS

WOOD TRIM

MASONRY

STUCCO

GLASS



**CIVILITUDE**  
ENGINEERS & PLANNERS



Horizon Park Townhouses PUD Application  
Parkland Dedication Worksheet  
July 10, 2019

**PARK PLAN**

OPTION THREE: Fee-in-Lieu of Land Dedication: (\$1,050 per dwelling unit) + Park improvements Fee (\$400 per dwelling unit)

<u>18</u>	X	\$1,050	=	<u>\$18,900</u>
(number of dwelling units)				(proposed park land fee)
<u>18</u>	X	\$400	=	<u>\$7,200</u>
(number of dwelling units)				(proposed park improvements fee)