EXHIBIT A

Leander Towing
Planned Unit Development

A. Purpose and Intent
The Leander Towing PUD (the “PUD”) is composed of approximately 1.84 acres, as described in EXHIBIT B (Legal Description) attached to this PUD Ordinance (the “Property”). The development of this property is planned as a commercial development, with use suitable to the TOD area of Leander.

B. Applicability and Base Zoning
1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance (the “Zoning Ordinance”), except as established in this exhibit, titled EXHIBIT A.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Zoning Ordinance as permitted uses in this PUD.
   - GC-5-A (General Commercial)

3. Except as otherwise provided in this PUD ordinance, the Property and PUD shall be governed by the ordinances of the City of Leander (“City Code”). This PUD Ordinance is intended to, and shall, supersede the City Code. In the case that this PUD Ordinance does not address a specific City requirement, the City Code shall apply to the extent it is not inconsistent with this PUD Ordinance, and in the event any amendment to the City Code adopted after the date of this PUD Ordinance is inconsistent with the provisions of this PUD Ordinance, the provisions of this PUD Ordinance shall apply.

C. Conceptual Site Layout & Land Use Plan
1. Conceptual Site Layout & Land Use Plan has been attached to this PUD, EXHIBIT C, to illustrate the zoning of the site shown in the Conceptual Site Layout & Land Use Plan.

D. Allowable / Prohibited Uses
1. The allowable uses shall include all uses permitted under the GC use component as well as a wrecker yard.
E. Landscape Requirements
   1. Landscaping on proposed commercial development with GC-5-A district in the PUD shall comply with the standard’s composite ordinance.

   2. For every four hundred (400) square feet of landscape area and setback area required by this ordinance, two (2) shade trees (two-inch caliper or larger) and four (4) shrubs (five-gallon container size or larger) shall be planted. Two ten-gallon ornamental trees may be substituted for everyone required shade tree as long as at least half of the required number of shade trees is installed.

F. Screening Requirements
   1. The designated outside storage areas shall be screened by the use of a privacy wall or fence. Eight feet (8) in height along the northern, western, eastern, and southern boundaries of the outside storage areas. Only the northern boundary wall shall be constructed of masonry, the remaining walls may be comprised on R Panel.
EXHIBIT B

DESCRIPTION

TRACT 1: LOT 1B, BLOCK A OF INTEGRATED METAL PRODUCTS SUBDIVISION, LOT 1A & LOT 1BH, BLOCK A REREPLAT, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MKSP OR PLAT RECORDED IN DOCUMENT NO. 2015051639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SAID PROPERTY BEING REPLAT OF LOT 1, BLOCK A INTEGRATED METAL PRODUCTS A SUBDIVISION IN WILLIAMSON COUNTY 114-115 OF THE PLAT RECORDS OF WILLIAMSON COUNTY