

An aerial architectural rendering of the Wolf Lakes Village development. The image shows a mix of residential buildings, including a prominent church with a tall steeple on the left, and a large, curved, multi-story building with arched windows on the right. The development is interspersed with numerous trees and green spaces. A winding path or road is visible in the foreground. The entire image has a semi-transparent green overlay.

WOLF LAKES VILLAGE

PLANNED UNIT DEVELOPMENT

AMENDMENT No.2

DRAFT: Submitted to the City of Georgetown for approval.



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I. INTRODUCTION

Wolf Lakes Village is a 164-acre project located near the heart of Georgetown that seeks to combine the best of modern amenities with the charm of an old-world village, a distinctive form known as neo-retroism. The property is located at the northwest corner of Interstate 35 and University Avenue (SH 29), bounded by Wolf Ranch Parkway to the west and the River Hills subdivision to the north. Strategically planned by the City for high-density mixed-use, this Planned Unit Development (PUD) seeks to realize that vision by establishing the overarching intent of Wolf Lakes Village and provide for development standards that will accommodate the village land plan. The purpose of this document is to provide the community with certainty of the big-picture outcomes and create a sustainable long-term framework for build-out.



The Wolf Lakes Village project, as defined in “Exhibit C.1” of this Development Plan, will be developed consistent with the Development Agreement between Wolf Legacy, LP and the City of Georgetown (Document 2014095878), which formed the shared development vision for most of the land. The agreement stated that the land “shall be reserved for large-scale mixed-use and commercial development, with an emphasis on urban character and building form.” The agreement further describes a desire for a mix of uses and form-based architecture focusing on pedestrian-oriented scale and street design.

The Wolf Lakes Village PUD Development Plan will be paired with private covenants and restrictions that will include detailed building design guidelines, enforced by a property owner’s association. The internal guidelines will ensure architectural consistency but allow for flexibility for a particular user or situation. The two documents will form the regulating plan for the 164 acres that will guide predominant land use and character, while allowing for creativity in building placement, people movement, and phasing.

II. VISION AND GUIDING PRINCIPLES

The Wolf Lakes Village concept is a blend of European village design with traditional retail and office buildings architecturally integrated as a cohesive development unit. The 164-acre tract will contain a diverse mix of uses, densities, and building scale with a common, unifying architectural theme and distinct Wolf Lakes Village brand, creating a one-of-a-kind destination. The project will be focused on the featured lake in the heart of the village area, which will contain public gathering spaces oriented to pedestrian activity and amenities suitable to a mixed-use environment. The Wolf Lakes Village plan envisions live-work, mixed-use development with Class A corporate office space, destination retail and restaurants, high-quality residential, and unique recreational amenities.



GUIDING PRINCIPLES

- Create cohesive architectural design that integrates different uses and sub-areas.
- Enhance social interaction through recreation, public spaces, and live/work/play proximity.
- Generate sufficient density to promote user demand, destination identity, and a sense of place.
- Orchestrate best-in-class users that create optimum conditions for a dynamic micro-economy.
- Design a pedestrian-oriented village to de-emphasize vehicular traffic and expansive parking lots.
- Ensure sustainability through consistent focus on quality and a long-term strategic vision.

III. ZONING AND LAND USE FRAMEWORK

Wolf Lakes Village is predicated on the idea that uses and tenants evolve over time and, thus, this PUD is designed to break apart the traditional role that single-use zoning plays in land development. Much like traditional villages, the types of businesses and composition of residential units matters less than the form and variety of the buildings and their connected public spaces. The three predominant uses throughout the site are retail/commercial, high-density residential, and corporate office space. Beyond those predominant uses, there will also be a focus on regional attractions such as hotels, entertainment, and public open space adding to the destination setting. This PUD plan focuses less on which uses go where and more on adaptability to adjust building types, footprints, and tenant spaces as the project evolves.



BASE ZONING

The base zoning for the one-hundred and sixty four acres will be C-3, General Commercial, as depicted in “Exhibit C.2.” The C-3 District is most suitable for the variety and intensity of uses proposed within the project and is the optimal base zoning district for the type of development that will occur here. Many of the concepts and standards found here are drawn from the City’s Mixed-Use District’s Town Center and Urban Village districts to create a development plan that is unique to this project.

WOLF LAKES VILLAGE DISTRICTS

For the purposes of this document, the land is divided into four districts and three street character zones (depicted in “Exhibit C.3”) that help define the character, density, and predominant land uses. The districts are used to distribute calculations of impervious cover, stormwater, tree preservation, and parking, as set out in this document. The districts are not intended to be exclusive with strict land uses and standards but function as a guiding framework for future refinement.

The Wolf Lakes Village districts are summarized as follows:

- **Village District** – Mixed variety of office, retail, civic, hotel, entertainment, and residential uses.
- **Mixed-Use District** – Retail and personal service, office, and high-density residential uses.
- **Office District** – Mix of office, retail, and residential uses.
- **Residential District** – Primarily residential with some retail, office, hotel, and civic uses.

District boundaries are represented to the centerline of their defining boundary streets and include all of the area in between the boundaries. Districts can be modified as set out in Section XII.

Street Character Zones, as set out in Section IV of this PUD, provide general design and setback standards for buildings located along designated streets in “Exhibit C.3.”

CONCEPTUAL MASTER LAND PLAN

A conceptual master land plan, as depicted in “Exhibit C.4,” is representative of the development vision at the time of PUD approval that will more than likely be adjusted and refined over time. This conceptual plan is not intended as a detailed site plan but is included in this PUD document as a plan to ensure big-picture elements (density, open space, impervious cover, stormwater, parking, etc.) can be accommodated on site. Due to the complexity of a project of this magnitude, precise building footprints and configurations, street alignments, and vehicle parking will be determined at the time of the City’s Site Development Plan process and are not required to be located as shown in “Exhibit C.4.”

LAND USES

All land uses governed by the C-3, General Commercial, District in the City’s Unified Development Code (UDC) shall apply, except as modified in this section. Table 3.1, below, includes modifications to the UDC Chapter 5 land use tables for certain uses that are not permitted or require a Special Use Permit (SUP) in the UDC that are allowed in Wolf Lakes Village. A shaded column has been added in the table for a comparison to UDC use restrictions.

Table 3.1 Land Use Modifications

MODIFIED LAND USES	WOLF LAKES VILLAGE DISTRICTS				
	UDC	Village	Mixed-Use	Office	Residential
Residential	S	L	L	L	L
Accessory Dwelling Unit	--	P	--	P	P
Bed and Breakfast	--	P	--	P	P
Self-Storage, Indoor	S	L	L	L	L
Commercial Document Storage	--	--	P	P	--
Artisanal Production/Retail	N/A	P	P	P	--
Horse Stable	N/A	L	--	--	--

Table Notes:

S = Special Use Permit P = Permitted L = Limited -- = Not Allowed

LIMITED USES

Residential Use

Residential uses are allowed as limited in Table 3.2. Upper-story units are encouraged, but not required, in the Village, Mixed-Use, and Office Districts. Multi-unit building units may be transferred from one district to any other district except the Office district (even if the transferred units exceed that district's maximum); however, in no case shall the transferred units exceed 20% greater than a district maximum. Additionally, any residential units built in the Mixed-Use district that exceed the maximum allowed in Table 3.2 shall be limited to upper-story only. In no case shall the total residential units exceed 2500 overall, unless approved by the City Council through an amendment to this PUD.

Table 3.2 Residential Use Limitations

RESIDENTIAL BUILDING UNITS (MAX.)	WOLF LAKES VILLAGE DISTRICTS				
	Village	Mixed-Use	Office	Residential	Total
Single-Unit Residential Building (units)	30	--	--	50	50
Multi-Unit Residential Building (units)	300	500	500	1800	2500
Total number of units	300	500	500	1800	2500
Note: Aggregate numbers purposely exceed the total in the far column to allow for flexibility between housing types and location.					
RESIDENTIAL BUILDING UNITS (MIN.)	WOLF LAKES VILLAGE DISTRICTS				
	Village	Mixed-Use	Office	Residential	Total
Single-Unit Residential Building (1 unit)	--	--	--	--	--
Multi-Unit Residential Building (2-6 units)	20	--	--	120	140
Multi-Unit Residential Building (7+ units)	100	--	--	1000	1100
Total number of units (Minimum)	120	--	--	1120	1240

Self-Storage, Indoor

Self-storage is allowed within each district on a limited basis to allow for urban residents and commercial tenants to have close proximity to certain belongings. These will be walk-to storage facilities used primarily by Wolf Lakes Village residents and tenants that will be located in contained areas such as structured parking garages or interior to buildings. Storage units associated with and located within a private apartment site are exempt from these limitations. Further restrictions include:

- Leasable storage units shall not be located within the first 500 feet of the perimeter of the project.
- One building is allowed to be 100% leasable storage units, not to exceed 50,000 square feet; for any other buildings containing leasable storage units, the units shall not exceed 30% of the structure in which they are housed. The building with 100% leasable storage shall not directly front on any segment of a street designated as a Mixed-Use Urban street character zone, as designated on "Exhibit C.3."
- Drive-up loading areas are allowed only in structured parking garages.
- All other storage units will be accessed through interior doors enclosed in buildings that are architecturally compatible with all other buildings within the development.
- Interior individual storage doors shall not be visible from the street.
- Buildings containing storage shall meet the building design and material requirements of the PUD.
- For the purposes of calculating the gross floor area of non-residential in the subsequent section entitled *Phased Mix of Uses*, self-storage units shall not count towards the total GFA.

Horse Stable Facility

A horse stable is desired within the Village District to provide accommodations for the temporary, and typically seasonal, housing of horses. These animals will partake in periodic horse-drawn carriage rides and similar entertainment functions. The horses will not be used for any type of riding or agricultural activities and the stables will be used only to provide on-site shelter for the animals without transporting them daily off-site.

No more than 4 horse stalls shall be constructed within the stable facility. The stable shall be located at least 150 feet away from any building housing a residential use and shall provide adequate driveway access accommodating the requisite truck and horse trailer. The stable shall not be used for commercial purposes or available for lease in any other circumstances than described here.

A temporary use permit for occupancy of the stable shall be obtained when the horses will be on-site utilizing the stable and the City will facilitate a long-term automatic renewal on such a permit. A special event permit shall be required for the horses to be on public streets and the City will facilitate a long-term automatic renewal on such a permit.

ALL OTHER USES

Unless otherwise specified in Table 3.1, all other C-3 uses that are allowed both by-right and with limitations in the UDC are permitted by-right in the Wolf Lakes Village PUD, except a wireless transmission facility is allowed on the Bell Tower and will adhere to all applicable standards of the UDC. Any uses that require an SUP in the UDC that are not listed in Table 3.1 or in the Prohibited Land Uses section will require an SUP in accordance with City procedures. All prohibited C-3 uses not otherwise listed in Table 3.1 are prohibited.

PHASED MIX OF USES

To fulfill the City's vision for this property specified in the 2030 Comprehensive Plan and the 2014 Wolf Legacy Development Agreement, this PUD identifies minimum commitments for commercial, office and entertainment space in the project. Residential uses shall be phased into the project to ensure a balance of supportive land uses, as follows:

- No more than 700 residential units shall be permitted through the building permit approval process prior to the permitting of 150,000 GFA of non-residential development (including retail, office, hotel, indoor entertainment, medical, or similar use, but not including self-storage space).
- No more than 950 residential units shall be permitted through the building permit approval process prior to the permitting of 250,000 GFA of non-residential development (including retail, office, hotel, indoor entertainment, medical, or similar use, but not including self-storage space).
- No more than 1,800 residential units shall be permitted through the building permit approval process prior to the permitting of 450,000 GFA of non-residential development (including retail, office, hotel, indoor entertainment, medical, or similar use, but not including self-storage space).
- No more than 2,200 residential units shall be permitted through the building permit approval process prior to the permitting of 600,000 GFA of non-residential development (including retail, office, hotel, indoor entertainment, medical, or similar use, but not including self-storage space).

RIVER HILLS TRANSITION ZONE

In addition to the four districts, there is an 80-foot transition area directly adjacent to the River Hills neighborhood. Within this transition area, graphically depicted on “Exhibit C.5,” land uses are restricted to townhome, single-family, or two-family residential adjacent to the platted River Hills residential lots.

TEMPORARY USES

Food Trucks

Food trucks, being an integral part of modern urban life, are expected to have a presence within the development. The trucks may be temporarily located in a parking lot, along a street, or in the public plaza. The intent of this PUD is not to create a magnet for food trucks, but to allow for flexibility for local food service. Food trucks locating in the public right-of-way will follow the City’s adopted permitting process at the time, as will any potential established food truck courts. Food trucks located individually on private property or serving food on private streets on a temporary basis will not require a temporary use permit but will secure the necessary fire safety approvals.

Horse Stable Occupancy

As stated previously in this section, the construction of a horse stable within the Village District is permitted with limitations but the occupancy of the stable shall require a temporary use permit.

PROHIBITED LAND USES

The following uses are prohibited within the project:

1. Automotive Parts and Accessories Sales, Outdoor
2. Automotive Repair and Service, General
3. Cemetery, Mortuary, or Funeral Home
4. Correctional Facility
5. Firing Range (Indoor or Outdoor)
6. Manufactured Housing
7. Manufactured Housing Sales
8. Pawn Shop
9. RV Sales, Rental or Service
10. Self-Storage, Outdoor
11. Sexually-Oriented Business
12. Transient Service Facility
13. Waste-Related Uses
14. Wrecking, Scrap and Salvage Yard



IV. DEVELOPMENT STANDARDS

Wolf Lakes Village is founded on the principle of old-world architectural design and craftsmanship. Site and building arrangement will create a compact pedestrian-scaled environment mimicking the scale and livability of a small European village that has evolved organically over hundreds, if not thousands of years.

Development Standards for the property shall adhere to the base standards for the C-3, General Commercial, District as prescribed in the UDC, except as specifically stated in this section.



ARCHITECTURAL DESIGN

Individual buildings will be designed to reinforce the pedestrian orientation of the village with four-sided building design, architectural elements and treatments within the framework of a small European village. The delivery system will be built around construction details, methods, and systems translated to modern foundation and framing construction. Closure, edge/ corner, portal, and base details will be designed to emulate European architecture and building methods. Artistic murals may be integrated into building walls throughout the project, adding color and interest.

Buildings will be constructed of 95% Class I and Class II masonry projecting on all four sides with an allowance for occasional architectural wood, metal, and iron embellishments. Primary materials will be cut stone, rock, brick, architectural concrete masonry block, and stucco (or similar mixed aggregate finish).

Table 4.1 Building Materials

BUILDING MASONRY TYPES	WOLF LAKES VILLAGE DISTRICTS			
	Village	Mixed-Use	Office	Residential
Class I (minimum)	90%	50%	50%	30%
Class I materials include: Stone, Rock, Brick, Thin Brick, Stone Veneer				
Class II (maximum)	5%	45%	45%	65%
Class II materials include: Stucco, Architectural concrete masonry block				
Prohibited Materials: EIFS, Fiber Cement, Metal R-Paneling, Unfinished concrete wall (except for structured parking)				

Buildings that front on more than one street shall incorporate architectural elements on the non-primary facade of the building. The architectural elements may include, but are not limited to the following examples: windows, doors, or balconies, awnings, trees or green walls to break up massing. A minimum of 15' of additional landscape buffer may be permitted between the right-of-way and the secondary facade of the building when that facade faces a street with no defined Street Character Zone or contains mechanical equipment or loading zones that cannot be located elsewhere. This landscape buffer should include a mixture of evergreen shrubs, ornamental trees, and shade trees as appropriate to provide screening of the facade at different levels.

BUILDING ARTICULATION

Articulation will be achieved through arches, balconies, oversized windows, awnings, changes in vertical or horizontal façade plane, variations in stone coursing, field stone patterning, and natural stone shelves, niches or carvings. Perpendicular and lateral offsets more than one foot from the primary façade plane at times may be disruptive to the pedestrian environment and streetscape.

Calculated building articulation in UDC Section 7.03 shall apply to all buildings in the Mixed-Use District but shall not directly apply to buildings outside of the Mixed-Use District. Instead, for large façade planes the Director shall consider the building’s purpose, architectural features, materials, and locational context to ensure human scale and avoid the appearance of featureless, blank walls. When secondary facades project toward a public street but have little or no activated first floor, additional thought should be put into the architecture of this façade to ensure a seamless transition to the next building. Such an approach should mimic a human scaled first floor with material or color articulation, artistic interest, landscaped screening, or similar design component to ensure that this building face does not create a street “dead” zone.

STREET CHARACTER ZONES

Street Character Zones are representative of the relationship between the building and the street-level in certain parts of the project. Photo examples representative of urban street character can be found in “Exhibit C.8.”

Character zones can be found on the Development Framework (“Exhibit C.3”) along certain delineated streets. For the specific streets adjacent to the Village, some streets have required character elements only on one side of the street; other depicted streets are shown as both sides of the street.

Where buildings in a defined character zone sit farther than the prescribed setback for that character zone, landscaping, screening walls, and hardscapes shall be used to create a transition from the streetscape to the building. Loading zones shall be screened from street view using masonry walls and/or landscaping.

Residential Urban

Residential Urban street character is intended to be generally more passive in daily activity than the Mixed-Use Urban street character. Multi-unit buildings constructed along these streets will generally be built around 10 feet of the street right-of-way with a green yard between the building and the sidewalk, if not directly to the sidewalk. A maximum setback of 20 feet (averaged along each building façade) will be adhered to along these designated blocks. Buildings along these designated zones will present their Primary Architectural Façade towards the streets and include architectural building elements such as awnings, balconies, and pedestrian street entry.

Townhouses or smaller residential units may be set back further from the roadway with no direct access from these streets. No demarcated off-street parking is allowed between these primary structures and the public streets. Buildings designed to be constructed away from the street scene are exempt from the maximum setback and parking demarcation requirements. Pedestrians are shielded from the street traffic by parallel parking for most of the street section, separated driveway breaks and street trees.

Mixed-Use Urban

Mixed-Use Urban street character is intended to be generally more active with more of a main street feel and character. This character zone is intended for pedestrian usage for walking to work, shopping, dining, entertainment, and residential. These streets will be predominantly built-to the street right-of-way, with a maximum setback of 15 feet (averaged along each block face). Exceptions to the setback are allowed for open space, public plazas, outdoor dining areas, and landscaped yards. Buildings along these zones will present their Primary Architectural Façade towards the streets. In the Mixed-Use Urban zone, buildings shall have enhanced glazing, sidewalk lighting, street furnishings and few vehicular driveways between each block.

No demarcated off-street parking is allowed between these primary structures and the public streets. Buildings designed to be constructed away from the street scene are exempt from the maximum setback and parking demarcation requirements. Pedestrians are shielded from the street traffic with street trees, parallel parking for most of the street section, and minimal driveway breaks.

Highway/Gateway

Highway/Gateway street character is intended to show an attractive appearance to the regional roadways from an architectural and landscape standpoint. A 25-foot gateway landscape buffer with enhanced plantings is located along the boundary in the Gateway overlay street zone. All buildings within 200 feet of the right-of-way and directly facing University Avenue and IH-35 will be Class I masonry and project a primary façade towards the major streets. Structured parking garages that directly face these roadways shall contain architectural treatments described in Section VII, *Vehicle and Bicycle Parking*. Buildings larger than 50,000 square feet that are located along University Ave. or I-35 shall lessen the impact of the large facade facing the gateway streets by incorporating architectural elements such as sloped roofs, multiple intersecting roof planes, glazing, clerestory windows, arcades/colonnades, or other elements. These design standards are meant to help reduce the impact of a large mass building and to encourage design that matches the rest of the planned development where long facades are not likely to be the norm.

Table 4.2 Development Standards

DEVELOPMENT STANDARDS	WOLF LAKES VILLAGE DISTRICTS			
	Village	Mixed-Use	Office	Residential
Building Height (feet) ¹	80'	60'	75'	60'
Building Height – River Hills Transition Zone ²	N/A	N/A	N/A	35'
Building Height – Bell Tower	195'	--	--	--
Building Separation (feet)	10' ³	10'	10'	10'
Residential Density (units/acre)	50	No limit	50	50
Residential Units per Building (max.)	No limit	No limit	No limit	No limit
Residential Dwelling Unit Size (min.)	No min.	No min.	No min.	No min.
Minimum Lot Size	None	None	None	None
Minimum Lot Width – Interior Street (feet)	15'	15'	15'	15'
Interior Street Setback – Buildings (feet)	0'	10'	0'	0'
Interior Street Setback – Off-street Parking (feet) ⁴	10'	15'	15'	15'
Perimeter Street Setback (feet)	25'	25'	15'/25' ⁴	15'/25' ⁴
Internal Side Setback (feet)	0'	0'	0'	0'
Rear Setback (feet)	0'	0'	0'	0'
River Hills Bufferyard (feet)	30'	N/A	N/A	30'
Impervious Cover (max.)	90%	80%	80%	70%

Table Notes:

1. A corporate office building built in any Wolf Lakes Village district shall be allowed a building height of 140 feet.
2. The River Hills Transition Zone ("Exhibit C.5") extends 80 feet from the boundary of River Hills' residential lots.
3. In the Village District, buildings may be proposed that encroach into the 10' separation to create architectural interest. At the time of Site Development Plan, the designers will work with the City's Fire Department to ensure fire safety and compliance.
4. Parking shall be set back a minimum of 25 feet from the property line on Wolf Ranch Parkway and on Memorial Drive. Buildings may be set back at up to 15 feet.

V. OPEN SPACE AND PARKLAND

An urban village must have public open spaces, amenities, and features that encourage human interaction in central gathering places. Historic villages found vitality in a centralized, common destination space for citizens to congregate, relax, be entertained, and enjoy the outdoors. Often that space was the town plaza, civic square, a sustaining town resource such as a water body, or a well-designed park space, each of these a place where people of all ages would use at various times as an amenity. Wolf Lakes Village takes inspiration from these timeless focal points and seeks an open space/parkland plan suitable to a dense environment and the urban open space expectations of the Wolf Lakes Village residents.



OPEN SPACES AND AMENITIES

Wolf Lakes Village will include public spaces and amenities open to and usable by the general public that will occupy approximately 10 percent of the property acreage and will be predominantly privately-owned and maintained, as depicted in “Exhibit C.10.” The following amenities will be included on-site unless otherwise indicated.

- A **Performing Arts Amphitheater**, projected to be up to 3,500 seats, which will sit on approximately one acre at the edge of the lake in the heart of the Village. The amphitheater may be constructed at the developer’s choosing but is not required by this PUD.
- **Central Public Plaza** (minimum 5,000 square feet) with wide concourses, landscaping, featured art displays, etc. The plaza will be set up to accommodate farmer’s markets, an annual large Christmas Tree, and horse carriage rides.
- Two **pocket parks** (minimum 3,000 square feet).
- Two **playgrounds** (minimum 1,000 square feet) with small playscapes or open green lawn areas.
- An **open-air pavilion** for performances and events.
- At least two featured **lakes**, including amenities such as walking trails, landscaping, benches.
- An **oversized trail connection** (minimum 10-foot concrete section) to the Legacy Crossing/Wolf Ranch Parkway intersection (potential future signal) to connect pedestrians and bicyclists to the Wolf Ranch Trail and eventual connections to the South Fork Trail and North Fork Trail.

- **Trails and sidewalks** (minimum 6-foot concrete section), as depicted in “Exhibit C.10,” which will connect the predominantly residential areas to employment and activity centers. Additionally, **off-street nature trails** may be considered by the developer in areas not contemplated in “Exhibit C.10,” which may be constructed of any size and of more natural materials such as decomposed granite, mulch, and other materials. **The trail alignment in Exhibit C.10 is conceptual in nature and may be modified as site plans are submitted to the City, as long as the overall trail system still contains a minimum of 8,000 linear feet of trail.**
- Urban street trees, creating **linear green spaces**.
- **Sports Court/Ice Skating Rink**. A sports court may be constructed, but not required by this PUD, that can serve as an all-purpose playing surface during warmer months and serve as the platform for a temporary ice skating rink during winter months. The skating rink would be a portable, unenclosed structure and not require a temporary use permit when installed.
- **Private common green spaces** in the residential areas.
- Individual **residential amenities** for apartment and townhouse sites meeting the UDC requirements.

The preceding public spaces and amenity features will satisfy the requirements for public parkland dedication and no other dedication or improvement fees will be required. The developer will work with the City’s Parks and Recreation Director to ensure that playground equipment meets acceptable safety standards.

VI. TRANSPORTATION AND CIRCULATION

Transportation is a key component of the project, with a focus on both internal circulation and access to perimeter streets. The main street system within the Wolf Lakes Village project will be public streets in order to best serve the dense mixture of uses within the project. Private streets can also be considered within the project, primarily for secondary streets, or by mutual agreement between the City and developer. In addition, private driveways will be included to provide access and circulation to and within retail, office and residential areas. A primary emphasis regarding street and building design are safe and visible travelways for bicycle and pedestrian movement as well as consideration for future transit opportunities. Interior streets will be lined with trees, which will lower vehicle speeds and encourage walkability and street activity.



INTERIOR STREETS

Street Types

Interior streets within the Wolf Lakes Village property include three primary street types with varying carrying capacity and contextual design standards. The cross-sections for each street type are graphically depicted in “Exhibit C.6.” The streets in this PUD are assigned in context with the development and vary block-by-block based on the land use and intensity that the street is serving. The street layout is depicted in “Exhibit C.7.”

A Streets are 4-lane boulevards that carry higher traffic volumes and do not provide on-street parking. Medians and wide parkways allow for shade trees and provide pedestrian separation from the street. Structures may be built to a minimum 10-foot setback from the street right of way, but this street type is less of a pedestrian experience and more focused on vehicles. Surface parking lots may abut the street providing they are set back with a minimum 15-foot green lawn and shade trees separating the parking areas from the street.

B Streets are perimeter street connectors, which provide for an auxiliary lane to allow turning movements as needed depending on the context. The third lane may be a central left turn, a flared right-hand turn lane, dual left or dual right, where needed based on traffic movements. Striping, curbing, median and intersection design will delineate the traffic movement, as appropriate.

C Streets are local urban streets that typically include on-street parking and are intended for direct access to buildings.

- All internal streets will be designed and posted at 20 mph, and due to the lower speed limits, driveway spacing along Wolf Lakes Drive may be reduced to a minimum of 150', if approved by the Development Engineer.
- Interior streets will generally be shared facilities for vehicles, bicycles, electric carts, and transit vehicles.

- Certain streets are designated as flex parking on “Exhibit C.7” to accommodate the ultimate street design that will be determined based on land use and density. These flex streets typically align with Street Character Zones (as depicted in “Exhibit C.3”) that reflect the pedestrian-building relationship. The flexible street designation relates only to how on-street parking is handled (whether angled, parallel, or no parking).
- Interior streets and driveways will provide secondary access for public safety in accordance with the City’s adopted Fire Code.
- Streets may be temporarily closed periodically for events for short time periods, with the approval of a long-term, automatically-renewing Special Event permit.

Median-Divided Streets

Any median-divided A or B street within Wolf Lakes Village will have parking prohibited parallel to the median and will contain travelways at a minimum of 15 feet wide, measured at back-of-curb. No median will extend beyond 200 feet in length to ensure maneuverability for emergency response and no driveway access may occur for adjacent development along the length of the median. If an adjacent building dictates the need for an aerial apparatus, then a wider pavement section may be required per the fire code.

Construction and Maintenance

Interior streets, whether dedicated to the public or privately owned and maintained by a property owner’s association, will be designed and constructed to meet or exceed City street standards. Where alternative surfaces, such as stamped concrete, do not adhere to City maintenance standards, the property owner’s association will provide a maintenance agreement with the City for ongoing surface maintenance.

Street Lighting, Signage and Furnishings

Streets will contain antique-style light poles and fixtures, reminiscent of a European village that brings ambiance and aesthetics to the streets during both the day and at night. Streets will also include sleek but classic pedestrian benches and matching waste/recycling receptacles on each block. Interior streets will contain street signage that will evoke old-world European street signs while meeting modern safety and ADA standards. “Exhibit C.8” provides a general representation of the style of street lighting, signage, and furnishings.

Street Naming and Addressing

Interior Streets shall be named according to “Exhibit C.7.” All interior public and private streets shall be addressed in accordance with the City’s requirements. Driveways connecting to perimeter streets such as University Avenue and IH-35 will be signed and named for emergency services. Additional names of streets and major driveway connections to perimeter streets not shown on “Exhibit C.7” are reserved by this PUD for future use, as follows:

- Via Galleria
- Bella June Drive
- Wolf Villa Cove
- Via Condotti
- Bella Vita Drive
- Azzurro Way
- La Casa Mia
- Via Gloria

PEDESTRIANS AND BICYCLES

Bicycles will be given special accommodation on part of Wolf Lakes Drive and part of Legacy Crossing (or alternative off-street routes) to ensure safety on these streets and to

provide external access to major roadways and regional trail connections. All other streets will have shared lanes for bicycles and vehicles.

- Sidewalks will be constructed on both sides of all streets at a minimum width of six (6) feet, which can be marginally reduced at the site development and construction stages to account for intermittent trees, and street furnishings. Compliance with ADA shall be met.
- When a street sidewalk and a trail are designated in the same location, the shared path will be a minimum width of 10 feet, constructed of concrete, pavers, brick, or similar enhanced paving material representative of the character area on that street or block.
- Pedestrian pathways will extend from the street sidewalk to the primary entry of all retail, office, hotel, and entertainment structures. Pass-through landscaped pedestrian paths will be constructed in parking lots to break up large expanses of parking to provide safe pedestrian connection from parking spaces to the building entries.

PERIMETER STREETS

Wolf Lakes Drive Entry

Wolf Lakes Drive will be partially reconstructed at the developer’s expense to include a wider, landscaped median that will adequately allow for signage without obstructing vehicular visibility (see “Exhibit C.11”). The intersection of Memorial Drive and Wolf Lakes Drive will be re-aligned to create a three-way intersection. The intersection of Wolf Lakes Drive and Bella Lago will be constructed as a roundabout hereinafter known as Wolf Lakes Circle, which will be within the public right-of-way. The Wolf Lakes Circle island interior will be platted as a landscape lot that will be owned and maintained by the property owner’s association and will include signage, architectural features, and landscaping.

Perimeter Street Right-of-Way

There are five perimeter streets that frame most of the boundary of the property, some of which will require additional right-of-way to meet the City’s minimum street standards. At the time that land adjacent to these streets is platted, right-of-way will be dedicated to allow for planned expansion, as follows:

Table 6.1 Perimeter Street Right-of-Way

STREET	EXISTING R.O.W. (FT.)	UDC MINIMUM R.O.W. (FT.)	WOLF LAKES DEDICATION (FT.)
Memorial Drive	47	50	3
University Ave. / SH 29	163	135	0
Wolf Lakes Drive	100	73	0
Wolf Ranch Parkway	64	73	9
Interstate 35	No right-of-way required		

River Hills Street Connectivity

Wolf Lakes Village is a direct neighbor to the low-density residential subdivision to the north called River Hills. To avert cut-through traffic through the neighborhood to Interstate 35, the Wolf Lakes Village project will not provide public street connection to the three (3) public street stubs at the common property line. Instead, an access lane will be constructed within Wolf Lakes Village to a gate that will be installed at the developer’s expense adjacent to the southernmost extent of the Hillview Drive right-of way (as shown in “Exhibit C.9”). The gate will be built to standards approved by the City’s Fire Department for the purpose of emergency access.

Traffic Impact Analysis

The Traffic Impact Analysis provides for locations where perimeter improvements will be required within the time frames

set out in that document. To accommodate such improvements, additional right-of-way may be needed in those locations.

MISCELLANEOUS

Subdivision Plats

All fee-simple lots created within the project will contain street frontage to a public or private street, regardless of land use. Flag lots shall be permitted on Interior Streets only, at a minimum width of 15 feet, to meet street frontage requirements. Ownership and maintenance of designated private streets and street features such as sidewalks, trees, landscaping, signage, benches, waste receptacles and lighting shall be the responsibility of the property owner’s association.

Service Delivery and Drives

Delivery and service vehicles will utilize alleys, structured parking garages, and off-street parking lots where possible to minimize conflicts with pedestrians. At times, service trucks will enter driveways directly from public streets. If possible, loading areas will be located behind buildings or screening walls. Delivery trucks and services may use temporary loading zones outside of traffic lanes in the public rights-of-way or in off-street parking lots.

Transit

Wolf Lakes Village will be a partner with the City on potential transit locations and other alternative public transportation methods that efficiently and safely move people to Downtown and other destinations. The Wolf Lakes Village designers will work with the City staff to locate attractive facilities within the development that connect bicycle, pedestrian, and vehicles with today’s and tomorrow’s means of transportation.

VII. VEHICLE AND BICYCLE PARKING

The urban village concept in Wolf Lakes Village will not be feasible with standard minimum parking requirements. Central to the theme of pedestrian-oriented design, urban density, and shared facilities is the de-emphasis of vehicular parking within the project boundaries. Much of the parking needed to serve this enclosed site will be balanced by the mix of land uses, shared use, alternating peak volume, structured parking garages, and the embrace of a pedestrian environment. Street parking will be heavily utilized to reduce expansive parking lots, slow traffic, and gain parking efficiency. Wolf Lakes Village will be a bicycle friendly environment, with low speeds on shady streets, bike parking amenities, and future potential for a bike share program.



BICYCLE PARKING

Bicycle and pedestrian activity within Wolf Lakes Village is a crucial part of what will make the project feel and function as a true village. The mix of uses and employment opportunities means that the site will need to accommodate bicycle parking in addition to vehicular parking. The following standards are minimum bicycle requirements for each use, regardless of district:

Table 7.1 Bicycle Parking

LAND USE	REQUIRED SPACES	MINIMUM SPACES	LOCATION
Residential	0.25 spaces per dwelling unit	4	On-site, sheltered and secured
Office	1 space per 10,000 sq. ft. GFA	2	On-site
Retail	5 spaces per 10,000 sq. ft. GFA	2	On-site or on-street

Terms: Unit = Dwelling unit, regardless of bedrooms
GFA = Gross Floor Area square footage

VEHICLE PARKING

Vehicle Parking shall be achieved through interior street parking and off-street parking lots, including standard size parking spaces, compact, tandem, and motorcycle spaces with no numerical limitation of non-standard spaces. Street parking may be credited towards the minimum parking requirements for an adjacent site plan, when applicable. Delineation of parking spaces may be accomplished through colored or stained concrete pavers or other masonry material.

The following table specifies minimum parking requirements for each district per land use. The land uses in the following table represent the Use Categories in Section 9.02 of the UDC and are intended to capture all of the specific uses within each category, unless otherwise specified.

Table 7.2 Vehicular Parking

LAND USE	WOLF LAKES VILLAGE DISTRICTS			
	Village	Mixed-Use	Office	Residential
Residential	1 per unit	1 per 1 BR-unit; 2 per 2+ BR-unit	1 per 1 BR-unit; 2 per 2+ BR-unit	1 per 1 BR-unit; 2 per 2+ BR-unit
Commercial / Civic (GFA)	--	--	1 per 500	1 per 300
Office (GFA)	1 per 500	--	1 per 500	1 per 300
Hotel	1 per room	--	1 per room	1 per room
Amphitheater (GFA)	1 per 300	--	--	--

Terms: Unit = Dwelling unit, regardless of bedrooms
GFA = Gross Floor Area square footage
BR = Bedroom
Room = Hotel Guest Room

PARKING LOT DESIGN

Surface Parking

Surface parking lots and associated pedestrian facilities will have accented design materials embedded into the surface material, where appropriate, which may include stamped concrete, colored concrete, rock, stone, brick, and other durable surface materials. Surface parking lots will be screened from public streets in accordance with Section VIII of this PUD, and include Shade Trees to ensure shade and comfort for pedestrians and vehicles. Surface parking lots fronting along University Ave. or I-35 shall be screened from the Gateway roadways utilizing a combination of landscape shrubs and trees to avoid views of large surface parking areas from these roadways.

Structured Parking

Structured parking garages may be constructed of concrete materials but shall be finished with a Class I or Class II masonry on all street-facing facades, in accordance with Table 4.1.

Parking garage facades abutting a street within a Residential Urban, Mixed-Use Urban, or Highway/Gateway character zone, public plaza, park, or trail shall contain, on all levels, architectural features such as arches, openings similar to windows, at least one change in texture or material, and vehicles shall be screened with an opaque wall extending 36" above the finished floor of each floor of the garage. Additionally, the street-facing garage shall be wrapped with either:

1. A habitable building space;
2. An architectural building wall giving the appearance of habitable space; or
3. A 20-foot minimum landscaped yard with a landscape screening wall equal to the height of the first floor.

VIII. LANDSCAPING AND TREES

An urban tree canopy and integration of landscaping into the project are crucial to establishing the setting for Wolf Lakes Village. In order to provide the density and close proximity of buildings and amenities in the Village, some native trees will need to be removed. Most of the property consists of existing plant and tree species that are not on the City's protected list so the focus of Wolf Lakes Village will be creating a new tree canopy that fits in appropriately with the development. Some existing tree preservation will be important in certain areas, like the perimeter, but this urban project requires a different perspective. New street trees will be placed along all streets within the project, using street-friendly species, and root protection techniques. Within the Village District and interior to multi-family buildings, landscaping will be context-specific and may include elements such as planters, green walls, hanging baskets, and courtyard groundcover.



PERIMETER LANDSCAPING

Wolf Lakes Village will exceed the UDC landscaping and screening requirements around the perimeter of the development to provide an aesthetically pleasing front yard to these major thoroughfares. The 25-foot Interstate 35 and University Avenue Gateway Overlay District gateway landscape buffer will contain native and adaptive plant species with seasonal interest located around the public sidewalk, signage, and landscape features. The Wolf Lakes Village gateway buffers will be planted with double the amount of UDC-required shrubs, that is, 10 for every 1,000 sq. foot area.

INTERIOR LANDSCAPING

Interior to the project, landscaping will be an integral part of the overall project design, yet the purpose of the high density, mixed-use environment is to collapse the separation of uses and need for buffering. As such, interior landscaping shall adhere to the following provisions:

- Street yard landscaping in UDC Section 8.04 shall not apply to private driveways within the project site, but shall apply to public and private streets.
- Screening of parking in UDC Section 8.04 shall not apply to parking lots facing private driveways within the project site, but shall apply to public and private streets.
- Screening of mechanical equipment and waste/recycling containers shall meet the UDC requirements. Enclosures shall resemble the composition of nearby buildings and be finished with 100% Class I or Class II masonry.
- There shall be no buffering or screening required between lots or uses interior to the project.
- Artificial turf is allowed on a minimal basis within the site but shall not count as a pervious surface.

SHADE TREES

Shade trees planted in surface parking lots and along private driveways shall follow the spacing and canopy requirements in the UDC. Streets will be designed with the trees' health and vitality in mind and the trees will be planted during the construction phase, ensuring accountability and sound standards for both the infrastructure and the tree. Street trees located in public street right-of-way shall be spaced a minimum of 30 feet apart and be constructed with root barrier protections in accordance with the UDC.

RIVER HILLS BUFFER

Adjacent to the residential lots in the existing River Hills subdivision, Wolf Lakes Village will provide a 30-foot wide bufferyard. The developer will retain existing natural vegetation and trees within the bufferyard where practical and will add new shade trees, evergreen screening shrubs and intermittent small raised planting berms in a manner that complements the existing landscape.

FENCING

No residential boundary walls shall be required along any Perimeter or Interior Street. Any fencing that is erected as a screening device along a Perimeter Street will be constructed of masonry, if opaque, or wrought iron. No fencing or walls are required between uses or lots within the project. If fencing is erected interior to the project, it will be masonry or iron/similar material. All mechanical screening and dumpster enclosures shall meet the UDC requirements for screening.

TREE PRESERVATION/MITIGATION

The 2017 tree survey for the property depicts all Protected and Heritage trees on site. There are 29 single-trunk Heritage Trees on the property, a total of 918 inches. Additionally, there are 77 multi-trunk trees that total 2585 inches. An effort will be made to preserve and design around as many Heritage Trees as possible, but off-sets will be required to achieve a more urban development design. Table 8.1 sets out the overall site preservation and mitigation standards

Tree Preservation

Table 8.1 Tree Preservation

PRESERVATION MIN. %	WOLF LAKES VILLAGE DISTRICTS			
	Village	Mixed-Use	Office	Residential
Heritage Trees - Overall	40	80	100	80
Heritage Trees - Single-trunk	50	70	100	70
Heritage Trees - Multi-trunk	20	40	100	40
Protected	--	20	20	20

Tree removals that exceed the allowances in Table 8.1 shall be administratively approved up to a 10% variation, in accordance with Section XII of this PUD; any additional removals will require City Council approval through a Heritage Tree Removal Permit or similar City process at the time desired.

Tree Mitigation

Minimum preservation percentages shall be applied for each district and not for individual Site Development Plans, as follows:

- 4:1 mitigation ratio per Single-Trunk Heritage Tree inch removed overall site
- 2:1 mitigation ratio per Multi-Trunk Heritage Tree inch removed overall site
- 1:1 mitigation ratio for 40 percent of Protected Tree inches removed overall site in accordance with the UDC

Mitigation trees can be planted in common areas (whether public or privately-owned), specified parks and open space areas, and as street trees (whether on public or private streets). When a cash payment in lieu of replanting would otherwise be required, up to 30% of the payment shall be allocated towards aeration/fertilization, as directed by the City's arborist. Each Site Development Plan will include a table tracking tree removals and mitigation within the specific district.



IX. ENVIRONMENTAL AND STORMWATER

To establish the density crucial to achieving the office, retail, and entertainment components of the project, impervious surfaces will occupy a significant portion of the property upon build-out. Nevertheless, the project will provide significant open space throughout the project, particularly within the Village and Residential districts. Within the Village district, much of this open space will be in the plaza, promenade, and gathering places around the chapel and bell tower, which will be surfaced with materials considered to be impervious. To support this type of dense environment, the typical maximum impervious cover limitations will be exceeded within the project, although the lot coverage requirements are consistent with the City's MU District. The effect of higher impervious cover will be balanced environmentally with the regional "lakes" concept, which provides for on-site containment of stormwater run-off, in addition to other environmental design techniques that off-set the additional impervious cover.



STORMWATER

A critical component of the Wolf Lakes Village project is the minimizing of land-intensive detention/water quality facilities interior to the project and along major community thoroughfares. The plan is to build and accentuate regional stormwater facilities known as the “lakes,” that will function as both open space features and environmental features. These lakes will not be designed as vertical wall open-air bathtubs that fill only in a rain event, but rather as variable volume wet ponds that will be integrated into the built environment around them as a property enhancement. Each will meet TCEQ filtration requirements.

In addition to the on-site detention and water quality ponds, portions of the property have been included with the design of existing stormwater facilities off-site. Additional volume capacity will be retained on-site in regional facilities so that no individual detention or water quality will be required for development sites or future platted lots. Necessary ponds and requisite conveyance will meet the requirements of the City’s Drainage Manual.

Stormwater detention/water quality facilities and any associated buffer areas will be designed and constructed in conformance with the City’s regulations.

IMPERVIOUS COVER

The inclusion of the lakes as regional investments for the project entirety allows the remaining developable land to reach higher value potential instead of allotting “pervious” open space into structural stormwater ponds. As stated in Section IV, *Development Standards*, of this PUD, Impervious Cover maximums are limited by each district, as set out in Table 9.1.

Table 9.1 Impervious Cover by District

	WOLF LAKES VILLAGE DISTRICTS				
	Village	Mixed-Use	Office	Residential	Overall
Impervious Cover Maximum %	90	80	80	70	80

Every Site Development Plan will include a tracking table of the impervious cover allotment per district to ensure ongoing compliance. The impervious cover maximum percentages described in Table 9.1 are assured without waivers or further calculations. An individual site may exceed the maximum percentage but only if offset by open space or if the cumulative impervious cover remains below each district’s maximum number.

In lieu of UDC waivers, this PUD details regional solutions and low-impact development techniques that will be utilized throughout the project. As described in the table, wet ponds will be designed and constructed as regional improvements and credited for each district. The City’s Engineer will ensure that development includes these stormwater methods along with other methods below within their respective drainage basins prior to approval of Site Development Plans.

Environmentally-friendly stormwater methods include:

- The wet ponds (the “lakes”)
- Rain gardens
- Rainwater harvesting
- Permeable pavement for Heritage trees
- Tree islands with ribbon curbing
- Bioretention
- Vegetative Filter Strips
- Grass-lined Swales

X. UTILITIES

Water and wastewater are served by the City of Georgetown. Electric is dual-service with Pedernales and Georgetown, and Wolf Lakes Village has elected service with Georgetown for the entirety of the property. All utilities shall be located underground, except those in place at the time of approval of this plan. The City agrees to work with the site designers of Wolf Lakes Village to place transformer pads and related equipment behind buildings, in alleys, and adjacent to service lanes, with appropriate screening in accordance with the UDC, in order to keep a quality aesthetic appearance and pedestrian-friendly streets.



UTILITIES AND EASEMENTS

Below are specific utility provisions that apply to the development of the project:

- Above-ground electrical transformers shall be located away from primary street corridors, intersections, and property entry points, **when feasible. When not feasible, electrical transformers will be screened from public and private streets, as well as public spaces like plazas and outdoor seating areas, using masonry walls or landscaping. If screening cannot be achieved then the equipment should be camouflaged.**
- A 15-foot public utility easement shall be provided by plat or special instrument along IH-35, University Avenue, and Wolf Ranch Parkway. Stormwater Lakes may encroach into these PUEs but no closer than ten (10) feet from the right-of-way and only the back slope portion of the pond.
- For private streets, right-of-way easements shall be recorded by either plat or special instrument.
- All Interior Streets, whether public or private, shall require no additional utility easements outside of the street right-of-way or right-of-way easement.
- When off-street easements are necessary, the size of the easement may be reduced when space-constrained for special situations such as trees, buildings and water features. The City agrees to work with the engineer to achieve balance in this regard.
- All public and private streets will follow the City's utility assignments, except for the additional parallel easements.

XI. SIGNAGE

Signage is critical to the success of the project so that internal businesses may advertise their presence along the major roadway frontages while minimizing the signage internal to the project. The configuration of the overall site is such that the majority of businesses, both corporate and retail-oriented, will be focused inward without frontage or visibility on the major perimeter streets. Therefore, a strong branding and identification presence will be established along the Interstate 35 and University Avenue edges. In the Village area, the signage theme is predicated on old-world village aesthetics where signs are human-scaled and visible at a walking pace on a narrow street.



PERIMETER SIGNAGE

Perimeter Sign Types

In order to minimize the amount of signage along the perimeter streets, the following types of monument signs are established for the perimeter of the site, as located and further described in “Exhibit C.11”:

- Two High-Profile Monument Signs for multi-tenants
- Three Medium-Profile Monument Signs for multi-tenants
- **Five** Low-Profile Monument Signs, potentially for multi-tenants
- Three Corporate Monument Signs, potentially for multi-tenants
- **Four** Wolf Lakes Village (branding) Monument Signs. There will be no residential “Subdivision Entry” signs, as those signs are defined by the UDC

The developer may choose to assign space on perimeter signs to companies located within the site that do not have frontage on the sign’s adjacent roadway

The welcoming feature that will be constructed in the lot interior to Wolf Lakes Circle shall be considered a landscape feature and not a sign. This feature may include Wolf Lakes Village emblems or branding lettering so long as such additions do not exceed five (5) feet in height and 12 feet in total dimensional area. No other commercial signage shall be permitted interior to the circle.

The low-profile, corporate and branding signs may be interchanged as far as location to ensure flexibility and design context. For example, a Wolf Lakes Village branding sign could be placed on a sign designed with the dimensions of the corporate monument instead.

Perimeter Sign Design and Materials

The materials for perimeter signs will evoke the architectural style located throughout the project and may take on certain elements associated with nearby buildings; for example, the design of a corporate monument sign might include iron or more modern flavor complementary of the adjacent corporate office building. Accordingly, the signs may vary based on their location and context but will remain consistent with the general design theme. The signs shown in “Exhibit C.11” are not intended to be precise depictions of the final signage, but are representative of the character and quality of architecture and materials. Final designs will be submitted at the time of permit to the City. Sign height is measured from the predominant horizontal height of the sign and does not include minor appurtenances such as columns, caps, or similar embellishments.

WOLF LAKES DRIVE ENTRY SIGNAGE

The primary front door for the Wolf Lakes Village development is the Wolf Lakes Drive entryway from University Avenue to Wolf Lakes Circle. It is essential to such a large development site to have an impressive entry that creates street interest for the development and defines its sense of arrival. Signage at the Wolf Lakes Drive entry will provide a window of advertisement for the primary retail tenants that are located interior to the site. The entry feature will be a natural conduit to nearby Wolf Lakes Circle and beyond.

Wolf Lakes Drive right-of-way is 100 feet wide with ample room to expand the existing center median and allow for median signage that mirrors the Wolf Ranch Town Center’s High-Profile Monument Sign across University Avenue. At the developer’s expense, the median and pavement east of the median will be reconstructed to allow for a 10-12 foot median and adequate traffic lanes within the existing right-of-way.

On both sides of the Wolf Lakes Drive right-of-way, on private property, a landscaped entry will include a stone wall and pedestrian-scale entry feature that will symbolically define that first step into the development. This branding/landscape feature will follow the standards as described and depicted in “Exhibit C.11.”

INTERIOR SIGNAGE

Within the boundaries of the project, except as stated under the Perimeter Signage sub-section, signs will be restricted in size and sign area according to the UDC. Low-Profile Monument signs not located along the perimeter are allowed in accordance with the UDC. In addition, the following shall apply:

- Branding features for Wolf Lakes Village located throughout the site will not be considered signage unless the feature exceeds five (5) feet in height and 12 feet in total dimensional area.
- Free-standing signs that have messaging carved into natural stone will not be considered signage unless the stone exceeds five (5) feet in height and 12 feet in total dimensional area.
- Building walls that include carved historical representations of older buildings named for a person or business shall not be considered signage unless the sign exceeds three (3) feet in height and 50 feet in total dimensional area.
- Wayfinding signs and kiosks interior to the project shall be allowed to be constructed without obtaining a permit five (5) feet in height and 12 feet in total dimensional area.
- On Interior Streets, light pole banners may be hung without requesting a permit from the City.



XII. MODIFICATIONS AND ADMINISTRATION

General Interpretation of Conceptual Master Plan

Building footprints, parking locations, streets, trails, and stormwater features will be generally constructed in accordance with the Conceptual Master Plan but exact locations will be determined at the Site Development Plan stage. Streets and drive aisles may be adjusted, re-routed, as needed. Final locations of these elements that are not in the exact locations shown on the Conceptual Master Plan (“Exhibit C.4”) will not be considered modifications or amendments. Elimination of a street shall be the last option exercised. A request for elimination may be considered as a minor modification at the discretion of the Planning Director. The following streets are not eligible for elimination as minor modification: Wolf Lakes Drive, Sunset Vista Drive, Legacy Crossing, Bella Lago (east of Wolf Lakes Drive). A request for elimination must be accompanied with the following:

1. An explanation and demonstration of what unique conditions or site constraints exist that the prevent planned streets from being rerouted or constructed as private streets,
2. An explanation as to how the removal of a planned street promotes the Vision and Guiding Principles of the PUD,
3. An explanation as to how the removal of the planned street is compliant with the design standards for the Street Character Zone and Subdistrict,
4. And an engineered study of the impact of the removal of a through street on the vehicular and pedestrian circulation internal to the PUD and the potential impact to the circulation of perimeter streets. The need for an update to the already approved TIA will be evaluated at the time of the request based on the scope of the roadways to be eliminated.

Minor Modifications

Minor Modifications are administratively approved without requiring an amendment to the PUD and include adjustments to the Wolf Lakes Village District boundaries not to exceed 20 percent in total area; ingress/egress locations on perimeter streets; and 10 percent of any numerical standards defined in this PUD Development Plan, including but not limited to building heights, setbacks, tree

preservation percentages, etc.. Minor Modifications also include relocation of required elements within the PUD as long the the required elements are not being eliminated.

Site Planning

Site Development Plans that are approved by the City shall have no expiration date to allow for the submittal of larger, more comprehensive site submittals that can better account for regional stormwater facilities, impervious cover distribution, parking allotment, tree preservation and new plantings, and allow for more complete street infrastructure construction.

Graphics and Illustrations

Graphic illustrations and photographic examples included in this PUD document and its corresponding exhibits are for illustrative purposes only and do not represent final designs or additional regulations.

XIII. DEFINITIONS

All definitions in the UDC shall apply except as modified or supplemented below.

Artisanal Production

Production and sales of primarily hand-crafted artisanal products such as clothing, jewelry, furniture, art, food, tools, carpentry, household items, and minimal manufacturing in a primarily manual production environment. Shall be considered an office use for purposes of parking calculation.

Corporate Monument Sign

A low-profile sign intended for the identification of office and corporate users.

Indoor Entertainment

Indoor commercial entertainment venues intended for active and passive recreation, including but not limited to concert venues, performing arts, cinemas, gaming centers, etc.

Perimeter Streets

IH-35, West University Avenue, Memorial Drive, Wolf Ranch Parkway, and Wolf Lakes Drive (from West University Avenue to [Memorial Drive](#)).

Primary Architectural Façade

The building façade that distinguishes itself from a secondary, more passive façade, and typically projects a high level of detail and visual interest through materials, architectural features, lighting, entrance(s), glazing, and does not include service entries or mechanicals. Windows and door entrances can be substituted by niches and alcoves, evoking old-world European architecture. There can be more than one Primary Architectural Façade on a building.

Property

164 acres in the Pulsifer and Stubblefield surveys, depicted in “Exhibit C.1” and described in the survey attached to this ordinance.

Medium-Profile Monument Sign

A mid-size monument sign with a masonry base and side framing, as described and located on “Exhibit C.11”.

UDC

The City of Georgetown Unified Development Code on November 12, 2014.

XIV. EXHIBITS

Exhibit C.1 – Property Boundary

Exhibit C.2 – Base Zoning District

Exhibit C.3 – Development Framework

Exhibit C.4 – Conceptual Master Plan

Exhibit C.5 – River Hills Transition Zone

Exhibit C.6 – Street Cross Sections

Exhibit C.7 – Street Network

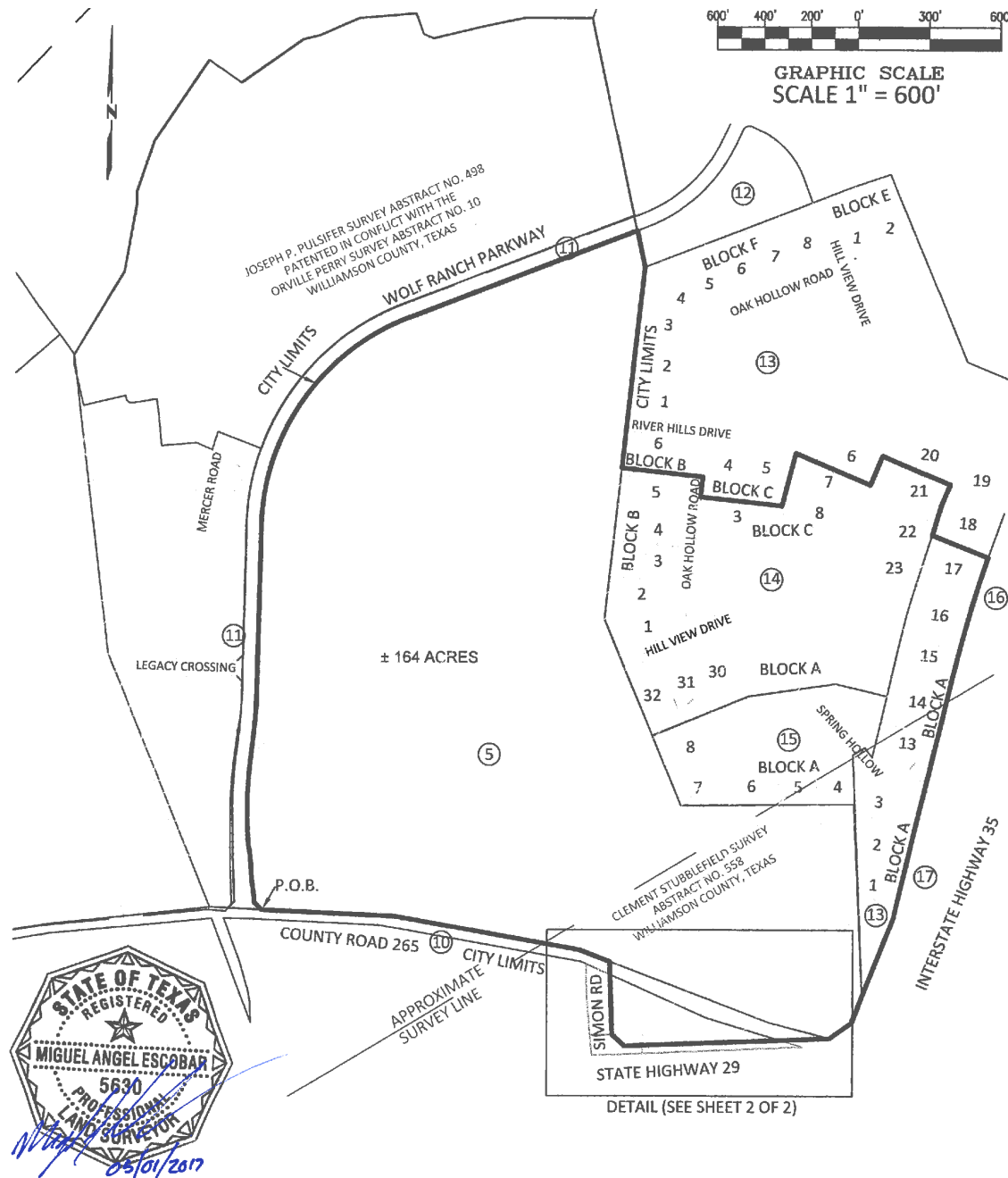
Exhibit C.8 – Street Context

Exhibit C.9 – River Hills Gated Connection

Exhibit C.10 – Open Space, Parks and Trails

Exhibit C.11 – Perimeter Signage Plan

EXHIBIT C.1 PROPERTY BOUNDARY



THE FOREGOING MAP IS ACCOMPANIED BY AND APART OF A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

EXHIBIT C.2
BASE ZONING
DISTRICT

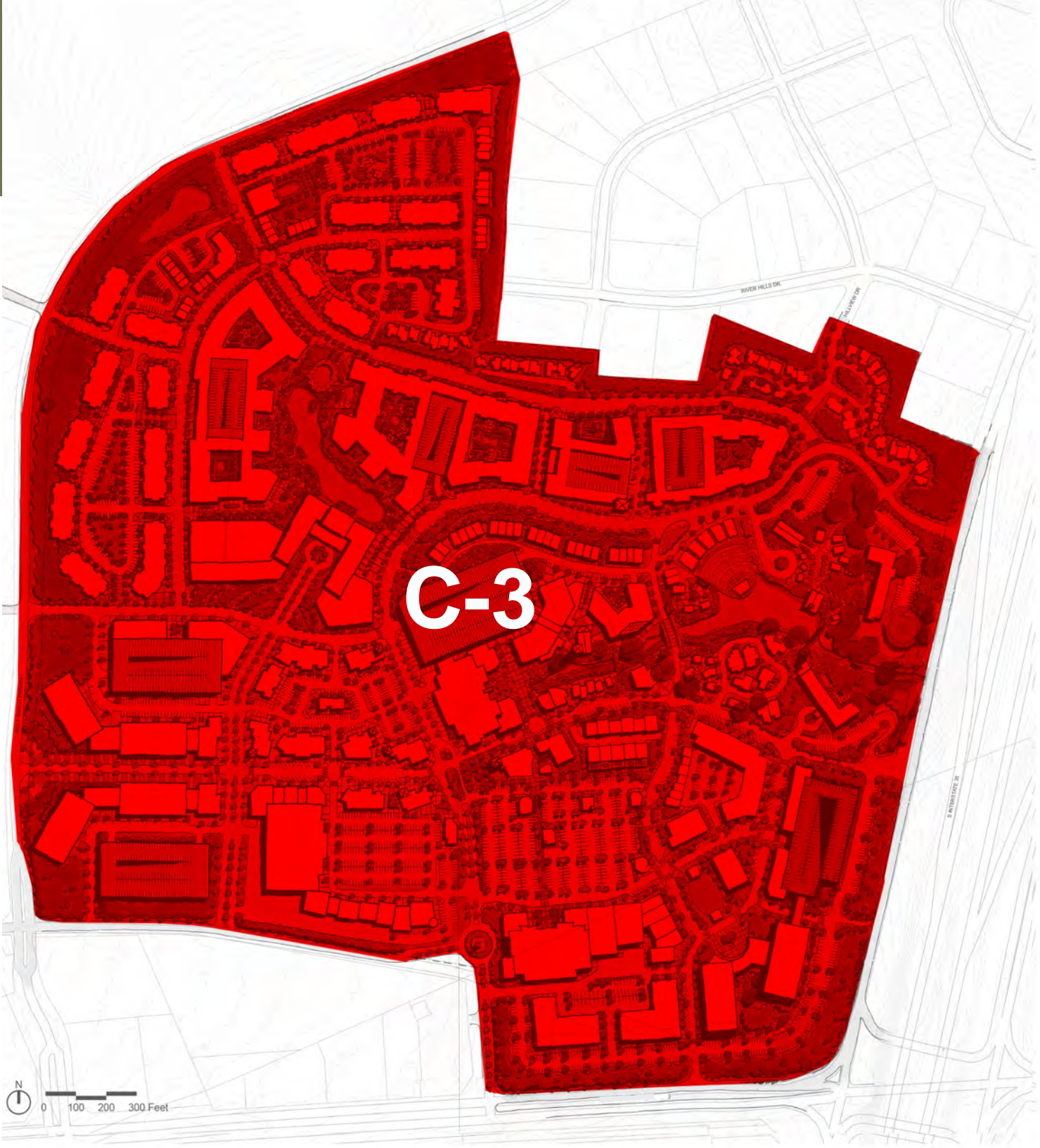


EXHIBIT C.3 DEVELOPMENT FRAMEWORK

LEGEND

Wolf Lakes Sub-Districts

- | | |
|---|---|
|  Village |  Mixed-Use |
|  Office |  Residential |

Street Character Zones

- | | |
|---|----------------------------|
|  | Residential Urban |
|  | Mixed-Use Urban |
|  | Highway / Gateway Overlays |

Trails

- | | |
|--|----------------------|
|  | Trails |
|  | Streets |
|  | One Side of Street |
|  | Both Sides of Street |

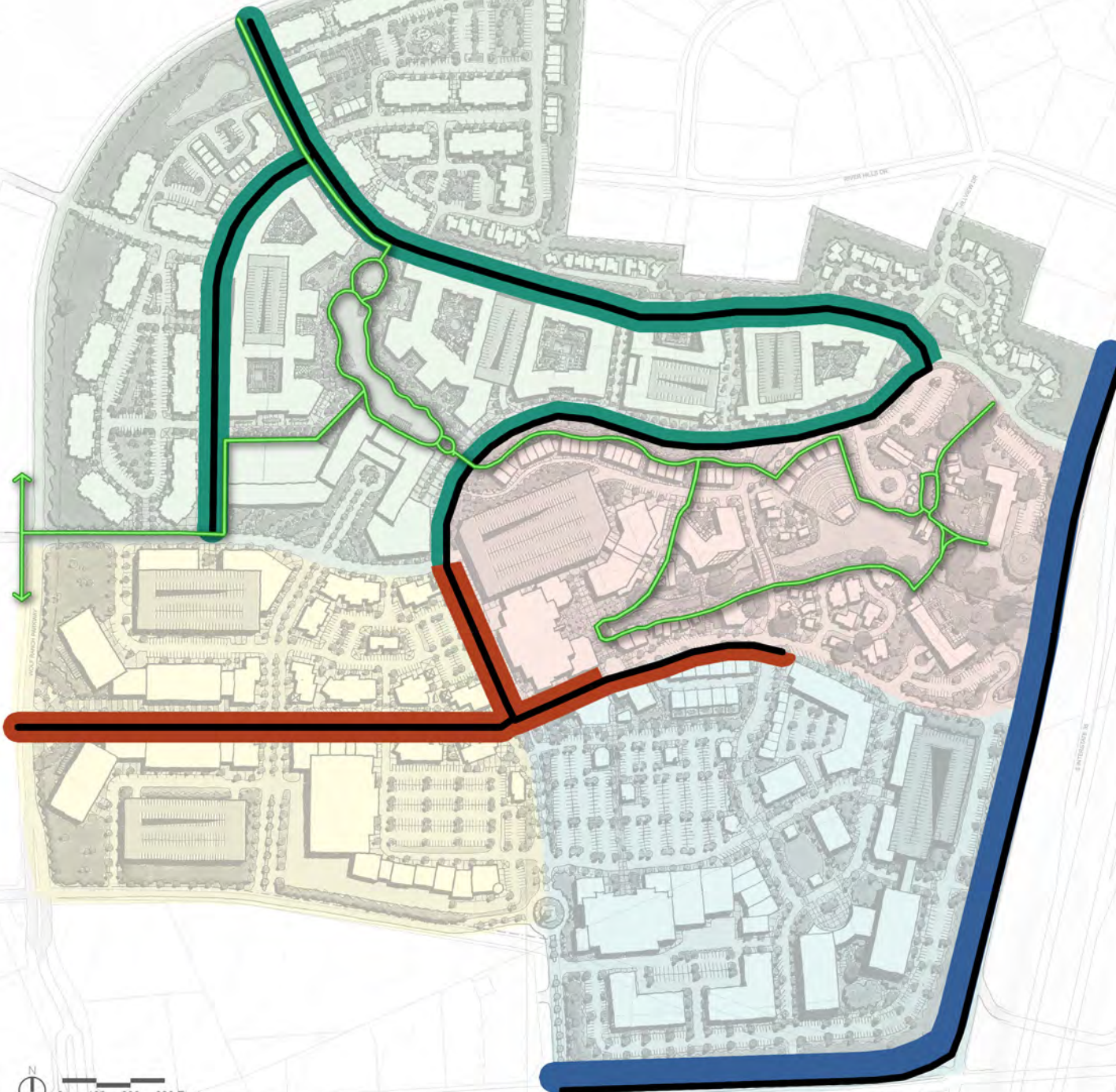


EXHIBIT C.4
CONCEPTUAL
MASTER PLAN

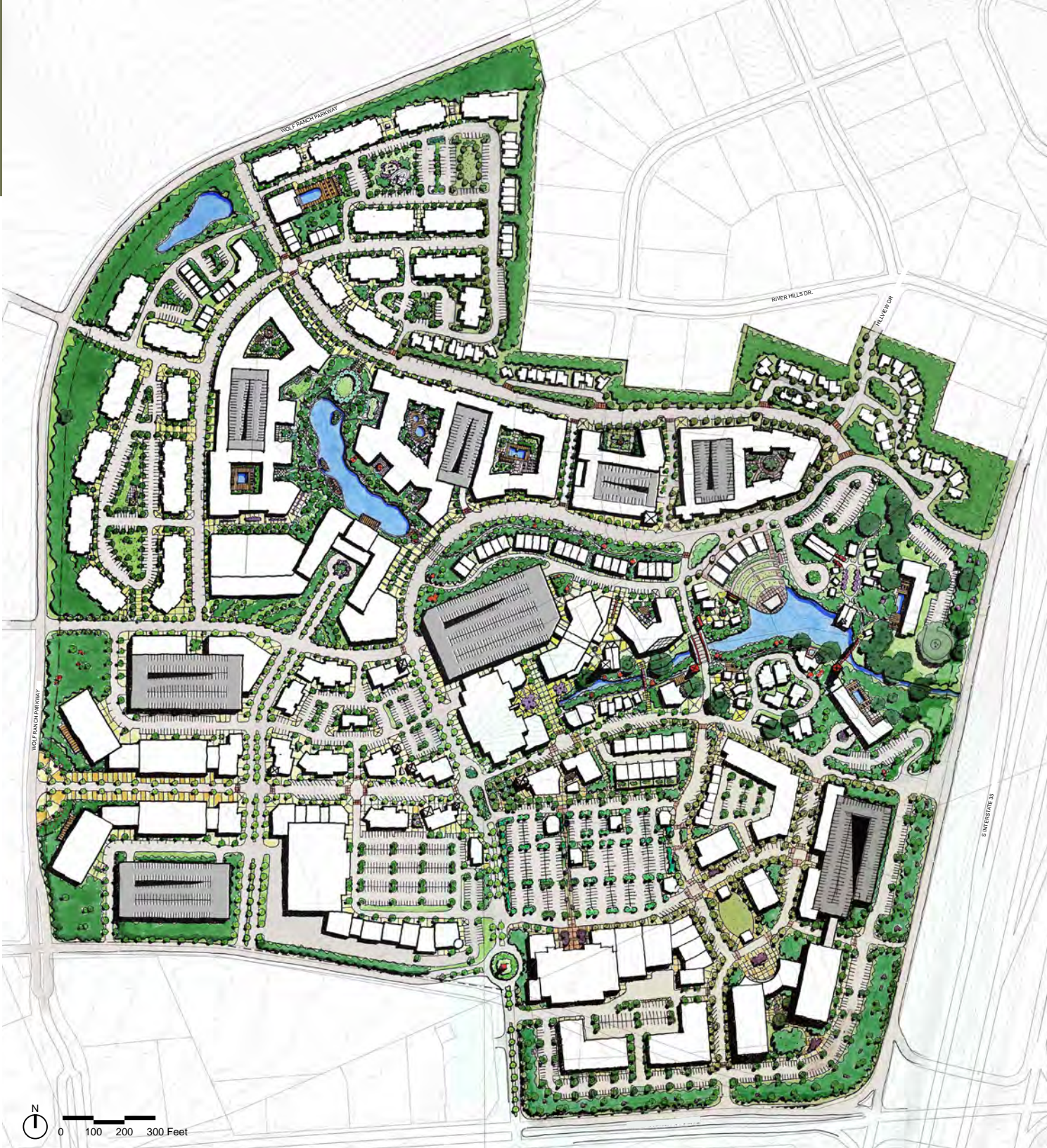


EXHIBIT C.5 RIVER HILLS TRANSITION ZONE

LEGEND



Bufferyard

- 30-foot Depth
- Existing Trees and Vegetation
- Additional Vegetated Screening



Transition Zone

- 80-foot Depth
- 35-foot Height Limit
- Residential Use Only



EXHIBIT C.6 STREET CROSS SECTIONS

STREET TYPE A

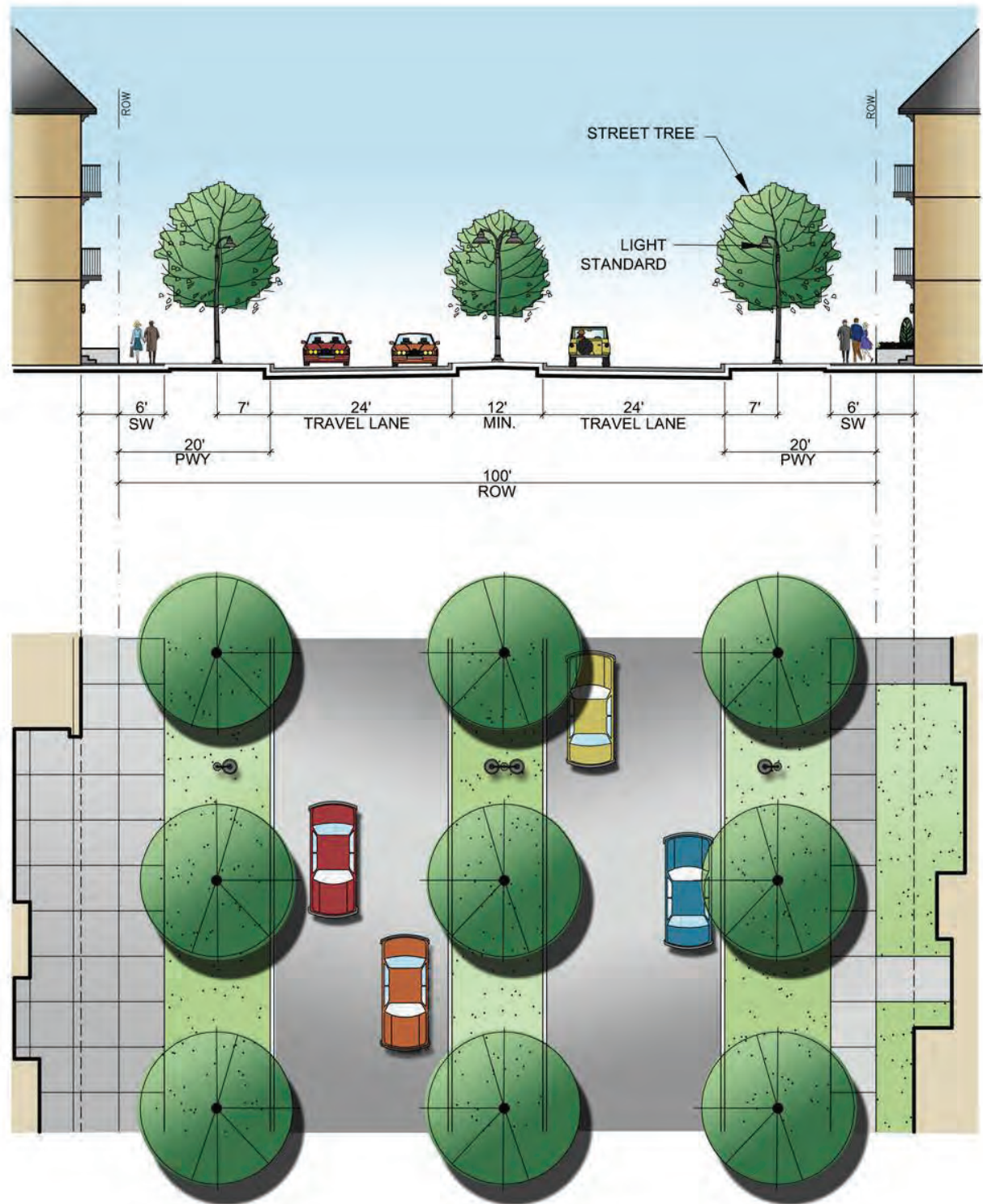


EXHIBIT C.6 STREET CROSS SECTIONS

STREET TYPE B

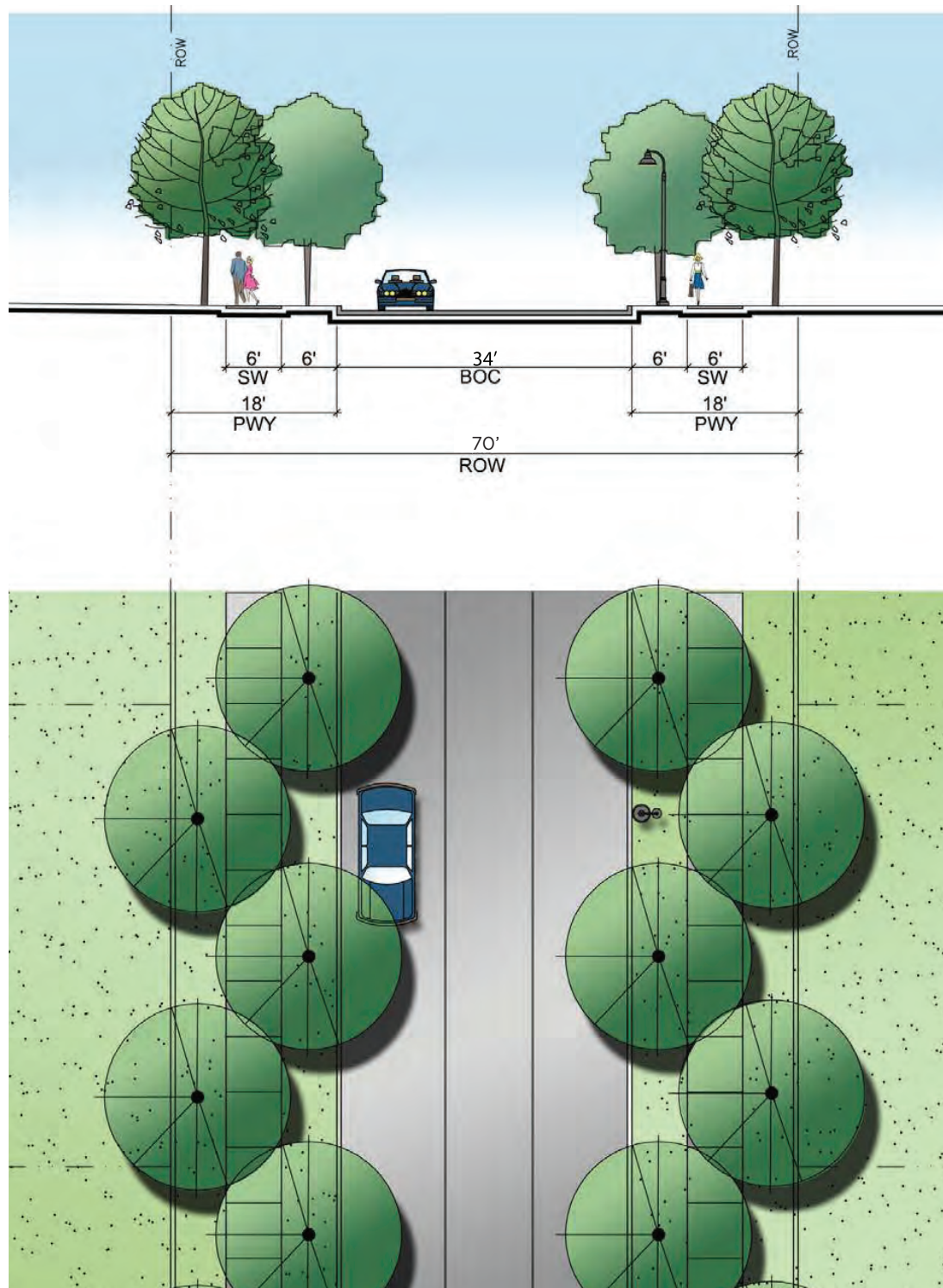


EXHIBIT C.6 STREET CROSS SECTIONS

STREET TYPE C WITH ANGLED PARKING

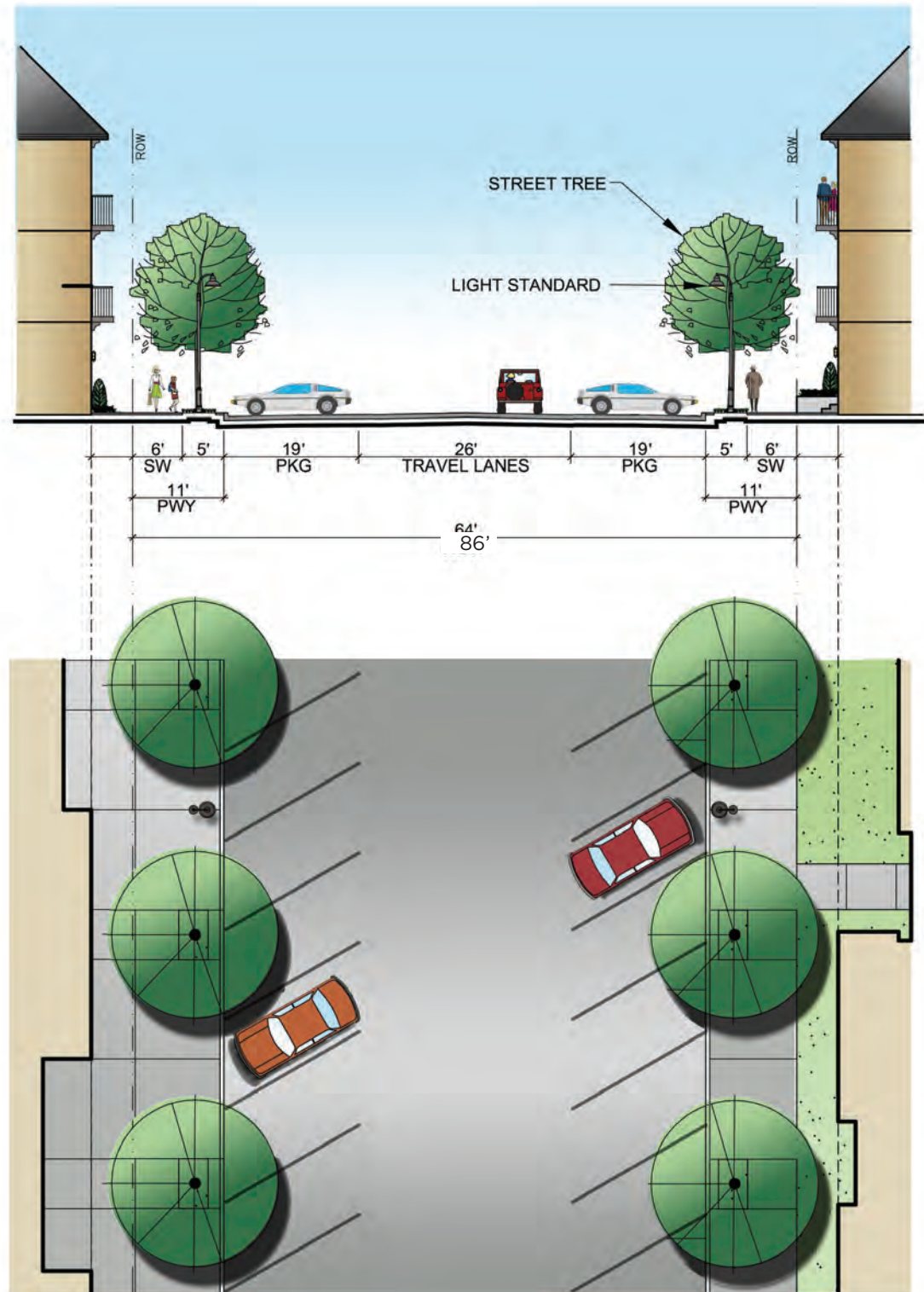


EXHIBIT C.6 STREET CROSS SECTIONS

STREET TYPE C WITH PARALLEL PARKING

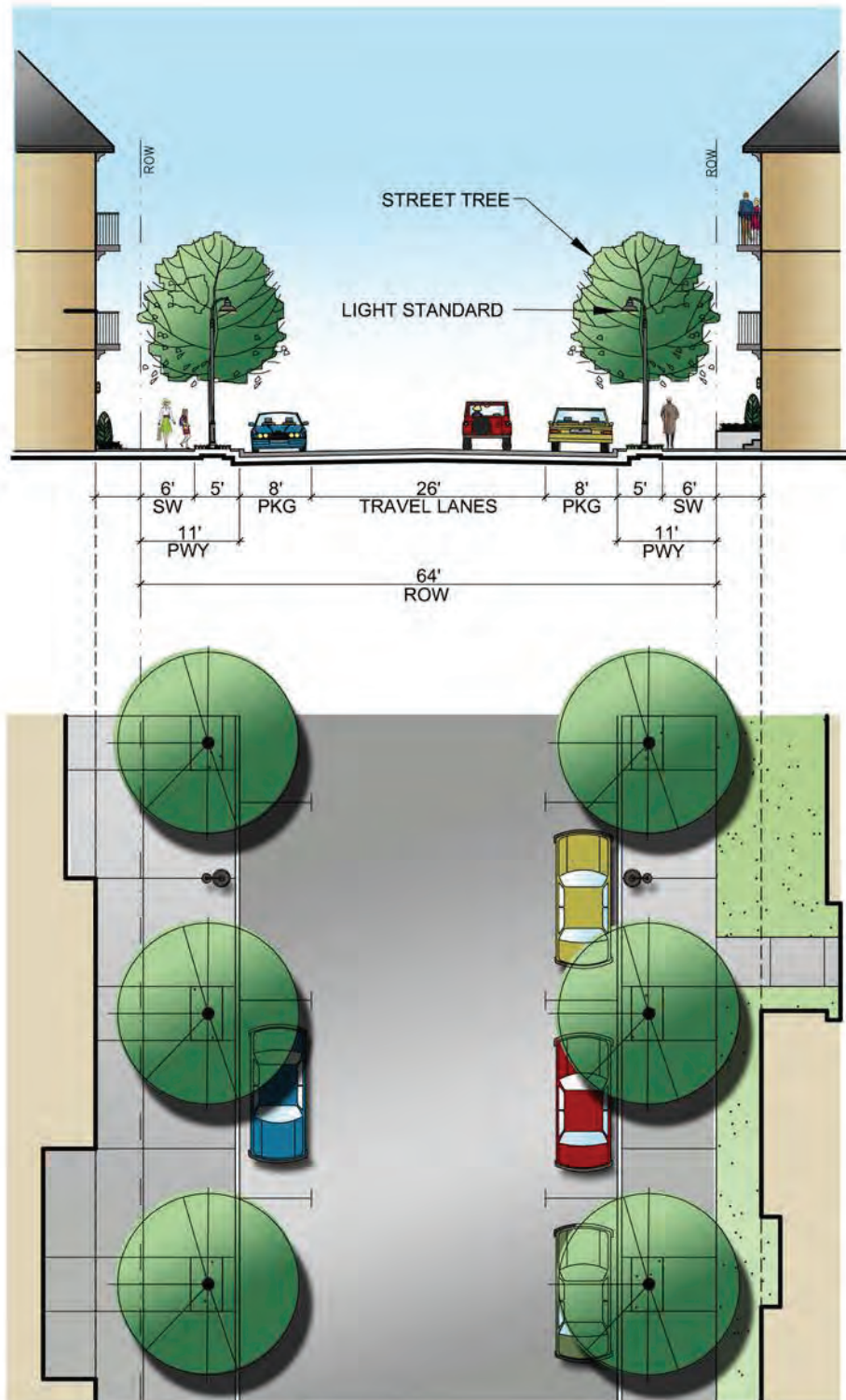


EXHIBIT C.6 STREET CROSS SECTIONS

STREET TYPE C - BOULEVARD

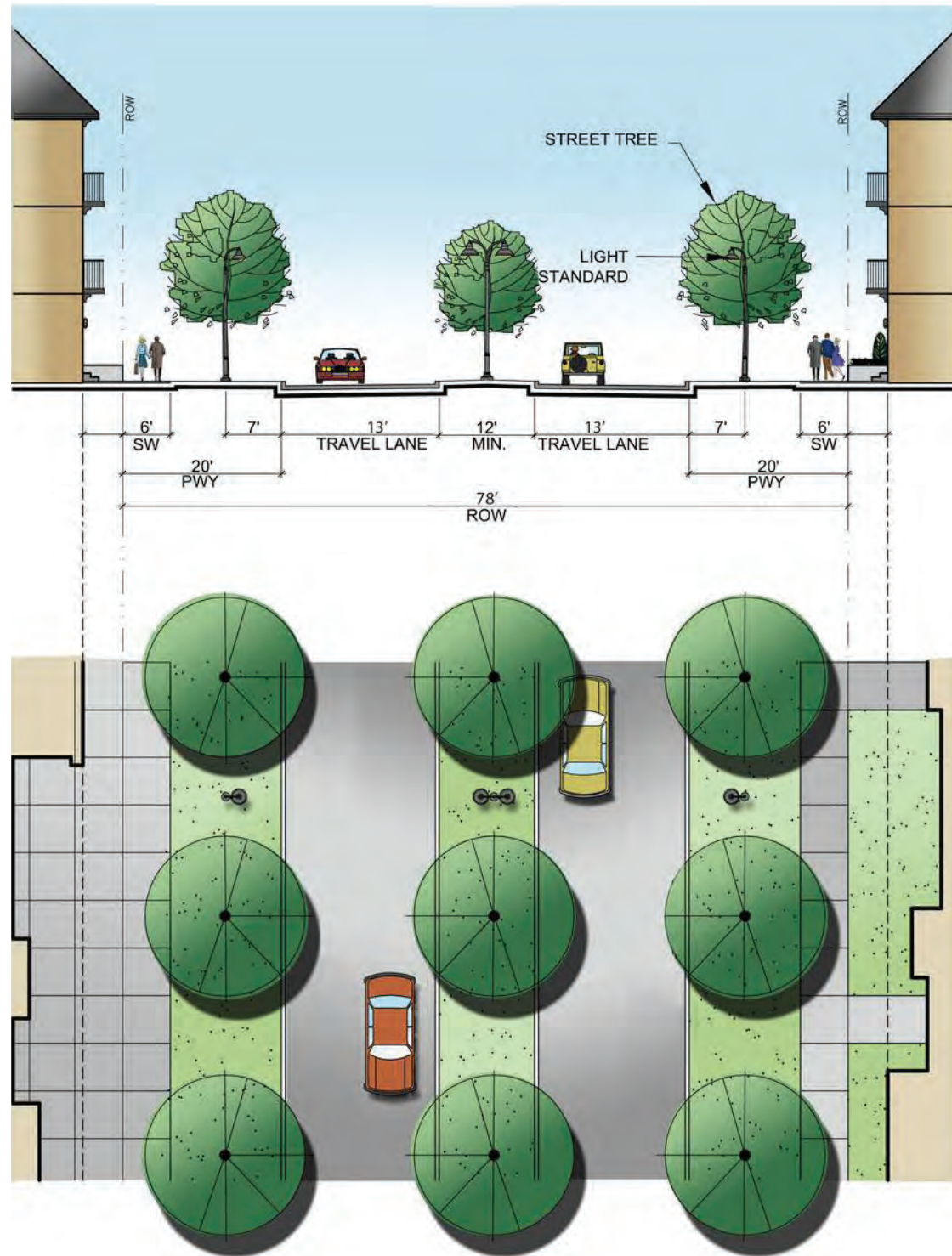


EXHIBIT C.7 STREET NETWORK

LEGEND

Street Type Legend

- Street Type A
- Street Type B
- Street Type C - Boulevard
- Street Type C with Angled Parking
- Street Type C with Parallel Parking
- Flex On-Street Parking



EXHIBIT C.8

STREET CONTEXT

**STREETS WITH
ON-STREET PARKING**



**STREETS ADJACENT
TO PARKING**



**TRAILS ADJACENT
TO STREET**

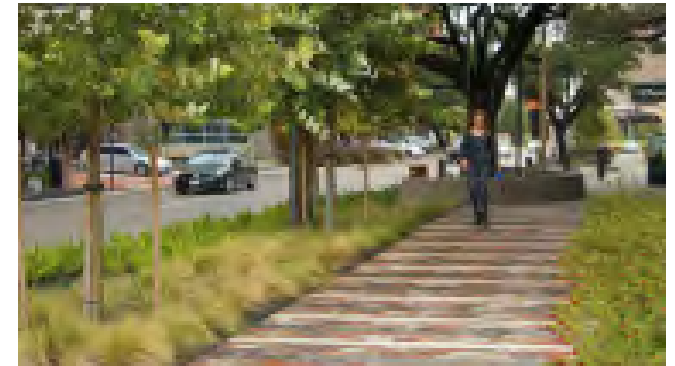


EXHIBIT C.8 STREET CONTEXT

MIXED USE URBAN CHARACTER ZONE



EXHIBIT C.8

STREET CONTEXT

RESIDENTIAL URBAN CHARACTER ZONE

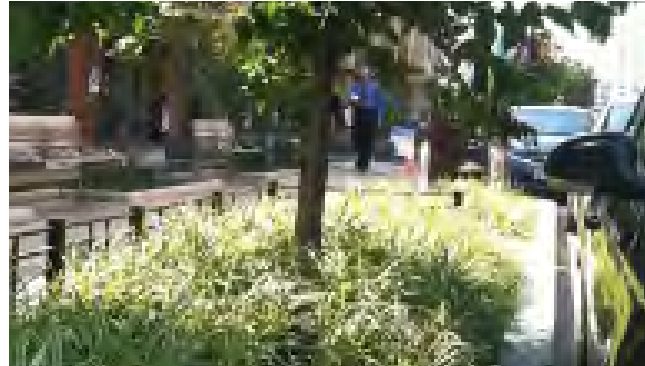


EXHIBIT C.8

STREET CONTEXT

STREET FURNISHINGS

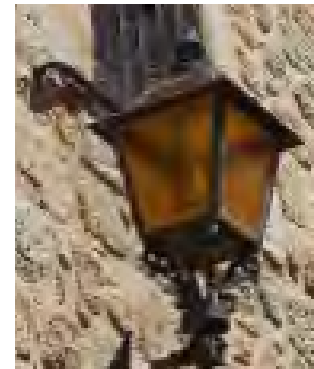


EXHIBIT C.9

RIVER HILLS GATED CONNECTION

LEGEND


 Gate to Hillview Drive



EXHIBIT C.10

OPEN SPACE, PARKS, & TRAILS

LEGEND

- Residential Amenities
- Lakes
- Pocket Parks / Playgrounds
- Amphitheatre
- Plaza Space
- Trails



EXHIBIT C.11

PERIMETER

SIGNAGE PLAN

LEGEND

- High-Profile Monument
- Medium-Profile Monument
- Low-Profile Monument
- Corporate Monument
- Wolf Lakes Identification
- Wolf Lakes Drive Entry

Sign types and exact locations are subject to change, in accordance with Section XI of this PUD



EXHIBIT C.11

PERIMETER SIGNAGE PLAN

WOLF LAKES IDENTIFICATION MONUMENT SIGN

Height: 8 ft.

Sign Area: 80 sq. ft.

Dimensional Area: 180 sq. ft.

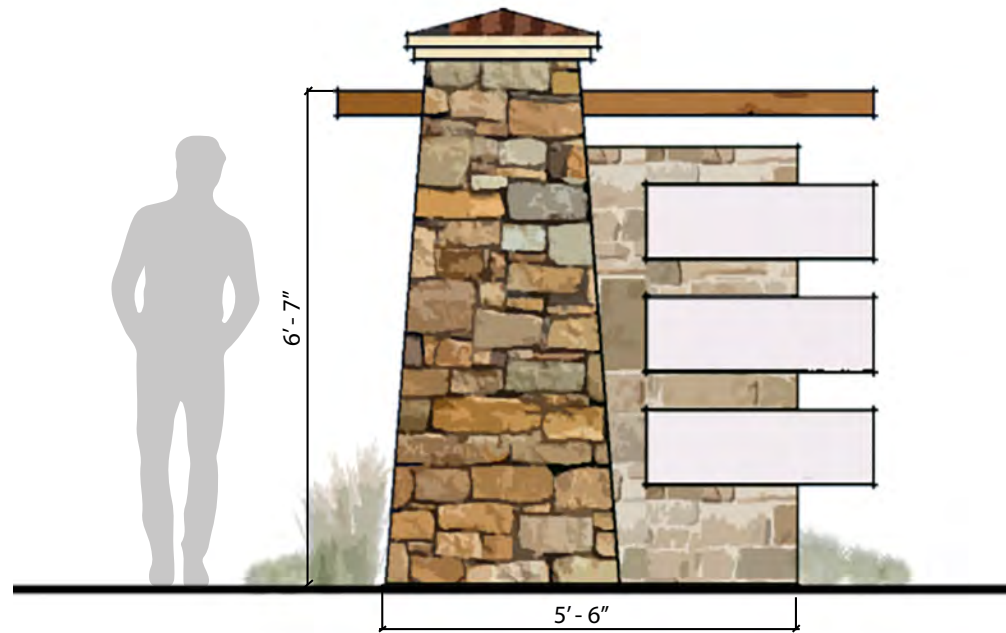


EXHIBIT C.11

PERIMETER SIGNAGE PLAN

CORPORATE MONUMENT SIGN

Height: 8 ft.
 Sign Area: 24 sq. ft.
 Dimensional Area: 64 sq. ft.



MEDIUM PROFILE MONUMENT SIGN

Height: 8 ft. - University Ave.
 10 feet - IH-35
 Sign Area: 84 sq. ft. - University Ave.
 100 sq. ft. - IH-35
 Dimensional Area: 118 sq. ft. - University Ave.
 160 sq. ft. - IH-35

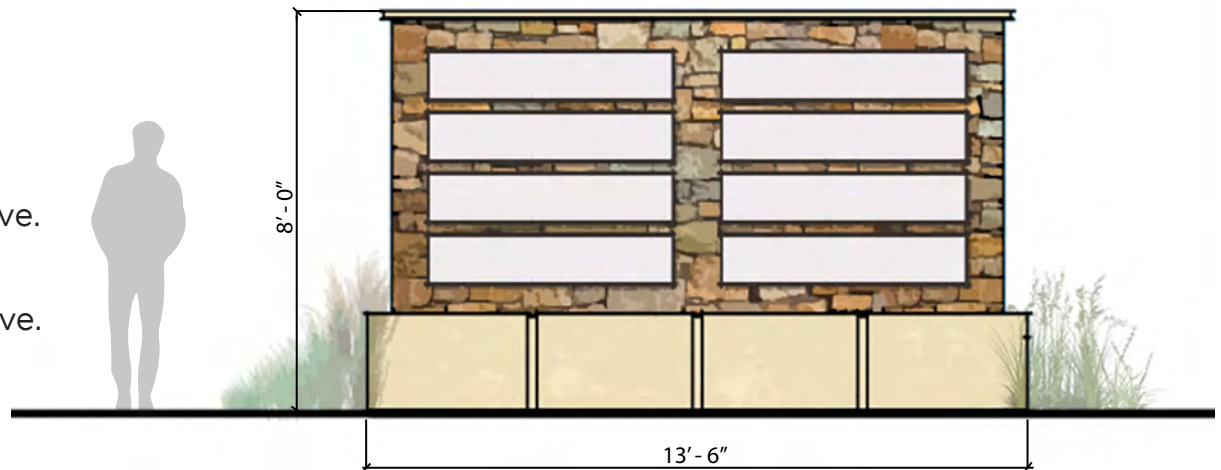
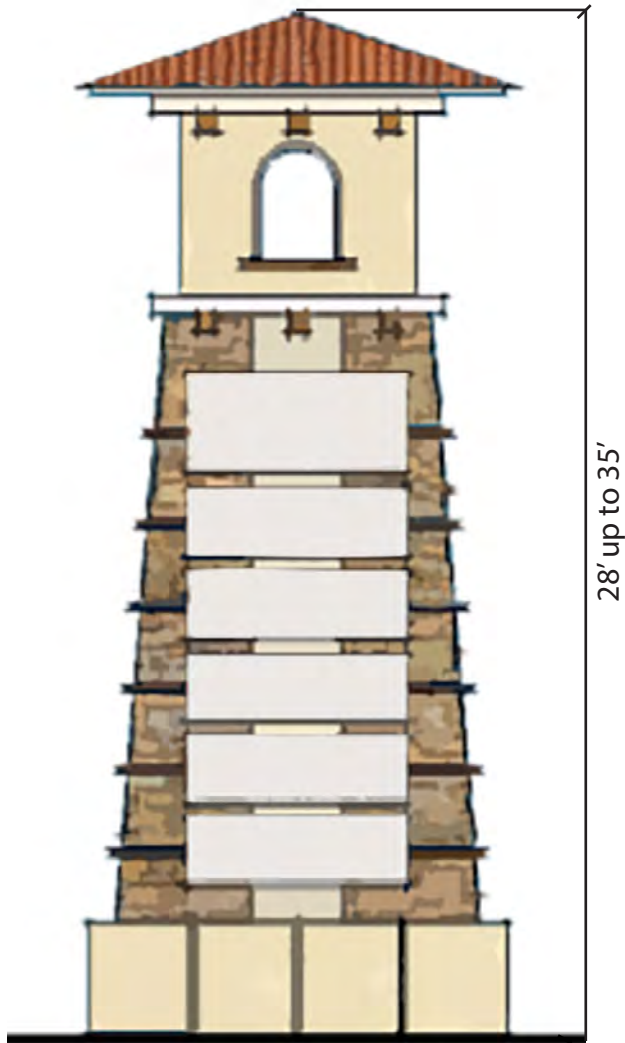


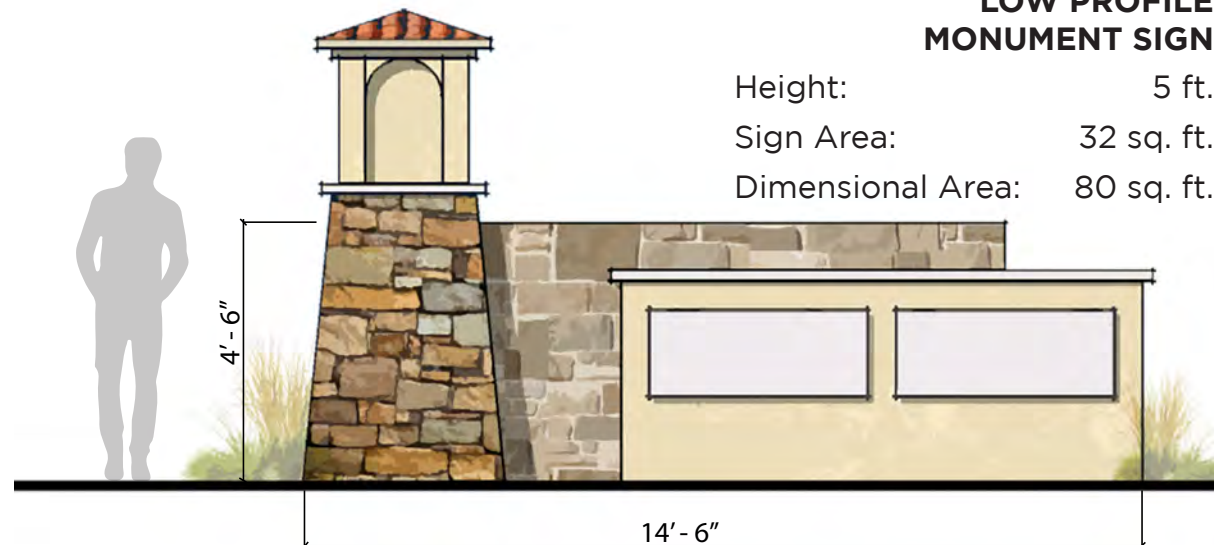
EXHIBIT C.11

PERIMETER SIGNAGE PLAN



HIGH PROFILE MONUMENT SIGN

Height:	28 ft. - University Ave. 35 feet - IH-35.
Sign Area:	180 sq. ft. - University Ave. 225 sq. ft. - IH-35
Dimensional Area:	340 sq. ft. - University Ave. 420 sq. ft. - IH-35



LOW PROFILE MONUMENT SIGN

Height:	5 ft.
Sign Area:	32 sq. ft.
Dimensional Area:	80 sq. ft.

EXHIBIT C.11

PERIMETER SIGNAGE PLAN

WOLF LAKES DRIVE GATEWAY SIGNS

Wall Height: 3 - 7 ft.

Entry Height: 8 ft.

Dimensional Area: 190 sq. ft. each

Wall Sign Area: 25 sq. ft. for one side
40 sq. ft. if both sides

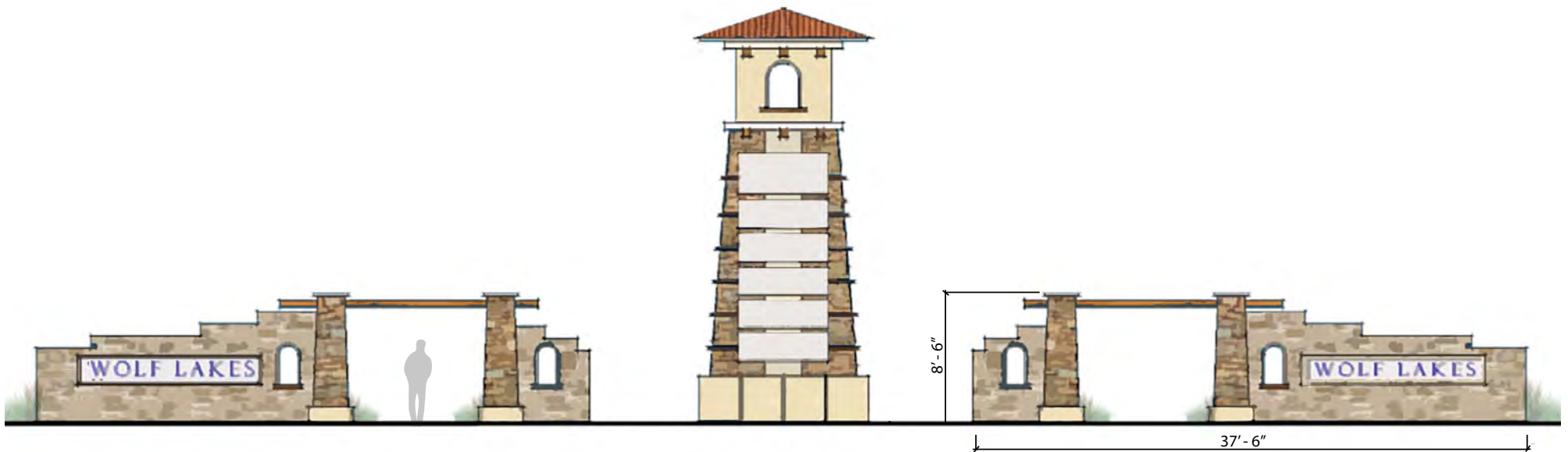


EXHIBIT C.11 PERIMETER SIGNAGE PLAN

WOLF LAKES DRIVE ENTRY



