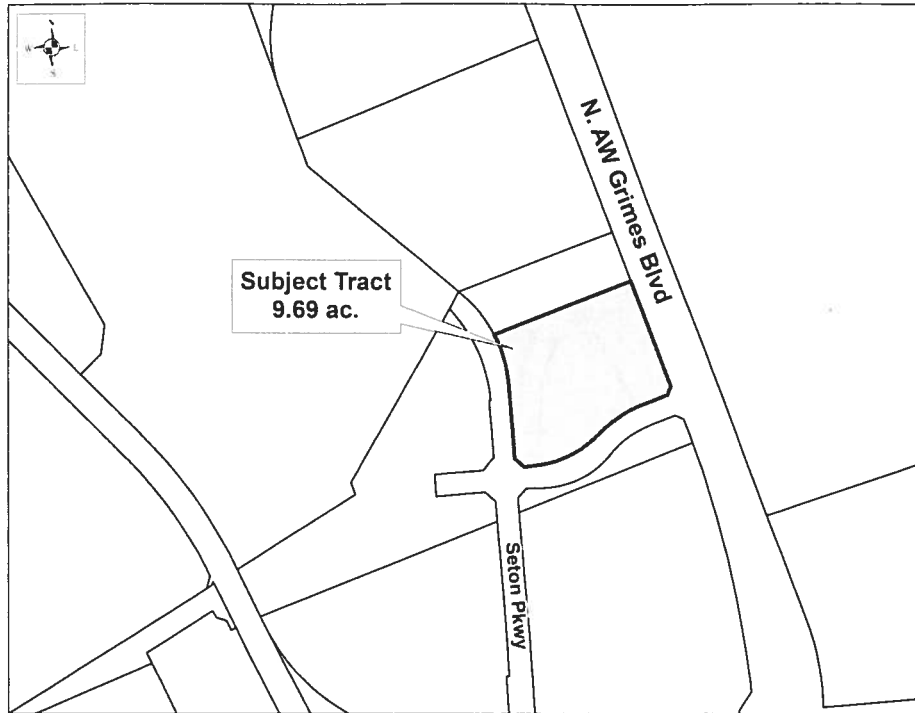


**Avery Centre Town Centre Phase 2
PRELIM PLAT PP1706-001**



CASE PLANNER: David Fowler

REQUEST:

ZONING AT TIME OF APPLICATION: PUD 84

DESCRIPTION: 9.69 acres out of the Abel Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant

South: Vacant

East: Vacant

West: Vacant

PROPOSED LAND USE: Office

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	9.69
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	9.69

Owner:
AVERY CENTRE DEVCO INC
C/O JOHN AVERY
400 E MAIN ST
ROUND ROCK, TX 78664-

Agent
Pape-Dawson Engineers
Michael Fisher, P.E.
7800 Shoal Creek Blvd., Ste. 220W
Austin, TX 78757

**Avery Centre Town Centre Phase 2
PRELIM PLAT PP1706-001**

HISTORY: Round Rock City Council approved Planned Unit Development (PUD) Number 84, Avery Centre on November 13, 2008. This Planned Unit Development has subsequently been amended 5 times, most recently on May 11, 2017.

DATE OF REVIEW: July 19, 2017

LOCATION: Northwest corner of North A.W. Grimes Boulevard and Medical Center Parkway

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the preliminary plat site is Avery Centre Mixed Use. The zoning is PUD 84, Avery Centre. The plat is within District 6 of the PUD. Within District 6, multifamily and townhouse housing are allowed, as well as a large number of commercial and institutional uses, including office, retail, lodging and hospital. District 6 has a maximum building height of 5 stories. District regulations also prohibit parking in street yards along A.W. Grimes. Other than these stipulations, commercial development in District 6 follows the regulations of the C1-A zoning district. Townhouse development shall follow the TH district and multifamily development shall be limited to 40 units per acre.

Traffic, Access and Roads: Both lots will have access to North A.W. Grimes Boulevard and Seton Parkway. The southern lot will also have access to Medical Center Parkway. A Master Traffic Impact Analysis has been approved for the PUD and there is no requirement for a TIA for the plat site based on the proposed use.

Water and Wastewater Service: The plat will be served via an existing 16" water line along Seton Parkway and an existing 15" wastewater line that runs through the southwest portion of the plat.

Drainage: No portion of this plat is in neither the FEMA one percent annual chance floodplain nor the one percent chance ultimate floodplain. City staff has determined that no flood study will be required for this plat application.

Additional Considerations: A Final Plat has been filed concurrently which would plat only the northern lot of the preliminary plat. A rehab hospital is under site plan review for Lot 1, Block A.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

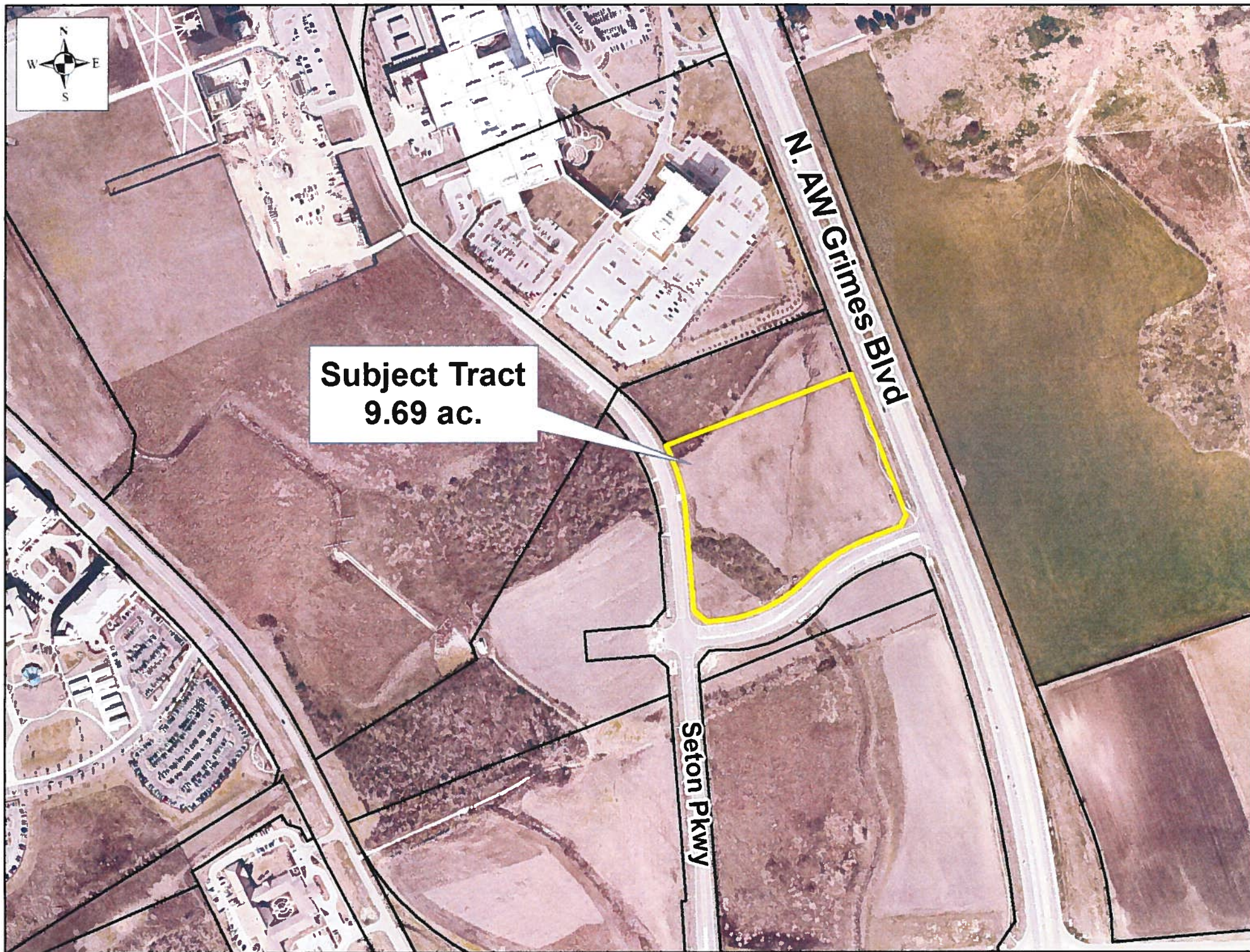
1. Modify the P.U.E. note to apply to Seton Parkway only. For the frontage along A.W. Grimes Boulevard, depict the location of the 10' P.U.E. not to overlap with the City water easement or the Southwestern Bell easement.
2. Provide dimensions for easements or add widths to the callouts.



**Subject Tract
9.69 ac.**

N. AW Grimes Blvd

Seton Pkwy





LOCATION MAP

NOT-TO-SCALE

OWNER: AVERY CENTRE DEVCO, INC.
400 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 9.69 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: JUNE 20, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JULY 19, 2017

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 9.69 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 2

PATENT SURVEY:
ABEL EAVES SURVEY
ABSTRACT No. 215
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE AT SOUTHWEST CORNER OF CURB
INLET
NAD 83 GRID COORDINATES
N: 10178941.7
E: 3141872.9
ELEVATION 782.91' (NAVD 88, GEOID 99)

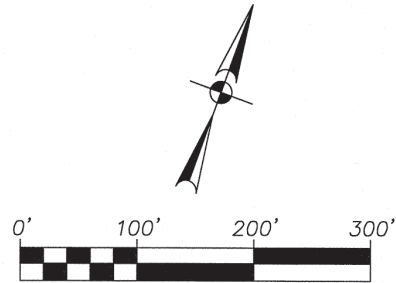
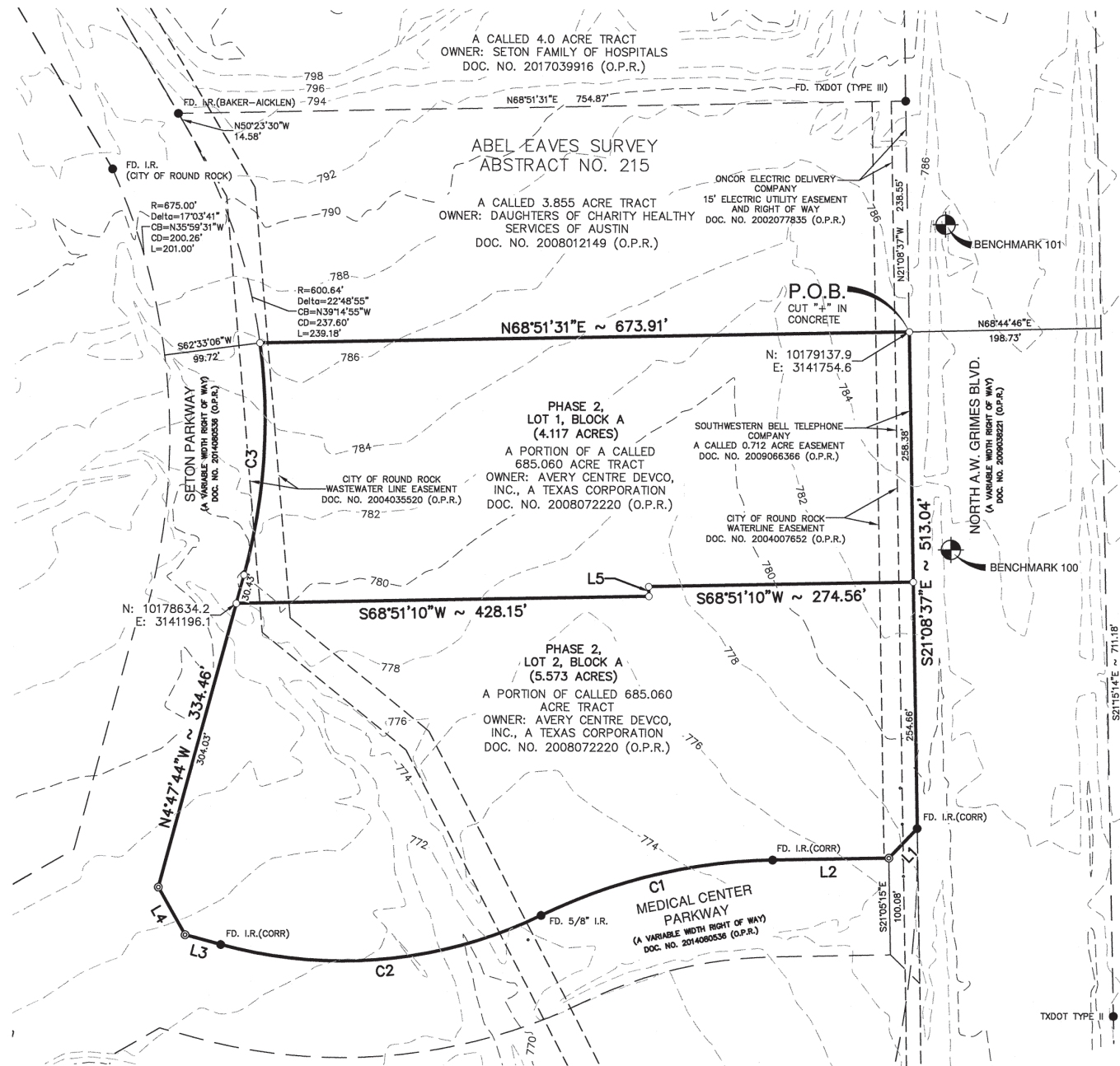
PT No. 101 CUT SQUARE AT NORTHWEST CORNER OF CURB
INLET
NAD 83 GRID COORDINATES
N: 10179255.0
E: 3141751.6
ELEVATION 785.42' (NAVD 88, GEOID 99)

BENCHMARKS ARE BASED ON THE CITY OF ROUND ROCK
CONTROL MONUMENT No. 01.040
NORTHING: 10176919.30
EASTING: 3142752.27
ELEVATION 766.74 (NAVD 88, GEOID 99)
BRASS MONUMENT STAMPED "CITY OF ROUND ROCK"
SET IN CONCRETE

AS FOUND AT:
<https://www.roundrocktexas.gov/wp-content/uploads/2014/12/D040.pdf>

AVERY CENTRE TOWN CENTRE PHASE 2 PRELIMINARY PLAT

A 9.69 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY,
ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A
REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY
CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO.
2008072220 OF SAID COUNTY.



SCALE: 1"=100'

LEGEND

AC	ACRE(S)
DOC	DOCUMENT NUMBER
POB	POINT OF BEGINNING
CORR	CITY OF ROUND ROCK, TEXAS
OR	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
(SURVEYOR)	FOUND 1/2" IRON ROD WITH CAP
○	SET 1/2" IRON ROD (PD)
⊙	CALCULATED POINT
---	EASEMENT
---	PLAT BOUNDARY
---	ADJOINER LINE

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	575.00'	02°46'57"	S56°26'13"W	246.77'	248.71'
C2	475.00'	04°10'22"	S64°38'40"W	333.65'	340.92'
C3	600.64'	02°30'34"	N16°18'40"W	240.11'	241.73'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S23°52'31"W	42.43'
L2	S68°52'07"W	120.63'
L3	S85°12'16"W	38.31'
L4	N49°47'44"W	56.57'
L5	S21°08'29"E	10.00'

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 2

MEDISTAR

Civil Job No. 50803-04; Survey Job No. 50968-00

Date: Jul 05, 2017, 12:28pm User: G. J. Mansour
File: J:\Projects\50803-04\50803-04.dwg Plot: 50803-04.dwg

AVERY CENTRE TOWN CENTRE
PHASE 2
PRELIMINARY PLAT

A 9.69 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY, ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO. 2008072220 OF SAID COUNTY.

FIELD NOTES
FOR

A 9.69 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY, ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO. 2008072220 OF SAID COUNTY. SAID 9.69 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING AT A CUT "4" IN CONCRETE SET IN THE EAST RIGHT-OF-WAY LINE OF NORTH A.W. GRIMES BLVD, A VARIABLE WITH RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 2009038221 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A CALLED 3.855 ACRE TRACT CONVEYED TO THE DAUGHTERS OF CHARITY HEALTHY SERVICES OF AUSTIN RECORDED IN DOCUMENT NO. 200812149 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING THE NORTHEAST CORNER OF A REMNANT PORTION OF SAID 685.060 ACRE TRACT FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH AN IRON ROD WITH ALUMINUM CAP MARKED "TXDOT" AT THE NORTHEAST CORNER OF SAID 3.855 FEET, SAME BEING THE SOUTHEAST CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO SETON FAMILY OF HOSPITALS RECORDED IN DOCUMENT NO. 2017039916 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD. BEARS N 21°08'37" W, 254.66 FEET;

THENCE S 21°08'37" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD., SAME BEING THE EAST LINE OF SAID REMNANT PORTION, A DISTANCE OF 513.04 FEET TO AN IRON ROD WITH CAP MARKED "CITY OF ROUND ROCK" FOUND AT THE SOUTHEAST CORNER OF A REMNANT PORTION OF SAID 685.060 ACRE TRACT, SAME BEING A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD., ALSO BEING THE NORTHEAST TERMINUS OF MEDICAL CENTER PARKWAY (RECORDED AS SETON PARKWAY IN DOCUMENT NO. 2014080536 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS) FOR THE SOUTHEAST CORNER HEREOF;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD., SAME BEING THE NORTH AND EAST RIGHT-OF-WAY LINE OF SAID MEDICAL CENTER PARKWAY, SAME BEING THE SOUTH AND WEST LINES OF A REMNANT PORTION OF SAID 685.060 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES

1.S 23°52'31" W, A DISTANCE OF 42.43 FEET TO A CALCULATED POINT FOR THE SOUTHERNMOST SOUTHEAST CORNER HEREOF;

2.S 68°52'07" W, A DISTANCE OF 120.63 FEET TO AN IRON ROD WITH CAP MARKED "CITY OF ROUND ROCK" FOR A POINT OF NON-TANGENT CURVATURE,

3.ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 24°46'57", A CHORD BEARING AND DISTANCE OF S 56°26'13" W, 246.77 FEET, AN ARC LENGTH OF 248.71 FEET TO A ½" IRON ROD FOUND AT A POINT OF REVERSE CURVATURE,

4.ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 41°07'22", A CHORD BEARING AND DISTANCE OF S 64°38'40" W, 333.65 FEET, AN ARC LENGTH OF 340.92 FEET TO AN IRON ROD WITH CAP MARKED "CITY OF ROUND ROCK" FOR A POINT OF NON-TANGENCY,

5.S 85°12'16" W, A DISTANCE OF 38.31 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF,

6.N 49°47'44" W, A DISTANCE OF 56.57 FEET TO A CALCULATED POINT,

7.N 04°47'44" W, A DISTANCE OF 334.46 FEET TO A ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT A POINT OF NON-TANGENT CURVATURE, AND

8.THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID SETON PARKWAY, SAME BEING THE WEST LINE OF SAID REMNANT PORTION, SAID CURVE HAVING A RADIUS OF 600.64 FEET, A CENTRAL ANGLE OF 23°03'34", A CHORD BEARING AND DISTANCE OF N 16°18'40" W, 240.11 FEET, AN ARC LENGTH OF 241.73 FEET TO A ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A IRON ROD WITH CAP MARKED "BAKER-AICKLEN" FOUND AT THE NORTHWEST CORNER OF SAID 3.855 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 4.0 ACRE TRACT, ALSO BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID SETON PARKWAY BEARS THE FOLLOWING TWO (2) COURSES AND DISTANCES; ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.64 FEET, A CENTRAL ANGLE OF 22°48'55", A CHORD BEARING AND DISTANCE OF N 39°14'55" W, 237.60 FEET, AN ARC LENGTH OF 239.18 AND A BEARING OF N 50°23'30" W, A DISTANCE OF 14.58 FEET;

THENCE N 68°51'31" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID SETON PARKWAY, WITH THE SOUTH LINE OF SAID 3.855 ACRE TRACT, SAME BEING A NORTH LINE OF A REMNANT PORTION OF SAID 385.060 ACRE TRACT, A DISTANCE OF 673.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.69 ACRES IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED UNDER JOB NO. 50968-00 BY PAPE-DAWSON ENGINEERS, INC.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SETON PARKWAY, NORTH A.W. GRIMES BOULEVARD AND MEDICAL CENTER PARKWAY PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
4. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD NO. 84 AS APPROVED BY THE CITY COUNCIL ON MAY 11, 2017.
8. THERE ARE NO TREES ONSITE.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801