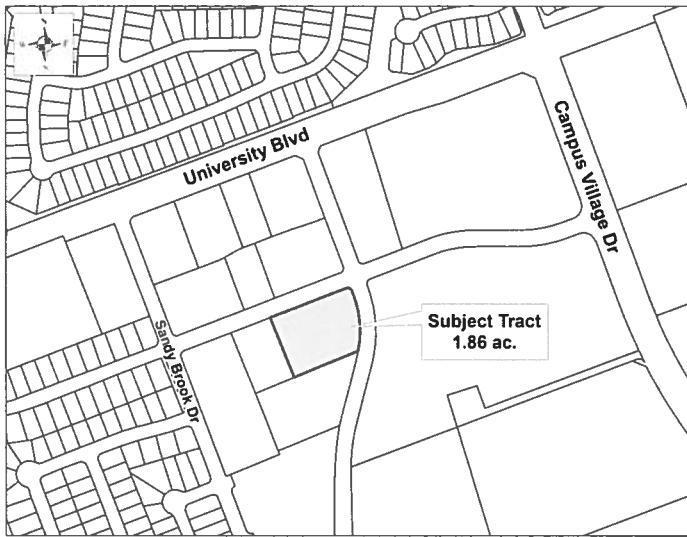


University Village North, Sec. 3, Lot 3, Block C
FINAL PLAT FP1903-004



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat request to create 1 development lot

ZONING AT TIME OF APPLICATION: PUD No. 83

DESCRIPTION: 1.86 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 83, which contains a mixture of commercial, retail, multifamily, public facility, open space, townhomes and office land uses.

ADJACENT LAND USE:

North: Satellite View Right-of-Way/Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No. 83

South: Preschool/Gymnastics - Zoned PUD (Planned Unit Development) No. 83

East: Multifamily - Zoned PUD (Planned Unit Development) No. 83

West: Dance School - Zoned PUD (Planned Unit Development) No. 83

PROPOSED LAND USE: Commercial/Office

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	1.86
TOTALS:	1	1.86

Owner: Lewis Woods LLC Barrett Woods 1301 S. Capital of Texas Hwy., Ste.125 Austin, TX 78748	Agent: Pape-Dawson Engineers Terry Reynolds 10801 N. Mopac Expressway, Bldg. 3, Ste. 200 Austin, TX 78759
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**University Village North – Section 3 Lot 3 Block C
FINAL PLAT FP1903-004**

HISTORY: The University Village PUD (Planned Unit Development) No. 83 was approved by the City Council on October 23, 2008. It contains 73.60 acres for residential, office, retail, open space, senior living, and public facilities type development.

DATE OF REVIEW: April 17, 2019

LOCATION: Generally located southeast of University Blvd. and Sandy Brook Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 83, which contains a mixture of commercial, retail, multifamily, public facility, open space, townhomes and office land uses. The property is zoned PUD No. 83 with a designation of Parcel No. 2 and allows commercial, office and other similar uses. Specific development standards are included in the PUD for development on Parcel No. 2 such as the maximum height of buildings is five stories. The C-1a (General Commercial -Limited) zoning district standards will apply for those standards not mentioned in the PUD.

Compliance with the Preliminary Plat: As shown, this final plat conforms to the Preliminary Plat (PP1510-001) approved by the Planning and Zoning Commission on November 4, 2015.

Traffic, Access and Roads: The subject tract will have access from Satellite View and from Campus Village Drive. Driveway locations will be finalized at the site development stage. A revision to the approved Traffic Impact Analysis (TIA) is not required for this plat application since the submitted commercial/office trip generation numbers conform to the approved TIA that was completed for the PUD.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lot will be served with water via the existing 8-inch waterline near the west property line and an existing 12-inch waterline along Campus Village Drive. Wastewater will be provided by an existing 8-inch wastewater line along Campus Village Drive.

Drainage: Development on the subject tract will be participating in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Pursuant to PUD No. 83, Campus Village Drive shall include a 10' Sidewalk/P.U.E. outside of the Right-of-way.



University Blvd

Sandy Brook Dr

Campus Village Dr

**Subject Tract
1.86 ac.**

FINAL PLAT
OF
UNIVERSITY VILLAGE NORTH - SECTION 3,
LOT 3, BLOCK C

A 1.860 ACRE, TRACT OF LAND, BEING OUT OF A CALLED 13.157 ACRE TRACT CONVEYED TO LEWIS WOODS, LLC, RECORDED IN DOCUMENT NO. 2015079727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Lewis Woods, LLC as the owner of that certain tract of land being a 1.860 acre tract, being out of a called 13.157 acre tract, described in conveyance to Lewis Woods, LLC in special warranty deed, recorded in Document No. 2015079727 of the Official Public Records of Williamson County, Texas, does hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as UNIVERSITY VILLAGE NORTH - SECTION 3, LOT 3, BLOCK C.

Lewis Woods, LLC

Barrett Wood, President
13945 U.S. Hwy. 183 N, D-190
Austin, Tx 78717

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 2019,
by, Barrett Wood, as President of Lewis Woods, LLC

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That _____, the Lien Holder of that certain 1.860 acre tract, being out of a called 13.157 acre tract, described in conveyance to Lewis Woods, LLC in special warranty deed, recorded in Document No. 2015079727 of the Official Public Records of Williamson County, Texas, and do hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Plains Capital Bank
Wade Morgan, Senior Vice President/Commercial Loan Officer
201 W. 5th St., Ste. 100
Austin, TX 78701

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 2019,
by, Wade Morgan, as Senior Vice President of Plains Capital Bank

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Approved this _____ day of _____, 2019, by the
City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized
to be filed for record by the County Clerk of Williamson County, Texas.

The property covered by this plat is within the city limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning & Zoning Commission

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy, BLDG. 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS, Firm Registration No. 10028801
10801 N MoPac Expy, BLDG. 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____ A.D., 2019, at _____ o'clock _____ m. and duly recorded on the _____ day of _____ A.D., 2019 at _____ o'clock _____ m. in the plat records of said county, in document no. 2019_____. Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801