

Preserve at Stone Oak PUD 23 - Amendment No. 5
ZONING ZON1711-004



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the request to allow place of worship and related development standards

ZONING AT TIME OF APPLICATION: office and senior housing - PUD No. 23

DESCRIPTION: 13.20 acres out of the Ephram Evans Abstract No. 212

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: single family, common lot - PUD No. 23

South: commercial and single family - ETJ

East: single family - SF-2 (Single Family - standard lot)

West: commercial - PUD No. 23

PROPOSED LAND USE: place of worship

TOTAL ACREAGE: 13.20

Owner:
MSDR Group, Inc.
1011N. Lamar Blvd.
Austin, TX 78703

Applicant
Hill Country Bible Church
Doug James
1212 RM 620 North
Austin, TX 78750

Agent
Cunningham-Allen, Inc.
Sharon Teague
3103 Bee Cave Road
Suite 202

Preserve at Stone Oak PUD 23 Amendment No. 5
ZONING ZON1711-004

HISTORY: PUD (Planned Unit Development) No. 23, containing 371.66 acres of land, was approved by the City Council in 1995 and it provided for single family and business park uses. It has since been amended four times, focusing on the approximately 54 acres located along RM 1431.

DATE OF REVIEW: January 10, 2018

LOCATION: North of the intersection of RM 1431 and Sendero Springs Dr.

STAFF REVIEW AND ANALYSIS:

The subject of the amendment is 13.20 acres described as Parcel 4-e of the PUD, a portion of the 54 acres along RM 1431. Parcel 4-e is currently zoned for office and senior group living. The amendment would allow a place of worship, with unrestricted square footage of accessory uses. It would also establish design standards for the place of worship building and the compatibility buffer requirement for the northern property boundary, which borders an existing residential development within the PUD. Accessory uses for places of worship include primary or secondary educational facilities, offices, community recreational facilities and day care facilities. For these uses to be unrestricted in size, the code requires that the place of worship have frontage on, or direct access to, an arterial street.

PUD 23 Exterior Building Materials: The PUD currently requires that 100% of the exterior finish of buildings on Parcel 4-e consist of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision. This requirement also applies to the adjacent parcels along RM 1431. A drug store has been constructed on the parcel adjacent to Parcel 4-e and a gas station/convenience store and office buildings are being planned on the PUD parcels to the west of the drug store. The PUD amendment would apply the C-1a (General Commercial – limited) zoning district design standards for the building and reduce the requirement for native stone to 25%. The C-1a standards require a minimum of 75% of the exterior to consist of natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), with stucco allowed within this category on tilt-wall construction. This will allow more variation in the building materials used, while maintaining a quality appearance and providing consistency with the surrounding structures.

Compatibility Buffer & Height: Development of Parcel 4-e as an office use would require a compatibility buffer, including a masonry wall and landscape buffer, be installed along the boundary with the adjacent single family residential parcel. There is an existing drainage swale along this boundary which varies in width from approximately 60' to 100'. The swale contains a number of trees and shrubs. In addition, a portion of the boundary contains a drainage structure constructed as a requirement for development of the property. The PUD proposes that the drainage swale and the existing trees and shrubs will provide an adequate buffer along the majority of the boundary between the place of worship and the adjacent single family uses. This vegetation must be maintained and additional tree and shrub planting will be required where the existing vegetation does not provide a sufficient buffer. A decorative metal fence was constructed with the single family development on the property boundary, at the rear of the home lots. The PUD will not require the construction of a wall along the property line for the place of worship.

The height of the buildings will be limited to two stories. A parking structure may contain multiple levels, so long as it does not extend above the height of the two-story building it is attached to.

Signs: The PUD requires that the base for all monument signs be constructed with a native stone masonry similar in color and quality to that utilized on the on entryway monuments and within the common areas of

Preserve at Stone Oak PUD 23 Amendment No. 5
ZONING ZON1711-004

the Mayfield Ranch subdivision. Signs for the place of worship will meet this requirement, but they will be subject to the current sign code for the height and display area.

Neighborhood Meeting: Representatives of the Hill Country Bible Church invited the immediate neighbors of the site to a meeting on December 18, 2017. Approximately 20 people attended the meeting, all residents of the Preserve at Mayfield Ranch, a single family - common lot development. The church representatives explained their requests for the PUD amendment and there the residents expressed support. Two City staff members also attended the meeting.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 23 to allow a place of worship and to establish design standards and buffering requirements.



Amendment No. 5 to PUD 23, Preserve at Stone Oak

EXHIBIT D-5 USES AND DEVELOPMENT STANDARDS FOR PARCEL 4e

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4e on the Parcel Map, attached to this ordinance as Exhibit "C", and further described by metes and bounds in Exhibit "C-5". All aspects not specifically covered by these use regulations, design standards and development standards shall be regulated by applicable sections of the Code. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in OF (Office) zoning districts, as defined in Section 46-144 of the Code, Places of Worship - unrestricted square footage of accessory uses and all **Senior Group Living** uses, including assisted living, nursing homes and congregate care for seniors, with the following additional provisions:

1.1. Day Care facilities shall have a maximum gross square footage 20,000 square feet.

In addition:

1.1.1. All day care facilities must meet the minimum state requirement for such facilities

1.2. Places of worship shall meet development standards and supplementary use standards for any accessory uses.

2. TRAFFIC IMPACT

The Traffic Impact Analysis (TIA) for the land uses contained in Amendment No. 3 to the PUD was reanalyzed using the land uses contained on Parcels 4-a and 4-b of Amendment No. 3 and the land uses contained on Parcels 4-c, 4-d and 4-e contained herein. This reanalysis, contained in Exhibit "G", indicates the total trip generation for the land uses proposed. If the land uses on the Property are in substantial compliance with the land uses contained in Exhibit "G", no further analysis of the transportation impacts of the land uses shall be required. If the land uses on the Property are not in substantial compliance with the land uses contained in Exhibit "G", further analysis of the transportation impacts of the land uses may be required. No additional TIA shall be required to include a place of worship as a land use on Parcel 4-e. The potential need for any further analysis will be determined when a site plan for the place of worship and any accessory uses is submitted to the City.

3. DESIGN STANDARDS - Place of Worship

3.1. All aspects not specifically covered by this Plan shall be regulated by the C-1a (General Commercial - limited) zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

3.2. At least twenty-five percent (25%) of the total exterior wall finish shall be native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as

Amendment No. 5 to PUD 23, Preserve at Stone Oak

illustrated in Exhibit "E".

3.3. Setbacks

3.3.1. Minimum rear setback abutting Parcel 4-b of the Plan shall be 50 ft. for buildings with one story, or 100 ft. for buildings with two stories.

3.3.2. Minimum side setback abutting Parcel 4-b of the Plan shall be 50 ft. for buildings with one story, or 100 ft. for buildings with two stories.

3.4. Height

3.4.1. Maximum height of principal building shall be 2 stories. A parking structure may contain multiple levels, so long as the top level does not extend above the 2-story building it is connected to.

3.5. Compatibility Buffer Planting Area

3.5.1. Owner shall be required maintain existing trees and shrubs and install new plantings, at locations to be determined by the City, to provide a compatibility buffer planting area along the northern edge of the development area generally parallel to the boundary with Parcel 4-b of the Plan.

3.5.2. The compatibility buffer planting area shall consist of:

- 1) Existing trees – All existing hardwood trees shall remain in place, with no limb removal above six feet in height measured from the finished grade, except for dead trees and dead or damaged limbs. The intent is to keep the existing screening intact above the tops of the adjacent residential fences.
- 2) New plantings shall be required on any portion of the area which is not adequately screened, as determined by the City, with existing evergreen hardwood trees or where non-hardwood trees (hackberry, chinaberry, ashe juniper, etc.) are removed. The following shall be the minimum requirement for new plantings:
 - (a) Large species evergreen shade trees (minimum 3"-caliper) shall be installed at a spacing of no more than 40 feet;
 - (b) Medium species evergreen trees (minimum 2"-caliper) shall be installed at a spacing of no more than 40 feet;
 - (c) Small species evergreen trees (minimum 1"-caliper) shall be installed at a spacing of no more than 20 feet;
 - (d) Shrubs and/or ornamental grasses (minimum 3-gallon size) shall be installed at a spacing of no more than 6 feet, with no gaps in coverage greater than 12 feet.
 - (e) All new plantings shall be container grown. No balled and burlapped plants will be permitted.
 - (f) Provide tree staking per requirements specified in the City of Round Rock Tree Technical Manual.
- 3) Irrigation shall be provided to all new plantings from an automatic underground irrigation system meeting the following requirements:

Amendment No. 5 to PUD 23, Preserve at Stone Oak

- (a) A minimum of one (1) flood bubbler for each large, medium and small species tree.
- (b) Shrubs shall be watered with drip irrigation. Drip tubing shall be anchored in place with 6" landscape staples spaced no more than 4 feet apart.

4. DESIGN STANDARDS – All uses other than Place of Worship

4.1. Exterior Wall Finish

- 4.1.1. One hundred percent (100%) of the exterior building sides of all buildings shall be constructed of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in Exhibit "E".
- 4.1.2. Earth-colored Portland cement plaster and concrete masonry units shall be allowed to satisfy up to thirty percent (30%) of the requirement for masonry construction.
- 4.1.3. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section.
- 4.1.4. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

4.2. Trash Disposal, Storage and Mechanical Equipment

- 4.2.1. Any walls required for the screening of trash disposal areas, storage areas or mechanical equipment shall be native stone which is similar in color and quality to that utilized on walls, entryways and the amenity center buildings within the common areas of the Mayfield Ranch subdivision, as illustrated in Exhibit "E".
- 4.2.2. Mechanical equipment located on the roof shall be screened with an enclosure constructed of the same exterior materials as the building.
- 4.2.3. Dumpster pads shall be concrete.

4.3. Roofs

- 4.3.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.
- 4.3.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).

4.4. Lighting

- 4.4.1. Lighting fixtures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of twenty (20) feet.
- 4.4.2. Up-lighting on buildings and building signs is permitted so long as the provisions of Section 46-144 (e)(4) are not violated. Specifically, up-lighting shall be designed in order that:
 - 1) The light source shall not be visible from any street right-of-way or residential district.

Amendment No. 5 to PUD 23, Preserve at Stone Oak

- 2) Fixtures shall be mounted so that the cone of light does not cross any property line of the site.

4.5. Landscaping and Fencing

- 1.1.1. The provisions of Section 46-195 shall apply, with the exception that landscaping along FM 1431 shall be subject to the location of the water line located adjacent to FM 1431, as illustrated in **Exhibit "H"**.
- 1.1.2. The required fencing along the northern boundary of the parcel abutting the residential uses in Parcel 4-b shall meet the following requirements:
 - 1) Shall be constructed of native stone masonry similar in color and quality to that utilized on the walls as illustrated in **Exhibit "E"**.
 - 2) Shall be a minimum of six feet (6') in height.

5. SIGNS - Place of Worship

5.1. Signs shall be regulated by Chapter 30 of the Code, as applicable and as amended, with the following exceptions:

- 1) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in Exhibit "E".

6. SIGNS - All uses other than Place of Worship

1.1.3. All free-standing signs shall be Monument Signs, subject to the following conditions:

- 1) Any business may utilize a Monument Sign with a maximum of one (1) sign per lot. For lots with multiple tenants, a multi-tenant Monument Sign may be used.
- 2) Unless there is a conflict with public utilities or required sight distance, there shall be no front setback requirements for a Monument Sign.
- 3) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.
- 4) Minimum Monument Sign width shall be two feet (2'). Allowed sign cladding materials are limited to: concealed fastener prefinished metal panels; native limestone similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**; or cut limestone.
- 5) Maximum Monument Sign height for a single tenant shall be 10 feet above finish grade. Maximum single tenant Monument Sign shall be 200 square feet including stone base. Maximum single tenant display area shall be 80 square feet.
- 6) Maximum Monument Sign height for multi-tenants shall be 20 feet above finish grade. Maximum Monument Sign shall be 400 square feet including stone base. Maximum multi-tenant display area shall be 200

Amendment No. 5 to PUD 23, Preserve at Stone Oak

square feet, provided no single tenant is allocated more than 80 square feet of display area.

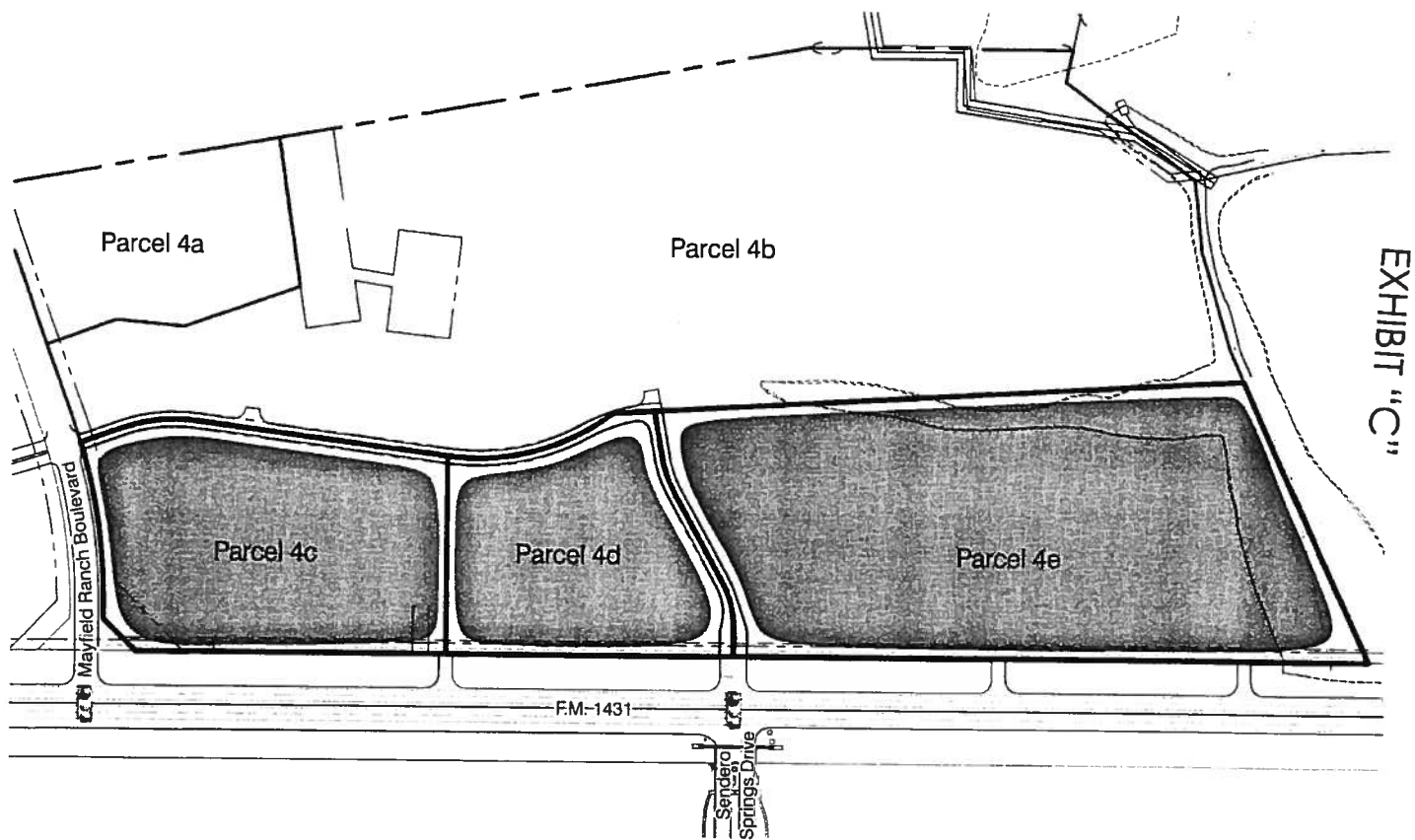
- 7) A Monument Sign shall not include a changeable copy feature; provided however that a fuel outlet may utilize a changeable copy feature that is up to fifty percent (50%) of the display area to post fuel prices. The changeable copy feature may utilize electronic digital display technologies (i.e. LED).
- 8) A Monument Sign shall not be an animated sign with the following exception: a monument sign may utilize electronic digital display technologies (i.e. LED) if:
 - (a) the electronic sign display area is no greater than twenty-five percent (25%) of the maximum allowed display area;
 - (b) the total display area of the combined electronic and static display areas do not exceed the maximum areas defined in this section;
 - (c) the electronic sign area does not display scrolling or flashing text/images

1.1.4. Reference **Exhibit "F"** for Monument Sign illustrations.

Amendment No. 5 to PUD 23, Preserve at Stone Oak

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Metes and Bounds Description of Property
Exhibit "B"	Reserved
Exhibit "C"	Development Parcels
Exhibit "C-1"	Metes and Bounds Description of Parcel 4a
Exhibit "C-2"	Metes and Bounds Description of Parcel 4b
Exhibit "C-3"	Metes and Bounds Description of Parcel 4c
Exhibit "C-4"	Metes and Bounds Description of Parcel 4d
Exhibit "C-5"	Metes and Bounds Description of Parcel 4e
Exhibit "D-1"	Uses and Development Standards for Parcel 4a
Exhibit "D-2"	Uses and Development Standards for Parcel 4b
Exhibit "D-3"	Uses and Development Standards for Parcel 4c
Exhibit "D-4"	Uses and Development Standards for Parcel 4d
Exhibit "D-5"	Uses and Development Standards for Parcel 4e
Exhibit "E"	Design Elements
Exhibit "F"	Monument Sign (3 pages)
Exhibit "G"	TIA Summary Table
Exhibit "H"	Landscape Clearance at Water Line Easement



Blake Magee Company, LP
NelsenPartners
www.nelsenpartners.com

The Enclave at Mayfield Ranch
Round Rock, TX

0 125' 250' 500'
February 3, 2010

EXHIBIT C-5

METES AND BOUNDS DESCRIPTION OF PARCEL 4e



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873-9743

METES AND BOUNDS DESCRIPTION

BEING 13.35 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431 (200' R.O.W.), from which a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southwest corner of the remainder of a 1437.45 acre tract, same being the intersection of the north right-of-way line of said F.M. 1431 and the east right-of-way line of Mayfield Ranch Boulevard (R.O.W. varies) bears South 70°21'00" West (record: South 70°21'00" West) a distance of 1107.28 feet;

THENCE crossing through the remainder of a 1437.45 acre tract the following four (4) courses:

1. North 19°30'53" West a distance of 65.29 feet to a calculated point for a point of curvature;
2. along a tangential curve to the left, having a radius of 300.00 feet, a length of 186.15 feet, a delta angle of 35°33'05" and a chord which bears North 37°17'25" West a distance of 183.17 feet to a calculated point for a point of tangency;
3. North 55°03'57" West a distance of 264.13 feet to a calculated point;
4. North 66°59'28" East a distance of 1191.64 feet to a calculated point in the east line of the remainder of a 1437.45 acre tract and the west line of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, a subdivision of record in Cabinet M, Slide 354 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar found with plastic cap, which reads "K.C. ENG." for an angle point in the east line of the remainder of a 1437.45 acre tract and the west line of said Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, bears North 43°54'35" West (record: North 43°54'25" West) a distance of 66.50 feet;

THENCE South 43°54'35" East (record: South 43°54'25" East) along the east line of the remainder of a 1437.45 acre tract and the west line of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, a distance of 575.77 feet to a 1/2" rebar with plastic cap found, which reads "BASELINE INC." for the southeast corner of the remainder of a 1437.45 acre tract and being the southwest corner of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended and also being in the north right-of-way line of F.M. 1431;

THENCE South 70°21'00" West (record: South 70°21'00" West), along the south line of the remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431, a distance of 1217.74 feet to the POINT OF BEGINNING.

This parcel contains 13.35 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas.

Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

Ronnie Wallace 17 May 2005
Ronnie Wallace Date

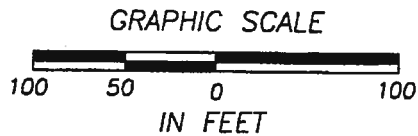
Registered Professional Land Surveyor

State of Texas No. 5222

File: S:\Projects\Mayfield\Docs\Fieldnotes\Zoning-Office_fn.doc

Dwg: S:\Projects\Mayfield\Dwg\Zoning-Office.dwg



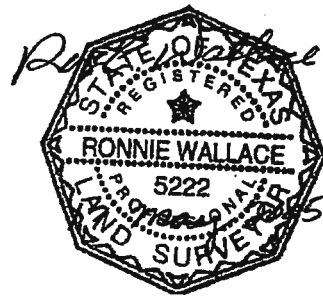


TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N66°59'28"E 1191.64'

N55°03'57"W 264.13'

*Ephraim Evans Survey
Abstract No. 212*



MATCHLINE SHEET 3

MATCHLINE SHEET 4

13.35 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N19°30'53"W 65.29' → POINT OF BEGINNING

S70°21'00"W 1107.28'
(S70°21'00"W)

S70°21'00"W 1217.74'
(S70°21'00"W)
(BASIS OF BEARINGS)

F. M. 1 4 3 1 (200' R.O.W.)

SEE SHEET 05 OF 05
FOR LEGEND AND
CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35
ACRES OUT OF THE EPHRAIM EVANS SURVEY,
ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS,
AND BEING A PORTION OF A REMAINDER OF A
1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E.
NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF
RECORD IN VOLUME 571, PAGE 446 OF THE DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

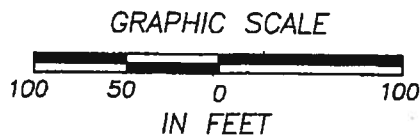
Scale (Vert.):

Date: 05/16/05

Checked By: RLW

Drawn By: JSL

SHEET
03 of 05



TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N66°59'28"E 1191.64'



*Ephraim Evans Survey
Abstract No. 212*

13.35 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

S70°21'00"W 1217.74'
(S70°21'00"W)
(BASIS OF BEARINGS)

F. M. 1 4 3 1 (200' R.O.W.)

SEE SHEET 05 OF 05
FOR LEGEND AND
CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35
ACRES OUT OF THE EPHRAIM EVANS SURVEY,
ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS,
AND BEING A PORTION OF A REMAINDER OF A
1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E.
NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF
RECORD IN VOLUME 571, PAGE 446 OF THE DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.tx.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 05/16/05

Checked By: RLW

Drawn By: JSL

SHEET

04 of 05

LEGEND

- 1/2" IRON REBAR FOUND WITH PLASTIC CAP
WHICH READS "BASELINE INC."
- 1/2" IRON REBAR FOUND WITH PLASTIC CAP
WHICH READS "K.C. ENG."
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00	186.15	35°33'05"	N37°17'25"W	183.17

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35
ACRES OUT OF THE EPHRAIM EVANS SURVEY,
ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS,
AND BEING A PORTION OF A REMAINDER OF A
1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E.
NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF
RECORD IN VOLUME 571, PAGE 446 OF THE DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

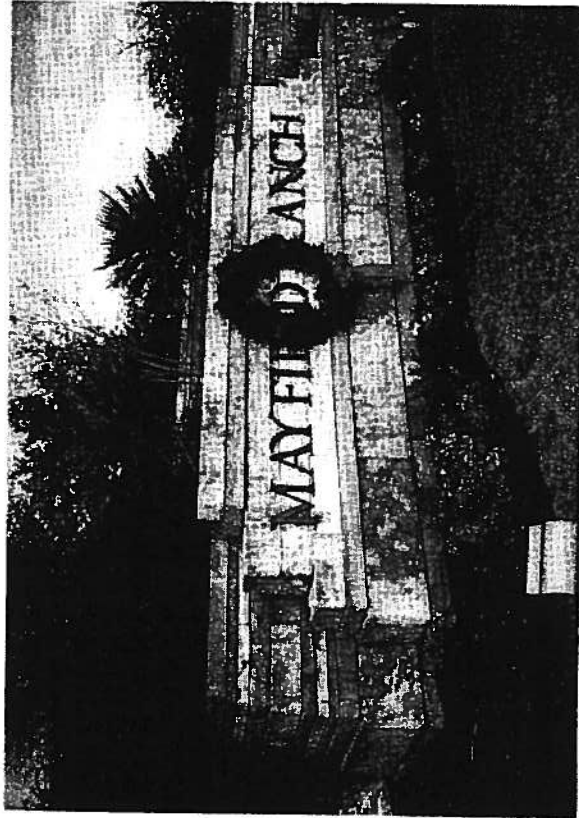
Date: 05/16/05

Checked By: RLW

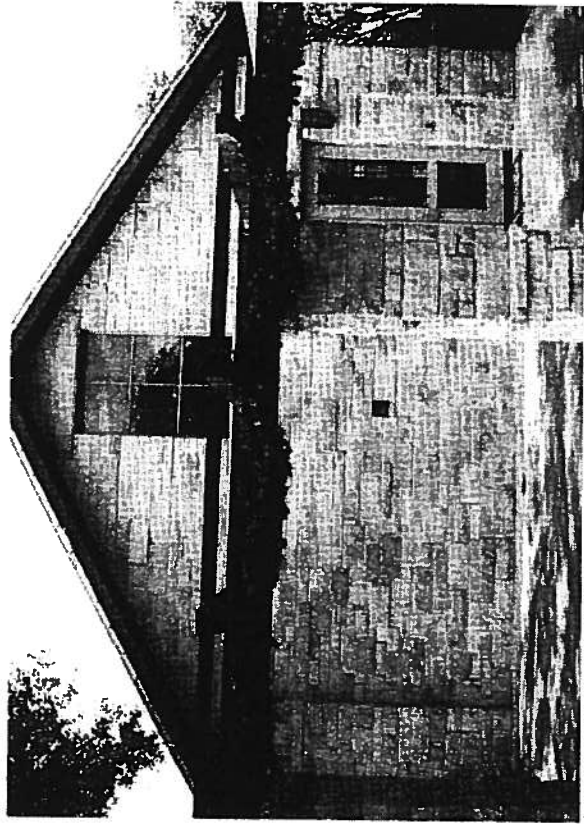
Drawn By: JSL

SHEET

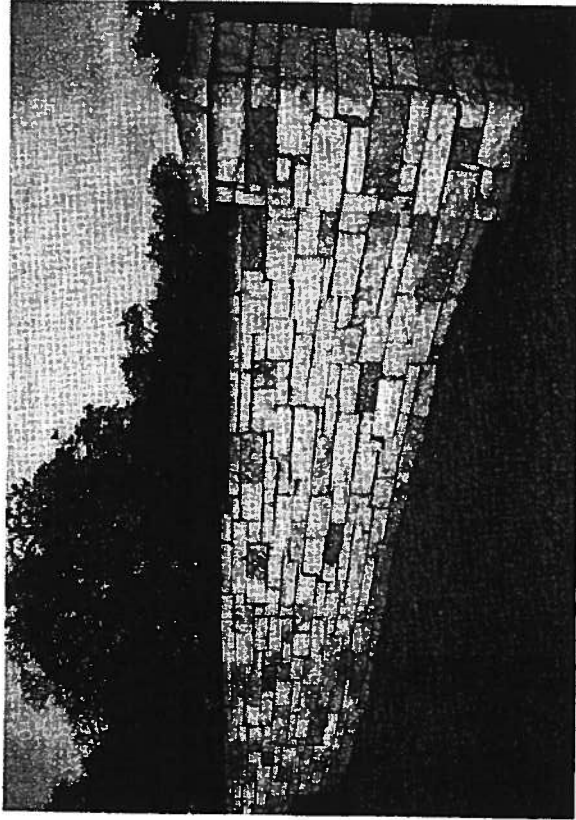
05 of 05



Entryway Monument



Amenity Center Building



Community Wall

Exhibit "E"

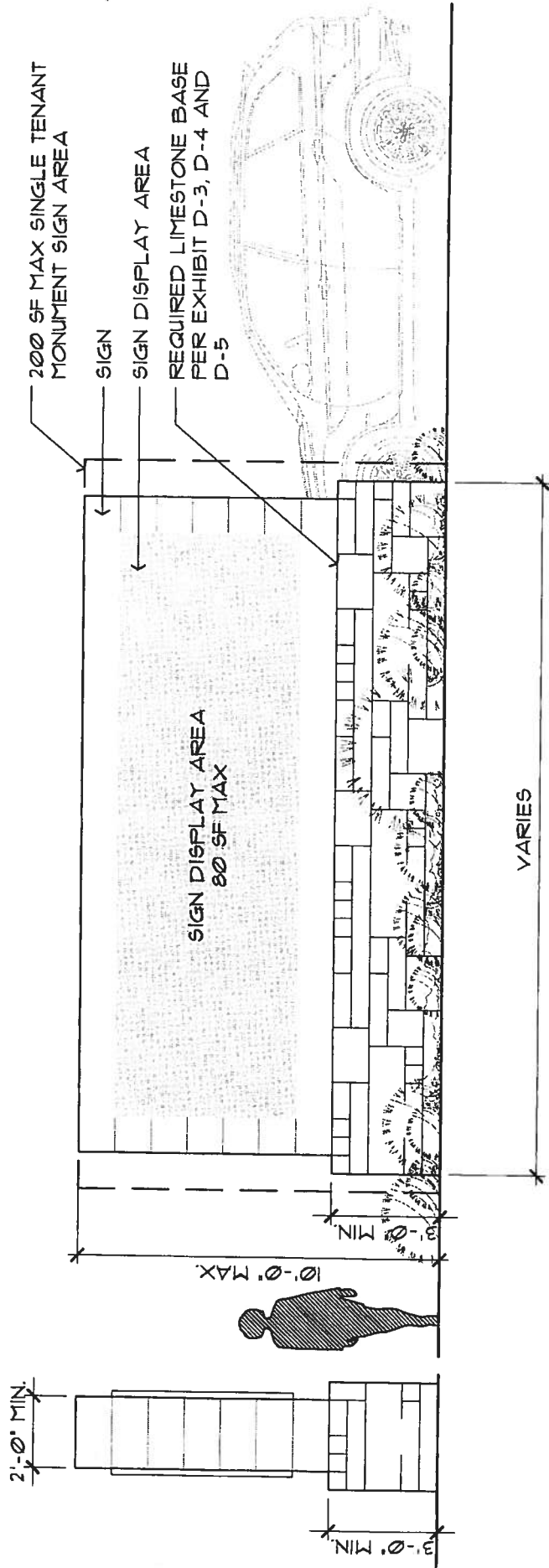


Exhibit "F"
 Example 1 of 3
 Single Tenant

February 3, 2010

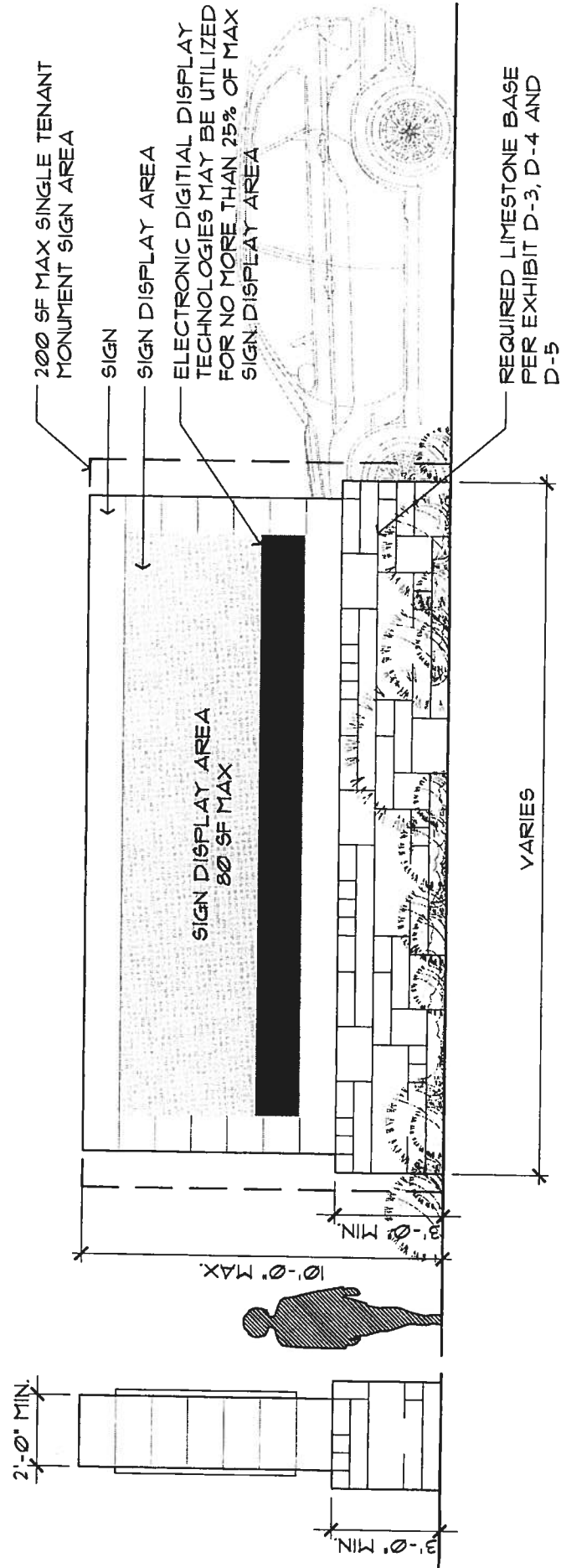


Exhibit "F"
Example 2 of 3
Electronic Digital Display

February 3, 2010

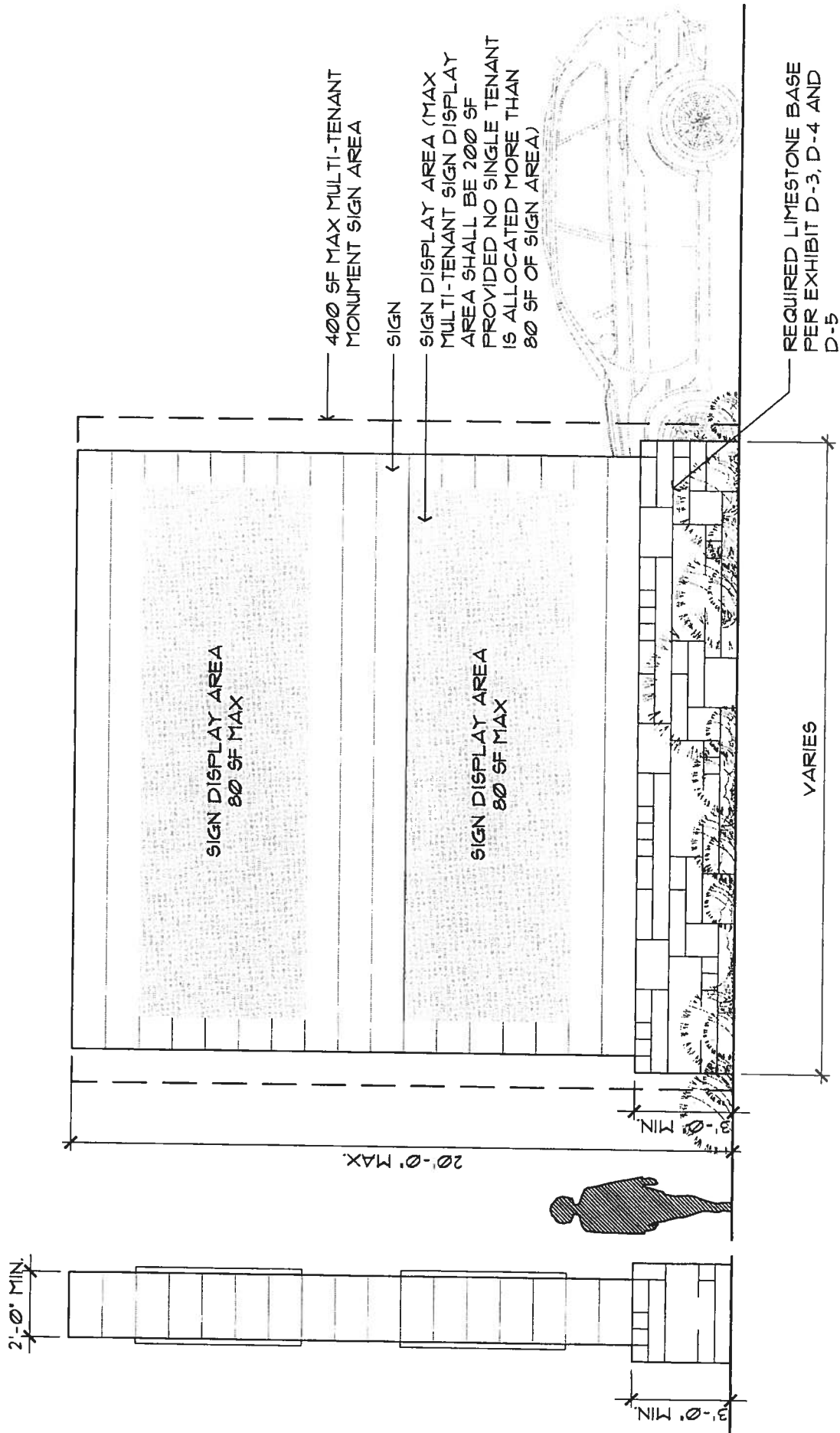


Exhibit "F"
 Example 3 of 3
 Multi-tenant

February 3, 2010

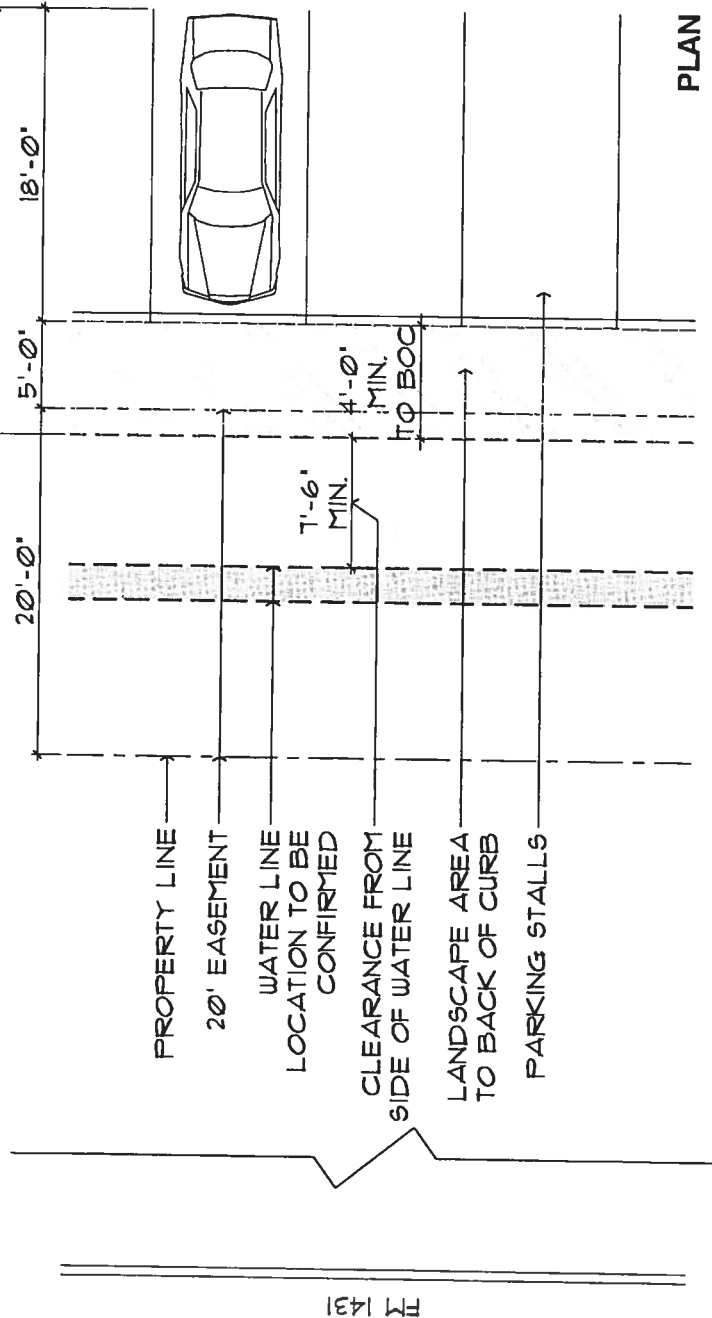
Mayfield Ranch TIA Waiver

Table 2.
Summary of Proposed Unadjusted Daily and Peak Hour Trip Generation

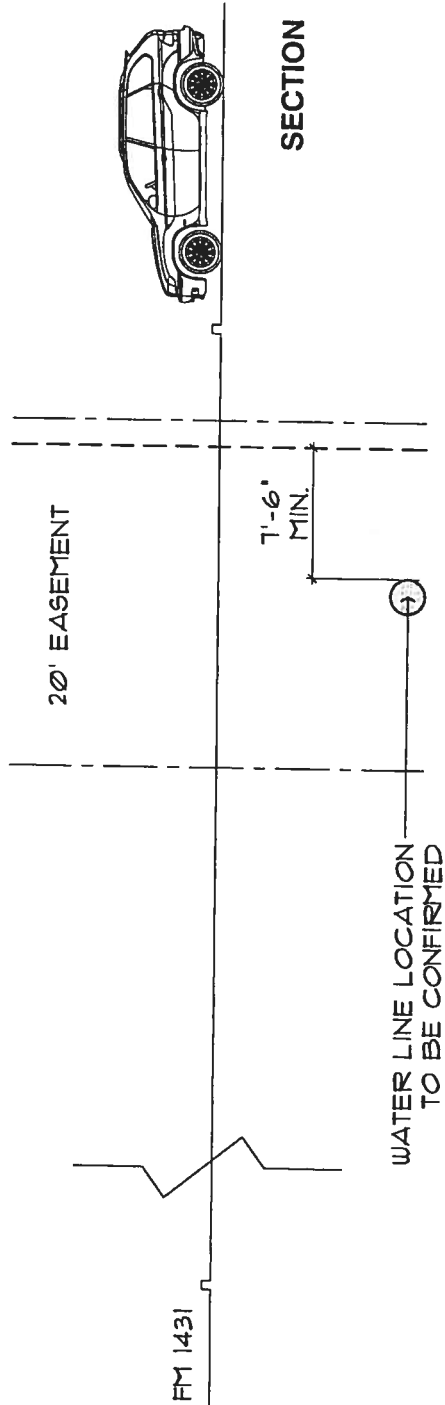
Existing Land Use	Size (SF)	24 -Hour Two Way Volume (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes	13 DU	159	5	14	11	6
Condo/Townhome	136 DU	841	11	55	52	26
Medical-Dental Office	80,112 SF	2,894	146	38	63	169
Specialty Retail	34,504 SF	1,529	0	0	41	52
Day Care Center	14,376 SF	1,139	93	83	84	95
High Turnover Sit-Down Restaurant	4,320 SF	549	26	24	28	20
Pharmacy with Drive Thru	12,900 SF	1,137	20	15	67	67
Fast Food Restaurant with Drive Thru	3,500 SF	1,736	88	85	62	57
Drive-In Bank	5,100 SF	756	35	28	66	66
Self Service Car Wash	6 Stalls	648	0	0	17	16
Gasoline Service Station with Convenience Market	8 VFP	1,302	41	41	54	54
TOTAL		12,690	465	383	545	628

Exhibit "G"

11.501 (3) (C) REQUIREMENTS
ALLOWED WITHIN THIS AREA



PLAN



SECTION

Exhibit "H"

Landscape Clearance
at Water Line Easement

0 5' 10' 20'

January 27, 2010