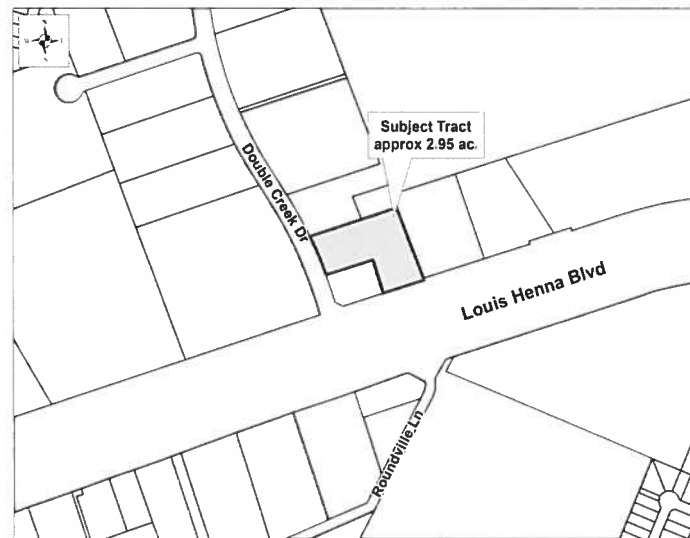


**Austin Addition Replat of Lot 2, Block A (Metals4U)  
FINAL PLAT FP1901-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to create two development lots from one existing lot

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 2.95 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Water Tower - Zoned C-1 (General Commercial)

South: Louis Henna Boulevard Right-of-Way - Unzoned

East: Assisted Living Facility - Zoned PUD (Planned Unit Development) No. 20

West: Double Creek Drive Right-of-Way/HVAC Contractor/Fueling Station - Zoned LI (Light Industrial)/C-1 (General Commercial)

**PROPOSED LAND USE:** Commercial

| <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:                   | 2                     | 2.95           |
| Industrial:                   | 0                     | 0              |
| Open/Common Space:            | 0                     | 0              |
| ROW:                          | 0                     | 0              |
| Parkland:                     | 0                     | 0              |
| Other:                        | 0                     | 0              |
| <b>TOTALS:</b>                | <b>2</b>              | <b>2.95</b>    |

**Owner:**  
Limin Properties, LTD  
Terry and Vernetta Westbrook  
7600 N. Capital of TX Hwy., Bldg. C, Ste. 100  
Austin, TX 78731

**Agent:**  
Binkley and Barfield, Inc.  
Gary Jones  
2401 Double Creek Dr.  
Round Rock, TX 78664

**Austin Addition Replat of Lot 2, Block A (Metals4U)**  
**FINAL PLAT                      FP1901-001**

**HISTORY:** The Planning & Zoning Commission approved the "Austin Addition – A Replat of Round Rock Village Square Plat" on January 6, 1999 (Cabinet R, Slide 39/ Doc No. 1999025336) and created one development lot. This Replat request will create two separate lots.

**DATE OF REVIEW:** February 20, 2019

**LOCATION:** Generally located at the northeast corner of Louis Henna Blvd. and Double Creek Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as office/warehouse, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: Shared access drives currently exist along Louis Henna Boulevard and Double Creek Drive. No modifications of existing drive aprons will be permitted unless a Traffic Impact Analysis (TIA) determines a turning lane is required. Trip generation numbers will be required at the site development plan stage to determine if a TIA will be required.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 16-inch waterline along the east property line, which will be accessed for the development. An existing 8-inch wastewater line along Double Creek Drive will be accessed for the subject tract.

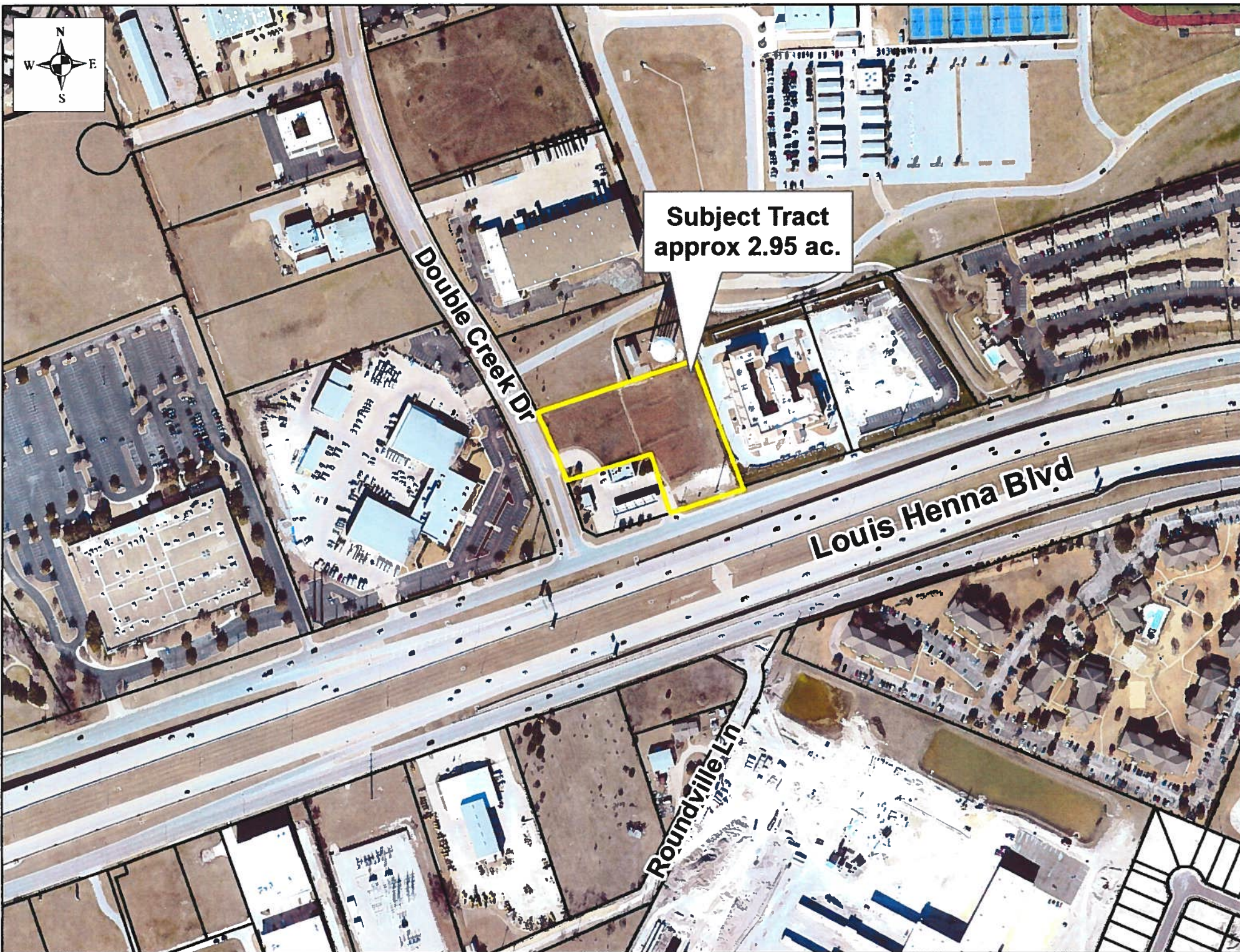
Drainage: Development on the subject tract will use the shared detention pond with the Double Creek Independent Living Facility to the east of the site. There is an existing agreement between both properties already in place. The shared detention pond is sized to accept storm runoff for off-site drainage.

Additional Consideration: Attached is a revised public hearing notice for a replat request based on Planning & Zoning Commission input that states the Commission's public hearing and deliberations are for plat applications only – and not about land use – that was previously established through zoning.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Correct the spelling of Louis Henna Boulevard in the vicinity map.
2. Revise the Engineer's signature block to remove the altered text.
3. Provide written scale 1"=50'
4. Revise Easement Table; revise outdated record tracking (cabinet, slide) to include the updated year recordation numbers per the Williamson Co. County Clerk's office.
5. Revise wastewater easement callout to depict dedication by separate instrument, remove linework bearings and distances, provide recordation space holder stating "City of Round Rock 15' Wastewater Easement Recordation\_\_\_\_\_".
6. Revise drainage easement callout to depict dedication by separate instrument, remove linework bearings and distances, provide recordation space holder stating "Private 15' Drainage & Storm Sewer Easement Recordation\_\_\_\_\_".
7. Provide benchmark elevation and update legend to include benchmark symbol.



**Subject Tract  
approx 2.95 ac.**

**Double Creek Dr**

**Louis Henna Blvd**

**Roundville Ln**

## NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

### TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019 at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

The purpose of the hearing is to consider public testimony concerning the request filed by Binkley and Barfield, Inc., on behalf of the property owner, Limin Properties, LTD, to Replat Lot 2, Block A of the Austin Addition. The Planning and Zoning Commission may approve, modify or deny this application. Case No. FP1901-001

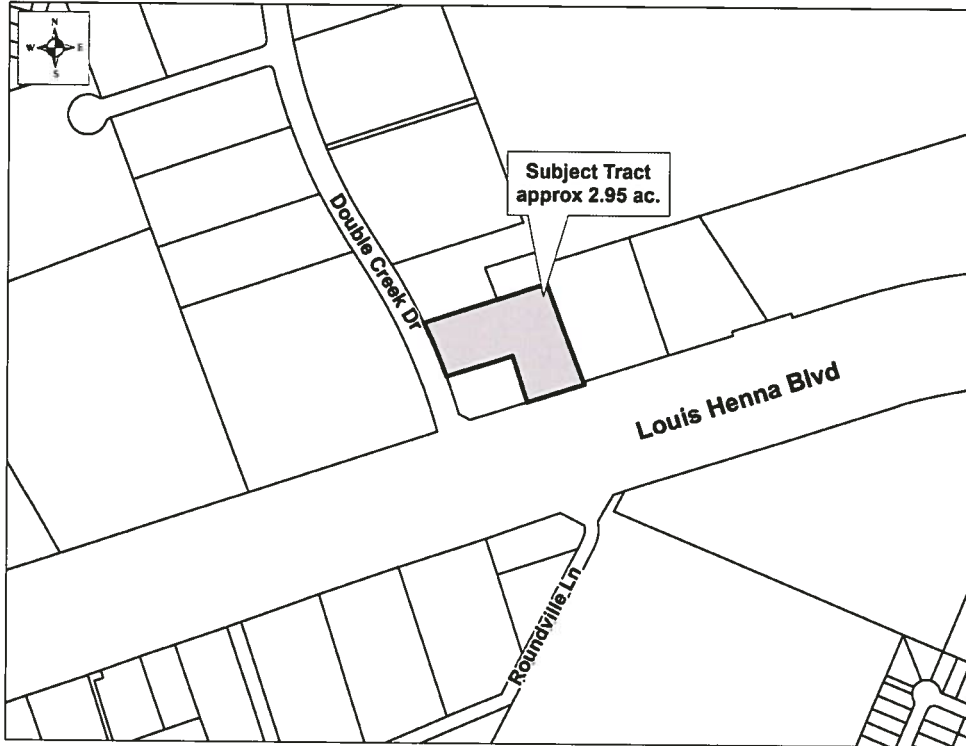
**Legal Description:** The subject tract consists of 2.95 acres, more or less, out of the ASA Thomas Survey, Abstract No. 509. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

**Land Use Proposal:** Commercial/office warehouse

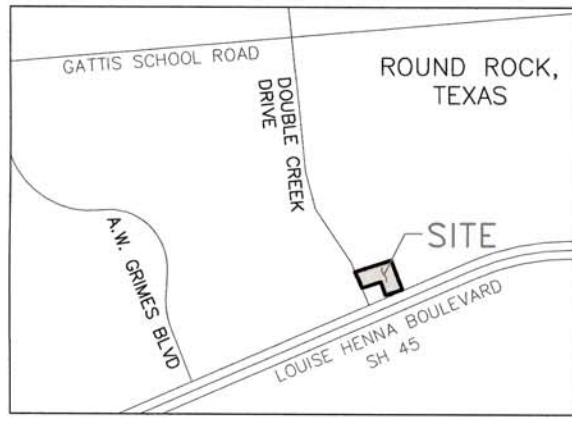
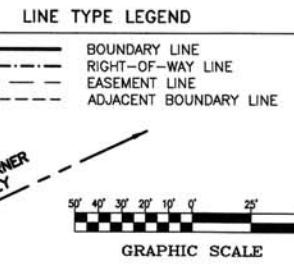
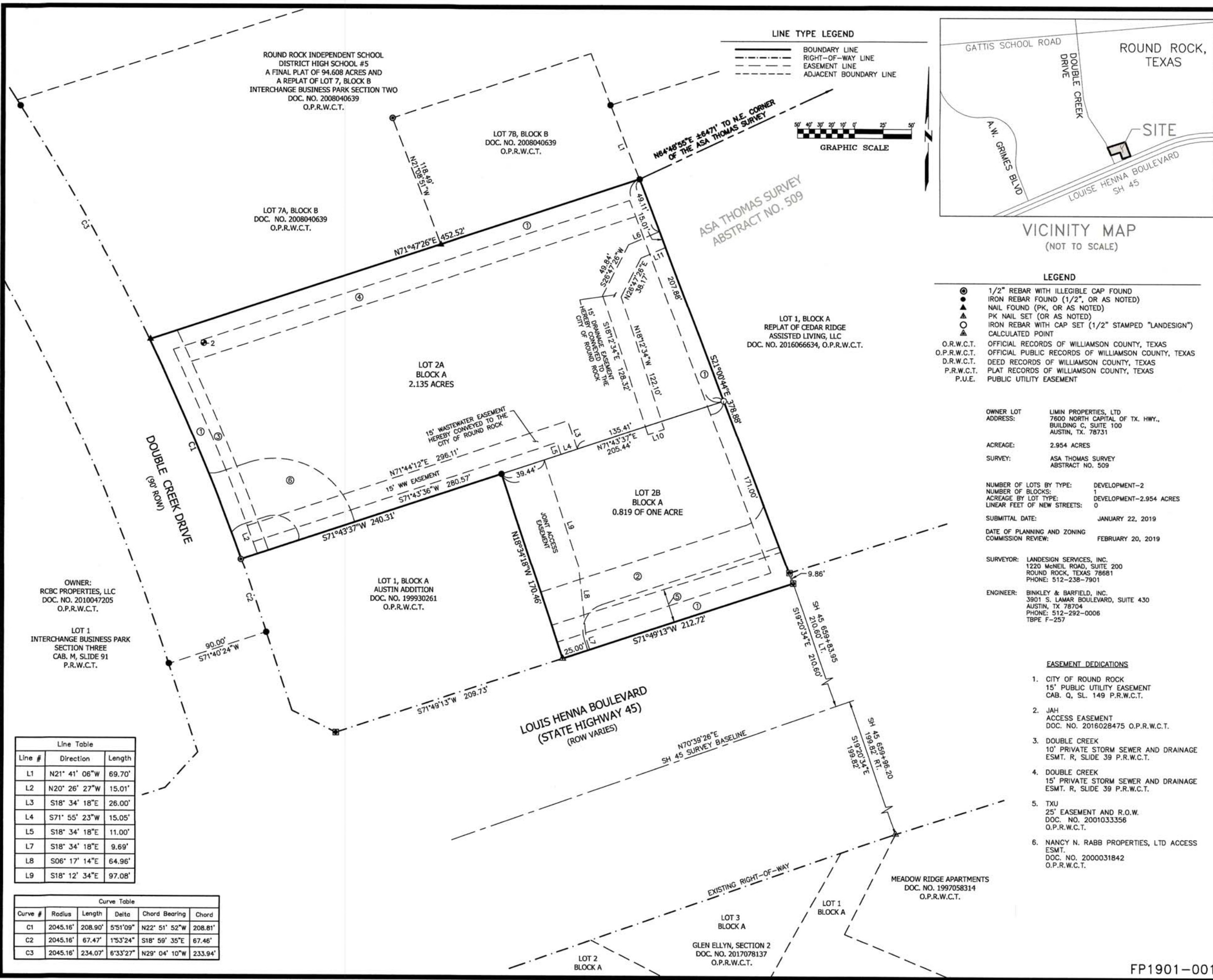
**Location:** Northeast corner of Louis Henna Blvd. and Double Creek Dr.

**Note:** The purpose of a replat is to re-subdivide all or part of a recorded plat, in accordance with the City's subdivision code and development packet. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE REPLAT.

<https://www.roundrocktexas.gov/departments/planning-and-development-services>



**Required Notice:** As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.



- LEGEND**
- 1/2" REBAR WITH ILLEGIBLE CAP FOUND
  - IRON REBAR FOUND (1/2", OR AS NOTED)
  - NAIL FOUND (PK, OR AS NOTED)
  - PK NAIL SET (OR AS NOTED)
  - IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
  - CALCULATED POINT
  - O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - P.U.E. PUBLIC UTILITY EASEMENT

**OWNER LOT ADDRESS:** LIMIN PROPERTIES, LTD  
7500 NORTH CAPITAL OF TX. HWY.,  
BUILDING C, SUITE 100  
AUSTIN, TX. 78731

**ACREAGE:** 2.954 ACRES

**SURVEY:** ASA THOMAS SURVEY  
ABSTRACT NO. 509

**NUMBER OF LOTS BY TYPE:** DEVELOPMENT-2  
**NUMBER OF BLOCKS:** 1  
**ACREAGE BY LOT TYPE:** DEVELOPMENT-2.954 ACRES  
**LINEAR FEET OF NEW STREETS:** 0

**SUBMITTAL DATE:** JANUARY 22, 2019

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** FEBRUARY 20, 2019

**SURVEYOR:** LANDESIGN SERVICES, INC.  
1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TEXAS 78681  
PHONE: 512-238-7901

**ENGINEER:** BINKLEY & BARFIELD, INC.  
3901 S. LAMAR BOULEVARD, SUITE 430  
AUSTIN, TX 78704  
PHONE: 512-292-0006  
TBPE F-257

- EASEMENT DEDICATIONS**
- CITY OF ROUND ROCK  
15' PUBLIC UTILITY EASEMENT  
CAB. Q, SL. 149 P.R.W.C.T.
  - JAH  
ACCESS EASEMENT  
DOC. NO. 2016028475 O.P.R.W.C.T.
  - DOUBLE CREEK  
10' PRIVATE STORM SEWER AND DRAINAGE  
ESMT. R, SLIDE 39 P.R.W.C.T.
  - DOUBLE CREEK  
15' PRIVATE STORM SEWER AND DRAINAGE  
ESMT. R, SLIDE 39 P.R.W.C.T.
  - TXU  
25' EASEMENT AND R.O.W.  
DOC. NO. 2001033356  
O.P.R.W.C.T.
  - NANCY N. RABB PROPERTIES, LTD ACCESS  
ESMT.  
DOC. NO. 2000031842  
O.P.R.W.C.T.

| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| L1         | N21° 41' 06"W | 69.70' |
| L2         | N20° 26' 27"W | 15.01' |
| L3         | S18° 34' 18"E | 26.00' |
| L4         | S71° 55' 23"W | 15.05' |
| L5         | S18° 34' 18"E | 11.00' |
| L7         | S18° 34' 18"E | 9.69'  |
| L8         | S06° 17' 14"E | 64.96' |
| L9         | S18° 12' 34"E | 97.08' |

| Curve Table |          |         |          |               |
|-------------|----------|---------|----------|---------------|
| Curve #     | Radius   | Length  | Delta    | Chord Bearing |
| C1          | 2045.16' | 208.90' | 5°51'09" | N22° 51' 52"W |
| C2          | 2045.16' | 67.47'  | 1°53'24" | S18° 59' 35"E |
| C3          | 2045.16' | 234.07' | 6°33'27" | N29° 04' 10"W |

**LANDESIGN SERVICES, INC.**  
1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901

**REPLAT OF AUSTIN ADDITION  
LOT 2, BLOCK A, -  
A REPLAT OF ROUND ROCK  
VILLAGE SQUARE**

| REVISIONS |          | DESCRIPTION |          |
|-----------|----------|-------------|----------|
| DATE      | REVISION | REVISED PER | COMMENTS |
| 01/30/19  | 1        |             |          |

|                               |                                            |                                 |
|-------------------------------|--------------------------------------------|---------------------------------|
| PROJECT NAME: AUSTIN ADDITION | DATE: 1/31/2019                            | SCALE: 1" = 100'                |
| JOB NUMBER: 18-052            | DRAWING FILE PATH: L118052-AUSTIN ADDITION | PLAT/CADDWG/AUSTIN ADD PLAT.DWG |
|                               | FIELDNOTE FILE PATH:                       |                                 |
| RPLS: TST                     | TECH: HAS                                  | PARTYCHIEF: AG                  |
| CHECKED BY: TST               | FIELDBOOK: 306/13                          |                                 |

**DRAWING NAME:**  
AUSTIN ADD PLAT

DRAWING PATH: L118052 - AUSTIN ADDITION PLAT/CADDWG/AUSTIN ADD PLAT.DWG SHEET PLAT SIZE: ARCH FULL BLEED C (18.00" X 24.00" INCHES) LAST SAVED: 15/12/2019 5:04 PM PLOT DATE: 2/5/2019 9:31 AM

THAT LIMIN PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH VERNETTA WESTBROOK, PRESIDENT AS THE OWNER OF LOT 2, BLOCK A, AUSTIN ADDITION, RECORDED IN CABINET R, SLIDE 39 OF THE PLAT RECORDS, WILLAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE 2.954 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS:

LIMIN PROPERTIES, LTD,  
A TEXAS LIMITED PARTNERSHIP

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED VERNETTA WESTBROOK WHO IS PERSONALLY KNOWN TO ME AS THE PRESIDENT OF LIMIN PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

THAT FIRST TEXAS BANK, THE LIEN HOLDER OF LOT 2, BLOCK A, AUSTIN ADDITION OF RECORD IN CABINET R, SLIDE 39 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF LOT 2, BLOCK A, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER 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.

THAT I, GARY ELI JONES, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN 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.

THAT I, TRAVIS S. TABOK, 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.

DRAWING PATH: L:\18052 - AUSTIN ADDITION PLAT\CAD\DWG\AUSTIN ADD PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 1/31/2019 5:04 PM PLOT DATE: 2/5/2019 9:31 AM