



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair J. Hollis Bone
Alternate Vice Chair Rob Wendt
Commissioner Matt Baker
Commissioner Stacie Bryan
Commissioner Mike Doss
Commissioner Jennifer Henderson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez

Wednesday, January 4, 2017

7:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER - 7:00 P.M.

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D.1 [2017-4078](#) Consider approval of the minutes for the December 21, 2016, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

E.1 [2017-4079](#) Consider approval of the Madsen Ranch Subdivision, Phase 2 Final Plat. Generally located on the southeast corner of N. CR 122 and N. Red Bud Ln. Case No. FP1612-001

E.2 [2017-4081](#) Consider public testimony and a recommendation to approve a revision to General Plan 2020 to modify the Future Land Use Map to modify the land use designation for two (2) tracts of land from residential to commercial. Generally located southwest of the intersection of Gattis School Rd. and Westview Dr. Case No. GP1612-001

E.3 [2017-4082](#) Consider public testimony and a recommendation to approve an original zoning of two (2) tracts of land to C1-a (General Commercial Limited) Zoning District. Generally located southwest of the intersection of Gattis School Rd. and Westview Dr. Case No. ZON1612-001

F. STAFF REPORT:

- F.1 [2017-4083](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on this 29th day of December 2016 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, Deputy City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 21, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on December 21, 2016, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Michael Doss, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, and Commissioner Rob Wendt. Commissioner Selicia Sanchez was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Bradley Dushkin, David Fowler, Aneil Naik, and Veronica Chandler. Also present was Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

- D1. Consider approval of the minutes for the December 7, 2016, Planning and Zoning Commission meeting.**

With there being no questions or comments, a motion was offered.

Motion: Motion by Vice Chair Bone, second by Commissioner Henderson to approve agenda item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING:

- E1. Consider approval of the Vizcaya Revised Preliminary Plat. Generally located northeast of the intersection of University Blvd. and N. AW Grimes Blvd. Case No. PP1611-001**

Mr. Fowler briefly gave background information about the proposed project explaining that the purpose of the Revised Preliminary Plat was to update the street configuration to reflect proposed changes in alignments in phases 4C, 6A, 6D, and 3F and to change the overall residential lot configurations, resulting in an increase in casita and large lots and reducing the number of previously proposed standard lots. Mr. Fowler explained that all types of residential units would remain within their allowed ranges, as defined in the PUD.

The owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers Inc., was available to answer questions.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Doss to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

F. PRESENTATION AND PUBLIC HEARING:

F1. Consider public testimony and a recommendation regarding the proposed Round Rock Zoning and Development Code.

Mr. Dushkin explained the purpose of the Development Code and stated that the Code consisted of two components: the consolidation of all regulations pertaining to land development into one document, and a revision of outdated development standards. He explained some of the advantages of a Development Code included eliminating duplication, more consistent interpretation and predictability, user-friendliness, and seamless organization.

He briefly discussed key amendments to the Code and answered comments/concerns expressed during the December 7, 2016, Planning and Zoning Commission meeting including: glazing requirements, architectural steel/metal, the height limit in MU-2 zoning district, protection for mesquite trees, refund of tree mitigation fees, dumpster gates that are left open, numeric decibel limits for noise, wind turbines in commercial districts, parking requirements for outdoor patios at restaurants and office/warehouse use, changing building code references from 2012 to 2015, architect's seal requirement for building plans exceeding 5,000 sq. ft., and allowing building design standards to be less strict and permit more flexibility.

Mr. Dushkin explained that two new edits have been added to the Development Code: 1) Allow 50% glass with steel framing for structures three stories or taller in the C-1, C-1a, and PF-3 districts; 2) Include connectivity requirements. He stated that the Development Code will be presented to City Council for recommendation and adoption sometime in Winter 2017.

Mr. Fowler explained that the purpose of better connectivity was to improve efficiency of mobility and coordination of neighborhoods in the future. He also stated that benefits of connecting streets included: travel time reduction, less burden on collector and arterial streets, better and more efficient emergency vehicle and public service access. Mr. Fowler indicated that recent traffic complaints about poorly designed subdivisions funneling all of their local traffic onto a single or very few collector streets had resulted in unsafe or undesirable conditions for residents on the collector.

Mr. Fowler continued by explaining that a connectivity ratio is used to determine connectivity in a neighborhood. He also explained that to figure out the ratio, the number of linkages is divided by the number of nodes in a network. A node is any intersection of any two segments, cul-de-sacs, or permanent turnarounds; a link is a connection between nodes. Mr. Fowler stated that a connectivity ratio of 1.4 or greater is usually considered to be well connected and is also the base value for encouraging growth of walkable pedestrian communities; therefore, the City proposed a 1.4 connectivity ratio requirement for all new subdivisions. He continued by discussing other tools used to enforce connectivity, the proposed connectivity and external connection requirements, the block length/pedestrian connections, compared the connectivity ratio requirements to other neighboring cities, and showed connectivity examples using local neighborhoods.

Mr. Pohlmeier stated that the Transportation Department had not discussed the connectivity ratio, however, better connectivity in the road system will always be helpful for the Transportation Department and the City.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing: 1) John Moman, 1701 Johnson Way; and 2) Brent Baker, 3311 Blue Ridge Drive, who was also a member of the Development Code Advisory Committee. In summary, the topics discussed included: permitted building materials, removal of mesquite trees as a protected tree, dumpster enclosure, and building height. Mr. Baker expressed support for the Development Code.

Following a discussion including tree mitigation, building materials, and connectivity ratio, a motion was offered.

Motion: Motion by Commissioner Baker, second by Commissioner Henderson to recommend approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Planning and Zoning Commission that City Council approved the Economic Development Agreement with Kalahari Resorts. He explained that a PUD (Planned Unit Development) application will be submitted and presented to the P&Z Commission during the next few months. Mr. Wiseman also stated that Commissioner Doss was resigning from the Commission. He thanked Mr. Doss for his service.

Commissioner Doss thanked the Commission members and staff.

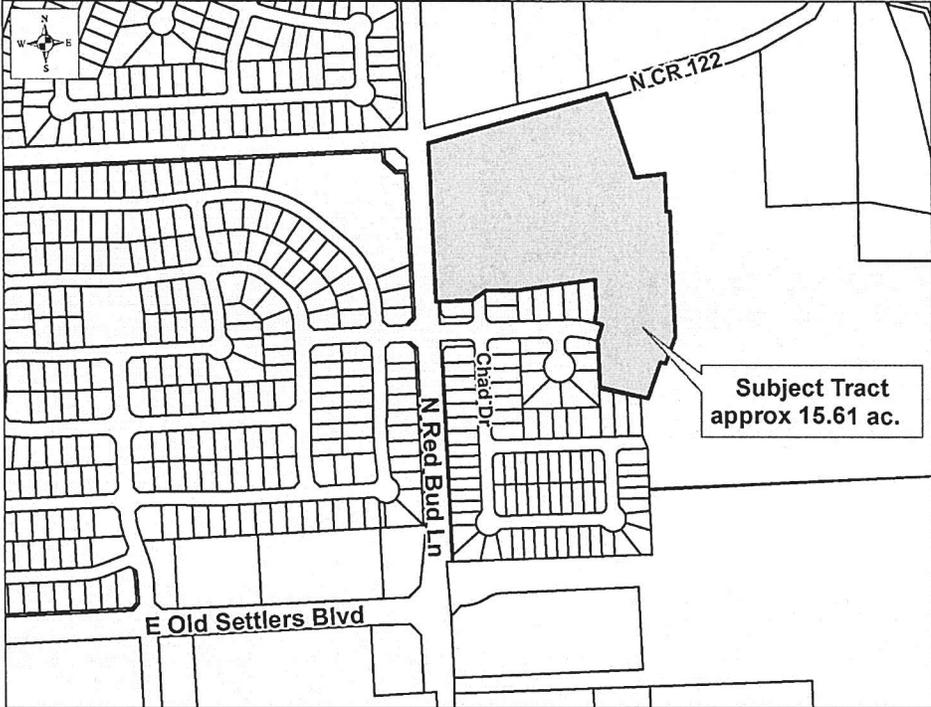
H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Madsen Ranch Subd. Phase 2
FINAL PLAT FP1612-001



CASE PLANNER: David Fowler
REQUEST: Approval of Final Plat
ZONING AT TIME OF APPLICATION: PUD 98
DESCRIPTION: 15.61 acres out of the Robert McNutt Survey, Abstract No. 422
CURRENT USE OF PROPERTY: Vacant
GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:
 North: Residential
 South: Residential
 East: Residential
 West: Residential

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	69	11.67
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.27
ROW:	3	3.20
Parkland:	0	0.00
Other:	0	0.47
TOTALS:	74	15.61

Owner: 272 OSP LLC 8601 RR 2222 BLDG I, STE 150 AUSTIN, TX 78730-	Applicant Half Associates Robert Scholz 9500 Amberglen Blvd., Bldg. F, Ste. 125	Agent Half Associates Robert Scholz 9500 Amberglen Blvd., Bldg. F, Ste. 125 Austin, TX 78729
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**Madsen Ranch Subd. Phase 2
FINAL PLAT FP1612-001**

HISTORY: City Council approved the Madsen Ranch PUD on November 18, 2014. The Planning and Zoning Commission approved the Preliminary Plat on May 6, 2015, and approved the Phase 1 Final Plat on August 19, 2015.

DATE OF REVIEW: January 4, 2017

LOCATION: Southeast corner of N. Red Bud Lane and County Road 122

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Madsen Ranch PUD allows for single-family housing and open space on this tract. The residential development consists of three different lot sizes: large lots (7,200 sq. ft.), standard lots (6,500 sq. ft.) and small lots (5,000 sq. ft.). The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees. These standards are consistent with recently adopted PUD zoning districts. The approved Preliminary Plat includes 285 lots of single-family residential development.

Approximately 8.03 acres of the development is designated as parkland and open space. Within that area, a minimum 2,000 linear feet, 8-foot wide concrete hike and bike trail will be constructed. In addition, a 6-foot wide sidewalk will be constructed to connect the hike and bike trail with Redbud Lane. All parkland improvements and dedications will occur with Phase 3 of the development.

The proposed Final Plat is the second phase of development and contains a total of 15.606 acres. All 69 proposed residential lots in phase two are standard lots, with a minimum size of 6,500 square feet. Additionally, two landscape lots, and two right-of-way lots for the widening of Red Bud Lane and CR 122 are proposed.

Compliance with the Concept Plan/Preliminary Plat: This final plat is consistent with the approved preliminary plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved with the PUD allowing for single-family uses. While a significant amount of traffic will be generated, future signalization and pedestrian improvements will provide mitigation with developer participation for the costs of a portion of the improvements.

Water and Wastewater Service: Both water and wastewater will be provided by extending existing City of Round Rock services. A 42" wastewater line exists within the subject tract and existing waterlines are located within both Red Bud Lane and County Road 122.

Drainage: The floodplain study is approved and there are no drainage concerns for this phase of the development, provided the floodplain improvements proposed in the subdivision improvement plan have been completed prior to recordation.

**Madsen Ranch Subd. Phase 2
FINAL PLAT FP1612-001**

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1) Label the existing 10' and 20' Water line easements in Detail A with record information;
- 2) Provide beneficiary for all existing easements;
- 3) Label the 30' easement perpendicular to Red Bud Lane as a City of Round Rock Utility and Drainage Easement;
- 4) Label proposed offsite easements as Drainage and Storm Sewer Line Easements. Add beneficiary and fill in recordation information on labels;
- 5) If the floodplain improvements proposed in the associated Subdivision Improvement Plan have not been completed prior to recordation, notes 7 and 8 must be updated and the minimum finished floor elevations (FFE) for all lots adjacent to the floodplain must be identified.



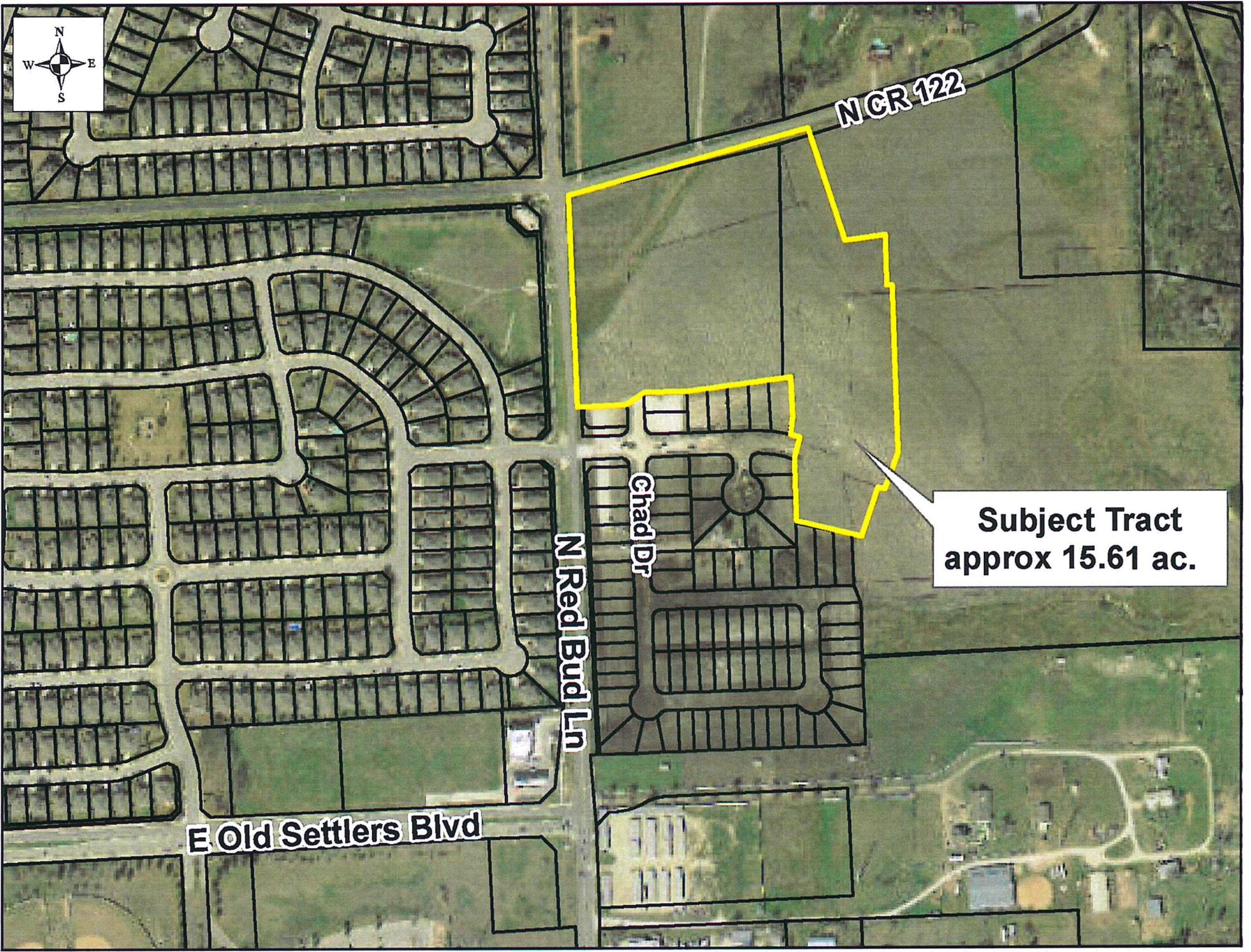
N CR 122

N Red Bud Ln

Chad Dr

E Old Settlers Blvd

**Subject Tract
approx 15.61 ac.**



PALOMA LAKE, SECTION 1A
 DOC. NO. 2007052076
 O.P.R.W.C.T.
 CAB. DD, SLD. 168 AND 169
 P.R.W.C.T.

OWNER: 272 OSP, LLC
 8601 Ranch Road 2222
 BUILDING I, SUITE 150
 AUSTIN, TEXAS 78730

ACREAGE: 15.606 ACRES

SURVEYOR: HALFF ASSOCIATES, INC
 9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TX 78729
 TBPLS FIRM NO: 10029607
 (512) 777-4600 P
 (512) 252-8141 F

NUMBER OF BLOCKS: 6

LINEAR FEET OF NEW STREETS: 2717'

SUBMITTAL DATE: DECEMBER 6, 2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 4, 2017

BENCHMARK DESCRIPTION AND ELEVATION:

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
 N: 10173245.888
 E: 3152311.565
 ELEVATION: 715.92

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
 N: 10174111.649
 E: 3152298.742
 ELEVATION: 702.60

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
 N: 10174748.000
 E: 3152259.912
 ELEVATION: 694.08

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
 N: 10175171.033
 E: 3153528.015
 ELEVATION: 674.01

ACREAGE BY LOT TYPE:

DEVELOPMENT LOTS: 11.672 ACRES

LANDSCAPE LOTS: 0.266 ACRE

R.O.W.: 3.196 ACRE

ADDITIONAL R.O.W. DEDICATED AS
 LOT 99, BLK. A AND LOT 99, BLK. B: 0.472 ACRE

NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS: 69

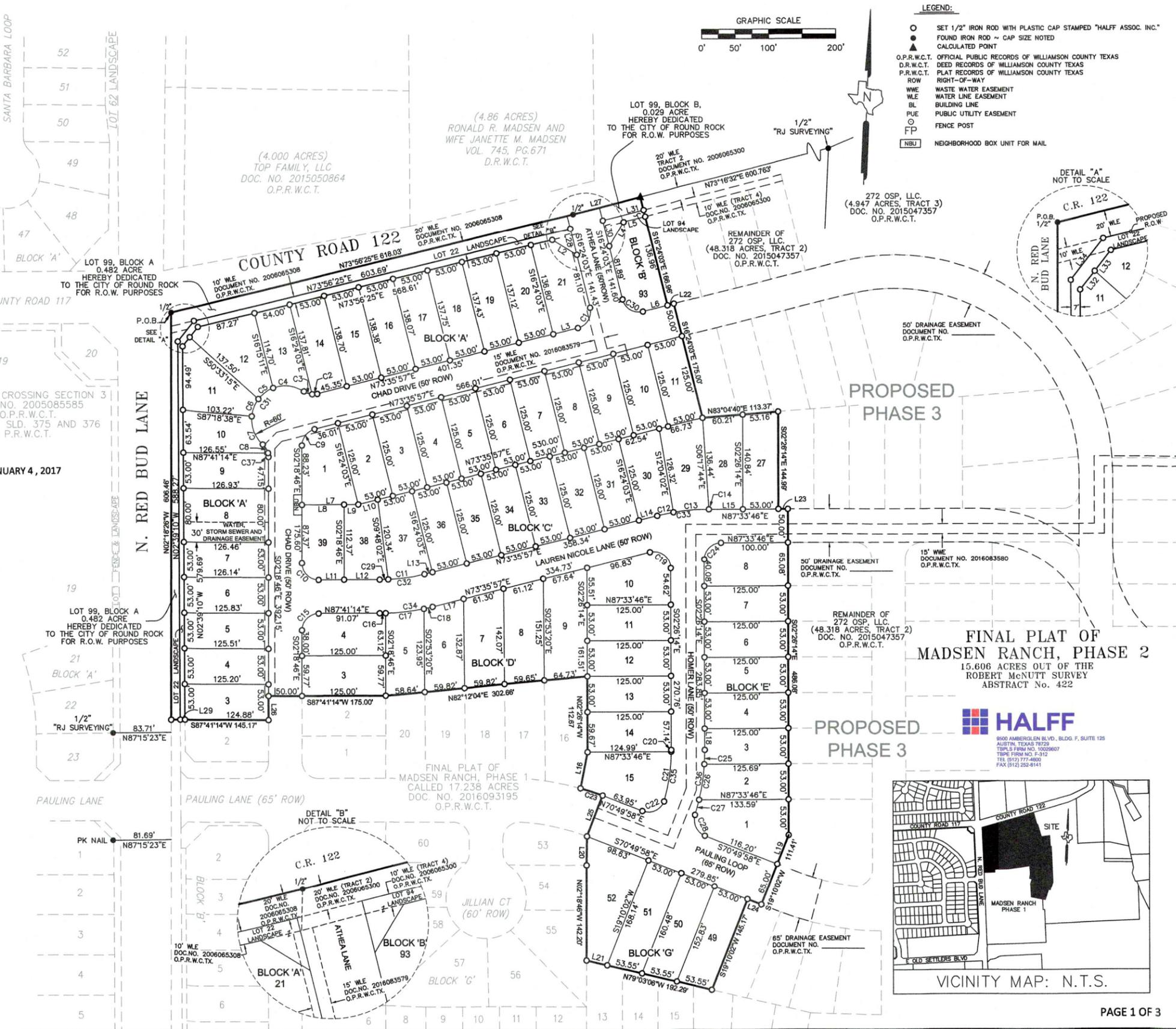
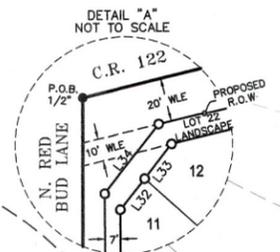
LANDSCAPE LOTS: 2

SURVEY: ROBERT MCNUTT SURVEY
 ABSTRACT NO. 422

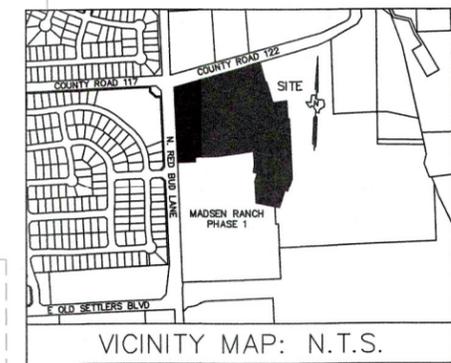
ENGINEER: HALFF ASSOCIATES, INC
 9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TX 78729
 TBPE FIRM NO: F-312
 (512) 777-4600 P
 (512) 252-8141 F



- LEGEND:**
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC."
 - FOUND IRON ROD - CAP SIZE NOTED
 - ▲ CALCULATED POINT
 - P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
 - D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY TEXAS
 - P.L.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS
 - ROW RIGHT-OF-WAY
 - WWE WASTE WATER EASEMENT
 - WLE WATER LINE EASEMENT
 - BL BUILDING LINE
 - PUE PUBLIC UTILITY EASEMENT
 - FP FENCE POST
 - NBU NEIGHBORHOOD BOX UNIT FOR MAIL



**FINAL PLAT OF
 MADSEN RANCH, PHASE 2**
 15.606 ACRES OUT OF THE
 ROBERT MCNUTT SURVEY
 ABSTRACT No. 422



GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- THIS PLAT CONFORMS TO THE MADSEN RANCH SUBDIVISION PRELIMINARY PLAT APPROVED BY THE CITY OF ROUND ROCK ON MAY 06, 2015.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS PLAT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- PARKLAND SHALL BE DEDICATED TO THE CITY OF ROUND ROCK WITH THE FINAL PLAT FOR PHASE 3 OF THIS SUBDIVISION.
- NO VEHICULAR ACCESS SHALL BE GRANTED THROUGH ANY LANDSCAPE LOT AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
- LOT 22 OF BLOCK A AND LOT 94 OF BLOCK B SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION; SUBDIVISION WALLS CONTAINED THEREON WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. THESE LOTS WILL BE CONVEYED TO THE HOA FOR MAINTENANCE.
- ALL BEARING SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 88(NAV88), GEOID 12A.

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;
- TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

LOT #	AREA	LOT DESIGNATION
3	6627 SQ. FT.	STANDARD
4	6644 SQ. FT.	STANDARD
5	6661 SQ. FT.	STANDARD
6	6677 SQ. FT.	STANDARD
7	6694 SQ. FT.	STANDARD
8	10135 SQ. FT.	STANDARD
9	6734 SQ. FT.	STANDARD
10	6512 SQ. FT.	STANDARD
11	8006 SQ. FT.	STANDARD
12	8365 SQ. FT.	STANDARD
13	6604 SQ. FT.	STANDARD
14	7356 SQ. FT.	STANDARD
15	7343 SQ. FT.	STANDARD
16	7326 SQ. FT.	STANDARD
17	7309 SQ. FT.	STANDARD
18	7292 SQ. FT.	STANDARD
19	7276 SQ. FT.	STANDARD
20	7259 SQ. FT.	STANDARD
21	8013 SQ. FT.	STANDARD
22	10561 SQ. FT.	LANDSCAPE

LOT #	AREA	LOT DESIGNATION
93	8042 SQ. FT.	STANDARD
94	11071 SQ. FT.	LANDSCAPE

LOT #	AREA	LOT DESIGNATION
1	7935 SQ. FT.	STANDARD
2	6625 SQ. FT.	STANDARD
3	6625 SQ. FT.	STANDARD
4	6625 SQ. FT.	STANDARD
5	6625 SQ. FT.	STANDARD
6	6625 SQ. FT.	STANDARD
7	6625 SQ. FT.	STANDARD
8	6625 SQ. FT.	STANDARD
9	6625 SQ. FT.	STANDARD
10	6625 SQ. FT.	STANDARD
11	6625 SQ. FT.	STANDARD
27	7576 SQ. FT.	STANDARD
28	7688 SQ. FT.	STANDARD
29	7779 SQ. FT.	STANDARD
30	7233 SQ. FT.	STANDARD
31	6625 SQ. FT.	STANDARD
32	6625 SQ. FT.	STANDARD
33	6625 SQ. FT.	STANDARD
34	6625 SQ. FT.	STANDARD
35	6625 SQ. FT.	STANDARD
36	6625 SQ. FT.	STANDARD
37	7428 SQ. FT.	STANDARD
38	6674 SQ. FT.	STANDARD
39	6945 SQ. FT.	STANDARD

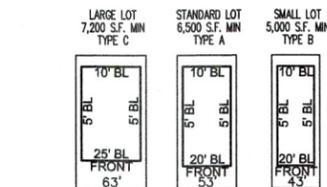
LOT #	AREA	LOT DESIGNATION
3	7471 SQ. FT.	STANDARD
4	7741 SQ. FT.	STANDARD
5	7082 SQ. FT.	STANDARD
6	7646 SQ. FT.	STANDARD
7	8193 SQ. FT.	STANDARD
8	8716 SQ. FT.	STANDARD
9	10178 SQ. FT.	STANDARD
10	8649 SQ. FT.	STANDARD
11	6625 SQ. FT.	STANDARD
12	6625 SQ. FT.	STANDARD
13	6625 SQ. FT.	STANDARD
14	7459 SQ. FT.	STANDARD
15	9533 SQ. FT.	STANDARD

LOT #	AREA	LOT DESIGNATION
1	9950 SQ. FT.	STANDARD
2	6831 SQ. FT.	STANDARD
3	6630 SQ. FT.	STANDARD
4	6625 SQ. FT.	STANDARD
5	6625 SQ. FT.	STANDARD
6	6625 SQ. FT.	STANDARD
7	6625 SQ. FT.	STANDARD
8	8001 SQ. FT.	STANDARD

LOT #	AREA	LOT DESIGNATION
49	7897 SQ. FT.	STANDARD
50	8303 SQ. FT.	STANDARD
51	8708 SQ. FT.	STANDARD
52	11189 SQ. FT.	STANDARD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S28°35'57"W	90°00'00"
C2	25.00'	7.77'	7.74'	S82°30'10"W	17°48'27"
C3	25.00'	13.26'	13.10'	N73°24'08"W	30°22'56"
C4	50.00'	48.11'	46.27'	N85°24'30"W	55°07'40"
C5	50.00'	27.67'	27.32'	S50°48'20"W	31°42'39"
C6	50.00'	28.03'	27.66'	S18°53'33"W	32°08'56"
C7	50.00'	46.55'	44.88'	S23°50'02"E	53°20'13"
C8	25.00'	15.12'	14.89'	S33°10'24"E	34°39'30"
C9	25.00'	33.12'	30.75'	S35°38'35"W	75°54'43"
C10	25.00'	39.27'	35.36'	S47°18'46"E	90°00'00"
C11	275.00'	54.89'	54.80'	S79°19'03"W	11°26'12"
C12	325.00'	24.98'	24.97'	N75°48'03"E	04°24'13"
C13	325.00'	53.06'	53.00'	N82°40'47"E	09°21'14"
C14	325.00'	1.17'	1.17'	N87°27'35"E	00°12'22"
C15	25.00'	39.27'	35.36'	N42°41'14"E	90°00'00"
C16	325.00'	8.94'	8.94'	N86°53'58"E	01°34'31"
C17	325.00'	57.59'	57.51'	N81°02'09"E	10°09'08"
C18	325.00'	13.39'	13.39'	N74°46'46"E	02°21'39"
C19	25.00'	46.36'	39.39'	S54°25'09"E	103°57'49"
C20	275.00'	2.63'	2.63'	S02°10'26"W	00°31'36"
C21	275.00'	75.14'	74.91'	S05°55'02"W	15°39'20"
C22	25.00'	39.27'	35.36'	S64°10'02"W	90°00'00"
C23	402.50'	34.57'	34.56'	N74°15'33"W	04°55'16"
C24	25.00'	39.27'	35.36'	S42°33'46"W	90°00'00"
C25	325.00'	21.25'	21.25'	S00°33'51"E	03°44'46"
C26	325.00'	53.65'	53.59'	S06°02'15"W	09°27'27"
C27	325.00'	23.50'	23.50'	S12°50'16"W	04°08'35"
C28	25.00'	37.41'	34.02'	S27°57'42"E	85°44'32"
C29	275.00'	12.73'	12.73'	N86°21'14"E	02°39'05"
C30	25.00'	39.27'	35.36'	S61°24'03"E	90°00'00"
C31	50.00'	150.35'	99.77'	N35°38'35"E	172°17'29"
C32	275.00'	87.62'	67.45'	N80°38'35"E	14°05'17"
C33	325.00'	79.21'	79.01'	N80°34'51"E	13°57'49"
C34	325.00'	79.91'	79.71'	S80°38'35"W	14°05'17"
C35	275.00'	77.67'	77.41'	N05°39'14"E	16°10'56"
C36	325.00'	98.40'	98.02'	S06°14'10"W	17°20'48"
C37	25.00'	5.90'	5.89'	S09°04'43"E	13°31'53"

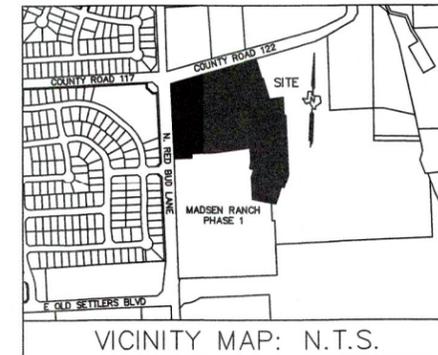
LINE	BEARING	DISTANCE
L1	N73°56'25"E	32.68'
L2	S61°13'49"E	43.01'
L3	N73°35'57"E	38.00'
L4	N28°26'45"E	42.14'
L5	N73°16'32"E	33.28'
L6	S73°35'57"W	38.00'
L7	N87°41'14"E	84.27'
L8	N87°41'14"E	63.00'
L9	N87°41'14"E	21.27'
L10	N73°35'57"E	29.73'
L11	N87°41'14"E	38.00'
L12	N87°41'14"E	53.07'
L13	N73°35'57"E	12.30'
L14	N73°35'57"E	28.04'
L15	N87°33'46"E	49.68'
L16	S08°44'47"W	54.86'
L17	N73°35'57"E	47.84'
L18	S02°26'14"E	31.77'
L19	S19°10'02"W	46.41'
L20	N01°32'24"W	43.12'
L21	S79°03'06"E	31.64'
L22	N73°35'57"E	9.76'
L23	N87°33'46"E	14.08'
L24	N70°49'58"W	22.21'
L25	N18°39'47"E	65.00'
L26	S02°18'46"E	35.89'
L27	N73°16'32"E	103.68'
L28	S16°24'03"E	40.33'
L29	S87°41'14"W	7.00'
L30	S16°24'03"E	39.71'
L31	N73°16'32"E	63.00'
L32	N35°38'38"E	17.59'
L33	N35°38'38"E	19.54'
L34	S35°38'38"W	37.13'



TOTAL FOR THIS PLAT: 0 70 0

FINAL PLAT OF
MADSEN RANCH, PHASE 2
15.606 ACRES OUT OF THE
ROBERT McNUTT SURVEY
ABSTRACT No. 422

HALFF
8500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TEL: (512) 835-1000
TBE FIRM NO. F-312
TEL: (512) 777-4600
FAX: (512) 252-8141



VICINITY MAP: N.T.S.

BEING A 15.606 ACRES TRACT SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NUMBER 422, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 13.009 ACRES TRACT DESCRIBED AS TRACT 1, AND A PORTION OF A CALLED 48.318 ACRES TRACT DESCRIBED AS TRACT 2, ALL RECORDED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 272 OSP, LLC, AND RECORDED IN DOCUMENT NO. 2015047357, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the intersection of the east right-of-way line of Red Bud Lane, a varying width right-of-way, no recording information found, and the south right-of-way line of County Road 122, a varying width right-of-way, no recording information found, for the northwest corner of said 13.009 acres tract;

THENCE with said south right-of-way line of County Road 122, same being the north line of said 13.009 acres tract, N73°56'25"E a distance of 618.03 feet to a 1/2-inch iron rod found for an angle point in the south right-of-way line of County Road 122, being the northeast corner of said 13.009 acres tract, same being the most northerly northwest corner of said 48.318 acres tract;

CONTINUING with said south right-of-way line of County Road 122, same being the north line of said 48.318 acres tract, N73°16'32"E, a distance of 103.68 feet to a calculated point for the most northerly northeast corner of the parcel described herein, and from which a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found at the northeast corner of a called 4.947 acre tract of land described as Tract 3, recorded in said Special Warranty Deed With Vendor's Lien to 272 OSP, LLC bears N73°16'32"E a distance of 600.76 feet;

THENCE leaving said south right-of-way line of County Road 122, crossing said 48.318 acres tract, and said 13.009 acres tract, the following twenty one (21) courses and distances:

1. S16°24'03"E, a distance of 166.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
2. N73°35'57"E, a distance of 9.76 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
3. S16°24'03"E, a distance of 175.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
4. N83°04'40"E, a distance of 113.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
5. S02°26'14"E, a distance of 144.99 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
6. N87°33'46"E, a distance of 14.08 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

7. S02°26'14"E, a distance of 486.08 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
8. S19°10'02"W, a distance of 111.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
9. N70°49'58"W, a distance of 22.21 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
10. S19°10'02"W, a distance of 145.17 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
11. N79°03'06"W, a distance of 192.29 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
12. N02°18'46"W, a distance of 142.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
13. N01°32'24"W, a distance of 43.12 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
14. N18°39'47"E, a distance of 65.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set for a non-tangent point of curvature to the left,
15. with the arc of said curve to the left a distance of 34.57 feet, said curve having a radius of 402.50 feet, a central angle of 04°55'16", and a chord bearing N74°15'33"W a distance of 34.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
16. N08°44'47"E, a distance of 54.86 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
17. N02°26'14"W, a distance of 112.67 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
18. S82°12'04"W, a distance of 302.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
19. S87°41'14"W, a distance of 175.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
20. S02°18'46"E, a distance of 35.69 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set, and
21. S87°41'14"W, a distance of 145.17 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set in said east right-of-way line of Red Bud Lane, same being the west line of said 13.009 acre tract;

THENCE with said east right-of-way line of Red Bud Lane and said west line of the 13.009 acres tract, N02°18'26"W, a distance of 606.46 feet to said POINT OF BEGINNING and containing 15.606 acres.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on the 11 day of Dec., 2016, by James Dorney of 272 OSP, LLC.

Notary Public, State of Texas
Printed Name: Matthew J. Castillo



My Commission Expires: 9-10-2018

Approved this 11 day of Dec., 2016, by the City of 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.

David Pavliska, Chairman

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 11 day of Dec., 2016, at 10 o'clock AM.

duly recorded on the 11 day of Dec., A.D., 2016 at 10 o'clock AM in the plat records of said county, in document no.

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, Dan H. Clark, 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 hereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Dan H. Clark
Registered Professional Land Surveyor No. 6011
State of Texas
Halff Associates, Inc.
TBPLS, Firm Registration No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729

12/19/2016
Date



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, Robert W. Scholz, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Robert W. Scholz
Licensed Professional Engineer No. 91151
State of Texas
Halff Associates, Inc.
TBPE, Firm Registration No. 312
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729

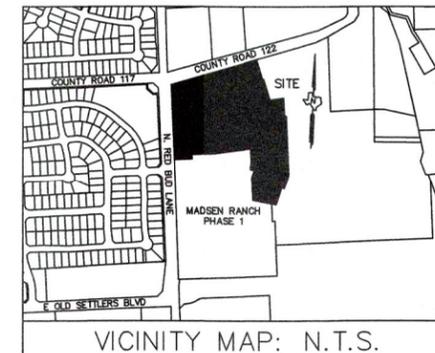
12/19/2016
Date



STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That 272 OSP LLC, a Texas Limited Liability Corporation, as owner of that certain 15.606 acres tract, being a portion of a called 13.009 acres tract of land described as Tract 1 (Exhibit "A"), and a portion of a 48.318 acres tract of land described as Tract 2 (Exhibit "B"), all the above tracts are recorded in Document No. 2015047357 of the Official Public Records of Williamson County, Texas do hereby certify that there are no lien holders and 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 MADSEN RANCH, PHASE 2 subdivision.

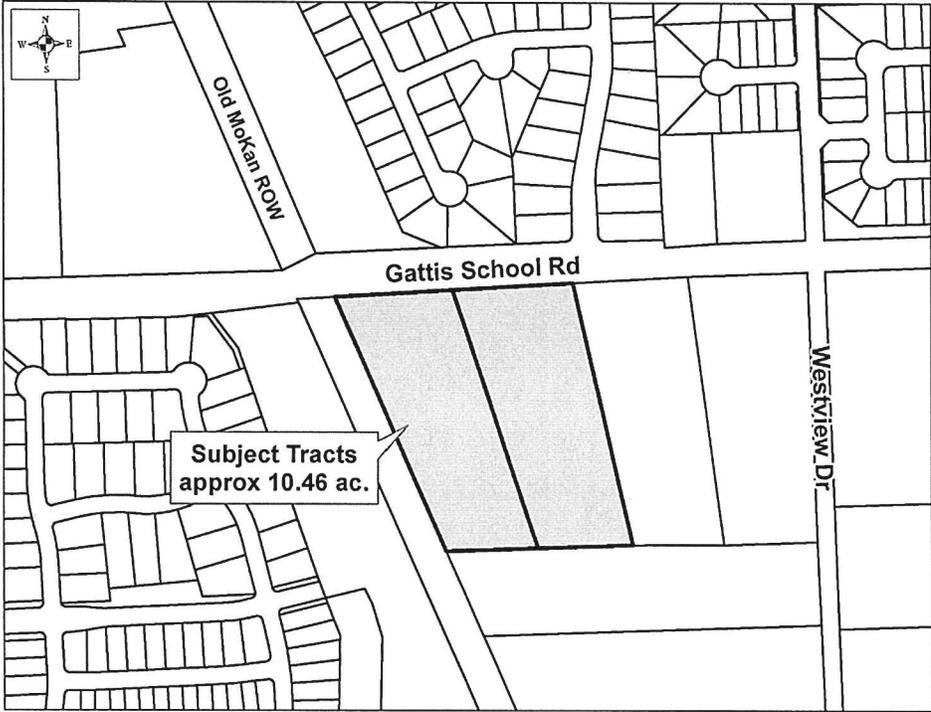
272 OSP LLC.
James Dorney
Vice President

FINAL PLAT OF
MADSEN RANCH, PHASE 2
15.606 ACRES OUT OF THE
ROBERT MCNUTT SURVEY
ABSTRACT No. 422



VICINITY MAP: N.T.S.

**Agahi/Rodenbeck General Plan Amendment
GEN PLAN AMEND GP1612-001**



CASE PLANNER: Clyde von Rosenberg
REQUEST: Map Amendment from residential to commercial
ZONING AT TIME OF APPLICATION: none - ETJ
DESCRIPTION: 10.46 acres out of the ASA Thomas, Abstract No. 609
CURRENT USE OF PROPERTY: Vacant
GENERAL PLAN LAND USE DESIGNATION: Request is for a change from residential to commercial
ADJACENT LAND USE:
 North: single family subdivision (Rolling Ridge) - SF-2 (Single Family - standard lot)
 South: large lot residential - ETJ
 East: place of worship - PF-3 (Public Facilities - high intensity)
 West: single family subdivision - PUD 22
PROPOSED LAND USE: Commercial

Owners:
 Farid Agahi
 Lloyd R. Jr. & Angela M. Rodenbeck

Agent
 National Site Solutions
 Wade Todd
 P.O. Box 33
 Georgetown, TX 78627

Agahi/Rodenbeck – General Plan Amendment
GENERAL PLAN AMEND GP1612-001

HISTORY: The City is in the process of unilaterally annexing the two subject tracts, which contain a total of 10.46 acres, along with an additional approximately 26.49 acres along Gattis School Road. The annexation is scheduled to be completed on January 12, 2017. A request for original zoning of the Agahi tract was received from the property owner. The City then initiated original zoning for the adjacent Rodenbeck tract.

DATE OF REVIEW: January 4, 2017

LOCATION: Southwest of the intersection of Gattis School Rd. and Westview Dr.

STAFF REVIEW AND ANALYSIS:

Current General Plan designation: The Future Land Use Map in General Plan 2020 indicates that the site is suitable for residential uses. This designation was based upon the anticipated use of the property and surrounding area according to the expectations at the time of the completion of the General Plan in 2010. Although located adjacent to the route of the future Arterial A roadway, as identified in the City's Transportation Master Plan, the anticipated construction of the roadway was not expected to be completed by 2020. In addition, the property was outside of the city limits and remained unserved by water and wastewater utilities.

Proposed General Plan designation: The proposal is to amend the Future Land Use Map to indicate that the site is now suitable for commercial uses. The City recently began the annexation process for the property and will be providing water and wastewater services within 2 ½ years, as required by State law. Arterial A (Kenney Fort Boulevard) has become a high priority with the announcement that the Kalahari conference center and resort will be located at the southeast corner of Arterial A and Palm Valley Boulevard (US 79). The road extension will be built along the western boundary of the subject tracts, including the former right-of-way of the MOKAN railway. This will create an accessible development site at the southeast corner of Kenney Fort Boulevard and Gattis School Road, which is amendable to commercial development due to location and visibility from the two roadways, creating a "hard corner". It is bordered on the east by an area zoned for as public facilities, which currently contains a place of worship, and on the south by rural residential lots which are not currently being considered for annexation.

RECOMMENDED MOTION:

Staff recommends approval of the Future Land Use Map designation of the property from residential to commercial.

**Agahi/Rodenbeck Original Zoning
ZONING ZON1612-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: The original zoning request is for C-1a (General Commercial - limited)

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 10.46 acres out of the ASA Thomas, Abstract No. 609

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: A request for a change in the designation from residential to commercial accompanies this zoning request.

ADJACENT LAND USE:

North: single family subdivision (Rolling Ridge) - SF-2 (Single Family - standard lot)

South: large lot residential - ETJ

East: place of worship - PF-3 (Public Facilities - high intensity)

West: single family subdivision - PUD 22

PROPOSED LAND USE: commercial

TOTAL ACREAGE: 10.46

Owners:
Farid Agahi
Lloyd R. Jr. & Angela M. Rodenbeck

Agent
National Site Solutions
Wade Todd
P.O. Box 33
Georgetown, TX 78627

**Agahi/Rodenbeck Original Zoning
ZONING ZON1612-01**

HISTORY: The City is in the process of unilaterally annexing the two subject tracts, which contain a total of 10.46 acres, along with an additional approximately 26.49 acres along Gattis School Road. The annexation is scheduled to be completed on January 12, 2017. A request for original zoning of the Agahi tract was received from the property owner. The City then initiated original zoning for the adjacent Rodenbeck tract.

DATE OF REVIEW: January 4, 2017

LOCATION: Southwest of the intersection of Gattis School Rd. and Westview Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site was the subject of previous agenda item amending the Future Land Use Map from General Plan 2020 to allow commercial uses.

Traffic, Access and Roads: The site is located at the future southeastern corner of Gattis School Road and Arterial A (Kenney Fort Boulevard). The construction of the section of Kenney Fort from State Highway 45 north to Forest Creek Boulevard is scheduled to begin in 2017, in order to provide an additional north-south route for the transportation system. This will provide a route which will directly serve the planned Kalihari resort and conference center development to be located at the southeast corner of Kenney Fort and Palm Valley Boulevard (SH 79).

Water and Wastewater Service: The site is in the process of being annexed by the City. Water and wastewater services will be provided by the City within 2 ½ years, as required by State law.

Additional Considerations: The pending construction of the new section of Kenney Fort Boulevard from State Highway 45 to the current terminus of Kenney Fort Boulevard at Forest Creek Boulevard will create a "hard corner" which is appropriate for commercial uses.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to C-1a (General Commercial – Limited).

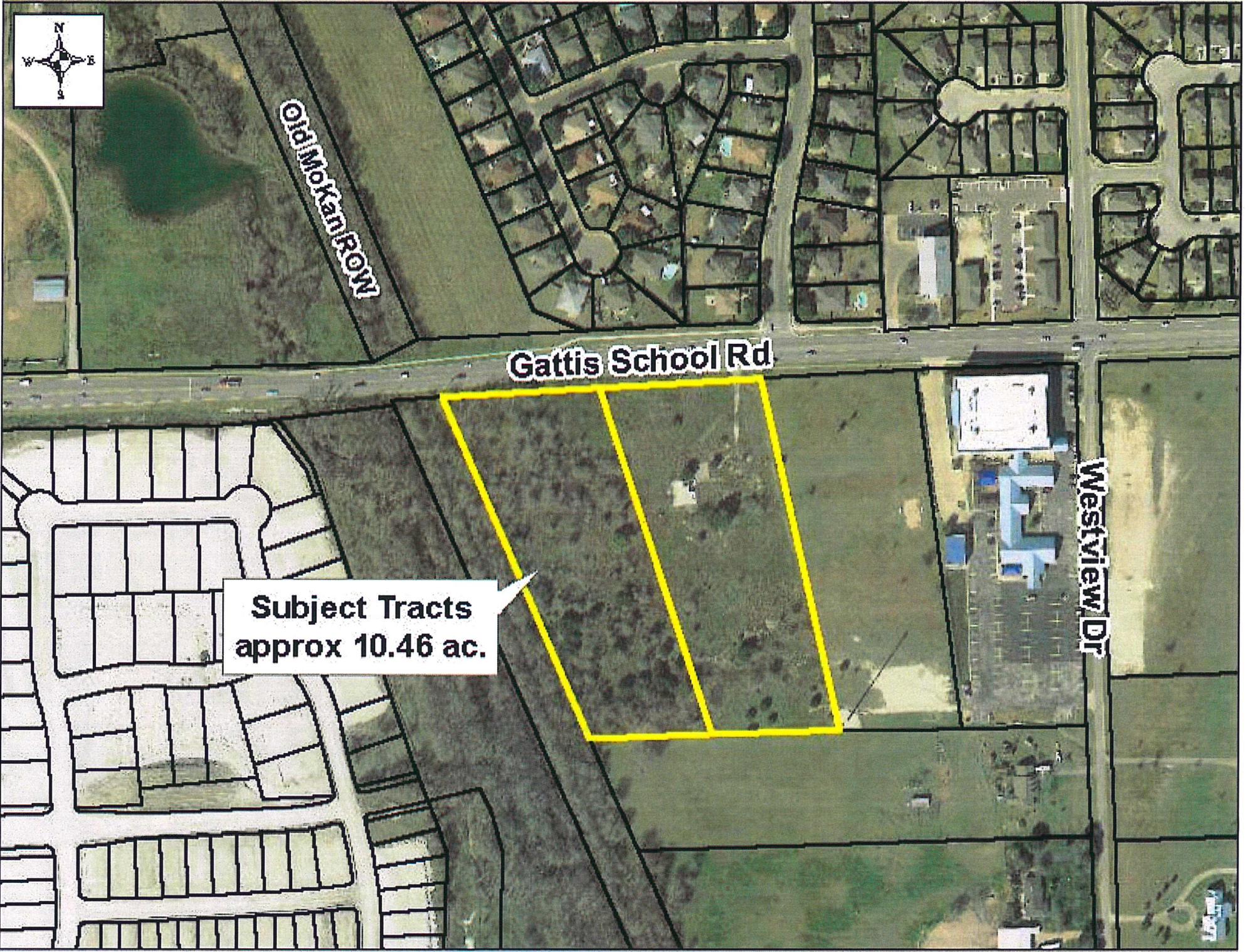


Old Mogan Row

Gattis School Rd

Westview Dr

Subject Tracts
approx 10.46 ac.





Old Moka ROW

SF-1

SF-2

OF

Gattis School Rd

Subject Tracts
approx 10.46 ac.

PF3

Westview Dr

PUD

ETJ