



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Alternate Vice Chair Rob Wendt
Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, April 21, 2021

6:00 PM

City Council Chambers, 221 East Main St.

SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held in person and by video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19.

Some Commissioners will be present in the City Council chambers while others may attend via Zoom video conferencing. Members of the public are able to speak during Citizen Communication and public hearings by attending the meeting in person in the City Council chambers, however those members of the public that do not want to attend the meeting in person are able to speak via videoconferencing.

This meeting is also viewable live online at www.roundrocktexas.gov/tv, and on Spectrum Channel 10 and U-Verse Channel 99.

- A. CALL MEETING TO ORDER**
- B. ROLL CALL**
- C. PLEDGES OF ALLEGIANCE**
- D. CITIZEN COMMUNICATION**

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. APPROVAL OF MINUTES:

- E.1 Consider approval of the minutes for the April 7, 2021 Planning and Zoning Commission meeting.

F. PLATTING AND ZONING:

- F.1 Consider approval of the Salerno Phase 18, generally located east of CR 110 and south of University Blvd. Case No. FP2103-001
- F.2 Consider public testimony regarding, and a recommendation concerning the request filed by Kimley-Horn, on behalf of the property owner, Donald B. O'Connor & Lynne M. O'Connor, for the original zoning of 4.78 acres of land to the C-2 (Local Commercial) zoning district, generally located on the south side of S AW Grimes Blvd and west of Glenn Dr. Case No. ZON2103-006
- F.3 Consider public testimony regarding, and a recommendation concerning the request filed by KTCivil, on behalf of the property owners, Doublecreek Farm Inc. and Bruce and Judy Kirtley, to rezone 40.73 acres of land from C-1 (General Commercial) and SF-2 (Single Family) zoning districts to a Planned Unit Development (PUD) to be known as Double Creek PUD, generally located northwest of Ray Berglund Dr and Double Creek Dr. Case No. ZON2103-008

G. STAFF REPORT:

- G.1 Consider an update regarding Council actions related to Planning and Zoning items.

H. 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 below, as authorized by Texas Government Code:

§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 the 15th day of April 2021 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, April 7, 2021

SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was held in person and by video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19.

Some Commissioners were present in the City Council chambers while others attended via Zoom video conferencing. Members of the public were able to speak during Citizen Communication and public hearings by attending the meeting in person in the City Council chambers, however those members of the public that did not want to attend the meeting in person were able to speak via videoconferencing.

This meeting was also viewable live online at www.roundrocktexas.gov/tv, and on Spectrum Channel 10 and U-Verse Channel 99.

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, April 7, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Vice Chair Henderson called the meeting to order at 6:00 PM.

ROLL CALL

Present 9 - Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers
Alternate Vice Chair Rob Wendt

Absent 0

PLEDGES OF ALLEGIANCE

Vice Chair Henderson led the following Pledges of Allegiance:
United States
Texas

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

ELECTION OF OFFICERS:

E.1 Consider the nomination and election of a Chairperson.

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Bryan, to nominate Vice Chair Henderson as the Commission's Chair. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

E.2 Consider the nomination and election of a Vice Chairperson.

A motion was made by Commissioner Wendt, seconded by Commissioner Bryan, to nominate Alternate Vice Chair Greg Rabaey as the Commission's Vice Chair. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

E.3 Consider the nomination and election of an Alternate Vice Chairperson.

A motion was made by Vice Chair Rabaey, seconded by Commissioner Clawson, to nominate Commissioner Wendt as the Commission's Alternate Vice Chair. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

APPROVAL OF MINUTES:

F.1 Consider approval of the minutes for the March 3, 2021 Planning and Zoning Commission meeting.

A motion was made by Commissioner Clawson, seconded by Commissioner Sanchez-Adame, to approve the March 3, 2021 P&Z Minutes. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

PLATTING AND ZONING:

- G.1** Consider public testimony regarding, and an approval concerning the request filed by Centerline Engineering and Consulting LLC, on behalf of the property owner, Affordable Shops & RV CR 119 Inc., for approval of a Concept Plan to be known as County Road 118 & 119 Corner Addition, generally located at the northwest corner of CR 119 and CR 118. Case No. CP2103-001.

Cait Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

Chair Henderson opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Bryan, to approve the Concept Plan. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

- G.2** Consider public testimony regarding, and a recommendation concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, Burke Eagles Nest II LLC, to rezone 3.03 acres of land from the LI (Light Industrial) zoning district to the BP (Business Park) zoning district, generally located at the southeast intersection of Eagles Nest St and Cypress Blvd. Case No. ZON2103-002.

Matt Johnson, Planner, made the staff presentation. Applicant representative was available to answer questions.

Chair Henderson opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Commissioner Sanchez-Adame, seconded by Commissioner Bone, to approve the Rezoning. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

- G.3** Consider public testimony regarding, and a recommendation concerning the request filed by Johnathon Dickerson, on behalf of the property owner, Simon Property Group Illinois, LP, for Amendment No. 3 to Planned Unit Development No. 60 (RR Premium Outlets PUD) to allow for seasonal and holiday-focused events, generally located at the southeast corner of N IH 35 and Bass Pro Dr. Case No. ZON2103-005.

Lindsay Darden, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

Chair Henderson opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Commissioner Bryan, seconded by Commissioner Clawson, to approve the PUD Amendment. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

- G.4** Consider public testimony regarding, and a recommendation concerning the request filed by Cunningham-Allen, Inc., on behalf of the property owner, Karen Leppin Jones, to rezone 14.40 acres of land from the Planned Unit Development (PUD) No. 107 to a new Planned Unit Development (PUD) to be known as The Leppin Tract PUD, generally located at the northeast corner of Greenlawn Blvd and Pflugerville Pkwy. Case No. ZON2103-001.

Clyde von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

Chair Henderson opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Alternate Vice Chair Wendt, seconded by Vice Chair Rabaey, to approve the Rezoning. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0

Absent: 0

- G.5** Consider public testimony regarding, and a recommendation concerning the request filed by the Drenner Group, PC, on behalf of the property owner, Scott Freid, for Amendment No. 1 to Planned Unit Development No. 74 (Crossing at Palm Valley PUD), generally located northeast of the intersection of E Palm Valley Blvd and N A.W. Grimes Blvd. Case No. ZON2103-004.

Clyde von Rosenberg, Sr. Planner, made the staff presentation. The Developer, made a presentation to the commission and was available to answer any questions posed by the Commission.

Chair Henderson opened the hearing for public testimony.

The following citizens spoke via Zoom videoconferencing during the public hearing regarding their concern about the proposed development.

- Jeremy Bott, 897 Centerra Hills Cir, Round Rock, TX 78665*
- Sylvester Greer, 805 Centerra Hills Cir, Round Rock, TX 78665*
- John Martin, 809 Centerra Hills Cir, Round Rock, TX 78665*
- Prayuj Shakya, 801 Centerra Hills Cir, Round Rock, TX 78665*

A motion was made by Commissioner Clawson, seconded by Alternate Vice Chair Wendt, to approve the PUD Amendment. The motion passed by the following vote:

Aye: 7 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Clawson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 2 - Commissioner Bryan
Commissioner Emerson

Absent: 0

STAFF REPORT:

H.1 Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning & Development Services Director, made the staff presentation and acknowledged new staff members.

H.2 Consider an update on abstention procedures.

Stephanie Sandre, City Attorney, made a presentation regarding abstention procedures.

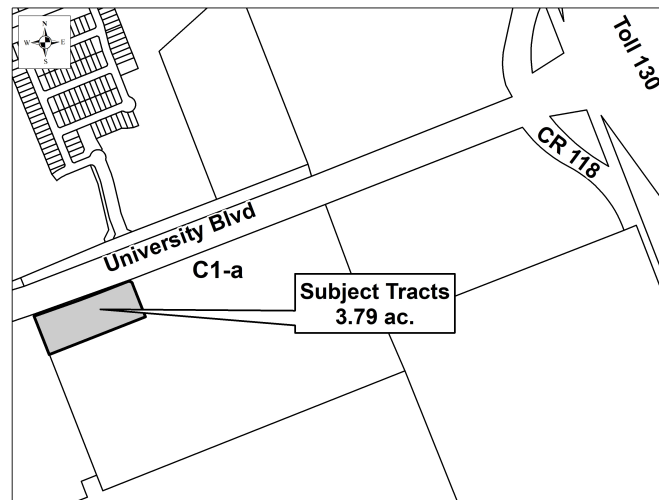
ADJOURNMENT

There being no further business, Chair Henderson adjourned the meeting at 8:28 PM.

Respectfully Submitted,

Cecilia Chapa, Planning Technician

**Salerno Ph. 18
FINAL PLAT FP2103-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Final plat approval for two development lots.

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

DESCRIPTION: 3.79 acres out of the H. Millard Survey, Abstract No. 452.

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: University Boulevard right of way - unzoned

South: Vacant and undeveloped - zoned SF-3 (Single Family - Mixed Lot)

East: Vacant and undeveloped - zoned C-1a (General Commercial Limited)

West: Rural residential - unzoned ETJ

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	3.79
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	3.79

Owner:
Lone Mountain Properties, LLC
Stuart Caffey
12715 Lone Mountain pass
Leander, TX 78641

Agent:
Carlson, Bridgance & Doering, Inc.
Geoff Guerrero
5501 W. William Cannon Drive
Austin, TX 78749

**Salerno Ph. 18
Final Plat FP2103-001**

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for a 358.48-acre tract on May 15, 2019. A Preliminary Plat (PP1910-002) was approved on December 4, 2019. The tract was annexed into the City on June 27, 2019, and for the purpose of Phase 18, was zoned C-1a (General Commercial Limited).

DATE OF REVIEW: April 21, 2021

LOCATION: Southwest of the intersection of University Boulevard and SH-130 and east of CR 110.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates this tract for commercial uses. The commercial lots along University Boulevard are zoned C-1a (General Commercial-Limited). The C-1a district allows for medium intensity commercial uses such as fuel sales, office, restaurants/bars, and retail sales and services. The C-1a zoning district has orientation requirements for buildings facing a public street along with articulation and elevation variation standards.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved preliminary plat (PP1910-002).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The commercial tract will have access via a driveway connection along University Boulevard and off of the north-south roadway Salerno Estates.

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Wastewater service will be approved by Williamson County for an onsite septic system.

Drainage: A flood study (FLOOD1903-0003) was approved on June 30, 2020. The flood study accounted for the revisions required due to improvements made by Williamson County to storm drainage infrastructure on CR110 and recently updated FEMA floodplain maps.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide a copy of an updated utility and drainage schematic depicting waterline and bore casing installation across University Blvd.
2. Prior to recordation, a Subdivision Improvement Permit (SIP) shall be issued with improvements constructed and accepted or SIP permit issued with acceptable fiscal posted.
3. Provide perpendicular survey ties (bearing & distance) across each street right of way.
4. Provide notation regarding utilization of an onsite sanitary sewer system with County approval signature block.
5. Update Note 10 to state: Onsite septic system will be utilized for wastewater disposal with permit issued by Williamson County until such time that wastewater collection is made available by the Salerno Municipal Utility District (MUD), and the owner shall abandon onsite septic system and connect to public wastewater.



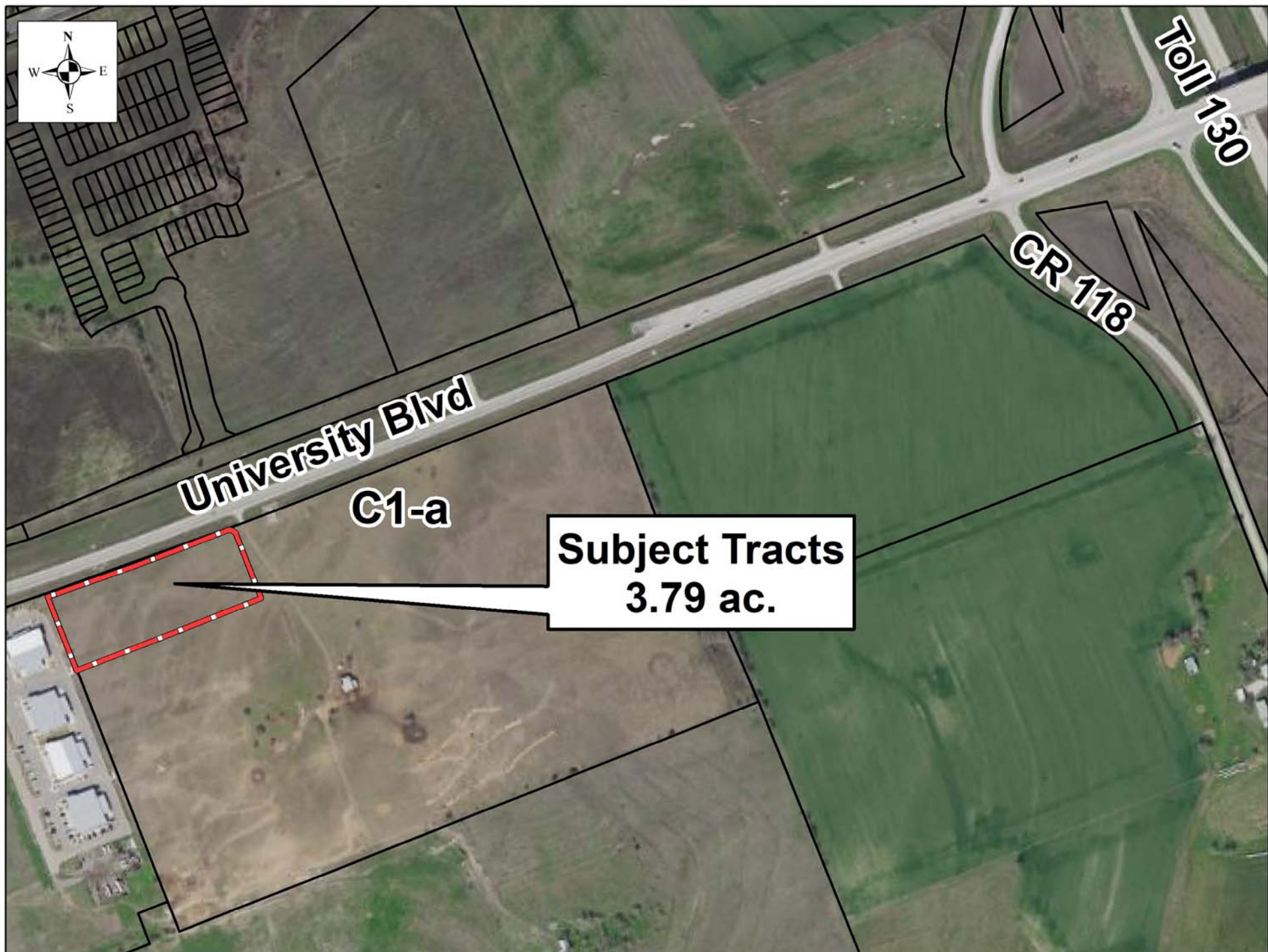
University Blvd

C1-a

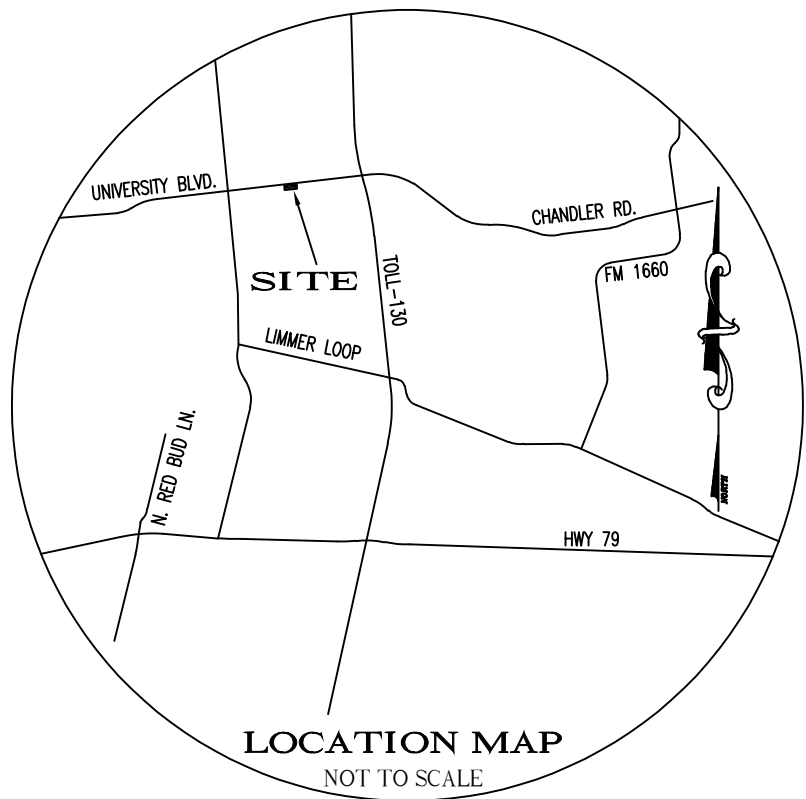
CR 118

Toll 130

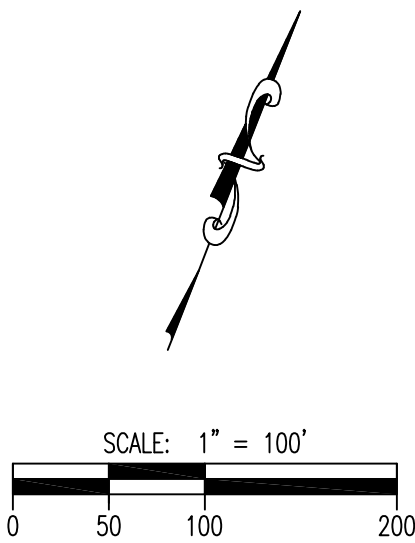
**Subject Tracts
3.79 ac.**



FINAL PLAT – SALERNO PHASE 18



SHEET INDEX:
1. PLAT MAP, VICINITY MAP, PROJECT INFORMATION
2. GENERAL NOTES, EASEMENT NOTES, AND FIELD NOTES
3. SIGNATURE PAGE



- LEGEND
- BENCHMARK
 - CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
 - R.O.W. RIGHT-OF-WAY
 - L.S.E. LANDSCAPE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - CA BLOCK NUMBER

LOT SUMMARY:

COMMERCIAL LOTS:	2	3.788 ACRES
NUMBER OF BLOCKS:	1	
TOTAL:		3.788 ACRES

TOTAL ACREAGE: 3.788 ACRES
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NUMBER 452

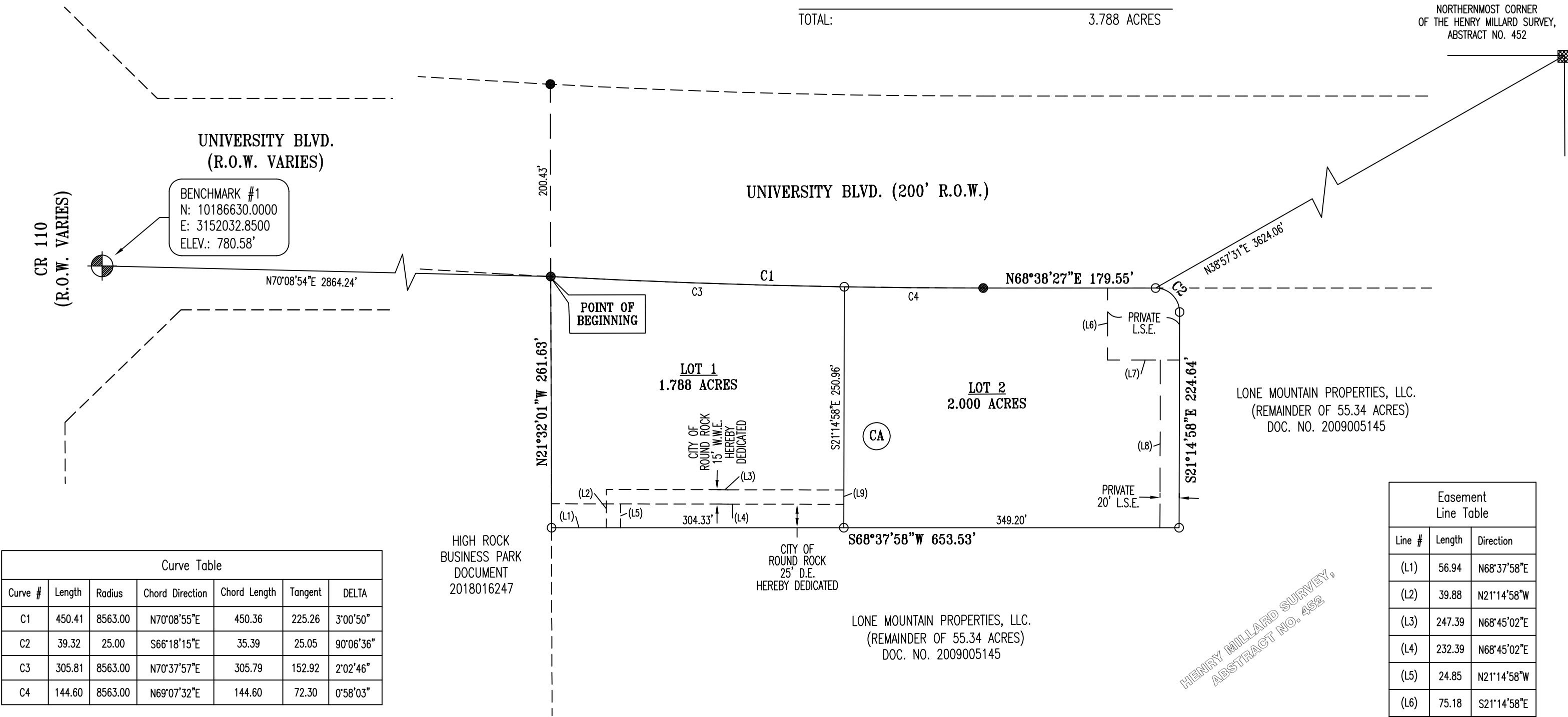
BENCHMARK #1
DESCRIPTION: MAG NAIL IN HEADWALL
ELEVATION: 780.58'
NORTHING: 10186630.00
EASTING: 3152032.8500
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD83 (HORIZONTAL DATUM)
NAVD88 (GEOID12A) (VERTICAL DATUM)

DATE OF PRELIMINARY PLANNING AND ZONING COMMISSION
REVIEW: DECEMBER 4TH, 2019
DATE OF PLANNING AND ZONING COMMISSION
REVIEW: APRIL 21, 2021

SUBMITTAL DATE: MARCH 23, 2021

OWNER/DEVELOPER:
LONE MOUNTAIN PROPERTIES, LLC
STUART CAFFEY, PRESIDENT
12715 LONE MOUNTAIN PASS
LEANDER, TEXAS 78641-3810

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	450.41	8563.00	N70°08'55"E	450.36	225.26	3°00'50"
C2	39.32	25.00	S66°18'15"E	35.39	25.05	90°06'36"
C3	305.81	8563.00	N70°37'57"E	305.79	152.92	2°02'46"
C4	144.60	8563.00	N69°07'32"E	144.60	72.30	0°58'03"

Easement Line Table		
Line #	Length	Direction
(L1)	56.94	N68°37'58"E
(L2)	39.88	N21°14'58"W
(L3)	247.39	N68°45'02"E
(L4)	232.39	N68°45'02"E
(L5)	24.85	N21°14'58"W
(L6)	75.18	S21°14'58"E
(L7)	75.18	N68°36'45"E
(L8)	174.75	S21°14'58"E
(L9)	15.00	N21°14'58"W

LOT SUMMARY	TOTAL LOT COUNT																				OVERALL SALERNO LOT COUNT PER APPROVED PRELIMINARY
RESIDENTIAL LOTS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	TOTAL	
SINGLE FAMILY SMALL LOT	100	91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	191	524
SINGLE FAMILY STANDARD LOT	73	-	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87	505
SINGLE FAMILY ESTATE LOT	-	-	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35	160
SUBTOTAL OF RESIDENTIAL LOTS	173	91	49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	313	1189
NON-RESIDENTIAL LOTS																					
AMENITY CENTER LOTS	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
COMMERCIAL LOTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	2	8
LANDSCAPE LOTS	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	28
H.O.A. & OPEN SPACE LOTS	3	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	27
TOTAL	184	93	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	331	1253

FP2103-001

SHEET NO. 1 OF 3

CBD

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying

5501 West William Cannon ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J: \AC3D\5033\Survey\PLAT – SALERNO COMMERCIAL

FINAL PLAT – SALERNO PHASE 18

GENERAL NOTES

1. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT (S.W.E.) ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
4. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. DRAINAGE AND STORM SEWER (D.E./S.E.) EASEMENTS HEREBY DEDICATED TO THE CITY OF ROUND ROCK.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2019
9. WATER SERVICE IS PROVIDED BY JONAH WATER SUD.
10. WASTEWATER COLLECTION/CONVEYANCE WILL BE PROVIDED BY ON–SITE SEWAGE FACILITIES UNTIL SUCH TIME THAT A SALERNO MUD UTILITY LINE IS MADE AVAILABLE TO THIS SUBDIVISION. ANY SEPTIC SYSTEM IN PLACE AT THE TIME MUST BE ABANDONED AT WASTEWATER TIE–IN.
11. REQUIRED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER & WASTEWATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.

EASEMENT NOTES:

1. 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").
 2. 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.
 3. 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.
 4. 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.
 5. GRANTOR FURTHER GRANTS TO GRANTEE:
 - (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
 - (B) 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;
- (C) 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;
 - (D) 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;
 - (E) 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;
6. GRANTEE HEREBY COVENANTS AND AGREES:
 - (A) GRANTEE SHALL NOT FENCE THE EASEMENT;
 - (B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
 - (C) 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.
 7. IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.
 8. GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.
 9. 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, IT'S 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.

FIELD NOTES

BEING ALL OF THAT CERTAIN 3.788 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. IN DOCUMENT NUMBER 2009005145 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.788 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 55.34 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF HIGH ROCK BUSINESS PARK, A CONDOMINIUM REGIME RECORDED IN DOCUMENT NUMBER 2018016247, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE SOUTH RIGHT–OF–WAY LINE OF UNIVERSITY BOULEVARD (200' R.O.W.), FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 55.34 ACRE TRACT AND SAID UNIVERSITY BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8563.00 FEET, AN ARC LENGTH OF 450.41 FEET, AND A CHORD THAT BEARS N70°08'55"E, A DISTANCE OF 450.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) N68°38'27"E, A DISTANCE OF 179.55 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, OVER AND ACROSS SAID 55.34 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET, AND A CHORD THAT BEARS S66°18'15"E, A DISTANCE OF 35.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S21°14'58"E, A DISTANCE OF 224.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 3) S68°37'58"W, A DISTANCE OF 653.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE WEST LINE OF SAID 55.34 ACRE TRACT, SAME BEING IN THE EAST LINE OF SAID HIGH ROCK BUSINESS PARK,

THENCE, N21°32'01"W, WITH THE COMMON LINE OF SAID 55.34 ACRE TRACT AND SAID HIGH ROCK BUSINESS PARK, A DISTANCE OF 261.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.788 ACRES OF LAND.

FP2103–001

SHEET NO. 2 OF 3



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

♦
♦
♦

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

J: \AC3D\5033\Survey\PLAT – SALERNO COMMERCIAL

FINAL PLAT – SALERNO PHASE 18

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT LONE MOUNTAIN PROPERTIES, A TEXAS LLC., AS THE OWNER OF THAT CERTAIN 55.34 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2009005145, 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, DO HEREBY SUBDIVIDE 3.788 ACRES OF LAND, TO BE KNOWN AS:

"SALERNO PHASE 18"

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

LONE MOUNTAIN PROPERTIES, LLC.
STUART CAFFEY, PRESIDENT
6201 CR 110
HUTTO, TEXAS 78634

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____,
BY STUART CAFFEY, PRESIDENT OF LONE MOUNTAIN PROPERTIES, A TEXAS LLC. , ON BEHALF OF LONE MOUNTAIN PROPERTIES, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

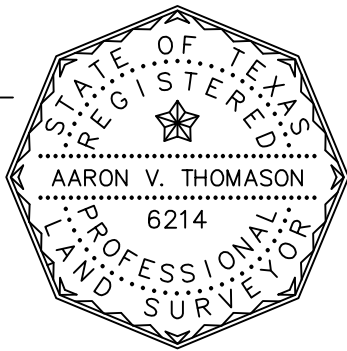
MY COMMISSION EXPIRES:

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, LEE A. WHITED, P.E., 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.

ENGINEERING BY: _____
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, P.E., D.R., CFM
WILLIAMSON COUNTY ENGINEER

DATE

APPROVED THIS _____ DAY OF _____, 20____, 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.

JENNIFER HENDERSON, CHAIR
PLANNING AND ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FP2103–001

SHEET NO. 3 OF 3

CBD

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering

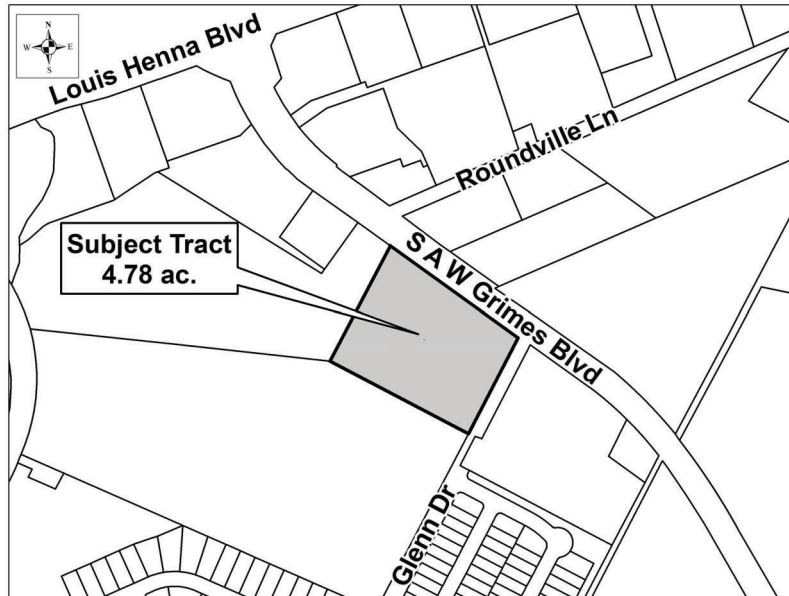
5501 West William Cannon
Phone No. (512) 280-5160

Surveying

Austin, Texas 78749
♦ Fax No. (512) 280-5165

J: \AC3D\5033\Survey\PLAT – SALERNO COMMERCIAL

**O'Connor Retail Center
ZONING ZON2103-006**



CASE PLANNER: Matthew Johnson

REQUEST: Approval of zoning to allow for a local commercial retail center.

ZONING AT TIME OF APPLICATION: Unzoned

DESCRIPTION: 4.7848 acres out of the O'Connor Subdivision Block A, Lot 1

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: C-1a - Auto parts retail
South: PUD # 42 - Multifamily
East: ETJ- Office with outdoor storage
West: PUD #42 - Multifamily

PROPOSED LAND USE: Restaurant/office/retail

TOTAL ACREAGE: 4.7848

Owner:

Donald B. O'Connor & Lynne M. O'Connor
197 S. Edmond Street
Taylor, Tx 76574

Agent:

Kimley-Horn and Associates, Inc.
Jason Reece
10814 Jollyville Road, Avallan IV
Suite 200
Austin, TX 78759

**2720 S AW Grimes Blvd
ZONING ZON2103-002**

HISTORY: The subject property was platted in 2018 and annexed into the City in 2019. The annexation request was accompanied by a zoning request to SR (Senior District); however, the zoning request was withdrawn due to the developer abandoning development plans for this site. Today the applicant seeks zoning to C-2, "Local Commercial" with limited commercial uses.

DATE OF REVIEW: April 21, 2021

LOCATION: On the south side of S AW Grimes Blvd.; at the intersection of S AW Grimes Blvd and Glenn Dr.

STAFF REVIEW AND ANALYSIS:

Overview: A zoning request to C-2 has been requested by the applicant to allow for the development of a local commercial center with anchor tenant restaurants, complemented with retail and office uses.

Comprehensive Plan and Zoning: The Future Land Use Map (FLUM) designates the site as "residential". The Comprehensive Plan states the residential FLUM designation is appropriate for dwelling units and limited non-residential uses. Non-residential uses, such as low-rise offices and neighborhood commercial businesses, are considered complementary to residential since they provide goods and services to neighborhoods. The location criteria for neighborhood commercial within the residential future land use designation states the development should be located at the entrance to, or with convenient access to, an adjacent residential neighborhood.

Adjacent Uses: An auto parts retail store is situated to the north of the subject property across S. AW Grimes Blvd., zoned C-1a. The properties to the west and south, are zoned PUD #42 (Warner Ranch), and include a developing multifamily complex along with an existing multifamily complex, respectively. The property to the east is used as an office with outdoor storage and is located within the City's ETJ.

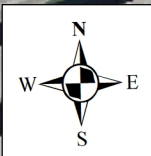
Traffic, Access, and Roads: The subject property has primary frontage along S. AW Grimes Blvd, and secondary frontage along Glenn Dr. The development will be required to utilize shared access that is being constructed as part of the Roundville Lane signalization project. In addition, the project may take access from Glenn Dr., provided minimum driveway separation is able to be met.

Additional Considerations: The C-2 Local Commercial zoning district contains supplementary standards that restrict the development of restaurants, bars, and retail sales. These restrictions include:

- 7,500 maximum square feet for restaurant or retail uses;
- Prohibition for drive through services; and
- Prohibition of uses including but not limited to: Auto/boat/camper sales or repair, check cashing/ payday loan services, pawn shops, tattoo/piercing shops, and self-service storage.

RECOMMENDED MOTION:

Staff recommends approval of the zoning request to the C-2 Local Commercial district.



Louis Henna Blvd

Roundville Ln

Subject Tract
4.78 ac.

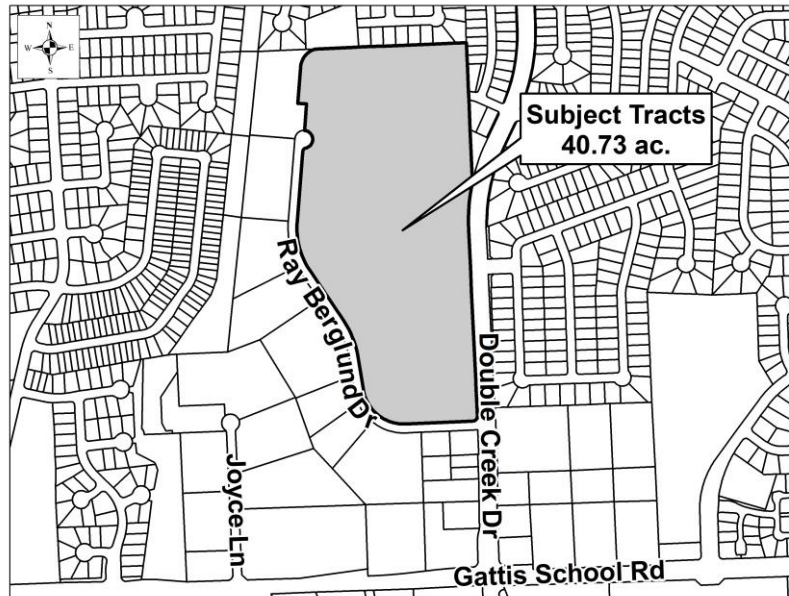
S A W Grimes Blvd

Glenn Dr



**Double Creek PUD
ZONING ZON2103-008**

Item No. F3



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a PUD (Planned Unit Development) to allow for single family detached and attached units on a common lot

ZONING AT TIME OF APPLICATION: C-1 (General Commercial) & SF-2 (Single Family - standard lot)

DESCRIPTION: 40.73 acres out of the of the P.A. Holder Survey

CURRENT USE OF PROPERTY: summer day camp and residence

COMPREHENSIVE PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family - SF-2 (Single Family - standard lot) & TF (Two-Family) – South Creek subdivision

South: single family and two-family - SF-2 (Single Family - standard lot) & TF (Two Family)

East: SF-2 (Single Family - standard lot) - Round Rock Ranch & Shadow Pointe subdivisions

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

PROPOSED LAND USE: single family detached and attached dwelling units on a common lot

TOTAL ACREAGE: 40.73

Owner:

Doublecreek Farm, Inc.
Lots 11 and 12
PO Box 5261
Round Rock, TX 78683

Agent:

KTCivil
Peggy Carrasquillo
6805 N Capital of Texas Hwy
Ste 315
Austin, TX 78731

**Double Creek PUD
Zoning ZON2103-008**

HISTORY: Most of the property contains Camp Doublecreek, a summer day camp which was founded in 1971 when the location was rural. In 1984, the property was annexed into the City limits and zoned as C-1 (General Commercial) and SF-2 (Single Family – Standard Lot).

DATE OF REVIEW: April 21, 2021

LOCATION: Northwest corner of the intersection of Ray Berglund Dr and Double Creek Dr.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map (FLUM) of the 2030 Comprehensive Plan designates the property for residential use. About 21 acres is zoned as C-1 (General Commercial) to accommodate the summer day camp use. The remaining 19 acres is zoned as SF-2 (Single Family – standard lot).

In addition to Camp Doublecreek, the C-1 zoning district allows for a variety of commercial uses, including auto sales and services, car washes, dog day care and training, event center, offices, office/warehouse, self-service storage, vet clinics, sports training facilities, as well as retail sales, restaurants/bars, and drive through services.

Although the proposed residential project will alter the rural character of the property, it is consistent with the residential land use designation of the 2030 Comprehensive Plan. It is also supported by the following housing policies and implementation strategies from the plan:

- **Enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.**
- **The need for intermediately sized and priced housing that falls between single family houses and large apartment complexes is frequently referred to as the 'missing middle'.**
- **Consider rezoning proposals that facilitate the development of the more affordable 'missing middle' housing, such as:**
 - **Single-family garden style residences, which are single-family homes located on a common lot with private drive aisles as opposed to public streets; smaller, lower maintenance and affordable.**
 - **Duplexes.**
 - **Multiple units on one lot.**
 - **Explore options for a range of housing that could be added to existing single-family neighborhoods.**

Proposed PUD zoning district: The site contains approximately 40.73 acres, and the PUD proposes that it be developed with family detached and single family attached units on a common lot. No less than 70% of the dwelling units will be single family detached.

Each dwelling unit will have a private external entrance, private parking, and a private yard area. Single family attached units may be in buildings with either two, three or four living units per building. All dwellings will be established as condominium units. A public street, Valerian Trail, will be extended from a stub out from the neighborhood to the east, connecting to Ray Berglund Boulevard on the west side of the property. This will bisect the site, creating two development lots. The remainder of the site will contain private drive aisles to serve the dwelling units.

Amenities will include a dog park, community open spaces and three additional

Double Creek PUD
Zoning ZON2103-008

amenities from a list which includes: a swimming pool, playground equipment, picnic area and sport courts. The site will be fenced with a masonry wall on the perimeter.

Exterior design elements are required on the rear upper floor elevations of multi-story units when the rear faces the perimeter boundary of the site. The maximum building height is 2 ½ stories.

A total of four parking spaces per unit are required, with two garage enclosed parking spaces and two parking spaces located outside of the private access drive, either in front of the garage or in designated spaces. Guest parking shall be provided from parallel parking on one side of the drive aisle, which must be a minimum width of 30-feet from 'face of curb to face of curb'. A four-foot-wide sidewalk will be on one side of the drive aisle.

Access: The site's primary access will be from Double Creek Drive. The extension of Valerian Trail, a local street which stubs out into the site from the Round Rock Ranch subdivision to the east will provide a second access. The connection of Valerian Trail to Ray Berglund Boulevard on the west side of the site will provide the third access point. The extension of Valerian Trail is consistent with the City's transportation and public safety policies.

Additional Considerations: Street facing garage doors will be upgraded to include either window panels or faux wood with decorative hardware. Each single-family dwelling unit will be provided with at least two large species trees. All construction traffic will access the site from Double Creek Drive only.

RECOMMENDED MOTION:

Staff recommends approval of the Double Creek PUD.



**Subject Tracts
40.73 ac.**

Ray Berglund Dr

Double Creek Dr

Joyce Ln

Gattis School Rd

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 40.73 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. LAND USE

5.1. Housing Type

The residential housing type shall be single family detached and single family attached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. 21.64 A public street, Valerian Trail, will bisect the site, creating two development lots.

5.2. Condominium Ownership

All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.

5.3. Unit Type and Distribution

Single family detached units shall comprise no less than 70% of the total number of living units.

6. CONCEPT PLAN

This Plan, as depicted in **Exhibit “B”**, shall serve as a Concept Plan required by Part III, Section 10-26 of the Code.

7. DEVELOPMENT STANDARDS

7.1. Private Drive Aisles

Private drive aisles shall be in accordance with **Exhibit “C”**.

7.2. Visitor Parking

A minimum of one (1) visitor parking space for every five (5) units shall be provided, as 90-degree spaces adjacent to the drive aisles and in accordance with City Transportation DACS (Design and Construction Standards).

7.3. Garage Door Treatment

(1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.

(2) Upgraded garage doors shall not be required for swing in, side entry garages.

7.4. Yard Fencing

(1) No fences shall be permitted between the front of the house and the drive aisle or the public street.

(2) All fences shall provide a finished face to abutting drive aisles or the public street.

(3) Fences shall not conflict with sight visibility triangles at a drive aisle or public street intersection or obstruct views from adjacent driveways.

(4) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity.

(5) Fence posts and fence panels for non-wood fences shall be capped.

(6) Maximum fence height: six (6) feet.

7.5. Exterior Design Elements

The following design elements shall be required on the rear upper floor elevations of multi-story units when the rear faces the perimeter of the property boundary:

- (1) One window enhancement from the following list:
 - (a) Shutters
 - (b) Awnings or shed roofs.
 - (c) Arch windows.

And:

- (2) One design feature from the following list:
 - (a) Balcony
 - (b) Dormer or projected wall
 - (c) Box window

7.6. Building Setbacks

- (1) The building setback for the lot on which multiple residential units are located shall be 10' from any lot boundary.
- (2) Individual condominium unit lot building setbacks shall be according to **Exhibit "D"** and **Exhibit "E"**.

7.7. Building Height

The building height shall be in accordance with the TH (Townhouse) zoning district, a maximum of 2 ½ stories.

7.8. Fire Suppression

The following shall apply to the sides of residential units adjacent to one another:

- (1) Residential Units Not Equipped with Fire Suppression Systems
 - (a) Walls and eaves to be constructed with one hour fire-rated materials.
 - (b) First layer of roof decking to be constructed with fire-rated materials.
 - (c) Wall openings limited to 10%
- (2) Residential Units Equipped with Fire Suppression Systems
 - (a) Walls and eaves to be constructed with one hour fire-rated materials.
 - (b) Wall openings limited to 25%

7.9. Perimeter Fencing and Subdivision Wall & Landscaping

- (1) Perimeter fencing shall be in accordance with **Exhibit "F"**. The fencing shall be in compliance with Section 4-30 of the Code, Subdivision Wall;
- (2) Landscaping along the portion of the wall facing Double Creek Drive shall contain the following minimum landscaping:
 - (a) One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, and ornamental grasses is acceptable.

7.10. Park Land Requirement

The TH (Townhouse) zoning district shall be used for the purpose of applying Chapter 4, Article V of the Code to determine the parkland requirement.

7.11. Protected Tree Size

Trees having a diameter of 20 inches or more are protected trees for the purpose of applying Chapter 8, Article III – Tree Protection and Preservation.

7.12. Amenities

- (1) The following amenities accessible to all residents shall be provided:
 - (a) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.
 - (b) Community Open Space: Multiple undeveloped open/green spaces shall be provided and distributed throughout the development. These spaces may include picnic areas, playground equipment and trees, grasses, shrubs, and other vegetation. All landscaping will be irrigated and maintained by the Private Homeowners Association.
- (2) In addition to the amenities in part (1) above, a total of three (3) of the following amenities accessible to all residents shall be provided, including but not limited to:
 - (a) Playground equipment.
 - (b) Private fitness facility*.
 - (c) Picnic area, to contain no fewer than two tables and two cooking grills.
 - (d) Swimming pool.
 - (e) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*.
 - (f) Tennis court.
 - (g) Basketball court.
 - (h) Volleyball court.
 - (i) Kitchen available for resident use*.
 - (j) Social room available for resident use*.

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

7.13. Landscaping

The landscape development standards outlined in Part III, Section 8-10 of The Code of Ordinances (2018 Edition), City of Round Rock, Texas , shall apply, with the following modifications:

- (1) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
- (2) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide*

for Central Texas, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.

- (3) Each single-family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (4) A private homeowners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single-family units as well as for all community signage, walls, medians, and common open spaces.

7.14. Construction Entrance

All construction access to the site shall be limited to Double Creek Drive.

8. CHANGES TO DEVELOPMENT PLAN

8.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2. Major Changes


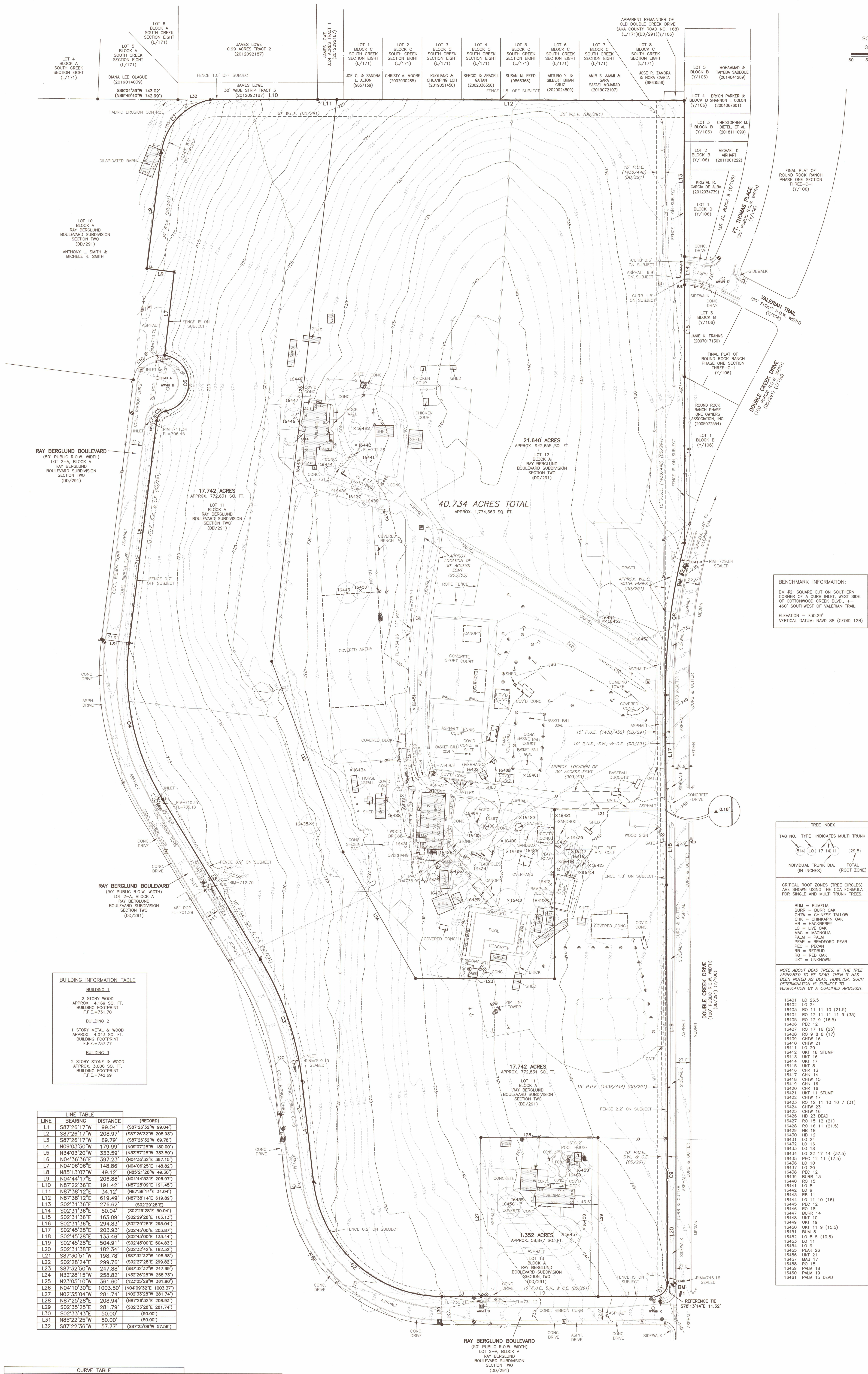
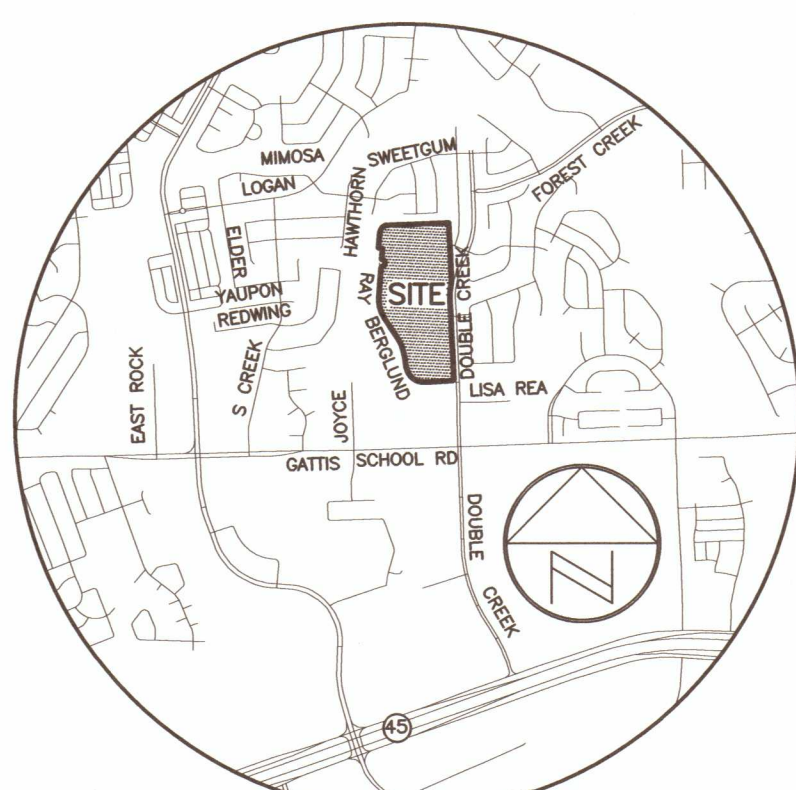
All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A"	Survey
Exhibit "B"	Concept Plan
Exhibit "C"	Private Drive Aisles & Utilities
Exhibit "D"	Building Setbacks (Private Drive)
Exhibit "E"	Building Setbacks (Public Street)
Exhibit "F"	Fencing Plan

SCALE: 1" = 60'

GRAPHIC SCALE

A horizontal scale bar with markings for 60, 30, and 0 feet. The bar is divided into segments, with 60 feet on the left, 30 feet in the middle, and 0 feet on the right.

THIS IS A SURFACE DRAWING.

BEARING BASED: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS SOLUTIONS OF THE
NATIONAL GEOGRAPHIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (PUS) AND THE EARLY
LAND SURVEYING CONTROL POINT "TM #1".

MAG NAL WITH WASHER SET IN CONCRETE

SURFACE COORDINATES:
E 3145597.74
E 3143382.91

TEXAS STATE PLANE COORDINATES:
E 1015578.75
E 3143005.74

ELEVATION = 746.17'
VERTICAL DATUM: NAVD 88 (GEOID 1929)

COMBINED SCALE FACTOR = 0.999980214
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THEIR ANGLE: 123°06"

- LEGEND
- | | |
|-------------|--|
| •A/5 | 1/2" REBAR WITH "RUS #4391" CAP FOUND |
| •f | 1/2" REBAR WITH "TERRA FIRMA" CAP FOUND |
| •LL | 1/2" REBAR WITH "IRREGULAR" CAP FOUND |
| •A | 1/2" REBAR WITH "AUSTIN SURVEYORS" CAP FOUND |
| • | 1/2" REBAR FOUND (SR AS NOTED) |
| ○ | 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET |
| ● | COTTON SPINDLE FOUND |
| ▲ | MAG NAIL FOUND |
| △ | CALCULATED POINT |
| ○ | CORNER POINT/BENCHMARK LOCATION |
| W | WATER METER |
| ○ | WATER VALVE |
| ✚ | FIRE HYDRANT |
| ○ | SPRINKLER CONTROL VALVE |
| ○ | LARGE WOOD NON-UTILITY POLE |
| ○ | UTILITY POLE |
| — | GUY WIRE |
| ○ | BOLLARD |
| □ | ELECTRIC UTILITY |
| □ | ELECTRIC PULL BOX |
| ○ | LIGHT POLE |
| □ | TELEPHONE RISER |
| □ | AC PAD |
| ○ | CLEANOUT |
| ○ | STORM SEWER MANHOLE |
| ○ | WASTEWATER MANHOLE |
| ▽ | SIGN |
| □ | MAILBOX |
| — | EDGE OF ASPHALT PAVEMENT |
| — | OVERHEAD UTILITIES |
| —X— | WIRE FENCE |
| — | CHAIN LINK FENCE |
| —H— | WROUGHT IRON FENCE |
| — | WOOD FENCE |
| P.U.E | PUBLIC UTILITY EASEMENT |
| W.L.E. | WATERLINE EASEMENT |
| S.W. & C.E. | SIDEWALK & CONSTRUCTION EASEMENT |
| () | ROADWAY INFORMATION |

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Stewart Title Guaranty Company

G.F. No.: 20000331494 Effective Date: 11/25/20 Issued: 01/13/21

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "D" items contained herein and re-listed below were considered:

1. Restrictive Covenants: Those recorded in/under Cabnet D, Side 291 of the Plat Records of Williamson County, Texas; and those recorded in/under Volume 576, Page 555 and Volume 583, Page 244 of the Map/Plat Records of Williamson County, Texas. (Lot 11)

10b. Public utility, sidewalk and construction easement 10 feet wide adjacent to and abutting all rights-of-way, as set forth in the map or plat recorded in/under Cabnet D, Side 291 of the Map/Plat Records of Williamson County, Texas. (Lot 11)

10c. Waterline easement 30 feet wide along the west property line, as shown on the map or plat recorded in/under Cabnet D, Side 291 of the Map/Plat Records of Williamson County, Texas. (Lot 11)

10d. Public utility easement 10 feet wide along the west property line, as shown on the map or plat recorded in/under Cabnet D, Side 291 of the Map/Plat Records of Williamson County, Texas. (Lot 11)

10e. Public utility easement 10 feet wide along the south property line, as shown on the map or plat recorded in/under Cabnet D, Side 291 of the Map/Plat Records of Williamson County, Texas. (Lot 11)

10f. An easement for purposes of public utilities located on subject property granted to the City of Round Rock by instrument recorded in/under Volume 1436, Page 444 of the Deed Records of Williamson County, Texas; and those recorded in/under Volume 1436, Page 444 of the Deed Records of Williamson County, Texas. (Lot 11)

10g. Waterline easement 30 feet wide along the north property line, as shown on the map or plat recorded in/under Cabnet D, Side 291 of the Map/Plat Records of Williamson County, Texas. (Lot 11)

10h. Public utility easement 10 feet wide along the east property line, as shown on the map or plat recorded in/under Cabnet D, Side 291 of the Map/Plat Records of Williamson County, Texas. (Lot 11)

10a. Variable width watercourse easement along the east property line, as recorded in/under Cabinet D0, Slide 291 of the Map/Pat Records of Williamson County, Texas. (Lot 12) --Subject to, as shown

10b. An easement for purposes of public utilities located on subject property granted to the City of Round Rock by instrument recorded in/under Volume 1433, Page 452 of the Deed Records of Williamson County, Texas, and as shown on the map or plot recorded in/under Cabinet D0, Slide 291 of the Map/Pat Records of Williamson County, Texas. (Lot 12) --Subject to, as shown

10c. An easement for purposes of public utilities located on subject property granted to the City of Round Rock by instrument recorded in/under Volume 1433, Page 452 of the Deed Records of Williamson County, Texas, and as shown on the map or plot recorded in/under Cabinet D0, Slide 291 of the Map/Pat Records of Williamson County, Texas. (Lot 12) --Subject to, as shown

10d. Public utility easement 10 feet wide along the south property line, as shown on the map or plot recorded in/under Cabinet D0, Slide 291 of the Map/Pat Records of Williamson County, Texas. (Lot 13) --Subject to, as shown

10m. An easement for purposes of electric transmission and/or distribution line located on subject property granted to Texas Power & Light Company by instrument recorded in/under Volume 269, Page 576 of the Deed Records of Williamson County, Texas. -- May affect, cannot locate easement 269 on the ground with the information provided in document

10n. An easement for purposes of electric transmission and/or distribution line located on subject property granted to Texas Power & Light Company by instrument recorded in/under Volume 269, Page 576 of the Deed Records of Williamson County, Texas. -- May affect, cannot locate easement on the ground with the information provided in document

10o. An easement for purposes of electric transmission line and telephone line located on subject property granted to Texas Power & Light Company and Southwestern Bell Telephone Company by instrument recorded in/under Volume 269, Page 576 of the Deed Records of Williamson County, Texas. -- May affect, cannot locate easement on the ground with the information provided in document

109. An easement and right-of-way for electric distribution line and telephone line located on subject property located to Texas Power & Light Company by instrument recorded in Under Volume 1032, Page 898 of the Deed Records of Williamson County, Texas (Lot 12) - Subject to, as approximately shown, metes and bounds description of purposes of access to a 2.108 acre portion of Lot 12 located over and across the remainder of a 10.0 acre portion of Lot 2, granted to the State of Texas by Mary Ann Laster by Doublecheck Farm, Inc., by instrument recorded in Under Volume 903, Page 53 of the Deed Records of Williamson County, Texas; as affected by instrument recorded in Clerk's File No. 2003095772 of the Deed Records of Williamson County, Texas (Lot 12) - Subject to, as approximately shown, metes and bounds description of access easement contained in (903/53) is vague

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program as shown on map no.(s) 48491C0635F, and 48491C0494F, both dated December 20, 2019, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be

ALTA/NSPS SURVEY NOTES:

otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 700 Double Creek Dr., Round Rock, TX 78664

ATTACHMENTS: none

ATTACHMENTS: none

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

* Doublecreek Farm, Inc.; Bruce E. Kirtley and Judy L. Kirtley

- Weekly Homes, LLC
- Stewart Title Guaranty Company
- Stewart Title Guaranty Company – Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b1, 8, 9, 13 & 14 of Table A thereof.

The field work was completed on 01/19/21.

 1/26/21

Joe Ben Early, Jr. Date
Registered Professional Land Surveyor

	<h1 style="margin: 0;">FAPIV</h1>	PROJECT NO.: 1016-002
---	-----------------------------------	--------------------------



JOE BEN EARLY JR.
PROFESSIONAL LAND SURVEYOR
NO. 6016


EARLY

LAND SURVEYING

DRAWING NO.:
1016-002-BAS

PLOT DATE:
01/26/21

PLOT SCALE:
1" = 50'

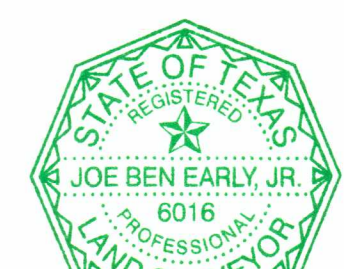
	A LIMITED LIABILITY COMPANY		DRAWN BY: BBP & JBE
	P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBP&S FIRM NO. 10194487		SHEET 01 OF 01

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L1	S87°26'17"W	90.04'	(S87°26'17"W 90.04')
L2	S87°26'17"W	208.97'	(S87°26'32" 208.98')
L3	S87°26'17"W	69.79'	(S87°32'36" 69.79')
L4	N09°03'50"W	333.59'	(N09°03'50"W 333.59')
L5	N34°03'25"N	333.59'	(N35°26'38" 333.59')
L6	N04°36'36"E	397.23'	(N04°36'32"E 397.15')
L7	N04°06'06"E	148.86'	(N04°06'25" 148.86')
L8	N81°13'07"W	206.88'	(N81°13'07"W 206.88')
L9	N04°44'17"E	206.88'	(N04°44'53"E 206.88')
L10	N87°22'36"E	191.42'	(N87°22'09"E 191.42')
L11	N87°38'12"E	206.88'	(N87°38'12"E 206.88')
L12	N87°38'12"E	619.49'	(N87°38'14"E 619.49')
L13	S02°31'36"E	276.62'	(S02°29'28"E 276.62')
L14	S02°31'36"E	206.88'	(S02°29'28"E 206.88')
L15	S02°31'36"E	163.09'	(S02°29'28"E 163.13')
L16	S02°31'36"E	294.83'	(S02°29'28"E 295.04')
L17	S02°45'28"E	203.53'	(S02°45'00"E 203.53')
L18	S02°45'28"E	203.53'	(S02°45'00"E 203.53')
L19	S02°45'28"E	504.91'	(S02°45'00"E 504.92')
L20	S02°31'36"E	182.34'	(S02°32'42"E 182.34')
L21	S87°30'51"E	206.88'	(S87°30'51"E 206.88')
L22	S02°28'24"E	299.76'	(S02°28'32"E 299.76')
L23	S87°30'51"E	247.88'	(S87°32'32"E 247.88')
L24	N32°28'15"E	361.60'	(N32°28'15"E 361.60')
L25	N23°05'10"N	361.60'	(N23°05'28" 361.60')
L26	N04°10'30"E	1003.50'	(N04°09'32" 1003.37')
L27	N02°35'04"E	281.74'	(N02°33'28" 281.74')
L28	N87°22'36"E	206.88'	(N87°22'36"E 206.88')
L29	S02°35'25"E	281.79'	(S02°33'28"E 281.74')
L30	S02°33'43"E	50.00'	(50.00')
L31	N85°22'25"E	50.00'	(50.00')
L32	S87°22'36"E	57.77'	(S87°25'00" 57.56')

CURVE DATA										CHORD		(RECORD CHORD)	
CURVE	RADIUS	DETA	ARC	BEARING	CHORD	CHORD							
C1	892.33	89.33	30.07	S42.20 28.7 W	35.22	35.22							
C2	230.00	83.29 1.4	335.14	N50.52 46.8 W	306.27								
C3	260.00	24.48 58	221.1	N12.32 48.8 W	227.92								
C4	350.00	26.00	268.49	N10.52 48.8 W	268.93								
C5	50.00	73.28 28	25.65	N40.56 02.5 E	25.93								
C6	16.00	114.1 52	140.72	N03.47 05 W	98.66								
C7	110.00	7.10 13	17.28	N88.52 02.5 W	18.43								
C8	1050.00	14.53 18	272.84	S04.43 03.3 W	772.58								
C9	10.00	10.00	10.00	N00.00 00.00 W	10.00								
C10	50.00	89.48 31	78.37	S88.52 46.8 W	20.20								

MANHOLE AND INLET NOTE:

THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.



EARLY LAND SURVEYING

PROJECT NO.:
1016-002

DRAWING NO.:
1016-002-BAS

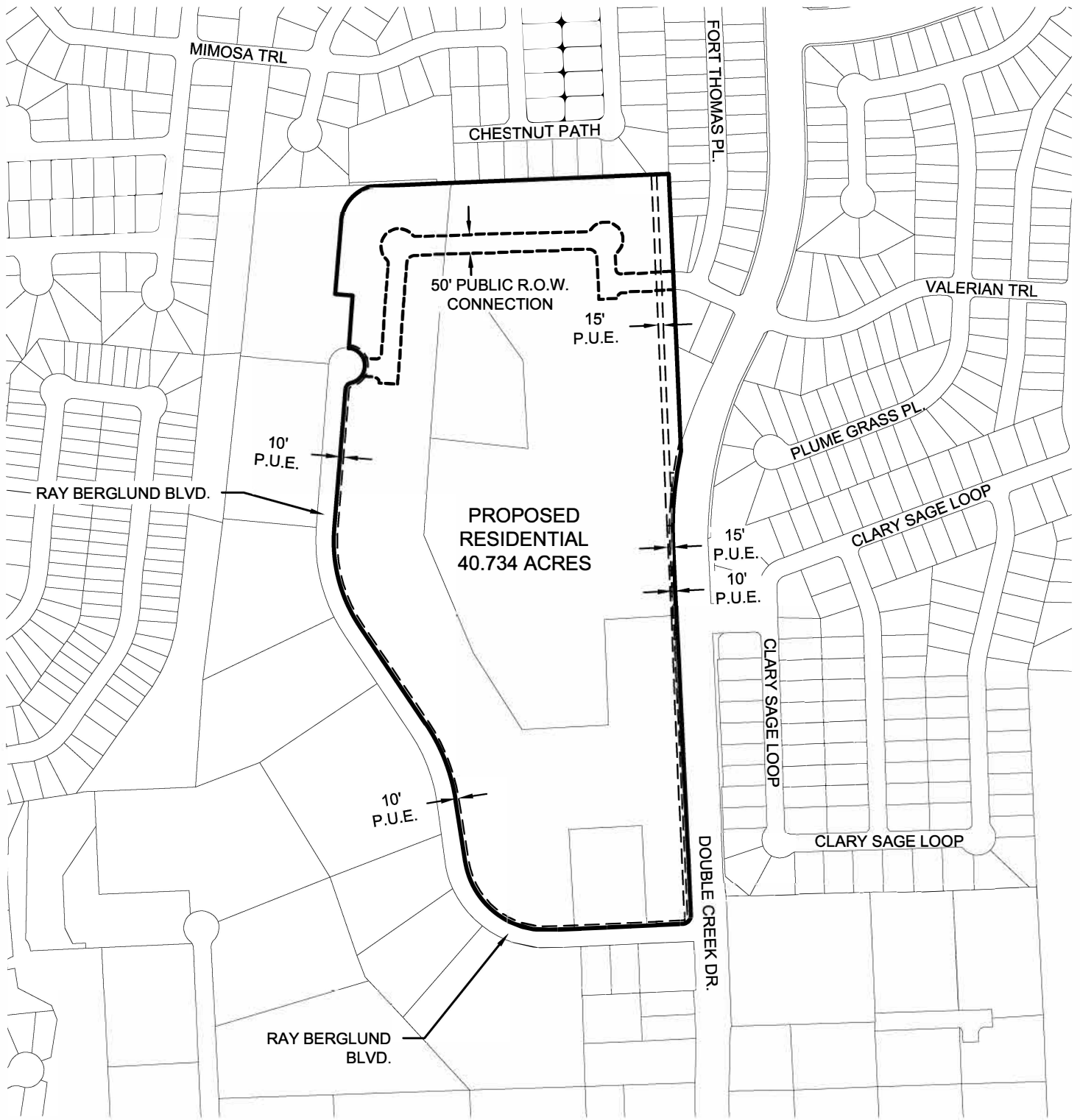
PLOT DATE:
01/26/21

PLOT SCALE:
1" = 60'

DRAWN BY:
BBP & JBE

SHEET
01 OF 01

Drawing: C:\Users\pbarrera\KTCivil\KTCs ALL - Project\DW Homes\DW21001 - Doublecreek\CAD\Exhibits\DW21001 - Concept Plan



PLAN LEGEND

- ADJACENT PARCEL BOUNDARY
- SITE BOUNDARY
- EASEMENT



0 400'
SCALE: 1" = 400'



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

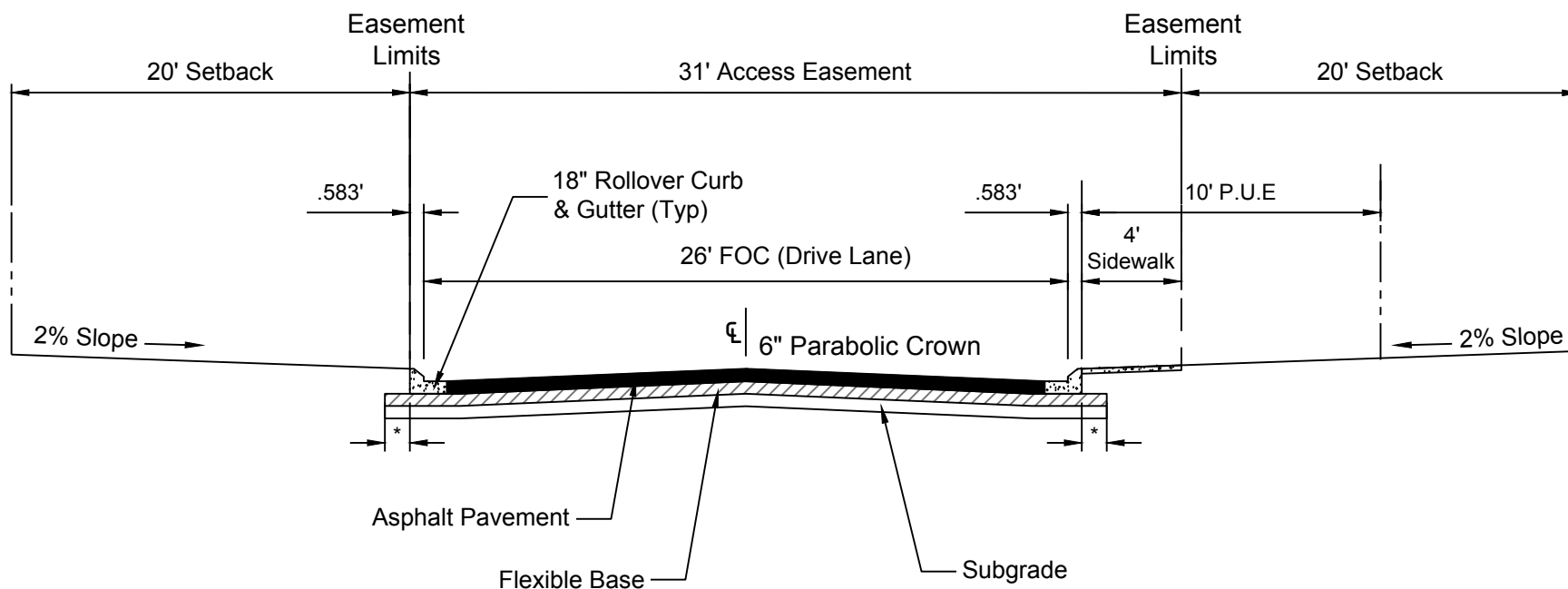
David Weekley
Homes



DOUBLE CREEK
CONCEPT PLAN

DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. B



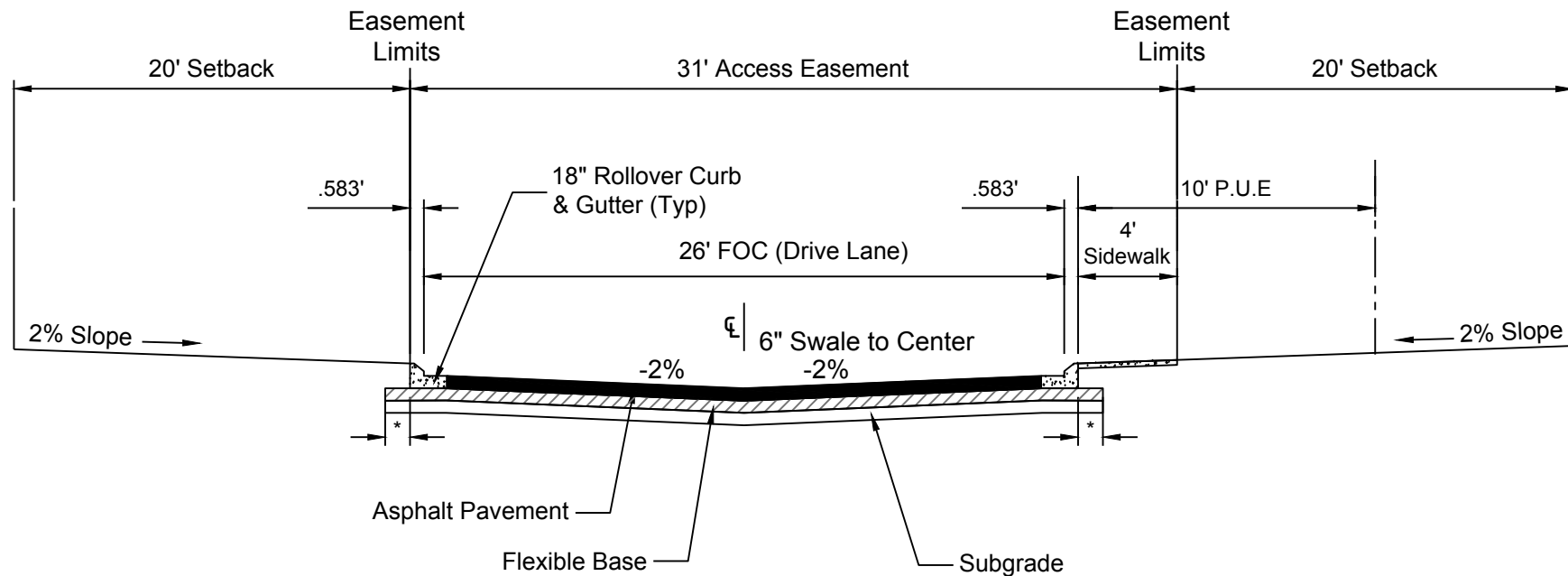
* 1.5' to 3.0' Depending on PI per DACS.

Residential Drive with Rollover Curb

Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.

** If wastewater is required to be public all public standards apply.



* 1.5' to 3.0' Depending on PI per DACS.

Residential Drive with Rollover Curb

Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
 2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
 3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
 4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
 5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
 6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
 7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
 8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.
- ** If wastewater is required to be public all public standards apply.

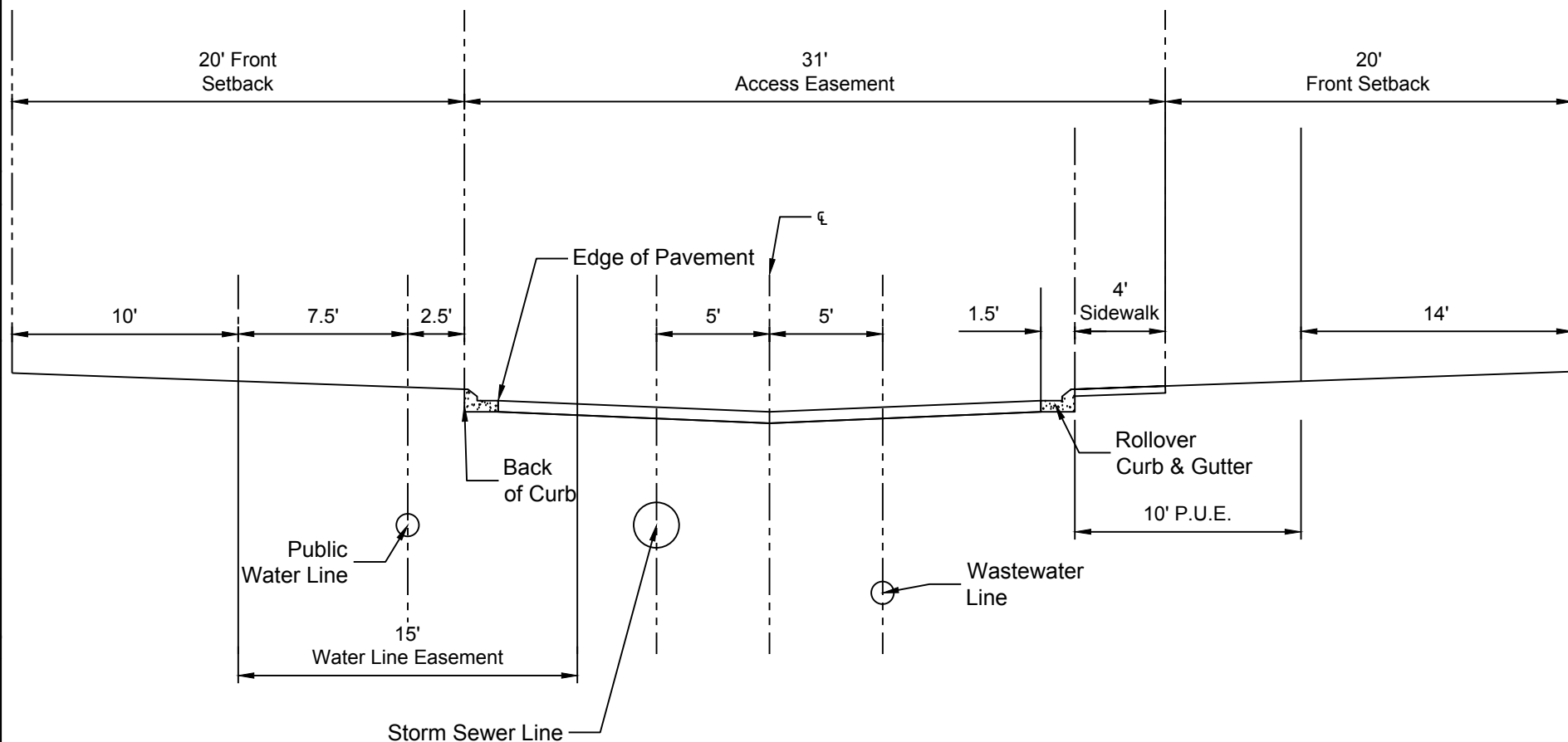
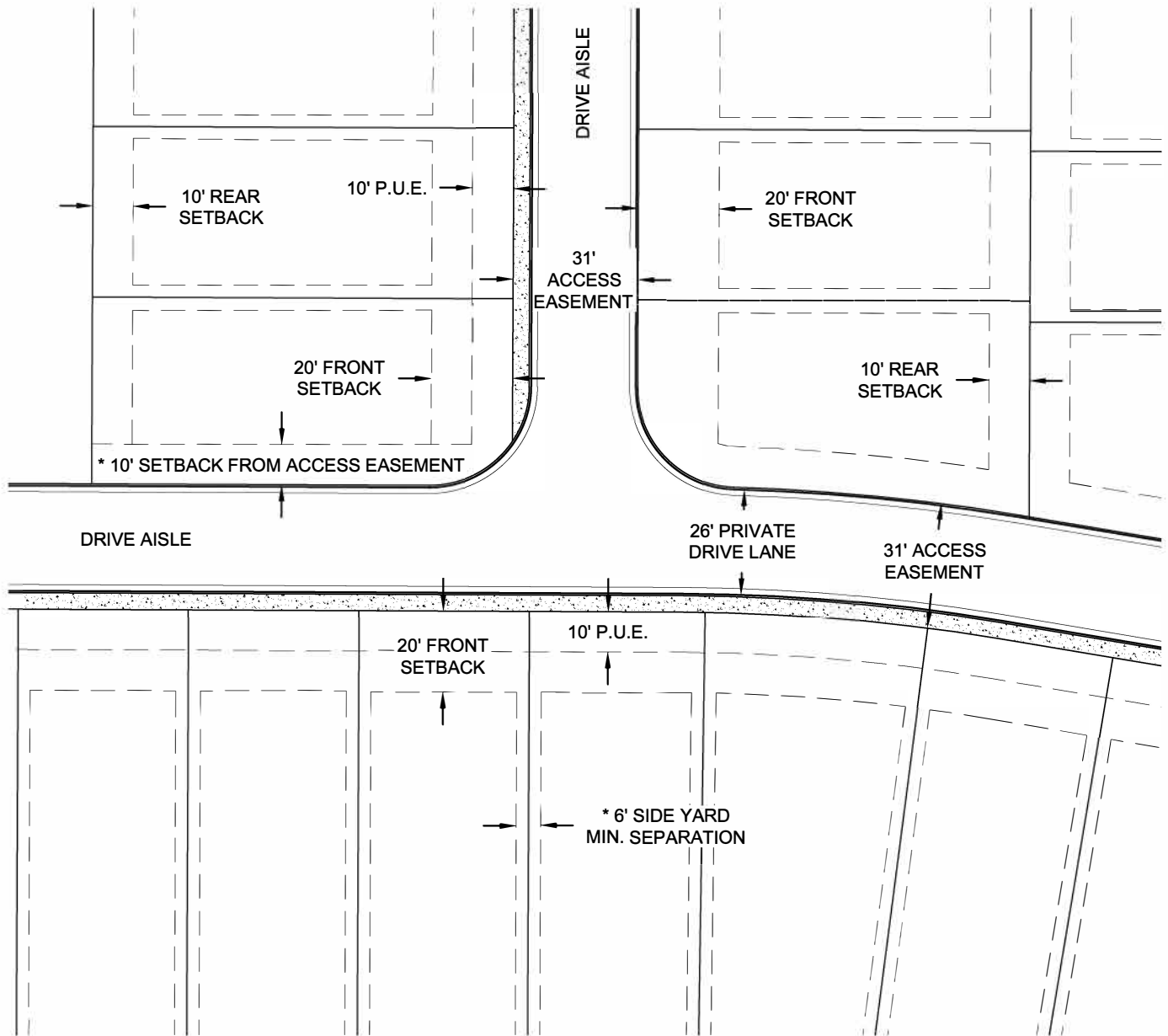


Exhibit C
Typical Utility Cross - Section
Page 3 of 3



MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSOURCE.
 MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **
 MINIMUM 20' FRONT SETBACK MEASURED FROM EDGE OF SIDEWALK OR, IF NO SIDEWALK, BACK OF CURB.

- * SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.
- ** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.

0 40'
 SCALE: 1" = 40'



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
 AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
 TBPE FIRM NO. F-18129

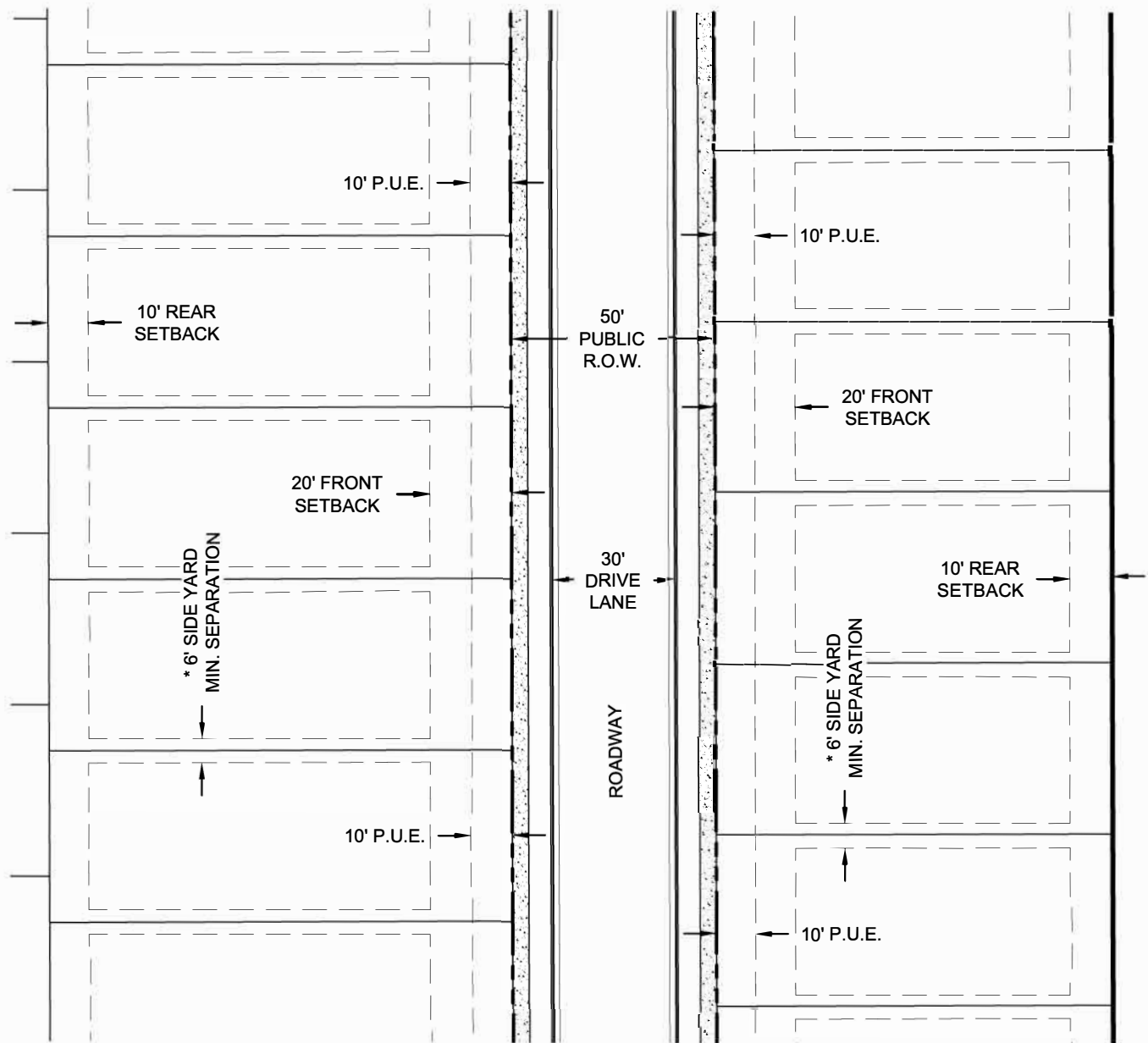
David Weekley
 Homes



TYPICAL BUILDING SETBACKS
 ALONG PRIVATE DRIVE AISLE

DOUBLE CREEK
 ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. D



MINIMUM 10' REAR SETBACK TO GREEN SPACE / OPENSOURCE.
 MINIMUM 20' REAR SETBACK WHEN PROPERTY ABUTS SF-2, SF-3 ZONED PROPERTIES, FROM REAR OF BUILDING TO REAR OF ANOTHER BUILDING. **
 MINIMUM 20' FRONT SETBACK MEASURED FROM PUBLIC R.O.W.

- * SIDE SETBACK IS MEASURED ROOF EAVE TO ROOF EAVE.
- ** 20' REAR BUILDING SETBACK, FACING A DRIVE AISLE FROM THE BACK OF CURB AT THE DRIVE AISLE TO THE BACK OF THE GARAGE OR HOUSE.

0 40'
 SCALE: 1" = 40'



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 AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
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 Homes

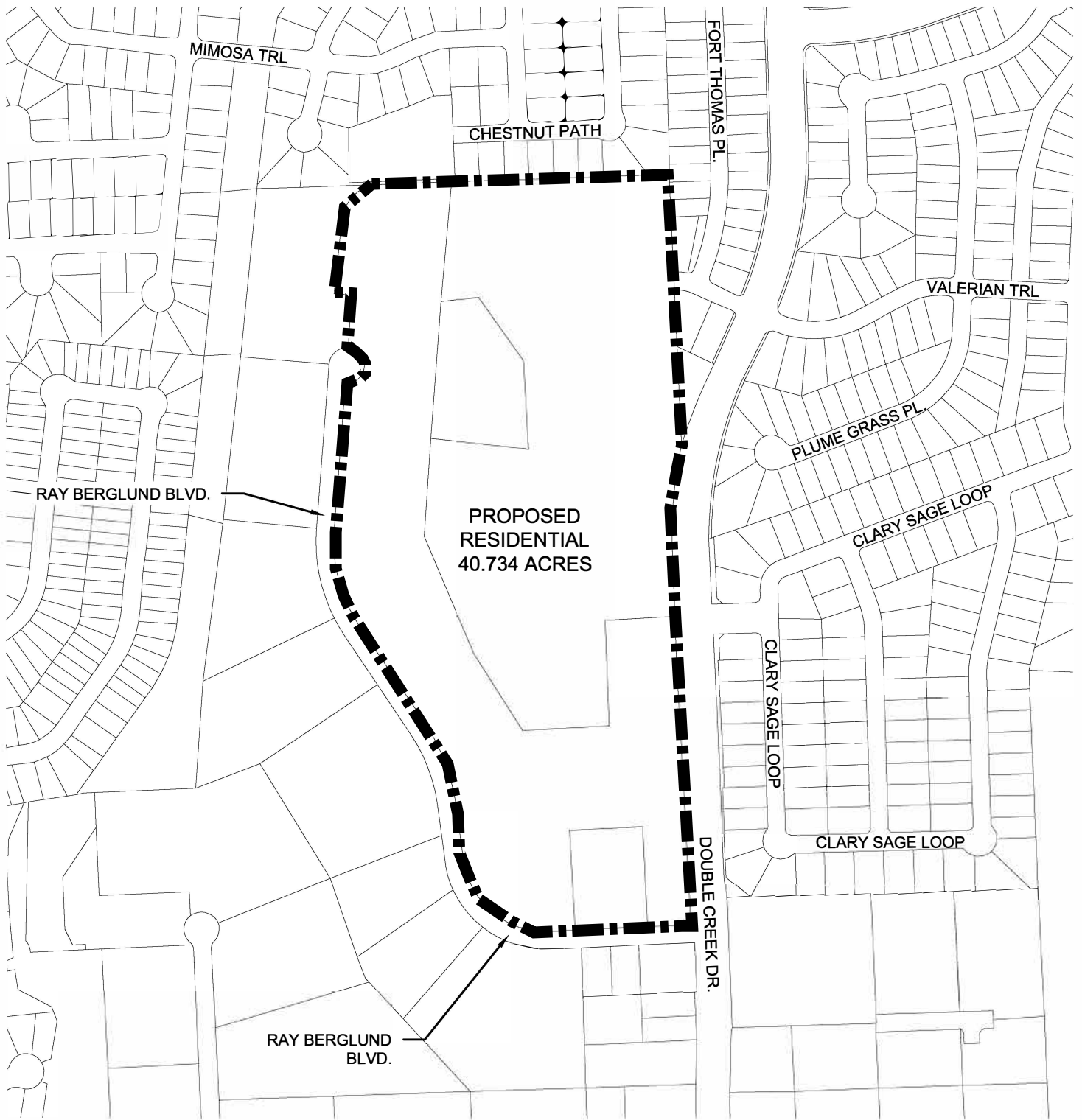


TYPICAL BUILDING SETBACKS
 ALONG PUBLIC RIGHT-OF-WAY

DOUBLE CREEK
 ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EX. E

Drawing: C:\Users\pbarrera\KTCivil\KTCSS ALL - Project\DW Homes\DW21001 - Doublecreek\CAD\Exhibits\DW21001 - Fence Ex



PLAN LEGEND

■ ■ ■ ■ ■ 6' Subdivision Wall



0 400'
SCALE: 1" = 400'



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

**David Weekley
Homes**



**DOUBLE CREEK
FENCE EXHIBIT**

**DOUBLE CREEK
ROUND ROCK, WILLIAMSON COUNTY, TEXAS**

EX. F