



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman Rob Wendt

Vice Chair J. Hollis Bone

Alternate Vice Chair Casey Clawson

Commissioner Aaron Dominguez

Commissioner Paul Emerson

Commissioner Jennifer Henderson

Commissioner Scott Huckabay

Commissioner Wallis Meshier

Commissioner Richard Pumphrey

Wednesday, October 18, 2023

6:00 PM

City Council Chambers, 221 East Main St.

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. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless requested by a commissioner in which event, the item will be removed from the Consent Agenda and considered separately.

E.1 Consider approval of the minutes for the September 20, 2023, Planning and Zoning Commission meeting.

E.2 Consider a 30-day extension request for the replat of 9.73 acres of Lot 1a & 2a, Block A, YMCA of Greater Williamson County Round Rock Branch: A Final Plat of 3.209 acres and a Replat of Lot 2 Sweetbriar II Addition and Clearwater Subdivision; and Lot 2, correction to Amended Plat of Sirloin Stockade Subdivision; and YMCA of Greater Williamson County, generally located west of N Mays St and north of W Bowman Dr. Case No. FP2301-003

F. PLATTING AND ZONING:

- F.1 Consider approval of the Switch Round Rock Preliminary Plat, generally located west of S A.W. Grimes and north of Louis Henna Blvd. Case No. PP23-000007
- F.2 Consider approval of the Sunrise Luxury Living Preliminary Plat, generally located on the west side of Sunrise Rd and south of Luther Peterson Pl. Case No. PP23-000005
- F.3 Consider approval of the NEC US 79 and CR 110 Subdivision Final Plat, generally located north of US 79 and east of CR 110. Case No. FP2303-002
- F.4 Consider public testimony regarding, and a recommendation concerning the request filed by property owner, Stephanie Kerpsack, to amend the Round Rock 2030 Comprehensive Plan to designate for commercial land use approximately 11.76 acres of land, generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd. Case No. CPF23-00006
- F.5 Consider public testimony regarding, and a recommendation concerning the request filed by property owner, Stephanie Kerpsack, to rezone approximately 11.76 acres of land from PUD to the C-1a (General Commercial - Limited) district, generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd. Case No. ZON23-00009

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 12th day of October 2023 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, September 20, 2023

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, September 20, 2023 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Wendt called the meeting to order at 6:00 PM.

B. ROLL CALL

Present 8 - Chairman Rob Wendt
Vice Chair J. Hollis Bone
Alternate Vice Chair Casey Clawson
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Jennifer Henderson
Commissioner Wallis Meshier
Commissioner Richard Pumphrey

Absent 1 - Commissioner Scott Huckabay

Commissioner Meshier arrived during the presentation of item F.1.

C. PLEDGES OF ALLEGIANCE

*Chairman Wendt led the following Pledges of Allegiance:
United States
Texas*

D. CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

E. CONSENT AGENDA:

A motion was made by Commissioner Henderson, seconded by Alternate Vice Chair Clawson, to approve the Consent Agenda. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Henderson
Commissioner Pumphrey

Nay: 0

Absent: 2 - Commissioner Huckabay
Commissioner Meshier

- E.1** Consider approval of the minutes for the September 6, 2023, Planning and Zoning Commission meeting.
- E.2** Consider a 30-day extension request for the replat of 9.73 acres of Lot 1a & 2a, Block A, YMCA of Greater Williamson County Round Rock Branch: A Final Plat of 3.209 acres and a Replat of Lot 2 Sweetbriar II Addition and Clearwater Subdivision; and Lot 2, correction to Amended Plat of Sirloin Stockade Subdivision; and YMCA of Greater Williamson County, generally located west of N Mays St and north of W Bowman Dr. Case No. FP2301-003
- E.3** Consider a 30-day extension request for the NEC US 79 and CR 110 Subdivision Final Plat, generally located north of US 79 and east of CR 110. Case No. FP2303-002
- E.4** Consider a 30-day extension request for the Sunrise Luxury Living Preliminary Plat, generally located on the west side of Sunrise Rd and south of Luther Peterson Pl. Case No. PP23-000005
- E.5** Consider a 30-day extension request for the Switch Round Rock Preliminary Plat, generally located west of S A.W. Grimes and north of Louis Henna Blvd. Case No. PP23-000007

F. PLATTING AND ZONING:

- F.1** Consider approval of the Settlers Park Junction Preliminary Plat, generally located south of CR 122 and west of CR 110. Case No. PP23-000004

Matt Johnson, Senior Planner, made the staff presentation. The applicant was available to answer questions.

A motion was made by Commissioner Henderson, seconded by Commissioner Pumphrey, to approve the Preliminary Plat including conditions. The motion passed by the following vote:

Aye: 8 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Henderson
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 1 - Commissioner Huckabay

- F.2** Consider approval of the Settlers Park Junction Final Plat, generally located south of CR 122 and west of CR 110. Case No. FP23-000003

Matt Johnson, Senior Planner, made the staff presentation. The applicant was available to answer questions.

A motion was made by Commissioner Henderson, seconded by Alternate Vice Chair Clawson, to approve the Final Plat including conditions. The motion passed by the following vote:

Aye: 8 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Henderson
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 1 - Commissioner Huckabay

- F.3** Consider public testimony regarding, and a recommendation concerning the request filed by property owner, Switch, Ltd., for the rezoning of 32.48 acres of land from C-1 (General Commercial) zoning district to a Planned Unit Development (PUD) to be known as Switch PUD, generally located north of Louis Henna Blvd and east of Greenlawn Blvd. Case No. PUD23-00001

Lindsay Darden, Principal Planner, made the staff presentation. The applicant was available to answer questions.

Chairman Wendt opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Dominguez, to recommend for City Council approval. The motion passed by the following vote:

Aye: 8 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Henderson
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 1 - Commissioner Huckabay

G. PRESENTATION AND STAFF REPORT:

- G.1** Consider a presentation from the Transportation Department regarding the City's transit program.

Edna Johnson, Transit Coordinator, made the staff presentation.

- G.2** Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning & Development Services Director, made the staff presentation.

No report was given at this meeting.

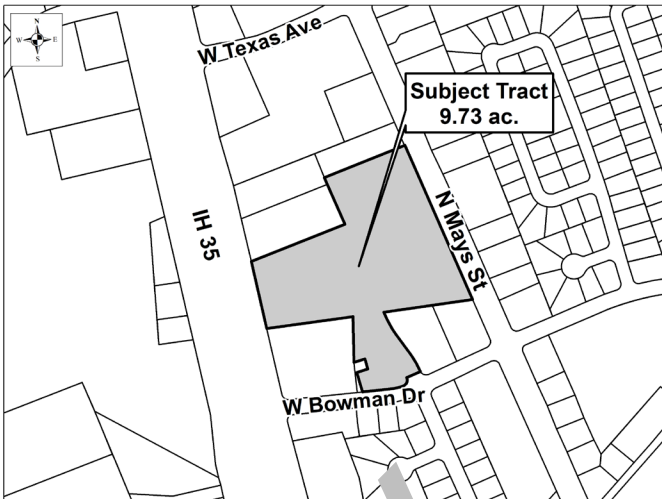
H. ADJOURNMENT

There being no further business, Chairman Wendt adjourned the meeting at 6:55 PM.

Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison

RR YMCA Addition Replat
FINAL PLAT FP2301-003



CASE PLANNER: Dalton Dueitt

REQUEST: Request to Replat 4 lots and incorporate unimproved land into one (1) development

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

DESCRIPTION: 9.73 acres out of the David C. Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: YMCA - C-1 (General Commercial)

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Retail - C-1 (General Commercial)
South: W Bowman Rd - ROW
East: N Mays St - ROW
West: IH 35 - ROW

PROPOSED LAND USE: Community/government service

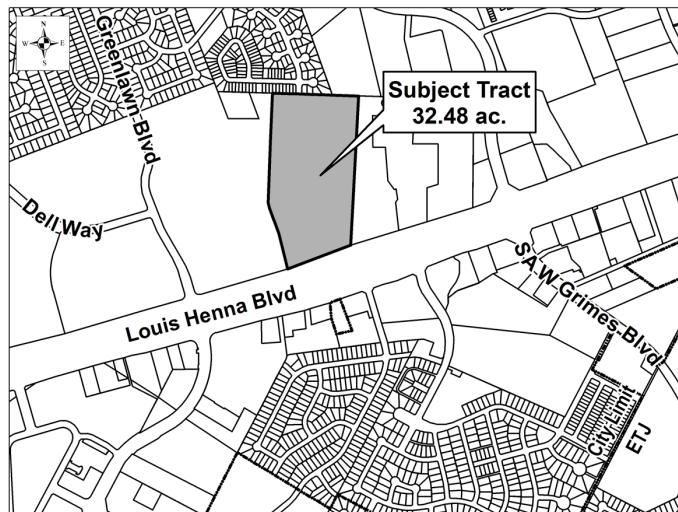
<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	9.73
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	9.73

Owner:
YMCA of Greater Williamson County
Inc.
Jeff Andresen
PO Box 819
Round Rock, TX 78680

Agent:
Hagood Engineering Associates
Raquel Saenz
900 E Main St
Round Rock, TX 78681

Developer:
YMCA of Greater Williamson County
Inc.
Jeff Andresen
PO Box 819
Round Rock, TX 78680

Switch Round Rock East Campus PRELIMINARY PLAT PP23-000007



CASE PLANNER: Matthew Johnson

REQUEST: The request is to preliminary plat one development lot

ZONING AT TIME OF APPLICATION: C-1 General Commercial

DESCRIPTION: 32.48 acres out of the ASA Thomas Survey Abstract No. 609

CURRENT USE OF PROPERTY: Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Proposed PUD 152

ADJACENT LAND USE:

North: Residential – Windy Park Subdivision

South: ROW- Louis Henna Blvd

East: Multifamily – Alvista Apartments

West: Office – Dell Headquarters

PROPOSED LAND USE: Data Center, Electric Substation, and Communications Tower

<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:	1	32.48
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	32.48

Owner:
Steven Roberts
Switch
7135 S. Decatur Blvd
Las Vegas, NV 89118

Applicant:
Federico Olivares
Bohler Engineering
2600 Network Blvd
Frisco, TX 75034

Developer:
Steven Roberts
Switch
7135 S. Decatur Blvd
Las Vegas, NV 89118

**Switch Round Rock East Campus
PRELIMINARY PLAT PP23-000007**

HISTORY: The proposed PUD 152 was recommended for approval by the Planning Commission on September 20th, 2023, and is scheduled for a final decision by the City Council on October 26th, 2023. The proposed PUD allows for a data center, electric substation, and communications tower.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located west of S A.W. Grimes and north of Louis Henna Blvd.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Commercial) is supported by Proposed PUD 152, which contains the data center use, electric substation, and communications tower. The preliminary plat is a prerequisite for final plat approval. The request for final plat has not yet been received by the City.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the proposed Concept Plan within proposed PUD 152. This Preliminary Plat approval shall be conditioned on the approval of the Concept Plan, which is scheduled for City Council approval on October 26th.

Traffic, Access and Roads: The subject tract has existing access from Louis Henna Blvd. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed. A TIA is not required for this development; however, roadway impact fees will be assessed by the plat recordation date shall be collected at time of building permitting.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. A proposed 12" water line and proposed 8" wastewater line will serve this development by providing connections through the proposed development along the western property line. Oasis at Round Rock. Additionally, a secondary connection is proposed with a 16" waterline that exists within the ROW of Louis Henna Blvd.

Drainage: A flood study is not required for this development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Preliminary plat approval shall be conditioned on the approval of the Concept Plan contained within proposed PUD 152, to be considered by City Council on October 26th, 2023.
2. Include the approved PUD, "PUD 152", once approved on October 26th, 2023

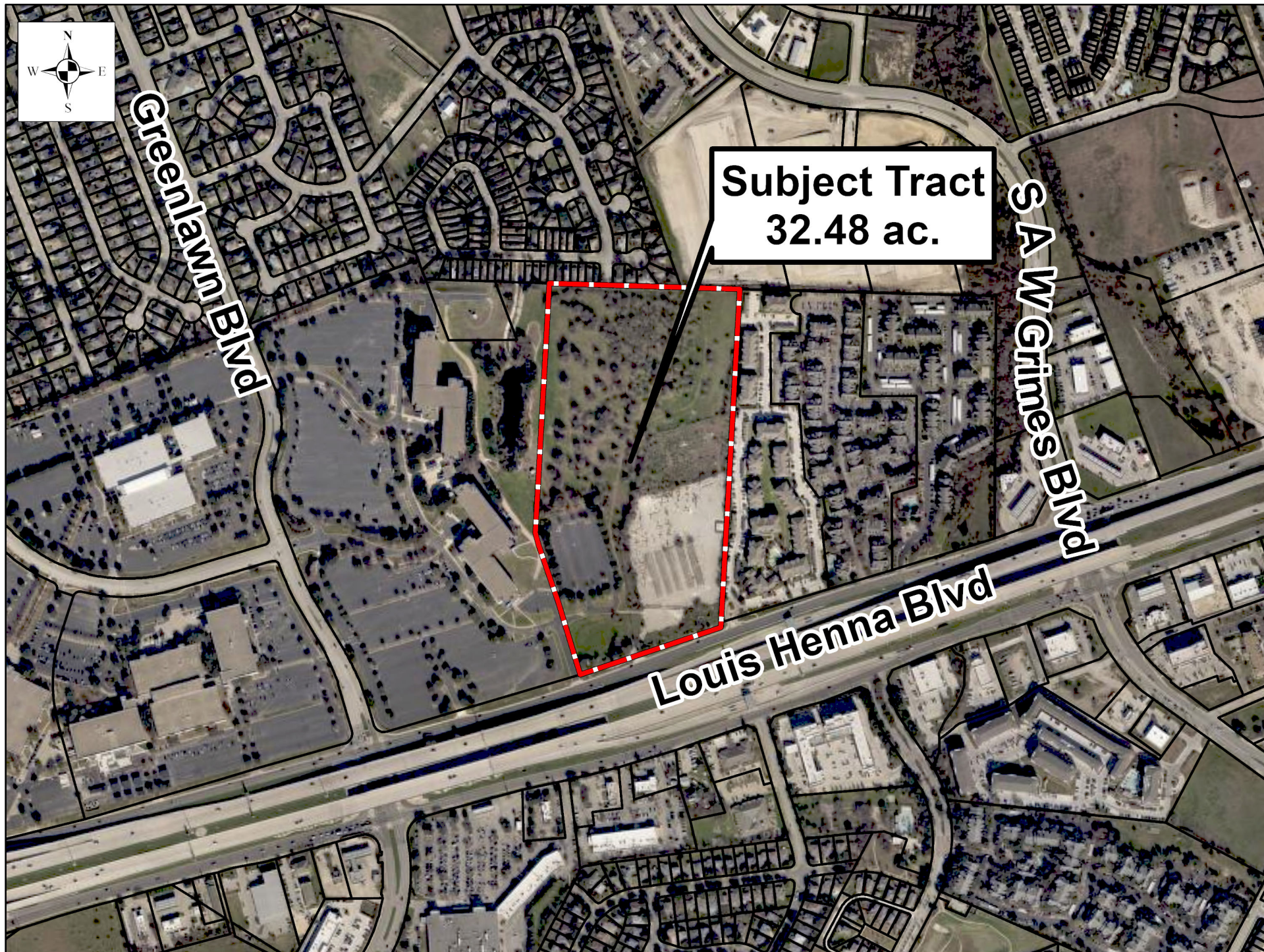


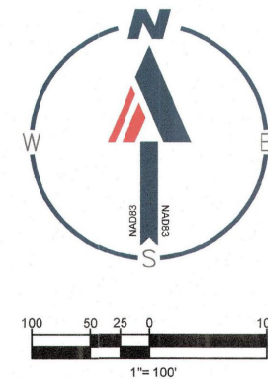
Greenlaw Blvd

Subject Tract
32.48 ac.

S A W Grimes Blvd

Louis Henna Blvd





LOCATION MAP
SCALE: N.T.S.

LEGEND

P.O.B. POINT OF BEGINNING
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND STAMPED "_____"
BMON BRASS MONUMENT FOUND
PKF PK NAIL FOUND
YC YELLOW CAP
RC RED CAP
P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
CAB. SL CABINET SLIDE
DOC. NO. DOCUMENT NUMBER
INST. NO. INSTRUMENT NUMBER
SQ. FT. SQUARE FEET
VOL. PG. VOLUME PAGE

PRELIMINARY PLAT

SWITCH ROUND ROCK
EAST CAMPUS
LOT 1, BLOCK A

BEING ALL OF A CALLED 32.488 ACRES DESCRIBED IN
A SPECIAL WARRANTY DEED TO SWITCH, LTD,
RECORDED IN INSTRUMENT NUMBER 2023008811
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

32.488 ACRES OUT OF THE
ASA THOMAS SURVEY, ABSTRACT NO. 609;

CITY OF ROUNDROCK, WILLIAMSON COUNTY, TEXAS



7135 S. DECATUR BLVD.
LAS VEGAS, NV 89118

CASE NUMBER PP-23-000007

OWNER/APPLICANT:
SWITCH, LTD
7135 S. DECATUR BLVD
LAS VEGAS, NV, 89118
PHONE: (702)522-5405
CONTACT: STEVEN ROBERTS

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD. SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: JAMES SWAIM

BOHLER  2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TRPEI S. No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING		
LAND SURVEYING	PROGRAM MANAGEMENT	LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN	PERMITTING SERVICES	TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSG216013	09/19/23	JG	JS	BL	1" = 100'	1 OF 2

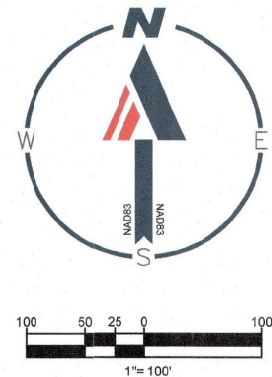
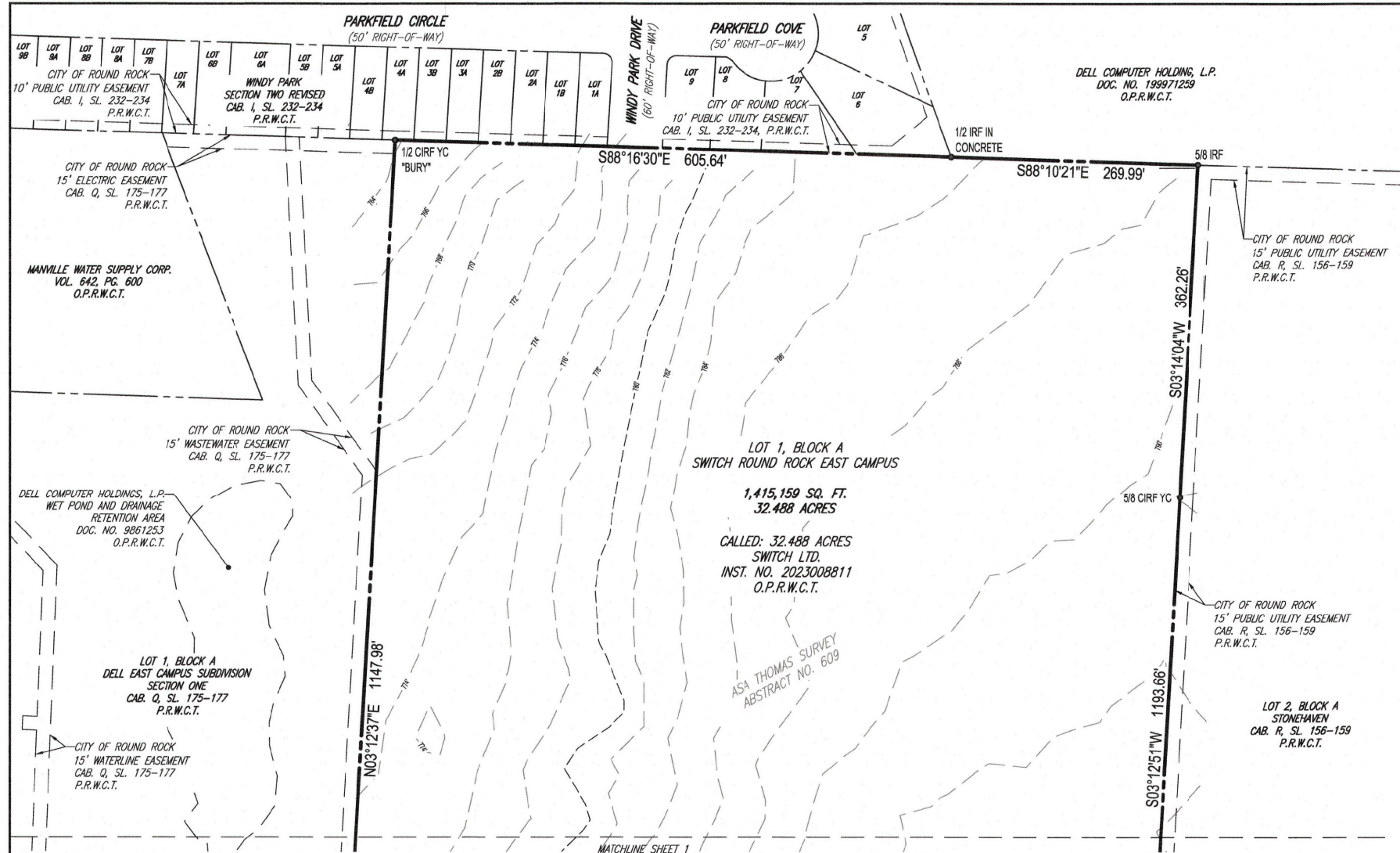
BOHLER ENGINEERING- ALL RIGHTS RESERVED.

OWNER: SWITCH LTD
ACREAGE: 32.488 ACRES
SURVEY: ASA THOMAS SURVEY, ABSTRACT NO. 609
SURVEYOR: BOHLER ENGINEERING
ENGINEER: BOHLER ENGINEERING
NUMBER OF BLOCKS: 1
NEW STREETS: NONE
SUBMITTAL DATE: AUGUST 08, 2023
BENCHMARK DESCRIPTION: TO BE SET IN ACCORDANCE WITH
CHAPTER 8, SECTION 7B SUBDIVISION ORDINANCE
ACREAGE BY LOT TYPE: 32.488 ACRES-DEVELOPMENT
NUMBER OF LOTS BY TYPE: 1-DEVELOPMENT

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKNet Cooperative Network - Texas State Plane Coordinate System, Central Zone (4203), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEOID12A.
2. No portion of this tract is encroached by the City's ultimate 1% annual floodplain.
3. The zoning of the subject tract is general commercial (C-1)" - to ""The zoning of the subject tract is PUD# _____. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
4. 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.
5. Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
6. A fifteen-foot (15') PUE abutting and along the street side property line is hereby conveyed for all lots abutting and SH45.
7. This Preliminary Plat conforms to the Concept Plan in PUD# _____ as approved by the City Council on 10/26/23

PLANNING COMMISSION MEETING DATE 10/18/23



LOCATION MAP
SCALE: N.T.S.

LEGEND

- P.O.B. POINT OF BEGINNING
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND STAMPED "_____"
BMON BRASS MONUMENT FOUND
PKF PK NAIL FOUND
YC YELLOW CAP
RC RED CAP
P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
CAB. SL. CABINET SLIDE
DOC. NO. DOCUMENT NUMBER
INST. NO. INSTRUMENT NUMBER
SQ. FT. SQUARE FEET
VOL. PG. VOLUME PAGE

LEGAL DESCRIPTION

WHEREAS SWITCH LTD., are the owners of a tract of land situated in the City of Round Rock, Williamson County, Texas, being a part of the ASA Thomas Survey, Abstract No. 609, being all of a called 32.488 acre tract of land described in Special Warranty Deed to Switch LTD., recorded in Document No. 2023008811, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), and being more particularly describes as follows;

BEGINNING at five-eighths inch iron rod with aluminum cap stamped "TXDOT" found at the southeast corner of Lot 1, Block A of Dell East Campus Subdivision Section One, an addition to the City of Round Rock, recorded in Cabinet Q, Slides 175-177, Plat Records, Williamson County, Texas (P.R.W.C.T.), said capped iron rod being in the northerly line of State Highway 45-Louis Henna Boulevard (a variable width right-of-way);

THENCE along the east line of said Lot 1, the following courses and distances;

North 16 degree 54 minutes 03 seconds West, a distance of 349.89 feet to a PK nail with shiner found for an angle point;

North 18 degree 59 minutes 09 seconds West, a distance of 275.59 feet to a one-half inch iron rod with yellow cap stamped "BURY" found for an angle point;

North 14 degrees 59 minutes 41 seconds West, a distance of 57.69 feet to a one-half inch iron rod with yellow cap stamped "BURY" found for an angle point;

North 03 degree 12 minutes 37 seconds East, a distance of 1,147.98 feet to a one-half inch iron rod with yellow cap stamped "BURY" found at the northeast corner of said Lot 1, said capped iron rod being in the north line of said 41.10 acre tract of land, and being in the south line of Windy Park Section Two Revised, an addition to the City of Round Rock, recorded in Cabinet I, Slides 232-234, P.R.W.C.T.;

THENCE South 88 degrees 16 minutes 30 seconds East, a distance of 605.64 feet along the north line of said 41.10 acre tract of land and south line of said Windy Park Section Revised to a one-half inch iron rod in concrete;

THENCE South 88 degrees 10 minutes 21 seconds East, a distance of 269.99 feet to a five-eighths iron rod found at the northeast corner of said 41.10 acre tract of land, and being the northwest corner of Lot 2, Block A of Stonehaven, an addition to the City of Round Rock, recorded in Cabinet R, Slides 156-159, P.R.W.C.T.;

THENCE along the east line of said 41.10 acre tract of land and the west line of said Lot 2, the following courses and distances;

South 03 degrees 14 minutes 04 seconds West, a distance of 362.26 feet along the east line of said 41.10 acre tract of land and the west line of said Stonehaven to a five-eighths iron rod found with yellow cap for an angle point;

South 03 degrees 12 minutes 51 seconds West, passing at a distance of 1,171.61 feet a one-half inch iron rod with red cap and continuing a total distance of 1,193.66 feet to a three inch Brass TXDOT monument found at the southeast corner of said 41.10 acre tract of land, said capped iron rod being in the northerly line of said State Highway 45;

THENCE South 71 degrees 25 minutes 47 seconds West, passing at a distance of 19.20 feet a three inch Brass TXDOT monument found and continuing a total distance of 681.31 feet to the **POINT OF BEGINNING** containing 1,415,159 square feet or 32.488 acres more or less.

PRELIMINARY PLAT

SWITCH ROUND ROCK
EAST CAMPUS
LOT 1, BLOCK A

BEING ALL OF A CALLED 32.488 ACRES DESCRIBED IN
A SPECIAL WARRANTY DEED TO SWITCH, LTD.,
RECORDED IN INSTRUMENT NUMBER 2023008811
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

32.488 ACRES OUT OF THE
ASA THOMAS SURVEY, ABSTRACT NO. 609;

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



7135 S. DECATUR BLVD.
LAS VEGAS, NV 89118

OWNER/APPLICANT:
SWITCH LTD.
7135 S. DECATUR BLVD
LAS VEGAS, NV, 89118
PHONE: (702)522-5405
CONTACT: STEVEN ROBERTS

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD. SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: JAMES SWAIM

BOHLER ENGINEERING, INC.
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413


LAND SURVEYING SUSTAINABLE DESIGN
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT PERMITTING SERVICES
LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSG216013	09/19/23	JG	JS	BL	1" = 100'	2 OF 2

BOHLER ENGINEERING- ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR
THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr., 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, 2023 Edition as amended.


Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
OCTOBER 12, 2023

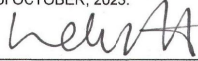


STATE OF TEXAS §

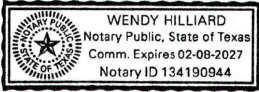
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of OCTOBER, 2023.



Notary Public in and for The State of Texas

My Commission Expires: 2/8/2027



KNOW ALL MEN THESE PRESENTS:

That I, Federico Olivares, 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, 2023 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.



Federico Olivares, P.E.
OCTOBER 12, 2023

STATE OF GEORGIA §

COUNTY OF DEKALB §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Federico Olivares Professional Engineer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of OCTOBER, 2023.


Notary Public in and for The State of Georgia

My Commission Expires: _____

PRELIMINARY PLAT
SWITCH ROUND ROCK
EAST CAMPUS
LOT 1, BLOCK A

BEING ALL OF A CALLED 32.488 ACRES DESCRIBED IN
A SPECIAL WARRANTY DEED TO SWITCH, LTD,
RECORDED IN INSTRUMENT NUMBER 2023008811
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

32.488 ACRES OUT OF THE
ASA THOMAS SURVEY, ABSTRACT NO. 609;

CITY OF ROUNDROCK, WILLIAMSON COUNTY, TEXAS



7135 S. DECATUR BLVD.
LAS VEGAS, NV 89118

BOHLER

2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.boherengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SUSTAINABLE DESIGN PROGRAM MANAGEMENT PERMITTING SERVICES LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

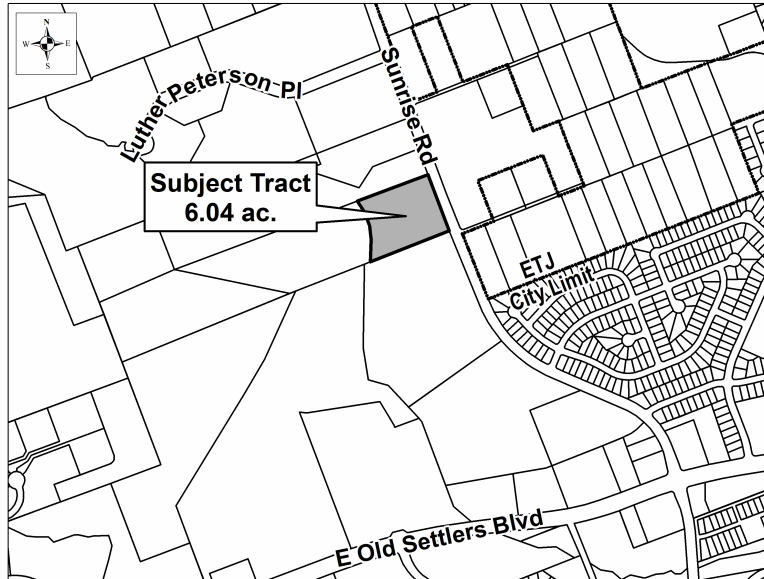
FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSG216013	08/04/23	JG	JS	BL	N/A	3 OF 3

OWNER/APPLICANT:
SWITCH, LTD
7135 S. DECATUR BLVD
LAS VEGAS, NV. 89118
PHONE: (702)522-5405
CONTACT: STEVEN ROBERTS

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD. SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: JAMES SWAIM

BOHLER ENGINEERING- ALL RIGHTS RESERVED.
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THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

**Sunrise Luxury Living
Preliminary Plat PP23-000005**



CASE PLANNER: Caitlyn Reeves

REQUEST: Request is to Preliminary Plat one (1) development lot.

ZONING AT THE TIME OF APPLICATION: TH (Townhouse)

DESCRIPTION: 6.04 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF THE PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND DESIGNATION: Residential

ADJACENT LAND USE:

North: Place of worship/commercial, zoned C-1 (General Commercial)

South: Apartments, zoned MF-2 (Medium Density Multifamily) and Warehouse, zoned PUD 78.

East: Sunrise Rd Right of Way

West: Open space - Upper Brushy Creek WCID

PROPOSED LAND USE: Residential - Townhomes

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0.00	0.00
Residential - Multi Unit:	1.00	6.04
Office:	0.00	0.00
Commercial:	0.00	0.00
Industrial:	0.00	0.00
Open/Common Space:	0.00	0.00
ROW:	0.00	0.00
Parkland:	0.00	0.00
Other:	0.00	0.00
TOTALS:	1.00	6.04

Owner:

The Global Fundamental, Inc.
Munir Khan
4219 Pebblestone Trail
Round Rock, TX 78665

Developer:

The Global Fundamental, Inc.
Munir Khan
4219 Pebblestone Trail
Round Rock, TX 78665

Applicant:

MHR Engineering
Harun Rashid
16845 Blanco Road
Suite 106
San Antonio, TX 78232

**Sunrise Luxury Living
Preliminary Plat PP23-000005**

HISTORY: The City Council approved the rezoning (ZON1811-005) for this 6.048 acre parcel on December 5, 2018. The tract was rezoned from C-1 (General Commercial) to TH (Townhouse). The Planning and Zoning Commission previously approved a Preliminary Plat for this site on March 4, 2020, but the plat has since expired requiring the plat to be reconsidered by the Commission.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located west of Sunrise Rd. and south of Luther Peterson Pl.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designates the tract as Residential. The property is zoned TH (Townhouse) and allows for townhouses through a common lot or single lot (fee simple) configuration. The TH zoning district limits the number of dwelling units to 12 per acre and requires amenities based on the total number of dwelling units.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was not required for the subject tract. Future development will be subject to the Roadway Impact Fees (RIFs) assessed at the time of application for a building permit. Access to the site will be from Sunrise Road.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service will be provided by a connection to an existing 8" water stub along the northern boundary of the property. Wastewater service will be obtained through an extension of an 8" sewer line along Sunrise Road.

Drainage: A flood study was not required for the subject tract. Final detention facilities will be determined at the time of Site Development Permit.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update Note #6 to use standard plat language for floodplain note: "No portion of this tract is encroached by the ultimate 1% annual floodplain".
2. Correct text overlap between "PLAT NOTES" AND "BEARING BASIS" text.
3. Update acreage from 17.89 to 6.048 in the owner signature block.



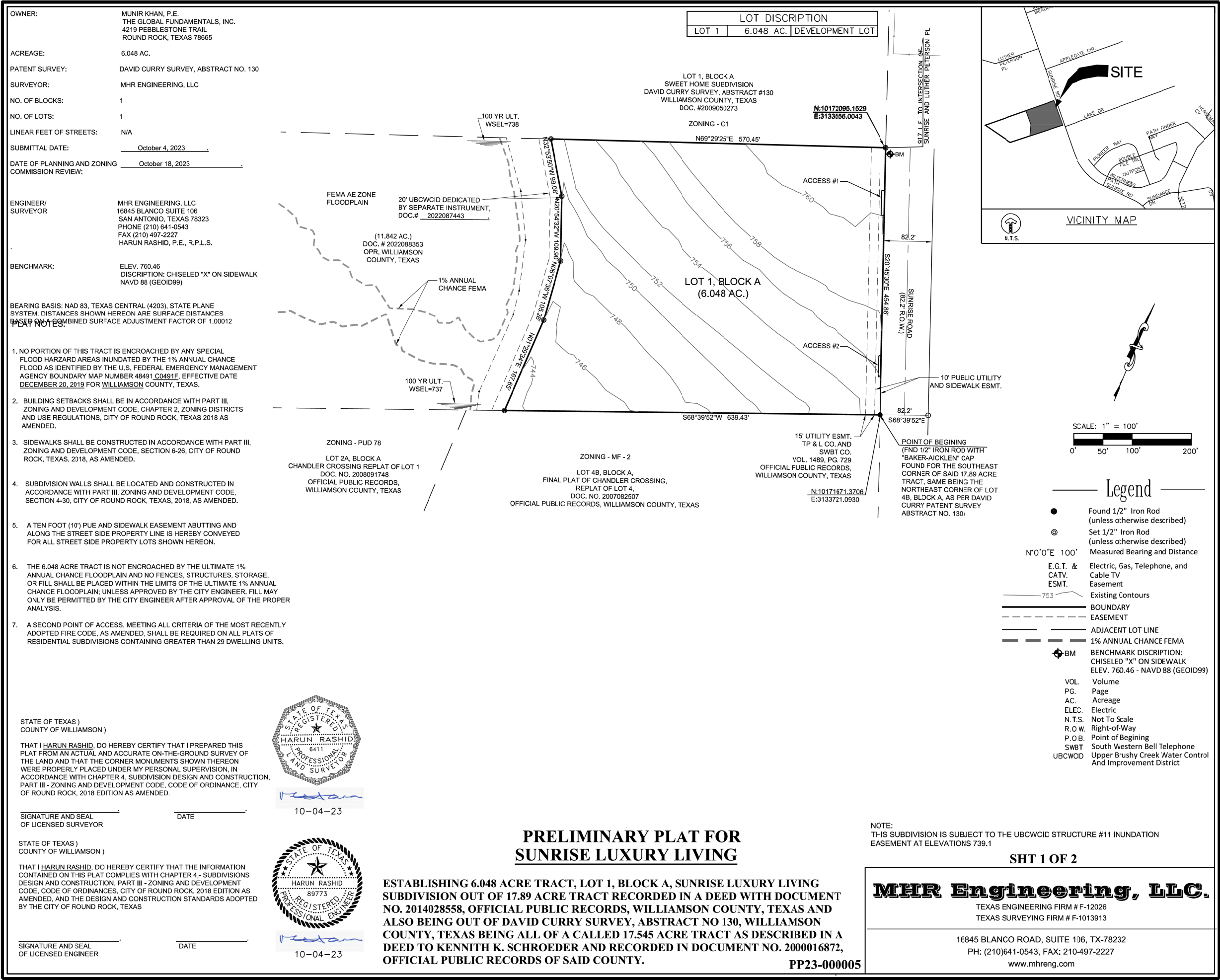
Luther Peterson Pl

Sunrise Rd

Subject Tract
6.04 ac.

ETJ
City Limit

E Old Settlers Blvd



THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THE GLOBAL FUNDAMENTALS INC., A
TEXAS CORPORATION AS THE OWNER OF THE
THAT CERTAIN 17.89 ACRE TRACT PREVIOUSLY RECORDED IN A
WARRANTY DEED DOCUMENT NO. 2000016872, OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY
THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO PUBLIC
FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER
LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE
KNOWN AS SUNRISE LUXURY LIVING SUBDIVISION

GLOBAL FUNDAMENTALS INC.

MUNIR KHAN
THE GLOBAL FUNDAMENTALS INC.
4219 PEBBLESTONE TRAIL
ROUND ROCK, TEXAS 78665

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY
MUNIR KHAN, OWNER, OF GLOBAL FUNDAMENTALS INC., A TEXAS CORPORATION
ON BEHALF OF SAID GLOBAL FUNDAMENTALS INC.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

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:

- (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;
(C) 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;
(D) 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;
(E) 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 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;
(F) 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:

- (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 GRANTOR'S 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.

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

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.

ROB WENDT, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATION OF AUTHENTICATION,
WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____,
AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D. 20____,
AT _____ O'CLOCK _____ M. 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

DESCRIPTION OF 6.048 ACRE TRACT OF LAND

BEING 6.048 ACRE TRACT OF LAND RECORDED IN A DEED WITH DOCUMENT NO.
2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO
BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY,
TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A DEED TO
KENNITH K. SCHROEDER AND RECORDED IN A DOUMENT NO. 2000016872, OFFICIAL
PUBLIC RECORDS OF SAID COUNTY, AND SAID 6.048 ACRE TRACT OF LAND BEING
MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

POINT OF BEGINNING: AT A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR
THE SOUTHEAST CORNER OF SAID TRACT OF LOT 1, BLOCK A, SAME BEING ON THE
WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 68°39'52" WEST, A DISTANCE OF 639.43 FEET TO A SET IRON ROD FOR
A CORNER; SAID CORNER BEING THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE: NORTH 01°29'34" EAST, A DISTANCE OF 167.65 FEET TO SET IRON ROD AND
ANGLE POINT; SAID ANGLE POINT BEING 172°22'50" OF SAID PROPERTY;

THENCE: NORTH 06°07'36" WEST, A DISTANCE OF 105.26 FEET TO A SET IRON ROD AND
ANGLE POINT; SAID ANGLE POINT BEING 165°13'04" OF SAID PROPERTY;

THENCE: NORTH 20°54'32" WEST A DISTANCE OF 109.90 FEET TO A SET IRON ROD AND
ANGLE POINT; SAID ANGLE POINT BEING 168°00'42" OF SAID PROPERTY;

THENCE: NORTH 32°53'50" WEST A DISTANCE OF 99.08 FEET TO A SET IRON ROAD FOR
A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY;

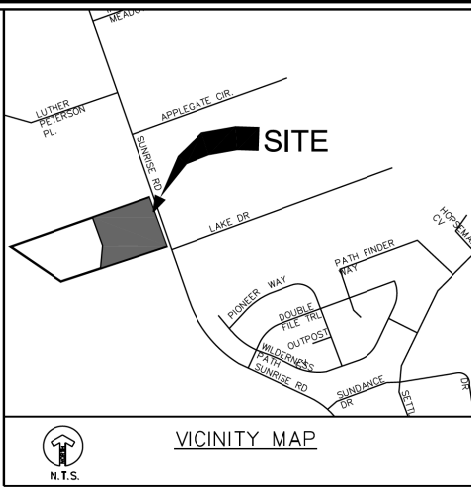
THENCE: NORTH 69°29'25" EAST A DISTANCE OF 570.45 FEET TO A SET IRON RCD FOR
A CORNER; SAID CORNER BEING THE NORTHEAST CORNER OF THE WEST
RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 20°45'30" EAST A DISTANCE OF 454.86 FEET TO A 1/2" IRON ROD WITH
"BAKER-AICKLEN" CAP FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK A SAME
BEING ON THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD TO PCINT OF BEGINNING;

PRELIMINARY PLAT FOR SUNRISE LUXURY LIVING

ESTABLISHING 6.048 ACRE TRACT, LOT 1, BLOCK A, SUNRISE LUXURY LIVING
SUBDIVISION OUT OF 17.89 ACRE TRACT RECORDED IN A DEED WITH DOCUMENT
NO. 2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND
ALSO BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO 130, WILLIAMSON
COUNTY, TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A
DEED TO KENNITH K. SCHROEDER AND RECORDED IN DOCUMENT NO. 2000016872,
OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

PP23-000005



VICINITY MAP

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

GRANTOR HEREEY 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 RIG-ITS 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 UTILITES 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.

SHT 2 OF 2

MHR Engineering, LLC.

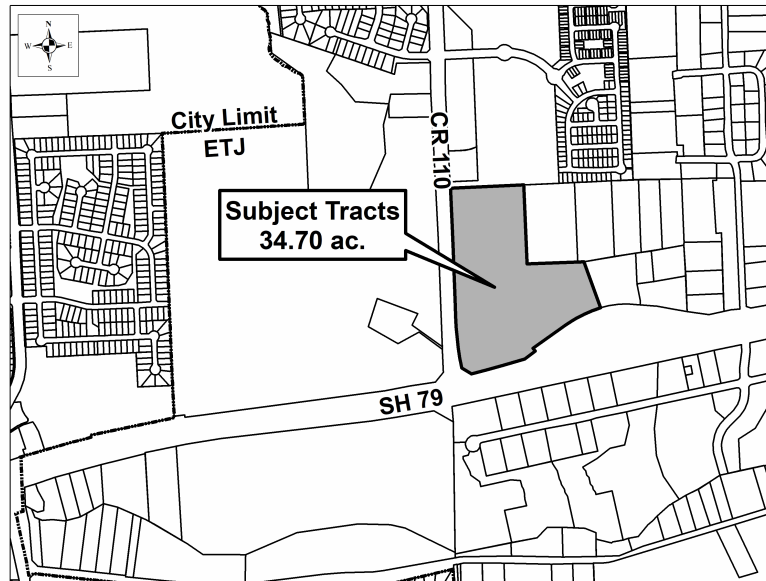
TBPE REGISTRATION NO. F-12026
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232

PH: (210)641-0543, FAX: 210-497-2227

www.mhrenc.com

**NEC US 79 AND CR 110 SUBDIVISION
FINAL PLAT FP2303-002**



CASE PLANNER: Caitlyn Reeves

REQUEST: The request is to Final Plat two (2) development lots.

ZONING AT THE TIME OF APPLICATION: ETJ

DESCRIPTION: 34.70 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF THE PROPERTY: Vacant and undeveloped - ETJ

COMPREHENSIVE PLAN LAND DESIGNATION: Commercial, open space, and residential

ADJACENT LAND USE:

North: Vacant and undeveloped - Unzoned ETJ

South: Unzoned - US Highway 79 ROW

East: Light Industrial - Unzoned - ETJ

West: Unzoned - CR 110 ROW

PROPOSED LAND USE: Commercial and Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0.00	0.00
Residential - Multi Unit:	1.00	29.70
Office:	0.00	0.00
Commercial:	1.00	5.00
Industrial:	0.00	0.00
Open/Common Space:	0.00	0.00
ROW:	0.00	0.00
Parkland:	0.00	0.00
Other:	0.00	0.00
TOTALS:	2.00	34.70

Owner:

Grant and Mark Kaiser
2215 Westgate Dr
Houston, TX 77019

Developer:

OHT Partners, LLC
Ben Browder
901 S Mopac
Bldg 3, Suite 220
Austin, TX 78746

Applicant:

360 Professional Services, Inc.
Scott J. Foster, P.E.
PO Box 3639
Cedar Park, TX 78630

**NEC US 79 AND CR 110 SUBDIVISION
FINAL PLAT FP2303-002**

HISTORY: The Planning and Development Services Director approved the Concept Plan on December 7, 2022. The Planning and Zoning Commission heard the Preliminary Plat on March 1, 2023.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located north of US 79 and east of CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive Plan designates this tract as commercial, open space, and residential. The subject tract is located within the City's extraterritorial jurisdiction (ETJ) and therefore no zoning district has been assigned. At this time, the subject tract will remain in the ETJ as it does not abut City limits and cannot be annexed.

Compliance with the Preliminary Plat: The Final Plat conforms to the Preliminary Plat (PP2301-002) approved by the Planning and Zoning Commission on March 1, 2023.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was not required for the subject tract. The subject tract has frontage along County Road 110 and US Highway 79. All driveway locations will be subject to Williamson County approval at the time of development.

Water and Wastewater Service: Water service will be provided by Jonah Water Special Utility District via a connection to a 12-inch waterline along CR 110. Wastewater service will be provided by the City of Round Rock via a public wastewater extension along US Hwy 79.

Drainage: A flood study (FLOOD2211-0001) was approved on December 6, 2022. Final detention facilities will be subject to Williamson County approval at the time of development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation, update date of Planning and Zoning Commission Review to October 18, 2023.

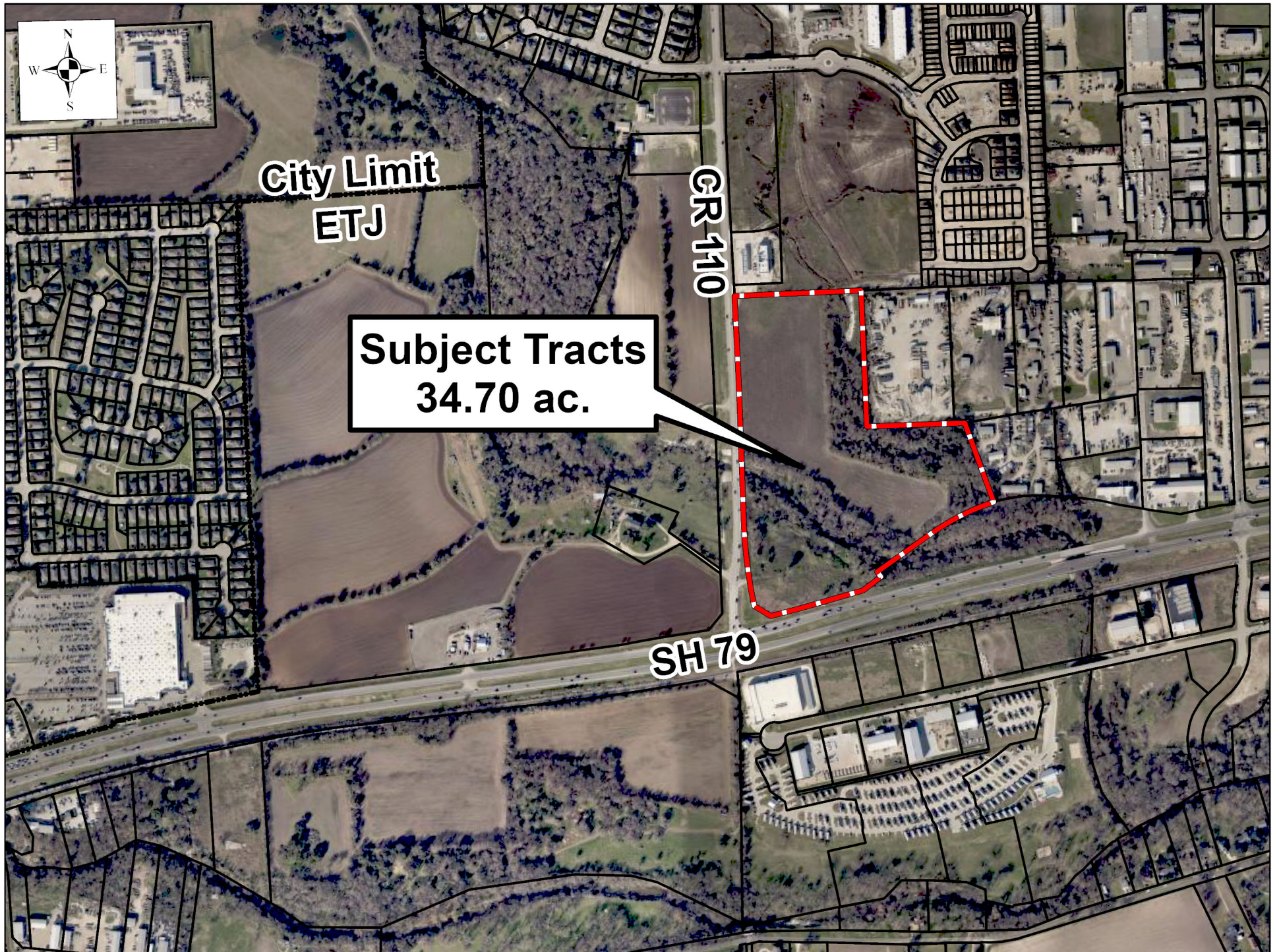


**City Limit
ETJ**

**Subject Tracts
34.70 ac.**

CR 110

SH 79



SEE PAGE 1

(4.4 ACRES)
IRONHORSE LEASING LLC
DOCUMENT No. 2009019650
O.P.R.W.C.Tx

(2.9 ACRES)
BEVERLY J & BILL GORDON
VOLUME 769 PAGE 107
D.R.W.C.Tx

(132.2 ACRES)
BEVERLY JOHNSON GORDON
DOCUMENT No. 1998035986
O.R.W.C.Tx

SCALE IN FEET
100 0 0 200
SCALE: 1"=100'



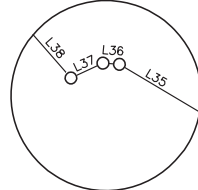
C.R. 110
(VARIABLE WIDTH R.O.W.)

LOT 1
BLOCK A
5.013 ACRES

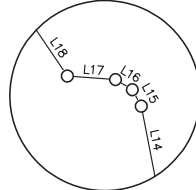
U.S. HIGHWAY 79
(VARIABLE WIDTH R.O.W.)

BENCHMARK
ELEV. 651.69

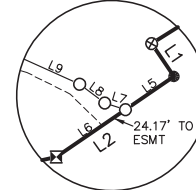
DETAIL A
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



DETAIL C
(NOT TO SCALE)



BENCHMARK AND SURVEY NOTES:
BEARINGS ARE BASED ON THE TEXAS
COORDINATE SYSTEM OF 1983, CENTRAL ZONE
4203. ALL DISTANCES AND COORDINATES ARE
SURFACE VALUES. CSF 1.0001125880.
BM - SET "X" IN CONCRETE LIES S54°15'50"W,
A DISTANCE OF 50.83' FROM THE SOUTHWEST
CORNER OF SUBDIVISION.
ELEVATION 651.69' (TRIMBLE VRS NETWORK,
NAV88, EPOCH 2010, GEOID 12B)

CORR TRACKING #: FP2303-002

SHEET
2
OF 6

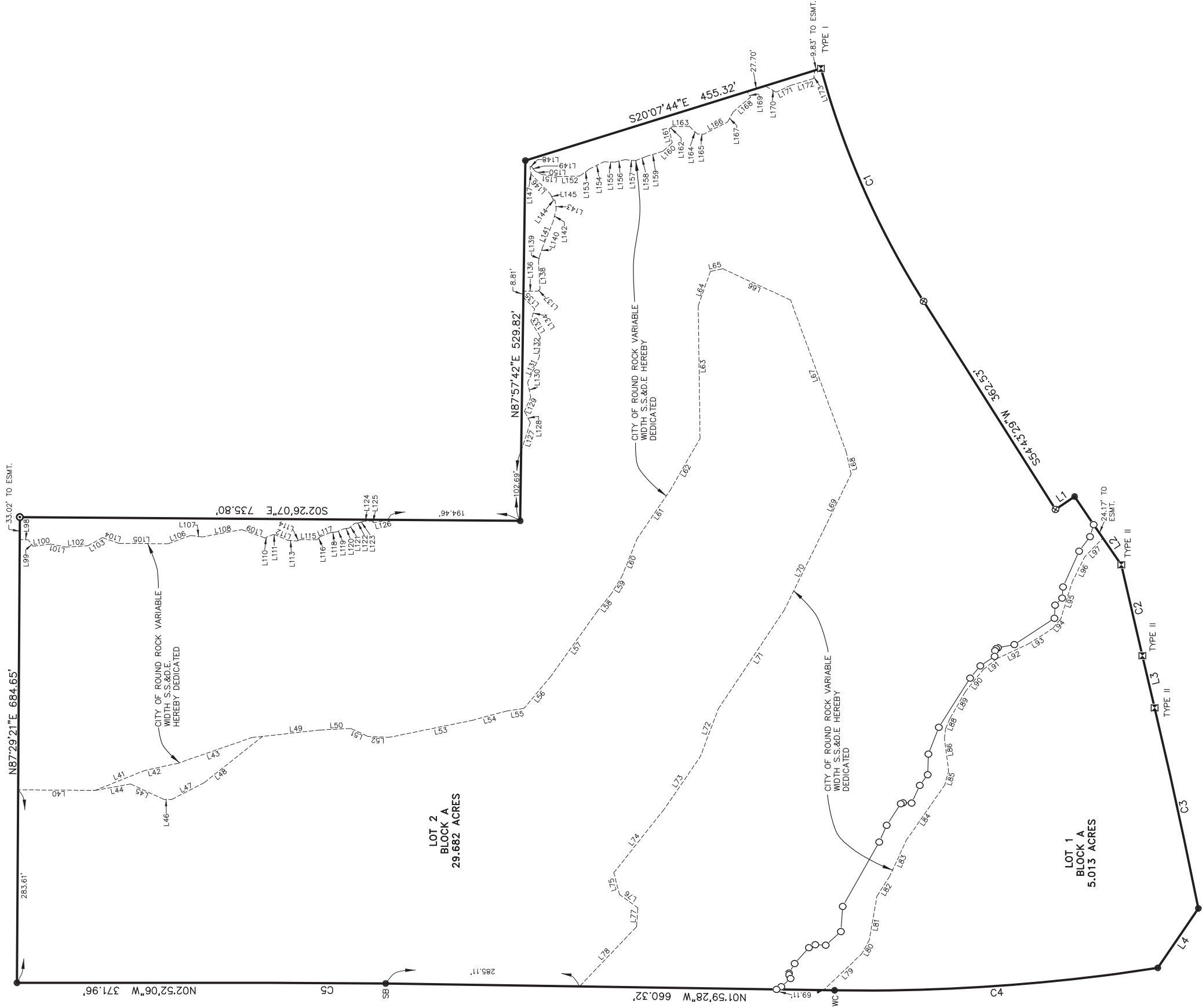
Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2023
Project No.

FINAL PLAT
CR 110 AND US 79
DEVELOPMENT
SUBDIVISION



TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

STORM SEWER & DRAINAGE EASEMENT
DETAIL



CORR TRACKING #: FP2303-002

FINAL PLAT
CR 110 AND US 79
DEVELOPMENT
SUBDIVISION

AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2023
Project No.

SHEET
3
OF
6



PROFESSIONAL
SERVICES, INC.

TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4882
FAX (512) 900-7962

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°15'16"	1245.92'	375.21'	S63°21'06"W	373.79'
C2	0°40'39"	11609.16'	137.26'	S74°04'44"W	137.26'
C3	2°16'04"	7629.71'	302.00'	S74°50'02"W	301.98'
C4	9°46'21"	2797.00'	477.06'	N06°51'12"W	476.49'
C5	0°58'08"	10068.00'	170.27'	N02°32'27"W	170.27'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S37°02'48"E	33.70'	L50	S05°51'10"E	45.22'	L99	S51°28'05"W	11.76'	L148	S02°00'51"E	2.63'
L2	S52°45'07"W	121.45'	L51	S22°22'52"W	27.89'	L100	S09°50'36"E	26.68'	L149	S49°54'54"W	7.38'
L3	S73°50'41"W	78.56'	L52	S00°15'48"E	30.92'	L101	S08°40'55"W	22.75'	L150	S25°03'53"W	11.36'
L4	N58°32'39"W	105.66'	L53	S14°25'06"E	125.79'	L102	S06°46'49"E	32.15'	L151	S04°05'12"W	26.35'
L5	S52°45'07"W	49.82'	L54	S18°13'21"E	50.80'	L103	S31°53'08"E	24.20'	L152	S04°21'37"E	30.17'
L6	S52°45'07"W	71.63'	L55	S11°30'12"E	27.01'	L104	S15°59'35"W	26.27'	L153	S38°27'34"E	18.24'
L7	N75°38'41"W	18.53'	L56	S52°55'13"E	60.13'	L105	S02°38'42"E	72.13'	L154	S29°24'50"E	23.53'
L8	N56°08'31"W	26.62'	L57	S57°20'24"E	118.35'	L106	S23°05'12"E	34.55'	L155	S00°41'50"E	15.90'
L9	N68°26'55"W	57.81'	L58	S54°07'40"E	33.05'	L107	S03°35'42"W	17.87'	L156	S16°05'47"E	15.29'
L10	N88°45'17"W	16.59'	L59	S61°17'08"E	30.49'	L108	S13°25'25"E	59.07'	L157	S02°06'00"W	15.76'
L11	N47°54'12"W	14.49'	L60	S71°00'12"E	59.61'	L109	S17°17'12"W	35.96'	L158	S24°53'18"E	15.41'
L12	N89°16'19"W	19.49'	L61	S58°34'23"E	87.31'	L110	S25°08'29"E	12.54'	L159	S20°00'43"E	26.99'
L13	N36°02'21"W	70.32'	L62	S62°53'40"E	86.82'	L111	S00°12'27"E	3.92'	L160	S45°40'40"E	18.64'
L14	N13°42'17"W	24.46'	L63	N86°20'38"E	195.33'	L112	S20°37'49"W	20.61'	L161	N73°24'07"E	20.49'
L15	N31°51'18"W	3.16'	L64	S73°12'15"E	53.26'	L113	S00°02'23"W	13.42'	L162	S36°30'06"E	6.67'
L16	N62°16'00"W	3.38'	L65	S15°26'56"E	18.46'	L114	S30°27'52"E	4.09'	L163	S03°27'18"E	24.39'
L17	N88°33'01"W	8.18'	L66	S21°52'50"W	109.90'	L115	S02°54'57"E	25.37'	L164	S40°28'55"W	16.54'
L18	N36°56'15"W	25.23'	L67	S66°59'29"W	237.03'	L116	S47°28'47"E	6.27'	L165	S04°41'30"E	9.71'
L19	N53°07'24"W	23.43'	L68	S74°29'43"W	34.05'	L117	S23°34'17"E	16.32'	L166	S29°52'24"E	38.76'
L20	N60°26'44"W	85.86'	L69	N66°43'27"W	88.68'	L118	S09°20'04"E	8.87'	L167	S63°41'38"E	17.58'
L21	N71°37'00"W	42.10'	L70	N66°41'17"W	134.10'	L119	S26°27'33"E	11.99'	L168	S42°53'02"E	32.99'
L22	S89°21'46"W	30.13'	L71	N59°07'32"W	174.31'	L120	S11°13'00"E	7.77'	L169	N54°10'22"E	9.65'
L23	N56°15'25"W	19.63'	L72	N72°08'36"W	75.80'	L121	S41°56'08"E	10.88'	L170	S26°28'15"W	18.63'
L24	N68°17'27"W	28.61'	L73	N58°15'43"W	94.24'	L122	S10°57'40"E	6.08'	L171	S28°07'16"E	23.13'
L25	N00°54'17"W	12.54'	L74	N54°28'44"W	118.35'	L123	S23°33'10"E	6.56'	L172	S19°37'20"E	36.00'
L26	N27°27'18"W	3.85'	L75	S72°55'25"W	32.90'	L124	S03°38'14"E	13.00'	L173	S86°16'13"E	11.63'
L27	N59°46'45"W	37.44'	L76	S33°08'33"W	33.65'	L125	S40°01'59"W	3.72'			
L28	N68°26'46"W	27.18'	L77	N88°59'14"W	27.72'	L126	S14°32'20"E	21.06'			
L29	N63°18'47"W	108.75'	L78	N49°09'45"W	121.53'	L127	S74°59'58"E	43.95'			
L30	N88°37'57"W	37.06'	L79	S46°19'48"E	77.11'	L128	N59°29'38"E	18.68'			
L31	N44°50'44"W	30.02'	L80	S63°35'17"E	23.26'	L129	S68°20'22"E	22.81'			
L32	N00°03'12"W	15.12'	L81	S82°54'39"E	65.77'	L130	N74°26°00"E	22.09'			
L33	N28°01'14"W	10.41'	L82	S60°20'07"E	35.37'	L131	S68°12'49"E	41.24'			
L34	N50°50'08"W	31.40'	L83	S68°09'27"E	58.13'	L132	S89°59'58"E	29.64'			
L35	N62°03'21"W	16.17'	L84	S57°57'56"E	98.39'	L133	N56°10'16"E	27.15'			
L36	N89°05'44"W	2.80'	L85	S77°01'13"E	21.28'	L134	S75°20'25"E	18.95'			
L37	S62°33'59"W	6.08'	L86	N79°50'26"E	49.35'	L135	N43°03'51"E	23.84'			
L38	N43°43'03"W	18.20'	L87	S85°28'35"E	13.57'	L136	S02°21'17"E	21.07'			
L39	N32°25'34"W	8.12'	L88	S69°39'21"E	16.12'	L137	S47°38'12"E	4.55'			
L40	S02°30'39"E	113.62'	L89	S63°02'39"E	46.18'	L138	N83°59'01"E	40.68'			
L41	S24°50'35"E	77.81'	L90	S53°51'28"E	41.63'	L139	S81°07'04"E	8.52'			
L42	S15°01'17"E	49.19'	L91	S41°11'36"E	25.34'	L140	S73°34'24"E	12.43'			
L43	S21°59'42"E	116.20'	L92	S28°03'33"E	52.57'	L141	S70°50'29"E	40.97'			
L44	S13°11'48"E	52.40'	L93	S35°35'18"E	41.26'	L142	S78°14'18"E	19.43'			
L45	S21°53'54"W	54.08'	L94	S52°50'21"E	17.98'	L143	N79°42'26"E	12.85'			
L46	S01°24'36"E	11.08'	L95	S75°27'26"E	57.23'	L144	N29°14'53"E	3.88'			
L47	S30°12'14"E	55.05'	L96	S66°32'27"E	41.09'	L145	N60°54'43"E	8.43'			
L48	S41°16'31"E	108.79'	L97	S48°20'38"E	38.41'	L146	N42°49'35"E	40.00'			
L49	S09°15'56"E	100.84'	L98	S01°19'50"E	12.68'	L147	N75°47'48"E	11.61'			

FIELD NOTE DESCRIPTION – 34.695 ACRES

BEING A 34.695 ACRE TRACT OF LAND, LOCATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS AND BEING THE REMAINDER OF A CALLED 26.456 ACRE TRACT DESCRIBED AS "TRACT 1", A CALLED 7.145 ACRE TRACT DESCRIBED AS "TRACT 2" AND A CALLED 5.031 ACRE TRACT DESCRIBED AS "TRACT 3", IN A WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 2565, PAGE 876 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 34.695 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BLOUDNS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY ROW" (N:10168601.34', E:3156740.48') FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110, THE EAST LINE OF A CALLED 2.883 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2017018467 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110, ALSO BEING THE EAST LINE OF SAID 2.883 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2797.00 FEET, AN ARC LENGTH OF 477.06 FEET, A DELTA ANGLE OF 009°46'21" AND A CHORD BEARS, N 06°51'12" W, A DISTANCE OF 476.49 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY ROW" FOR A POINT OF NON-TANGENCY,
- N 01°59'28" W, A DISTANCE OF 660.32 FEET TO A 1/2" IRON ROD WITH CAP MARKED "STEGAR BIZZELL" FOR A POINT OF CURVATURE,
- WITH A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,068.00 FEET, AN ARC LENGTH OF 170.27 FEET, A DELTA ANGLE OF 000°58'08" AND A CHORD BEARS, N 02°32'27" W, A DISTANCE OF 170.27 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF NON-TANGENCY, AND
- N 02°52'06" W, A DISTANCE OF 371.96 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 5, BLOCK A OF THE SIENA SOUTH SUBDIVISION OF RECORD IN DOCUMENT NO. 2020099820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE NORTH LINE OF SAID 28.456 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: N 87°29'21" E, DEPARTING SAID RIGHT-OF-WAY LINE AND WITH THE COMMON LINE BETWEEN SAID LOT 5 AND THE NORTH LINE OF SAID 26.456 ACRE TRACT, A DISTANCE OF 684.65 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF A CALLED 8.0 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2007104011 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN,

THENCE: WITH THE COMMON LINES BETWEEN SAID 26.456 ACRE TRACT AND SAID 8.0 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 02°26'07" E, A DISTANCE OF 735.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 8.0 ACRE TRACT, AN INTERIOR CORNER OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, AND
- N 87°57'42" E, A DISTANCE OF 529.82 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF A CALLED 4.39 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2009019650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EASTERLY MOST NORTHEAST CORNER OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 20°07'44" E, WITH THE COMMON LINE BETWEEN SAID 4.39 ACRE TRACT AND SAID 26.456 ACRE TRACT, A DISTANCE OF 455.32 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 1, RIGHT-OF-WAY MONUMENT, IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, AT THE SOUTHWEST CORNER OF SAID 4.39 ACRE TRACT, FOR THE SOUTHEAST CORNER AND A POINT OF CURVATURE OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, THE FOLLOWING EIGHT (8) COURSES:

- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1245.92 FEET, AN ARC OF 375.21 FEET, A DELTA ANGLE OF 017°15'16" AND A CHORD BEARS, S 63°21'06" W, A DISTANCE OF 373.79 FEET TO A POINT OF TANGENCY;
- S 54°43'29" W, A DISTANCE OF 362.53 FEET TO A POINT FOR CORNER,
- S 37°02'48" E, A DISTANCE OF 33.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,
- S 52°45'07" W, A DISTANCE OF 121.45 FEET TO A TXDOT, TYPE II, RIGHT-OF-WAY MONUMENT FOUND FOR A POINT OF CURVATURE,
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,609.16 FEET, AN ARC LENGTH OF 137.26 FEET, A DELTA ANGLE OF 000°40'39" AND A CHORD BEARS, S 74°04'44" W, A DISTANCE OF 137.26 FEET TO A TXDOT, TYPE II, RIGHT-OF-WAY MONUMENT FOUND FOR A POINT OF TANGENCY,
- S 73°50'41" W, A DISTANCE OF 78.56 FEET TO A TXDOT, TYPE II, RIGHT-OF-WAY MONUMENT FOUND FOR A POINT OF CURVATURE,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 7,629.71 FEET, AN ARC LENGTH OF 302.00 FEET, A DELTA ANGLE OF 002°16'04" AND A CHORD BEARS, S 74°50'02" W, A DISTANCE OF 301.98 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST END OF A CUTBACK AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 110 AND FOR A SOUTHWESTERLY CORNER OF THE TRACT HEREIN, AND
- N 58°32'39" W, WITH SAID CUTBACK, A DISTANCE OF 105.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.695 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

NOTE: THE BASIS OF BEARINGS WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT. FIELD WORK PERFORMED IN JULY, 2022.

CORR TRACKING #: FP2303-002



360 PROFESSIONAL SERVICES, INC.

TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

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:
(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;

(C) 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 A S 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;

(D) 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;

(E) 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;

(F) 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:

(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.

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, 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.

PLAT NOTES:

- 1) A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- 2) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 3) A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 4) NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- 5) A PORTION OF THIS TRACT IS ENCROACHED 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 6) THIS PLAT CONFORMS TO THE CONCEPT PLAN (CP2211-001) APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR.
- 7) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 8) THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 9) ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 10) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY 360 PROFESSIONAL SERVICES, INC., DATED DECEMBER 5, 2022.
- 11) A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 12) ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 13) UNTIL SUCH TIME THAT THIS SUBDIVISION IS ANNEXED INTO THE CITY OF ROUND ROCK, THE BUILDING SETBACK SHALL BE 50' FROM THE EDGE OF RIGHT OF WAY.
- 14) A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 1 AND 2, BLOCK A PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- 15) FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
- 16) THE TEMPORARY DRAINAGE EASEMENT SHOWN HEREON SHALL BE DEDICATED WITH A PERMANENT DRAINAGE EASEMENT AT THE TIME OF ISSUANCE OF A SITE DEVELOPMENT PERMIT (WILCO FLOODPLAIN DEVELOPMENT OR CERTIFICATE OF COMPLIANCE).
- 17) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

CORR TRACKING #: FP2303-002

SHEET 5 OF 6	Scale: AS SHOWN	<div>FINAL PLAT</div> <div>CR 110 AND US 79</div> <div>DEVELOPMENT</div> <div>SUBDIVISION</div>	<div><div>360 PROFESSIONAL SERVICES, INC.</div><div>TEXAS REGISTRATION F4932 P.O. BOX 3639 CEDAR PARK, TEXAS 78630 PHONE (512) 354-4682 FAX (512) 900-7962</div></div>
	Designed by:		
	Drawn by:		
	Checked by:		
	Date: SEPTEMBER 2023		
	Project No.		

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT GRANT KAISER a/k/a DAVID GRANT KAISER, ALO;NG WITH MARK KAISER, AS THE OWNERS OF THAT CERTAIN 34.695 ACRE TRACT OF LAND, BEING THE REMAINDER PART OF A CALLED 26.456 ACRE TRACT DESCRIBED AS "TRACT 1", A CALLED 7.145 ACRE TRACT DESCRIBED AS "TRACT 2" AND A CALLED 5.031 ACRE TRACT DESCRIBED AS "TRACT 3", RECORDED IN VOLUME 2565, PAGE 876 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS CR 110 AND US 79 DEVELOPMENT SUBDIVISION.

GRANT KAISER, a/k/a DAVID GRANT KAISER
OWNER

MARK KAISER,
OWNER

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, A.D. BY GRANT KAISER, a/k/a DAVID GRANT KAISER, OWNER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, A.D. BY MARK KAISER, OWNER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT I, KYLE L. PRESSLER, 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 THE SURVEY RELATED PORTIONS OF CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

Kyle L. Pressler 9/18/2023
KYLE L. PRESSLER, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
FIRM NO. F-1002400



STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT I, SCOTT J. FOSTER, 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 ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

SCOTT J. FOSTER, PE. 9/18/2023 DATE
REGISTERED PROFESSIONAL ENGINEER NO. 84652
360 PROFESSIONAL SERVICES
P.O. BOX 3639
CEDAR PARK, TEXAS, 78630
FIRM NO. 4932



BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE NAME IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE ENGINEER OR SURVEYOR, I FIND THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THE PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

APPROVED THIS THE ____ 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 EXTRATERRITORIAAL JURISDICTION OF THE CITY OF ROUND ROCK.

ROB WENDT, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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 THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER _____.

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

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY _____ DEPUTY

CORR TRACKING #: FP2303-002

SHEET
6
OF 6

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: FEBRUARY 2023
Project No.

FINAL PLAT
CR 110 AND US 79
DEVELOPMENT
SUBDIVISION



360 PROFESSIONAL
SERVICES, INC.

TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

**301 Chisholm Trail FLUM Amendment
CPF23-00006**

HISTORY: The site was zoned PUD 18 in 1994. An emergency care Veterinary Hospital is on site. The Round Rock 2030 Comprehensive Plan designates the majority of the site as Open Space. A small area to the north is designated as Commercial.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd.

STAFF REVIEW AND ANALYSIS:

Request: The applicant requests to amend approximately 9.40 acres on the Future Land Use map from Open Space to Commercial.

Comprehensive Plan: The FLUM (Future Land Use Map) of the Comprehensive Plan 2030 designates this site as both Commercial and Open Space. In this case, the subject tract is currently developed as a PUD with commercial use. Open space was likely assigned to the FLUM due to its proximity to flood plain. All proposed development within the city is required to comply with local and federal flood plain regulations, and it is not necessary to designate those regulated areas as open space on the comprehensive plan.

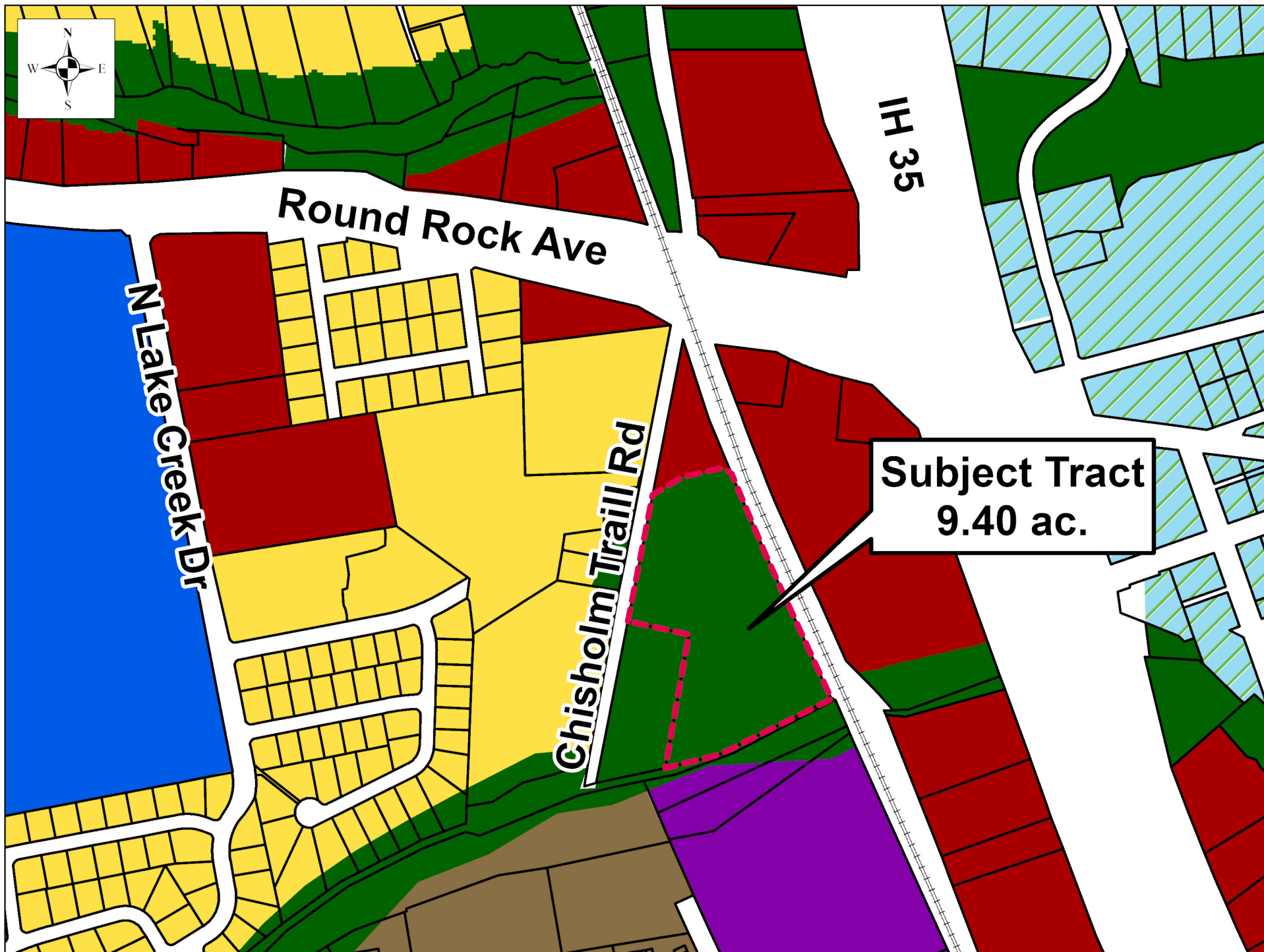
Amendment Policies: According to the Comprehensive Plan 2030, Commercial land use location criteria are:

1. At the intersection of two arterial roadways or an arterial/major collector; or
2. At an extension of an established commercial area that does not conflict with adjacent residential uses.
3. Some uses are appropriate only when located on property with highway frontage.

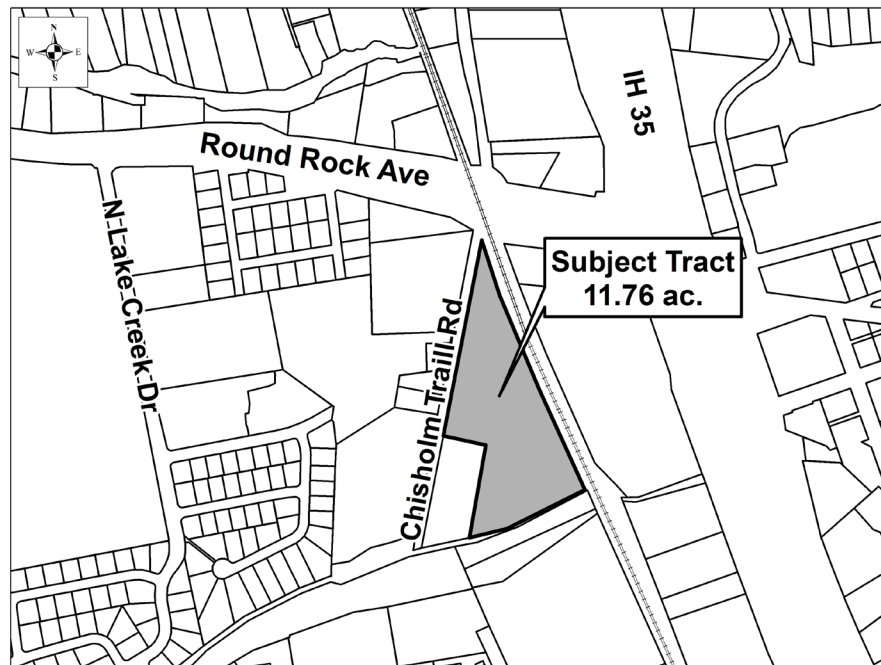
The site doesn't meet the first criteria regarding intersections because Chisholm Trail is considered a local street. However, it does meet the second criteria since the site is located at an extension of an established commercial area that does not conflict with adjacent residential uses. Existing PUD 18 modified the comprehensive plan in 1994 by allowing commercial development (mini-golf center with accessory uses). Additionally, an existing commercial shopping center to the east has been in place for decades. This justifies the change, because only one of the three location criteria must be met. The proposed amendment to the Commercial land use designation provides opportunities for additional commercial development in an already established commercial area. Additionally, amendments to the plan should consider several factors, including changing market conditions. Designating the entire tract to the Commercial land use designation will facilitate a rezone to accommodate a wider range of commercial uses.

RECOMMENDED MOTION:

Staff recommends approval of the FLUM (Future Land Use Map) amendment from Open Space to Commercial.



**301 Chisholm Trail
REZONING ZON23-00009**



CASE PLANNER: Alice Guajardo

REQUEST: The request is to rezone 11.76 acres from PUD 18 to C-1a (General Commercial - Limited)

ZONING AT TIME OF APPLICATION: PUD 18 – Veterinary Clinic

DESCRIPTION: 11.76 acres out of the J.M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Central Texas Veterinary Hospital

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial and Open Space

ADJACENT LAND USE:

North: ROW – Intersection of Round Rock Ave and Chisholm Trail Rd
 South: SF2 – Good Hope Baptist Church
 East: ROW - Georgetown Railroad
 West: ROW – Chisholm Trail Rd

PROPOSED LAND USE: Commercial

TOTAL ACREAGE: 11.76

Owner:
 Round Rock Veterinary Specialty
 Group, LLC
 Stephanie Kerpsack
 8225 Young Ln.
 Austin, TX 78737

Applicant:
 Round Rock Veterinary Specialty
 Group, LLC
 Stephanie Kerpsack
 8225 Young Ln.
 Austin, TX 78737

Developer:
 n/a

**301 Chisholm Trail
REZONING ZON23-00009**

HISTORY: The site was zoned PUD 18 in 1994. An emergency care Veterinary Hospital is on site. The Round Rock 2030 Comprehensive Plan designates the majority of the site as Open Space. A small area to the north is designated as Commercial.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The FLUM (Future Land Use Map) of the comprehensive plan designates the subject tract as a mix of Commercial and Open Space. A land use plan amendment to change the Open Space portion to the Commercial land use designation is being considered as a separate agenda item (F.4). The entire subject tract is currently zoned PUD 18. The PUD allows for a Veterinary Clinic/Animal Hospital.

Traffic, Access and Roads: A Traffic Impact Analysis is not required for this development, and any roadway Impact fees required will be collected at the time of building permit application.

C-1a District: The purpose of the C-1a zoning district is to establish and preserve areas of medium intensity land use primarily devoted to commercial activities. The C-1a zoning district allows grocery stores, restaurants, hotels, pharmacies and other retail establishments, and offices. Development standards include:

- Maximum building height of 5-stories.
- A 15-foot building setback is required from street (ROW)
- A 40-foot building setback is required when the site is adjacent to single family when a masonry fence is used.
- A 50-foot building setback is required when the site is adjacent to single family when a precast concrete panel fence is used.

Request: The request to rezone from PUD 18 to C-1a (General Commercial – limited) will accommodate future commercial development, thus providing the property owners with more flexibility for their property. The subject tract has been zoned PUD 18 since 1994 with a Veterinary Hospital.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from PUD 18 to the C-1a (General Commercial - Limited) zoning district.



Round Rock Ave

N Lake Creek Dr

Chisholm Trail Rd

IH 35

Subject Tract
11.76 ac.

