



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 Scott Huckabay
Commissioner Amir Memic
Commissioner Wallis Meshier
Commissioner Richard Pumphrey

Wednesday, October 16, 2024

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. APPROVAL OF MINUTES:

- E.1 Consider approval of the minutes for the September 18, 2024, Planning and Zoning Commission meeting.

F. ZONING:

- F.1 Consider public testimony regarding, and a recommendation concerning the request filed by The Drenner Group, on behalf of the property Owner, Chisholm Trail Developers Venture Ltd., for the rezoning of 57.15 acres of land from C-1 (General Commercial) zoning district to a Planned Unit Development (PUD) to be known as Chisholm Round Rock PUD, generally located on the east side of Chisholm Trail Rd and south of Old Settlers Blvd. Case No. PUD24-00007

G. STAFF REPORT:

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

L. 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 10th day of October 2024, at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Ann Franklin, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, September 18, 2024

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, September 18, 2024, 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 7 - Chairman Rob Wendt
Vice Chair J. Hollis Bone
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Wallis Meshier
Commissioner Amir Memic

Absent 2 - Alternate Vice Chair Casey Clawson
Commissioner Richard Pumphrey

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. APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the June 26, 2024, Planning and Zoning Commission meeting.

A motion was made by Commissioner Emmerson, seconded by Commissioner Huckabay, to approve the meeting minutes. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Meshier
Commissioner Memic

Nay: 0

Absent: 2 - Alternate Vice Chair Clawson
Commissioner Pumphrey

F. ZONING:

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by Lupine Development & Consulting LLC, on behalf of the property Owner, Han Tran, for the amendment of the Round Rock 2030 Comprehensive Plan to designate approximately 1.55 acres of land for Mixed-Use, generally located north of E Old Settlers Blvd and East of Fairview Dr. Case No. CPF24-00001

Alice Guajardo, Senior Planner, made the staff presentation.

The Applicant was available to answer questions.

The following citizens spoke during the public hearing:

- 1) Karen K Choate, 20 Fairview Dr, Round Rock, Tx 78665*
- 2) De Leon, Raymond, 701 Fairview Dr, Round Rock, Tx 78665*
- 3) Durvasula, Srinivas, 7 Fairview Dr, Round Rock, Tx 78665*
- 4) Auksel, Jeffrey, 4 Fairview Dr, Round Rock, Tx 78665*
- 5) Rasoul Poursmaeili, 5 Fairview Dr, Round Rock, Tx 78665*

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

Aye: 7 - Chairman Wendt
Vice Chair Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Meshier
Commissioner Memic

Nay: 0

Absent: 2 - Alternate Vice Chair Clawson
Commissioner Pumphrey

- F.2** Consider public testimony regarding, and a recommendation concerning the request filed by Lupine Development & Consulting LLC, on behalf of the property Owner, Han Tran, for the original zoning of approximately 1.55 acres of land to the MU-R (Mixed-Use Redevelopment and Small Lot) district, generally located north of E Old Settlers Blvd and East of Fairview Dr. Case No. ZON24-00006

Alice Guajardo, Senior Planner, made the staff presentation.

The Applicant was available to answer questions.

The following citizens spoke during the public hearing:

1) Karen K Choate, 20 Fairview Dr, Round Rock, Tx 78665

2) Durvasula, Srinivas, 7 Fairview Dr, Round Rock, Tx 78665

A motion was made by Commissioner Emerson, seconded by Commissioner Huckabay, to recommend for City Council approval. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Meshier
Commissioner Memic

Nay: 0

Absent: 2 - Alternate Vice Chair Clawson
Commissioner Pumphrey

G. CODE AMENDMENTS

- G.1** Consider public testimony regarding, and a recommendation concerning the proposed amendments to the Code of Ordinances City of Round Rock, Texas, 2018, Part III - Zoning and Development Code, to combine the Utilities and Environmental Services Department and the Transportation Department into a single Public Works Department. Case No. TAM24-00002

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

Aye: 7 - Chairman Wendt
Vice Chair Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Meshier
Commissioner Memic

Nay: 0

Absent: 2 - Alternate Vice Chair Clawson
Commissioner Pumphrey

H. STAFF REPORT:

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

Bradley Dushkin, Planning and Development Services Director, made the staff presentation.

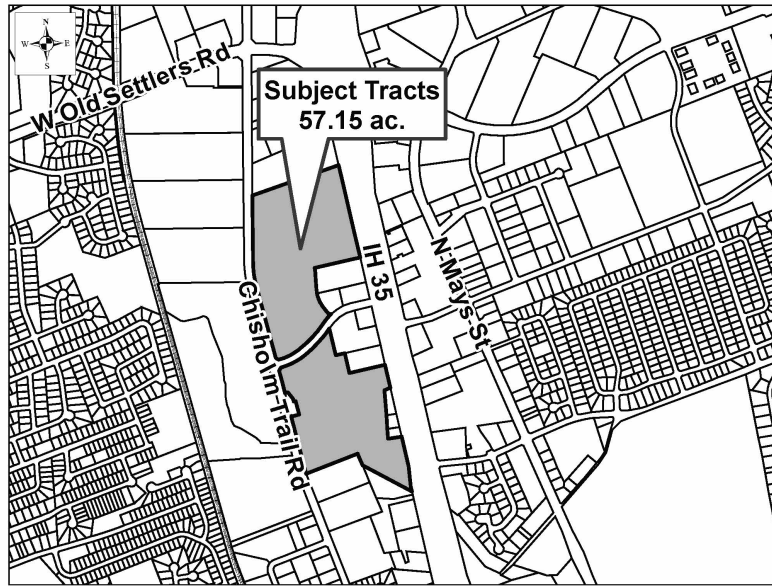
I. ADJOURNMENT

There being no further business, Chairman Wendt adjourned the meeting at 6:58 PM.

Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison

**Chisholm Round Rock Planned Unit Development
PUD PUD24-00007**



CASE PLANNER: Lindsay Darden

REQUEST: Rezoning request for a Planned Unit Development (PUD).

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

DESCRIPTION: 57.15 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF THE PROPERTY: Vacant

COMPREHENSIVE PLAN LAND DESIGNATION: Commercial

ADJACENT LAND USE:

North: PUD #126 (Round Rock Lofts)

South: Commercial; PUD #43 (MKR Subdivision)

East: Commercial; IH 35

West: Chisholm Trail Road

PROPOSED LAND USE: Data Center, Electric Substation, Commercial, Light Industrial Office/Warehouse

TOTAL ACREAGE: 57.15

Owner:	Developer:	Applicant:
Chisholm Trail Developers Venture Ltd	Chisholm Trail Developers Venture Ltd	Amanda Swor
Revantage Property Tax Dept PO	Revantage Property Tax Dept PO	2705 Bee Cave Road, Suite 100
Box A3879 Chicago IL 6	Box A3879 Chicago IL 6	Austin, TX 78746

**Chisholm Round Rock Planned Unit Development
PUD PUD24-00007**

HISTORY: The 57.15 acre subject property is comprised of two parcels, currently zoned C-1 (General Commercial), and is part of the Chisholm Tech Center Subdivision.

DATE OF REVIEW: October 16, 2024

LOCATION: East side of Chisholm Trail Rd and south of Old Settlers Blvd

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The 2030 Future Land Use Map (FLUM) designates the property for commercial use. Data center is not a use that is defined in the City's Code and there are recent precedents for permitting such use, and the accessory uses that support a data center such as electric substation, with a PUD in commercial zoning districts. Although currently zoned C-1 (General Commercial) which allows the widest variety of commercial uses, the PUD would amend the base zoning district to C-1a (General Commercial Limited) to limit the potential allowable uses for the site. The proposed PUD complies with the location criteria of the Round Rock 2030 Comprehensive Plan for commercial development.

The subject property is situated and has frontage along Interstate Highway 35 (IH-35) and is part of the Chisholm Tech Center Subdivision. The Round Rock 2030 Plan addresses the need for the City to adapt to change. An implementation strategy associated with adapting to change mentions consideration for land uses related to modernization of communications infrastructure and ensuring the accommodation of more advanced networks. Data centers play an integral role in cloud based storage of data since hard copy data storage is becoming obsolete.

Traffic, Access and Roads: The PUD has proposed access along IH-35, Chisholm Trail Road, and Chisholm Parkway. The exact location of driveways will be determined during site development permit review, in accordance with city standards. The project will be subject to the Roadway Impact Fee regulations at the time of the building permit.

Proposed PUD:

The PUD proposes three parcel areas as depicted on the PUD and listed below:

Location	Proposed Use
Parcel Area 1	Data Center or C-1a
Parcel Area 2	Electric Substation or C-1a
Parcel Area 3	Office/Warehouse and/or C-1a

The base zoning district for the PUD is the C-1a (General Commercial - Limited) zoning district allows for uses that are more limited than those permitted by the existing C-1 (General Commercial) zoning district. If Parcel Areas 1 and 2 do not develop as data center

**Chisholm Round Rock Planned Unit Development
PUD PUD24-00007**

and electric substation uses, these areas may develop in conformance with the permitted uses of the C-1a (General Commercial – Limited) zoning district. Parcel area 3 is proposed to develop in accordance with the C-1a (General Commercial - Limited) zoning district; however, office/warehouse is proposed as an additional permitted use with this PUD.

The data center shall be limited to the height and setback requirements of the C-1a (General Commercial - Limited) zoning district. Building design shall be in accordance with the LI (Light Industrial) zoning district; however, additional design standards for articulation and elevation variation were added to the PUD that will apply to building facades that face IH-35.

Along the north property line of Parcel Area 1, The PUD proposes to provide a compatibility wall/fence adjacent to the multi-family residential development as depicted on the concept plan "Exhibit B". Adjacent to the fence is proposed an eight foot wide landscape buffer consisting of large and medium evergreen trees.

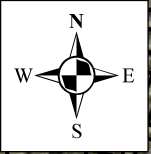
In the event that Parcel Areas 1 and 2 develop to accommodate data center and electric substation uses, additional perimeter fencing/walls and landscape buffers would be required and are depicted on "Exhibit C". In general, walls would be required to enclose and screen the electrical substation, and any proposed mechanical yards associated with the data center. Surrounding the substation, an eight (8) foot wide landscape buffer with densely planted evergreen trees would provide additional screening. Along Chisholm Trail Road and IH-35 an eight (8) foot wide landscape buffer consisting of large and medium trees and shrubs is proposed along the perimeter view fencing.

Monarch Tree Removal:

Parcel Area 2 contains three (3) live oak trees of monarch size which are depicted on the concept plan. With this PUD, the applicant requests removal of the smallest monarch tree (tree #960 – 36" live oak) because the tree is located in the center of the parcel area and would limit the ability to develop a large footprint electric substation to support the data center use. Staff has supported this request due to the applicant's agreement to preserve both of the other two monarch trees on Parcel Area 2 which are significantly larger (tree #963 – 49" live oak and tree #964 – 48" live oak) than Tree #960. To allow for large footprint and/or industrial uses in zoning districts that support such uses, it has been city precedent to allow for removal of one or more monarch trees with mitigation where the majority of monarch trees and/or the largest and oldest monarch trees on a site are preserved. In the event that Parcel Area 2 is developed to accommodate C-1a (General Commercial Limited) use, rather than the electric substation use, tree #960 shall be preserved unless a separate removal request is approved by the City Council.

RECOMMENDED MOTION:

Staff recommends approval of the PUD



W Old Settlers Rd

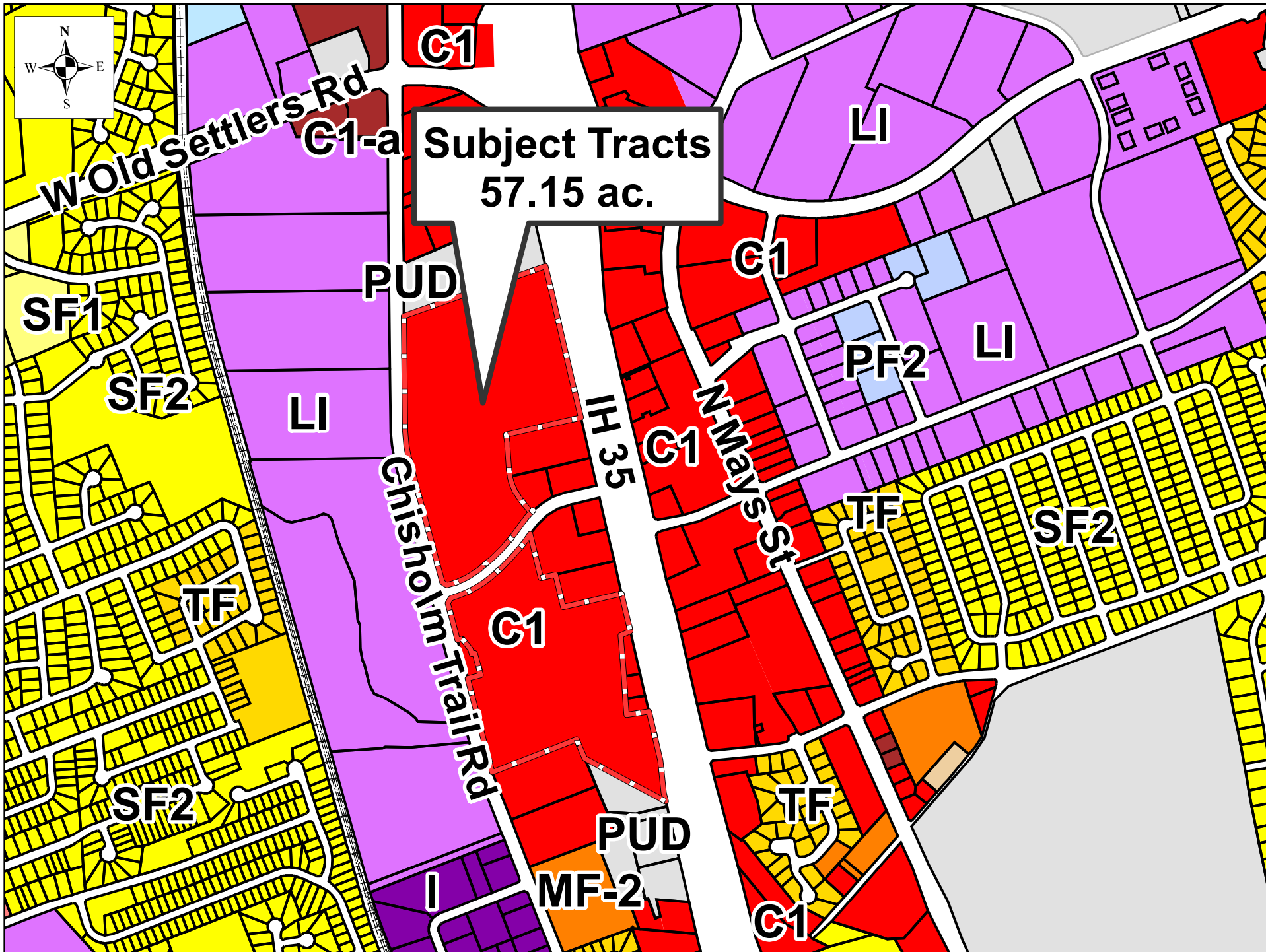
Subject Tracts
57.15 ac.

Chisholm Trail Rd

IH 35

N Mays St





I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this plan unless all provisions pertaining to changes or modifications as stated in section II.13.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation, or other entity violating any conditions or terms of the plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Part III, Article II, Code Of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2 Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3 Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT PLAN

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 57.15 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A", (the "Property").

3. PURPOSE

The purpose of this Plan is to insure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements, (2) is in harmony with the General Plan of the City of Round Rock, Texas, (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 to not 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 and Subdivision Ordinances

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

4.2 Other Ordinances

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

5. CONCEPT PLAN

Exhibit "B" shall serve as the Concept Plan for the project, according to Section 10-26 of the Code.

6. LAND USE AND PERMITTED USES

6.1 Land Uses

The purpose of the Plan is to provide for development on the property as described below and identified in Exhibit “A”.

6.2 Permitted Uses

The following uses are permitted on the Property, as identified by Area on Exhibit “B” (Concept Plan):

A. Parcel Area 1

1. Data Center
2. Uses permitted in the C-1a (General Commercial Limited) zoning district.

B. Parcel Area 2

1. Major Utility – Primary. Electric Substation shall be permitted when established in conjunction with a Data Center Use on Parcel Area 1.
2. Uses permitted in the C-1a (General Commercial Limited) zoning district.

C. Parcel Area 3

1. Uses permitted in the C-1a (General Commercial Limited) zoning district.
2. Office/Warehouse

6.3 Use Definitions

A. Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Code of the City of Round Rock, as amended.

1. Data Center shall be defined as an establishment primarily involved in the compiling, storage, and maintenance of digital documents, records, and other types of information in digital form utilizing a mainframe computer, switches, routers, and other infrastructure critical for technology providers.

7. DEVELOPMENT STANDARDS FOR COMMERCIAL DEVELOPMENT AND OFFICE/WAREHOUSE DEVELOPMENT

- 7.1** Commercial development proposed on Parcel Areas 1-3 shall be in accordance with the development standards of the C1-a (General Commercial Limited) zoning district and the landscape standards of Part III, Chapter 2, Section 8-10 of the Code.
- 7.2** Office/Warehouse development, as permitted on Parcel Area 3, shall be in accordance with the development standards of the C1-a (General Commercial Limited) zoning district and the landscape standards of Part III, Chapter 2, Section 8-10 of the Code.

8. DEVELOPMENT STANDARDS FOR DATA CENTERS AND ELECTRIC SUBSTATION

8.1 Parking Requirements

- A. Where Data Center use is proposed, no minimum parking shall be required.
- B. Where Major Utility - Primary Electric Substation is proposed, no parking shall be required.

8.2 Building Design

- A. Building materials, articulation, and design shall be in accordance with design standards of the Light Industrial (LI) zoning district as specified in Part III, Chapter 2, Section 2-45.
- B. Building articulation facing IH-35. A minimum of three (3) features from the following list shall be incorporated into the building design:
 - 1. Decorative cornices.
 - 2. Concrete masonry unit (CMU) accents.
 - 3. Decorative tile or metal.
 - 4. Awnings.
 - 5. Parapets.
 - 6. Other feature as approved by the Zoning Administrator.
- C. Building elevation variation facing IH-35. The following regulations shall apply to the primary façade and all building elevations facing a public street (right-of-way):
 - 1. Changes in wall planes shall be provided with a minimum depth of twelve (12) inches at intervals of not more than eighty (80) feet.
 - 2. Building elevations shall include a change in color, texture, and/or exterior wall finish material at horizontal intervals of not more than eighty (80) feet.
- D. No overhead doors shall face IH-35.

8.3 Walls and Fences for Data Centers and Electric Substation

Data Center(s) structures shall be entirely contained within a perimeter wall or fence. The following requirements apply to walls and fences proposed for perimeter security and/or screening purposes:

- A. All walls shall provide a finished face to abutting public rights-of-way and all adjacent properties.
- B. Walls shall not conflict with sight visibility triangles at street intersections or obstruct views from adjacent driveways.

- C. Walls shall be constructed of brick, natural stone, precast concrete panel, or architectural concrete masonry units (“CMU”) and have a decorative finish.
- D. Pillars shall be constructed of masonry, steel, or iron.
- E. The minimum height for perimeter or screening walls/fences shall be no less than eight (8) feet. The maximum height for perimeter or screening walls/fences shall be no more than twenty (20) feet.
- F. Ornamental iron or other decorative view-fencing shall be permitted for Data adjacent to open space areas and public rights of way provided that mechanical equipment yards and electric substation are screened with walls meeting the criteria in 8.4.A-E above.

8.4 Landscaping

Where Parcel Areas 1 and 2 are developed for Data Center use and/or Electric Substation use, the following landscaping standard shall apply:

- A. All applicable requirements for landscaping found in Part III, Chapter 2, Section 8-10 of the Code shall apply, with the following exceptions:
 - 1. The interior parking lot landscaping specified in Section 8-10 (f) shall not be required.
 - 2. The parking lot landscape buffers specified in Section 8-10 (g) shall not be required.
 - 3. The foundation treatment specified in Section 8-10 (h) shall not be required.

B. Perimeter Buffers

Landscape buffers that measure at least eight (8) feet wide shall be provided in the locations depicted on Exhibit “B” Concept Plan. Buffers shall be subject to the following planting requirements:

- 1. Buffer Type 1:
 - i. One (1) large tree shall be provided for every fifty (50) linear feet of buffer length, on center. Large trees shall be a minimum caliper of four (4) inches in diameter at time of planting.
 - ii. One (1) medium tree shall be provided for every fifty (50) linear feet of buffer length. Medium trees shall be a minimum caliper of two (2) inches in diameter at time of planting.
 - iii. One (1) large shrub shall be provided for every eight (8) linear feet of buffer length.
 - iv. Trees and shrubs shall not be planted within utility easements.

2. Buffer Type 2:

- i. One (1) large tree shall be provided for every fifty (50) linear feet of buffer length, on center. Large trees shall be a minimum caliper of four (4) inches in diameter at time of planting.
- ii. One (1) medium tree shall be provided for every fifty (50) linear feet of buffer length. Medium trees shall be a minimum caliper of two (2) inches in diameter at time of planting.
- iii. Trees shall be an evergreen species selected from the City Tree Technical Manual.
- iv. Trees shall not be planted within utility easements.

3. Buffer Type 3:

- i. One (1) medium tree shall be provided for every twenty (20) linear feet of buffer length. Medium trees shall be a minimum caliper of two (2) inches in diameter at time of planting.
- ii. Trees shall be an evergreen species selected from the City Tree Technical Manual.
- iii. Trees shall not be planted within utility easements.

8.5 Monarch Tree Removal

1. Parcel Area 2, as depicted on the concept plan, contains three (3) Monarch trees:

Tree # 960	36" Live Oak
Tree # 963	49" Live Oak
Tree # 964	48" Live Oak

In the event that Parcel 2 develops as an Electric Substation (Major Utility - Primary Electric) use, to accommodate the large footprint, Monarch Tree designation for Tree # 960 may be removed without separate City Council request where:

- i. Mitigation is provided through tree replacement and/or payment of tree mitigation fees as required by Section 8-20 of the Code and,
 - ii. Trees # 963 and # 964 are preserved as specified by Section 8-22 of the Code.
2. Development of Parcel Area 2 to accommodate C-1a (General Commercial Limited) uses shall not qualify for removal of Tree # 960 through this PUD.

9. CHANGES TO DEVELOPMENT PLAN

9.1 Minor Changes

- A. The Planning and Development Services Director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. The Planning and Development Services Director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.
- B. Minor amendments shall not include:
1. Changes in land use;
 2. Increases in density, building height, or coverage of the site;
 3. Decreases in setbacks abutting residential land uses and zoning districts;
 4. Decreases in parkland or open space;
 5. Any proposed modification that reduces the quality of the PUD, as determined by the Planning and Development Services Director; or any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result of public testimony during a Planning & Zoning Commission or a City Council hearing.

9.2 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" Legal Description

Exhibit "B" Concept Plan

Exhibit "C" Data Center Screening Plan



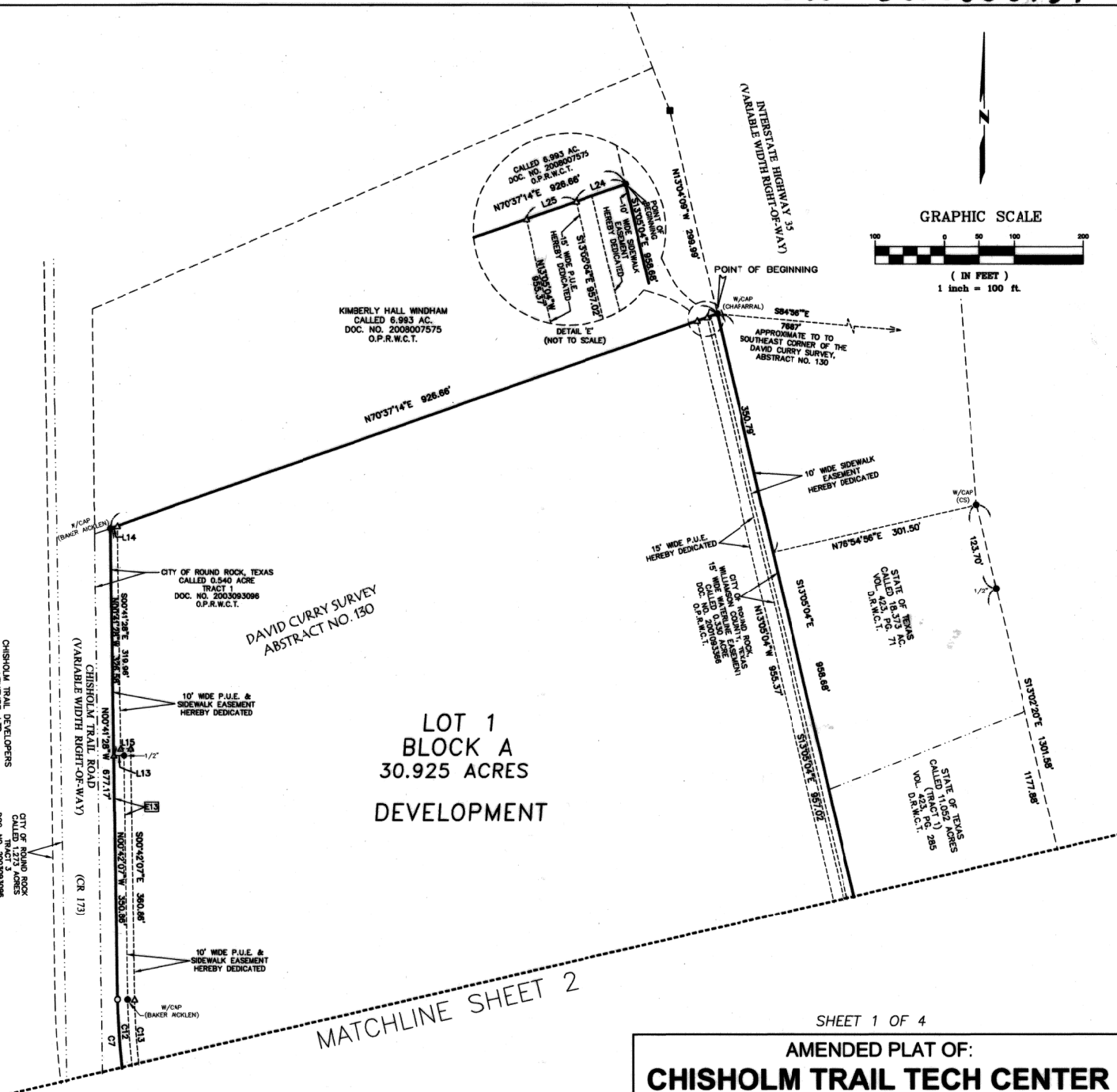
NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

CITY OF ROUND ROCK
CALLED 1.273 ACRES
TRACT 3
DOC. NO. 2003093090
O.P.R.W.C.T.



211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

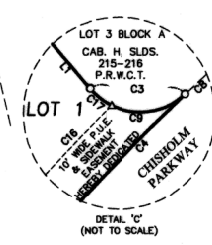
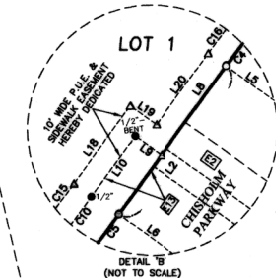
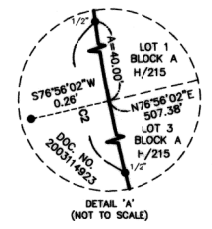
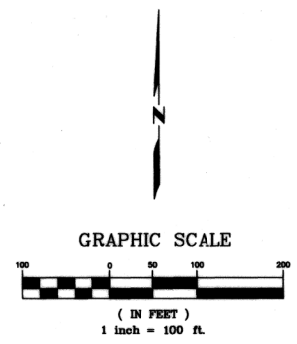


AMENDED PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2

FP2004-005

MATCHLINE SHEET 1

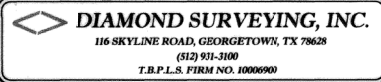
LOT 1 BLOCK A 30.925 ACRES DEVELOPMENT



PROPERTY OWNER DEED INFORMATION	
D4.1	CITY OF ROUND ROCK, TEXAS CALLED 0.0077 ACRE PARCEL 19 PART 1 DOC. NO. 2010084196 O.P.R.W.C.T.
D4.2	CITY OF ROUND ROCK, TEXAS CALLED 0.0069 ACRE PARCEL 19 PART 2 DOC. NO. 2010084196 O.P.R.W.C.T.



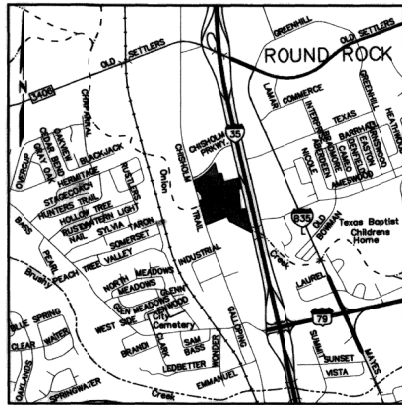
WALTZ & PRETE, INC.
CIVIL ENGINEERS
211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



SHEET 2 OF 4

AMENDED PLAT OF: **CHISHOLM TRAIL TECH CENTER** **SECTION 2**

FP2004-005

VICINITY MAP
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD
C/O HIGHLAND RESOURCES INC
211 E. 7TH ST. STE 709
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFFER, RPLS #5281
DIAMOND SURVEYING, INC
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10006900

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC
211 N. A.W. GRIMES BLVD
ROUND ROCK, TEXAS 78665

SUBMITTAL DATE: MARCH 17, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 15, 2020

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.35'
VERTICAL DATUM: NAVD 88 (GEOID 2012A)
GRID COORDINATES:
N=10165023.87
E=3127386.32

ACREAGE: 26.279

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE: DEVELOPMENT 26.245 ACRES

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.01'
L2	N14°46'53"W	140.03'
L3	S75°46'55"W	19.53'
L4	N14°13'05"W	28.78'
L5	N39°39'14"W	63.73'
L6	S75°15'50"W	29.28'
L7	N14°44'20"W	128.16'
L8	N15°00'29"W	108.43'
L9	N30°00'18"E	36.51'
L10	N47°50'01"E	70.12'
L11	N35°44'42"E	52.23'
L12	N77°19'22"E	94.59'
L13	S86°44'54"W	64.39'
L14	S13°07'08"E	54.89'
L15	N25°02'47"W	5.17'
L16	N20°31'22"W	14.10'
L17	N23°47'48"W	70.73'
L18	N24°18'57"W	24.90'
L19	N20°43'16"W	11.56'
L20	S21°17'01"E	82.10'
L21	S14°46'57"E	86.32'
L23	N35°44'42"E	39.66'
L24	S25°02'47"E	12.00'
L25	N14°56'53"W	19.87'

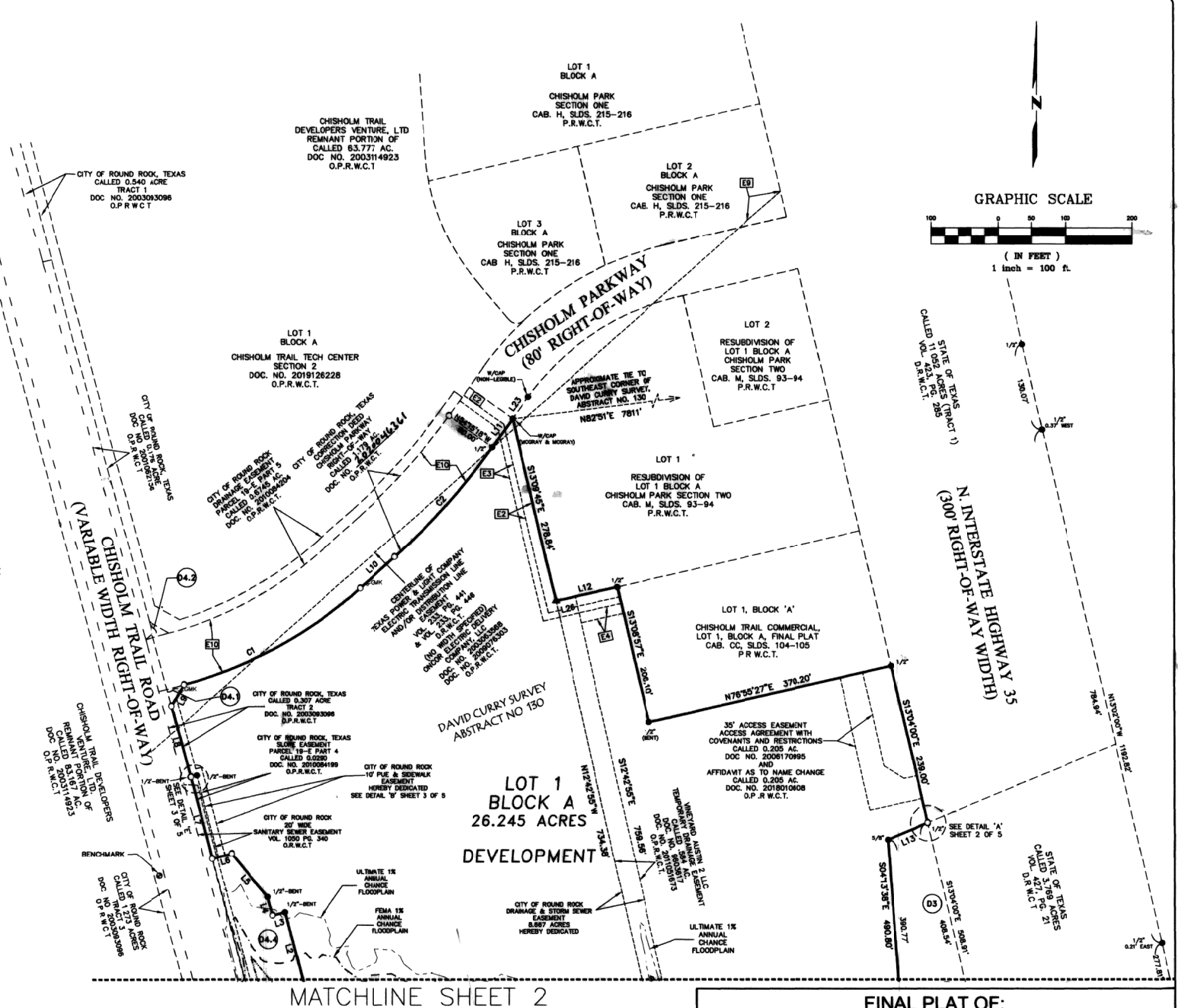


WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD
ROUND ROCK, TX 78665
PH (512) 505-9853
FIRM TX REG #F-10308

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	301.99'	27°02'09"	N61°21'05"E	299.20'
C2	1040.00'	219.42'	12°05'19"	N41°47'22"E	219.02'

SHEET 1 OF 5

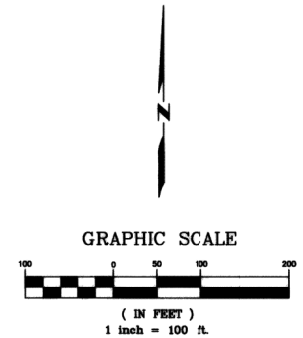


MATCHLINE SHEET 2

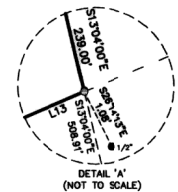
FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3

FP2003-007

DEVELOPMENT
LOT 1
BLOCK A
26.245 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.01'
L2	N14°48'53"W	140.03'
L3	S75°46'55"W	19.53'
L4	N14°1'305"W	28.78'
L5	N39°36'22"W	83.57'
L6	S75°15'50"W	28.28'
L7	N14°44'20"W	128.16'
L8	N15°00'29"W	108.43'
L9	N30°00'18"E	36.51'
L10	N44°50'01"E	70.12'
L11	N38°44'42"W	52.52'
L12	N77°19'22"E	94.58'
L13	S86°44'54"W	64.34'
L14	N13°07'06"E	54.69'
L15	N25°02'47"E	5.17'
L16	N20°31'22"W	14.10'
L17	N23°47'07"E	70.83'
L18	N26°16'37"W	24.90'
L19	N20°43'16"W	11.56'
L20	S21°17'01"E	82.10'
L21	N14°46'57"E	86.32'
L22	N38°44'42"E	36.66'
L23	S29°02'32"E	12.00'
L24	N15°56'33"W	19.87'



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	301.99'	27°02'09"	N61°21'05"E	299.20'
C2	1040.00'	219.42'	12°05'19"	N41°47'22"E	219.02'

FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3

FP2003-007

SHEET 2 OF 5

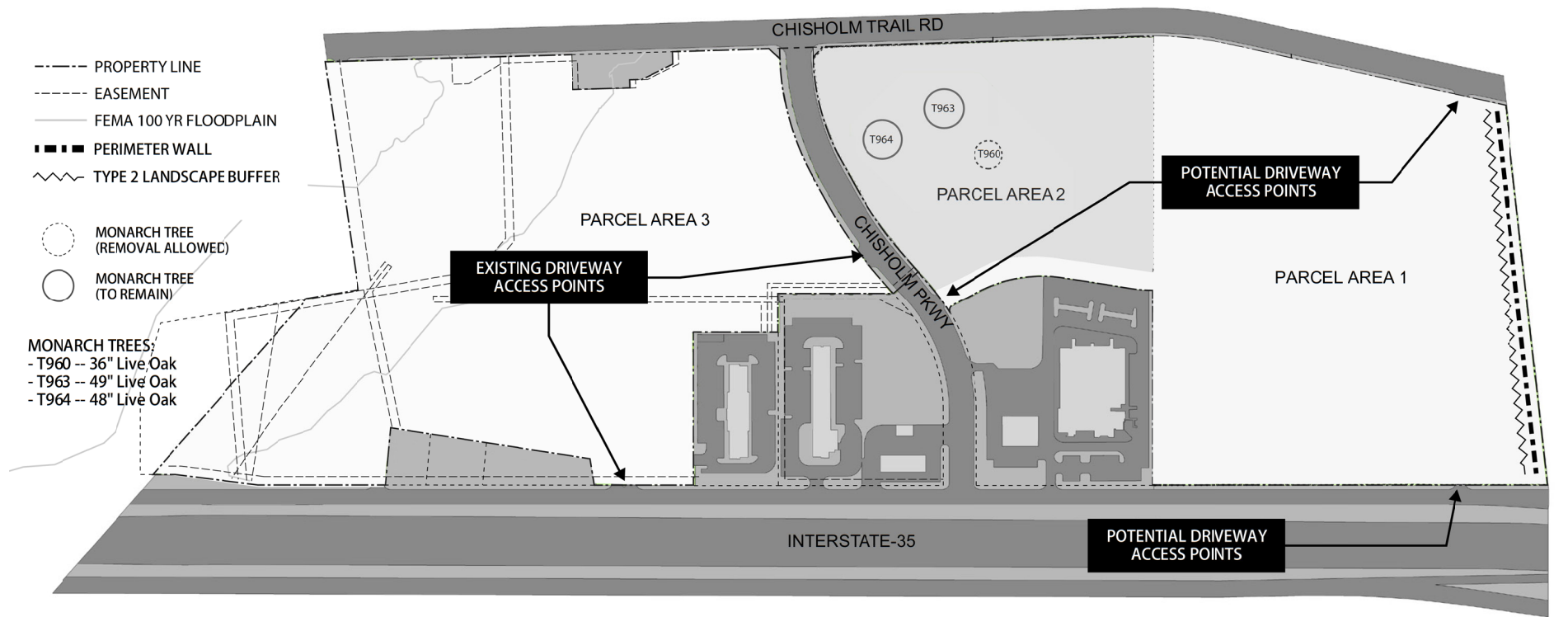


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EXHIBIT "B"

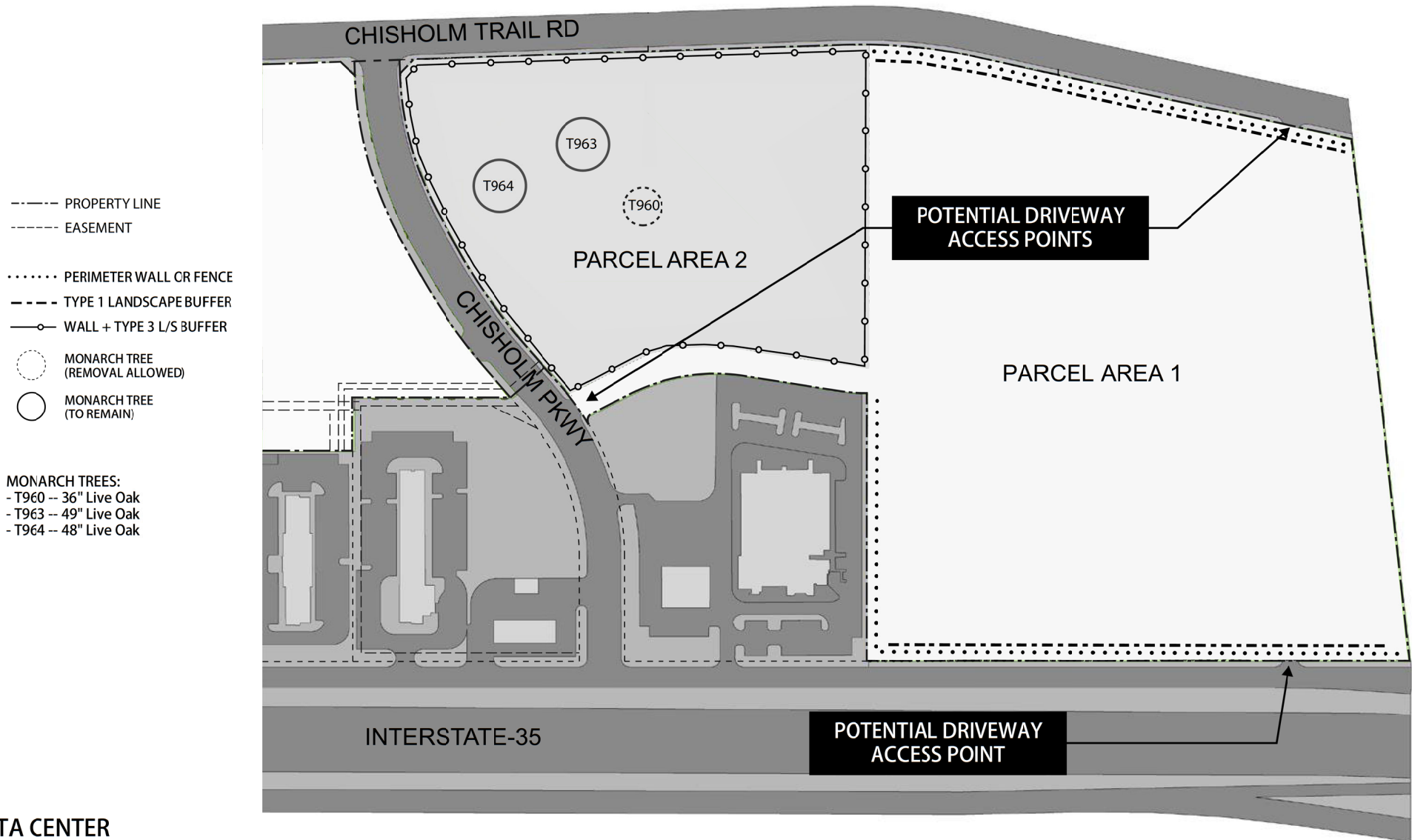


Note: Driveway locations are conceptual and will be finalized at time of site development permit (SDP) in accordance with City standards.

CONCEPT PLAN

ROUND ROCK SITE STUDY

EXHIBIT "C"



DATA CENTER SCREENING PLAN

ROUND ROCK SITE STUDY

Note: Driveway locations are conceptual and will be finalized at time of site development permit (SDP) in accordance with City standards.

Screening wall for electric substation and landscape buffer is conceptual and will be finalized at time of site development permit when footprint of substation is finalized.