



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

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

Wednesday, March 4, 2015

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. CONSENT AGENDA:

C.1 [2015-2293](#) Consider approval of the minutes for the February 18, 2015 Planning and Zoning Commission meeting.

C.2 [2015-2295](#) Consider approval of the Final Plat for Highland Hwy 79 Commercial - Phase 3. Generally located southeast of the intersection of N. A.W. Grimes Blvd. and W. Palm Valley Blvd. Case No. FP1501-005

D. ZONING:

D.1 [2015-2296](#) Consider public testimony and a recommendation to approve the request filed by Taylor Morrison of Texas, Inc., on behalf of the owner, Robinson Land Limited Partnership, to rezone a 37.59 acre tract of land from OF (Office) district to PUD (Planned Unit Development) to be known as Robinson East PUD. Generally located northwest of the intersection of Wyoming Springs Dr. and Round Rock Ave. Case No. ZON1502-002

E. STAFF REPORT:

E.1 [2015-2297](#) Consider an update regarding City Council actions related to Planning and Zoning items.

F. ADJOURNMENT

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

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on this 25th day of February 2015 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 18, 2015 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on February 18, 2015, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present for roll call were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Mike Doss, Commissioner Rene Flores, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, and Veronica Chandler.

C. APPROVAL OF MINUTES:

- C1. Consider approval of the minutes for the February 4, 2015, Planning and Zoning Commission meeting.**

Motion: Motion by Commissioner Flores, second by Vice Chair Bone to approve agenda item C1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D. ZONING:

- D1. Consider public testimony and a recommendation to approve the request filed by Rock & Roe, LLC, to zone a 2.27 acre tract of land to C-1a (General commercial-limited) district. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. ZON1501-002**

Mr. von Rosenberg briefly reviewed the application stating this tract was located in the ETJ. The owner requested voluntary annexation and the C-1a (General commercial-limited) zoning district. Mr. von Rosenberg continued by outlining the allowed and prohibited uses in the C-1a district and stated a TIA (Traffic Impact Analysis) had been deferred until a specific development had been proposed. Staff recommended approval.

The owner's representative, Mr. Tres Howland, with Noble Engineering, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Vice Chair Bone to recommend approval.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E. OTHER BUSINESS:

E1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman noted City Council approved the Green Square Rezoning and North Mays Wine Bar PUD during the February 12 City Council meeting as recommended by the Commission.

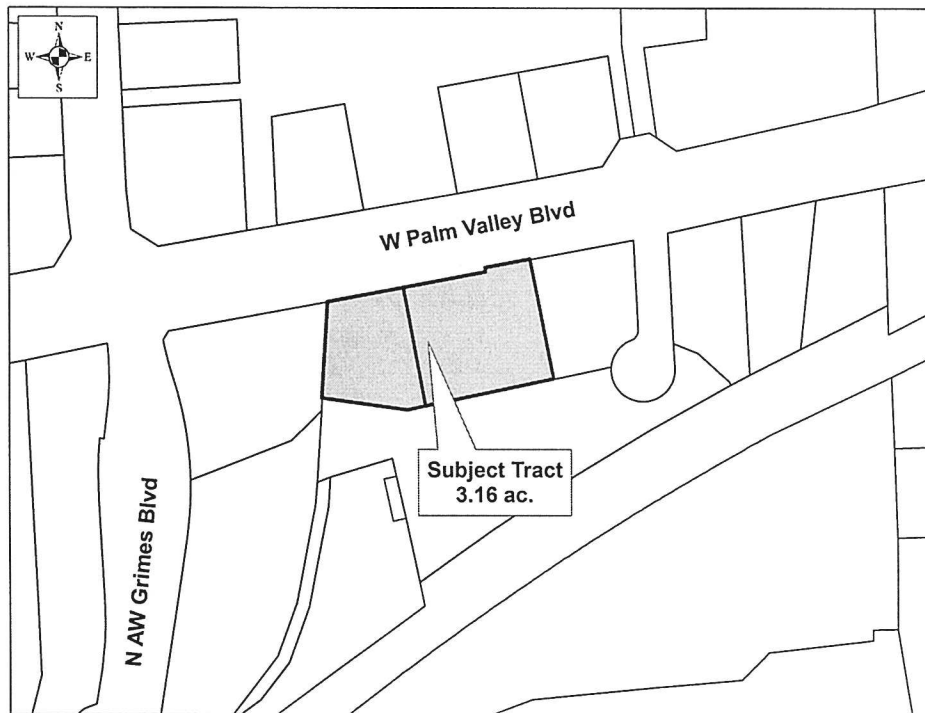
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Highland Hwy 79 Commercial Amended Plat **FINAL PLAT FP1501-005**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Highland Hwy 79 Commercial Amended Plat

ZONING AT TIME OF APPLICATION: C-1, General Commercial

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: East Palm Valley Blvd. ROW and Existing Commercial (zoned C-1 and PUD)

South: Undeveloped (zoned C-1, General Commercial), Existing Residential (zoned C-1, General Commercial), and the Union Pacific railroad

East: Existing bank and gas station (zoned C-1, General Commercial)

West: Undeveloped and Existing Commercial (zoned C-1, General Commercial)

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	3.16
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:		
Other:	0	0.00
TOTALS:	2	3.16

Owner:
 BDC Family Limited Partnership
 Bobby Cox
 5000 Overton Blvd., Ste. 300
 Fort Worth, TX 76109

Agent
 John Thomas Engineering
 John Measels
 800 N. Watters Road, Ste. 170
 Allen, TX 75013

**Highland Hwy 79 Commercial Amended Plat
FINAL PLAT FP1501-005**

HISTORY: The Planning and Zoning Commission approved the Final Plats of Phases 1 and 2 in 2007.

DATE OF REVIEW: March 4, 2015

DESCRIPTION: 3.16 acres out of the P.A. Holder Survey, Abstract No. 297

LOCATION: Generally located southeast of the intersection of N. A.W. Grimes Blvd. and W. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The General Plan identifies commercial uses for this area. The purpose of this plat is to relocate an interior lot line between two existing lots. The amending plat will result in a 1.22 acre westernmost lot and a second 1.93 acre lot.

The C-1 zoning district allows for a variety of retail sales and service uses, along with offices and restaurants. The design standards include masonry exterior finish, articulation, architectural offsets, and screening. The proposal complies with the Zoning and Subdivision Ordinances.

Traffic, Access and Roads:

The lots will utilize existing driveways to East Palm Valley Blvd. and Palm Valley Cove. There are several existing access easements shown on the plat. If others are required they will be approved during the site planning process.

Water and Wastewater Service:

The site is served by a 6-inch and 12-inch waterline as well as an 8-inch wastewater line across the southern portion of the lots.

Drainage:

A floodplain study was recently updated and the plat will be updated to delineate the limits of the floodplain prior to recordation. There are no floodplain or drainage concerns for the lots.

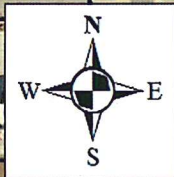
Additional Considerations:

There are no additional considerations at this time.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

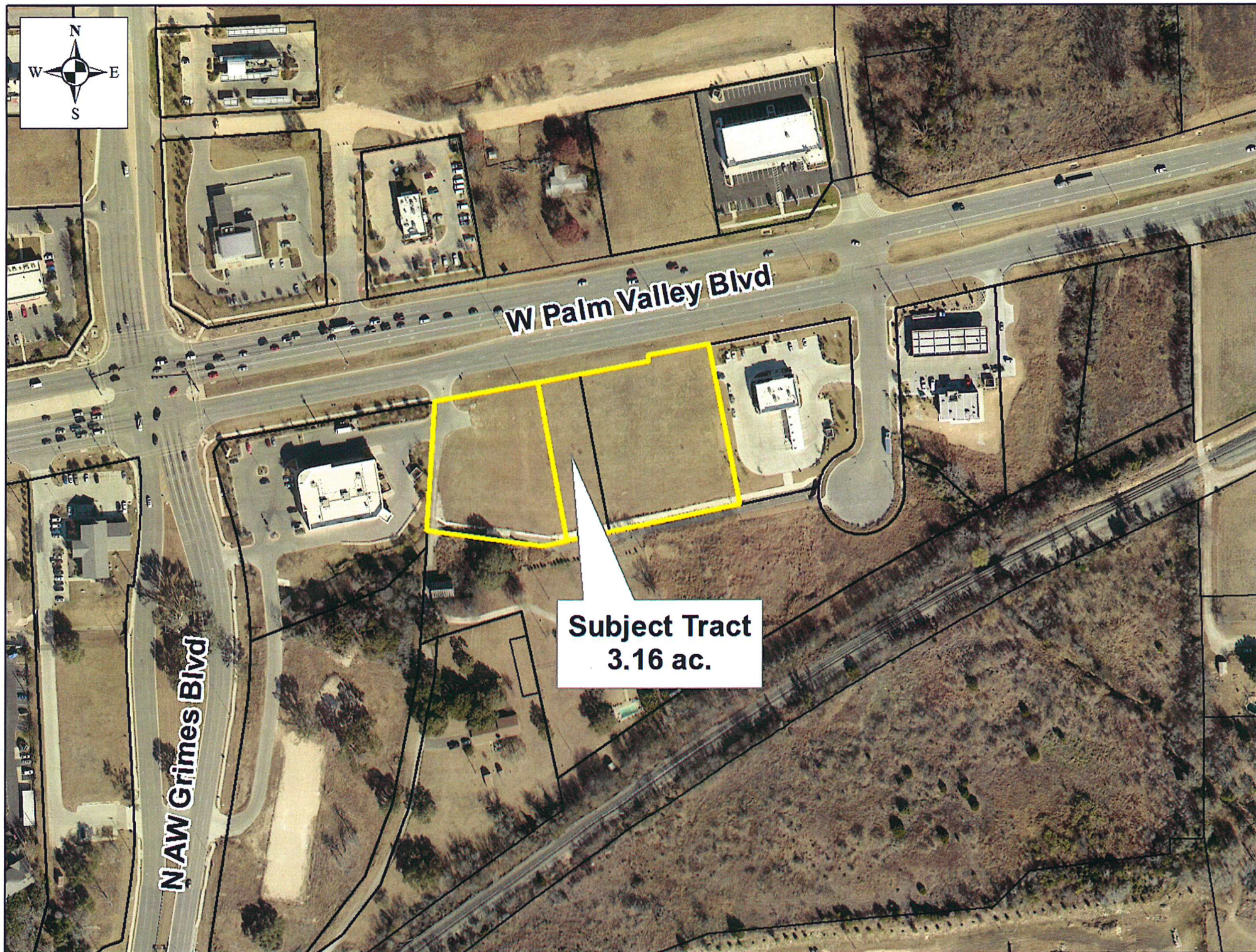
1. The title shall be updated to state "Amended Plat of Highland Hwy 79 Phase 1, Lot 1 and Phase 2, Lot 2" and remove the word 'replat' from the title block.
2. The 'by plat' easement label for the electric easement shall be updated to state "hereby dedicated to Oncor".
3. Notes 5 and 6 shall be removed.
4. Note 4 shall be updated to reference Chapter 43.
5. The floodplain shall be depicted with unique line types and the following note shall be added to the plat:
 - a. "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."

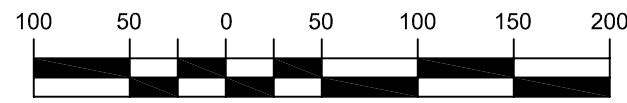


W Palm Valley Blvd

N AW Grimes Blvd

**Subject Tract
3.16 ac.**





SCALE - 1" = 100

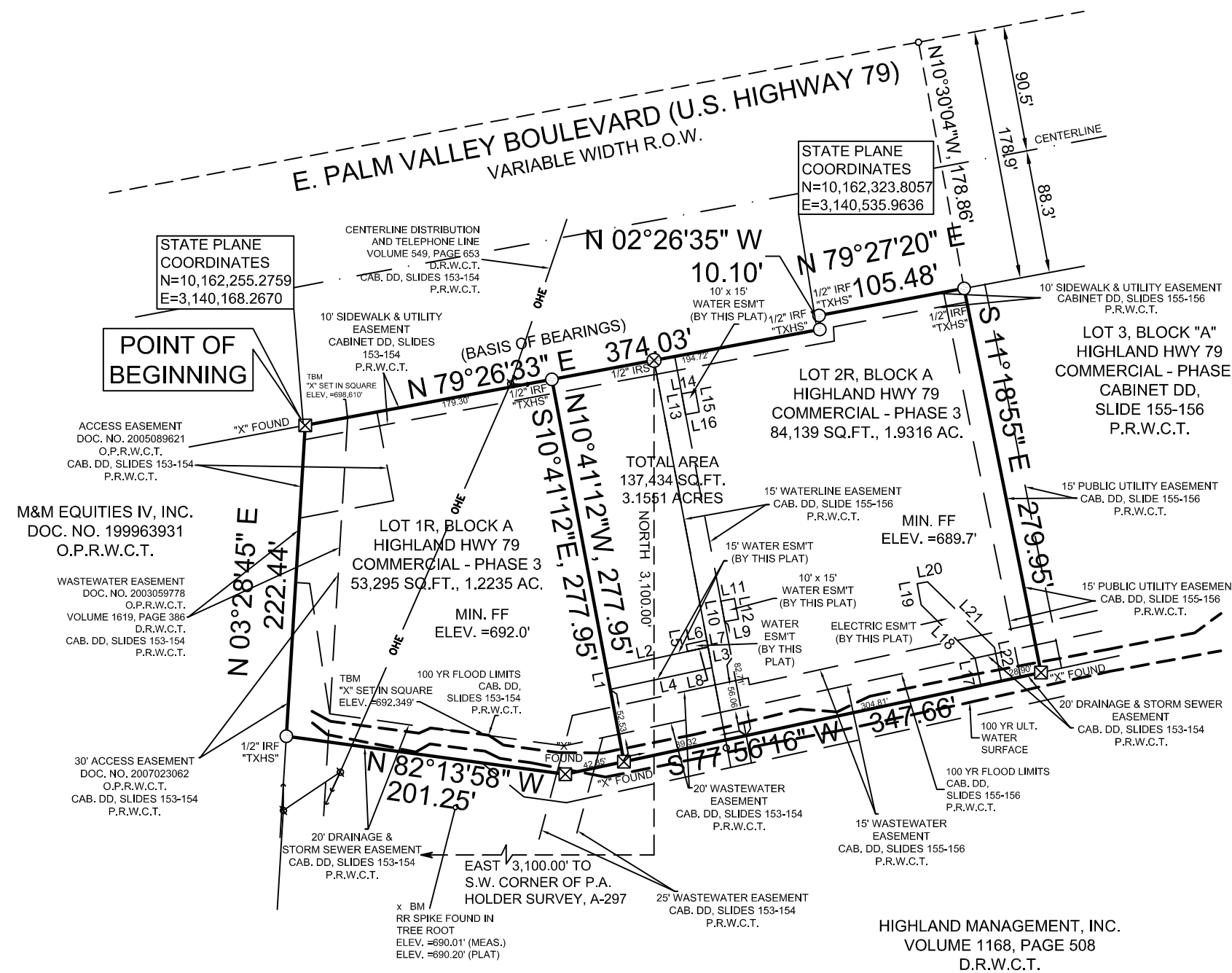
LEGEND

- ⊗ IRON ROD SET
- ⊗ "X" FOUND
- ← GUY WIRE & ANCHOR
- ⊙ POWER POLE
- TBM TEMPORARY BENCHMARK
- 1/2" IRF 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS"
- OHE OVERHEAD ELECTRIC SERVICE
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- CENTERLINE
- EASEMENT LINE
- 100 YEAR ULT. WATER SERVICE

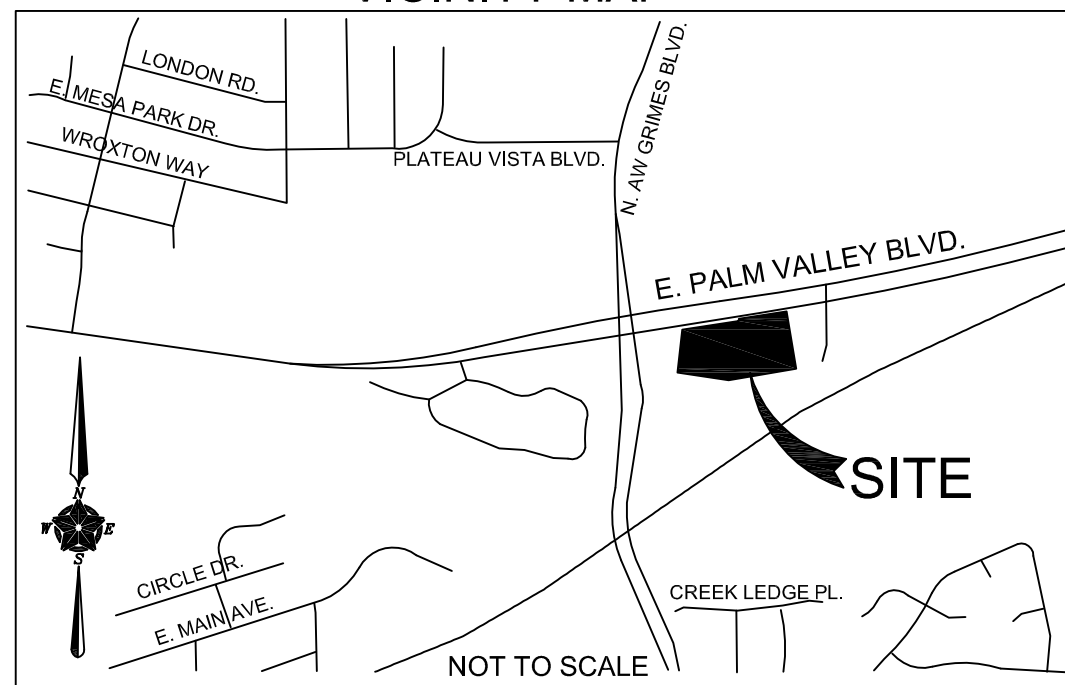
WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.99'	N10°41'12"W
L2	74.32'	N77°55'45"E
L3	15.00'	S10°41'12"E
L4	74.32'	S77°56'30"W
L5	5.00'	S10°27'12"E
L6	15.01'	N77°56'30"E
L7	5.00'	S10°27'12"E
L8	15.01'	S77°56'30"W

WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	10.00'	S79°18'48"W
L10	15.00'	N10°41'12"W
L11	10.00'	N79°18'48"E
L12	15.00'	S10°41'12"E
L13	15.00'	N10°41'12"W
L14	10.00'	N79°18'48"E
L15	15.00'	S10°41'12"E
L16	10.00'	S79°18'48"W

ELECTRIC EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	20.00'	N12°03'43"W
L18	54.08'	N45°27'26"W
L19	15.39'	N10°41'12"W
L20	7.53'	N79°18'48"E
L21	66.97'	S45°27'26"E
L22	24.50'	S12°03'43"E



VICINITY MAP



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

OWNER: BDC FAMILY LIMITED PARTNERSHIP
4055 INTERNATIONAL PARKWAY, SUITE 450
FORT WORTH, TEXAS 76109

ACREAGE: LOT 1R: 53,295 SQ.FT./1.2235 AC.
LOT 2R: 84,139 SQ.FT./1.9316 AC.
TOTAL: 137,434 SQ.FT./3.1551 AC.

SURVEYOR: GARY E. JOHNSON, R.P.L.S. NO. 5299
TEXAS HERITAGE SURVEYING, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
214-340-9700

NUMBER OF BLOCKS: ONE (1)

LINEAR FEET OF NEW STREETS: ZERO (0)

SUBMITTAL DATE: FEBRUARY 18, 2015

DATE OF PLANNING & ZONING
COMMISSION REVIEW: MARCH 4, 2015

BENCHMARK DESCRIPTION
& ELEVATION: BENCHMARK NO. 1, RAILROAD SPIKE SET IN
BASE OF 48" LIVE OAK AS SHOWN HEREON.
ELEVATION=690.20

PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297

ENGINEER: JOHN MEASELS
JOHN THOMAS ENGINEERING
800 N. WATERS ROAD, SUITE 170
ALLEN, TEXAS 75013

NUMBER OF LOTS: TWO (2) DEVELOPMENT

AMENDED REPLAT OF
HIGHLAND HWY 79 COMMERCIAL -PHASE 3
LOTS 1R AND 2R, BLOCK A
137,434 SQUARE FEET / 3.1551 ACRES
BEING A REPLAT OF LOT 1, BLOCK A OF HIGHLAND HWY 79
COMMERCIAL - PHASE 1 (CABINET DD, SLIDES 153-154, P.R.W.C.T.)
AND LOT 2, BLOCK A OF HIGHLAND HWY 79 COMMERCIAL - PHASE 2
(CABINET DD, SLIDES 155-156, P.R.W.C.T.)
P.A. HOLDER SURVEY, ABSTRACT NO. 297
WILLIAMSON COUNTY, TEXAS
DATE: 02/18/2015 / JOB # 1002416-2 / SCALE= 1" = 100' / DRAWN BY: CHRIS

GENERAL NOTES

- 1) According to the F.I.R.M. No. 48491C0495 E, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area. Except as shown.
- 2) Bearings are based on recorded plats thereof.
- 3) Property is subject to terms, conditions and provisions of that certain Reciprocal Access Easement Agreement recorded in Document No. 2008036157, of the Official Public Records of Williamson County, Texas. (Both Tracts)
- 4) Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances (1995 Edition)
- 5) There is no observable evidence of earth moving work, building construction or building additions within recent months and there was no observable evidence of any changes in street right of way lines, the site being used as a solid waste dump, sump or sanitary landfill or of recent street or sidewalk construction or repairs.
- 6) There is no observable evidence of the site being used as a cemetery.
- 7) Elevations are based on the WDS RTK Cooperative Network. NAD83 (2011) System, StationCode = SBAK Station ID = 17 StationName = SBAK_g1012.
- 8) Benchmark No. 1, Railroad Spike set in base of 48" Live Oak as shown on plat known as Highland Hwy 79 Commercial - Phase 2, an Addition to Williamson County, Texas, according to the plat recorded in Cabinet DD, Slide 155, Plat Records, Williamson County, Texas.
- 9) City of Round Rock GPS Station No. 01-014
Northing: 10,165,265.4192
Easting: 3,132,230.9048
Elevation: 743.7263
City of Round Rock GPS Station No. 01-015
Northing: 10,162,042.9828
Easting: 3,134,768.3223
Elevation: 718.9330
- 10) Sidewalks shall be constructed in accordance with Chapter 8, subdivisions, City of Round Rock Code of Ordinances (1995 Edition) and with the design and construction standards.
- 11) No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
- 12) A permanent benchmark will be placed during the construction of subdivision improvements.
- 13) A ten foot (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon.
- 14) This plat conforms to the concept plan approved by the Planning and Zoning Commission on July 12, 2006.
- 15) The ultimate 100-year floodplain is contained by the drainage easements shown hereon.
- 16) The 30' width roadway easement, Vol. 1168, Pg. 508, D.R.W.C.T. and its associated driveway to E. Palm Valley Blvd. (U.S. 79) is to be vacated in tandem with the recordation of this plat.
- 17) This plat can not be recorded prior to the accepted relocation of the ultimate 100 year floodplain by City of Round Rock City Floodplain Administrator.
- 18) Access easements granted to the City of Round Rock, as owner of the Rabb House property, and the two abutting private properties in between, shall be executed and recorded prior to or in tandem with the recordation of this plat.

STATE OF TEXAS COUNTY OF TARRANT COMBINED TRACTS

Description of a 3.1551 acre tract of land situated in the P.A. Holder Survey, Abstract No. 297 in Williamson County, Texas, and being all of Lot 1, Block A of Highland Hwy 79 Commercial - Phase 1, a subdivision in Williamson County, Texas according to the map or plat recorded in Cabinet DD, Slide 153-154, Plat Records, Williamson County, Texas, and all of Lot 2, Block A of Highland Hwy 79 Commercial - Phase 2, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet DD, Slide 155-156, Plat Records of Williamson County, Texas, same being conveyed to BDC Family Limited Partnership, a Texas limited partnership by special warranty deed recorded in Instrument No. 2011025180, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" found in concrete for the Northwest corner of said Lot 1 in the South right-of-way line of E. Palm Valley Boulevard (Variable Width R.O.W.), same being the Northeast corner of a tract of land conveyed to M&M Equities IV, Inc. by deed recorded under Instrument File No. 199963931, Official Public Records, Williamson County, Texas;

THENCE North 79 degrees 26 minutes 33 seconds East, along the South line of said E. Palm Valley Boulevard, passing a 1/2 inch iron rod found for the Northeast corner of said Lot 1 and the Northwest corner of said Lot 2 at a distance of 253.60 feet, continuing in all a distance of 374.03 feet, to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 26 minutes 35 seconds West, continuing along the South right-of-way line of said E. Palm Valley Boulevard, a distance of 10.10 feet, to a 1/2 inch iron rod found for corner;

THENCE North 79 degrees 27 minutes 20 seconds East, continuing along the South right-of-way line of said E. Palm Valley Boulevard, a distance of 105.48 feet, to a 1/2 inch iron rod found for corner, same being the Northwest corner of Lot 3, Block A of said HIGHLAND HWY 79 COMMERCIAL - PHASE 2, an Addition to the City of Round Rock, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet DD, Slide 155, Map Records, Williamson County, Texas;

THENCE South 11 degrees 18 minutes 55 seconds East, along the West line of said Lot 3, a distance of 279.95 feet, to a "X" found in concrete for corner in the North line of a tract of land conveyed to Highland Management, Inc. by deed recorded in Volume 1168, Page 508, Deed Records, Williamson County, Texas;

THENCE South 77 degrees 56 minutes 16 seconds West, along the North line of said Highland Management, Inc. tract, passing a "X" found in concrete at a distance of 230.49 feet for the Southwest corner of said Lot 2 and the Southeast corner of said Lot 1, and continuing in all a total distance of 347.66 feet, to a "X" found in concrete;

THENCE North 82 degrees 13 minutes 58 seconds West, continuing along the North line of said Highland Management, Inc. tract, a distance of 201.25 feet, to a 1/2 inch iron rod found for corner in the East line of said M&M Equities IV, Inc. tract;

THENCE North 03 degrees 28 minutes 45 seconds East, along the East line of said M&M Equities IV, Inc. tract, a distance of 222.44 feet, to the POINT OF BEGINNING, and containing an area of 137,433 square feet or 3.1551 acres of land.

AVIGATION RELEASE

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT, BDC Family Limited Partnership, a Texas limited partnership, hereinafter called "OWNER" (whether one or more), is the owner of a certain parcel of land situated in the City of Round Rock, Williamson County, Texas being more particularly described as **LOT 1R AND LOT 2R, BLOCK A OF HIGHLAND HWY 79 COMMERCIAL - PHASE 3**, an addition to the City of Round Rock, Williamson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless, the City of Round Rock, Texas, a municipal corporation, hereinafter called CITY, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any contrivance no know or hereinafter invented, used or designated for navigation of or flight in the air) by whomsoever owned and operated in the airspace above OWNER'S property. Such release shall include, but not limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing or taking off from or operating at or on the Dallas/Fort Worth International Airport, whether such claim be for injury or death to person or persons or damages to or cause of action which it may now have or which it may in the future have against the CITY, whether such claims be for injury or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operator and/or maintenance of aircraft or aircraft engine at or on said Dallas/Fort Worth International Airport.

It is agreed that this Release shall be binding upon the OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located in **LOT 1R AND LOT 2R, BLOCK A OF HIGHLAND HWY 79 COMMERCIAL - PHASE 3**, an addition to the City of Round Rock, Williamson County, Texas and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Plat Records of Williamson County, Texas.

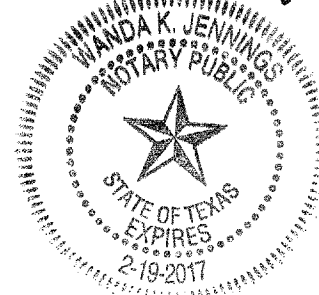
Executed this 20th day of February, 2015.

Bobby D. Cox Member
BDC Family Limited Partnership, a Texas limited partnership

BEFORE ME, the undersigned authority, on this day personally appeared Bobby D. Cox, Member, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 20th day of February, 2015.

Wanda K. Jennings
Notary Signature

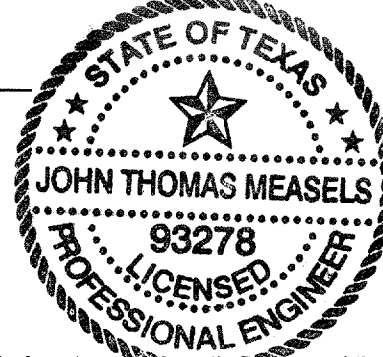


ENGINEER'S CERTIFICATION

STATE OF TEXAS COUNTY OF COLLIN

That I, John T. Measels, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

John T. Measels
Signature and Seal of Licensed Engineer



2-20-15
Date

OWNER'S CERTIFICATION STATE OF TEXAS COUNTY OF WILLIAMSON

That BDC Family Limited Partnership, a Texas limited partnership, as the owner of that certain 3.1551 acre tract of land recorded in Instrument No. 2011025180, of the Official Records of Williamson County, Texas do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as **LOT 1R AND LOT 2R, BLOCK A OF HIGHLAND HWY 79 COMMERCIAL - PHASE 3** subdivision.

BDC Family Limited Partnership, a Texas limited partnership

Bobby D. Cox Member
(Name of authorized officer)
(Title of officer)

STATE OF TEXAS COUNTY OF WILLIAMSON

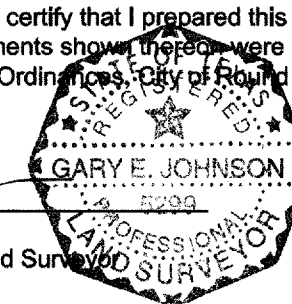
This instrument was acknowledged before me on the 20th day of February, 2015, by Bobby D. Cox as Member of Texas, on behalf of said BDC Family Limited Partnership, a Texas limited partnership.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

That I, Gary E. Johnson, 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 supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Gary E. Johnson
Gary E. Johnson, RPLS No. 5299
Texas Registered Professional Land Surveyor



NOTARY CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of February, 2015.

DAVEY EARL DAVIS
My Commission Expires
December 23, 2017

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

Approved this _____ day of _____, 2015, 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.

David Pavliksa, Chairman
Planning and Zoning Commission
City of Round Rock, Texas

_____ Date

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., 2015, 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

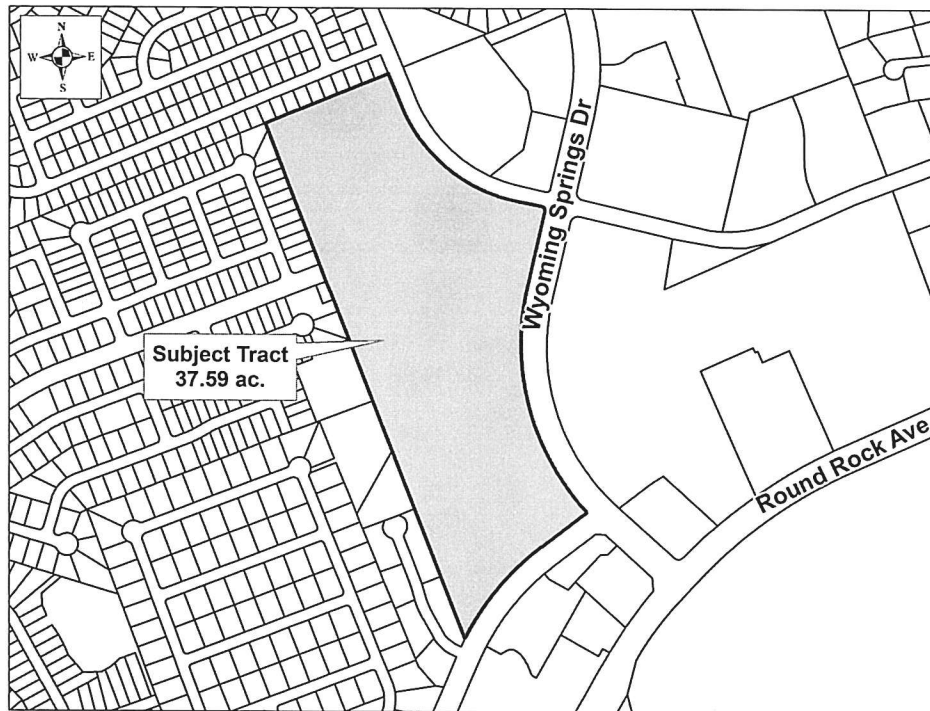
by: _____ Deputy

AMENDED REPLAT OF HIGHLAND HWY 79 COMMERCIAL -PHASE 3

LOTS 1R AND 2R, BLOCK A
137,434 SQUARE FEET / 3.1551 ACRES
BEING A REPLAT OF LOT 1, BLOCK A OF HIGHLAND HWY 79
COMMERCIAL - PHASE 1 (CABINET DD, SLIDES 153-154, P.R.W.C.T.)
AND LOT 2, BLOCK A OF HIGHLAND HWY 79 COMMERCIAL - PHASE 2
(CABINET DD, SLIDES 155-156, P.R.W.C.T.)
P.A. HOLDER SURVEY, ABSTRACT NO. 297
WILLIAMSON COUNTY, TEXAS

DATE: 02/18/2015 / JOB # 1002416-2 / SCALE= 1" = 100' / DRAWN BY: CHRIS

Robinson East PUD (to be known as Smyers 38 PUD)
ZONING ZON1502-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Robinson East (Smyers 38) PUD

ZONING AT TIME OF APPLICATION: OF (Office)

CURRENT USE OF PROPERTY: undeveloped - OF (Office)

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: single family - ETJ - Brushy Creek MUD

South: retail - C-1a (General Commercial - Limited)

East: senior living, office and hospital - SR (Senior), OF (Office) and PF-3 (Public Facilities - High Intensity)

West: single family - ETJ - Brushy Creek MUD, single family - PUD 82 - Arbor Place, church and large lot residential - ETJ

PROPOSED LAND USE: large lot single family

TOTAL ACREAGE: 37.59

Owner:
Robinson Land Limited Partnership

4900 Howard Lane
Austin, TX 78728

Agent
Taylor Morrison of Texas, Inc.
Adib Khoury
11200 Lakeline Blvd., Ste. 150B
Austin, TX 78717

**Robinson East PUD
(to be known as Smyers 38 PUD)
ZONING ZON1502-002**

HISTORY: The property was annexed and zoned to OF (Office) in 2007.

DATE OF REVIEW: March 4, 2015

DESCRIPTION: 37.59 acres out of the Jacob M. Harrell Survey No. 284

LOCATION: Northwest of the intersection of Wyoming Springs Dr. and Round Rock Avenue

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as commercial. It has been zoned as OF (Office) since 2007 and has remained undeveloped.

Purpose of PUD: The purpose of the PUD is to provide a large lot single family development which is well integrated with the natural features of the site, including a large number of trees and karst landscape.

Development Standards: The development will be a gated community and served by private streets. The homes built will be subject to development standards which exceed those required by City Code. The lots will be a minimum average size of 10,000 square feet. The exterior finish of the homes will be 100% masonry, with a minimum of 50% stone or brick on the front and side elevations. Stucco can be used for the remainder of the front and side elevations and on the backs. Stucco can be used on all elevations in conjunction with a tile roof. All homes must be at least 2,600 square feet in size. All garage doors will have an enhanced appearance.

Street Design: There will be two separate street designs for the development, one for Section A, approximately 20 acres with access to Park Valley Drive, and one for Section B, approximately 7 acres with access to Smyers Lane. The design for the private streets in Section A includes a 28' pavement width, with sidewalks on both sides. The design for the private streets in Section B includes a 26' pavement width, with sidewalks on one side. In Section B, hammerhead turnarounds will be allowed in lieu of cul-de-sacs.

Wall and View Fencing: A subdivision wall, consisting of natural stone, will be constructed along Wyoming Springs, Park Valley Drive and Smyers Lane, except along a portion of Park Valley Drive and where Wyoming Springs crosses a drainage channel. View fencing, consisting of tubular steel or wrought iron, will be constructed at those two locations. (See Exhibit "B")

Access: Two gated entries, one on Park Valley Drive and one on Smyers Lane will be provided. One emergency access road will be provided, connecting the end of Liberty Walk on the west side of the site to the street system within the development. This connection will be for emergency use only, with operations controlled by public safety officials.

Extension of Roadways: Liberty Walk is a road which stubs out into the site from the west. It has elements of both a local street and a collector street, with some sections having houses and driveways fronting on it and some sections without lots fronting on it. Although an extension of Liberty Walk has not been designed, development of the site has the potential to include a connection with Park Valley Drive or Wyoming Springs. This type of roadway extension, for the purpose of connecting neighborhoods, is generally considered to be a good practice. In this case however, the extension of the collector road would not be conducive to the purpose of the PUD.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from OF (Office) to PUD – Robinson East (to be known as Smyers 38).

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code,” and in Section II.16.

2. PROPERTY

This Plan covers approximately 37.59 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by **SF-2 (Single Family Standard Lot)** 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, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1. Concept Plan

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Section 36-39 of the Code, as amended.

5.2. Section A and Section B

The Property is divided into two sections for development, Section A and Section B.

6. PERMITTED USES

6.1. Single Family Detached Residential. All aspects not specifically covered by this Plan shall be regulated by the SF-2 (Single Family – Standard Lot) 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.

6.2. The average lot size for the single family lots shall be a minimum of 10,000 square feet.

7. DEVELOPMENT USE STANDARDS

7.1. Single-family Lot Types ⁽¹⁾

Minimum Lot Area	8,450 s.f. ⁽²⁾
Minimum lot street frontage	25 ft.
Minimum size of single family home	2,600 sq. ft.
Minimum Width of Principal Building	55 ft.
Minimum Setback from Street (R.O.W.)	20 ft.
Minimum Setback from Street (R.O.W.) – Side Yards on Corner Lots	15ft.
Minimum Garage Door Setback from Street (R.O.W.)	25 ft.
Minimum Rear Setback	20 ft.
Minimum Side Setback	5 ft.
Minimum Setback for Accessory Building	5 ft. ⁽³⁾
Maximum Height of Principle Building	2.5 stories
Maximum Height of Accessory Building	15 ft.
Maximum Height of Fence within Street Yard	3 ft. ⁽⁴⁾
Maximum Height of Fence outside of Street Yard	8 ft. ^{(4) (5)}
Maximum Building Coverage	55 percent

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements

(2) The average lot size shall be 10,000 square feet or greater

(3) Accessory buildings or structures are not permitted in any front street yard

(4) All fences shall provide a finished face to abutting streets.

(5) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

7.2. Exterior Finish

- (1) All buildings shall be 100% masonry.
- (2) Masonry shall be defined as stone, simulated stone, brick, or 2-step hard coat stucco. Cement based siding shall not be considered masonry.
 - (a) A maximum of 50% of the front and side elevations may consist of 2-step hard coat stucco, except that 100% 2-step hard coat stucco may be permitted in conjunction with a tile roof.

7.3. Garage Door Treatment

- (1) Garage doors shall be enhanced with one or more of the following options:
 - (a) a metal door with the addition of window panels, or
 - (b) a faux wood garage door with decorative hardware, or
 - (c) a wood clad garage door.

7.4. Subdivision Wall & View Fencing

- (1) A subdivision wall, six feet (6') in height and constructed of natural stone, will be required along both Wyoming Springs Drive and Park Valley, according to the requirements of Section 36-116 of the Code.
 - (a) The wall shall be placed at the right-of-way line or, if there is a greenbelt lot between the back of the single family lots and the right-of-way, along the rear single family lot line.
 - (b) The wall shall be outside of any easements, the critical root zones of any protected tree, the buffer area of karst features, and at least five feet (5') from underground utility lines.
 - (c) The wall shall be constructed simultaneously with the contiguous lot that is being developed. If the project is phased then the wall construction may be phased as well.
- (2) The wall described in Section (1) above shall not be required at the locations indicated on **Exhibit "B"**, where a subdivision fence, six feet (6') in height, constructed of wrought iron or tubular steel shall be installed. The fence shall be placed at the right-of-way outside of any easements, outside of the critical root zones of any protected tree, outside of the buffer area of karst features, and at least 5' from underground utility lines.

8. GATED COMMUNITY

The Property shall be a gated community, subject to the provisions of the Code, Section 36-126 - Gated Communities. The required Private Access Amenity Plan shall be submitted with the Preliminary Plat.

9. TRANSPORTATION

9.1. Gated Entries and Emergency Access Road

- (1) The Property shall have two gated entries, one on Park Valley Drive and one on Smyers Lane.
- (2) An emergency access road will be provided where Liberty Walk stubs out into the Property. This access road will connect to the street system within the Property and shall meet the following standards:
 - (a) Emergency access road shall be a minimum of twenty feet (20') wide and shall be designed and constructed to City Fire Department standards, sufficient to support and convey emergency vehicles from Liberty Walk to the streets within the Property or vice versa.
 - (b) Concrete driveways in accordance with City of Round Rock standards shall be provided at the connection point with Liberty Walk and at the street connection within the Property.
 - (c) The surface material of the emergency access road shall be subject to the review and approval of the City. Chains, gates or other means approved by the City Fire Department shall be provided near Liberty Walk and near the aforementioned street connection within the Property that will prevent vehicular traffic from continuous use of the emergency access road for ingress to or egress from the Property except when the chains, gates or other means are removed at times of emergency.
 - (d) Within the Property, the Property Owners Association shall maintain the emergency access road, including the driveway connections, in such a manner that it will continually meet City Fire Department standards and be sufficient to support and convey emergency vehicles. The Property Owners Association shall also maintain the aforementioned chains, gates or other means established to prevent use of the emergency access road except in times of emergency. The costs of maintenance of the emergency access road and aforementioned chains, gates or other means shall be included in the calculations and assessments associated with the Street Maintenance Reserve Fund as provided for in Section 36-126 – Gated Communities of the Code. The emergency access road shall be included in those private streets which are subject to inspection by the City Transportation Department, as provided for in Section 36-126 – Gated Communities of the Code.

9.3. Street Design

- (1) The private streets and sidewalks constructed in Section A of the Property shall meet the standards detailed in **Exhibit “C”**.

- (2) The private streets and sidewalks constructed in Section B of the Property shall meet the standards detailed in **Exhibit “D”**. In lieu of cul-de-sacs, the private streets in Section B shall be allowed to provide alternate turnarounds such as hammerheads, as approved by the City Fire Department.

9.4. Traffic Impact Analysis

The City has determined that the development proposed by the Plan does not meet the criteria for a traffic impact analysis.

10. LANDSCAPING

The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications.

10.1. Tree Protection

A schematic for all proposed lots containing Protected Trees or Monarch Trees, as defined in Chapter 43 of the Code, shall be required with the Preliminary Plan submittal. The schematic shall indicate the location of the Critical Root Zone and graphically depict the building area for each home.

10.2. Drought Tolerant Turf Grasses

All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.

10.3. Native Adapted Plants

Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-wise Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.

10.4. Residential Lot Trees

- (1) A minimum of three (3), three-inch (3”) caliper container-grown large species trees shall be provided on all Single Family lots. Two of these trees shall be planted in the front street yard and one shall be planted in the rear yard. On corner lots, the rear yard tree may be planted in the side street yard.
- (2) This requirement may be reduced or waived on an inch for inch basis if existing Protected Trees are retained, subject to the approval of the Zoning Administrator.
- (3) Subject to the requirements of Section 43-25 – Tree Replacement of the Code, residential lot trees planted may qualify as replacement trees for the removal of Protected Trees on the Property.

10.5. Maintenance

A property owners association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas.

11. PARKS, OPEN SPACE AND TRAILS

The developer of the gated community, shall pay a parkland fee in lieu of parkland conveyance in accordance with Section 36-79 (a) of the Code.

12. MODEL HOMES

12.1. Subject to the requirements of Section 10-51 of the Code, a building permit for a maximum of four (4) model homes may be issued once the following conditions have been met:

- (1) There is paved access to the model home lots;
- (2) Sewer service is provided to the model home lots;
- (3) A water main and fire hydrant is in service within 100 feet of each of the model home lots.

16. CHANGES TO DEVELOPMENT PLAN

16.1. Minor Changes

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

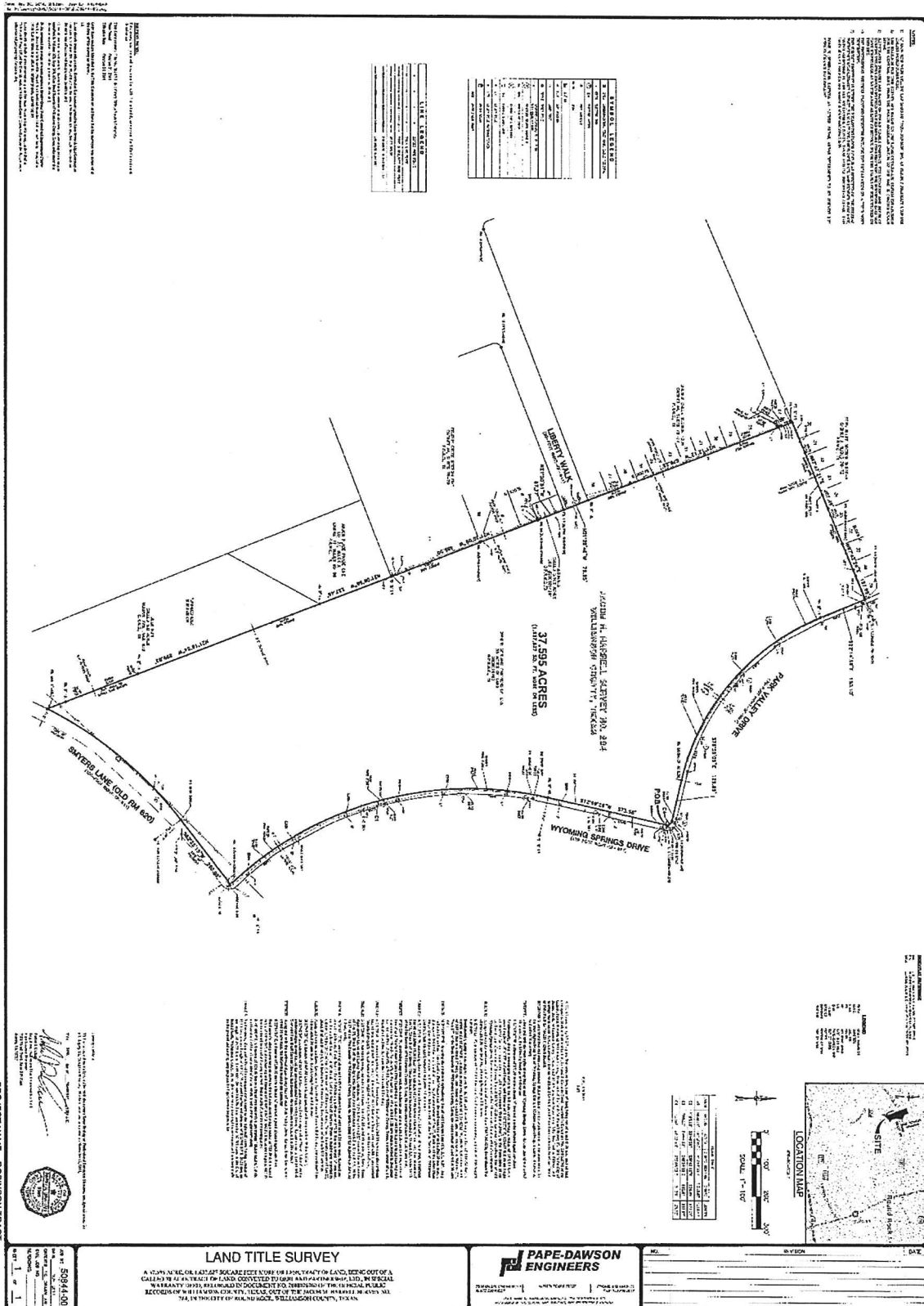
16.2. Major Changes

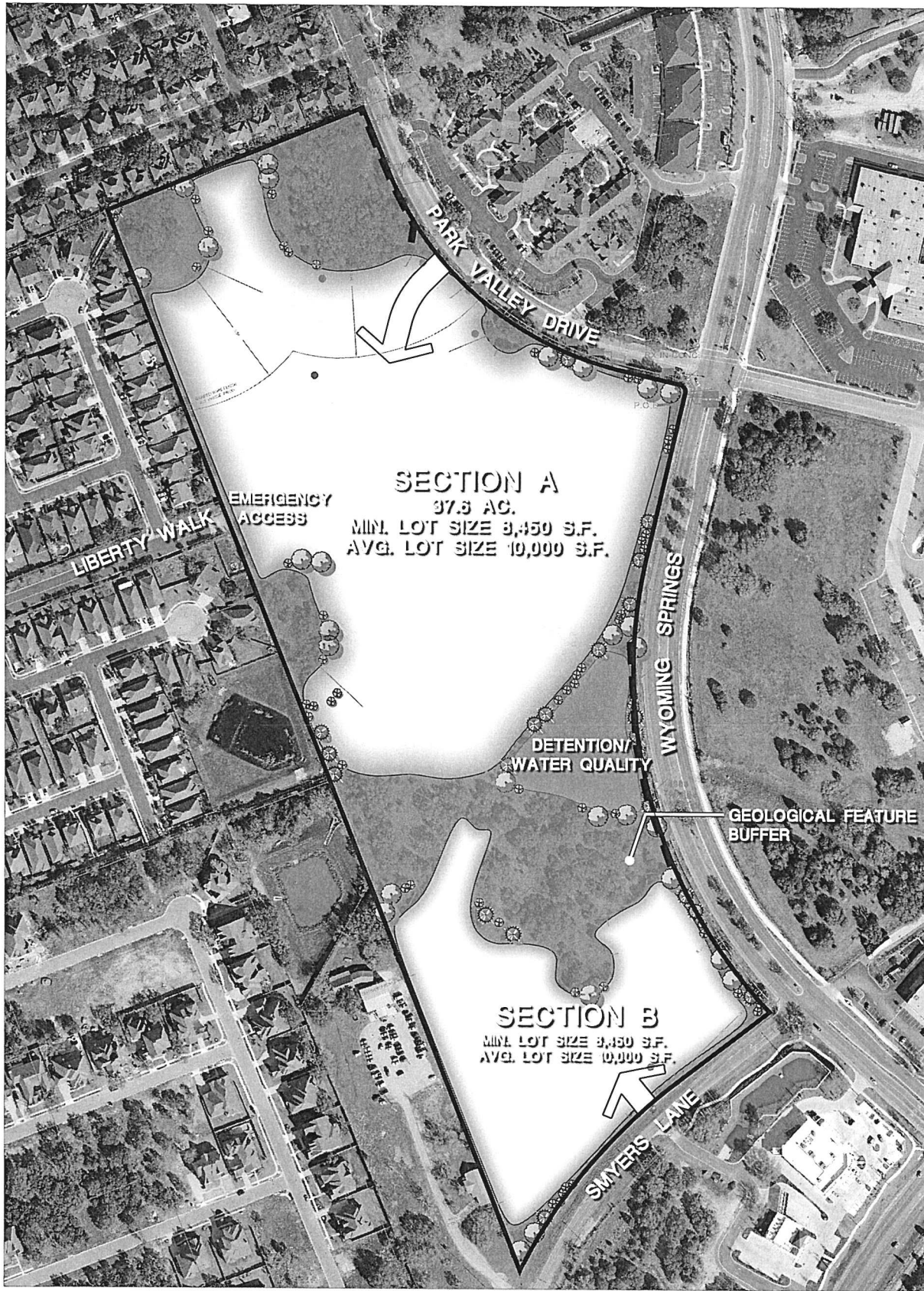
All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A"	Legal Description
Exhibit "B"	Concept Plan & View Fencing Exhibit
Exhibit "C"	Private Street Detail Section A
Exhibit "D"	Private Drive Detail Section B

Exhibit "A"





--- VIEW FENCING PERMITTED

TaylorMorrison
LAND PLANNING + LANDSCAPE ARCHITECTURE



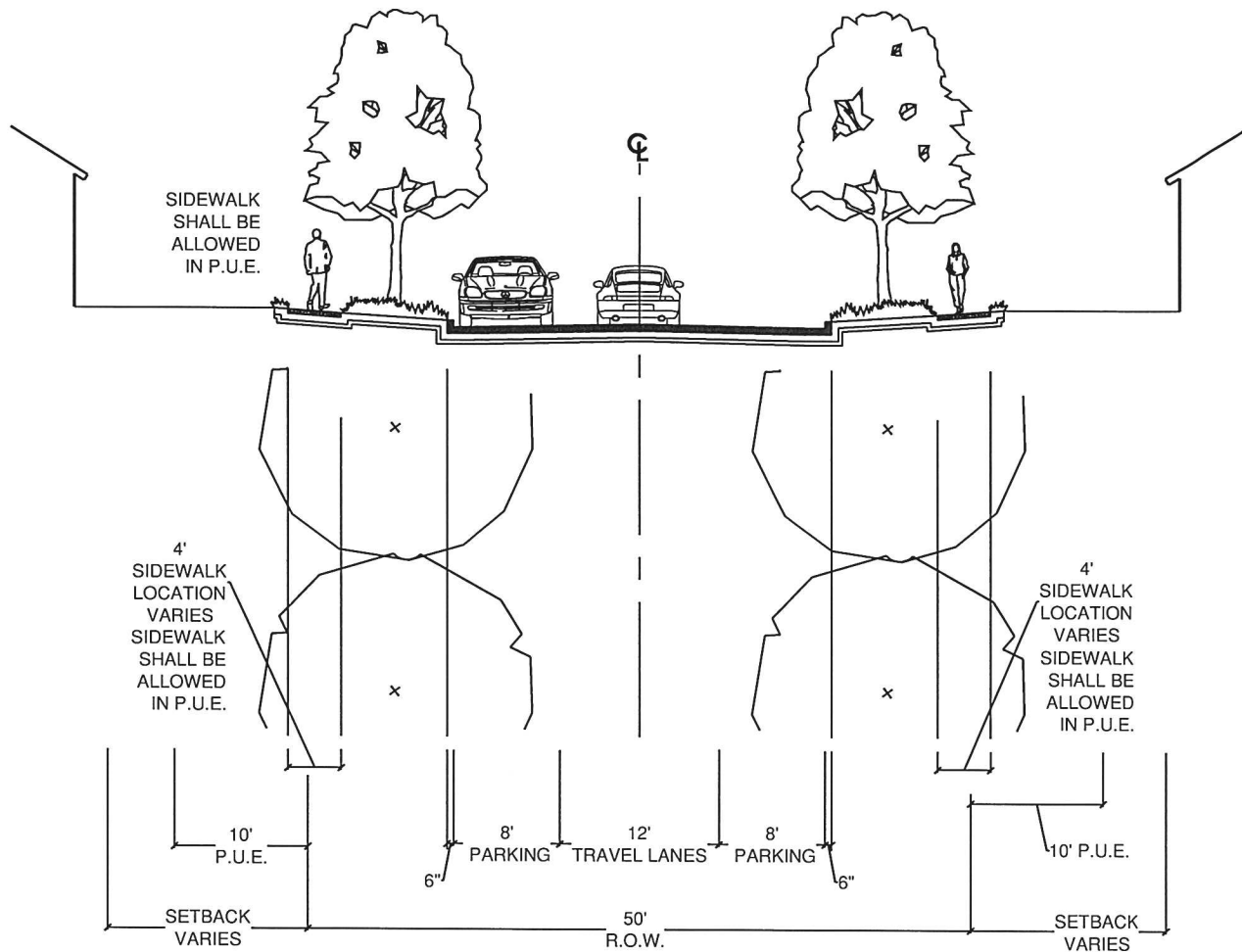
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EXHIBIT B
CONCEPT PLAN
SMYERS 38
ROUND ROCK, TEXAS



0 100 200 400
Scale: 1" = 200'
Date: February 26, 2015

SHEET FILE: R:\140020-TAYO\Cadfiles\PLANNING\Submittals\February 2015\PUDEXHIBIT B with Fencing.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



2 LANE UNDIVIDED, PRIVATE STREET RIGHT OF WAY

TaylorMorrison.

Taylor Morrison
Monarch
Darling

**EXHIBIT C
PRIVATE STREET IN SECTION A
SMYERS 38**

Date: February 25, 2015

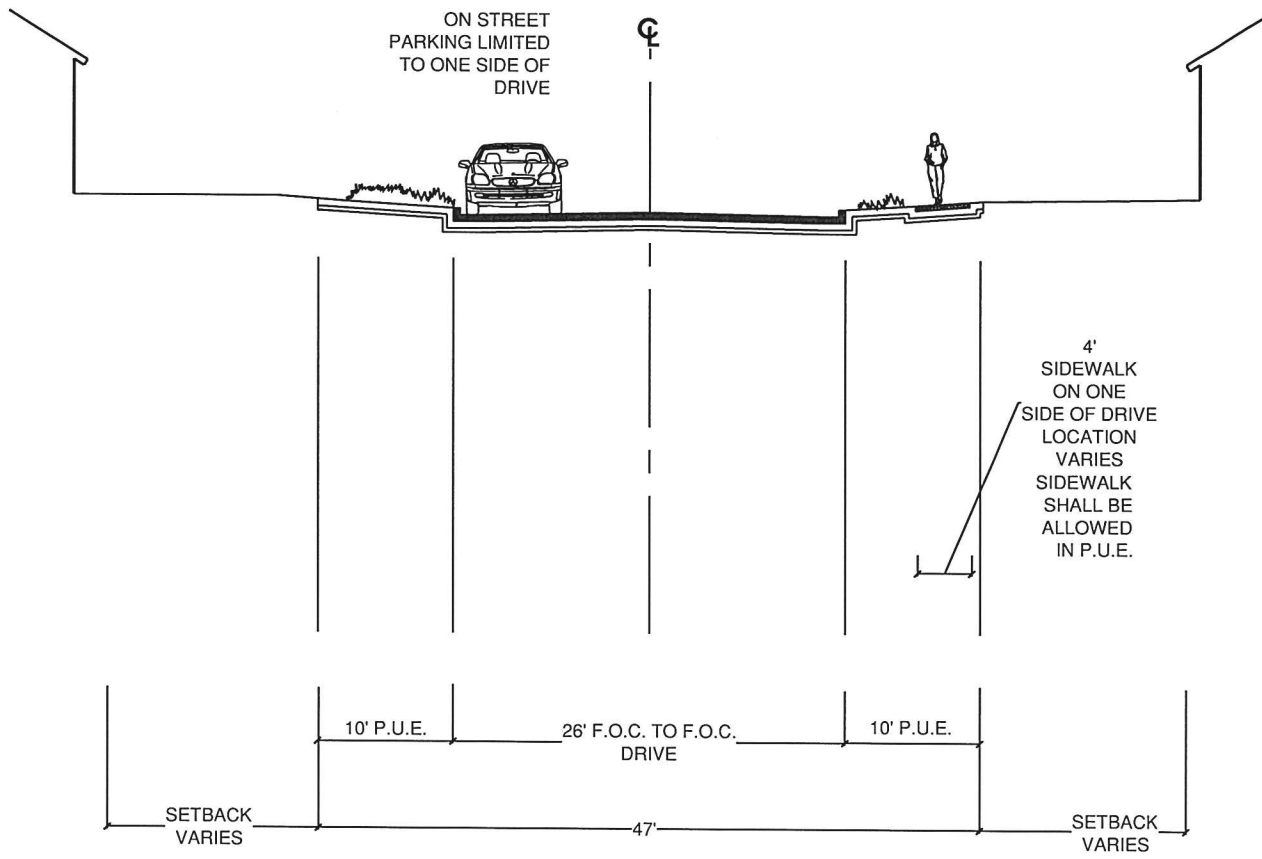


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ROUND ROCK, TEXAS



2 LANE UNDIVIDED, PRIVATE DRIVE

TaylorMorrison.



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EXHIBIT D PRIVATE DRIVE IN SECTION B SMYERS 38

ROUND ROCK, TEXAS

Date: February 25, 2015



Subject Tract
37.59 ac.

Wyoming Springs Dr

Round Rock Ave