



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, May 20, 2015

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. MINUTES:

- C.1 [2015-2492](#) Consider approval of the minutes for the May 6, 2015, Planning and Zoning Commission meeting.

D. PLATTING AND ZONING:

- D.1 [2015-2493](#) Consider approval of Final Plat for Vizcaya Phase 3A. Generally located on Lunata Way and north of Caruso Ln. Case No. FP1504-002
- D.2 [2015-2494](#) Consider public testimony and a recommendation to approve Amendment No. 1 to the Stonecrest Retail PUD (PUD 45), 0.97 acres, more or less, to modify the distance requirements for drive-through lanes and remote ordering speakers from residential properties. Generally located on the northwest corner of Gattis School Rd. and Red Bud Ln. Case No. ZON1504-002

E. STAFF REPORT:

- E.1 [2015-2495](#) Consider an update regarding 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 13th day of May 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, MAY 6, 2015 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on May 6, 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 7:02 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, and Commissioner Selicia Sanchez. Commissioner Rob Wendt was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Ashley Lumpkin, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present were John Dean from Transportation, and Charlie Crossfield from the City's attorney's office.

C. CONSENT AGENDA:

C1. Consider approval of the minutes for the April 15, 2015, Planning and Zoning Commission meeting.

C2. Consider approval of the Preliminary Plat for Madsen Ranch Subdivision. Generally located on the southeast corner of N. Red Bud Ln. and N. CR 122. Case No. PP1504-001

Motion: Motion by Commissioner Henderson, second by Commissioner Baker to approve agenda items C1 and C2 as presented.

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

D. ZONING:

D1. Consider public testimony and a recommendation to approve Amendment No. 4 to the Chandler Creek Business Park (PUD 86), 63.76 acres, more or less, to amend development standards regarding building height. Generally located on the northwest corner of Eagles Nest St. and Sunrise Rd. Case No. ZON1504-001

Commissioner Henderson recused herself from the discussion and voting on item D1 and left the Council Chamber.

Mr. von Rosenberg briefly reviewed the application stating this PUD was established in April 2009. Mr. von Rosenberg continued by outlining the allowed uses for this tract, previous amendments, and the proposed amendments, which will allow a 5-story maximum building height and add current design standards for MF-2 (Multifamily – medium density) and SR (Senior) districts to this PUD.

The owner's representative, Mr. Terry Hagood, with Hagood Engineering, was available to answer questions.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Doss, second by Commissioner Bone to recommend approval.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

Commissioner Henderson returned to the Council Chamber following the vote.

E. OTHER BUSINESS:

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

Mr. Wiseman reported City Council had not taken action on Planning and Zoning related items since the last Commission meeting. He also informed the Commission, Garden Ridge's owners had applied for a demolition permit and a commercial/retail development was being planned for that tract.

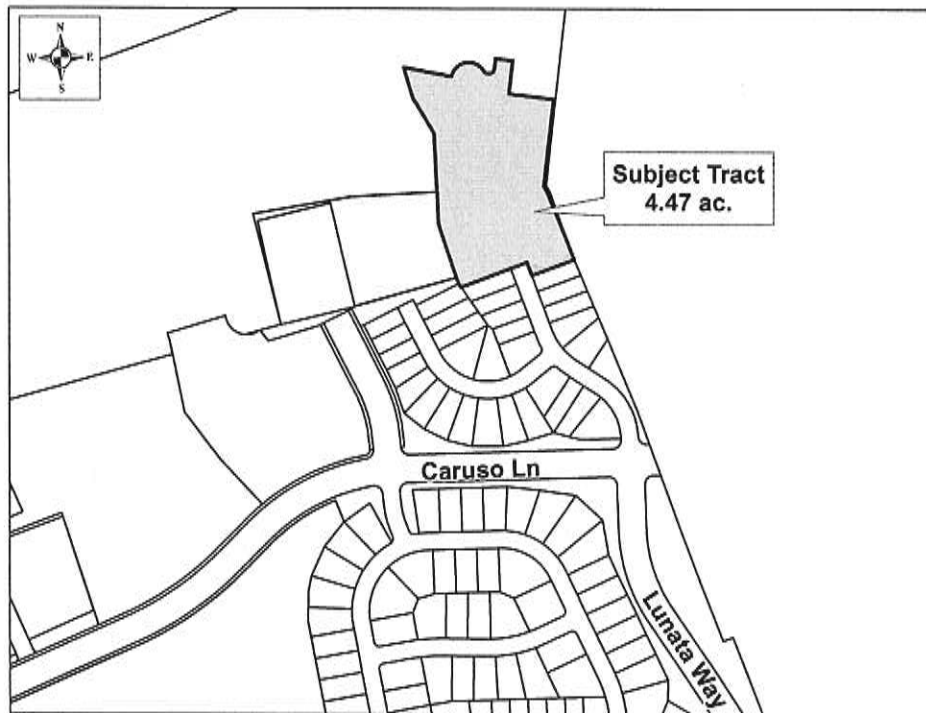
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:14 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Vizcaya Ph. 3A
FINAL PLAT FP1504-002



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat.

ZONING AT TIME OF APPLICATION: PUD

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Future Vizcaya Development (zoned PUD)
 South: Future Vizcaya Development (zoned PUD)
 East: Future Vizcaya Development (zoned PUD)
 West: Future Vizcaya Development (zoned PUD)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	21	3.58
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.89
Parkland:		
Other:	0	0.00
TOTALS:	21	4.47

Owner:
 Taylor Morrison of Texas, Inc.
 Adib R. Khoury
 11200 Lakeline Blvd., Ste. 150A
 Austin, TX 78717

Agent
 Pape-Dawson Engineers, Inc.
 Michael Fisher, P.E.
 7800 Shoal Creek Blvd., Ste. 220 W.
 Austin, TX 78757

**Vizcaya Ph. 3A
FINAL PLAT FP1504-002**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat on November 5, 2014. The same Preliminary Plat was administratively approved to adjust phase lines in January 2015 and again in May 2015.

DATE OF REVIEW: May 20, 2015

DESCRIPTION: 4.47 acres out of the Joseph Mott Survey, Abstract No. 427.

LOCATION: North of the intersection of Lunata Way and Caruso Lane

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of the following: approximately 24.9 acres for commercial development and approximately 476.24 acres for residential development. The residential acreage is further subdivided to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three acre fire station site that will ultimately be dedicated to the City of Round Rock.

For the purposes of this phase, 21 casita lots are being proposed for development with a minimum lot size of 5,000 square feet, although all of the proposed lots within this phase are at least 1,000 square feet larger than the minimum.

The overall percentages of this portion of development are contained in a table on the Final Plat. The developer labeled densities on the residential development parcels demonstrating how the development conforms with the PUD. The proposal complies with the Zoning and Subdivision Ordinances and the approved PUD.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development.

Water and Wastewater Service:

Water and wastewater service will be provided by the City.

Drainage:

There are no concerns for this phase.

Additional Considerations:

There is an existing access easement within the proposed Lunata Way right-of-way shown on the schematic. This easement is no longer necessary with the extension of Lunata Way and will be released prior to the recordation of this plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The secondary access shall be constructed prior to or in tandem with Phase 3A construction.
2. The schematic shall be updated to show the standard lot setback graphic.
3. Note 4 shall be updated to reflect the P&Z approval of November 5, 2014, and the administrative approvals in January and May 2015.
4. The submittal date shall be corrected to show the original submittal of April 7, 2014.
5. The phasing plan shall be either amended or expanded to demonstrate two points of access for every phase containing more than 30 homes.



Subject Tract
4.47 ac.

Caruso Ln

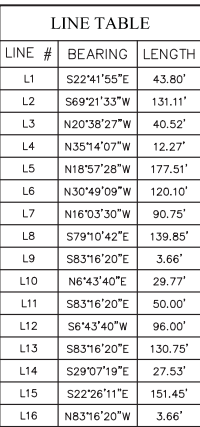
Lunata Way

OWNER: TAYLOR MORRISON
OF TEXAS, INC.
A CALLED 21
61.733 ACRE TRACT
(DOC. NO. 2013115650 O.P.R.)

OWNER: NEIL GREINERT,
TRUSTEE OF THE GREINERT
HOMESTEAD TRUST
THE REMAINING PORTION OF
A CALLED 5.00 ACRE TRACT
(DOC. NO. 2013090533 O.P.R.)

OWNER: NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.
A CALLED 1162.08 ACRE TRACT
DOC. NO. 9824078 (O.P.R.)

A 4.4473 ACRES, OR 194,859 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 38.607 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 1.666 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 201079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 1.666 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	50.00'	137°55'35"	N79°47'05"E	93.33'	120.36'	
C2	15.00'	52°01'12"	S57°15'44"E	13.16'	13.62'	
C3	15.00'	90°00'00"	N51°43'40"E	21.21'	23.56'	
C4	525.00'	27°22'07"	N6°57'23"W	248.40'	250.78'	
C5	15.00'	90°00'00"	N38°16'20"W	21.21'	23.56'	
C6	15.00'	52°01'12"	S70°43'04"W	13.16'	13.62'	
C7	50.00'	146°06'50"	N62°14'07"W	95.66'	127.51'	
C8	475.00'	27°22'07"	S6°57'23"E	224.74'	226.89'	

BLOCK H		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 36	13008	CASITA
LOT 37	9448	CASITA
LOT 38	8766	CASITA
LOT 39	7617	CASITA
LOT 40	7425	CASITA
LOT 41	7416	CASITA
LOT 42	7714	CASITA
LOT 43	8124	CASITA
LOT 44	7789	CASITA
LOT 45	7403	CASITA
LOT 46	7450	CASITA

BLOCK G		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 7	6252	CASITA
LOT 8	6176	CASITA
LOT 9	6103	CASITA
LOT 10	6530	CASITA
LOT 11	6400	CASITA
LOT 12	6637	CASITA
LOT 13	6850	CASITA
LOT 14	6258	CASITA
LOT 15	6265	CASITA
LOT 16	6272	CASITA

OWNER: TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BLVD. SUITE 150A
AUSTIN, TX 78717
(512) 328-8866 P
(512) 328-7988 F

ACREAGE: 4.473 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 2

LINEAR FEET OF NEW STREETS: 482' +/-

SUBMITTAL DATE: APRIL 21,2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
MAY 20, 2015

SURVEY: JOSEPH MOTT SURVEY
ABSTRACT No. 427
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 1399 FOUND CAP MARKED "RPLS-2216"
NAD 83 GRID COORDINATES
N: 10186191.6
E: 3145722.6
ELEVATION 764.63' (NAVD 1988)
GEOID 03

PT No. 100 SET DISC IN CURB INLET MARKED CITY OF ROUND ROCK
NAD 83 GRID COORDINATES
N: 10185596.8
E: 3145948.8
ELEVATION 758.79' (NAVD 1988)
GEOID 03

ACREAGE BY LOT TYPE:
ROW: 0.894 ACRES
DEVELOPMENT LOTS: 3.579 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 21

LOT SUMMARY	TOTAL LOT COUNT					OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAN	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2C	PHASE 3A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	0	119 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	21	-	21	178	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	-	-	84	275	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	111	503	357 (MIN.)	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	21	51	234	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	21	21	267	1190		
LANDSCAPE LOTS	3	5	1	-	9			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	4			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	-	-	1			
PRIVATE AMENITY CENTER	-	-	-	-	-			
OPEN SPACE	-	2	2	-	4			
TOTAL	164	85	24		273			

PAPE-DAWSON
ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT
OF
VIZCAYA, PHASE 3A

A 4.473 ACRE, OR 194,859 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 38.607 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 1.666 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 4.473 acre, or 194,859 square feet more or less, tract of land out of the remnant portion of a called 38.607 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115908 of the Official Public Records of Williamson County, Texas, out of a called 1.666 acre tract conveyed to Taylor Morrison of Texas, Inc. recorded in Document No. 2014079755 of the Official Public Records of Williamson County, Texas, out of a called 61.733 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas. Said 4.473 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System Established for the Central Zone:

BEGINNING: At a found iron rod with cap marked "RPLS-2218", the southeast corner of said called 1.666 acre tract, the northeast corner of the remnant portion of said called 38.607 acre tract and a point in the west line of a called 1162.08 acre tract recorded in Document No. 9824078 of the Official Public Records of Williamson County, Texas;

THENCE: S 22°41'55" E, with the east line of the remnant portion of said called 38.607 acre tract and the west line of said called 1162.08 acre tract, a distance of 43.80 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", a point in the west line of said called 1162.08 acre tract, the southeast corner of the remnant portion of said called 38.607 acre tract and the northeast corner of the Final Plat of Vizcaya, Phase 1 recorded in Document No. 2015001005 of the Official Public Records of Williamson County, Texas;

THENCE: Departing the east line of the remnant portion of said called 38.607 acre tract and the west line of said called 1162.08 acre tract, with the north line of said Final Plat of Vizcaya, Phase 1 and the following bearings and distances:

S 69°21'33" W, a distance of 131.11 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 20°38'27" W, a distance of 40.52 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

S 69°21'33" W, a distance of 202.89 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 35°14'07" W, a distance of 12.27 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 18°57'28" W, departing the north line of said Final Plat of Vizcaya, Phase 1, through the interior of the remnant portion of said called 38.607 acre tract, at a distance of 20.48 feet passing the north line of the remnant portion of said called 38.607 acre tract and the south line of said called 1.666 acre tract, continuing through the interior of said called 1.666 acre tract a total distance of 177.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 02°40'22" W, continuing though the interior of said called 1.666 acre tract, at a distance of 88.21 feet passing the north line of said called 1.66 acre tract and the south line of said called 61.733 acre tract, continuing through the interior of said called 61.733 acre tract for a total distance of 256.80 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Continuing through the interior of said called 61.733 acre tract the following bearings and distances:

N 30°49'09" W, a distance of 120.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 16°03'30" W, a distance of 90.75 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 79°10'42" E, a distance of 139.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, said curve having a central angle of 137°55'55", a chord bearing and distance of N 79°47'05" E, 93.33 feet, an arc length of 120.36 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southeasterly, along a reverse curve to the left, said curve having radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 57°15'44" E, 13.16 feet, an arc length of 13.62 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 83°16'20" E, a distance of 3.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 51°43'40" E, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 06°43'40" E, a distance of 29.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 83°16'20" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 06°43'40" W, a distance of 96.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 83°16'20" E, a distance of 130.75 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", a point in the east line of said called 61.733 acre tract and a point in the west line of said aforementioned called 1162.08 acre tract;

THENCE: S 06°54'18" W, with the east line of said called 61.733 acre tract and the west line of said called 1162.08 acre tract, a distance of 251.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the southeast corner of said called 61.733 acre tract, the northeast corner of said called 1.666 acre tract and a point in the west line of said called 1162.08 acre tract;

THENCE: With the east line of said called 1.666 acre tract and the west line of said called 1162.08 acre tract the following bearings and distances:

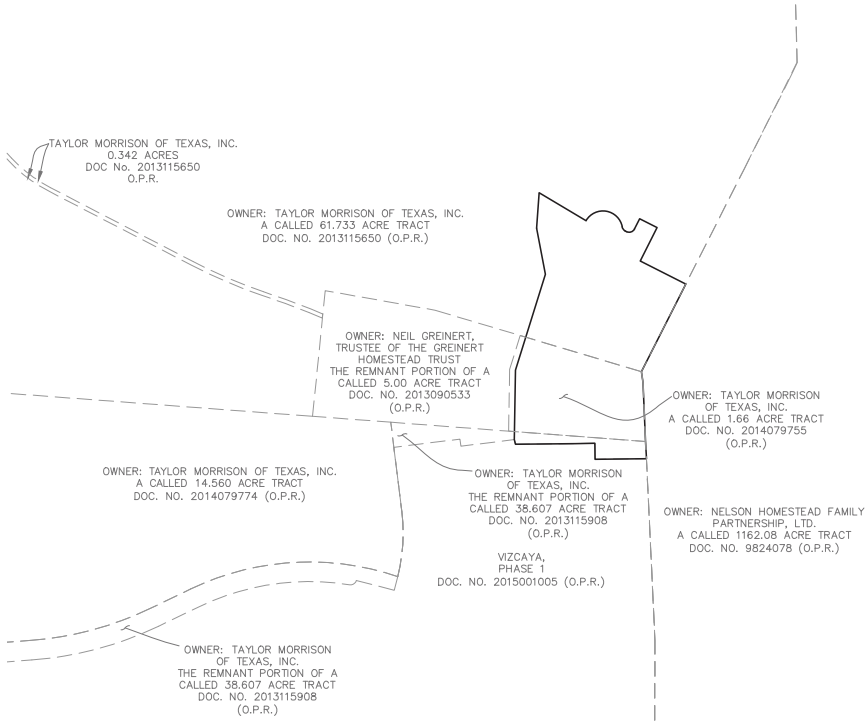
S 29°07'19" E, a distance of 27.53 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 22°26'11" E, a distance of 151.45 feet to the POINT OF BEGINNING and containing 4.473 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc. under Job No. 50803-04.

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION NOVEMBER 5, 2015 AND ADMINISTRATIVELY _____.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

KEY MAP OF PARCELS



FINAL PLAT
OF
VIZCAYA, PHASE 3A

A 4.473 ACRE, OR 194,859 SQUARE FEET MORE OR LESS, TRACT OF LAND
OUT OF THE REMNANT PORTION OF A CALLED 38.607 ACRE TRACT
CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN
DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 1.666 ACRE TRACT
CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN
DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 61.733 ACRE TRACT
CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN
DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY
NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of that certain remnant portion of a called 38.607 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115908 of the Official Public Records of Williamson County, Texas, out of a called 1.666 acre tract conveyed to Taylor Morrison of Texas, Inc. recorded in Document No. 2014079755 of the Official Public Records of Williamson County, Texas, out of a called 61.733 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, 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 Vizcaya, Phase 3A Subdivision.

Taylor Morrison of Texas Inc.

Michael Slack
Michael Slack,
Vice President

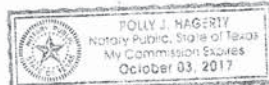
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 4th day of May, 2015, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Polly J. Hagerty
Notary Public, State of Texas

Printed Name: Polly J. Hagerty

My Commission Expires: 10-3-17



Approved this _____ day of _____, 201____, 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 Pavliska, Chairman

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Valerie Zurcher, 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 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Valerie Zurcher
Valerie Zurcher
Registered Professional Land Surveyor No. 6222
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757.

May 5th, 2015
Date



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, 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.

Michael S. Fisher
Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

5/5/15
Date



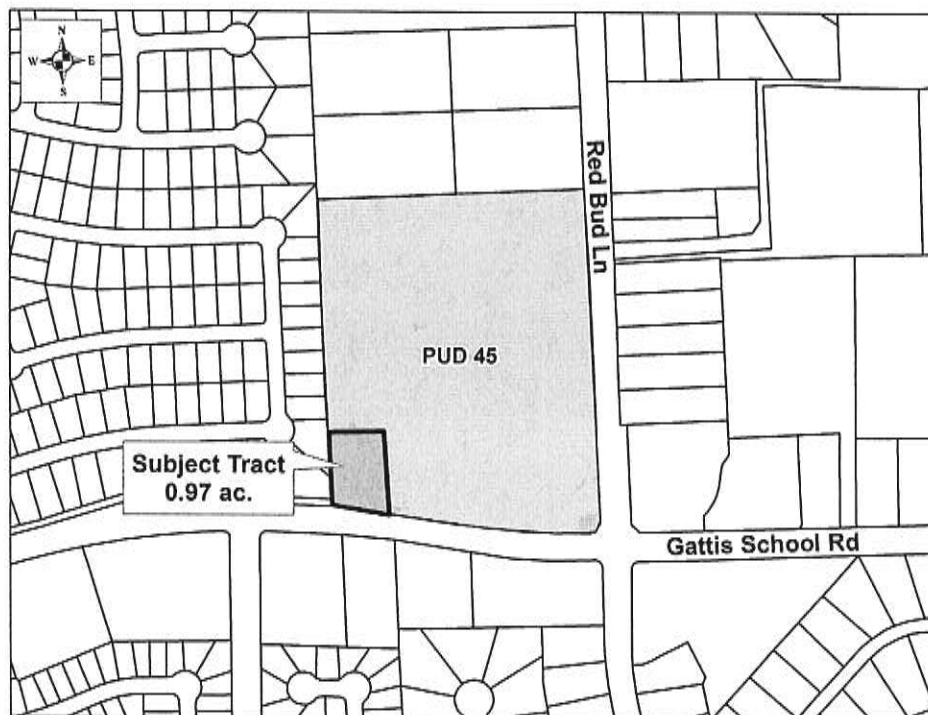
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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., 201____, at _____ o'clock _____ m. and duly recorded on the _____ day of _____, A.D., 201____ 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

Stonecrest Retail (PUD 45 - Amendment No. 1)
ZONING ZON1504-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: approval of Amendment No. 1 to PUD 45

ZONING AT TIME OF APPLICATION: PUD 45

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD 45

ADJACENT LAND USE:

North: parking lot for retail center (PUD 45)

South: Gattis School Road

East: drive aisle for retail center (PUD 45)

West: two single family house lots (SF-2)

PROPOSED LAND USE: retail building with drive-through lane

TOTAL ACREAGE: 0.97

Owner:

WSP Development #1 LTD
595 Round Rock West Dr., Ste. 701
Round Rock, TX 78681

Agent

Metcalf, Wolff, Stuart & Williams,
LLP
Michele Rogerson Lynch
221 West 6th St., Ste. 1300

Stonecrest Retail (PUD 45 - Amendment No. 1)
ZONING ZON1504-002

HISTORY: Planned Unit Development (PUD) No. 45 was approved in December of 2000, allowing for C-1 (General Commercial) uses, with specific development standards. The majority of the area within the PUD is developed. A grocery store with connected retail buildings and the associated parking lot comprise approximately 75% of the site. There are also commercial pad sites along Gattis School Road and Red Bud Lane. The subject site is the only vacant pad site along Gattis School Road.

DATE OF REVIEW: May 20, 2015

DESCRIPTION: Block A, Lot 8 of the Stonecrest Retail Subdivision (0.97 acres)

LOCATION: Northwest corner of Gattis School Rd. and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

Eating Establishments: Outdoor Areas and Drive-through lanes: An eating establishment with a drive-through lane is proposed for the subject site. The zoning code requires that all outdoor eating, drinking or entertaining areas, patios, or drive-through lanes and associated facilities be located at least 150 feet from any residential property line. The site borders a single family residential neighborhood, specifically two lots located on Fern Spring Drive.

The site is not of sufficient size to practically meet the required 150 foot distance from the residential property lines of the two lots. As an alternative to providing this distance requirement in the zoning code, the following measures are proposed:

1. The speaker box for the drive through lane shall be located a minimum of sixty feet (60') from any residential property line.
2. Any outdoor patio area shall be located on the east side of the building. No outdoor patio area may be located on the north, south or west side of the building.
3. Outdoor amplified music is prohibited.
4. An 8-foot concrete panel wall shall be installed on the common property line between the site and the two single family residential lots located on Fern Spring Drive. This wall will replace an existing 8-foot wood fence.
5. A partial sound acoustic wall shall be constructed near the drive-through lanes in order to minimize ambient sound from the speaker. The structure will be approximately 8 feet in height and will consist of metal trellises with vines on the outside facing the residential properties and sound absorbing material facing the speaker.
6. All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away from the adjacent residential properties so as not to cause light to spill over onto the properties.
7. All lighting shall be shielded to prevent spill over onto the adjacent residential properties.
8. Trash disposal dumpsters shall be located as far from the adjacent residential property lines as practicable.
9. Two live oak trees shall be planted along the property boundary with the two single family residential lots. These two trees will replace two existing live oak trees which are diseased or dead.

The developer has met with the owners of the two single family residential homes adjacent to the site and both owners have agreed to the alternative provisions. Letters signed by the owners were received from the applicant and these are attached.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 45.

EXHIBIT C-1
BUILDING SETBACKS AND OTHER SITE REGULATIONS FOR
Stonecrest Retail Subdivision, Block A, Lot 8 (0.965 acres)

In addition to the provisions contained in **Exhibit "C"**, the following shall apply to development on the 0.965 acre Block A, Lot 8:

1. Eating Establishments

- a) Outdoor eating, drinking or entertainment areas, patios or drive-through lanes and associated facilities, are exempt from the requirement to be located at least 150 feet from any residential property line.
- b) The drive through lane speaker box shall be located a minimum of sixty feet (60') from any residential property line.
- c) A partial sound acoustic wall shall be constructed near the drive-through lanes in order to minimize ambient sound from the speaker. The structure will be approximately 8-feet in height and will consist of metal trellises with vines on the outside facing the residential properties and sound absorbing material facing the speaker.
- d) Any outdoor patio area shall be located on the east side of the building. No outdoor patio area may be located on the north, south or west sides of the building.
- e) Outdoor amplified music is prohibited.

2. Exterior Lighting

- a) All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away from the adjacent residential properties so as not to cause light to spill over onto the properties.
- b) All lighting shall be shielded to prevent spill over onto the adjacent residential properties.

3. Dumpster location

- a) Trash disposal dumpsters shall be located as far from the adjacent residential property lines as practicable.

4. Fencing

- a) An 8-foot tall concrete panel fence shall be installed along the property boundary with 2268 and 2270 Fern Spring Drive, as a replacement for the 8-foot tall wood fence currently in place along those property lines.

5. Landscaping

- a) Two (2) live oak trees shall be planted along the property boundary with 2268 Fern Spring Drive, as replacements for two (2) existing live oak trees which are diseased or dead.

STONECREST

Investments

March 9, 2015

Mr. Fremont B. Hodson, IV and
Ms. Trina R. Hodson
2270 Fern Spring Dr
Round Rock, TX 78665-5635

Mr. Ali A. El-Saad and
Ms. Rana Atta Akkawi
2268 Fern Spring Dr
Round Rock, TX 78665-5635

RE: Planned Retail Development - Forest Commons Outparcel
Shops at Forest Commons - 3710 Gattis School Road, Round Rock, Texas

Dear Mr. & Ms. Hodson, Mr. El-Saad, and Ms. Akkawi,

In response to our meeting on January 30, 2015, where we all met on the outparcel site and discussed our proposed retail building and tenants, we would like to make the following recommendations in order to secure your continued support of our proposed project.

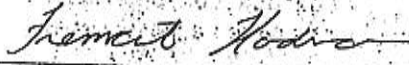
1. We will replace the two dead or partially dead live oak trees that are located behind Mr and Mrs El-Saad's property on our property.
2. Subject to your support of our project and subject to the City of Round Rock's allowing a speaker box and drive-thru for Starbucks, we will replace the existing 8 foot wood fence with an 8 foot masonry fence, similar to what is enclosed. This fence will be finished with a wood style finish on both sides. We agree with your suggestion that by placing a masonry fence, along both of your properties, it will help to minimize noise coming from this project. We will need to trim some of the existing live oak trees in order to locate the new masonry fence. We will also take down the existing wood fence.
3. We will install a partial sound acoustic wall near the speaker area of the drive-thru to help further minimize ambient speaker/ordering sound from the drive-thru.

In summary, we want to be good neighbors with each of you and if you are in agreement with our proposal, please sign in the appropriate location below and return to us using the enclosed stamped envelope. Multiple return letters are fine; I wanted each of you to see the same information. We will then commence to amend the existing Planned Unit Development ("PUD") to reflect the agreed upon items and submit to the City of Round Rock for their approval. Once we have all approved permits in hand, we will begin the project and provide each of you with our projected construction schedule.

Sincerely yours,


Bradley D. Smith
Chief Executive Officer
StoneCrest Investments

Agreed:


Mr. Fremont B. Hodson, IV


Ms. Trina R. Hodson

Mr. Ali A. El-Saad

Ms. Rana Atta Akkawi

STONECREST

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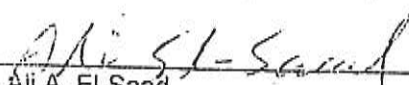
Sincerely yours,

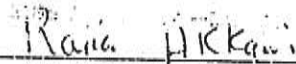

Bradley D. Smith
Chief Executive Officer
StoneCrest Investments

Agreed:

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Ms. Trina R. Hodson


Mr. Ali A. El-Saad


Ms. Rana Atta Akkawi

**Stonecrest Retail, Block A, Lot 8
3710 Gattis School Rd.**





Red Bud Ln

PUD 45

Subject Tract
0.97 ac.

Gattis School Rd