



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, August 5, 2015

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. APPROVAL OF MINUTES:

- C.1 [2015-2698](#) Consider approval of the minutes for the July 15, 2015, Planning and Zoning Commission meeting.

D. POSTPONED ITEM REQUIRING PUBLIC HEARING:

- D.1 [2015-2715](#) Consider public testimony and a recommendation to approve Amendment No. 2 to PUD 40 (Kenney Fort PUD) to allow detached townhouses on the 26.2 acre tract and to update development regulations on the remaining 56.92 acres. Generally located south and west of the intersection of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. ZON1505-001

E. PLATTING AND ZONING:

- E.1 [2015-2713](#) Consider public testimony and approval of a Replat of Lot 1A, Block 1, HEB #4 Subdivision Replat. Generally located on the northwest corner Palm Valley Blvd. and N. AW Grimes Blvd. Case No. FP1506-001
- E.2 [2015-2714](#) Consider public testimony and approval to Replat 3.85 acres of Lot 1, Block A, Palm Creek Center, Section 2. Generally located on the southeast of the intersection of Hwy 79 and N. A.W. Grimes Blvd. Case No. FP1507-001

- E.3 [2015-2716](#) Consider public testimony and a recommendation to approve the City initiated rezoning for a 3.432 tract from C-1 (General Commercial) district to PF-2 (Public facilities - medium intensity) Zoning District. Generally located north east of the intersection of Gattis School Rd. and Double Creek Dr. Case No. ZON1507-001
- E.4 [2015-2718](#) Consider public testimony and a recommendation to approve the City initiated rezoning for a 2.301 subject tract from PUD (Planned Unit Development) 69 (also known as Highland Terrace) to PF-2 (Public facilities - medium intensity) Zoning District. Generally located west side of Red Bud Ln. at Doris Ln. Case No. ZON1507-002

F. STAFF REPORT:

- F.1 [2015-2719](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. 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 Meeting was posted on this 30th day of July 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, JULY 15, 2015 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on July 15, 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 Michael 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, Ashley Lumpkin, Bradley Dushkin, Laton Carr, Savina Gonzalez, and Veronica Chandler. Also present were John Dean from Transportation, and Charlie Crossfield from the City attorney's office.

C. CONSENT AGENDA:

- C1. Consider approval of the minutes for the June 17, 2015, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Final Plat for Warner Ranch Commercial. Generally located southwest of the intersection of Louis Henna Blvd. and Warner Ranch Dr. Case No. FP1506-002**

Motion: Motion by Commissioner Flores, second by Commissioner Bone 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, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D. ZONING:

- D1. Consider public testimony and approval of a Replat of Lot 1A, Block 1, HEB #4 Subdivision Replat. Generally located on the northwest corner Palm Valley Blvd. and N. AW Grimes Blvd. Case No. FP1506-001**

Ms. Lumpkin stated the applicant requested this item to be postponed for the August 5, 2015, Planning and Zoning meeting.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward; no speakers came forward. The public hearing was continued until the August 5 meeting.

Motion: Motion by Commissioner Bryan, second by Commissioner Doss to table and continue the public hearing.

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.

- D2. Consider public testimony and a recommendation to approve amendments to the City of Round Rock Code of Ordinances (2010 Edition) to allow mobile food establishments in certain areas of the City limits. Case No. AM1506-001**

Mr. Dushkin gave a brief overview of the application stating the purpose of the code amendment was to allow mobile food establishments to provide limited, temporary food service to support certain types of businesses in certain locations in the City. He also explained that mobile food establishments may only be permitted in conjunction with the primary uses. Mr. Dushkin continued by reviewing site location criteria and additional requirements.

He also stated that before applying for a permit the applicant must have approval from the Williamson County & Cities Health District (WCCHD) and the Round Rock Fire Department (RRFD).

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following people spoke during the public hearing: Anisha Yadav, Round Rock Premium Outlets, General Manager, 4401 N. IH 35; and Jesus Franco, Round Rock resident, 208 S. Blair St.

Seeing no additional speakers, Chairman Pavliska closed the public hearing. In summary, Ms. Yadav expressed support towards mobile food establishments and stated that having food trucks during busy times at the Premium Outlets allows them to provide better customer service to their clients. She also stated her customers love the variety of food these mobile food establishments offer. Mr. Franco conveyed concerns about mobile food establishments in the downtown area and asked the commissioners to vote against the amendment.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Bone to recommend approval of the code amendment. Chairman Pavliska added the following 2 recommendations to the motion: 1) A letter or some sort of approval from the property owner must be provided when applying for the permit; 2) A review process to see how the ordinance works after adoption.

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 reported that the following items had been approved by City Council. 1) The Palmer Tract annexation and the Planned Unit Development (PUD No. 101), 2) the Arterial H ROW annexation, and 3) The Joseph tract rezoning and alternative standards agreement.

Mr. Wiseman also informed the Commission that the Robinson East PUD application had been withdrawn and that the tract remains zoned as Office (OF).

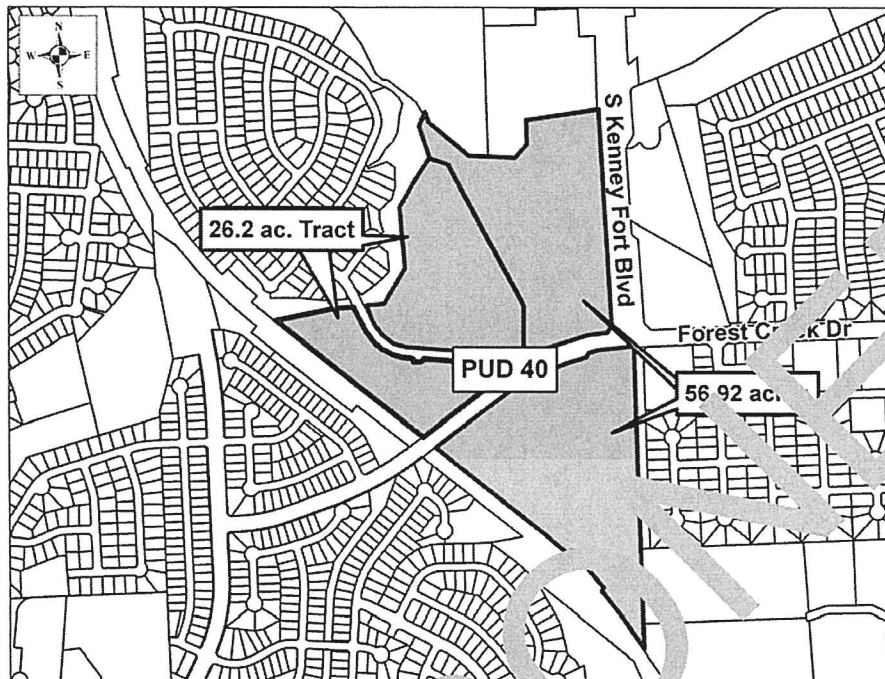
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:39 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Kenney Fort (PUD 40 - Amend. No. 2)
ZONING ZON1505-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of an amendment to PUD 40

ZONING AT TIME OF APPLICATION: Mixed Use / Multi-Family - Parcel B of PUD 40

DESCRIPTION: 83.12 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: mostly vacant

GENERAL PLAN LAND USE DESIGNATION: PUD 40 - mixed use

ADJACENT LAND USE:

North: single family (PUD 97) BP (Business Park) and mixed use (PUD 91)

South: Multi right-of-way and single family neighborhoods (SF-2)

East: Kenney Fort Boulevard and right-of-way, local commercial (C-2) and a single family neighborhood (SF-2)

West: railroad right-of-way and a single family neighborhood (SF-2)

PROPOSED LAND USE: single family detached townhomes

TOTAL AREA: 83.12

Owner:
Tim Timmerman
2490 FM 685
Hutto, TX 78634

Agent
SEC Planning, LLC
Peter R. Verdicchio
4201 W. Parmer Ln., Bldg. A., Ste.
220

Kenney Fort (PUD 40 - Amend. No. 2)
ZONING ZON1505-001

HISTORY:

Kenney Fort PUD No. 40 was adopted in September of 2000. It contained 147 acres of land and was divided into five development areas which provided for a variety of residential and non-residential uses. The PUD area remained undeveloped until 2014 when it was amended to rezone the 64 acre Parcel A as the Timmerman PUD No. 97. This parcel has since been platted as a single family subdivision, which is now under construction. Of the remaining 83 acres, the 22.4 acre Parcel C has been platted for a multi-family project while Parcels B, D and E remain undeveloped.

DATE OF REVIEW: August 5, 2015

LOCATION: West of the intersection of S. Kenney Fort Blvd. and Forest Creek Dr.

STAFF REVIEW AND ANALYSIS:

PUD 40 consists of 83 acres of land divided into four development areas: B, C, D, and E. This amendment is to allow a new residential use, single family detached unit on a common lot, and to update the uses and development standards for the remainder of the development, bringing them into compliance with the current codes. This amendment will replace the existing PUD No. 40 for the entire 83 acre area.

Four types of residential development are permitted: townhomes, apartments, single family detached individual lots and single family detached common lot. Three types of non-residential development are permitted: local commercial, office and general commercial.

Parcel B allows for all four of the residential uses, along with local commercial and office, but is being planned for single family detached unit on a common lot. These units will be served by a private drive aisle instead of a public street. The drive aisle's design will provide for parallel parking and will have a 4' sidewalk on one side.

Parcel C is being developed as an apartment complex and the approved site development plan is referenced in the PUD. The required development standard.

Parcel D allows for townhomes, single family detached individual lots and single family detached common lot, along with senior assisted living and local commercial.

Parcel E allows for townhomes, single family detached individual lots and single family detached common lot, along with general commercial uses.

The PUD will include a concept plan for the entire area, a subdivision code requirement which will insure that the concept plan approval will not be subject to the expiration date defined in the subdivision ordinance. The 83 acres and the area within PUD 97 contains numerous mature trees. The PUD will allow for the qualified trees in the designated open space areas to be preserved as credit for trees removed during development. Instead of allowing for tree credits for up to 50% of the removed trees, development within the PUD will be able to claim tree credits for 100% of the removed trees. The PUD also requires that the tree preservation regulations be followed during platting and site development.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 40.



26.2 ac. Tract

PUD 40

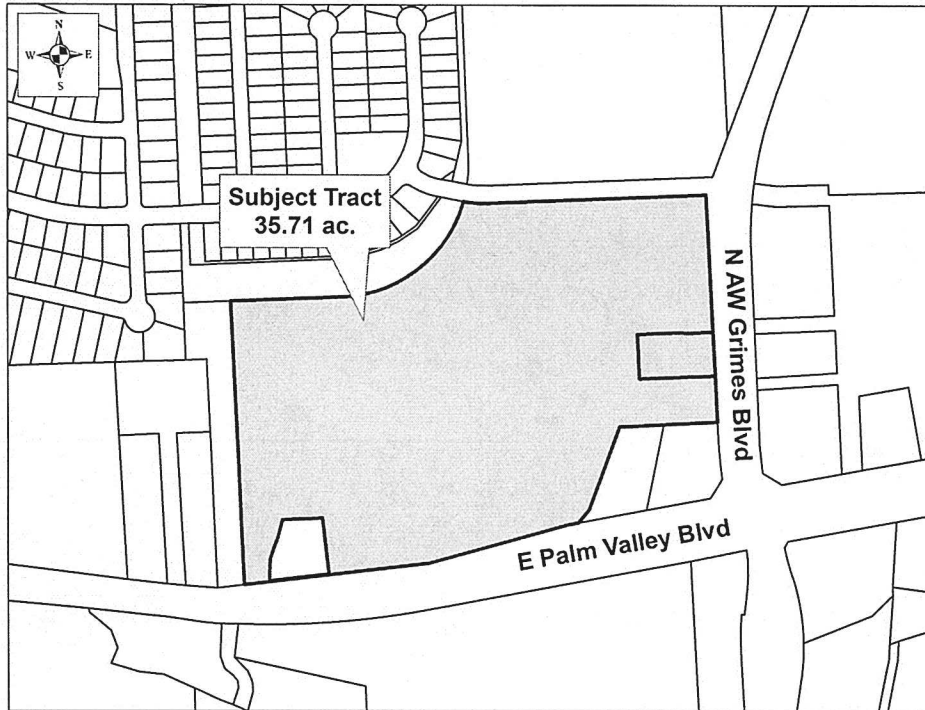
S Kenney Fort Blvd

Forest Creek Dr

56.92 acres



**Replat of Lot 1A, Block 1 HEB #4 Subdivision
FINAL PLAT FP1506-001**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Replat

ZONING AT TIME OF APPLICATION: PUD 53 and C-1 (General Commercial)

DESCRIPTION: 35.71 acres out of the P.A. Holder Survey No. 9

CURRENT USE OF PROPERTY: Undeveloped and a small parking lot

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Plateau Vista Blvd. ROW
 South: East Palm Valley Blvd. ROW
 East: North A.W. Grimes Blvd. ROW
 West: Existing Commercial (zoned PUD 53)

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	35.71
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:		
Other:	0	0.00
TOTALS:	2	35.71

Owner:
 HEB Grocery Company LP
 Property Tax Department PO Box 839999
 San Antonio, TX 78283

Agent
 KFW Engineers & Surveying
 Benjamin Bunker, P.E.
 14603 Huebner Rd., Bldg. 40
 San Antonio, TX 78230

**Replat of Lot 1A, Block 1 HEB #4 Subdivision
FINAL PLAT FP1506-001**

HISTORY: The Planning and Zoning Commission approved the existing plat in October 2006.

DATE OF REVIEW: August 5, 2015

LOCATION: Southwest corner of North A.W. Grimes Blvd. and Plateau Vista Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The approved PUD allows for commercial uses on this tract. The proposed Replat will create two, legal lots that will have shared access and parking across the site. The largest lot will contain the existing HEB center on approximately 31.14 acres, and the approximate 4.57 acre lot will be developed as a commercial lot.

The existing PUD zoning allows for commercial uses conforming to the C-1, General Commercial zoning district such as medical office, banks, and retail. Building facades are required to be masonry which includes stone, simulated stone, brick, and decorative concrete masonry. The PUD limits stucco to less than 50 percent of the exterior finish and no building may exceed two stories in height.

Traffic, Access and Roads: A Traffic Impact Analysis is currently being reviewed to ensure the existing improvements are adequate for the proposed commercial use. The site will take access from the existing driveways.

Water and Wastewater Service: The site is currently served by an existing waterline along the eastern portion of the site and a wastewater line along the southern boundary.

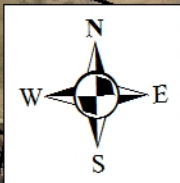
Drainage: The developer will need to secure the right to convey stormwater through the existing HEB lot with the recordation of this plat. There are no other drainage concerns.

Additional Considerations: The mylar has been updated to remove note #7 concerning the shared parking agreement since additional parking will be constructed per condition #5 below.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The proposed lots and blocks shall be updated to be alphanumeric and contain the lot acreage.
2. The plat synopsis area shall be updated to include the submittal date, Commission review date, and the Patent Survey as well as updated to reflect the total acreage and total lots contained in the schematic.
3. Lot 2, Block 1 that is adjacent to this schematic will be updated to show City of Round Rock as the owner, as declared on the existing plat of record.
4. Provide documentation for the right to convey stormwater for Lot 3 through Lot 1A prior to recordation and update the schematic accordingly.
5. Prior to recordation, the applicant must demonstrate that the number of required parking spaces lost by HEB due to this replat has been provided for (and built) to ensure parking requirements are met for both HEB and the lots contained in the replat.

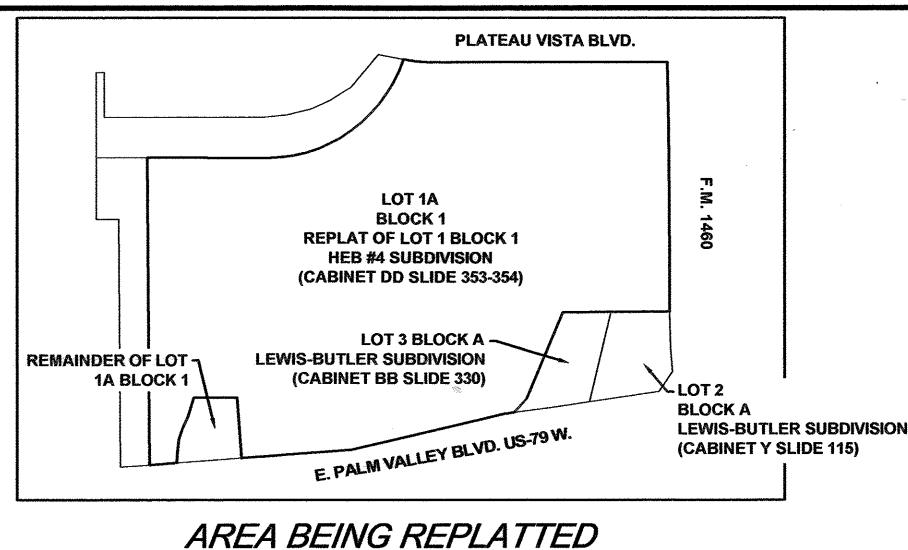
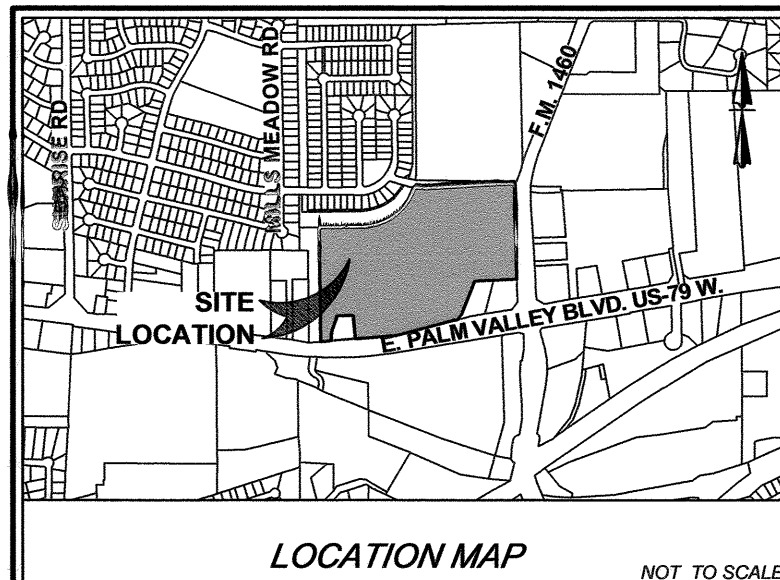


**Subject Tract
35.71 ac.**

N W Grimes Blvd

E Palm Valley Blvd



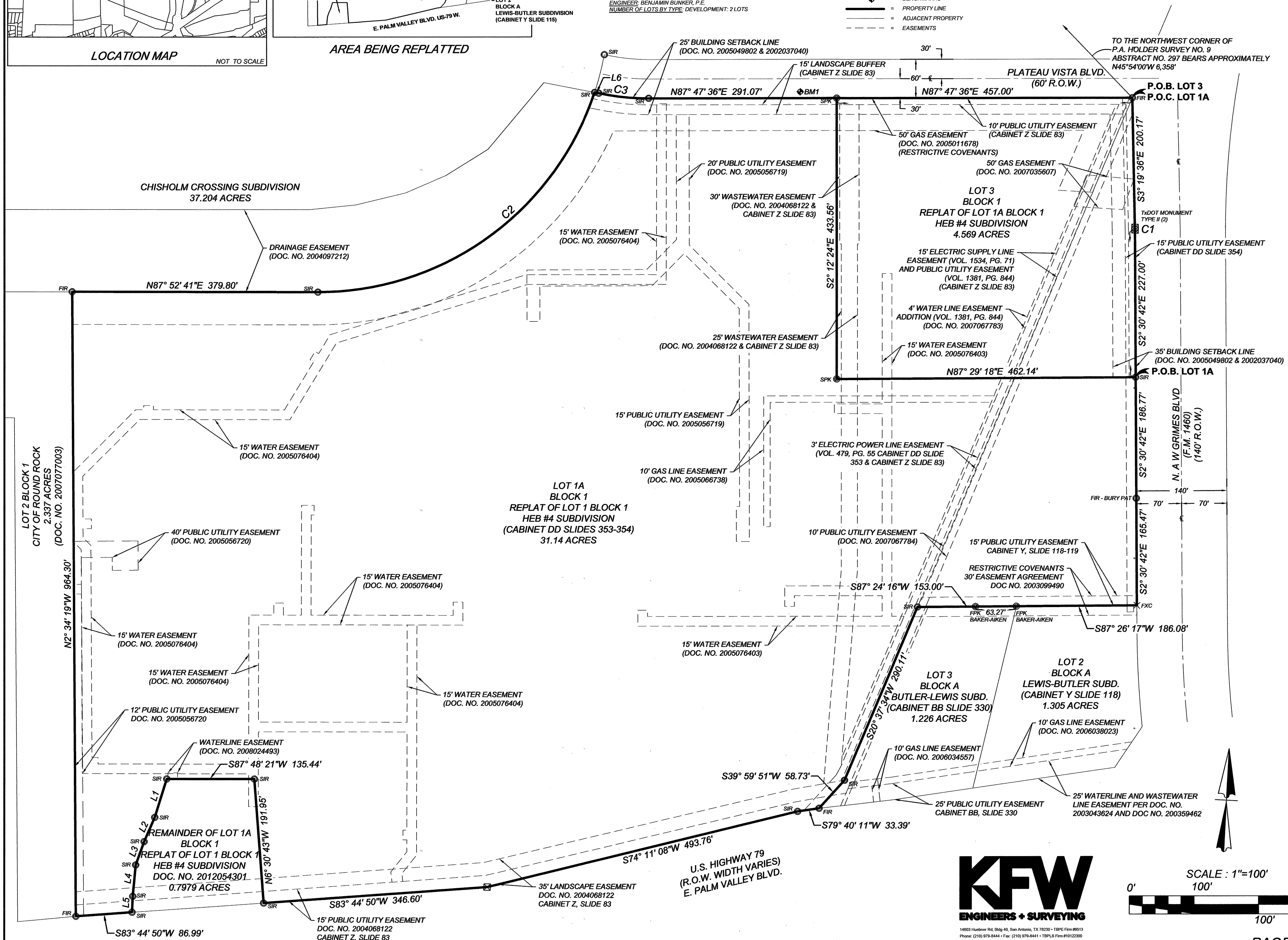


SITE DATA:
 OWNERS: H.E.B. GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
 ACREAGE: 35.709 ACRES
 SURVEYOR: KFW SURVEYING, LLC
 NUMBER OF BLOCKS: 1
 LINEAR FEET OF NEW STREETS: 0
 SUBMITTAL DATE: JUNE 16, 2015
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 15, 2015
 BENCHMARK DESCRIPTION AND ELEVATIONS:
 BM-1: SET "X" IN CONCRETE CURB 557 FEET EAST OF THE NORTH WEST CORNER OF TRACT 1 AT ELEVATION = 713.22'
 BEARINGS: BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
 ACREAGE BY LOT TYPE: DEVELOPMENT: 35.709 ACRES
 PATENT SURVEY: P.A. HOLDER SURVEY NO. 9
 ENGINEER: BENJAMIN BUNKER, P.E.
 NUMBER OF LOTS BY TYPE: DEVELOPMENT: 2 LOTS

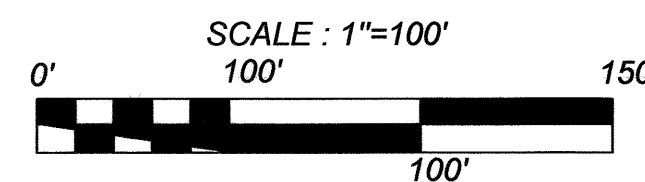
- LEGEND**
- SPK = SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING"
 - FXC = FOUND X IN CONCRETE
 - FPK = FOUND PK NAIL
 - FIR = FOUND 1/2" IRON ROD
 - SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - DOC. NO. = DOCUMENT NUMBER
 - ☒ = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
 - ◆ = BENCHMARKS
 - = PROPERTY LINE
 - - - = ADJACENT PROPERTY
 - - - = EASEMENTS

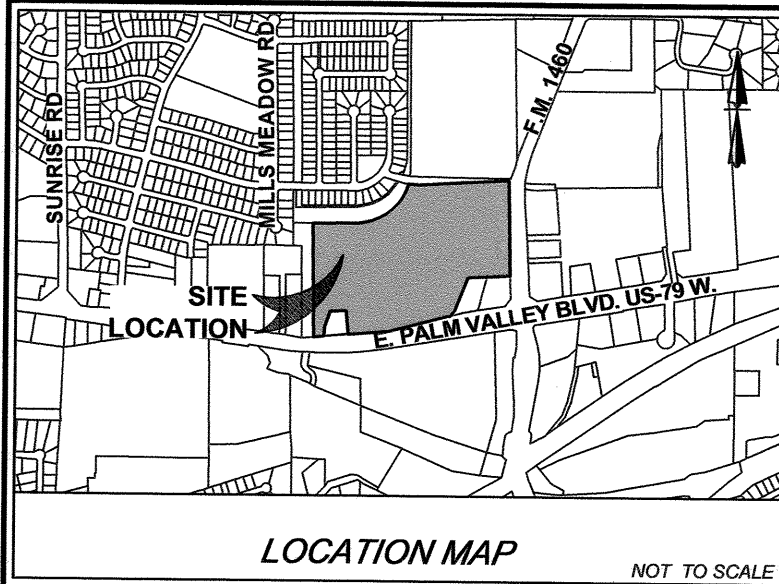
REPLAT OF LOT 1A, BLOCK 1, H.E.B. #4 SUBDIVISION

A 35.709 ACRE TRACT OF LAND BEING LOT 1A, BLOCK 1 OF RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4 SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



KFW
 ENGINEERS + SURVEYING
 14603 Hubert Rd, Bldg 40, San Antonio, TX 78230 • TBP# Firm #0513
 Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBP# L8 Firm #10122300





Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	3.97'	1512.39'	0° 09' 01"	S2° 26' 11"E	3.97'
C2	563.40'	450.00'	71° 44' 05"	N52° 02' 40"E	527.32'
C3	77.25'	360.00'	12° 17' 40"	S86° 03' 39"E	77.10'

Line Table		
LINE #	LENGTH	DIRECTION
L1	62.06	S15° 01' 02"W
L2	40.97	S21° 29' 34"W
L3	38.37	S17° 34' 08"W
L4	48.50	S3° 08' 02"W
L5	24.65	S0° 20' 05"W
L6	6.62	S81° 08' 39"E

STATE OF TEXAS
COUNTY OF BEXAR

THAT I, Teresa A Seidel, 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.

LICENSED PROFESSIONAL ENGINEER

DATE

STATE OF TEXAS
COUNTY OF BEXAR

THAT I, Teresa A Seidel, 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.

TERESA A. SEIDEL
LICENSED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14603 HUEBNER ROAD, BUILDING 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

DATE

7/9/15

BOUNDARY SURVEY:

A 31.14 ACRE TRACT OF LAND OUT OF LOT 1A, BLOCK 1 OF RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4 SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT FOUND 1/2" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, A 60 FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF F.M. 1460, A 140 FOOT RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF LOT 1A, BLOCK 1 AND PROPOSED LOT 2, BLOCK 1A REPLAT OF LOT 1A, BLOCK 1, HEB #4 SUBDIVISION THIS DAY CALLED:

THENCE: ALONG AND WITH THE COMMON LINE OF F.M. 1460 AND LOT 1A, BLOCK 1 THE FOLLOWING THREE (3) COURSES:

1. S 03°19'38" E, A DISTANCE OF 200.17 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF CURVATURE TO THE RIGHT,
2. WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 3.97 FEET, A RADIUS OF 1512.39 FEET, A DELTA ANGLE OF 00°09'01" AND A CHORD WHICH BEARS S02°20'10"E A DISTANCE OF 3.97 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF TANGENCY, AND
3. S02°30'42" E, A DISTANCE OF 227.00 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHEAST CORNER OF THE PROPOSED LOT 2 AND THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,

THENCE: S02°30'42" E CONTINUING ALONG AND WITH THE COMMON LINE OF F.M. 1460 AND LOT 1A, BLOCK 1, AT DISTANCE OF 186.77 FEET PASSING A FOUND 1/2" IRON ROD WITH CAP STAMPED "BURY PARTNERS", AND CONTINUING FOR A TOTAL DISTANCE OF 352.24 FEET TO A FOUND "X" ON CONCRETE, FOR THE NORTHEAST CORNER OF LOT 2, BLOCK A OF THE LEWIS-BUTLER SUBDIVISION, A PLAT OF RECORD IN CABINET Y SLIDE 118 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE EASTERLY SOUTHEAST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: S87°26'17" W ALONG AND WITH THE COMMON LINE OF LOT 2 BLOCK A AND LOT 1A, BLOCK 1, A DISTANCE OF 186.08 FEET TO A FOUND PK NAIL WITH A WASHER STAMPED "BAKER-AIKEN", FOR THE NORTHWEST CORNER OF LOT 2, BLOCK A AND THE NORTHEAST CORNER OF LOT 3, BLOCK A OF THE BUTLER-LEWIS SUBDIVISION, A PLAT OF RECORD IN CABINET BB SLIDE 330 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND AN ANGLE POINT OF LOT 1A AND THE TRACT DESCRIBED HEREIN,

THENCE: ALONG AND WITH THE COMMON LINE OF LOT 3 BLOCK A AND LOT 1A, BLOCK 1 THE FOLLOWING THREE (3) COURSES:

1. S87°24'16" W, AT DISTANCE OF 63.27 FEET PASSING A FOUND PK NAIL WITH A WASHER STAMPED "BURY PARTNERS", AND CONTINUING FOR A TOTAL DISTANCE OF 153.00 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BAKER-BRICKLEN", FOR THE NORTHWEST CORNER OF LOT 3, BLOCK A AND AN INTERIOR CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN,
2. S20°37'34" W, A DISTANCE OF 230.11 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR AN ANGLE POINT OF LOT 3, BLOCK A AND LOT 1A AND THE TRACT DESCRIBED HEREIN, AND
3. S39°59'51" W, A DISTANCE OF 58.73 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, ALSO KNOWN AS E. PALM VALLEY ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHERLY SOUTHWEST CORNER OF LOT 3, BLOCK A, THE SOUTHEAST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE COMMON LINE OF LOT 1A, BLOCK 1 AND THE NORTH RIGHT-OF-WAY LINE U.S. HIGHWAY 79 THE FOLLOWING THREE (3) COURSES:

1. S79°40'11" W, A DISTANCE OF 33.39 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR AN ANGLE POINT OF LOT 1A AND THE TRACT DESCRIBED HEREIN, AND
2. S74°11'08" W, A DISTANCE OF 493.76 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT, FOR AN ANGLE POINT OF LOT 1A AND THE TRACT DESCRIBED HEREIN, AND
3. S83°44'50" W, A DISTANCE OF 346.60 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN,

THENCE: INTO AND ACROSS LOT 1A, BLOCK 1 AND ALONG AND WITH THE EAST, WEST AND NORTH LINES OF AN 0.800 ACRE TRACT OF LAND CONVEYED TO PARLIAMENT SQUARE PROPERTIES OF RECORD IN DOCUMENT 2012054301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING SEVEN (7) COURSES:

1. N06°30'43" W, A DISTANCE OF 191.95 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
2. S87°46'21" W, A DISTANCE OF 135.44 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
3. S15°01'02" W, A DISTANCE OF 62.06 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
4. S21°29'34" W, A DISTANCE OF 40.97 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
5. S17°34'08" W, A DISTANCE OF 38.37 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN,
6. S03°08'02" W, A DISTANCE OF 48.50 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN, AND
7. S00°20'05" W, A DISTANCE OF 24.65 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI" IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, FOR AN EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,

THENCE: S83°44'50" W ALONG AND WITH THE COMMON LINE OF LOT 1A, BLOCK 1 AND THE NORTH RIGHT-OF-WAY LINE U.S. HIGHWAY 79, A DISTANCE OF 86.99 FEET TO A FOUND 1/2" IRON ROD, FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE FINAL PLAT OF H.E.B. #4 SUBDIVISION, A PLAT OF RECORD IN CABINET Z SLIDE 83-84 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHWEST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: N02°34'19" W ALONG AND WITH THE COMMON LINE OF LOT 2, BLOCK 1 OF THE FINAL PLAT OF H.E.B. #4 SUBDIVISION AND LOT 1A, BLOCK 1, A DISTANCE OF 964.30 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF LOT 1A OF THE CHISOLM CROSSING SUBDIVISION, A PLAT OF RECORD IN CABINET Z SLIDE 193 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 1, THE WESTERLY NORTHWEST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE COMMON LINE OF CHISOLM CROSSING SUBDIVISION AND LOT 1A, BLOCK 1 THE FOLLOWING TWO (2) COURSES:

1. N87°52'41" E, A DISTANCE OF 379.80 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR A POINT OF CURVATURE TO THE LEFT OF THE TRACT DESCRIBED HEREIN, AND
2. WITH THE CURVE TO THE LEFT HAVING AN ARC OF 563.40 FEET, A RADIUS OF 450.00 FEET, A DELTA OF 71°44'05" AND A CHORD BEARS N 82°02'40"E, A DISTANCE OF 527.32 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BURY PARTNERS", FOR THE SOUTHEAST CORNER OF THE CHISOLM CROSSING SUBDIVISION, THE SOUTHWEST CORNER OF THE TERMINATION RIGHT-OF-WAY LINE OF PLATEAU VISTA BOULEVARD, A 60 FOOT RIGHT-OF-WAY, AND THE NORTHERLY NORTHWEST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN,

THENCE: ALONG AND WITH THE COMMON LINE OF LOT 1A, BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE PLATEAU VISTA BOULEVARD THE FOLLOWING THREE (3) COURSES:

1. S81°08'39" E, A DISTANCE OF 6.62 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR A POINT OF CURVATURE TO THE LEFT OF THE TRACT DESCRIBED HEREIN,
2. WITH THE CURVE TO THE LEFT HAVING AN ARC OF 77.25 FEET, A RADIUS OF 360.00 FEET, A DELTA OF 12°17'40" AND A CHORD BEARS S 86°03'39"E, A DISTANCE OF 77.10 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BURY PARTNERS", FOR A POINT OF TANGENCY, AND
3. N87°47'36" E, A DISTANCE OF 291.07 FEET TO A SET PK NAIL IN CONCRETE WITH A WASHER STAMPED "KFW SURVEYING", FOR A NORTHWEST CORNER OF THE PROPOSED LOT 2, BLOCK 1 THIS DAY CALLED AND A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: INTO AND ACROSS LOT 1A, BLOCK 1 AND ALONG AND WITH WEST AND SOUTH LINE OF THE PROPOSED LOT 2, BLOCK1 THE FOLLOWING TWO (2) COURSES:

1. S02°12'24" E, A DISTANCE OF 433.56 FEET TO A SET PK NAIL IN CONCRETE WITH A WASHER STAMPED "KFW SURVEYING", FOR THE SOUTHWEST CORNER OF THE PROPOSED LOT 2, BLOCK 1 THIS DAY CALLED AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. N87°29'18" E, A DISTANCE OF 462.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.14 ACRES, OR 1,358,458 SQUARE FEET MORE OR LESS SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING.

BOUNDARY SURVEY:

A 4.569 ACRE TRACT OF LAND OUT OF LOT 1A, BLOCK 1 OF RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4 SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 1/2" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, A 60 FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF F.M. 1460, A 140 FOOT RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF LOT 1A, BLOCK 1 AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE COMMON LINE OF F.M. 1460 AND LOT 1A, BLOCK 1 THE FOLLOWING CALLS AND DISTANCES:

1. S 03°19'38" E, A DISTANCE OF 200.17 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF CURVATURE TO THE RIGHT,
2. WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 3.97 FEET, A RADIUS OF 1512.39 FEET, A DELTA ANGLE OF 00°09'01" AND A CHORD WHICH BEARS S02°20'10"E A DISTANCE OF 3.97 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF TANGENCY, AND
3. S02°30'42" E, A DISTANCE OF 227.00 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,

THENCE: DEPARTING THE WEST RIGHT-OF-WAY LINE OF F.M. 1460, INTO AND ACROSS LOT 1A, BLOCK 1 THE FOLLOWING CALLS AND DISTANCES:

1. S 87°29'18" W, A DISTANCE OF 462.14 FEET TO A SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. N 02°12'24" W, A DISTANCE OF 433.56 FEET TO A SET PK NAIL WITH WASHER STAMPED KFW SURVEYING IN THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, AND THE NORTH LINE OF LOT 1A, BLOCK 1, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: N 87°47'36" E, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, AND THE NORTH LINE OF LOT 1A, BLOCK 1, A DISTANCE OF 457.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.569 ACRES, OR 199,016 SQUARE FEET MORE OR LESS SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING.

NOTES:

1. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 495 OF 750, COMMUNITY PANEL NO. 48029C0495E, DATED SEPTEMBER 26, 2008.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. 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.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0495E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. SHARED PARKING AGREEMENT IN PLACE. DOCUMENT NUMBER: _____
8. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE CREATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT.

REPLAT OF LOT 1A, BLOCK 1, H.E.B. #4 SUBDIVISION

A 35.709 ACRE TRACT OF LAND BEING LOT 1A, BLOCK 1 OF
RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4
SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF
THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THAT I, HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 35.709 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 2002037394, DOCUMENT # 2003099491, DOCUMENT # 2003099492 AND DOCUMENT # 2006010504 OF THE OFFICIAL PLAT 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, EXCEPT THOSE CREATED PURSUANT TO A SEPARATE RECORDED INSTRUMENT, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS L.A. FITNESS PALM VALLEY - ROUND ROCK.

TODD A. FILAND
EXECUTIVE VICE PRESIDENT
HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
646 SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2015,
BY _____

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

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 PAVLISKA, CHAIRMAN

STATE OF TEXAS
COUNTY OF WILLIAMSON

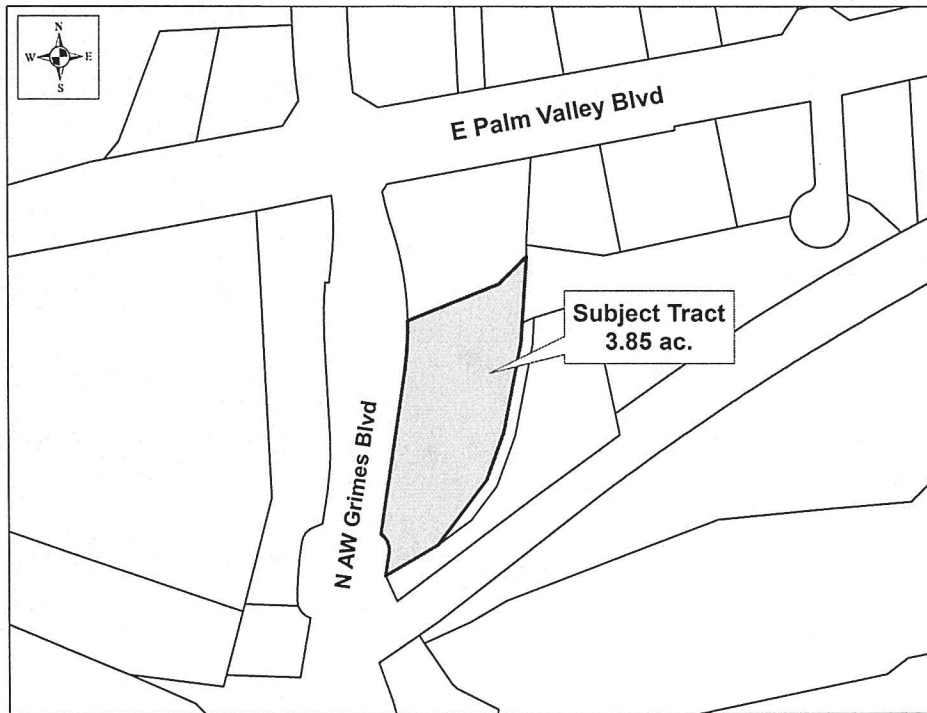
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2015 AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 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

**Palm Creek Center Sec. 2 - Replat
FINAL PLAT FP1507-001**



CASE PLANNER: Ashley Lumpkin

REQUEST: Approval of the Resubdivision of the Final Plat of Palm Creek Center, Section Two

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

DESCRIPTION: 3.85 acres out of the Palm Creek Center Sec. 2, Block A, Lot 1, Acres 3.85

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: drug store - C-1 (General Commercial)

South: Highland Hwy 79 Commercial Subdivision - C-1 (General Commercial) and Union Pacific Railroad Tract (ROW) - unzoned

East: rural residence within the Highland Hwy 79 Commercial Subdivision - C-1 (General Commercial)

West: A.W. Grimes Boulevard

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	3.85
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:		
Other:	0	0.00
TOTALS:	2	3.85

Owner:
YH ARBOR RIDGE GP LLC
8868 RESEARCH BLVD
STE 500
AUSTIN, TX 78758-6430

Agent
JAB Engineering, LLC
Joshua Baran, PE
4500 Williams Dr. 212-121
Georgetown, TX 78633

**Palm Creek Center Sec. 2 - Replat
FINAL PLAT FP1507-001**

HISTORY: The Planning and Zoning Commission approved the Final Plat for Section 2 in 2007.

DATE OF REVIEW: August 5, 2015

LOCATION: Southeast of the intersection of Hwy 79 and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The land use designation is commercial and the zoning of the property is C-1 (General Commercial). This zoning district allows a variety of commercial uses such as medical office, banks, and retail. Building facades are required to be masonry which includes stone, simulated stone, brick, and decorative concrete masonry.

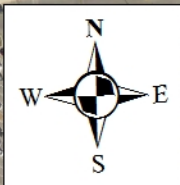
Water and Wastewater Service: City services will be provided to the lots.

Additional Considerations: The purpose of the replat is to split Block A into two lots.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Mylar must be signed by the owner
2. Call out and depict the existing offsite wastewater easement (Doc. #2003059778)
3. Combine the words "water" and "line" for the 5' waterline easement
4. Provide the word "easement" for the drainage and storm sewer easement and either remove the leader on the right side of the callout or update the leader to point to the easement line type.
5. Re-number the plat notes



E Palm Valley Blvd

NAW Grimes Blvd

**Subject Tract
3.85 ac.**



RESUBDIVISION OF THE FINAL PLAT OF PALM CREEK CENTER, SECTION TWO

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

P. A. HOLDER SURVEY
ABSTRACT NO. 297

LOT 1
BLOCK A
THE FINAL PLAT
OF PALM CREEK CENTER
SECTION ONE
(CC/293 PR)
(2006106704 OPR)
BASILE ROUND ROCK LLC
(2008004590 OPR)

LOCATION MAP
NOT TO SCALE

LOT 1
BLOCK A
HIGHLAND HWY 79
COMMERCIAL-PHASE 1
FINAL PLAT
(DD-153 PR)
(2007048206 OPR)
BDC FAMILY LIMITED
PARTNERSHIP
(2011025180 OPR)

LOT 4
BLOCK A
HIGHLAND HWY 79
COMMERCIAL-PHASE 2
FINAL PLAT
(DD-155 PR)
(2007048344 OPR)
HR 79 INVESTMENT LTD
4.617 ACRES
(2007061514 OPR)

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● _{C&B}	1/2" REBAR WITH "CARTER-BURGESS" CAP FOUND
● _{TXHS}	1/2" REBAR WITH "TXHS" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	TxDOT TYPE II DISK FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.L.E.	WATERLINE EASEMENT
D.E.	DRAINAGE EASEMENT
()	RECORD INFORMATION
DR	DEED RECORDS
OPR	OFFICIAL PUBLIC RECORDS
PR	PLAT RECORDS
.....	APPROXIMATE LIMITS OF THE ULTIMATE 1% FLOODPLAIN

OWNER:
YH ARBOR RIDGE, L.P.
8868 RESEARCH BLVD. SUITE #500
AUSTIN, TX 78758

ACREAGE: 3.854 ACRES

SURVEYOR:
PAUL L. EASLEY
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: 08/03/2015
DATE OF PLANNING AND ZONING COMMISSION MEETING: 08/01/2015

BENCHMARK DESCRIPTION & ELEVATION: BM1: SQUARE CUT ON CURB, EAST SIDE OF F.M. 1460 (A.W. GRIMES BLVD., APPROX. 530' SOUTH OF THE INTERSECTION OF F.M. 1460 AND U.S. HWY. 79. ELEVATION: 696.13'

ACREAGE BY LOT TYPE:
LOT 1 1.725 ACRES DEVELOPMENT
LOT 2 2.129 ACRES DEVELOPMENT
TOTAL 3.854 ACRES DEVELOPMENT

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

ENGINEERING BY:
JAB ENGINEERING, LLC. (F-14076)
4500 WILLIAMS DRIVE, STE. 212-121
GEORGETOWN, TX 78633
512-779-7414
FIRM NO. F-14076

NUMBER OF LOTS BY TYPE: 2 DEVELOPMENT

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1022-004
DRAWING NO.:
1022-004-PL1
PLOT DATE:
07-21-15
PLOT SCALE:
1" = 50'
DRAWN BY:
DC
SHEET
01 OF 03

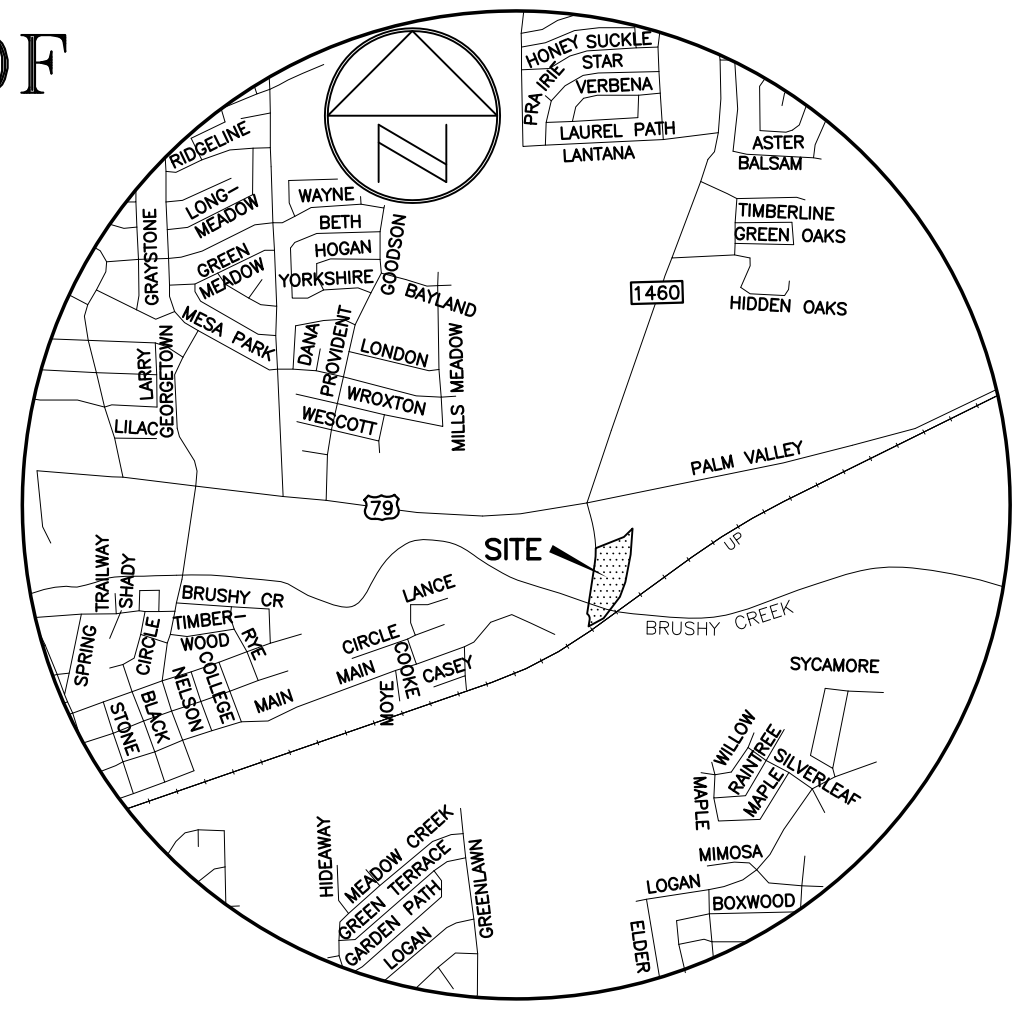
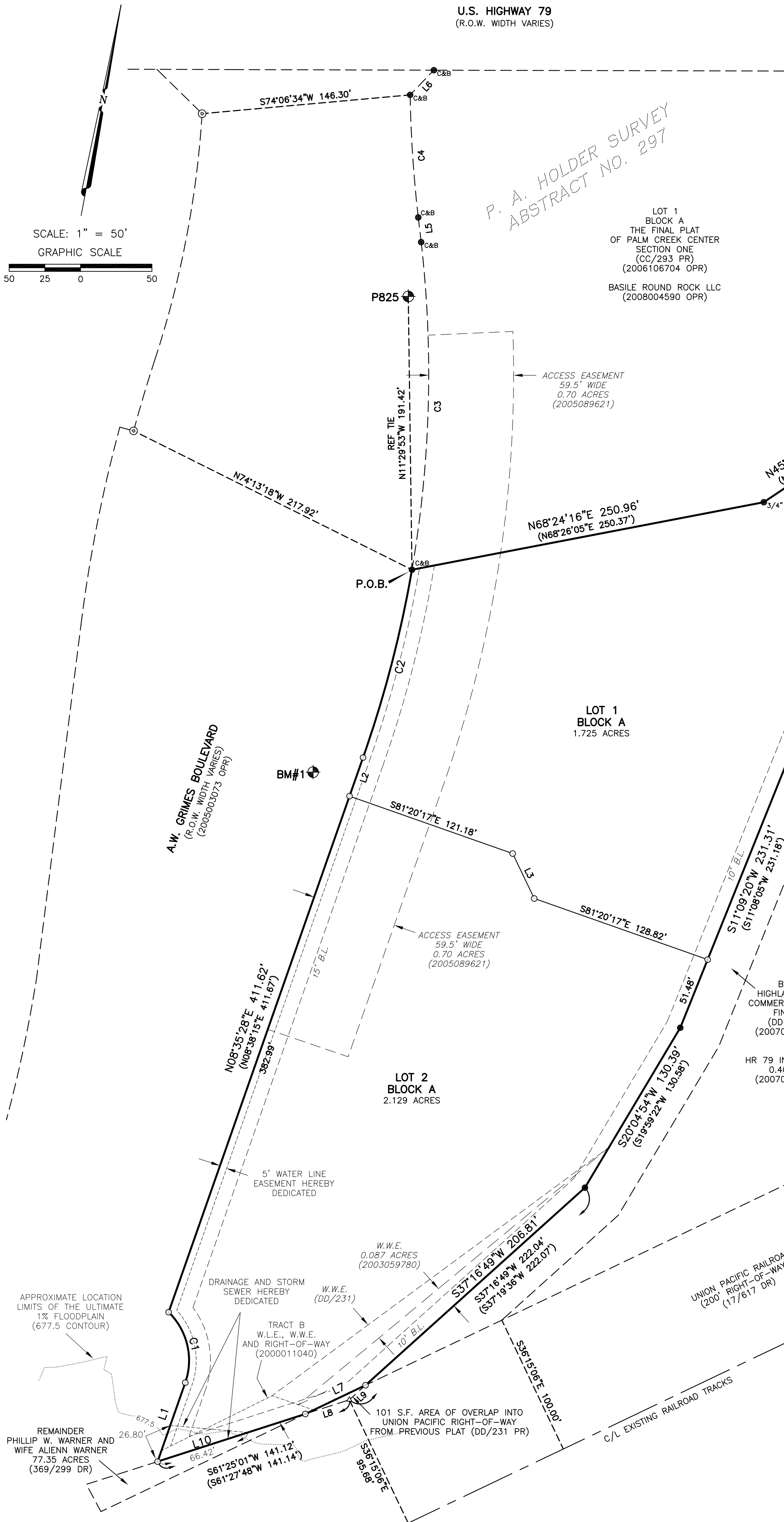
APPROXIMATE LOCATION
LIMITS OF THE ULTIMATE
1% FLOODPLAIN
(677.5 CONTOUR)

REMAINDER
PHILLIP W. WARNER AND
WIFE ALIEN W. WARNER
77.35 ACRES
(369/299 DR)

101 S.F. AREA OF OVERLAP INTO
UNION PACIFIC RIGHT-OF-WAY
FROM PREVIOUS PLAT (DD/231 PR)

UNION PACIFIC RAILROAD
(200' RIGHT-OF-WAY)
(17/617 DR)

C/L EXISTING RAILROAD TRACKS



RESUBDIVISION OF THE FINAL PLAT OF
PALM CREEK CENTER, SECTION TWO

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THE PRESENTS:

THAT YH ARBOR RIDGE, L.P., OWNER OF 3.854 ACRES OF LAND, BEING LOT 1, BLOCK A, PALM CREEK CENTER, SECTION TWO, FINAL PLAT, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 231 AND 232 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, BEING THAT 3.85 ACRE TRACT OF LAND CONVEYED TO YH ARBOR RIDGE, L.P. IN DOCUMENT NO. 2007027060 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO RESUBDIVIDE SAID LOT 1, BLOCK A, PALM CREEK CENTER, SECTION TWO, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF THE FINAL PLAT OF PALM CREEK CENTER, SECTION TWO

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2015 A.D.

BY: _____
YH ARBOR RIDGE, L.P.
C/O GRR ARBOR RIDGE, LLC
BY RANDOLPH W. DON CARLOS A/K/A RANDY DON CARLOS, MANAGER GRR ARBOR RIDGE, LLC
8868 RESEARCH BLVD., SUITE #500
AUSTIN, TEXAS 78758

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015,

BY, _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT THE FROST NATIONAL BANK, A TEXAS STATE BANKING CORPORATION, THE LIEN HOLDER OF THAT CERTAIN _____ ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN _____ ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FROST BANK
401 CONGRESS AVENUE
AUSTIN, TX 78701

BY: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015,

BY, _____
NOTARY PUBLIC, STATE OF TEXAS

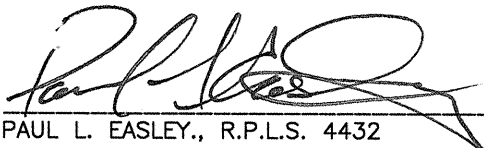
PRINTED NAME:

MY COMMISSION EXPIRES:

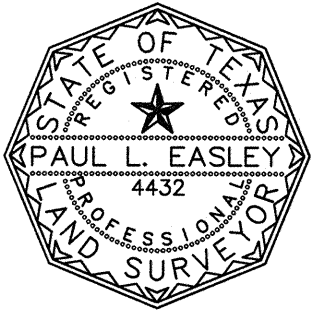
SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, PAUL L. EASLEY, 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.

 07/21/15
PAUL L. EASLEY, R.P.L.S. 4432


SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724
TBPLS Firm No. 10124500



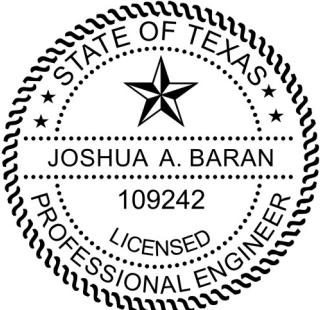
ENGINEER'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOSHUA A. BARAN, 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.

 7/21/15
JOSHUA A. BARAN, P.E. NO. 109242

ENGINEERING BY:
JAB ENGINEERING, LLC. (F-14076)
4500 WILLIAMS DRIVE, STE. 212-121
GEORGETOWN, TX 78633
512-779-7414
FIRM NO. F-14076



PLAT NOTES FROM (DD/231-232, P.R.W.C.T.):

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION).
- 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.
- 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.
- A PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT FIVE (5) FOOT WIDE ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN AGREEMENT PROVIDING RECIPROCAL ACCESS EASEMENT AND RESTRICTIVE COVENANTS DATED NOVEMBER 1, 2005, RECORDED UNDER DOCUMENT NUMBER 2005089621 (EASEMENT SHOWN HEREON) OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED.
- 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.
- RECORDATION OF ALL SEPARATE INSTRUMENT EASEMENTS SHALL OCCUR BEFORE OR IN TANDEM WITH THE RECORDATION OF THIS PLAT.
- ALL EASEMENTS SHOWN HEREON WERE ORIGINALLY DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN = 679.5'.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, 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 IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P825".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10163247.43
E 3140189.24

TEXAS STATE PLANE COORDINATES:
N 10162027.99
E 3139812.46

ELEVATION = 702.01'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99988001
(FOR SURFACE TO GRID CONVERSION)

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

SCALED ABOUT 0.0
THETA ANGLE: 1'22"46"

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N08°36'33"E	58.61'	(N08°39'20"E 58.62')
L2	N08°35'28"E	28.63'	(N08°38'15"E)
L3	S36°20'17"E	34.89'	
L4	N00°05'27"E	31.09'	
L5	N17°27'04"W	17.40'	(N17°18'40"W 17.33')
L6	N33°08'08"E	23.99'	(N32°51'55"E 23.81')
L7	S53°44'54"W	46.70'	
L8	S61°25'01"W	32.37'	
L9	S37°16'49"W	15.24'	
L10	S61°25'01"W	108.75'	(S61°27'48"W 141.14')

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	46.99'	65°15'57"	53.53'	N24°03'22"W	50.68'	(N24°00'35"W 50.69')
C2	808.00'	9°38'56"	136.07'	N03°52'25"E	135.91'	(N03°47'31"E 135.91')
C3	808.00'	16°19'58"	230.33'	N09°07'02"W	229.55'	(N09°11'28"W 229.34')
C4	886.93'	5°33'31"	86.06'	N14°32'02"W	86.01'	(N14°31'02"W 85.84')

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1022-004
DRAWING NO.:
1022-004-PL1
PLOT DATE:
07-21-15
PLOT SCALE:
1" = 50'
DRAWN BY:
DC
SHEET
02 OF 03

RESUBDIVISION OF THE FINAL PLAT OF
PALM CREEK CENTER, SECTION TWO

METES AND BOUNDS DESCRIPTION:

3.854 ACRES
P. A. HOLDER SURVEY, ABSTRACT NO. 297
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 3.854 ACRES (APPROXIMATELY 167,886 SQ. FT.) BEING ALL OF LOT 1, BLOCK A, THE FINAL PLAT OF PALM CREEK CENTER, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 231-232 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.854 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Carter & Burges" cap found in the curving east right-of-way line of Farm to Market 1460 (A. W. Grimes Boulevard)(right-of-way width varies), described in Document No. 2005003073 of the Official Public Records of Williamson County, Texas, for the northwest corner of said Lot 1, being the southwest corner of Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, a subdivision of record in Cabinet CC, Slides 293-294 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar with "Carter & Burges" cap found at a point of tangency in the east right-of-way line of said Farm to Market 1460, being in the west line of Lot 1, Block A of said Section One, bears North 09°07'02" West, a chord distance of 229.55 feet;

THENCE departing said right-of-way, with the south line of Lot 1 of said Section One and the north line of Lot 1 of said Section Two, the following two (2) courses and distances:

- North 68°24'16" East, a distance of 250.96 feet to a 3/4" rebar found;
- North 45°26'33" East, a distance of 99.11 feet to a 1/2" rebar with "Carter & Burges" cap found at the southeast corner of Lot 1 of said Section One, being the northeast corner of Lot 1 of said Section Two, same being the west line of Lot 4, Block A, Highland Hwy 79 Commercial-Phase 2, Final Plat, a subdivision of record in Cabinet DD, Slides 155-156 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar with "TXHS" cap found in the east line of Lot 1 of said Section One, being the northwest corner of said Lot 4, same being the southwest corner of Lot 1, Block A, Highland Hwy 79 Commercial-Phase 1, Final Plat, a subdivision of record in Cabinet DD, Slides 153-154 of the Plat Records of Williamson County, Texas, bears North 00°05'27" East, a distance of 31.09 feet;

THENCE, with the west line of Lot 1 of said Section Two, in part being the west line of said Lot 4, and in part being the west line of Lot 8, Block A of said Highland Hwy 79 Commercial, Phase 2, the following four (4) courses and distances:

- South 03°56'15" West, a distance of 215.65 feet to a 3/8" rebar found;
- South 11°09'20" West, a distance of 231.31 feet to a 1/2" rebar found;
- South 20°04'54" West, a distance of 130.39 feet to a 1/2" rebar found;
- South 37°16'49" West, a distance of 206.81 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Union Pacific Railroad (200' right-of-way), as described in Volume 17, Page 617 of the Deed Records of Williamson County, Texas, same being the southwest corner of said Lot 8, from which a calculated point for the southeast corner of said Lot 1, bears South 37°16'49" West, a distance of 206.81 feet;

THENCE South 53°44'54" West, with the north right-of-way line of said Union Pacific Railroad, a distance of 46.70 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE South 61°25'01" West, with the common line between said Lot 1 and said Union Pacific Railroad, a distance of 108.75 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of said Farm to Market 1460 (A. W. Grimes Boulevard), being in the north right-of-way line of said Union Pacific Railroad, same being the southwest corner of said Lot 1;

THENCE with the west line of said Lot 1 and the east right-of-way line of said Farm to Market 1460, the following four (4) courses and distances:

- North 08°36'33" East, a distance of 58.61 feet to a 1/2" rebar with "Chaparral" cap set;
- With a curve to the left, having a radius of 46.99 feet, a delta angle of 65°15'57", an arc length of 53.53 feet, and a chord which bears North 24°03'22" West, a distance of 50.68 feet to a 1/2" rebar with "Chaparral" cap set;
- North 08°35'28" East, a distance of 411.62 feet to a 1/2" rebar with "Chaparral" cap set;
- With a curve to the left, having a radius of 808.00 feet, a delta angle of 09°38'56", an arc length of 136.07 feet, and a chord which bears North 03°52'25" East, a distance of 135.91 feet to the POINT OF BEGINNING, containing 3.854 acres of land, more or less.

Surveyed on the ground on June 10, 2015.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

PLANNING AND ZONING COMMISSION APPROVAL:

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 PAVLISKA, CHAIRMAN

COUNTY CLERK:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE ____ DAY OF _____ 2015, A.D., AT _____O'CLOCK ____M., AND

DULY RECORDED THIS THE _____ DAY OF _____ 2015, A.D., AT _____O'CLOCK __M., IN THE

PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____

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

BY: DEPUTY

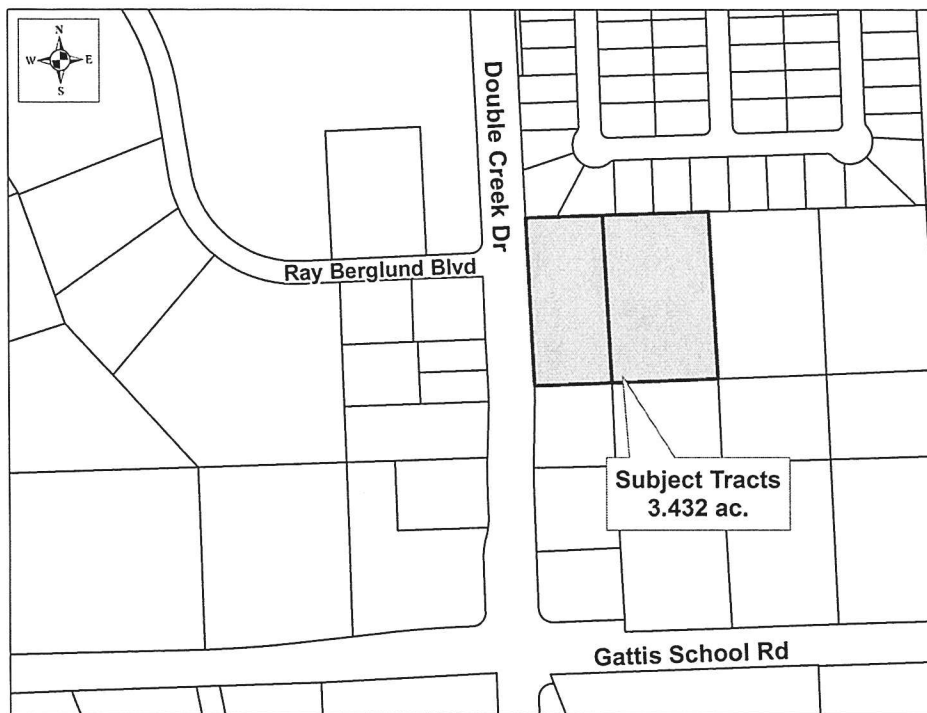
Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1022-004
DRAWING NO.: 1022-004-PL1
PLOT DATE: 07-21-15
PLOT SCALE: 1" = 50'
DRAWN BY: DC
SHEET 03 OF 03

City of Round Rock - Lisa Rae Dr. Fire Station Rezoning (from C-1 to PF-2)
ZONING ZON1507-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning to PF-2 (Public Facilities - medium intensity)

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

DESCRIPTION: 3.43 acres out of the P. A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family - Shadow Pointe - SF-2 (Single Family - Standard Lot)

South: single family large lot and commercial - C-1 (General Commercial)

East: single family large lot - SF-1 (Single Family - Large Lot)

West: single family and duplexes - TF (Two Family)

PROPOSED LAND USE: fire station

TOTAL ACREAGE: 3.43

Owner:
City of Round Rock

Agent
City of Round Rock
Clyde von Rosenberg
301W. Bagdad Ave., Ste. 210
Round Rock, TX 78664

City of Round Rock - Lisa Rae Dr. Fire Station Rezoning (from C-1 to PF-2)
ZONING ZON1507-001

HISTORY: This property was part of an area annexed into the City in 1984. It is currently zoned C-1 (General Commercial) and is undeveloped.

DATE OF REVIEW: August 5, 2015

LOCATION: Northeast of the intersection of Gattis School Rd. and Double Creek Dr.

STAFF REVIEW AND ANALYSIS:

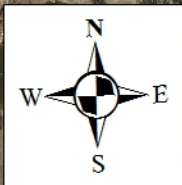
General Plan and Zoning: The General Plan designates the property as residential. The property is zoned as C-1 (General Commercial).

Additional Considerations: This site has been chosen by the City as a location for a fire station. The appropriate zoning for such a facility at this location is PF-2 (Public Facilities – medium intensity). This district provides for governmental facilities and public offices with a compatibility buffer for the adjacent single family neighborhood. Noise resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency is exempt from the City's noise ordinance.

Specific criteria were used by the City Fire Department to select this location, with the overall goal of reducing response times in order to ensure public safety. These criteria and the location and design process for the station will be presented during the public hearing.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning to PF-2 (Public Facilities – medium intensity).



Double Creek Dr

Ray Berglund Blvd

**Subject Tracts
3.432 ac.**

Gattis School Rd

City of Round Rock - Red Bud Fire Station Rezoning (from PUD 69 to PF-2)
ZONING ZON1507-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning to PF-2 (Public Facilities - medium intensity)

ZONING AT TIME OF APPLICATION: PUD 69

DESCRIPTION: 2.30 acres out of the Joseph Marshall Survey, Abstract No. 409

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: PUD 69

ADJACENT LAND USE:

North: single family - Forest Ridge - PUD No. 11

South: office - OF

East: large lot single family - ETJ

West: large lot single family - PUD 69

PROPOSED LAND USE: fire station

TOTAL ACREAGE: 2.30

Owner:
City of Round Rock

Agent
City of Round Rock
Clyde von Rosenberg
301W. Bagdad Ave., Ste. 210
Round Rock, TX 78665

City of Round Rock - Red Bud Fire Station Rezoning (from PUD 69 to PF-2)
ZONING ZON1507-002

HISTORY: This property was part of an area annexed into the City in 2006. It was zoned as PUD No. 69 later that year. The site contained a single family home since that time. The home has since been removed.

DATE OF REVIEW: August 5, 2015

LOCATION: West side of Red Bud Ln. at Doris Ln.

STAFF REVIEW AND ANALYSIS:

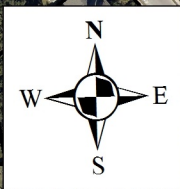
General Plan and Zoning: The General Plan designates the property as residential. The property is zoned as Planned Unit Development No. 69. The portion of the PUD the site is located within allows for office uses.

Additional Considerations: This site has been chosen by the City as a location for a fire station. The appropriate zoning for such a facility at this location is PF-2 (Public Facilities – medium intensity). This district provides for governmental facilities and public offices with a compatibility buffer for the adjacent single family neighborhood. Noise resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency is exempt from the City's noise ordinance.

Specific criteria were used by the City Fire Department to select this location, with the overall goal of reducing response times in order to ensure public safety. These criteria and the location and design process for the station will be presented during the public hearing.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning to PF-2 (Public Facilities – medium intensity).



**Subject Tract
2.301 ac.**

Doris Ln

Red Bud Ln