



# 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

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Wednesday, November 18, 2015

7:00 PM

City Council Chambers, 221 East Main St.

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

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

- C.1 [2015-3029](#) Consider approval of the minutes for the November 4, 2015, Planning and Zoning Commission meeting.

**D. PLATTING:**

- D.1 [2015-3062](#) Consider approval of the Preliminary Plat for HR 79 Investment. Generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. PP1509-001
- D.2 [2015-3064](#) Consider public testimony and a recommendation to approve the request for approval of a Concept Plan to be known as the Rock at Roundville Concept Plan. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. CP1510-001

**E. OTHER BUSINESS:**

- E.1 [2015-2959](#) Consider approval of the 2016 Planning and Zoning Commission Meeting Schedule.
- E.2 [2015-3065](#) 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 12th day of November 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, NOVEMBER 4, 2015 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in Regular Session on November 4, 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 7:01 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, Bradley Dushkin, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present were Katie Baker from PARD, John Dean from Transportation, and Charlie Crossfield from the City attorney's office.

**C. CONSENT AGENDA:**

Agenda items C1, C2, C4, C5, C6, and C7 were approved on consent. Agenda item C3 was pulled for discussion.

- C1. Consider approval of the minutes for the October 21, 2015, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Final Plat for Cedar Ridge Assisted Living. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. FP1510-002**
- C4. Consider approval of the Final Plat for Vizcaya Western Amenity Center Phase 1 and 2. Generally located at the intersection of Caruso Ln. and Mazaro Way. Case No. FP1510-006**
- C5. Consider approval of the revised Preliminary Plat for University Village North, Sections 3 & 4. Generally located on the east side of Sandy Brook Dr. and south of University Blvd. Case No. PP1510-001**
- C6. Consider approval of the Final Plat for University Village Office Condos. Generally located on the east side of Sandy Brook Dr. and South of University Blvd. Case No. FP1510-004**
- C7. Consider approval of the Final Plat for Capital Gymnastics. Generally located on the west side of Campus Village Dr. and south of University Blvd. Case No. FP1510-005**

**Motion:** Motion by Vice Chair Bone, second by Commissioner Henderson to approve agenda items C1, C2, C4, C5, C6, and C7 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.

- C3. Consider approval of the Final Plat for The Grove at Kenney Fort. Generally located on the northwest of the intersection of Forest Creek Dr. and S. Kenney Fort Blvd. Case No. FP1510-003**

Commissioner Flores recused himself from the discussion and voting on item C3 and left the Council Chamber.

Mr. von Rosenberg briefly reviewed the application stating this 26 acre tract had recently been rezoned for single family common lot town homes.

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Vice Chair Bone, second by Commissioner Doss to approve as conditioned.

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

Commissioner Flores returned to the Council Chamber following the vote.

#### **D. PLATTING AND ZONING:**

##### **D1. Consider approval of the Preliminary Plat for Gardens at Mayfield Ranch. Generally located on the northeast corner of CR175 and Future Arterial H. Case No. PP1507-001**

Vice Chair Bone recused himself from the discussion and voting on items D1 and D2 and left the Council Chamber.

Mr. von Rosenberg briefly gave background information stating this land had been recently annexed and zoned. He explained the applicant is proposing three lots in the Preliminary Plat. Lot numbers 1 and 3 will be used for commercial and lot number 2 will be used for single family common lot development.

Mr. von Rosenberg explained that to make sure the subdivision wall is built an adequate distance from the proposed waterline in Arterial H the following condition was added to the plat: "Subdivision wall adjacent to Arterial H shall be located according to City Utilities Design and Construction Standards, Section 1.7.2 (B) (4) and (16)". He also stated that the subdivision wall will be outside the PUE (Public Utility Easement).

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Commissioner Flores, second by Commissioner Bryan to recommend approval as conditioned.

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

##### **D2. Consider approval of the Final Plat for Gardens at Mayfield Ranch. Generally located on the northeast corner of CR175 and Future Arterial H. Case No. FP1509-002**

Mr. von Rosenberg stated that the proposed application consisted of two development lots, lots 1 and 2.

He explained that, at this time, the applicant will not complete the Final Plat for lot 3 because the design for Arterial H had not yet been finalized. He also stated that lot 3 could not be platted until the drainage impact was determined.

Mr. Dean with the Transportation Department explained that Williamson County is working on the design of Arterial H and that the road will be built to City standards.

Following a brief discussion a motion was offered to recommend approval as conditioned.

**Motion:** Motion by Commissioner Baker, second by Commissioner Sanchez to recommend approval as conditioned.

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

Vice Chair Bone returned to the Council Chamber following the vote.

**D3. Consider approval of the Final Plat for Vizcaya Phase 3B. Generally located north of Pietra Ln. and Caruso Ln. Case No. FP1510-007**

Mr. Dushkin briefly reviewed the application stating that this development phase contained 87 lots, of which 79 were residential and about 19 acres of parkland/drainage easement. He also explained that casita and standard size lots were being proposed for this development.

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Commissioner Flores, second by Commissioner Doss to recommend approval as conditioned.

**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.

**D4. Consider public testimony and approval to Replat 1.15 acres of Lot 8, Block 3, Round Rock North Industrial Business Park Section II. Generally located at the northwest corner of the intersection of Texas Ave. and Enterprise Dr. Case No. FP1509-003**

Mr. Dushkin gave a brief overview of the application explaining that the purpose of the application was to draw a new property line to create two lots. One of the lots will contain the existing structure and improvements and the other lot will be vacant.

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 to recommend approval as conditioned.

**Motion:** Motion by Commissioner Baker, second by Commissioner Bryan to recommend approval as conditioned.

**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.

**D5. Consider public testimony and approval to Replat the Round Rock Express Subdivision Section 3, a Replat of remainder of Lot 6, Block C and a Final Plat of 32.95 acres out of the Joseph Marshall Survey. Generally located northwest of the intersection of E. Palm Valley Blvd. and Nolan Ryan Blvd. Case No. FP1510-001**

Vice Chair Bone and Commissioner Henderson recused themselves from the discussion and voting on item D5 and left the Council Chamber.

Mr. von Rosenberg briefly gave background information regarding this application stating that most of this tract was recently rezoned to a Planned Unit Development (PUD).

He explained that this project contained several special purpose lots and stated that one of the special purpose lots is a non-residential private street, which meets the private streets ordinance and will allow for street frontage to lot 1A. He also stated, that according to the PUD requirements, sidewalks will be built on both sides next to the non-residential private street.

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

Mr. Dean stated, that to help with traffic flow, the entrance will need to be signalized. He also explained that the Traffic Impact Analysis (TIA) report indicated improvements to change the left turn and add a couple of right turn deceleration lanes.

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 to recommend approval as conditioned.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Sanchez to recommend approval as conditioned.

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

Vice Chair Bone and Commissioner Henderson returned to the Council Chamber following the vote.

**D6. Consider public testimony and a recommendation to approve the request filed by Nicole Adair Stephens, for the rezoning of a 0.20 acre tract of land from SF-2 (Single-family – standard lot) District to MU-L (Mixed-use limited) District. Generally located on the southeast corner of the intersection of Pecan Ave. and Circle Ave. Case No. ZON1508-001**

Mr. Dushkin reviewed the application stating that the applicant requested rezoning from SF-2 (Single Family – Standard Lot) to MU-L (Mixed Use – Limited). He explained that MU-L is the least intense downtown mixed used district and that its standards are more suited for conversions rather than new construction.

Mr. Dushkin listed the permitted uses and said that the long driveway onto Circle Ave. will accommodate parking needs.

He also explained that, during the property survey, it was revealed that an existing building was encroaching onto the two neighboring properties located to south of the subject tract. The owner purchased the two slivers of land next to her property to accommodate the existing building and to make sure that the entire building was on one single lot.

The owner, Ms. Nicole Stephens, 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. Ms. Cathey Carter, 606 Pecan Ave., spoke during the public hearing and informed the commission about the existing retaining wall along Pecan Ave.

Following a brief discussion a motion was offered to recommend approval.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Wendt to recommend approval.

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

**D7. Consider public testimony and a recommendation to approve the request filed by HR 79 Investment LTD., for the rezoning of a 20.79 acre tract of land from C-1 and SF-2 (General commercial and Single-family – standard lot) Districts to PUD (Planned Unit Development) to be known as HR 79 Investment PUD. Generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. ZON1508-002**

Mr. von Rosenberg reviewed the proposed Planned Unit Development (PUD). He explained that the proposed Concept Plan was included in the PUD and that this PUD will allow single family lots on the northern portion of the site during Phase One, and Commercial lots on the southern portion, along Palm Valley Boulevard during Phase Two.

He stated that under the current zoning, commercial uses for the lots along Palm Valley Boulevard were not allowed. He also explained the proposed PUD features and the prohibited commercial uses for this PUD.

Mr. von Rosenberg informed the Commission that access to the site will be provided from an existing easement to the west, connecting with A.W. Grimes Boulevard and from a proposed easement on the east side of the property, connecting with Palm Valley Boulevard. He stated that these two entry points will provide the required emergency access to the residential portion of the development.

He also explained that a future dedicated street will border the western side of the property, connecting to Palm Valley Boulevard. The right-of-way for this street will straddle the property line between the subject tract and the adjacent property to the west. Mr. von Rosenberg mentioned that an existing driveway had been built on the adjacent property and that the developer will be required to dedicate right-of-way for the future street at this location and expand the existing driveway in order to serve Lot 4. Finally, he stated that the City had agreed to allow for a temporary access to Lot 4 until the street was built.

The owner, Mr. David Bodenman, was available to answer questions.

Mr. Dean with the Transportation Department stated that City staff had been working with Texas Department of Transportation (TxDOT) for an interim solution along Palm Valley Boulevard because the installation of a signal light at the intersection is cost prohibitive.

Mr. Dean noted that a proposed site plan had been turned in and that it showed significantly higher traffic generators for lots 1, 2, and 3. He explained that an updated Traffic Impact Analysis (TIA) report will need to be submitted.

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 discussion regarding a subdivision wall, landscape buffer, traffic, and site access, a motion was offered to recommend to change the language in Section 7.2 (d) to read as follows: The driveway shall be privately maintained, until and unless the City desires to own, operate, and maintain said driveway.

**Motion:** Motion by Vice Chair Bone, second by Commissioner Bryan to recommend approval with updated language to Section 7.2 (d).

**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. STAFF REPORT:**

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

Ms. Wiseman informed the Commission that City Council had not taken action on any Commission related item since the last Commission meeting.

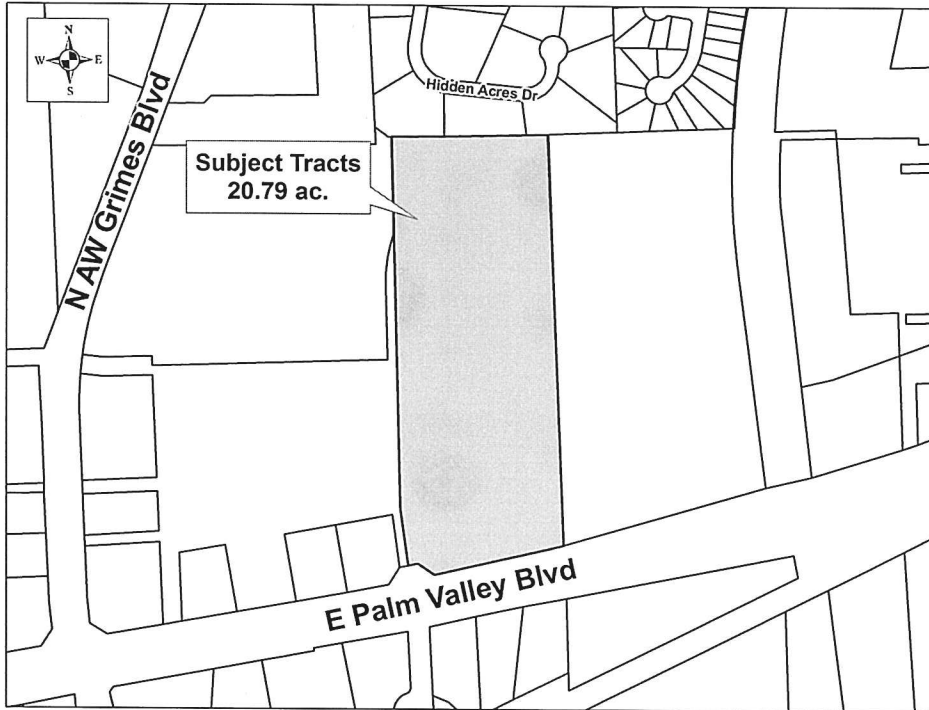
## **F. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**HR 79 Investment  
PRELIM PLAT      PP1509-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a preliminary plat for 20.79 acres

**ZONING AT TIME OF APPLICATION:** SF-2 (Single Family - standard lot) and C-1 (General Commercial)

**DESCRIPTION:** 20.79 acres out of the A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** commercial

**ADJACENT LAND USE:**

North: ETJ - large lot single family

South: US 79 (Palm Valley Boulevard)

East: SF-2 (Single Family - standard lot) - undeveloped

West: PUD No. 74 and C-1 (General Commercial) - retail on the C-1 portion

**PROPOSED LAND USE:** commercial on the SH 79 frontage and single family to the rear

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	65	10.85
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	4	5.63
Industrial:	0	0.00
Open/Common Space:	2	0.71
ROW:	0	3.60
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>71</b>	<b>20.79</b>

**Owner:**  
HR 79 INVESTMENT LTD  
1000 FANNIN  
STE 4700  
HOUSTON, TX 77002-

**Agent**  
HD Engineering  
Henry Roye  
6306 Hall Street  
Austin, TX 78757



**HR 79 Investment**  
**PRELIM PLAT      PP1509-001**

**HISTORY:** The Planning and Zoning Commission recommended a rezoning for this property to Planned Unit Development (PUD) No. 103 on November 4, 2015. The PUD included a concept plan for development of the site. The City Council was scheduled to consider the rezoning at their meeting on November 12, 2015.

**DATE OF REVIEW:** November 18, 2015

**LOCATION:** Northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

A single family subdivision is planned for the 14.86 acres northern two-thirds of the property and commercial lots are planned for the 5.93 acres adjacent to SH 79.

General Plan and Zoning: The property is designated as commercial in the General Plan. PUD No. 103 allows for both residential and limited commercial uses. The single family development will have 75% masonry on the entire exterior finish, with 100% masonry on the front and street-facing sides, with stucco limited to 75% of the front and street-facing side elevations. The commercial tracts along SH 79 will prohibit auto service facilities, auto repair and body shops and carwashes. The commercial tract adjacent to the residential section will prohibit those uses as well as drive through lanes. This preliminary plat conforms to the concept plan contained in the PUD.

Traffic, Access and Roads: A traffic impact analysis was prepared for this project and recommended improvements will be further evaluated and required as development occurs.

Water and Wastewater Service: There are existing city services that will serve the proposed lots. Specifically, there is a 15-inch wastewater line and a 12-inch water line located in Palm Valley Blvd.

Drainage: There are no drainage concerns for the site.

Additional Considerations: Access will be provided to the residential lots from a 65-foot wide public access easement located perpendicular to the western boundary of the property. Emergency access to these lots will be provided from a 50-foot wide access easement from US 79 along the eastern boundary of the property.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Complete Notes #7 and #8 with the PUD number and date of City Council approval.
2. Remove depictions of existing trees from the plat and legend.





**N AW Grimes Blvd**

**Hidden Acres Dr**

**Subject Tracts  
20.79 ac.**

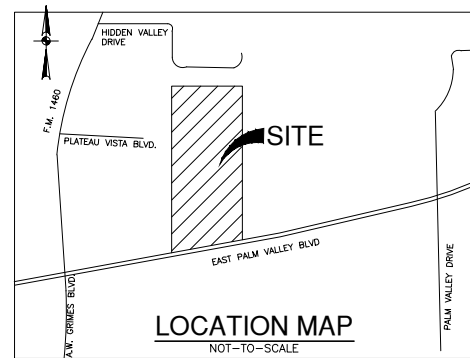
**E Palm Valley Blvd**



HR 79 INVESTMENT  
PRELIMINARY PLAT

Point Table	
Point #	Tree Description
525	21' PECAN
526	34' MPL
527	22' PECAN
528	19' MESQUITE
529	12' AELM
530	21' AELM
531	23' AELM
532	14' AELM
533	23' AELM
534	21' AELM
535	13' AELM
536	34' AELM
537	26' AELM
538	14' AELM
539	8' AELM
540	16.5' AELM
541	24' AELM
542	24.5' AELM
543	9' AELM
544	14' PECAN
545	N/A
546	10' CELM

SF Lot Square Footage					
Block A	Sq. ft.	Block B	Sq. ft.	Block C	Sq. ft.
1	8769	1	7217	1	7117
2	7324	2	6574	2	6651
3	7214	3	6677	3	6570
4	7104	4	6666	4	6545
5	6995	5	7331	5	6577
6	6885	6	7918	6	6550
7	6776	7	9675	7	6522
8	6667	9	10196	8	6553
9	6677	10	7750	9	6584
10	6909	11	7500	10	6614
11	7624	12	7744	11	6525
12	8682	13	10541	12	6555
14	8009	14	11047	13	8206
15	6710	15	8759	14	7745
16	6717	16	7578	15	6533
17	7770			16	6504
18	10258			17	6592
19	9453			18	6562
20	6537			19	6532
21	6598			20	6502
22	6522			21	6529
23	6512			22	6556
24	6502			23	6525
25	7240			24	6549
				25	6631
				26	7086



GENERAL NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. NO PORTION OF THIS TRACT IS ENCLOSED 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 PLAN NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
7. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND PUD # \_\_\_\_\_.
8. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# \_\_\_\_\_ AS APPROVED BY THE CITY COUNCIL ON \_\_\_\_\_.
- LEGEND
- PROJECT BOUNDARY \_\_\_\_\_

**LEGEND**

PROJECT BOUNDARY	_____
RIGHT-OF-WAY	- - - - -
PHASE LINE	▬ ▬ ▬ ▬ ▬
BUILDING SETBACK LINE	- · - · - · - · -
EXISTING RIGHT-OF-WAY	- - - - -
EXISTING LOTLINE	_____
EXISTING EASEMENT	- - - - -
EXISTING TREE	( 000 )
POINT OF BEGINNING	P.O.B.

OWNER: HR 79 INVESTMENT, LTD.  
211 EAST 7TH STREET, STE. 709  
AUSTIN, TX. 78701  
(512) 474-6491 FAX: (512) 477-2472  
CONTACT: MR. DAVID BODENMAN  
EMAIL: davidcb@highlandresources.net

ACREAGE: 20.79 AC

SURVEYOR: PARKER J. GRAHAM, R.P.L.S. #5556  
PAPE-DAWSON ENGINEERS, INC.  
TBPLS, FIRM REGISTRATION #100288-01  
7800 SHOAL CREEK BOULEVARD, SUITE 220 W  
AUSTIN, TEXAS, 78757

NUMBER OF BLOCKS: 4 BLOCKS (A, B, C & D)

TOTAL LINEAR FEE

OF STREETS. 2502 LT

RECEIVED: 1999 JAN 14

AND ZONING REVIEW: NOVEMBER 18, 2015

BENCHMARKS: BENCHMARK #1:  
CHISELED SQUARE ON NORTHEAST  
CORNER OF CONCRETE VAULT  
ELEV. 713.38', NAVD 88 GEOID03

**BENCHMARK #2:**  
CHISELED SQUARE ON BASE OF  
LIGHT POST. ELEV. 703.73'  
NAVD 88 GEOID03

ACREAGE BY LOT TYPE: GREENSPACE/DRAINAGE/ACCESS (2 LOTS) - 0.71 AC  
DEVELOPMENT (69 LOTS) - 16.48 AC  
ROW - 3.60 AC

- PATENT SURVEY: A. HOLDER SURVEY ABSTRACT 297.

ENGINEER: H.D. ROYE, P.E., TBPE #10593  
HD ENGINEERING  
6306 HALL STREET  
AUSTIN, TEXAS 78757  
PHONE: (512) 524-5424  
EMAIL: broye.hdeng@grandecom.net

NUMBER OF LOT TYPES: 2 OPEN SPACE  
69 DEVELOPMENT

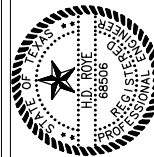
STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	LENGTH	PAVEMENT WIDTH	SIDEWALK LOCATION
CENTERRA HILLS CIRCLE	50'	2170'	30'	BOTH SIDES
LOW COUNTRY DRIVE	50'	139'	30'	BOTH SIDES
CLARETTA ENGLAND DRIVE	65'	533'	25' PROP, 40' FUTURE	ONE SIDE
PLATEAU VISTA	50'	120'	30'	BOTH SIDES
TOTAL		2962'	ALL WIDTHS	---

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	196.87	N89°33'52"E
L2	371.24	N89°07'31"E
L3	1511.57	S02°33'42"E
L4	407.92	S77°16'57"W
L5	73.60	S77°27'54"E
L6	54.92	N56°26'39"W
L7	20.09	S55°23'26"W
L8	35.14	S78°05'26"W
L9	211.15	N08°04'41"W
L10	1365.67	N01°39'28"W

HID Engineering

TBPE #10593  
6306 Hall Street  
Austin, Texas 78757 (512) 526-5424

DESIGNED:	HDR	SCALE:
DRAWN:	JTC	DATE:
REVIEWED:	HDR	XREF FILE(S):



HR 79 INVESTMENT, LTD.

HR79 INVESTMENT  
PRELIMINARY PLAT

CLIENT

PROJECT

PRELIMINARY PLAT

SHEET TITLE

PROJECT NO.

SHEET NO.

C:\Users\pawson\Documents\Projects\HR79\HR79\_Prelim\HR79\_Prelim.dwg, 11/11/2015 11:11:20 AM

FIELD NOTES  
FOR

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 20.791 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

**BEGINNING** at a ½" iron rod found on a point being the northeast corner of said 14.206 acre tract, same being the northwest corner of a remnant portion of a called 24.0110 acre tract of land in deed to Church of Christ of Round Rock, recorded in Document no. 2000022099 of said Official Public Records, also being a point in the south boundary line of Lot 7 of Hidden Acre Subdivision, a subdivision according to the plat recorded in Cabinet C, Slide 226 recorded in the Plat Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE** departing the south boundary line of said Lot 7 with the west boundary line of said 24.0110, same being the east boundary line of said 14.206 acre tract, **S 02°33'42" E** for a distance of **1511.57 feet** to a ½" iron rod found on a point in the north right-of-way line of Palm Valley Boulevard (SH 79), said point being the northeast corner of a called 0.9264 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2009014784 of said Official Public Records, said point being the southwest corner of the remnant portion of said 24.0110 acre tract, same being the southeast corner of the remnant portion of said 14.206 acre tract, for the southeast corner hereof;

**THENCE** departing the west boundary line of said 24.0110 acre tract, through, in part, the interior of said 14.206 acre tract and in part, the interior of said 1.096 acre tract, with the north boundary line of said East Palm Valley Blvd., same being the north boundary line of said 0.9264 acre tract the following three (3) courses and distances:

- S 77°16'57" W** for a distance of **407.92 feet** for a point of curvature hereof,
- With the arc of a curve to the right having a radius of **11,415.16 feet**, an arc length of **73.60 feet**, a delta of **00°22'10"** and a chord which bears **S 77°27'54" W** for a distance of **73.60 feet** to a ½" iron rod for a point of non-tangency hereof, and
- N 56°26'39" W** for a distance of **54.92 feet** to a ½" iron rod found on a point in the west boundary line of said 1.096 acre tract, same the easterly boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.9264 acre, same being the northeast corner of a called 0.15 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2007098403 of said Official Public Records, for a point of non-tangency hereof;

**THENCE** departing the west boundary line of said 1.096 acre tract, through the interior of said 6.55 acre tract, with the north boundary line of said 0.15 acre tract, the following two (2) courses and distances:

- N 55°23'16" W** for a distance of **20.09 feet** to a TXDOT Type II monument found, for an angle point hereof, and
- S 78°05'26" W** for a distance of **35.14 feet** to a ½" iron rod found on a point in the west boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.15 acre tract, same being the southeast corner of a called 0.18 acre tract of land in deed to the City of Round Rock recorded in Document No. 2007062299 of said Official Public Records, for the southwest corner hereof;

**THENCE** departing the north right-of-way line of said Palm Valley Boulevard, with the west boundary line of said 6.55 acre tract, same being the east boundary line of said 0.18 acre tract, **N 08°04'29" W** for a distance of **211.12 feet** to a "Mag" nail found for an angle point hereof;

**THENCE** continuing with the west boundary line of said 6.55 acre tract, same being, in part, the east boundary lines: of said 0.18 acre tract, of a called 37.975 acre tract in deed to NEC 1460/79, Ltd, recorded in Document No. 2006040139 of said Official Public Records, a called 0.32 acre tract in deed to the City of Round Rock recorded in Document No. 2007072062 of said Official Public Records and Lot 1, Block A of Palm Valley Market Center, Section 4, Phase 1, a subdivision according to the plat recorded in Cabinet DD, Slides 302-303 of said Plat Records, **N 01°39'40" W** for a distance of **1365.79 feet** to a ½" iron rod found on a point in the south boundary line of Lot 9 of said Hidden Acres, said Point being the northeast corner of said Lot 1, same being the northwest corner of said 6.55 acre tract for the northwest corner hereof;

**THENCE** with the south boundary line of said Hidden Acres, same being the north boundary line of said 6.55 acre tract, **N 89°35'36" E** for a distance of **196.94 feet** for the northeast corner hereof;

**THENCE** with the south boundary line of said Hidden Acres, same being the north boundary line of said 14.206 acre tract, **N 89°07'31" E** for a distance of **371.24 feet** for the **POINT OF BEGINNING** and containing 20.791 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with an exhibit by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.  
DATE: August 3, 2015  
JOB No.: 59004-15  
DOC ID.: H:\survey\SURVEY15\15-59004\Exhibits\Word\20.791Ac\_Overall.docx  
TBPLS Firm Registration #470  
TBPLS Firm Registration #100288-01



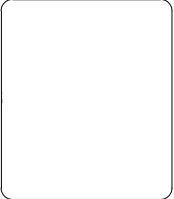
- NOTES:
- THE SURFACE TO GRID SCALE FACTOR FOR THIS DRAWING IS 0.99989.

HD Engineering

TYPE: A USGS  
CONS: Laid Sheet  
Austin, Texas 78757 (512) 524-5424

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_  
VIEW: \_\_\_\_\_

SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
XREF FILE(S): \_\_\_\_\_



REVISIONS	DATE

CLIENT

HR 79 INVESTMENT, LTD.

PROJECT

HR79 INVESTMENT  
PRELIMINARY PLAT

SHEET TITLE

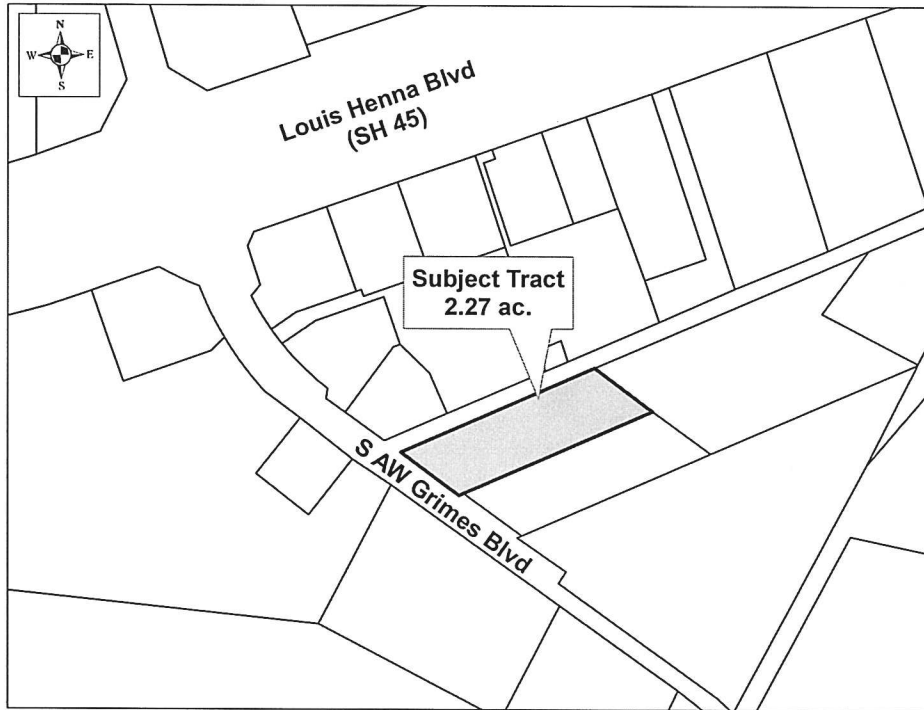
PRELIMINARY PLAT FIELD NOTES

PROJECT NO.

SHEET NO.

2 OF 2

**Rock at Roundville**  
**CONCEPT PLAN CP1510-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a concept plan for 2.27 acres

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

**DESCRIPTION:** 2.27 acres out of the 2.274 acres of land out of the Memucan Hunt Survey, Abstract No. 314

**CURRENT USE OF PROPERTY:** office

**GENERAL PLAN LAND USE DESIGNATION:** commercial

**ADJACENT LAND USE:**

North: hotel - C-1 (General Commercial) - across Roundville Lane

South: auto parts store - C-1a (General Commercial - Limited)

East: undeveloped - ETJ

West: undeveloped - PUD 42 (Warner Ranch)

**PROPOSED LAND USE:** office and 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	2.27
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>2.27</b>

**Owner:**  
 Rock & Roe, LLC  
 Mark Rock  
 13710 Cayo Cantillies Ct.  
 Corpus Christi, TX 78418

**Agent**  
 Noble Suveying & Engineering Works,  
 LLC  
 F.P. (Tres) Howland, III, P.E.  
 7614-A Hwy 71 West

**Rock at Roundville**  
**CONCEPT PLAN CP1510-001**

**HISTORY:** The tract was annexed and zoned to the C-1a (General Commercial - Limited) district by the City Council on March 26, 2015, following a recommendation by the Planning and Zoning Commission on February 18, 2015.

**DATE OF REVIEW:** November 18, 2015

**LOCATION:** Northwest corner of Gattis School Road and AW Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

There is an existing office building on the rear portion of the property, which is proposed as Lot 2. This lot has street frontage on Roundville Lane, a public right-of-way by prescriptive easement of Williamson County. Commercial development is proposed for Lot 1, which has frontage on A.W. Grimes Blvd.

General Plan and Zoning: The property is designated for commercial land use in the General Plan. It is zoned as C-1a (General Commercial – Limited), which prohibits certain uses including: pawn shops, tattoo parlors, self-service storage, kennels, sexually oriented businesses and shooting ranges. Also prohibited, because the property does not have frontage on IH-35, are vehicle sales, rental and leasing and boat and camper sales.

Traffic, Access and Roads: The property has frontage on A.W. Grimes Blvd., which is located within the city limits of Round Rock, and Roundville Lane, which is located in the extraterritorial jurisdiction (ETJ).

Water and Wastewater Service: There are existing city services that will serve the proposed lots. Water service is located in A.W. Grimes Blvd. and wastewater service is to the north, across Roundville Lane.

Drainage: There are no drainage concerns for the site.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Indicate a proposed easement for the existing overhead electric line along Roundville Lane.





Louis Henna Blvd  
(SH 45)

Subject Tract  
2.27 ac.

S AW Grimes Blvd





CONCEPT PLAN

ROCK AT ROUNDVILLE

NO.	DATE	COMMENTS
1	10/28/2015	

Scale: 1"=30'

Design Team: T.H./B.O.

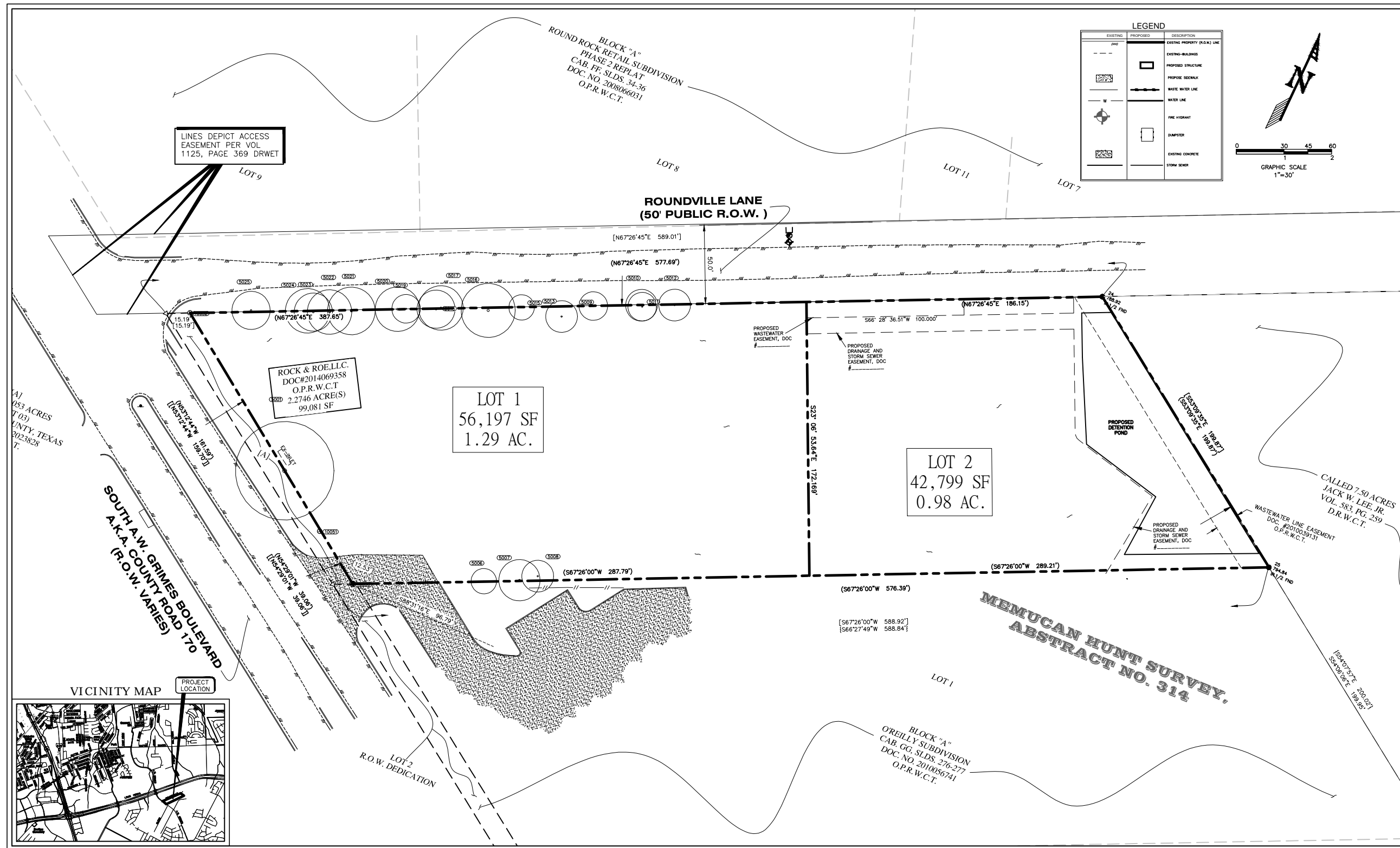
SHEET  
**CP 1**

NSEW Project No:

**0318-0001**

City Project No:

**00000**



NOTES:

- 1) A 10' PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON
- 2) NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) NO PORTION OF THIS TRACT IS ENCRONCHED 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 48491C0635E, EFFECTIVE DATE SEPTEMBER 26,2008 ,FOR WILLIAMSON COUNTY, TEXAS.
- 4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

OWNER:

ACREAGE: 2.2746-AC TOTAL  
SURVEYOR: 4WARD LAND SURVEYORS,LLC.

NO OF BLOCKS: 1

LINEAR FT OF NEW STREET: ZERO

SUBMITTAL DATE: 10/20/2015

DATE OF P&Z COMMENTS REVIEW: 11/18/2015

BENCHMARK DESCRIPTION: TBM#1- SQUARE CUT ON TOP OF CONCRETE CURB NEAR THE ENTRANCE OF O'REILLY'S STORE, #60' NORTHEAST OF THE SOUTHEAST CORNER OF SAID TRACT, ELEVATION=803.77'.  
TBM#2- COTTON GIN SPINDLE SET IN A POWERPOLE IN THE SOUTH RIGHT OF WAY OF ROUNDVILLE LANE, ±340' NORTHEAST OF THE INTERSECTION OF ROUNDVILLE LANE AND A.W. GRIMES BOULEVARD, ELEVATION=797.55'.

ACREAGE BY LOT TYPE: ROW=0.0 AC  
DEVELOPMENT= 2.2746-AC

PATENT SURVEY: MEMUCAN HUNT SURVEY, ABSTRACT NO. 314

ENGINEER: NOBLE SURVEYING & ENGINEERING WORKS, LLC

NO OF LOTS BY TYPE: ROW=0  
DEVELOPMENT=2

LOT TABLE

LOT 1-56,282 SF (1.29 AC.)  
LOT 2-42,799 SF (0.98 AC.)  
TOTAL-99,081 SF (2.27 AC.)



**City of Round Rock, Texas**  
**2016 - Planning and Zoning Commission Schedule**

(Gray = 2015 and 2017 P&Z meeting schedule)

<b>Submittal Day 12 Noon Deadline (Tuesday*)</b>	<b>** Public Notice/Sign Posting Deadline (Monday*)</b>	<b>1st Available P&amp;Z Meeting (Wednesday*)</b>	<b>Target City Council Meeting (Thursday*)</b>
Sep 22	Sep 28	Oct 21	Nov 24
Oct 6	Oct 19	Nov 4	Dec 3
Oct 20	Nov 2	Nov 18	Dec 17
Nov 3	Nov 16	Dec 2	Jan 14
Nov 17	Nov 30	Dec 16	Jan 28
Dec 8	Dec 21	Jan 6	Feb 11
Only 1 meeting in January.			
Jan 5	Jan 15 (Fri)	Feb 3	Mar 10
Jan 19	Feb 1	Feb 17	Mar 24
Feb 2	Feb 12 (Fri)	Mar 2	Apr 14
Only 1 meeting in March due to Spring Break.			
Mar 8	Mar 21	Apr 6	May 12
Mar 22	Apr 4	Apr 20	May 26
Apr 5	Apr 18	May 4	Jun 9
Apr 19	May 2	May 18	Jun 23
May 3	May 16	Jun 1	Jul 14
May 17	May 30	Jun 15	Jul 14
Only 1 meeting in July due to the Independence Day Holiday			
Jun 21	Jul 1 (Fri)	Jul 20	Aug 25
Jul 5	Jul 18	Aug 3	Sep 8
Jul 19	Aug 1	Aug 17	Sep 22
Aug 9	Aug 22	Sep 7	Oct 13
Aug 23	Sept 2 (Fri)	Sep 21	Oct 27
Sep 6	Sep 19	Oct 5	Nov 10
Sep 20	Oct 3	Oct 19	Nov 22
Oct 4	Oct 17	Nov 1 (Tues)	Dec 1
Oct 18	Oct 31	Nov 16	Dec 15
Nov 8	Nov 21	Dec 7	Jan 12
Nov 22	Dec 5	Dec 21	Jan 26
Dec 6	Dec 19	Jan 4	Feb 9
Only 1 meeting in January.			

All information for platting and zoning submittals must be delivered to the Planning Department designated representative by the 12 Noon deadline on the date indicated as Submittal Day. Applications must be hand delivered by the applicant and/or authorized agent (no runners or couriers).

Target Council meeting dates are approximately 1 month after the P&Z meeting. For additional information, please contact Veronica Chandler at 512-341-3320 or 512-218-5428.

**Notes:**

\* Day of week unless otherwise noted.

\*\* Determination will be made if Zoning or Concept Plan application will proceed to the Planning and Zoning Commission in the current meeting cycle. For Replat application deadlines, please contact staff.