



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, December 2, 2015

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. CONSENT AGENDA:

- C.1 [2015-3102](#) Consider approval of the minutes for the November 18, 2015, Planning and Zoning Commission meeting.
- C.2 [2015-3103](#) Consider approval of the Final Plat for CVS Mayfield Ranch Subdivision. Generally located west of the intersection of RM 1431 and Stone Oak Dr. Case No. FP1510-008
- C.3 [2015-3104](#) Consider approval of the Final Plat for WMB Acres Subdivision. Generally located west of the intersection of Louis Henna Blvd. and Greenlawn Blvd. Case No. FP1511-001

D. PLATTING AND ZONING:

- D.1 [2015-3063](#) Consider approval of the Preliminary Plat for Hollybrook Ranch. Generally located on the southeast corner of the intersection of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. PP1510-002
- D.2 [2015-3105](#) Consider approval of the Final Plat for Vizcaya 3D. Generally located on the west side of Pietra Ln. and north of Caruso Ln. Case No. FP1511-002
- D.3 [2015-3106](#) Consider public testimony and a recommendation to approve the request for approval of a Concept Plan to be known as the Tabrizi 35 Subdivision Concept Plan. Generally located on N. IH 35. Case No. CP1511-001

- D.4 [2015-3107](#) Consider public testimony regarding proposed amendments to the City of Round Rock Code of Ordinances (2010 Edition) regarding requirements for converting existing garages to living space in certain residential zoning districts. Case No. AM1511-001

E. STAFF REPORT:

- E.1 [2015-3108](#) 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 23rd 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 18, 2015 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

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

B. ROLL CALL

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

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

C. APPROVAL OF MINUTES:

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

Motion: Motion by Commissioner Doss, second by Commissioner Bryan to approve the November 4 meeting minutes as presented.

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.

D. PLATTING:

- D1. 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**

Mr. von Rosenberg briefly reviewed the application, stating that the PUD and the Concept Plan had been approved by the Commission during the previous meeting. He also explained that the following note, not listed in the staff report, has been added: "Based on the results of a revised Traffic Impact Analysis, a revision to this preliminary plat may be required in order to provide additional right-of-way on SH 79 (Palm Valley Boulevard), subject to applicable requirements."

The owner's representative, Mr. Henry Royce, was available to answer questions.

Following a brief discussion, the following condition was added: Add the word "drainage easement" to Lot 8, in Phase 1, and continuing south to E. Palm Valley Blvd. through Phase 2.

A motion was offered to recommend approval as conditioned.

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

D2. 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

Mr. von Rosenberg briefly reviewed the application stating that the applicant was proposing two lots. The lot on the west of the property will have frontage on S. A.W. Grimes and the lot on the east of the property will have frontage on Roundville Lane.

He explained that Roundville Lane is deemed public right-of-way by a prescriptive easement and that Williamson County is responsible to maintain that road.

The owner, Mr. Mark Rock, and his representative, Mr. F.P. (Tres) Howland, III, were available to answer questions.

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

With there being no questions or comments, a motion was offered to approve as conditioned.

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

E. STAFF REPORT:

E1. Consider approval of the 2016 Planning and Zoning Commission Meeting Schedule.

No objections were offered, so the 2016 schedule was approved.

Motion: Motion by Commissioner Bryan, second by Commissioner Doss to approve as presented.

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.

E2. Consider an update regarding Council actions related to Planning and Zoning items.

Ms. Wiseman informed the Commission that City Council approved the following items during the November 12th Council meeting as recommended by the Planning and Zoning Commission: PUD 20 – Amendment No. 1, Keese Tract Rezoning, and HR Investments PUD.

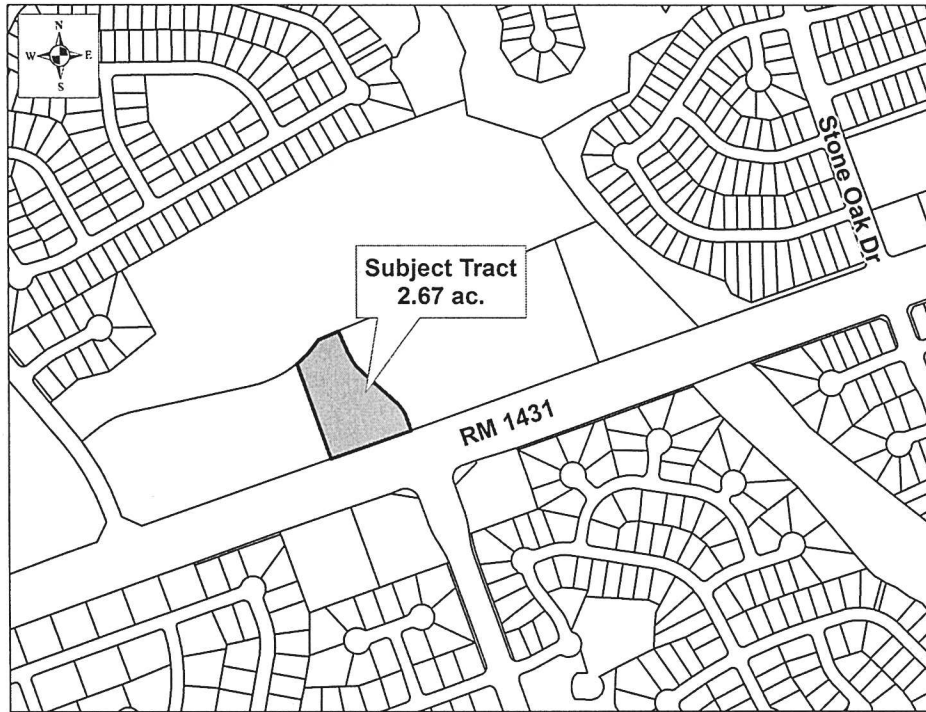
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:17 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**CVS Mayfield Ranch Subdivision
FINAL PLAT FP1510-008**



CASE PLANNER: Brad Dushkin

REQUEST: Approval of a final plat application

ZONING AT TIME OF APPLICATION: PUD #23

DESCRIPTION: 2.67 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Single family townhomes - zoned PUD #23

South: R.M. 1431 right-of-way with commercial across (ETJ)

East: Private drive aisle with vacant land across - zoned PUD #23

West: Vacant land - zoned PUD #23

PROPOSED LAND USE: Commercial - CVS Pharmacy

<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:	1	2.67
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	2.67

Owner:
BJM Mayfield Ranch
Blake Magee
1011 N. Lamar Blvd.
Austin, TX 78703

Agent
Big Red Dog Engineering
Cliff Kendall
2021 E. 5th Street, Suite 110
Austin, TX 78702

**CVS Mayfield Ranch Subdivision
FINAL PLAT FP1510-008**

HISTORY: The Planning and Zoning Commission approved the Preserve at Stone Oak PUD (PUD #23) and Concept Plan in 2005. P&Z then approved the Mayfield Ranch Enclave preliminary plat on June 22, 2011, and staff approved a minor revision that was submitted concurrently with this final plat to facilitate its approval.

DATE OF REVIEW: December 2, 2015

LOCATION: Northwest of the intersection of RM 1431 and Stone Oak Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan has designated this property for commercial use. PUD #23 has zoned this property for local commercial and office uses. The proposal conforms to the General Plan.

Compliance with the Concept Plan/Preliminary Plat: A revised preliminary plat was submitted with this final plat to reflect a larger lot than what was originally planned for, causing adjustments to lots west of this one. Staff approved the revised preliminary plat on November 20, 2015.

Traffic, Access and Roads: A TIA was approved with the PUD adoption and a revision was approved with a subsequent PUD amendment. This lot will be able take access from a shared drive off of R.M. 1431 west of the lot as well as a driveway accessing the private drive along the eastern property line.

Water and Wastewater Service: Water is provided along the front of the property in a 24-inch line, and along the eastern and northern edges of the property in 12-inch lines. A new 8-inch line will be extended through the site to the western property line to serve the adjacent property. Wastewater will be provided via a new 8-inch line and easement near the rear of the property.

Drainage: There are no drainage concerns for this property. Storm water will be captured on-site and conveyed to a detention pond at the rear of the property. Staff will review a more detailed drainage plan prior to permitting.

Parkland: An amenity center was created for the residential portion of the PUD, and a fee in lieu of parkland dedication for the remainder of the PUD was paid in 2012.

Additional Considerations: The wastewater easement traversing the northern portion of the lot must be recorded prior to recordation of this final plat.

RECOMMENDED MOTION:

Staff recommends approval.

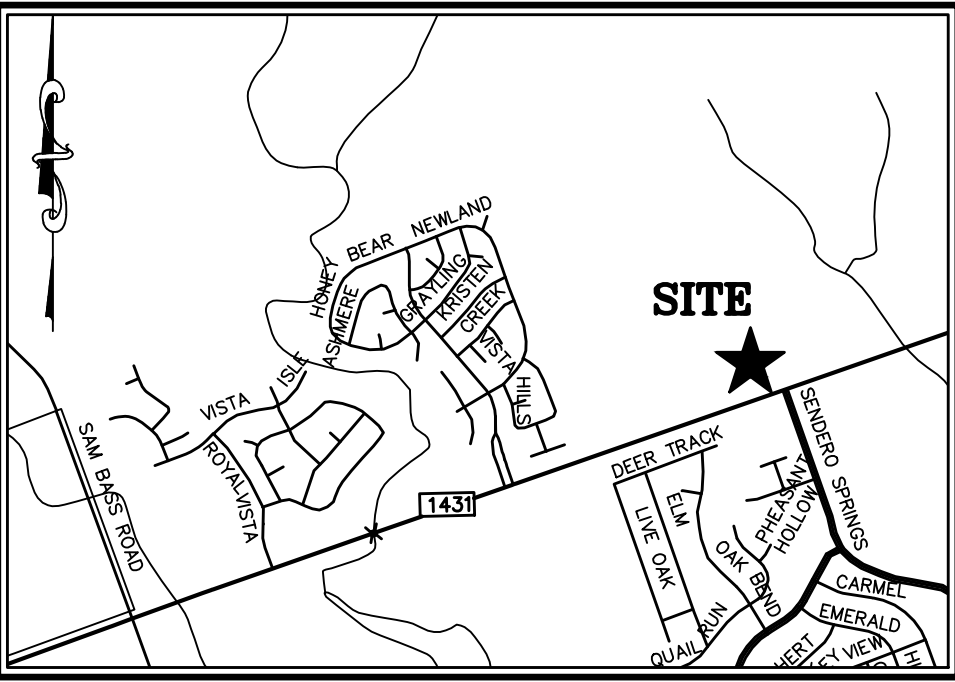
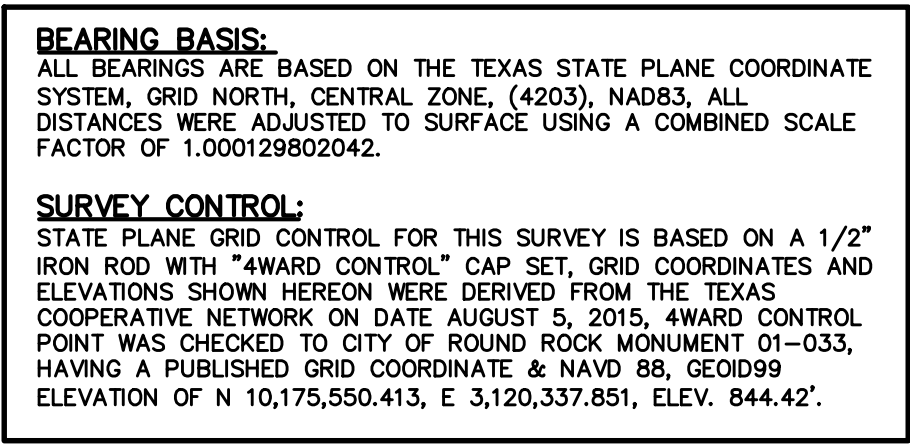


**Subject Tract
2.67 ac.**

Stone Oak Dr











RM 1431





VICINITY MAP

SCALE: 1" = 2000'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "WARD-5811" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "BASELINE" CAP FOUND
	BENCHMARK
	CALCULATED POINT
	MAG NAIL WITH "WARD-5811" WASHER SET
	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
WW	WASTEWATER
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
((.....))	RECORD INFORMATION PER DOC. NO. 2015068649
(.....)	RECORD INFORMATION PER DOC. NO. 2005059067
[.....]	RECORD INFORMATION PER PLAT CAB. W, SLDS. 240-243

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N66°58'37"E	86.82'
L2	S23°28'17"E	90.65'
L3	S48°51'23"E	178.67'
L4	S19°39'51"E	53.98'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	127.81'	421.14'	17°23'19"	N41°34'24"E	127.32'
C2	94.13'	230.00'	23°26'54"	S35°11'01"E	93.47'
C3	72.95'	142.64'	29°18'11"	S34°01'58"E	72.16'

**CVS MAYFIELD RANCH
FINAL PLAT
City of Round Rock,
Williamson County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/19/2015
Project:	00435
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	MS/FG
Survey Date:	AUG. 2015
Sheet:	1 OF 2

P: \00435\Dwg\00435_Plat.dwg

OWNER: MDSR GP, INC
ACREAGE: 2.6718
SURVEYOR: JASON WARD
NUMBER OF BLOCKS: 1
LINEAR FEET IN NEW STREETS: 0

SUBMITTAL DATE: OCTOBER 20, 2015

DATE OF P&Z COMMISSION REVIEW: DECEMBER 2, 2015

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT MDSR GP, INC., AS THE OWNER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:

"CVS MAYFIELD RANCH FINAL PLAT"

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

BY: _____
BLAKE MAGEE, PRESIDENT
MDSR GP, INC. (A TEXAS CORPORATION)
1011 N. LAMAR BLVD
AUSTIN, TX 78703

STATE OF TEXAS {
COUNTY OF TRAVIS {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY, BLAKE MAGEE, PRESIDENT OF MDSR GP, INC., A TEXAS CORPORATION, ON BEHALF OF SAID MDSR GP, INC.,

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

I, _____, 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 THE ____ DAY OF _____, 20____ A.D., AT ____O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF WILLIAMSON COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

_____, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT I, JASON S. WARD, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

JASON S. WARD R.P.L.S. 5811

SURVEYING BY:
4WARD LAND SURVEYING
3709-A PROMONTORY POINT, SUITE 106
AUSTIN, TEXAS 78744
512-537-2384

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT I MICHAEL V. REYES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36 SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

MICHAEL V. REYES, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 111664
T.B.P.E. FIRM #11201
2021 EAST 5TH STREET, SUITE 110
AUSTIN, TEXAS 78702

APPROVED THIS ____ DAY OF _____, 20____, 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

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD #23.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CIT OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED, AND WITH DESIGN AND CONSTRUCTION STANDARDS, OR AS MODIFIED BY PUD #23.

3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG ALL STREET SIDE PROPERTY LINES ARE HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

6. THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 2, 2015.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.6718 ACRES (116,385 SQUARE FEET) OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 23.784 ACRE TRACT CONVEYED TO MDSR GP, INC., AND RECORDED IN DOCUMENT NO. 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.6718 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH 'BASELINE' CAP FOUND AT THE BEGINNING OF THE EASTERN RIGHT-OF-WAY TRANSITION FROM FARM TO MARKET 1431 (200' RIGHT-OF-WAY) TO MAYFIELD RANCH BOULEVARD (64' RIGHT-OF-WAY, DEDICATED IN MAYFIELD RANCH BOULEVARD SUBDIVISION IN DOCUMENT NO. 2002071828 (O.P.R.W.C.T.)), AND BEING A SOUTHWEST CORNER OF SAID MDSR GP TRACT, FROM WHICH A NAIL WITH 'KC ENGINEERING' WASHER FOUND AT THE BEGINNING OF THE WESTERN RIGHT-OF-WAY TRANSITION FROM SAID FM 1431 TO SAID MAYFIELD RANCH BOULEVARD, AND BEING A SOUTHEAST CORNER OF LOT 1, BLOCK 'A' OF WESTSIDE CHURCH OF CHRIST SUBDIVISION SECTION TWO, RECORDED IN CABINET AA, SLIDES 155-156 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.) BEARS, S70°21'08"W, A DISTANCE OF 187.90 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, N70°21'08"E, A DISTANCE OF 787.10 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, OVER AND ACROSS SAID MDSR GP TRACT, N19°39'51"W, A DISTANCE OF 393.93 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING IN A CURVING SOUTH LINE OF LOT 14, BLOCK "A" OF LOT 14 MAYFIELD RANCH ENCLAVE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2012026769 (O.P.R.W.C.T.), SAID LOT 14 ALSO DESCRIBED AS THE PRESERVE AT MAYFIELD RANCH IN A DECLARATION OF CONDOMINIUM REGIME IN DOCUMENT NO. 2013005392 (O.P.R.W.C.T.), AND FURTHER AMENDED IN DOCUMENT NO. 2015033079 (O.P.R.W.C.T.);

THENCE, CONTINUING OVER AND ACROSS SAID MDSR GP TRACT, WITH THE SOUTH LINE OF SAID LOT 14, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1)127.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 421.14 FEET, AND WHOSE CHORD BEARS N41°34'24"E, A DISTANCE OF 127.32 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF NON-TANGENCY HEREOF, AND
- 2) N66°58'37"E, A DISTANCE OF 86.82 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, LEAVING THE SOUTH LINE OF SAID LOT 14, CONTINUING OVER AND ACROSS SAID MDSR GP TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1)S23°28'17"E, A DISTANCE OF 90.85 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF CURVATURE HEREOF,
- 2) 94.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AND WHOSE CHORD BEARS S35°11'01"E, A DISTANCE OF 93.47 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR POINT OF TANGENCY HEREOF,
- 3) S48°51'23"E, A DISTANCE OF 178.67 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF CURVATURE HEREOF,
- 4) 72.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 142.64 FEET, AND WHOSE CHORD BEARS S34°01'58"E, A DISTANCE OF 72.16 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF TANGENCY HEREOF, AND
- 5) S19°39'51"E, A DISTANCE OF 53.98 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF THE RIGHT-OF-WAY TRANSITION FROM FM 1431 TO WYOMING SPRINGS DRIVE (90' RIGHT-OF-WAY, DEDICATED IN STONE OAK AT ROUND ROCK SECTION I AMENDED, RECORDED IN CABINET M, SLIDES 354-355 (P.R.W.C.T.), AND BEING A SOUTHEAST CORNER OF LOT 26, BLOCK "G" OF SAID STONE OAK AT ROUND ROCK SECTION I AMENDED BEARS, N70°21'08"E, A DISTANCE OF 1,884.43 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, S70°21'08"W, A DISTANCE OF 334.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.6718 ACRES (116,385 SQUARE FEET) MORE OR LESS.

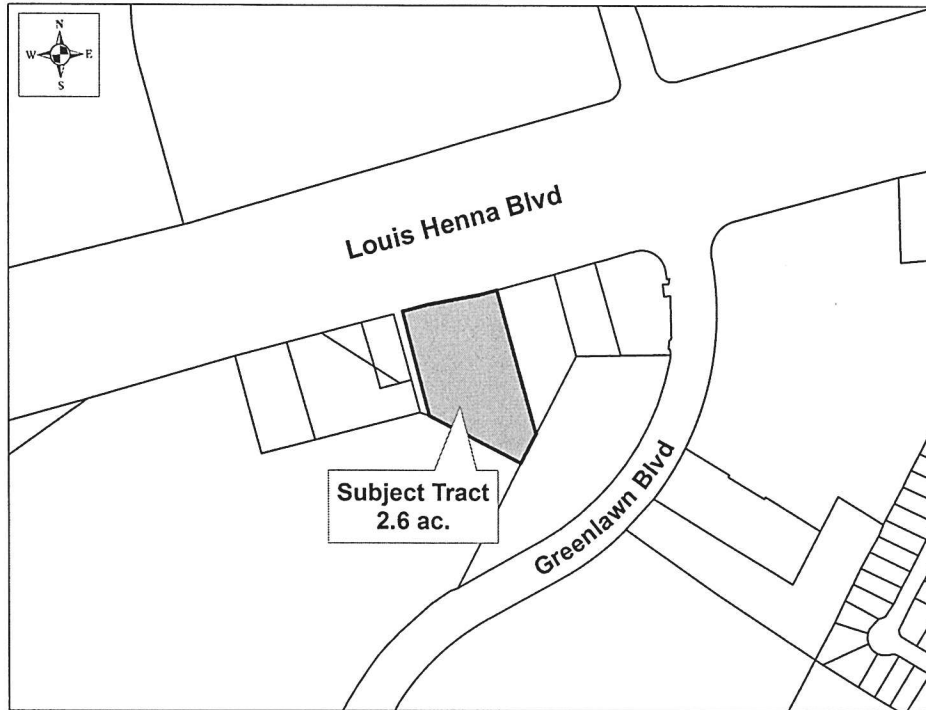
CVS MAYFIELD RANCH
FINAL PLAT
City of Round Rock,
Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/19/2015
Project:	00435
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	MS/FG
Survey Date:	AUG. 2015
Sheet:	2 OF 2

WMB Acres
FINAL PLAT FP1511-001



CASE PLANNER: Brad Dushkin

REQUEST: Approval of a final (minor) plat application.

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

DESCRIPTION: 2.60 acres out of the Socrates Darling Survey, Abstract No. 232 and Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: Mostly vacant with storage sheds for use by Williamson County

GENERAL PLAN LAND USE DESIGNATION: Dell/La Frontera Mixed Use

ADJACENT LAND USE:

North: Louis Henna Boulevard (SH 45) right-of-way with Dell corporate campus across - zoned C-1 (General Commercial)

South: Vacant land to the southwest - zoned C-1

Retail center under construction to the southeast - zoned C-1a

East: Drake Pet Hospital - zoned C-1

West: Christian Brothers automotive - zoned C-1

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:	1	2.60
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00

TOTALS: **1** **2.60**

Owner:
WMB Partners, Ltd.
W. Jay Fosbury
P.O. Box 1097
Fredericksburg, TX 78624

Applicant
Catalyst Engineering Group
Christopher A. Reid, P.E.
112 West Pecan Street
Pflugerville, TX 78660

Agent
Catalyst Engineering Group
Christopher A. Reid, P.E.
112 West Pecan Street
Pflugerville, TX 78660

**WMB Acres Subdivision
FINAL PLAT FP1511-001**

HISTORY: This application is a Minor Plat, so no preliminary plat was required.

DATE OF REVIEW: December 2, 2015

LOCATION: Along the eastbound frontage road of Louis Henna Blvd. west of its intersection with Greenlawn Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as "Dell/La Frontera Mixed Use" on the General Plan due to the vast amount of land owned by Dell on both sides of Louis Henna Blvd east of IH 35 and for the La Frontera development west of IH 35. This designation accommodates commercial zoning and uses. The property is zoned C-1 (General Commercial), which supports a variety of commercial uses including restaurant, retail, auto sales, office, and medical office. The zoning and proposed commercial use conform to the General Plan.

Compliance with the Preliminary Plat: This property qualified for a Minor Plat for the following reasons: the number of proposed lots does not exceed two, the property is considered served by water and wastewater, and no traffic impact analysis (TIA) was required. Therefore no preliminary plat was required.

Traffic, Access and Roads: The property will have a driveway onto Louis Henna Blvd. No traffic impact analysis was required.

Water and Wastewater Service: The property is served with water via a 16-inch line that runs along the west and southwest property lines, plus a 12-inch line along the southeast property line. Wastewater will connect to an 8-inch line and manhole located about 15 feet west of the northwest corner of the property. An easement will be required and permission has been granted by the adjacent property owner for its creation.

Drainage: There are no drainage concerns for this property. Storm water will be captured on-site and conveyed to a detention pond at the rear of the property. Staff will review a more detailed drainage plan prior to permitting.

Parkland: A fee in lieu of parkland dedication will be paid prior to recordation.

Additional Considerations: The wastewater easement at the northwest corner of the property must be recorded prior to this plat.

RECOMMENDED MOTION:

Staff recommends approval.



Louis Henna Blvd

**Subject Tract
2.6 ac.**

Greenlawn Blvd

FINAL PLAT OF
WMB ACRES

2.600 ACRES SITUATED IN THE CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS.

MAP SYMBOLS

△	PK NAIL FOUND
⊙	1/2" IRON PIPE FOUND
●	1/2" IRON ROD FOUND W/CAP (UNLESS STATED)
○	1/2" IRON ROD SET W/CAP "DODD SURVEYING"
□	TxDOT TYPE II MONUMENT
B.M.	BENCHMARK
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	PLACE OF BEGINNING
()	RECORD INFORMATION
R.P.R.T.C.	REAL PROPERTY RECORDS, TRAVIS COUNTY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS, WILLIAMSON COUNTY
P.R.W.C.	PLAT RECORDS, WILLIAMSON COUNTY

CITY OF ROUND ROCK NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, 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. NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. A 15-FOOT (15') PUBLIC UTILITY EASEMENT AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE OF PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK #1:

TxDOT TYPE II MONUMENT (BRASS DISC IN CONCRETE) FOUND ALONG THE SOUTH RIGHT-OF-WAY OF LOUIS HENNA BOULEVARD.
GRID COORDINATES: N=10149055.71, E=31337766.40, ELEV.=836.17'.
ELEVATIONS ARE REFERENCED TO THE NAVD88 DATUM AND TIED TO ROUND ROCK SURVEY CONTROL NETWORK MONUMENT 01-029.

BENCHMARK #2:

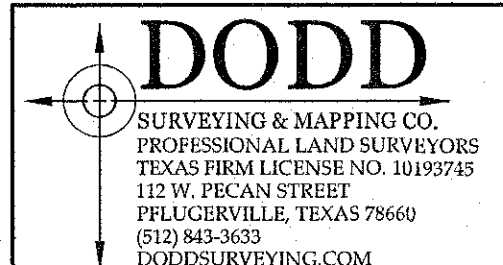
TxDOT TYPE II MONUMENT (BRASS DISC IN CONCRETE) FOUND ALONG THE SOUTH RIGHT-OF-WAY OF LOUIS HENNA BOULEVARD.
GRID COORDINATES: N=10149083.38, E=3137913.60, ELEV.=834.25'.
ELEVATIONS ARE REFERENCED TO THE NAVD88 DATUM AND TIED TO ROUND ROCK SURVEY CONTROL NETWORK MONUMENT 01-029.

SHEET 1 OF 2

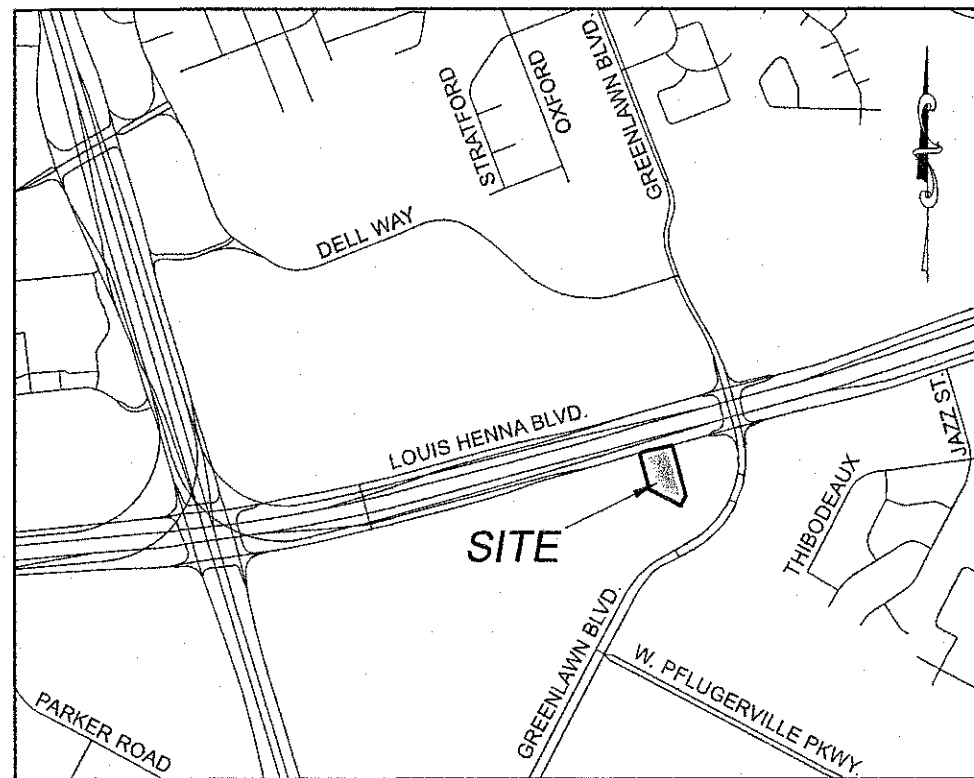


Catalyst Engineering Group
112 Pecan Street West Office: (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 657-2210

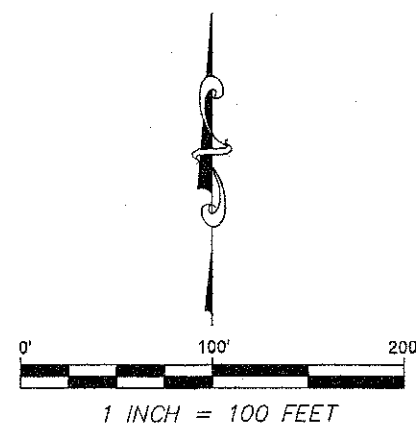
TBPE FIRM NO. F-13275



COORDINATES SHOWN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COMBINED SCALE FACTOR 0.9998827602 AND CONVERGENCE ANGLE 01°22.32.64743".



LOCATION MAP
(NOT TO SCALE)



SITE ADDRESS:

501 LOUIS HENNA BLVD.
ROUND ROCK, TEXAS 78664

OWNER:

WMB PARTNERS, LTD.
P. O. BOX 1097
FREDRICKSBURG, TEXAS 78624

SURVEYOR:

FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO.
112 PECAN STREET W
PFLUGERVILLE, TEXAS 78660
(512) 843-3633 PH

ENGINEER:

CHRISTOPHER REID, P.E.
CATALYST ENGINEERING GROUP
112 W. PECAN STREET
PFLUGERVILLE, TX 78660
(512) 944-6077 PH

LOT 1 = 113,259 SQUARE FEET (2.600 ACRES), DEVELOPMENT
TOTAL NUMBER OF LOTS = 1, DEVELOPMENT
BLOCKS = 1
TOTAL AREA = 113,259 SQUARE FEET (2.600 ACRES)

ADDITIONAL ROADWAY:
LINEAR FEET = 0
SQUARE FEET = 0

LINE LEGEND

---	LOT LINES
---	PUBLIC UTILITY EASEMENTS
---	RIGHTS-OF-WAY
---	SUBJECT BOUNDARY
---	COUNTY LINE
---	PATENT SURVEY LINE

SUBMITTAL DATE: NOVEMBER 03, 2015
PLANNING & ZONING COMMISSION REVIEW DATE: DECEMBER 02, 2015
PATENT SURVEY: SOCRATES DARLING SURVEY, ABSTRACT NO. 876, IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 232 IN TRAVIS COUNTY, TEXAS, AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 2713, IN TRAVIS COUNTY, TEXAS.

REMAINDER OF LOT 1
DELL CENTER - LOT 1 SUBDIVISION
CABINET M, SLIDE 28
P.R.W.C.

CITY OF ROUND ROCK, TX
PARCEL 87 PART 2
DOC. NO. 2002099980
O.P.R.W.C.

CITY OF ROUND ROCK, TX
PARCEL 87 PART 1
DOC. NO. 2002099980
O.P.R.W.C.

LOUIS HENNA BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)

LINE	BEARING	DISTANCE
L1	N 74°43'15" E	74.18'
L2	N 74°55'01" E	50.86'
L3	S 27°14'14" W	94.77'
L4	S 72°31'32" W	19.79'

LOT 1
BLOCK "A"
DRAKE VETERINARY
SUBDIVISION
CABINET U, SLIDE 132
P.R.W.C.

AUSTIN TELCO
FEDERAL CREDIT UNION
DOC. NO. 2007050907
O.P.R.W.C.

SPEEDY STOP
FOOD STORES, LLC.
DOC. NO. 2011081762
O.P.R.W.C.

THE SHOPS AT GREENLAWN
LOT 1, BLOCK A
DOC. NO. 2015048555
O.P.R.W.C.

DELL COMPUTER HOLDINGS, L.P.,
(65.475 ACRES)
VOL. 11938, PG. 1764
R.P.R.T.C.

15'x15' P.U.E.
DOC. NO. 2000172457
O.P.R.T.C.

FINAL PLAT OF
WMB ACRES

2.600 ACRES SITUATED IN THE CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

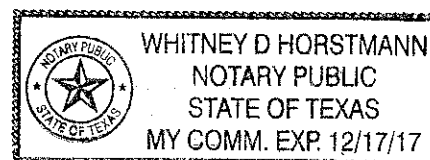
THAT WMB PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 2.600 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2015052653, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS WMB ACRES.


JUSTIN FOSBURY
MANAGING PARTNER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF November, 2015, BY JUSTIN FOSBURY, AS MANAGING PARTNER OF WMB PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF WMB PARTNERS, LTD.

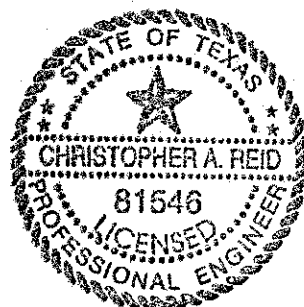
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Whitney D Horstmann
MY COMMISSION EXPIRES: 12-17-2017



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, CHRISTOPHER REID, 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.


CHRISTOPHER REID
REGISTERED PROFESSIONAL ENGINEER NO. 81546
CATALYST ENGINEERING GROUP
112 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660



LEGAL DESCRIPTION:

OF A 2.600 ACRES OF LAND, MORE OR LESS, OUT OF THE SOCRATES DARLING SURVEY, ABSTRACT NO. 876, IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 232 IN TRAVIS COUNTY, TEXAS, AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN WILLIAMSON COUNTY, AND ABSTRACT 2712 IN TRAVIS COUNTY, BEING THE SAME TRACT DESCRIBED IN THE DEED TO STEVE POULAKIS, RECORDED IN DOCUMENT NO. 2006060327, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, DRAKE VETERINARY SUBDIVISION, RECORDED IN CABINET U, SLIDES 132-133, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING IN THE NORTHWEST LINE OF THE TRACT DESCRIBED IN THE DEED TO SHOPS AT GREENLAWN, LLC., RECORDED IN DOCUMENT NO. 2015002437 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF;

THENCE, S 27°14'14" W, ALONG THE COMMON NORTHWEST LINE OF SAID SHOPS AT GREENLAWN TRACT AND THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 94.77 FEET TO AN IRON PIPE FOUND AT THE MOST EASTERLY CORNER OF A 120.658 ACRE TRACT CONVEYED TO DELL COMPUTER HOLDINGS, LP, BY DEED RECORDED IN VOLUME 11338, PAGE 1764, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS FOR THE MOST SOUTHERLY CORNER HEREOF;

THENCE, N 62°41'14" W, ALONG THE COMMON NORTHEAST LINE OF SAID DELL TRACT AND THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 286.42 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 15°16'49" W, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND SAID DELL COMPUTER HOLDINGS, LP, TRACT, A DISTANCE OF 306.64 FEET TO A PK NAIL FOUND IN CONCRETE IN THE SOUTHERLY RIGHT-OF-WAY OF LOUIS HENNA BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 4, BLOCK A, AMENDING PLAT OF THE RAMTRON SUBDIVISION AS SHOWN UPON THE PLAT RECORDED IN CABINET R, SLIDE 384 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 72°31'32" W, A DISTANCE OF 19.79 FEET;

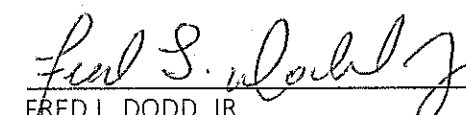
THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

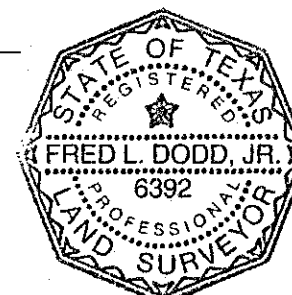
1. N 74°43'15" E, A DISTANCE OF 74.18 FEET TO A BRASS DISC IN CONCRETE (TXDOT MONUMENT) FOR A CORNER HEREOF;
2. N 79°21'19" E, A DISTANCE OF 149.77 FEET TO A BRASS DISC IN CONCRETE (TXDOT MONUMENT) FOR A CORNER HEREOF;
3. N 74°55'01" E, A DISTANCE OF 50.86 FEET TO AN IRON ROD WITH ALUMINUM CAP (TXDOT) FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, DRAKE VETERINARY SUBDIVISION, AND THE NORTHEAST CORNER HEREOF;

THENCE, S 15°21'37" E, ALONG SAID COMMON WEST LINE OF LOT 1, AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 418.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.600 ACRES, MORE OR LESS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, FRED L. DODD, JR., 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.


FRED L. DODD, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6392
DODD SURVEYING & MAPPING CO. INC.
112 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660
(512) 843-3633



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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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. _____.

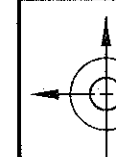
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

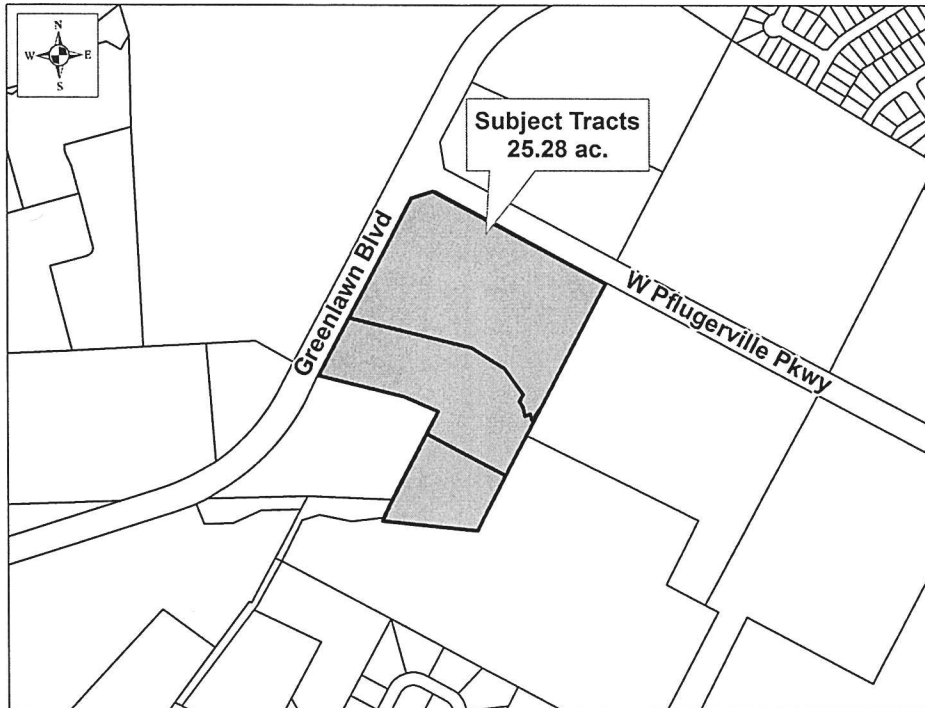
BY _____
DEPUTY

SHEET 2 OF 2


Catalyst Engineering Group
112 Pecan Street West Office: (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 657-2210
TBPE FIRM NO. F-13275


DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745
112 W. PECAN STREET
PFLUGERVILLE, TEXAS 78660
(512) 843-3633
DODDSURVEYING.COM

Hollybrook Ranch
PRELIM PLAT PP1510-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a preliminary plat for 25.28 acres

ZONING AT TIME OF APPLICATION: MF-2 (Multifamily - Medium Density)

DESCRIPTION: 25.28 acres out of the Socrates Darling Survey No. 102, Abstract No. 232

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: Dell - La Frontera Mixed Use

ADJACENT LAND USE:

North: Pflugerville Parkway and undeveloped ETJ
 South: ETJ - landscaping materials storage and golf driving range
 East: City of Pflugerville - undeveloped
 West: undeveloped - C-1 (General Commercial)

PROPOSED LAND USE: apartments

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	13.95
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	2	11.33
TOTALS:	3	25.28

Owner:
 Hollybrook Ranch, LLC
 201 N. Elm Street, Suite 201
 Greensboro, NC 27401

Agent
 Bury, Inc.
 Troy Moore
 221 W. Sixth Street, Suite 600
 Austin, TX 78701

Hollybrook Ranch
PRELIM PLAT PP1510-002

HISTORY: The Planning and Zoning Commission approved the Concept Plan for this property on April 1, 2015.

DATE OF REVIEW: December 2, 2015

LOCATION: Southeast corner of the intersection of Greenlawn Blvd. and W. Pflugerville Pkwy.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as Dell/La Frontera Mixed Use in the general plan and it is zoned MF-2 (Multifamily – medium density). This district allows for apartments. Standards adopted in 2012 include enhancements such as amenities (playgrounds, swimming pools, social rooms, etc.), covered and garage enclosed parking, and concealed exterior stairways along public right-of-ways.

The Concept Plan proposes a three-lot subdivision. An approximate 13.9 acre tract for development and two special purpose lots for drainage and floodplain.

Traffic, Access and Roads: A traffic impact assessment (TIA) was conducted on the site and it has been reviewed and approved by the City.

Water and Wastewater Service: The City can provide water services to the property via a water line within Greenlawn Blvd. Wastewater service can be provided via a connection to an 24-inch line located west of Greenlawn Blvd. In order for the City to provide these services, the existing service area boundary on the property must be amended.

Drainage: The preliminary floodplain study indicates that the site drains from east to west, towards Gilleland Creek. Prior to permitting, staff will review a more detailed drainage plan.

Parkland: A fee in-lieu of parkland conveyance will be paid.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

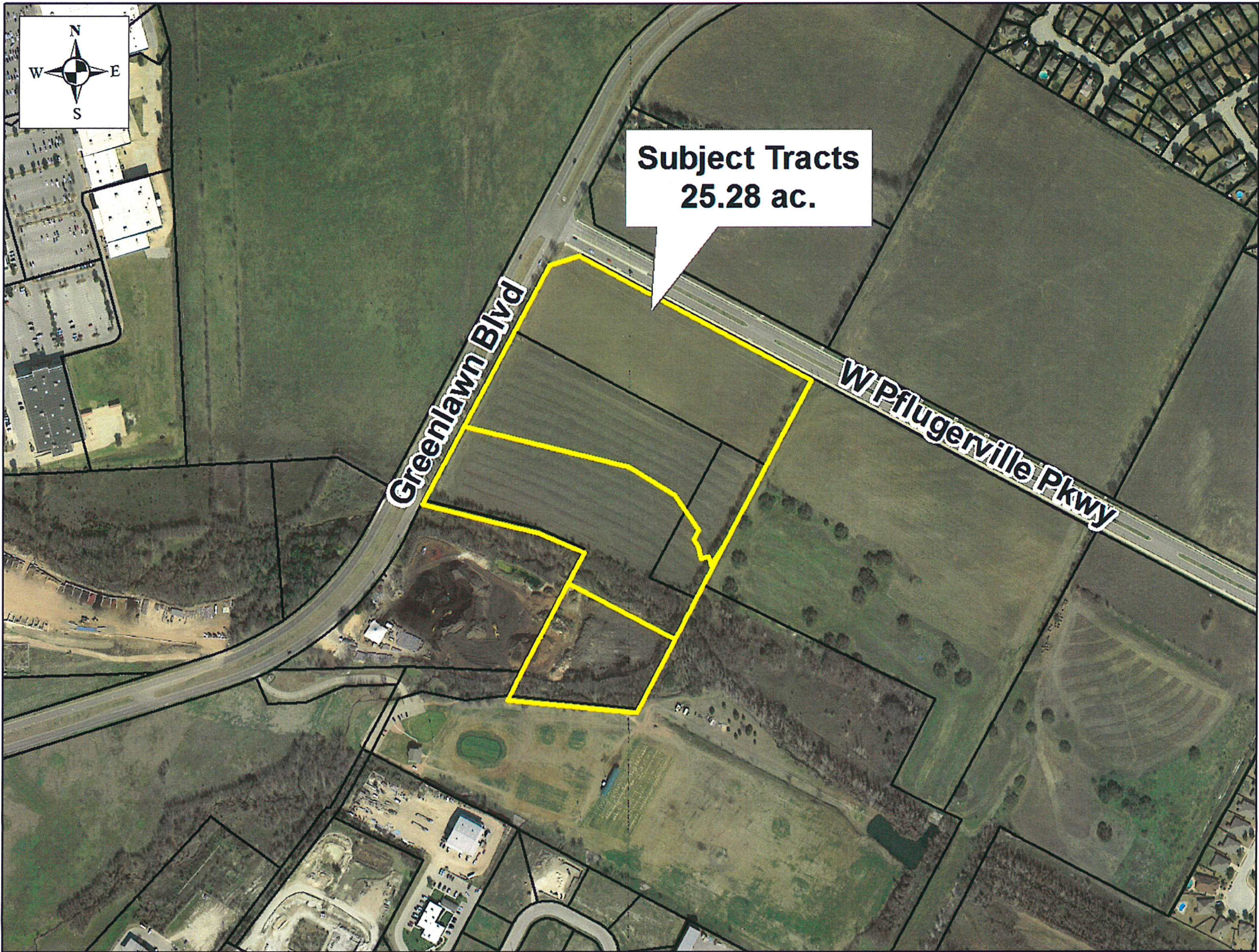
1. Remove depiction of the required 10' PUE and sidewalk easement along Greenlawn Blvd.
2. Amend note to state that the 10' PUE and sidewalk easement shall not conflict with the 15' electric utility easement and shall be located outside of the electric easement if necessary.
3. Provide topographic features with two foot (2') interval contour lines.
4. Offsite private wastewater easement must be depicted with a space for recording information.
5. Onsite private wastewater easement to serve Lot 1 must be depicted.



**Subject Tracts
25.28 ac.**

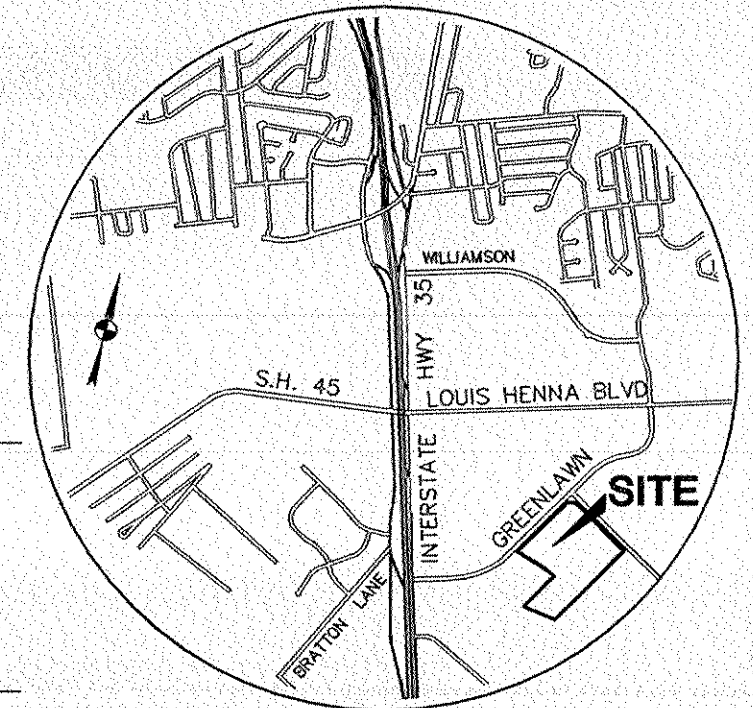
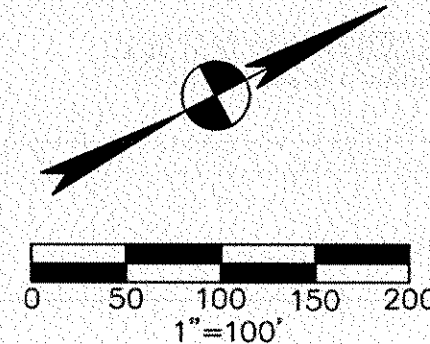
Greenlawn Blvd

W Pflugerville Pkwy



HOLLYBROOK RANCH PRELIMINARY PLAT

REMAINDER OF 65.475 ACRES
DELL COMPUTER HOLDING LP
VOL. 11938, PG. 1764



VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD WITH "BURY" CAP SET
- SIDEWALK
- EASEMENT
- POB = POINT OF BEGINNING

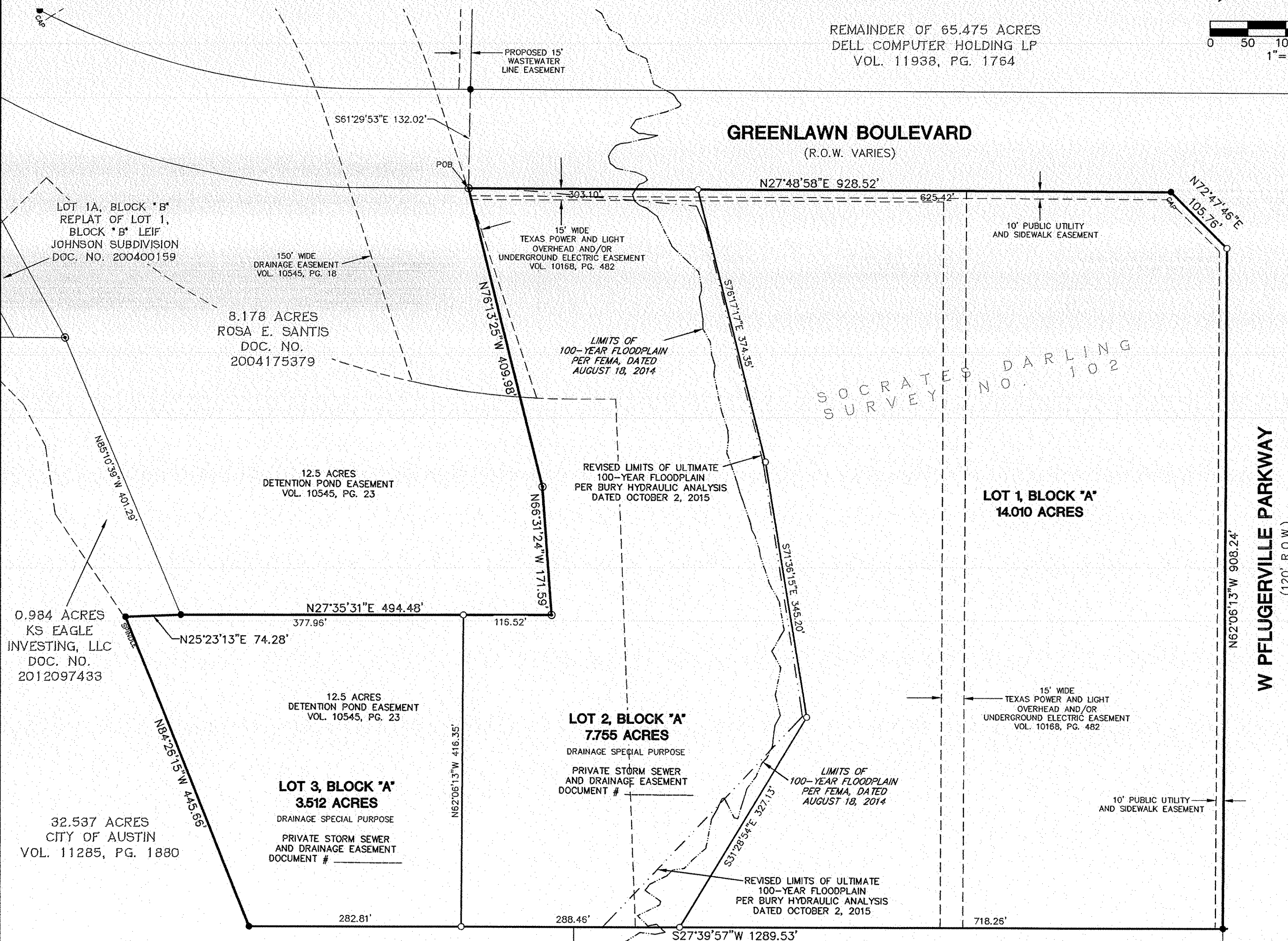
BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL WITH WASHER SET NEAR NOSE OF THE WEST END OF CONCRETE MEDIAN ON THE EAST SIDE OF THE INTERSECTION OF PFLUGERVILLE PARKWAY AND GREENLAWN BOULEVARD.
ELEVATION=811.87' (AS SHOWN)



GENERAL INFORMATION:

OWNERS.....JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL
OWNERS.....MICHAEL TRACT PARTNERS
OWNERS.....DAVID WILSON LEPPIN
TOTAL ACREAGE.....25.279 ACRES
SURVEY OF.....SOCRATES DARLING SURVEY NO. 102 (A-232)
DATE.....JUNE 17, 2015
TOTAL # OF LOTS.....1-DEVELOPMENT 2-SPECIAL PURPOSE
TOTAL # OF BLOCKS.....1
PLANNING AND ZONING.....
COMMISSION REVIEW.....NOVEMBER 18, 2015
SURVEYOR & ENGINEER.....BURY-AUS, INC.
SUBMITTAL DATE.....OCTOBER 20, 2015
LINEAR FEET OF NEW STREETS.....OFT

REMAINDER OF
49.782 ACRES
MICHAEL W. AYER
VOL. 11868, PG. 121

REMAINDER OF
49.782 ACRES
MICHAEL W. AYER
VOL. 11868
PG. 121

TRACT ONE
REMAINDER OF 16 ACRES
DAVID WILSON LEPPIN
VOL. 7489, PG. 534

HOLLYBROOK RANCH PRELIMINARY PLAT

DATE: OCTOBER 2015
PREPARED BY:

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
Copyright © 2015

Drawn by: MJJ Approved by: MJJ Project No.: R0110849-10002.93 File: H:\110849\002\110849002PL2.dwg

SHEET
1
OF 2

STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS

THAT JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL AND MICHAEL TRACT PARTNERS, ACTING HEREIN BY AND THROUGH JAMES P. MICHAEL, ITS AND DAVID WILSON LEPPIN, BEING THE OWNERS OF THAT CERTAIN 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS; SAID 25.279 ACRES BEING THE REMAINING PORTION OF THAT CERTAIN 19.335 ACRE TRACT OF LAND CONVEYED TO JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL BY DEED OF RECORD IN VOLUME 11287, PAGE 386 AND ALL OF THAT CERTAIN 2.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL TRACT PARTNERS BY DEED OF RECORD IN VOLUME 10393, PAGE 353, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO INCLUDING THE REMAINING PORTION OF TRACT ONE (16 ACRES) AND TRACT TWO (4 ACRES) AS CONVEYED TO DAVID WILSON LEPPIN BY DEED OF RECORD IN VOLUME 7489, PAGE 534 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 25.279 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "HOLLYBROOK RANCH", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED.

BY: JAMES P. MICHAEL DATE
ADDRESS
CITY, STATE
ZIP CODE

BY: MAJELLA S. MICHAEL DATE
ADDRESS
CITY, STATE
ZIP CODE

BY: DAVID WILSON LEPPIN DATE
ADDRESS
CITY, STATE
ZIP CODE

STATE OF TEXAS
COUNTY OF

§
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2015.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF

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NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

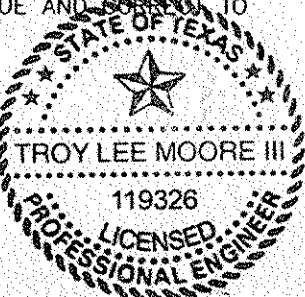
FLOOD PLAIN INFORMATION:

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0260J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

I, TROY L. MOORE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

TROY L. MOORE
TEXAS REGISTRATION NO. 119326
BURY-AUS, INC.
221 WEST SIXTH STREET,
SUITE 600
AUSTIN, TEXAS 78701



HOLLYBROOK RANCH
PRELIMINARY PLAT

FIELDNOTE DESCRIPTION:

OF 25.279 ACRES OF LAND OUT OF THE SOCRATES DARLING SURVEY 102, ABSTRACT NO. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 2.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL TRACT PARTNERS BY DEED OF RECORD IN VOLUME 10393, PAGE 353 AND THE REMAINING PORTION OF THAT CERTAIN 19.335 ACRE TRACT OF LAND CONVEYED TO JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL BY DEED OF RECORD IN VOLUME 11287, PAGE 386, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO INCLUDING THE REMAINING PORTION OF TRACT ONE (16 ACRES) AND TRACT TWO (4 ACRES) AS CONVEYED TO DAVID WILSON LEPPIN BY DEED OF RECORD IN VOLUME 7489, PAGE 534 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 25.279 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD (R.O.W. VARIES), BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 8.178 ACRE TRACT OF LAND CONVEYED TO ROSA E. SANTIS BY DEED OF RECORD IN DOCUMENT NO. 2004175379 OF THE OFFICIAL PUBLIC RECORDS AND THE MOST WESTERLY SOUTHWEST CORNER OF THE REMAINING PORTION OF SAID 19.335 ACRE TRACT, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF;

THENCE, N27°48'58"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, BEING THE WESTERLY LINE OF THE REMAINING PORTION OF SAID 19.335 ACRE TRACT AND THE REMAINING PORTIONS OF SAID 4 ACRE TRACT AND SAID 16 ACRE TRACT, FOR THE WESTERLY LINE HEREOF, A DISTANCE OF 928.52 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND IN SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY (120' R.O.W.), BEING IN THE WESTERLY LINE OF THE REMAINING PORTION OF SAID 16 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N72°47'46"E, A DISTANCE OF 105.76 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 2) S82°06'13"E, A DISTANCE OF 908.24 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WESTERLY LINE OF THE REMAINING PORTION OF THAT CERTAIN 49.782 ACRE TRACT OF LAND CONVEYED TO MICHAEL W. AYER BY DEED OF RECORD IN VOLUME 11868, PAGE 121 OF SAID REAL PROPERTY RECORDS AND BEING IN THE EASTERLY LINE OF THE REMAINING PORTION OF SAID 16 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S27°39'57"W, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY, IN PART ALONG THE WESTERLY LINES OF THE REMAINING PORTION OF SAID 49.782 ACRE TRACT AND THAT CERTAIN 32.537 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD IN VOLUME 11285, PAGE 1880 OF SAID REAL PROPERTY RECORDS, AN IN PART ALONG THE EASTERLY LINES OF SAID 2.04 ACRE TRACT AND SAID 19.335 ACRE REMAINDER TRACT, FOR THE EASTERLY LINE HEREOF, A DISTANCE OF 1289.53 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 19.335 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, N84°26'15"W, ALONG THE IRREGULAR NORTHERLY LINE OF SAID 32.537 ACRE TRACT, BEING A PORTION OF THE IRREGULAR SOUTHERLY LINE OF SAID 19.335 ACRE REMAINDER TRACT, A DISTANCE OF 445.66 FEET TO A COTTON SPINDLE FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN 0.984 ACRE TRACT OF LAND CONVEYED TO KS EAGLE INVESTING, LLC BY DEED OF RECORD IN DOCUMENT NO. 2012097433 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING AN ANGLE POINT IN THE IRREGULAR NORTHERLY LINE OF SAID 32.537 ACRE TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THE REMAINING PORTION OF SAID 19.335 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;

THENCE, IN PART ALONG THE EASTERLY LINE OF SAID 0.984 ACRE TRACT AND IN PART ALONG THE EASTERLY AND NORTHERLY LINES OF SAID 8.178 ACRE TRACT, BEING A PORTION OF THE SOUTHERLY LINE OF THE REMAINING PORTION OF SAID 19.335 ACRE TRACT, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N25°23'13"E, A DISTANCE OF 74.28 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID 0.984 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 8.178 ACRE TRACT, FOR AN ANGLE POINT HEREOF;
- 2) N27°35'31"E, A DISTANCE OF 494.48 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF SAID 8.178 ACRE TRACT, FOR AN ANGLE POINT HEREOF;
- 3) N86°31'24"W, A DISTANCE OF 171.59 FEET TO AN IRON PIPE FOUND FOR AN ANGLE POINT;
- 4) N76°13'25"W, A DISTANCE OF 409.98 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 25.279 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

GENERAL NOTES

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED AND PUD 61.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 1, 2015.
5. ALL BEARINGS REFERENCED HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE IN TERMS OF NAD 83/93 DATUM EXPRESSED IN U.S. SURVEY FEET.
6. NO FENCES, STRUCTURES, OR STORAGE SHALL BE CONSTRUCTED IN THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
7. A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS AS SHOWN HEREON.
8. ALL EXISTING RECORDED EASEMENTS AND PLATS ARE FOUND IN THE DEED RECORDS, PLAT RECORDS OR THE OFFICIAL PUBLIC RECORDS ALL OF TRAVIS COUNTY, TEXAS.
9. THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. WASTEWATER SERVICE TO THIS TRACT WILL BE VIA AN ON-SITE LIFT STATION AND AN OFF-SITE FORCE MAIN CONNECTING TO AN EXISTING PUBLIC WASTEWATER MANHOLE AND LINE. AN EASEMENT FOR THIS FORCE MAIN SHALL BE DEDICATED PRIOR TO ANY BUILDING CONSTRUCTION ON THIS TRACT.
11. SUBJECT TO THE REQUIREMENTS OF A TRAFFIC IMPACT ANALYSIS, A REVISION TO THIS PRELIMINARY PLAT MAY BE REQUIRED IN ORDER TO PROVIDE ADDITIONAL RIGHT-OF-WAY ON GREENLAWN BOULEVARD.

STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS;

APPROVED THIS DAY OF 201, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

DAVID PAVLLISKA, CHAIRMAN

APPROVED, ON THE DAY OF , 201.

STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, MARK J. JEZISEK, 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.

MARK J. JEZISEK, R.P.L.S.
TEXAS REGISTRATION NO. 5267
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

DATE



HOLLYBROOK RANCH
PRELIMINARY PLAT

DATE: OCTOBER 2015
PREPARED BY:

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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**Vizcaya Phase 3D
FINAL PLAT FP1511-002**



CASE PLANNER: Brad Dushkin

REQUEST: Approval of the final plat application.

ZONING AT TIME OF APPLICATION: PUD #96

DESCRIPTION: 5.35 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vacant - proposed Vizcaya Phase 3B

South: Vacant - proposed Vizcaya Amenity Center

East: Vacant - proposed Vizcaya Phase 3B

West: Vacant floodplain - proposed Vizcaya Phase 3B (west) and 2C1 (southwest)

PROPOSED LAND USE: 20 Large single family lots

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	20	4.38
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.97
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	20	5.35

Owner:
Greiner Homestead Trust
425 CR 186
Round Rock, TX 78665

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

Vizcaya Phase 3D
FINAL PLAT FP1511-002

HISTORY: The Planning and Zoning Commission first approved the Vizcaya preliminary plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some of which were administrative. The most recent revision was administratively approved on November 4, 2015.

DATE OF REVIEW: December 2, 2015

LOCATION: West side of Pietra Ln. and north of Caruso Ln.

STAFF REVIEW AND ANALYSIS:

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

For the purposes of this phase, 20 large residential lots are being proposed. The PUD requires a minimum size of 7,500 square feet for large lots, although many of the proposed lots within this phase are in the 8,000 to 9,000 square foot range. The proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

Water and Wastewater Service: Water and wastewater service will be provided by the City.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed to a large drainage easement to the west of the property. Staff will review a more detailed drainage plan prior to permitting.

Parkland: Vizcaya contains a comprehensive parkland dedication plan, but none is required to be dedicated in conjunction with this phase.

Additional Considerations: Vizcaya Phase 3B must be recorded prior to recordation of this final plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Use a different dashed line to depict easements than what is used for existing phases
2. Select a different location for the neighborhood box unit that is further away from the Pietra Lane ROW
3. Provide LOMR approval by FEMA prior to plat recordation.
4. Provide "minimum" finished floor elevations (MFFE) on lots 98-108, Block O.
5. On lot 106, ensure the "FP" label is not located within this lot. Modify linework to show no encroachment.
6. Modify proposed ultimate 1% & 4% note to read, "after completion and acceptance of Vizcaya Phase 2C1 improvements SIP1502-0002. Additionally add, "acceptance of Phase 2C1 is required prior to recordation of Phase 3D."
7. Update callout for the existing ultimate 1% to read, "Ultimate 1% annual chance floodplain prior to completion and acceptance of Vizcaya Phase 2C1 improvements SIP1502-0002.

Vizcaya Phase 3D
FINAL PLAT FP1511-002

8. Existing ultimate 1% annual chance floodplain shall be removed from the plat after acceptance of phase 2C1 and prior to recordation of Phase 3D plat.
9. Reveal all necessary information from floodplain linework. (Example: annotation on the floodplain lines behind lots)

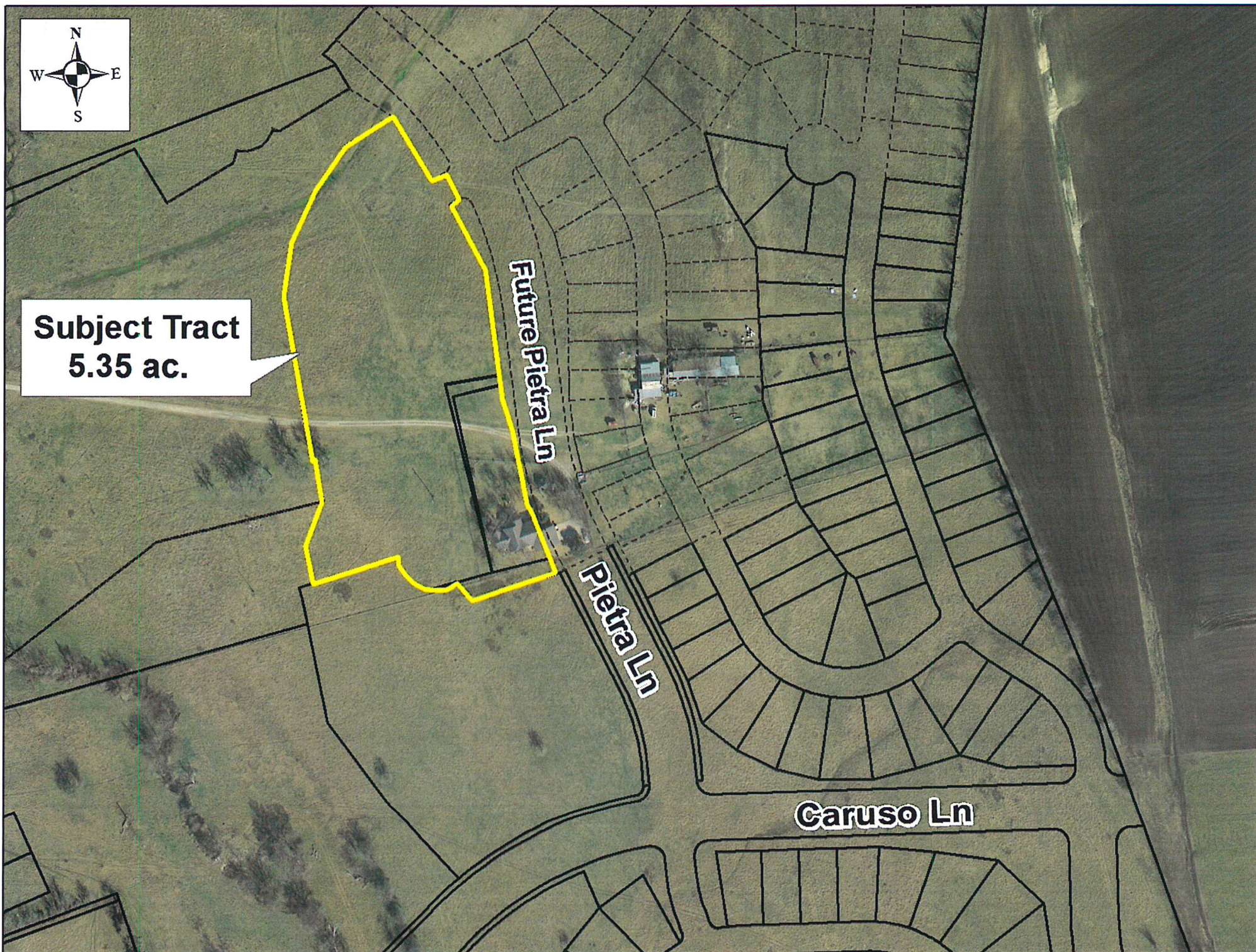


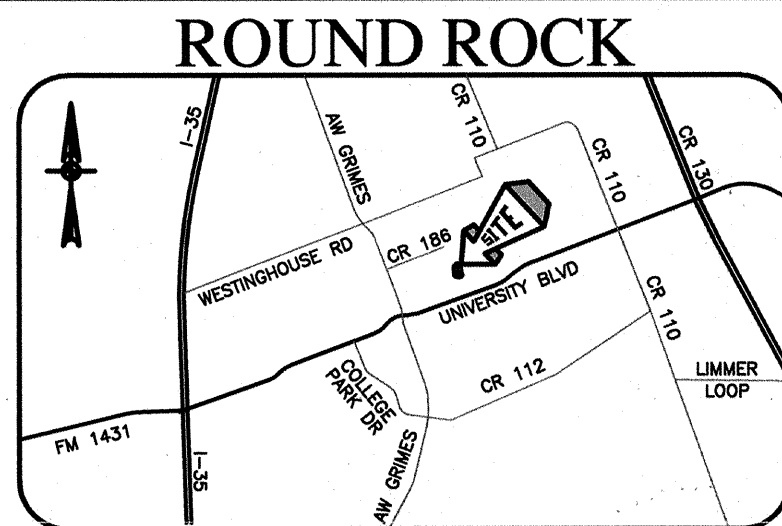
**Subject Tract
5.35 ac.**

Future Pietra Ln

Pietra Ln

Caruso Ln





LOCATION MAP
NOT TO SCALE

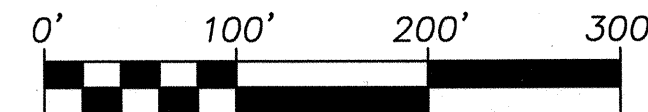
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3	325.00'	009°20'40"	N12°30'24"W	52.95'	53.00'
C4	225.00'	068°54'37"	N26°37'14"E	254.59'	270.61'
C5	175.00'	068°54'37"	S26°37'14"W	198.02'	210.47'
C6	275.00'	009°20'40"	S12°30'24"E	44.80'	44.85'
C7	15.00'	057°46'09"	S46°03'48"E	14.49'	15.12'
C8	60.00'	295°32'17"	S72°49'16"W	64.00'	309.49'
C9	15.00'	057°46'09"	N11°42'20"E	14.49'	15.12'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S72°49'16"W	148.14'
L2	N38°48'38"W	40.00'
L3	S72°49'16"W	124.88'
L4	N17°10'44"W	63.00'
L5	N10°12'52"E	70.96'
L6	N12°55'31"W	72.01'
L7	S77°46'22"W	3.56'
L8	N10°41'50"W	71.19'
L9	N07°00'21"E	93.17'
L10	N26°28'37"E	92.56'
L11	N32°40'41"E	92.32'
L12	N58°33'21"E	92.19'
L13	S31°09'45"E	125.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	N61°04'33"E	18.39'
L15	S28°55'27"E	50.00'
L16	S61°04'33"W	18.39'
L17	S28°55'27"E	125.00'
L18	S05°47'12"E	91.04'
L19	S07°50'05"E	126.00'
L20	S18°08'20"E	54.81'
L21	S10°59'45"E	63.37'
L22	S14°26'21"E	63.07'
L23	S23°16'50"E	63.36'
L24	S20°00'02"E	63.08'
L25	N17°10'44"W	108.12'
L26	S17°10'44"E	108.12'

FINAL PLAT OF VIZCAYA, PHASE 3D

A 5.345 ACRE, OR 232,810 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'



LEGEND

- AC ACRE(S)
- DOC DOCUMENT NUMBER
- POB POINT OF BEGINNING
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT EASEMENT
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- (SURVEYOR) ● FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- NBU NEIGHBORHOOD BOX UNIT
- PROPOSED ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- EXISTING ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)
- FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)
- FP— FUTURE PHASES
- EX— EXISTING PHASES
- PB— PLAT BOUNDARY
- E— EASEMENT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 98	9,605	LARGE LOT
LOT 99	9,835	LARGE LOT
LOT 100	9,881	LARGE LOT
LOT 101	10,214	LARGE LOT
LOT 102	9,249	LARGE LOT
LOT 103	8,244	LARGE LOT
LOT 104	8,127	LARGE LOT
LOT 105	8,392	LARGE LOT
LOT 106	8,234	LARGE LOT
LOT 107	8,963	LARGE LOT
LOT 108	9,034	LARGE LOT
LOT 109	13,889	LARGE LOT
LOT 110	10,921	LARGE LOT
LOT 111	9,687	LARGE LOT
LOT 112	9,687	LARGE LOT
LOT 113	10,642	LARGE LOT
LOT 114	9,865	LARGE LOT
LOT 115	9,222	LARGE LOT
LOT 116	7,850	LARGE LOT
LOT 117	9,416	LARGE LOT

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

GREINERT HOMESTEAD
425 CR 186
ROUND ROCK, TX 78665

ACREAGE: 5.345 ACRES

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

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

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 673

SUBMITTAL DATE: NOVEMBER 4, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
DECEMBER 2, 2015

COMBINED SCALE FACTOR: 0.99988

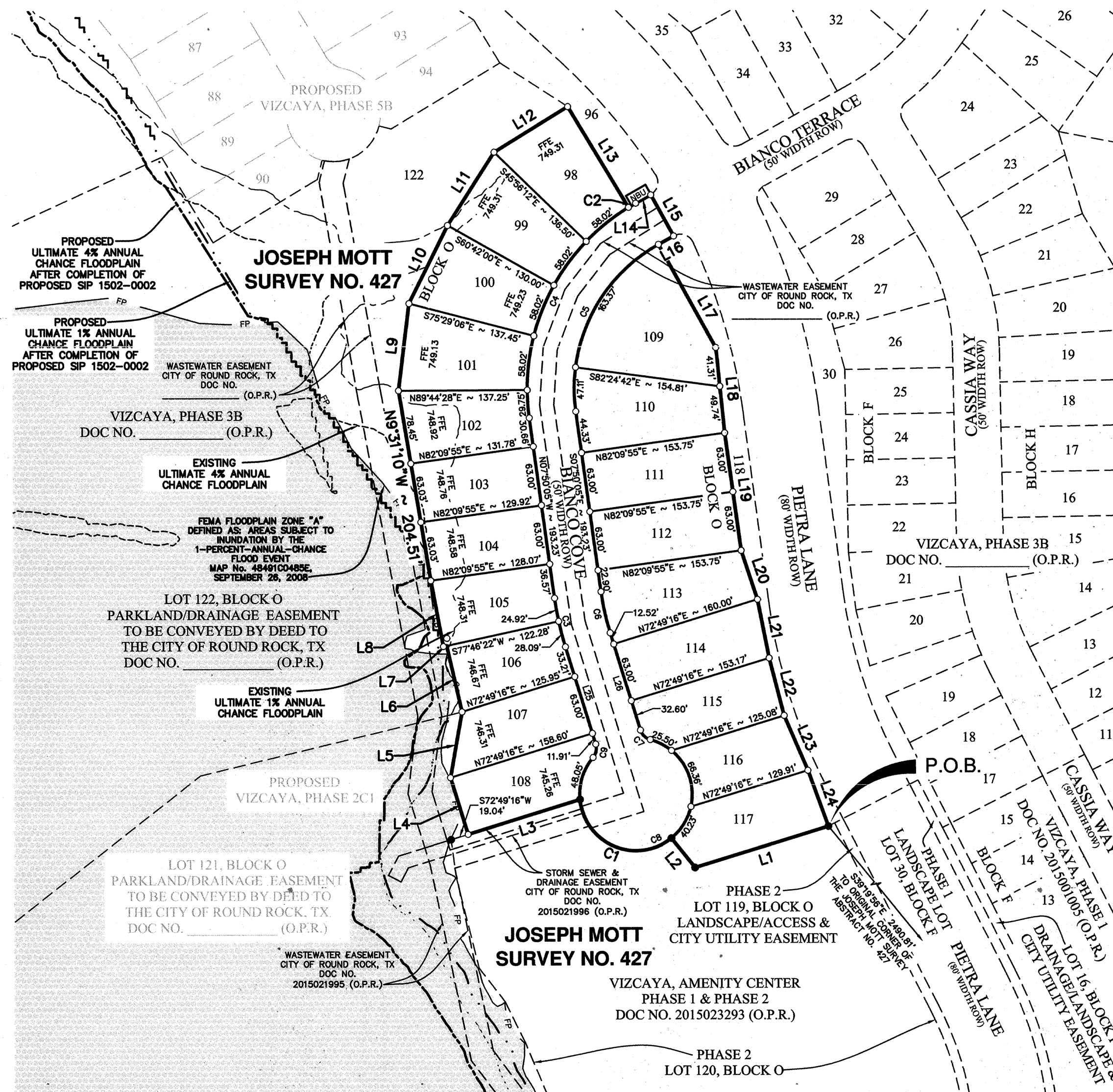
BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 1399 FOUND IRON ROD W/CAP MARKED "RPLS 2216"
NAD 83 GRID COORDINATES
N: 10186191.6
E: 3145722.6
ELEVATION 764.63' (NAVD 1988)
GEOID 03

PT No. 4209 1/2" IRON ROD W/YELLOW CAP MARKED
"PAPE-DAWSON"
NAD 83 GRID COORDINATES
N: 10183382.8
E: 3144187.4
ELEVATION 759.82' (NAVD 1988)
GEOID 03

ACREAGE BY LOT TYPE:
ROW: 0.965 ACRES
DEVELOPMENT LOT: 4.380 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 20

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



**PAPE-DAWSON
ENGINEERS**

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100289-01

FINAL PLAT
OF
VIZCAYA, PHASE 3D

A 5.345 ACRE, OR 232,810 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 5.345 ACRE, OR 232,810 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 5.345 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING: at a ½" iron rod with a yellow cap marked "Pape-Dawson" found, an angle point in the north line of Lot 120, Block O of the Vizcaya, Amenity Center Phase 1 & Phase 2 Subdivision recorded in Document No. 2015023293 of the Official Public Records of Williamson County, Texas;

THENCE: with the north line of said Lot 120, Block O, the following four (4) courses and distances:

- S 72°49'16" W**, a distance of **148.14 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found;
- N 38°48'38" W**, a distance of **40.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found;
- along a non-tangent curve to the right having a radius of **60.00 feet**, a central angle of **123°30'44"**, a chord bearing and distance of **N 67°03'16" W, 105.71 feet**, an arc length of **129.34 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found;
- S 72°49'16" W**, a distance of **124.88 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, from which a ½" iron rod with a yellow cap marked "Pape-Dawson" found, at the northwest corner of said Lot 120, Block O bears **S 72°49'16" W**, a distance of **19.04 feet**;

THENCE: departing the north line of said Lot 120, Block O, through the interior of the aforementioned called 61.733 acre tract, the following eighteen (18) courses and distances:

- N 17°10'44" W**, a distance of **63.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 10°12'52" E**, a distance of **70.96 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 13°14'36" W**, a distance of **72.02 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 77°46'22" W**, a distance of **3.16 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 10°41'50" W**, a distance of **71.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 09°31'10" W**, a distance of **204.51 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 07°00'21" E**, a distance of **93.17 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 26°28'37" E**, a distance of **92.56 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 32°40'41" E**, a distance of **92.32 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 58°33'21" E**, a distance of **92.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 31°09'45" E**, a distance of **125.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- along a non-tangent curve to the right said curve having a radius of **225.00 feet**, a central angle of **02°14'18"**, a chord bearing and distance of **N 59°57'24" E, 8.79 feet**, an arc length of **8.79 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 61°04'33" E**, a distance of **18.39 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 28°55'27" E**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 61°04'33" W**, a distance of **18.39 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 28°55'27" E**, a distance of **125.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 05°47'12" E**, a distance of **91.04 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and;
- S 07°50'05" E**, at a distance of 89.37 feet passing through the north line of the aforementioned called 5.00 acre tract, continuing through the interior of said called 5.00 acre tract, for a total distance of **126.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

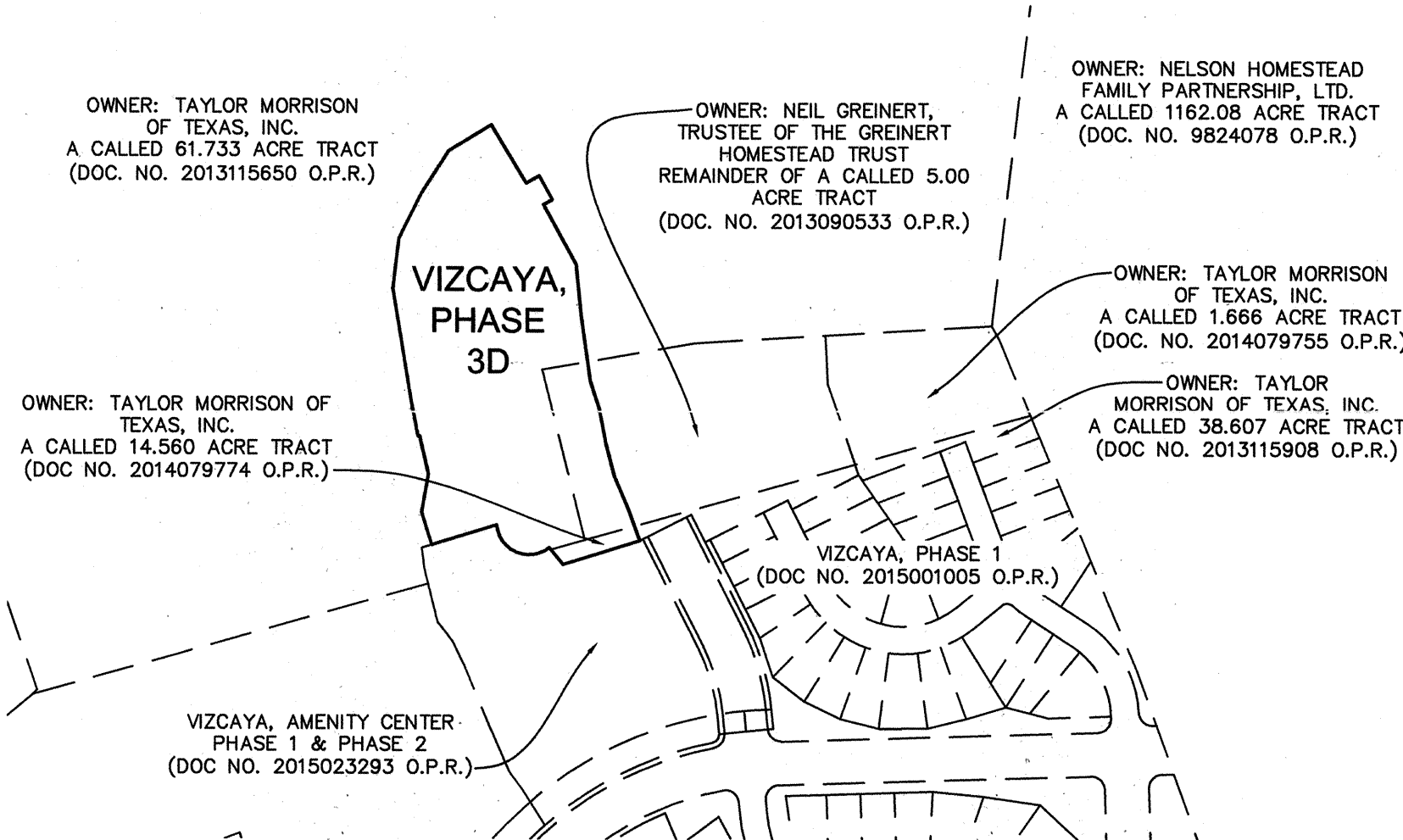
THENCE: continuing through the interior of said called 5.00 acre tract, the following five (5) bearings and distances:

- S 18°08'20" E**, a distance of **54.81 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 10°59'45" E**, a distance of **63.37 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 14°26'21" E**, a distance of **63.07 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 23°16'50" E**, a distance of **63.36 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 20°00'02" E**, at a distance of 34.28 feet passing through the north line of the aforementioned called 14.560 acre tract, continuing through the interior of said called 14.560 acre tract, for a total distance of **63.08 feet** to the **POINT OF BEGINNING** and containing 5.345 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION NOVEMBER 4, 2015.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THE FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE A MINIMUM OF 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

KEY MAP OF PARCELS



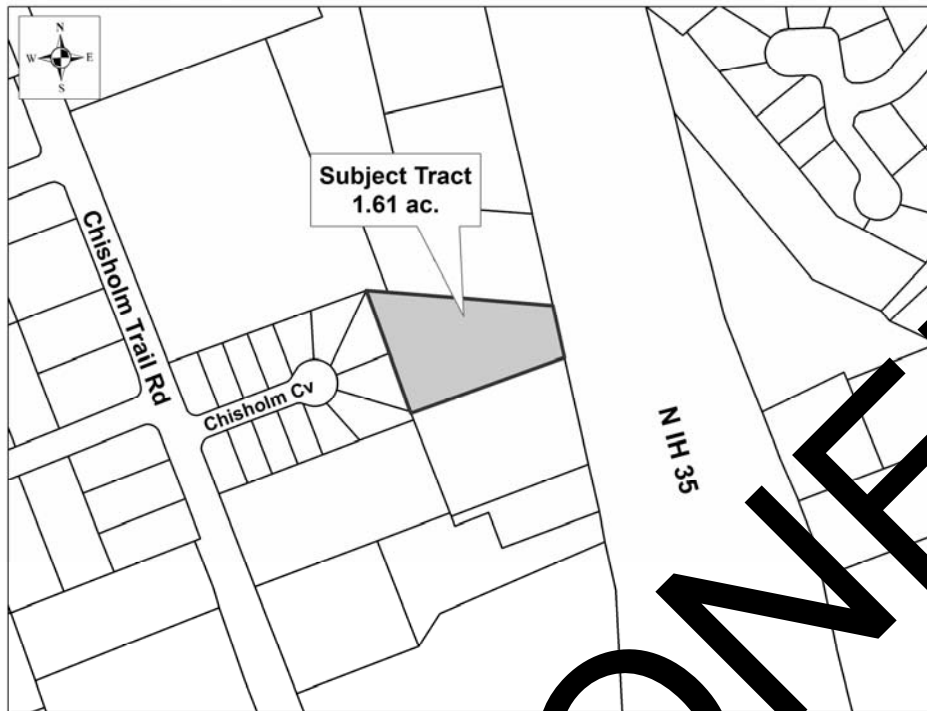
LOT SUMMARY	TOTAL LOT COUNT							OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2C	PHASE 3A	PHASE 3B	PHASE 3D	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	0	119 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	21	-	-	-	21	178	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	-	-	-	20	104	277	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	37	-	148	501	357 (MIN.)	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	21	42	-	93	234	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	21	21	79	20	366	1190		
LANDSCAPE LOTS	3	5	1	-	6	-	15			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	4			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	-	-	1	-	2			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-			
OPEN SPACE	-	2	2	-	1	-	5			
TOTAL	164	85	24	21	87	20	401			

PAPE-DAWSON ENGINEERS

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

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

Tabrizi 35 Subdivision
CONCEPT PLAN CP1511-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a Concept Plan for 1.61 acres

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

DESCRIPTION: 1.61 acres out of the Wiley Harp Survey, Abstract No. 298

CURRENT USE OF PROPERTY: vacant - remains of building foundation

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: auto sales & storage (C-1 General Commercial)

South: motel (C-1 General Commercial)

East: IH-35

West: duplexes (Two Family)

PROPOSED LAND USE: commercial

<u>PROPOSED LAND USE 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:	1	1.61
Industrial:	0	0.00
Open/Common Space:	0	0.00
Road:	0	0.00
Parkland:	0	0.00
Other:	0	0.00

TOTALS: **1** **1.61**

Owner:

Ali Tabrizi
 1102 Clair Ave.
 Austin, TX 78703

Applicant

Professional StruCIVIL Engineers,
 Inc.
 Mirza T. Baig, P.E.
 12710 Research Blvd., Ste. 390

Agent

Professional StruCIVIL Engineers, Inc.
 Mirza T. Baig, P.E.
 12710 Research Blvd., Ste. 390
 Austin, TX 78759

Memorandum

TO: Planning and Zoning Commission
FROM: Joelle Jordan, AICP
Senior Planner
RE: Proposed text amendment to the Code of Ordinances permitting garage conversions
DATE: December 2, 2015

The Planning and Development Services Department has received many inquiries from homeowners concerning the conversion of garage space into additional living space (also known as "garage conversions"). Currently the City requires two garage enclosed parking spaces and two driveway spaces in residential zoning districts, effectively prohibiting garage conversions. Some illegal conversions have occurred over the years that have not been inspected for life/safety code compliance which may mean that converted spaces have inadequate egress and poor ventilation. After presenting some recommendations to City Council at a briefing earlier this fall, staff has received direction to move forward with an ordinance amendment.

Prior to the 2002 Zoning Ordinance, residentially-zoned properties were not required to have two garage-enclosed parking spaces. Currently, two garage-enclosed spaces are required, and many newer subdivisions have deed restrictions that prevent garage conversions. Therefore, a garage conversion ordinance would apply, for the most part, to homes in older neighborhoods (please see attached list of affected subdivisions). In order to specify which dwelling units would be eligible, the ordinance proposes allowing garage conversions for a home on a lot platted prior to 2002 in single-family and two-family zoning districts. Most driveways have been constructed to accommodate up to four cars (with sidewalk blocked), and often garages are not used for parking cars at a home and are serving as storage space instead. After conversion, a minimum of two off-street parking spaces will continue to be required for each dwelling unit.

The proposed amendment contains language to ensure that the conversion is not utilized as a separate dwelling unit and includes standards to assist with the integration of the garage portion of the structure with the architecture of the rest of the structure. Although not required, if a garage door is removed, new exterior materials must match an existing structure's primary exterior materials and at least two symmetrically-placed windows must be installed. No additional entry doors visible from any public street may be added to the converted portion of the structure. Allowing garage conversions in certain circumstances to occur legally would mean that the City would require a building permit and ensure the conversions are meeting life/safety code requirements.

To address compliance with residents who have already converted their garages, Planning is proposing outreach to encourage voluntary compliance through permitting during a specified period of time post-adoption of an amendment. All new conversions would require a building permit and inspection to ensure life/safety and zoning compliance.



Neighborhoods Affected

- Mesa Park
- Chisholm Valley
- Greenslopes
- Dove Creek
- Twin Ridge
- Hyridge
- South Creek
- Windy Park
- South Park
- Southern Terrace
- Kensington Place
- Windy Terrace
- Greenlawn Place
- Hillside Terrace
- Eggers Acres
- Greenhill
- Chapel Hill North
- Settlement
- Meadow Lake*
- Sunrise Park
- Sunrise Vista
- Mesa Ridge
- Jester Farms*
- Round Rock West
- Cimarron
- Shadow Brook
- Creekmont West
- Lake Creek West
- Bellview
- Westwind
- Apache Oaks
- Rock Hollow*
- Willowbend Estates
- Stoney Brook
- Downtown
- Cushing Park
- High Country
- Bradford Park
- Westchester Park*
- Flower Hill*
- Forest Bluff
- Ryan's Crossing*
- Rainbow Parke*
- Pioneer Crossing*
- Onion Creek Village
- Oak Hollow
- Creekbend
- The Hermitage
- Sam Bass Trails
- Somerset
- Old Town Meadows
- Peach Tree Valley
- Westside
- Little Oaks
- Oak Springs
- Remington Heights*
- Spring Ridge
- Pecan Hills

*** Neighborhood with HOA or Architectural Review Committee, but does not specify that garage conversions are prohibited**

ORDINANCE NO. O-2015-_____

AN ORDINANCE AMENDING CHAPTER 46, SECTIONS 46-5, 46-134, 46-135, 46-136, 46-137, AND 46-138, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING GARAGE CONVERSION; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

TEXAS:

I.

That Chapter 46, Section 46-5, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to amend the definition of "Dwelling unit" to read as follows:

Sec. 46-5. - Definitions.

Dwelling unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. Buildings with more than one set of cooking, <u>utility meters and/or laundry</u> facilities are considered to be multi-dwelling structures. The term "dwelling unit" does not include hotels, motels, lodging houses, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirtings.
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II.

That Chapter 46, Section 46-134, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-134. SF-R (Single-family - rural lot) district.

- (a) Purpose. To establish and preserve areas of low intensity land use primarily devoted to large lot rural residential development.
- (b) Permitted uses.
 - (1) The following uses are permitted by right:

Use	
Single family, detached home	
Industrialized housing	
Park, neighborhood	
Place of worship	

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(2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Day care (in home) for six or fewer children	46-160(i)
Group home (six or fewer persons)	46-160(m)
Livestock raising	chapter 8, animals
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
Self-enclosed monopole	46-160(kk)
Utilities, minor	46-160(hh)
Utilities, intermediate	46-160(hh)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

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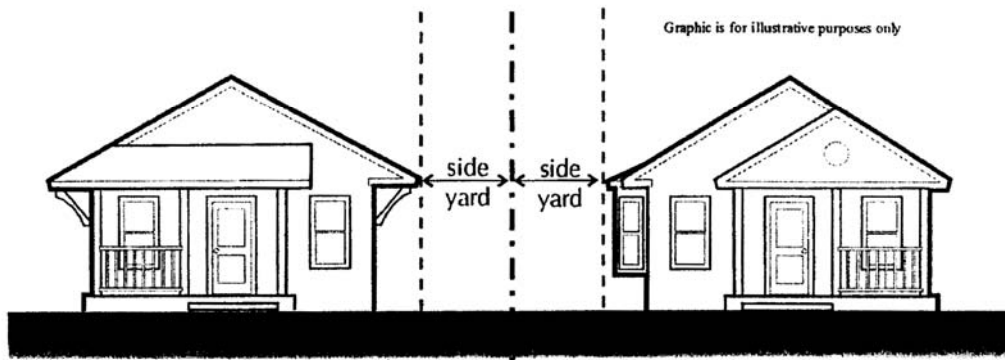
(c) Density and development standards. All development within the SF-R (single-family-rural) district shall conform to the density and development standards described in this subsection.

1 (1) Single family rural lot density and development standards.

Density and Development Standards for Conventional Single Family Rural Lots ⁽¹⁾	
Description	Requirement
Minimum lot area	2 acres
Minimum lot width	200 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	50 ft.
Minimum garage door setback from street (ROW)	50 ft.
Minimum rear setback	50 ft.
Minimum side setback	20 ft.
Minimum setback for accessory building	20 ft. ⁽²⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	10 percent
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings or structures are not permitted in any street yard.	

- 2
- 3 (2) Exterior wall finish. Metal of any type is not permitted except horizontal pre-finished aluminum
- 4 siding. Accessory buildings are exempt from this requirement.
- 5 (3) Off-street parking requirements. For lots in platted subdivisions recorded prior to January 1,
- 6 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For
- 7 lots in platted subdivisions recorded in 2002 and later, Aa minimum of two garage-enclosed
- 8 parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided
- 9 in accordance with section 46-196.
- 10 (4) Setback encroachment. All required setbacks shall be free from any encroachments including
- 11 but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and

fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.



(5) Height and placement requirements. For explanation of measurements, computations and exceptions see section 46-163.

(6) Garage conversions. Where otherwise permitted, garage conversions are subject to the following requirements:

a. The conversion shall not operate as a separate dwelling unit;

b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street; and

d. If garage doors are removed, they must be replaced with a wall with new exterior materials that match the existing structure's primary exterior materials, and at least two symmetrically placed windows on the each street-facing façade.

III.

That Chapter 46, Section 46-135, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-135. SF-1 (Single family - large lot) district.

(a) Purpose. To establish and preserve areas of low intensity land use primarily devoted to large lot, low density residential development.

(b) Permitted uses.

(1) The following uses are permitted by right:

Use	
Single family, detached home	
Industrialized housing	

Park, neighborhood	
Place of worship	

(2) The following uses are permitted with conditions:

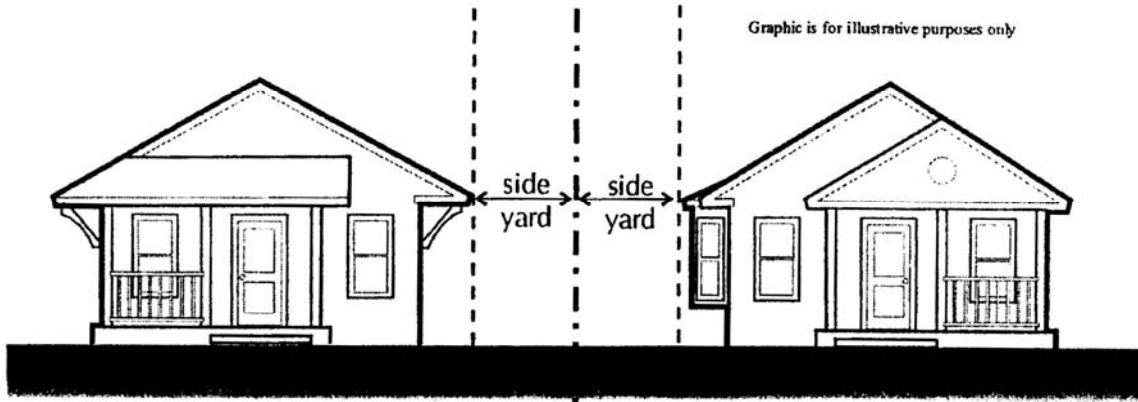
Use	Special Standard
Amenity center	46-160(a)
Day care (in home) for six or fewer children	46-160(i)
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb)(1)
School, middle	46-160(bb)(2)
Self-enclosed monopole	46-160(kk)
Utilities, minor	46-160(hh)(1)
Utilities, intermediate	46-160(hh)(2)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

(c) Density and development standards. All development within the SF-1 (single-family-large lot) district shall conform to the density, development, and special standards described below.

(1) Single-family large lot density and development standards.

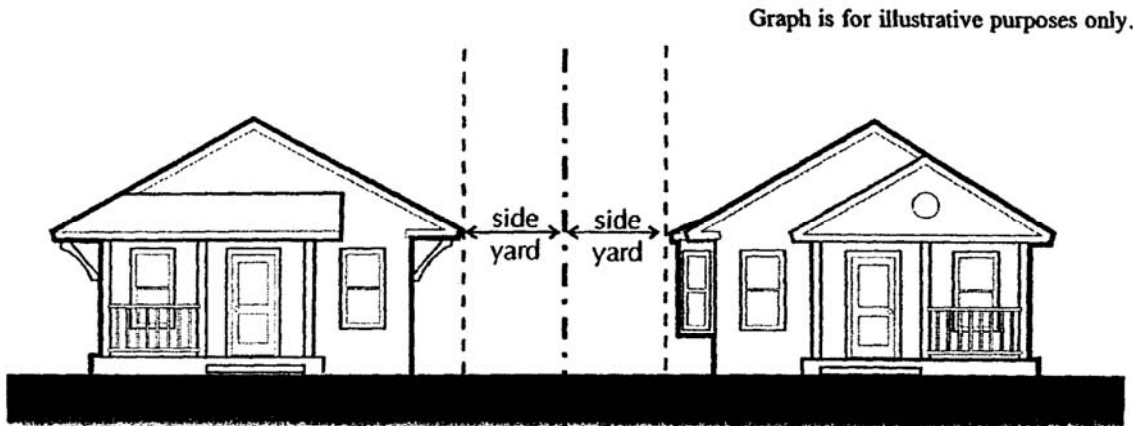
Density and Development Standards for Conventional Single Family Large Lots⁽¹⁾

Description	Requirement
Minimum lot area	10,000 sq. ft.
Minimum lot width	70 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	30 ft.
Minimum garage door setback from street (ROW)	35 ft.
Minimum rear setback	20 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	5 ft. ⁽²⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	40 percent
Maximum height of fence within front street yard	3 ft. ⁽³⁾
Maximum height of fence outside front street yard	8 ft. ⁽³⁾⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings or structures are not permitted in any front street yard.	
⁽³⁾ All fences shall provide a finished face to abutting streets.	
⁽⁴⁾ Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.	



SF-1: Single Family - Large lot

- (2) Exterior wall finish. Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.
- (3) Off-street parking requirements. For lots in platted subdivisions recorded prior to January 1, 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For lots in platted subdivisions recorded in 2002 and later, a minimum of two garages-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with section 46-196.
- (4) Setback encroachment. All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.



- (5) Height and placement requirements. For explanation of measurements, computations and exceptions see section 46-163.
- (6) Garage conversions. Where otherwise permitted, garage conversions are subject to the following requirements:
 - a. The conversion shall not operate as a separate dwelling unit;
 - b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street; and

d. If garage doors are removed, they must be replaced with a wall with new exterior materials that match the existing structure's primary exterior materials, and at least two symmetrically placed windows on the each street-facing façade.

IV.

That Chapter 46, Section 46-136, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-136. SF-2 (Single-family - standard lot) district.

(a) Purpose. To establish and preserve areas of low intensity land use primarily devoted to low density residential development. This district provides for traditional residential development and allows for a variety of housing types with specific standards.

(b) Permitted uses.

(1) The following uses are permitted by right:

Use	
Single-family, detached home	
Single-family, zero lot line	
Single-family, village residential	
Industrialized housing	
Park, neighborhood	
Place of worship	

(2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Bed and breakfast	46-160(e)

Day care (in home) for six or fewer children	46-160(i)(1)
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb)(1)
School, middle	46-160(bb)(2)
Self-enclosed monopole	46-160(kk)
Utilities, minor	46-160(hh)(1)
Utilities, intermediate	46-160(hh)(2)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

- 1
- 2 (c) Density and development standards. All development within the SF-2 (single-family-standard lot)
- 3 district shall conform to the density, development, and special standards described below.
- 4 (1) Single-family detached home density and development standards.

Density and Development Standards for Conventional Single-Family Standard Lots ⁽¹⁾	
Description	Requirement
Description	Requirement
Minimum lot area	6,500 sq. ft.
Minimum lot width	50 ft.
Minimum width of principal building	20 ft.

Minimum setback from street (ROW)	20 ft.
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	20 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	5 ft. ⁽³⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	40 percent
Maximum height of fence within front street yard	3 ft. ⁽⁴⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁴⁾⁽⁵⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Side-entry garages may have a 15 ft. setback from street (ROW).	
⁽³⁾ Accessory buildings or structures are not permitted in any front street yard.	
⁽⁴⁾ All fences shall provide a finished face to abutting streets.	
⁽⁵⁾ Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.	

- (2) Exterior wall finish. Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.
- (3) Off-street parking requirements.
 - a. For lots in platted subdivisions recorded prior to January 1, 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For lots in platted subdivisions recorded in 2002 and later, A a minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with section 46-196.

b. The garage doors facing a public street shall not exceed a total of 18 feet in width.

(4) Garage conversions. Where otherwise permitted, garage conversions are subject to the following requirements:

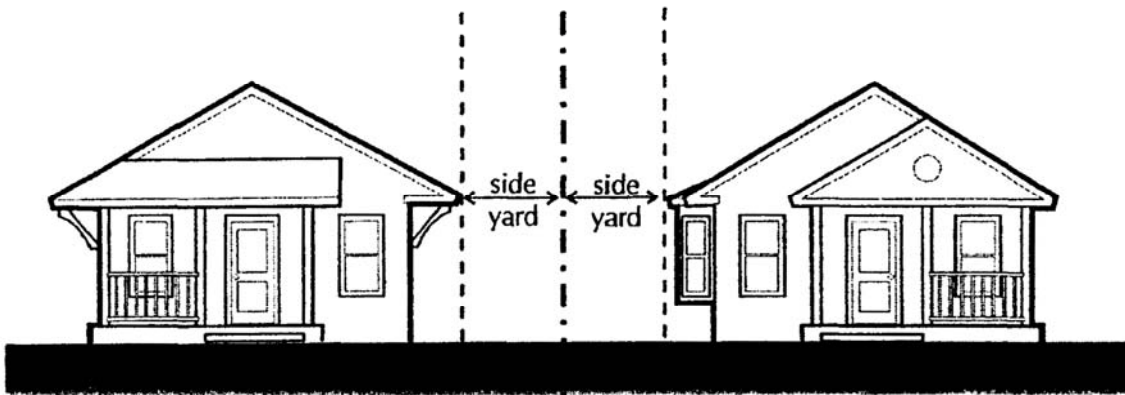
a. The conversion shall not operate as a separate dwelling unit;

b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street; and

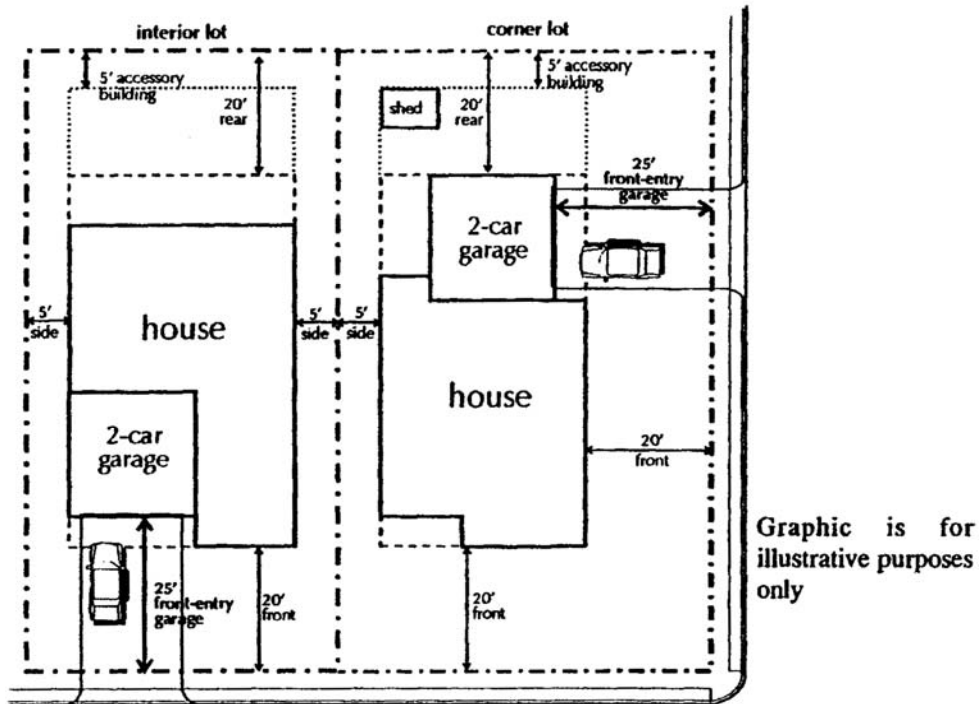
d. If garage doors are removed, they must be replaced with a wall with new exterior materials that match the existing structure's primary exterior materials, and at least two symmetrically placed windows on the each street-facing façade.

(45) Setback encroachment. All required setbacks shall be free from any encroachments, including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

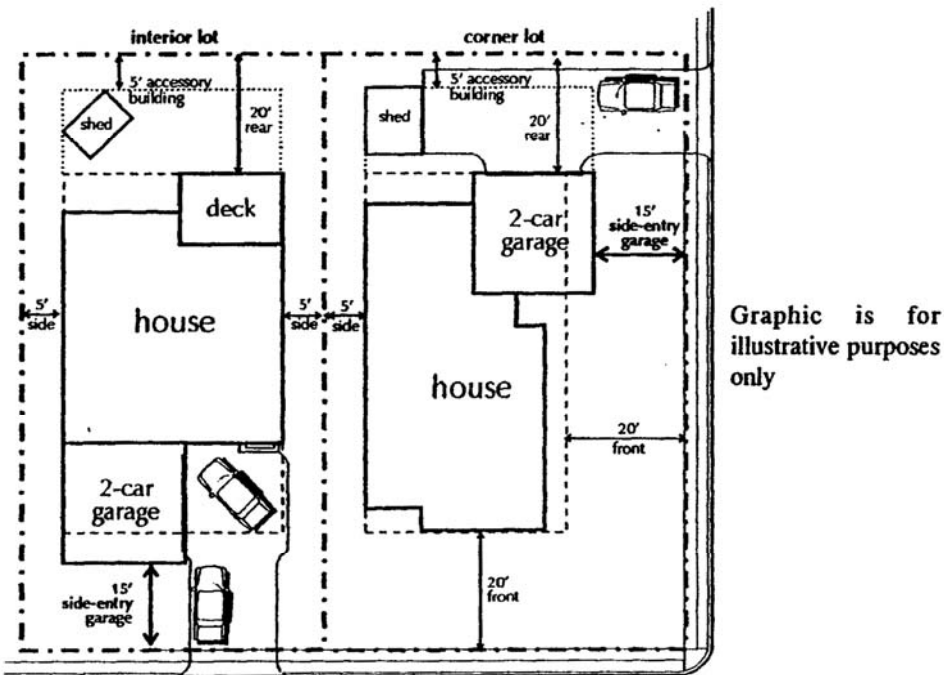


(56) Compatibility standard. Where SF-2 lots are subdivided abutting existing homes on lots 10,000 sq. ft. and over, the SF-2 lots that immediately abut the large lots shall be a minimum of 10,000 sq. ft.

(67) Height and placement requirements. For explanation of measurements, computations and exceptions, see section 46-163.



SF-2: Front Entry Option



SF-2: Side Entry Option

(78) Additional conditions for zero lot line. Although lot size and dimensions may be reduced for zero lot line lots, the reduced lot size shall be compensated by providing common open space equal to the difference between the minimum required lot area for conventional single-family lots and

- 1 the smaller lots. This common open space requirement is not credited toward the parkland
2 dedication requirements specified in the city subdivision ordinance.
- 3 (89) Zero lot line residential lot density and development standards.

Density and Development Standards for Zero Lot Line Residential ⁽¹⁾	
Description	Requirement
Minimum lot area	5,500 sq. ft.
Minimum lot width	45 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	15 ft.
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	15 ft.
Minimum side setback	0 ft./12 ft. ⁽³⁾
Minimum setback for accessory building	5 ft. ⁽⁴⁾
Maximum height of principal building	2 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	50 percent
Maximum height of fence within front street yard	3 ft. ⁽⁵⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁵⁾⁽⁶⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Side-entry garages may have a 15 ft. setback from street (ROW).	
⁽³⁾ One side setback may be zero ft.; the other side setback shall be at least 12 ft.	

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

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

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

(910) Special standards for zero lot line residential lots.

- a. Eaves. The eaves on the side of a house with a reduced setback may project a maximum of 24 inches over the adjacent property line. In this case, an easement for the eave projection shall be recorded on the deed for the lot where the projection occurs.
- b. Maintenance easement. An easement between the two property owners to allow for maintenance or repair of the house is required when the eaves or side wall of the house are less than five feet from the adjacent property line. The easement on the adjacent property shall provide at least five feet of unobstructed space between the furthestmost projection of the structure and the edge of the easement.
- c. Privacy. If the side wall of the house is on the property line, or within three feet of the property line, windows or other openings that allow for visibility into the side setback of the adjacent lot are not permitted. Windows that do not allow visibility into the side setback of the adjacent lot, such as a clerestory window or a translucent window, are permitted.

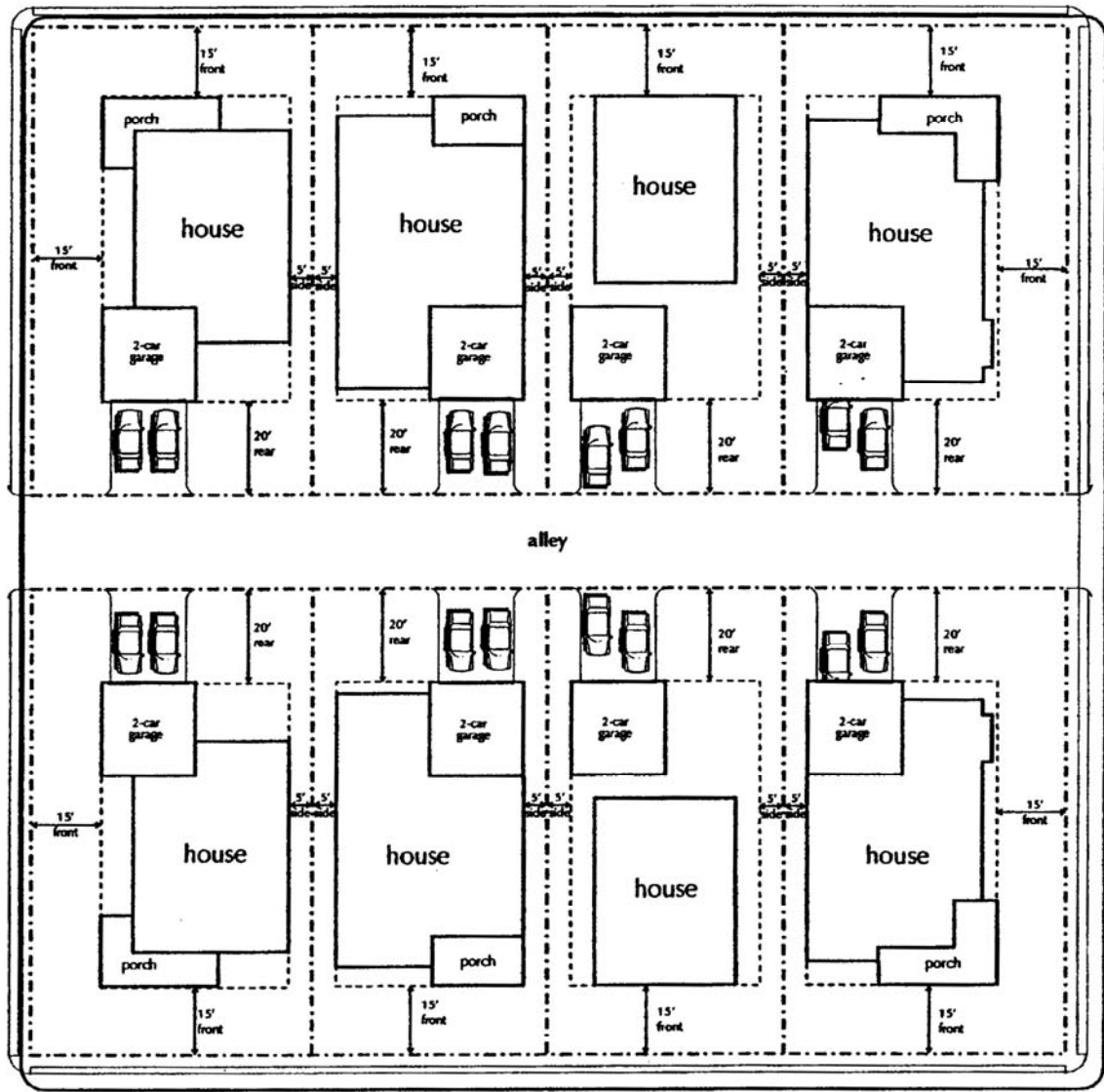
(4011) Additional conditions for village residential lots. Although lot size and dimensions may be reduced for village residential lots, the reduced lot size shall be compensated by providing common open space equal to the difference between the minimum required lot area for conventional single-family lots and the smaller lots. This common open space requirement is not credited toward the parkland dedication requirements specified in the city subdivision ordinance.

(412) Village residential lot density and development standards.

Density and Development Standards for Village Residential ⁽¹⁾	
Description	Requirement
Minimum lot area	5,000 sq. ft.
Minimum lot width	40 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	15 ft.
Minimum garage door setback from street (ROW)	50 ft.
Minimum garage door setback from alley	20 ft.

Minimum rear setback	50 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	0/5 ft. ⁽²⁾⁽³⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	50 percent
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings are not permitted in any street yard.	
⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback.	
⁽⁴⁾ All fences shall provide a finished face to abutting streets.	

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2 (4213) Special standards for village residential lots.
3 a. All village residential lots shall provide garages with rear access to an alley.
4 b. Garages on village residential lots may not face or have direct access to the front right-of-
5 way.
6 c. Fencing located within ten feet of an alley right-of-way or common lot boundary shall be
7 constructed of materials which will not impede the visibility of drivers backing into the alley.



Graphic is for illustrative purposes only

Village Residential

V.

That Chapter 46, Section 46-137, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-137. MH (Manufactured housing) district.

- (a) Purpose. To establish and provide for the inclusion of manufactured housing on single lots at locations which are suitable for such housing and to provide adequate space and site diversification for residential purposes.

1 (b) Permitted uses.

2 (1) The following uses are permitted by right:

Use	
Single-family, detached manufactured home	
Industrialized housing	
Park, neighborhood	
Place of worship	

3

4 (2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Day care (in home) for six or fewer children	46-160(i) ⁽¹⁾
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb) ⁽¹⁾
School, middle	46-160(bb) ⁽²⁾
Utilities, minor	46-160(hh) ⁽¹⁾
Utilities, intermediate	46-160(hh) ⁽²⁾
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

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- 2 (c) Prohibited uses. Mobile homes are prohibited within the corporate limits of the city.
- 3 (d) Density and development standards. All development within the MH (manufactured housing) district
- 4 shall conform to the density, development, and special standards described in this subsection.
- 5 (1) Manufactured housing density and development standards.

Density and Development Standards for Manufactured Housing Lots ⁽¹⁾	
Description	Requirement
Minimum lot area	6,500 sq. ft.
Minimum lot width	50 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	20 ft.
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	20 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	5 ft. ⁽³⁾
Maximum height of principal building	2.5 stories ⁽⁴⁾
Maximum height of accessory building	15 ft.
Maximum lot coverage	40 percent
Maximum height of fence within front street yard	3 ft. ⁽⁵⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁵⁾⁽⁶⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Side-entry garages may have a 15 ft. setback from street (ROW).	

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

(4) Stacking of manufactured homes is prohibited.

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

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

(2) Exterior wall finish. Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

(3) Subdivision requirement. All manufactured housing shall be constructed on lots subdivided in conformance with chapter 36.

(4) Off-street parking requirements.

a. For lots in platted subdivisions recorded prior to January 1, 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For lots in platted subdivisions recorded in 2002 and later, Aa minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with section 46-196.

b. The garage doors facing a public street shall not exceed a total of 18 feet in width.

(5) Setback encroachment. All required setbacks shall be free from any encroachments, including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

(6) Compatibility standards. Where manufactured housing lots are subdivided abutting existing homes on lots 10,000 square feet and over, the manufactured housing lots that immediately abut the large lots shall be a minimum of 10,000 square feet.

(7) Height and placement requirements. For explanation of measurements, computations and exceptions, see section 46-163.

(8) Garage conversions. Where otherwise permitted, garage conversions are subject to the following requirements:

a. The conversion shall not operate as a separate dwelling unit;

b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street; and

d. If garage doors are removed, they must be replaced with a wall with new exterior materials that match the existing structure's primary exterior materials, and at least two symmetrically placed windows on the each street-facing façade.

1 **VI.**

2 That Chapter 46, Section 46-138, Code of Ordinances (2010 Edition), City of
3 Round Rock, Texas, is hereby amended to read as follows:

4 **Sec. 46-138. TF (Two-family) district.**

5
6 (a) Purpose. To establish and preserve areas of low-medium intensity land use primarily devoted to
7 moderate density residential development.

8 (b) Permitted uses.

9 (1) The following uses are permitted by right:

Use	
Single-family, attached house (2 dwelling units)	
Industrialized housing	
Park, neighborhood	
Place of worship	

10
11 (2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Day care (in home) six or fewer children	46-160(i)(1)
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkages	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb)(1)

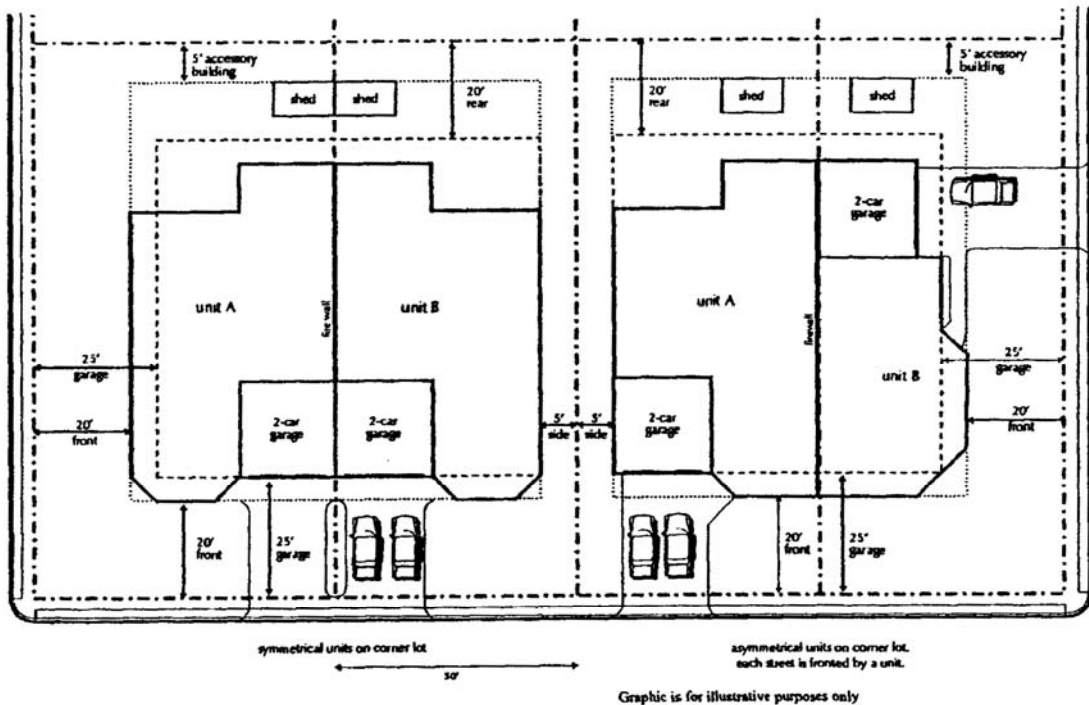
School, middle	46-160(bb)(2)
Single-family, detached home	46-160(dd)(2)
Utilities, minor	46-160(hh)(1)
Utilities, intermediate	46-160(hh)(1)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

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2 (c) Density and development standards. All development within the TF district shall conform to the
3 density, development, and special standards described in this subsection.
4 (1) Two-family lot density and development standards.

Density and Development Standards for Conventional Two-Family Lots ⁽¹⁾	
Description	Requirement
Minimum lot area	3,500 sq. ft. ⁽²⁾
Minimum lot width	35 ft. ⁽²⁾
Minimum setback from street (ROW)	20 ft.
Minimum garage door setback from street (ROW)	25 ft.
Minimum rear setback	20 ft.
Minimum side setback	0 or 5 ft. ⁽³⁾
Minimum setback for accessory building	0 or 5 ft. ⁽³⁾⁽⁴⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	50 percent

Maximum height of fence within front street yard	3 ft. ⁽⁵⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁵⁾⁽⁶⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ For fee simple lot containing one dwelling unit in a two dwelling unit building.	
⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback.	
⁽⁴⁾ Accessory buildings are not permitted in any front street yard.	
⁽⁵⁾ All fences shall provide a finished face to abutting streets.	
⁽⁶⁾ Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.	

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TF (Two-family) District

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- (2) Exterior wall finish. Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

1 (3) Off-street parking requirements.

2 a. A minimum of two garage-enclosed parking spaces shall be provided for each dwelling
3 unit. Parking for other uses shall be provided in accordance with section 46-196.

4 b. The garage doors facing a public street shall not exceed a total of 18 feet in width.

5 (4) Setback encroachment. All required setbacks shall be free from any encroachments including
6 but not limited to, accessory buildings or structures, eaves, roof overhangs, box windows and
7 fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from
8 this requirement.

9 (5) Height and placement requirements. For explanation of measurements, computations and
10 exceptions, see section 46-163.

11 (6) Garage conversions. Where otherwise permitted, garage conversions are subject to the
12 following requirements:

13 a. The conversion shall not operate as a separate dwelling unit;

14 b. The conversion shall not include an additional kitchen or additional laundry facilities;

15 c. The conversion shall not include an additional entry door visible from any public street; and

16 d. If garage doors are removed, they must be replaced with a wall with new exterior materials
17 that match the existing structure's primary exterior materials, and at least two
18 symmetrically placed windows on the each street-facing façade.

20 VII.

21 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are
22 expressly repealed.

23 **B.** The invalidity of any section or provision of this ordinance shall not
24 invalidate other sections or provisions thereof.

25 **C.** The City Council hereby finds and declares that written notice of the date,
26 hour, place and subject of the meeting at which this Ordinance was adopted was posted
27 and that such meeting was open to the public as required by law at all times during
28 which this Ordinance and the subject matter hereof were discussed, considered and
29 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas
30 Government Code, as amended.

1 Alternative 1.

2 By motion duly made, seconded and passed with an affirmative vote of all the
3 Council members present, the requirement for reading this ordinance on two separate
4 days was dispensed with.

5 **READ, PASSED, and ADOPTED** on first reading this _____ day of
6 _____, 2015.

7 Alternative 2.

8 **READ** and **APPROVED** on first reading this the _____ day of
9 _____, 2015.

10 **READ, APPROVED and ADOPTED** on second reading this the _____ day of
11 _____, 2015.

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ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk