



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

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

Wednesday, February 3, 2016

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. ELECTION OF OFFICER:

- C.1 [2016-3224](#) Consider the nomination and election of an Alternate Vice Chairperson.

D. CONSENT AGENDA:

- D.1 [2016-3187](#) Consider approval of the minutes for the January 6, 2016, Planning and Zoning Commission meeting.
- D.2 [2016-3188](#) Consider approval of the Final Plat for Parker Subdivision (Minor Plat). Generally located southwest of the intersection of W. Louis Henna Blvd. and Parker Dr. Case No. FP1601-001

E. PLATTING AND ZONING:

- E.1 [2016-3190](#) Consider public testimony and approval of a Concept Plan to be known as the Tabrizi 35 Subdivision Concept Plan. Generally located on IH-35 along the southbound frontage road, east of Chisholm Trail Road. Case No. CP1511-001
- E.2 [2016-3191](#) Consider public testimony and a recommendation to approve the request filed by WSP Development #1 LTD., for Amendment No. 1 to PUD 45 (Stonecrest Retail PUD) to modify the distance requirement for an outdoor patio from residential properties. Generally located on the northwest corner of Gattis School Rd. and Red Bud Ln. Case No. ZON1504-002

F. STAFF REPORT:

- F.1 [2016-3192](#) Consider a presentation and update on the City of Round Rock Transportation Plan.
- F.2 [2016-3193](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

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

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on this 28th day of January 2016 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, JANUARY 6, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on January 6, 2016, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:00 p.m.

B. ROLL CALL

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

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, David Fowler, Laton Carr, and Veronica Chandler. Also present were Katie Baker from PARD, Gerald Pohlmeier from Transportation, and Charlie Crossfield from the City attorney's office.

C. APPROVAL OF MINUTES:

- C1. Consider approval of the minutes for the December 16, 2015, Planning and Zoning Commission meeting.**

Motion: Motion by Commissioner Henderson, second by Commissioner Flores to approve the December 16, 2015, meeting minutes.

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

D. PLATTING AND ZONING:

- D1. Consider approval of the Final Plat for Tark Park Tract (Minor Plat). Generally located on CR 172, between Lynda Sue St. and Martin Ave. Case No. FP1512-001**

Mr. Fowler stated that this tract was located in Round Rock's ETJ and that it met the conditions for a minor plat. He explained that the General Plan designation for this property is residential and that the current and proposed use is commercial.

Mr. Fowler explained that the City of Round Rock will provide water through an out of service area agreement.

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

Motion: Motion by Vice Chair Bone, second by Commissioner Doss to recommend approval as conditioned.

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

- D2. Consider public testimony and approval of a Concept Plan to be known as the Tabrizi 35 Subdivision Concept Plan. Generally located on IH-35 along the southbound frontage road, east of Chisholm Trail Road. Case No. CP1511-001**

Mr. von Rosenberg stated the applicant requested this item to be postponed for the February 3, 2016, Planning and Zoning meeting.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward; no speakers came forward. The public hearing was continued for the February 3, 2016, P&Z meeting.

A motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to continue the public hearing until the February 3rd meeting.

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

D3. Consider public testimony and a recommendation to approve the request filed by WSP Development #1 LTD., for Amendment No. 1 to PUD 45 (Stonecrest Retail PUD) to modify the distance requirement for an outdoor patio from residential properties. Generally located on the northwest corner of Gattis School Rd. and Red Bud Ln. Case No. ZON1504-002

Mr. von Rosenberg stated the applicant requested this item to be postponed for the February 3, 2016, Planning and Zoning meeting.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward; no speakers came forward. The public hearing was continued for the February 3, 2016, P&Z meeting.

A motion was offered.

Motion: Motion by Vice Chair Bone, second by Commissioner Wendt to continue the public hearing until the February 3rd meeting.

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

D4. Consider public testimony and a recommendation to approve the request filed by Bradley Family Partnership LTD., for the rezoning of a 24.80 acre tract of land from BP (Business Park) District to a new PUD (Planned Unit Development) to be known as Sunrise Condominiums PUD. Generally located southeast of the intersection of E. Old Settlers Blvd. and Sunrise Rd. Case No. ZON1511-001

Mr. von Rosenberg gave a brief overview of the proposed Planned Unit Development (PUD). He stated that a creek divides the land into two separate parcels and explained that the proposed development was consistent with other common lot single family projects that have been recently approved.

Mr. von Rosenberg briefly explained the exterior finish, private drive aisles and parking, landscaping, and perimeter fencing requirements for the proposed development. He also stated that, in order to meet transportation's future design, one of the entrances located on E. Old Settlers Blvd. will be right in/right out only.

The owner's representative, Laurie Lara, was available to answer questions.

Mr. Pohlmeier with the Transportation Department explained that the future design for E. Old Settlers Blvd. has a raised median. He stated that limiting the western driveway on Old Settlers Blvd. to only right turns in and right turns out will help when the median is built.

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

Following a discussion a motion was offered to revise Exhibits B and C to adjust the line work.

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

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

E. STAFF REPORT:

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

Mr. Wiseman stated there were no City Council updates to report related to Planning and Zoning items. He explained that 2015 had been a busy year and expressed that he was looking forward to working with each member of the Planning and Zoning Commission.

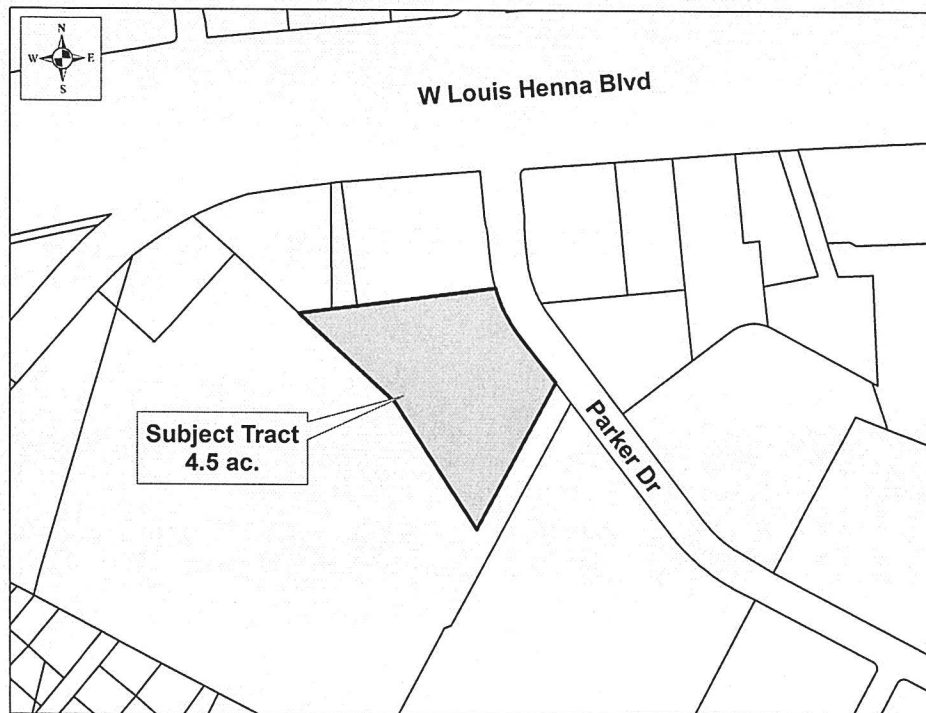
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Parker Subdivision (Minor Plat)
FINAL PLAT FP1601-001



CASE PLANNER: DAVID FOWLER

REQUEST: Minor Plat Approval

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

DESCRIPTION: 4.50 acres out of the Andrew Sprecher Survey No. 101

Abstract No. 719

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Commercial

South: Light Industrial

East: Right of Way (Parker Drive)

West: Multifamily

PROPOSED LAND USE: Commercial (Hotel)

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	4.50
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	4.50

Owner:
TPRR Investments, LTD

10370 Richmond Ave
Suite 150

Agent
Waeltz & Prete, Inc.
Antonio Prete
3000 Joe Dimaggio Blvd., #72
Round Rock, TX 78665

Parker Subdivision (Minor Plat)
FINAL PLAT FP1601-001

HISTORY: The subject lot is not platted. The Planning and Zoning Commission approved the revised preliminary plat for the Parker Subdivision in October 2006. This Preliminary Plat has since expired. The subject plat meets the qualifications of a minor plat.

DATE OF REVIEW: February 3, 2016

LOCATION: Parker Drive, south of W. Louis Henna Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site is designated Commercial in the General Plan and the site's Zoning is C-1, General Commercial. The C-1 General Commercial district supports a variety of commercial uses including restaurant, retail, auto sales, office, overnight accommodations, and medical office. The C-1 zoning regulations include landscaping, design standards, and building material requirements to ensure quality and attractive development. In the C-1 district, the exteriors of all buildings must be masonry, except for doors, windows and trim. The zoning and proposed commercial use conform to the General Plan.

Compliance with the Preliminary Plat: The plat is eligible for a minor final plat due to being only two lots and not requiring a traffic impact analysis or any off-site public improvements. The preliminary plat for the Parker Subdivision was last revised in 2006. As such, the preliminary plat is expired and this subdivision is not required to conform to the preliminary plat.

Traffic, Access and Roads: The site is accessed via Parker Drive, which intersects with both W. Louis Henna Boulevard and the Interstate 35 access road. The site has a shared access driveway shared with the Salvation Army site to the north. A Traffic Impact Analysis has been waived for the site.

Water and Wastewater Service: An existing 12" water line is located along the northeast right-of-way line and an existing 12" water line is located along the southeast property line. Wastewater will be accessed via an existing wastewater main which is adjacent to the northeast property line within the right-of-way.

Drainage: Storm water will be detained in the existing regional detention facilities provided within the Corridor Park subdivision. Storm water runoff will be collected and piped into the existing channel to the southeast of lot 4.

Additional Considerations: The site has been proposed for the location of a 100-room Town Place Suites hotel. This hotel would only occupy one of the lots, with an additional hotel possible on the remaining lot.

RECOMMENDED MOTION:

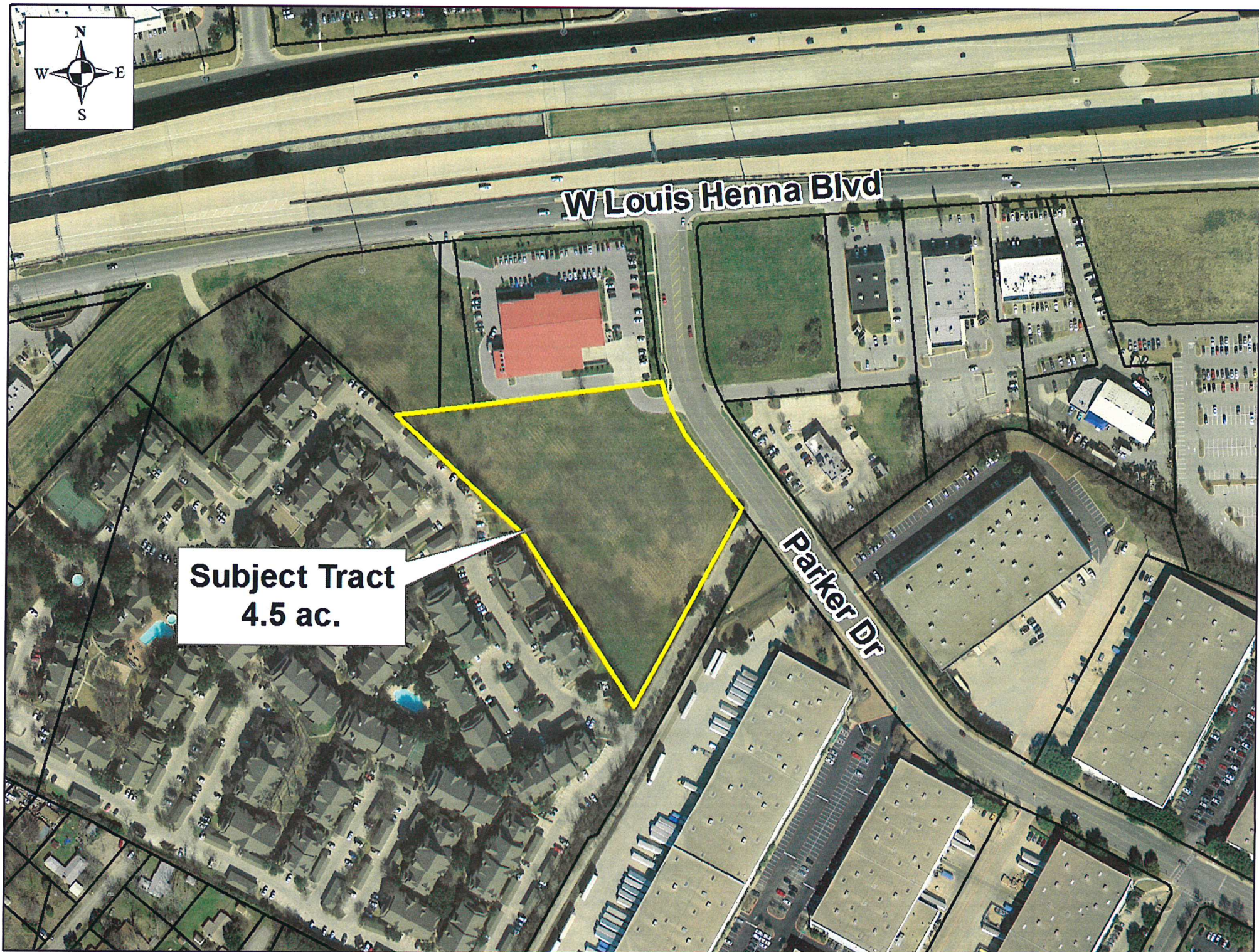
Staff recommends approval.

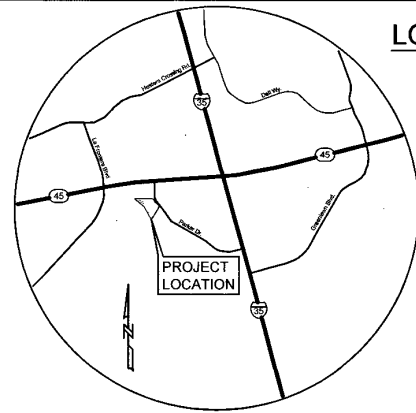


W Louis Henna Blvd

**Subject Tract
4.5 ac.**

Parker Dr





LOCATION MAP NTS

OWNER: TPRR INVESTMENTS LTD
10370 RICHMOND AVE SUITE 150
HOUSTON, TEXAS 77042

ACREAGE: 4.498 ACRE
PATENT SURVEY: ANDREW SPREECHER SURVEY NO. 101,
ABSTRACT NO. 719

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: JANUARY 5, 2016
DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 3, 2016

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION: BENCHMARK NO. 1: CITY OF ROUND ROCK DISK STAMPED CORR-19
FOUND ON INLET ON THE WEST SIDE OF PARKER DRIVE,
APPROXIMATELY 628' SOUTH OF THE SOUTH RIGHT-OF-WAY OF STATE
HIGHWAY 45.
ELEVATION = 830.65' (NAVD-88)

BENCHMARK NO. 2: MAG NAIL SET ON AN INLET ON THE WEST SIDE OF
PARKER DRIVE, APPROXIMATELY 280' SOUTH OF THE SOUTH
RIGHT-OF-WAY OF STATE HIGHWAY 45.
ELEVATION = 832.75' (NAVD-88)

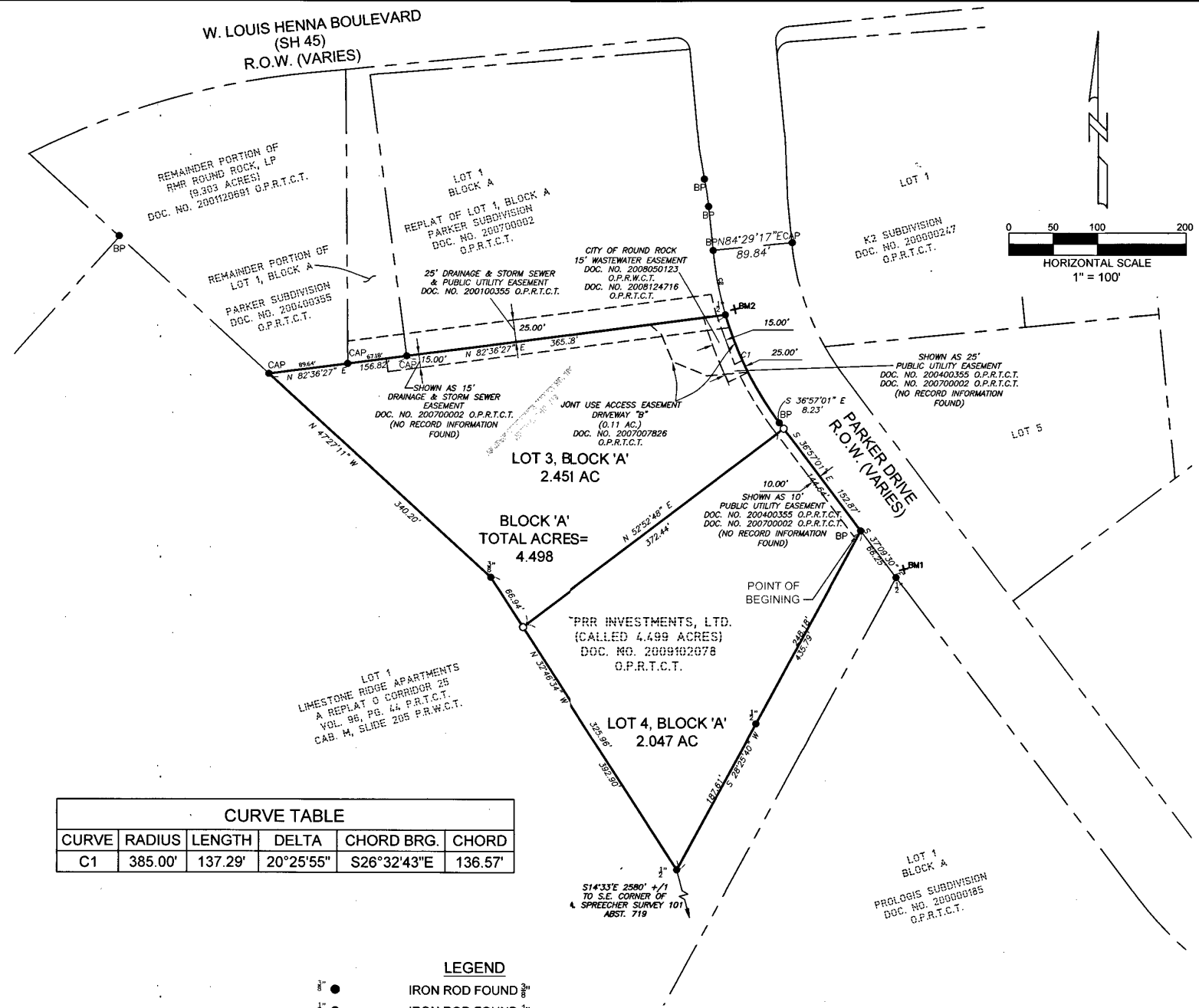
BENCHMARKS BASED ON CITY OF ROUND ROCK GPS POINT 01-001.
ELEVATION=857.5575' (NAVD-88)

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE
SYSTEM.

ACREAGE BY LOT TYPE: 4.498 ACRE DEVELOPMENT
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 2

PLAT NOTES:

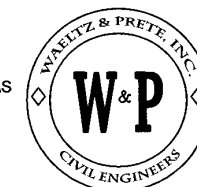
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 48453C0260J COMMUNITY PANEL NUMBER 0260, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY TEXAS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	385.00'	137.29'	20°25'55"	S26°32'43"E	136.57'

- LEGEND**
- 3" IRON ROD FOUND 3"
 - 2" IRON ROD FOUND 2"
 - CAP IRON ROD FOUND WITH CAP
 - BA IRON ROD FOUND WITH CAP MARKED "BAKER-AICKLEN"
 - BP IRON ROD FOUND WITH CAP MARKED "BURY PARTNERS"
 - IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
 - BM + BENCHMARK
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - ADJOINING BOUNDARY LINE
 - PROPERTY BOUNDARY
 - EASEMENT LINE
 - RIGHT-OF-WAY TIE LINE
 - R.P.R.T.C.T. REAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - P.R.W.C.T. PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3109



FINAL PLAT PARKER SUBDIVISION PAGE 1 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

METES AND BOUNDS DESCRIPTION:

FOR A 4.498 ACRE TRACT OF LAND IN THE ANDREW SPREECHER SURVEY NO. 101, ABSTRACT NO. 719, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 4.499 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED AND BILL OF SALE TO TPRR INVESTMENT, LTD., RECORDED IN DOCUMENT NO. 2009102078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 4.498 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF DECEMBER 2015, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap marked "Bury Partners" (Surface Coordinates: N=10,148,597.31, E=3,132,675.23, Project scale factor = 1.00011) monumenting the southeast corner of said 4.499 acre tract and an angle point in the east line of Lot 1, Limestone Ridge Apartments A Replat of Corridor 25, recorded in Volume 96, Page 44 of the Plat Records of Travis County, Texas and in Cabinet M, Slide 205 of the Plat Records of Williamson County, Texas, same being a point in the westerly right-of-way line of Parker Drive, a variable width right-of-way for the southeast corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found monumenting an angle point in the east line of said Lot 1, Limestone Ridge Apartments and the northeast corner of Lot 1, Block "A", Prologis Subdivision, recorded in Document No. 200000185 of the Official Public Records of Travis County, Texas, bears S37°09'30"E a distance of 66.25 feet;

THENCE departing said westerly right-of-way line of Parker Drive, S28°25'40"W with the south boundary line of said 4.499 acre tract and a north boundary line of said Lot 1, Limestone Ridge Apartments for a distance of 435.79 feet to a 1/2" iron rod found, monumenting an angle point in said Lot 1, Limestone Ridge Apartments, the southwest corner of said 4.499 acre tract and the southwest corner hereof;

THENCE with the west boundary line of said lot 4.499 acre tract and the east boundary line of said Lot 1, Limestone Ridge Apartments the following two (2) courses and distances:

1. N32°46'34"W for a distance of 392.90 feet to a 3/8" iron rod found;
2. N47°27'11"W for a distance of 340.20 feet to an iron rod found with cap marked "5409" (Surface Coordinates N=10148774.46, E=3132004.44) monumenting the southwest corner of the remainder portion of a called 9.303 acre tract of land described in a Special Warranty Deed to RMR Round Rock, LP, recorded in Document No. 2001120691 of the Official Public Records of Travis County, Texas, the northwest corner of said 4.499 acre tract and the northwest corner hereof;

THENCE departing the east boundary line of said Lot 1, Limestone Ridge Apartments, N82°36'27"E with the north boundary line of said 4.499 acre tract and the south boundary line of said remainder of 9.303 acre tract passing at a distance of 89.64 feet an iron rod found with cap marked "5094", in all a total distance of 156.82 feet to an iron rod found with cap marked "5835" monumenting the southwest corner of Lot 1, Block A, Replat of Lot 1, Block "A", Parker Subdivision, records in Document No. 200700002 of the Official Public Records of Travis County, Texas, same being an angle point in the north boundary line of said 4.499 acre tract and the north line hereof;

THENCE with the south boundary line of said Lot 1, Block "A", Replat of Lot 1, Block "A", Parker Subdivision and the north boundary line of said 4.499 acre tract N82°36'27"E a distance of 365.38 feet to a 1/2" iron rod found in the curving west right-of-way line of said Parker Drive, monumenting the southeast corner of said Lot 1, Block "A", Replat of Lot 1, Block "A", Parker Subdivision, the northeast corner of said 4.499 acre tract and the northeast corner hereof, from which an iron rod found with cap marked "Bury Partners" in the west right-of-way line of said Parker Drive and the east boundary line of said Lot 1, Block "A", Replat of Lot 1, Block "A", Parker Subdivision monumenting the beginning of said curve bears N10°37'36"E a distance of 74.25 feet;

THENCE with the west right-of-way line of said Parker Drive and the east boundary line of said 4.499 acre tract, the following two (2) courses and distances:

1. With the arc of a curve to the left, having a radius of 385.00 feet, an arc distance of 137.29 feet, a central angle of 20°25'55", and a chord bearing of S26°32'43"E for a distance of 136.57 feet to an iron rod found with cap marked "Bury Partners", monumenting the end of this curve hereof;
2. S36°57'01"E a distance of 152.87 feet to the POINT OF BEGINNING hereof and containing 4.498 acres of land more or less.

COUNTY CLERK:

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, A.D. at ____ o'clock, ____m., duly recorded on the ____ day of _____, 20____, A.D. at ____ o'clock ____m., of said county and state in document number _____ official public records of Travis County.

Witness my hand and seal of office of the county clerk, this ____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas

Deputy

ENTITY:

STATE OF TEXAS §
COUNTY OF TRAVIS §

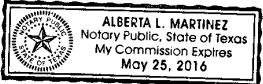
That TPRR Investments LTD, a Texas Limited Company, as the owner of that certain 4.498 acre tract of land recorded in document number 2009102078, of the Official Records of Travis County, Texas do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands for public dedication as shown hereon to be known as Parker Subdivision.

Michael V. Harrell
TPRR Management, LLC
Its General Partner
By: Michael V. Harrell, President
10370 Richmond Ave, Suite 150
Houston, Texas 77042

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 15th day of January, 2016 by Michael Harrell, as President of TPRR Management a state of Texas LLC, on behalf of said TPRR Investments LTD

Notary Public, State of Texas
Printed Name: Alberta L. Martinez
My commission expires: May 25, 2016



SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Shane Shafer, 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 found or placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Shane Shafer
SHANE SHAFER, RPLS
REGISTRATION #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS



ENGINEER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Antonio A. Prete, P.E., 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.

Antonio A. Prete
ANTONIO A. PRETE, P.E.
LICENSE #93759
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665



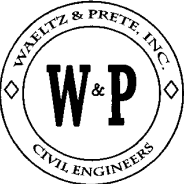
CITY OF ROUND ROCK CERTIFICATION AND SIGNATURE BLOCK:

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 Travis County, Texas.

The property covered by this Plat is within the City Limits of the City of Round Rock.

DAVID PAVLISKA, CHAIRMAN

FINAL PLAT
PARKER SUBDIVISION
PAGE 2 OF 2

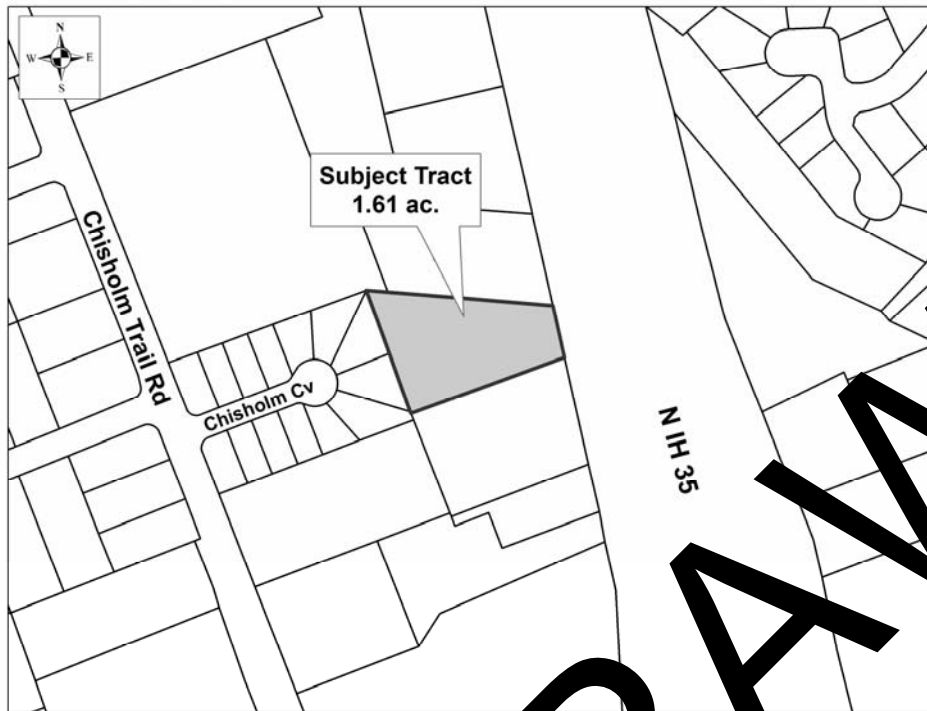


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CIVIL ENGINEERS

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<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

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 Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: vacant remains of a 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 (F Two Family)

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	1.61
Industrial:	0	0.00
Open Green Space:	0	0.00
Parkway:	0	0.00
Parkland:	0	0.00
Other:	0	0.00

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

Owner:

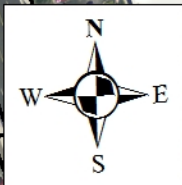
Ali Tabrizi
 1102 Clair Ave.
 Austin, TX 78703

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



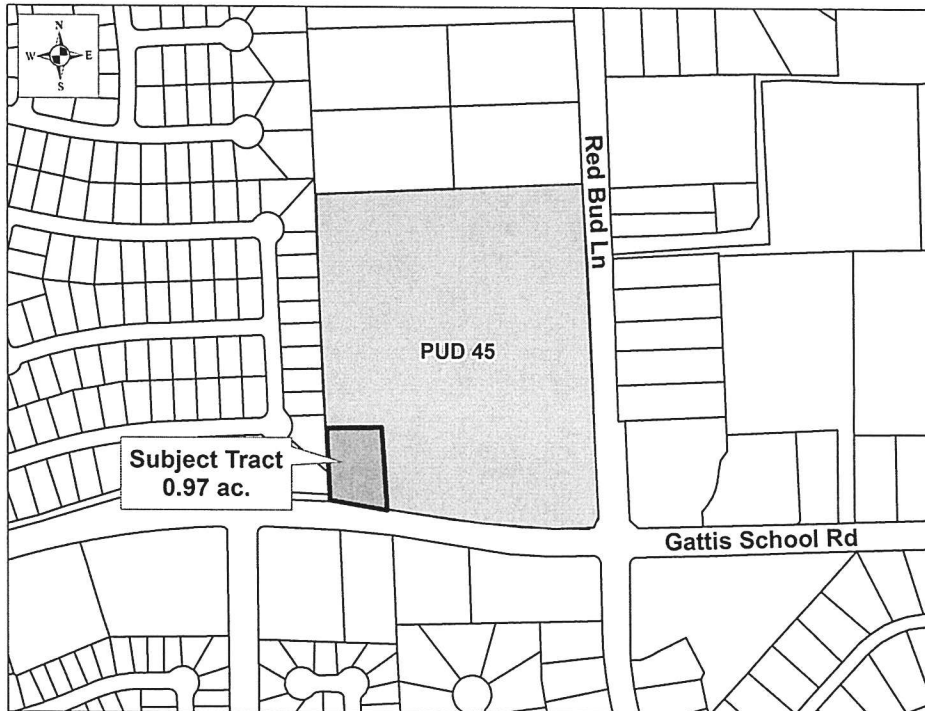
**Subject Tract
1.61 ac.**

Chisholm Trail Rd

Chisholm Cv

N IH 35

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



CASE PLANNER: Clyde von Rosenberg

REQUEST: approval of Amendment No. 1 to PUD 45

ZONING AT TIME OF APPLICATION: PUD 45

DESCRIPTION: 0.97 acres out of the Samuel Jenkins Survey, Abstract No. 347

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD 45

ADJACENT LAND USE:

North: parking lot for retail center (PUD 45)

South: Gattis School Road

East: drive aisle for retail center (PUD 45)

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

PROPOSED LAND USE: retail building with drive-through lane

TOTAL ACREAGE: 0.97

Owner:

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

Agent

StoneCrest Investments
Greg Herman, President
595 Round Rock West Dr., Ste. 701
Round Rock, TX 78681

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

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

DATE OF REVIEW: February 3, 2016

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

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

STAFF REVIEW AND ANALYSIS:

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

Action on this request was postponed at the May 20, 2015 Commission meeting following comments from neighboring owners and a Lake Forest HOA representative. The owner of the commercial tract has since redesigned the site so that the drive-through ordering speaker is beyond the required 150 foot distance from the residential property. In addition, he has negotiated with the neighboring owners and the HOA with regard to mitigating potential impacts of having a portion of the drive through lanes and an outdoor patio located within 150 feet of the residential property.

The proposed PUD amendment will include the following regulations if an eating establishment is to be developed on the subject property:

1. The development must substantially comply with the draft site plan included as **Exhibit "C-2"** of the PUD, which indicates that the drive-through ordering speaker is located more than 150 feet from the residential property.
2. The outdoor patio shall contain a trellis on its western edge. The trellis shall be planted with evergreen vines.
3. Outdoor amplified music is prohibited.
4. All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away and/or shielded from the adjacent residential properties so as not to cause light to spill over onto the properties.
5. The height of any light fixture shall not exceed 20 feet.
6. Lighting shall be designed so that the photometric plan indicates zero foot candles at the residential property line.
7. An 8-foot tall concrete panel fence shall be installed along the property boundary with the adjacent properties located on 2268 and 2270 Fern Spring Drive.
8. Eight (8) live oak trees, each an approximate height of 18 feet, and evergreen understory plants of a species to be approved by the City, shall be planted along the property boundary with 2268 and 2270 Fern Spring Drive.

The owner of the commercial tract, the two adjacent residential owners, and the Lake Forest HOA have signed a memorandum of agreement which includes these requirements. The PUD requirements will be enforceable by the City. The memorandum of understanding is an agreement between private parties.

RECOMMENDED MOTION:

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

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

In addition to the provisions contained in **Exhibit “C”**, the following shall apply only if development on the 0.965 acre Block A, Lot 8 includes an eating establishment:

- Development of the site, including the building, drive-through lanes, parking and landscaping shall be in substantial compliance with the draft site development plan hereby attached as **Exhibit “C-2”**. Approval of the site plan by the City is required prior to construction. The following standards shall be met:

1. **Eating Establishment**

- a) The outdoor patio shall contain a trellis on its western edge. The trellis shall be planted with evergreen vines.
- b) Outdoor amplified music is prohibited.
- c) The drive-through lane speaker box shall be located a minimum of 150 feet from any residential property line.

2. **Exterior Lighting**

- a) All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away and/or shielded from the adjacent residential properties so as not to cause light to spill over onto the properties.
- b) The height of any light fixture shall not exceed 20 feet.
- c) Lighting shall be designed so that the photometric plan indicates zero foot candles at the residential property line.

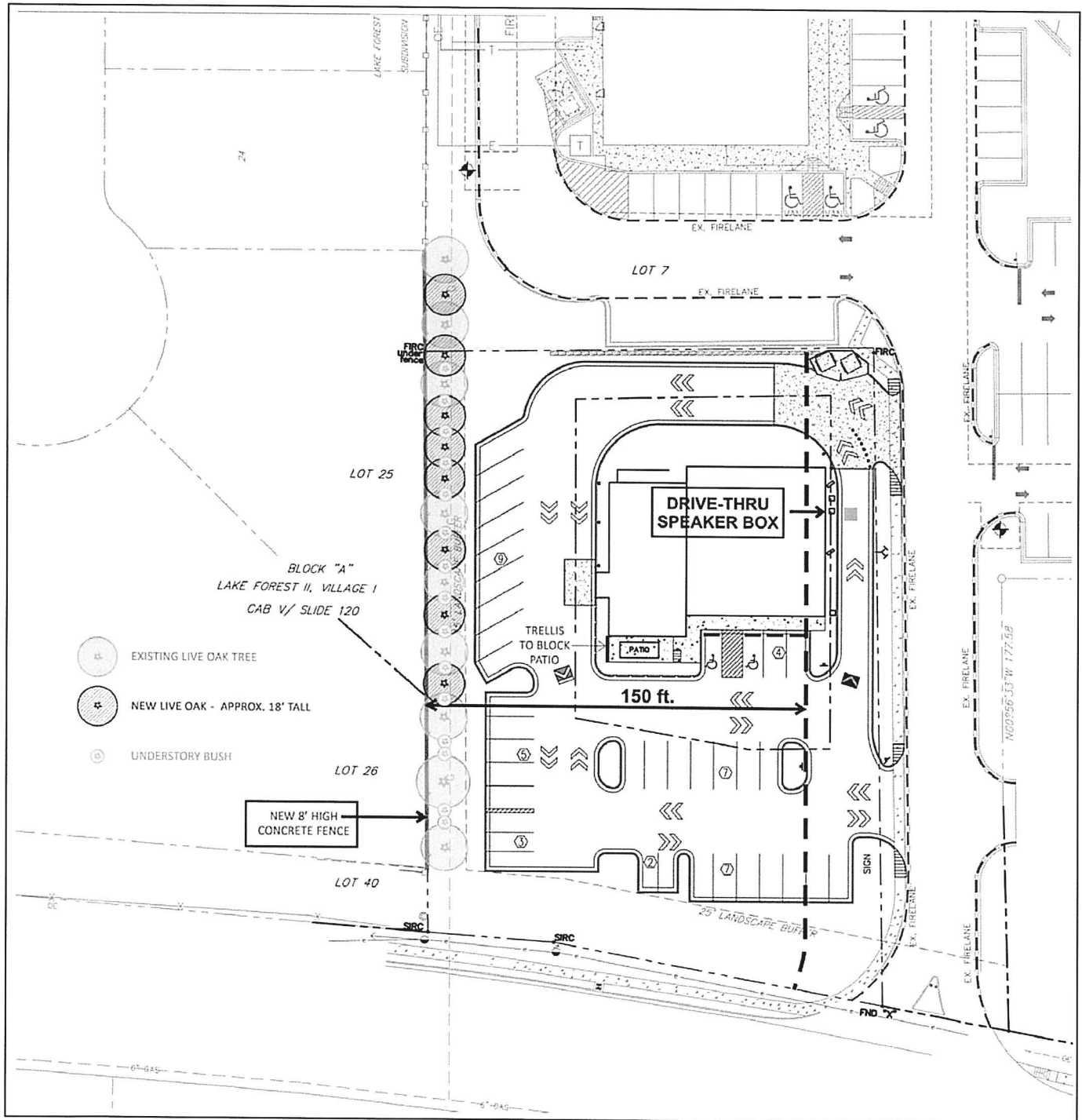
3. **Fencing**

- a) An 8-foot tall concrete panel fence shall be installed along the property boundary with the adjacent properties located on 2268 and 2270 Fern Spring Drive.

4. **Landscaping**

- a) Eight (8) live oak trees, each an approximate height of 18 feet, and evergreen understory plants of a species to be approved by the City, shall be planted along the property boundary with 2268 and 2270 Fern Spring Drive, as indicated on **Exhibit “C-2”**.

**EXHIBIT
C-2**





Red Bud Ln

PUD 45

Subject Tract
0.97 ac.

Gattis School Rd