



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

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

Wednesday, May 4, 2016

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. APPROVAL OF MINUTES:

- C.1 [2016-3420](#) Consider approval of the minutes for the April 20, 2016 Planning and Zoning Commission meeting.

D. PLATTING:

- D.1 [2016-3439](#) Consider approval of the Final Plat for HR 79 Investment. Generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. FP1512-002
- D.2 [2016-3440](#) Consider approval of the Final Plat for Chandler Creek HOA Pool House (Minor Plat). Generally located on Agarita Trail, east of N. A.W. Grimes Blvd. Case No. FP1601-002

E. STAFF REPORT:

- E.1 [2016-3441](#) Consider an update regarding the Stagecoach Inn.
- E.2 [2016-3442](#) 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 28th day of April 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, APRIL 20, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on April 20, 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 Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, David Fowler, Aneil Naik, and Veronica Chandler. Also present were 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 March 2, 2016, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve the March 2, 2016, meeting minutes.

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 AND ZONING:

D1. Consider approval of the Preliminary Plat for Glen Ellyn. Generally located southwest of the intersection of Louis Henna Blvd. and Schultz Ln. Case No. PP1601-001

Mr. von Rosenberg gave a brief overview of the proposed Preliminary Plat and stated that this tract of land had been recently annexed and zoned as a Planned Unit Development (PUD). He explained that about half the property contained 193 single-family development lots; the remaining half contained 1 lot zoned for light industrial. He also noted that Roundville Lane was now City-owned right-of-way.

Mr. Pohlmeier, from the Transportation Department, stated that this development will require two Traffic Impact Analysis (TIA) reports; one for the residential section, and one for the light industrial and commercial section.

Staff recommended approval.

Following a brief discussion, a motion was offered.

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.

D2. Consider approval of the Final Plat for Glen Ellyn. Generally located southwest of the intersection of Louis Henna Blvd. and Schultz Ln. Case No. FP1603-002

Mr. von Rosenberg continued by reviewing the Final Plat application for the Glen Ellyn tract. He explained that this Final Plat application was for the single-family development only and noted that staff recommended approval as conditioned.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Bone, second by Commissioner Bryan 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.

D3. Consider approval of the Final Plat for Vizcaya Phase 2B. Generally located northwest of the intersection of University Blvd. and Vizcaya Pkwy; and west of Caruso Ln. and Vizcaya Pkwy. Case No. FP1603-003

Mr. Fowler outlined the Final Plat application, noting that this phase of Vizcaya contained 28 residential lots and 1 open space/drainage lot. Staff recommended approval with 5 conditions.

The owner's representative, Mr. Michael Fischer, with Pape-Dawson Engineering, stated he was available to answer questions and was in agreement with the conditions.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Doss, second by Commissioner Wendt 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 an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated the following items were approved by City Council: 1) Glen Ellyn PUD annexation and zoning; 2) Wallin PUD annexation; the zoning was approved 6-1 on a first reading. The second reading is scheduled for the April 28, 2016, City Council meeting.

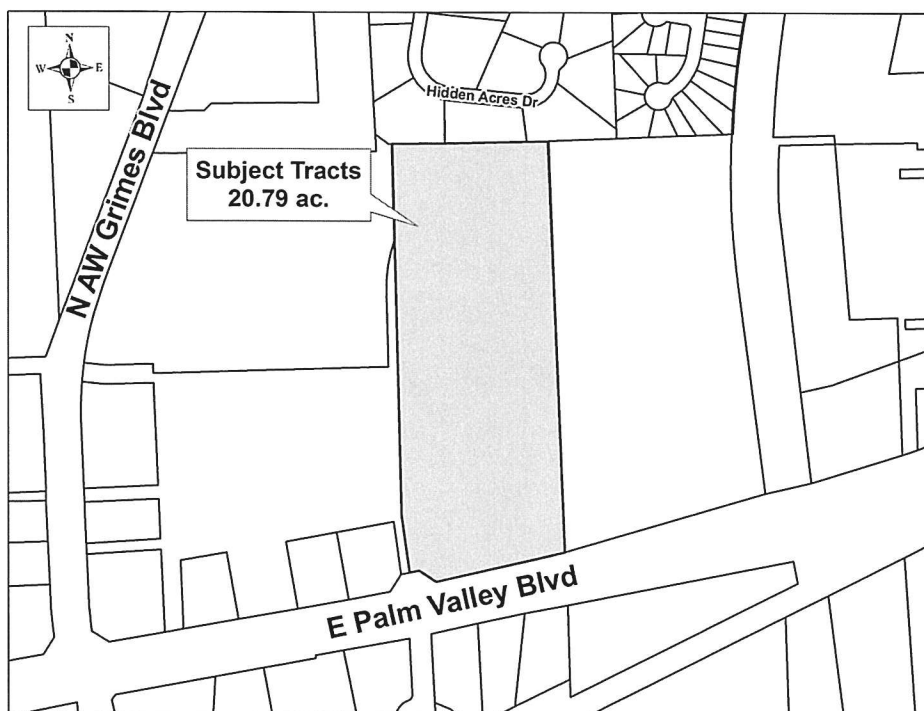
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**HR 79 Investment
FINAL PLAT FP1512-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a final plat for 20.79 acres

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 103 - single family and limited commercial

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

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: single family and limited commercial

ADJACENT LAND USE:

North: ETJ - large lot single family

South: US 79 (Palm Valley Boulevard)

East: SF-2 (Single Family Standard Lot) - undeveloped

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

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

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	65	10.85
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	3	5.63
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	3.56
Parkland:	0	0.00
Other:	2	0.75
TOTALS:	70	20.79

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

Agent
HD Engineering
Henry Roye
6306 Hall St.
Austin, TX 78757

**HR 79 Investment
FINAL PLAT FP1512-002**

HISTORY: The City Council approved PUD (Planned Unit Development) No. 103 zoning on November 12, 2015 and the Planning and Zoning Commission approved the preliminary plat on November 18, 2015.

DATE OF REVIEW: May 4, 2016

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The PUD No. 103 zoning district provides for single family lots on the northern portion of the site and commercial lots on the southern portion, along Palm Valley Boulevard, Phase Two. The exterior building standards include at least 75% masonry on the entire exterior finish, with 100% masonry on the front and street-facing sides. Stucco is limited to 75% on the front and street-facing side elevations. The commercial tracts along SH 79 will prohibit auto service facilities, auto repair, body shops and carwashes. The commercial lot located next to the residential section will also prohibit drive through lanes.

Traffic, Access and Roads:

Access will be provided to the property via an existing driveway easement from A.W. Grimes Boulevard and an off-site section of right-of-way which is to be dedicated for a future north-south road from Palm Valley Boulevard. A portion of this north-south right-of-way is in the process of being dedicated to the City, therefore completion of the dedication has been made a condition of approval of this final plat. Additional access will be provided from a 50-foot emergency access easement from Palm Valley Boulevard contained on the final plat.

Water and Wastewater Service:

Water service will be provided via a line adjacent to Palm Valley Boulevard. Wastewater service is also located adjacent to the roadway.

Drainage:

On-site drainage flows generally from the northwest to the southeast across the property.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Following the dedication, from the neighboring property, of 0.431 acres of right-of-way which will provide access to an existing driveway easement, indicate the dedicated right-of-way on the plat.
2. Change 'Date of Planning and Zoning Commission Review' to May 4, 2016.
3. Amend 'Acreage by Lot Type' and 'Number of Lots by Type' notes to add Special Purpose Lot and Emergency Access Lot information.
4. Correct easement wording and documentation according to staff review comments provided.



N AW Grimes Blvd

Hidden Acres Dr

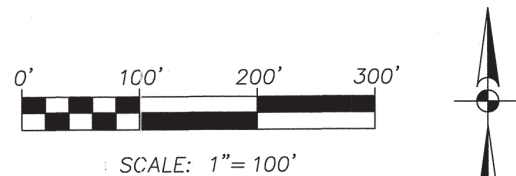
**Subject Tracts
20.79 ac.**

E Palm Valley Blvd

A location map showing the site location. The map includes the following features:

- F.M. 1460**: A road running vertically on the left side of the map.
- HIDDEN VALLEY DRIVE**: A road running horizontally at the top of the map.
- PLATEAU VISTA BLVD.**: A road running horizontally, intersecting F.M. 1460.
- STATE HIGHWAY 79**: A road running diagonally from the bottom left towards the top right.
- PALM VALLEY DRIVE**: A road running vertically on the right side of the map.
- SITE**: A rectangular area with diagonal hatching, located between F.M. 1460 and State Highway 79.
- North Arrow**: Located in the top right corner, pointing towards the top of the map.

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11415.16'	000°22'10"	S77°27'54"W	73.60'	73.60'
C2	15.00'	092°10'30"	N42°15'17"E	21.61'	24.13'
C3	15.00'	051°57'52"	N29°48'54"W	13.14'	13.60'
C4	50.00'	197°05'41"	N42°45'01"E	98.89'	172.00'
C5	15.00'	052°01'12"	S6°44'45"E	13.16'	13.62'
C6	15.00'	052°01'12"	N63°16'03"E	13.16'	13.62'
C7	50.00'	191°57'38"	S46°45'45"E	99.48'	167.52'
C8	15.00'	051°56'35"	S23°14'47"W	13.14'	13.60'
C9	15.00'	087°27'01"	S48°53'45"W	20.74'	22.89'
C10	15.00'	090°09'48"	S42°21'23"W	21.24'	23.60'
C11	15.00'	052°01'34"	S28°48'48"E	13.19'	13.66'
C12	50.00'	194°21'35"	S42°16'43"W	99.22'	169.61'
C13	15.00'	052°01'12"	N66°33'06"W	13.16'	13.62'
C14	15.00'	052°01'12"	S61°25'41"W	13.16'	13.62'
C15	50.00'	192°58'19"	N48°05'46"W	99.36'	168.40'
C16	15.00'	052°13'22"	N22°16'43"W	13.20'	13.67'
C17	15.00'	087°49'30"	N47°44'43"W	20.81'	22.99'
C18	15.00'	090°00'04"	S43°30'20"W	21.21'	23.56'
C19	470.00'	006°25'09"	S04°52'07"E	52.63'	52.66'
C20	25.00'	093°14'25"	N42°48'07"E	36.34'	40.68'
C21	25.00'	088°06'30"	S46°47'52"E	34.77'	38.44'
C22	25.00'	090°06'28"	N42°25'25"E	35.39'	39.32'
C23	25.00'	088°27'25"	S48°02'16"E	34.88'	38.60'

LINE #	BEARING	LENGTH
L1	N56°26'39"W	54.92'
L2	N55°23'16"W	20.09'
L3	S78°05'26"W	35.14'
L4	N87°26'18"E	98.91'
L5	S87°26'18"W	98.67'
L6	N03°49'58"W	71.15'
L7	S88°20'32"W	81.19'
L8	S58°07'55"E	46.33'
L9	S00°26'08"E	34.26'

LOT 1, BLOCK A
PALM VALLEY MARKET
CENTER
SECTION 4 PHASE I
CAB. DD, SLIDES 302-303 (P.R.)
OWNER: PALM VALLEY
ACQUISITION LLC.
DOC. NO. 2013107843 (O.P.R.)

BENCHMARK 1

DRIVEWAY & LANDSCAPE
EASEMENT FD. I.R.(RPL)
CALLED 1.74 ACRE TRACT
C. NO. 2007072145 (O.P.R.)

NEC 1460/79, LTD
CALLED 37.975 ACRES
DOC. NO. 2006040139 (O.P.R.)

CALLED 24.0110 ACRE TRACT
 OWNER: CHURCH OF CHRIST
 OF ROUND ROCK
 DOC. NO. 2000022099 (O.P.R.)

[illegible]

AC	ACRE(S)
DQC	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
MEFFE	MINIMUM FINISHED FLOOR ELEVATION
RECYCLE	FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
	○ 5/8" 1/2" IRON ROD (P.D)
	○ NEIGHBORHOOD BOX UNIT
	PLAT BOUNDARY
	EASEMENT

OWNER: HR 79 INVESTMENTS, LTD.
211 E. 7TH STREET, SUITE 709
AUSTIN, TX 78701

ACREAGE: 20.791 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: HD ENGINEERS
6302 HALL STREET
AUSTIN, TX 78757
(512) 524-5424 P

7800 SH

**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 LAND SURVEYORS, FIRM REGISTRATION # 100208-01

SHEET 1 OF 3

FIELD NOTES
FOR

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION.
- 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.
- 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.
- 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 ENCLOSED 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED 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.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON OCTOBER 18, 2015.
- A SECOND POINT OF ACCESS MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

FINAL PLAT
OF
HR 79 SUBDIVISION,
PHASE 1 & PHASE 2

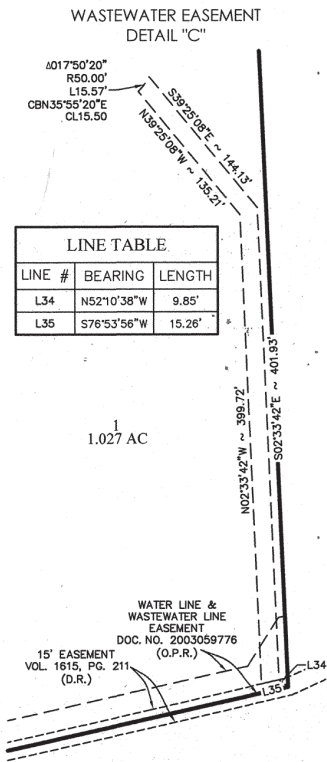
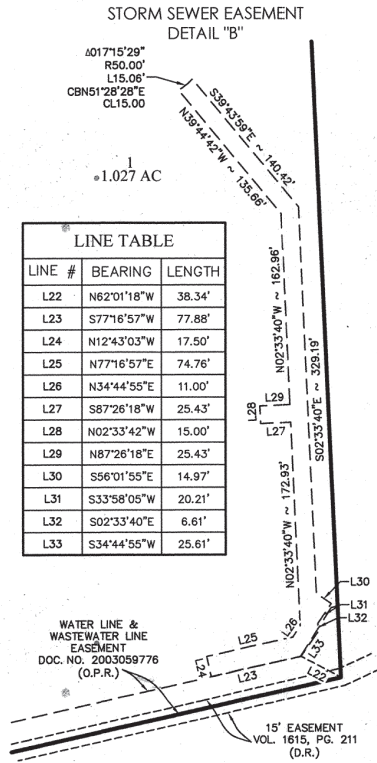
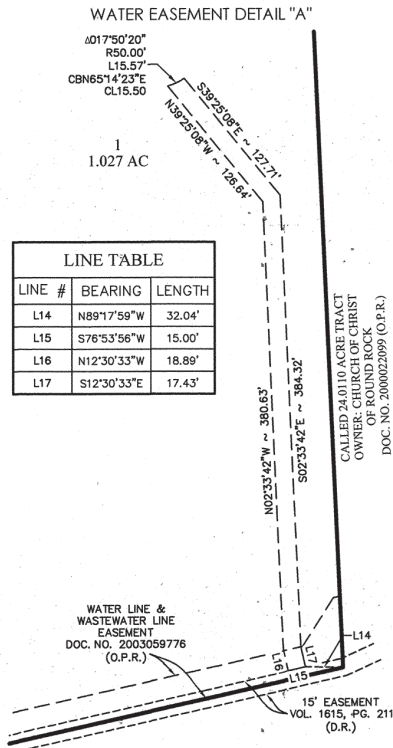
A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

BLOCK A		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
1	8,840	SINGLE FAMILY HOME
2	7,307	SINGLE FAMILY HOME
3	7,197	SINGLE FAMILY HOME
4	7,086	SINGLE FAMILY HOME
5	6,975	SINGLE FAMILY HOME
6	6,864	SINGLE FAMILY HOME
7	6,754	SINGLE FAMILY HOME
8	6,643	SINGLE FAMILY HOME
9	6,532	SINGLE FAMILY HOME
10	6,421	SINGLE FAMILY HOME
11	6,310	SINGLE FAMILY HOME
12	6,200	SINGLE FAMILY HOME
13	27,166	GREENBELT & DRAINAGE LOT
14	7,732	SINGLE FAMILY HOME
15	6,478	SINGLE FAMILY HOME
16	6,484	SINGLE FAMILY HOME
17	7,490	SINGLE FAMILY HOME
18	9,322	SINGLE FAMILY HOME
19	9,184	SINGLE FAMILY HOME
20	6,522	SINGLE FAMILY HOME
21	6,599	SINGLE FAMILY HOME
22	6,524	SINGLE FAMILY HOME
23	6,515	SINGLE FAMILY HOME
24	6,505	SINGLE FAMILY HOME
25	7,246	SINGLE FAMILY HOME

BLOCK C		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
1	7,115	SINGLE FAMILY HOME
2	6,657	SINGLE FAMILY HOME
3	6,572	SINGLE FAMILY HOME
4	6,546	SINGLE FAMILY HOME
5	6,579	SINGLE FAMILY HOME
6	6,552	SINGLE FAMILY HOME
7	6,525	SINGLE FAMILY HOME
8	6,555	SINGLE FAMILY HOME
9	6,586	SINGLE FAMILY HOME
10	6,616	SINGLE FAMILY HOME
11	6,528	SINGLE FAMILY HOME
12	6,557	SINGLE FAMILY HOME
13	8,210	SINGLE FAMILY HOME
14	7,747	SINGLE FAMILY HOME
15	6,534	SINGLE FAMILY HOME
16	6,504	SINGLE FAMILY HOME
17	6,593	SINGLE FAMILY HOME
18	6,563	SINGLE FAMILY HOME
19	6,532	SINGLE FAMILY HOME
20	6,502	SINGLE FAMILY HOME
21	6,530	SINGLE FAMILY HOME
22	6,556	SINGLE FAMILY HOME
23	6,524	SINGLE FAMILY HOME
24	6,549	SINGLE FAMILY HOME
25	6,634	SINGLE FAMILY HOME
26	7,082	SINGLE FAMILY HOME

BLOCK B		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
1	7,223	SINGLE FAMILY HOME
2	6,580	SINGLE FAMILY HOME
3	6,684	SINGLE FAMILY HOME
4	6,674	SINGLE FAMILY HOME
5	7,341	SINGLE FAMILY HOME
6	7,923	SINGLE FAMILY HOME
7	9,675	SINGLE FAMILY HOME
8	5,553	ACCESS & DRAINAGE LOT
9	10,196	SINGLE FAMILY HOME
10	7,750	SINGLE FAMILY HOME
11	7,500	SINGLE FAMILY HOME
12	7,744	SINGLE FAMILY HOME
13	10,541	SINGLE FAMILY HOME
14	11,341	SINGLE FAMILY HOME
15	9,019	SINGLE FAMILY HOME
16	7,744	SINGLE FAMILY HOME

BLOCK D		
LOT #	AREA (ACRE)	LOT DESIGNATION
1	1.028	COMMERCIAL
2	1.885	COMMERCIAL
3	2.715	COMMERCIAL



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 LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT
OF
HR 79 SUBDIVISION,
PHASE 1 & PHASE 2

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That HR 79 Investment, Ltd. being all of a 20.791 acre tract, being a portion of a called 14.206 acre tract (Tract 3-C1), of a called 6.55 acre tract (Tract 2-B1) of a called 1.096 acre tract (Tract 3-C2), deed to HR 79 Investments, Ltd, recorded in Document No. 2007061514 of the Official Public Records of Williamson County, Texas, does hereby plat 20.791 acres of land, does hereby join approve and consent to all dedications and plat note requirements shown hereon; does hereby approve the recordation of this subdivision plat; and does hereby dedicate to the public use forever the public easements and all other lands intended for public dedication, as shown hereon. Highland 620 Land Investment, Ltd. acknowledges that it is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable State, Federal and Local laws and regulations relating to the environment, including, but not limited to the Endangered Species Act, State Aquifer regulations and Municipal watershed ordinances.

Witness my hand this 15th day of April, 2016 A.D.

HR 79 Investment, Ltd.
A Texas Limited Partnership
211 E. 7th Street, Suite 709
Austin, Texas 78701

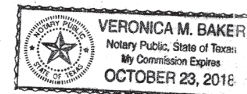
By: HRI-GP No. 3, L.L.C.
A Texas Limited Liability Company,
Its sole General Partner,

By: David C. Bodenman
David C. Bodenman, President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

The instrument was acknowledged before me on the 15th day of April, 2016 by David C. Bodenman, as President of HRI-GP No. 3, L.L.C. A Texas limited liability company, on behalf of said limited liability company as the General Partner of HR 79 Investment, Ltd., Texas limited partnership, on behalf of said limited partnership.

Veronica M. Baker
Notary Public, State of Texas
Printed Name: Veronica M. Baker
My Commission Expires: 10/23/18

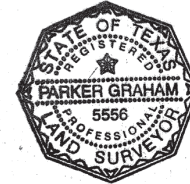


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, 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.

Parker J. Graham
Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS, Firm Registration No. 100288-01
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

04/14/2016
Date



Approved this _____ day of _____, 201____, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

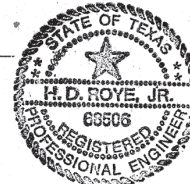
David Pavliska, Chairman

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, H.D. Roye, 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.

H.D. Roye
H.D. Roye
Registered Professional Engineer No. 68506
State of Texas
HD Engineering
TBPE, Firm Registration No. 10593
6302 Hall Street
Austin, Texas 78757

4.15.16
Date



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____ A.D., 201____, at _____ o'clock _____ m. and duly recorded on the _____ day of _____ A.D., 201____ at _____ o'clock _____ m. in the plat records of said county, in document no. _____. Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, clerk, county court Williamson County, Texas

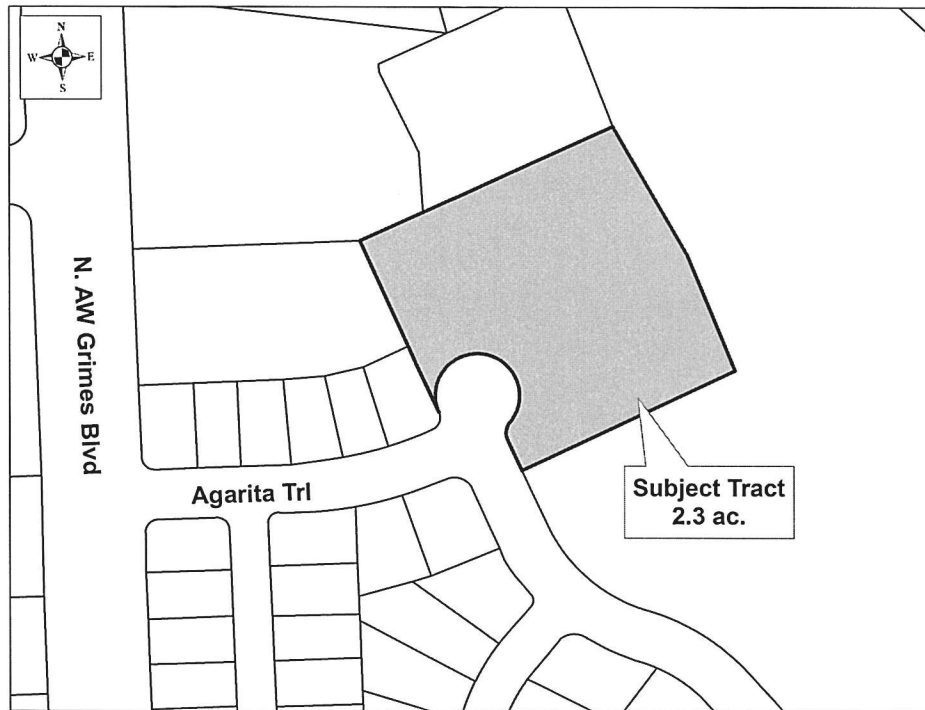
By: _____
Deputy

**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 LAND SURVEYORS, FIRM REGISTRATION # 100288-01

Chandler Creek HOA Pool House (Minor Plat)
FINAL PLAT FP1601-002



CASE PLANNER: David Fowler

REQUEST: Approval of Minor Final Plat

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 2.30 acres out of the P.A. Holder Survey

Abstract No. 297

CURRENT USE OF PROPERTY: Community Facility

GENERAL PLAN LAND USE DESIGNATION: Open Space

ADJACENT LAND USE:

North: Park
 South: Park
 East: Park
 West: Residential

PROPOSED LAND USE: Expansion of Pool House

<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:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	2.30
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	2.30

Owner:
 Chandler Creek Inc Homeowner Association
 Woody Whitten
 2112 Agarita Trail
 Round Rock, TX 78664

Applicant
 RHAD Enterprises Inc.
 Ryan Hansanuwat
 707 Melton Cove
 Leander, TX 78641

Agent
 Hagood Engineering Associates, Inc.
 Jen Henderson
 One Chisholm Trail, Suite 5200
 Round Rock, TX 78681

Chandler Creek HOA Pool House (Minor Plat)
FINAL PLAT FP1601-002

HISTORY: None

DATE OF REVIEW: May 4, 2016

LOCATION: Agarita Trail, east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: This parcel is located in the city's ETJ in the Meadows of Chandler Creek MUD, located along A.W. Grimes Blvd. between US 79 and Old Settlers Blvd. Because the parcel is in the ETJ, it is not zoned. The MUD land use map shows the parcel as pool/park. The Future Land Use map designation for the parcel is open space. The proposed use for the parcel is expansion of the existing pool house.

Compliance with the Concept Plan/Preliminary Plat: There is no preliminary plat governing the parcel. The existing pool house has been part of the Meadows of Chandler Creek MUD master plan.

Traffic, Access and Roads: The parcel is located at the bend in Agarita Trail in the Meadows of Chandler Creek subdivision. Agarita Trail connects to the city's road network via A.W. Grimes Boulevard.

Water and Wastewater Service: The Meadows of Chandler Creek MUD is served by City of Round Rock for both water and wastewater, both of which are in place at this site.

Drainage: Drainage will sheet flow to Chandler Creek. The site has direct conveyance to the creek, which has capacity to accommodate the flow from the proposed 2,366 square foot building addition.

Additional Considerations: This plat has been submitted due to the need to obtain a building permit for the planned 2,366 square foot addition to the pool house, as the city has building permit authority within the MUD. This plat is a minor final due to the fact that there are two or fewer lots, a traffic impact analysis is not required, and no offsite public improvements are needed.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Change the scale of the plat area to 50:1 for clarity purposes.
2. Update Engineer's address on plat.
3. Remove the blow up detail for the drainage easement and sidewalk detail. Provide the line numbers and details on the enlarged plat.
4. Remove "from flood study" verbiage from the ultimate 100 yr. floodplain in the legend.
5. Change the Planning and Zoning Commission date to May 4, 2016.
6. Add the language for dedications per plat for the drainage and storm sewer easements in the plat notes.
7. Obtain approval signatures of Williamson County Floodplain Administrator and Williamson County Engineer prior to recordation.



N. AW Grimes Blvd

Agarita Trl

**Subject Tract
2.3 ac.**

