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, June 1, 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 2016-3519 Consider approval of the minutes for the May 18, 2016, Planning and Zoning Commission meeting.

D. PLATTING AND ZONING:

D.1 2016-3520 Consider approval of the Final Plat for Hollybrook Ranch. Generally located on the southwest corner of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1604-002

D.2 2016-3521 Consider approval of the Vizcaya Revised Preliminary Plat. Generally located northeast of the intersection of University Blvd. and N. A.W. Grimes Blvd. Case No. PP1605-001

D.3 2016-3522 Consider public testimony and a recommendation to approve the proposed amendments to the City of Round Rock Code of Ordinances (2010 Edition) regarding fence maintenance requirements and landscape screening requirements for dumpsters and trash receptacles.

E. STAFF REPORT:

E.1 2016-3523 Consider a presentation and an update regarding the Development Services Office (DSO).

E.2 2016-3524 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:

§551.071Consultation 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 26th day of June 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, MAY 18, 2016 AT 7:00 PM

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on May 18, 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 Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, David Fowler, 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 May 4, 2016, Planning and Zoning Commission meeting.

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

Motion: Motion by Vice Chair Bone, second by Commissioner Bryan to approve the May 4, 2016, meeting minutes.

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

D. PLATTING:

D1. Consider approval of the Final Plat for Hollybrook Ranch. Generally located on the southwest corner of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1604-002

Mr. Fowler briefly reviewed the Final Plat application stating that the site contained (3) parcels. He explained that the proposed use for one of the lots was for multi-family and the (2) other parcels will be used for open space and drainage. He also stated drainage easements existed in the special purpose lots.

Mr. Fowler explained that the site was currently in Windermere CCN for water and wastewater, however, Round Rock water is nearby on Greenlawn. Staff recommended approval as conditioned.

The owner's representative, Mr. Joe Vining, with Vining and Associates, was available to answer questions and requested condition number 2: "Provide an onsite easement dedicated to "South West Water Utilities" (AKA Windermere) for wastewater to the property boundary adjacent to Pflugerville Pkwy. located on sheet 1" to be removed. He explained that the property owner had a deadline, to begin construction by Summer 2016, and expressed concern about being able to meet condition number 2 before the plat could be recorded.

Mr. Carr, with the Development Services Office, was available to answer questions.

Mr. Crossfield recommended for the applicant to provide the City of Round Rock with a blanket easement; once the applicant decided where the easement would be located, the blanket easement would be vacated with the new easement. City staff recommended that the applicant consider the blanket easement or table the item for a later date.

Following a discussion regarding the flood plain and condition number 2, the applicant requested the item be tabled. A motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Doss to table the item for a later date.

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

D2. Consider public testimony and a recommendation to approve the request filed by HTH Capital, LLC., on behalf of the owner Camco Land Ltd., regarding the revision of the Land Use Map for the Meadows at Chandler Creek MUD (Municipal Utility District). Generally located east of N. A.W. Grimes Blvd; on the north side of Chandler Creek Blvd. Case No. ZON1604-001

Mr. von Rosenberg gave a brief overview of the application explaining that the Municipal Utility District (MUD) Land Use Plan was approved by the City in 1992. He also stated that the City and the MUD had an agreement, to authorize the City to review and approve the MUD's Land Use Plan and any changes to it.

The owner's representative, Mr. Alastair Jenkin, with HTH Capital, was available to answer questions.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following Chandler Creek residents spoke during the public hearing: Mike Fitch, 314 Pheasant Ridge; Woody Whitten, Chandler Creek HOA president, 310 Pheasant Ridge; Bill Hammer, 1028 Klondike Loop; Brett Fontane, 304 Pheasant Ridge; Robert Scott Huckabay, 306 Pheasant Ridge; and Ron Coleman, 1030 Klondike Loop. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

To summarize, speakers expressed concerns regarding privacy, traffic, and density. Speakers also supported the land use to remain commercial.

Staff recommended that the applicant meet with the neighboring property owners to discuss development scenarios.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Doss to table the item and recommend the applicant meet with the neighboring property owners.

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

E. STAFF REPORT:

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

Mr. Wiseman informed the Commission that United Parcel Service (UPS) will be locating a major distribution facility in Round Rock. The Final Plat for this project will be presented to the Planning and Zoning Commission during the next few months.

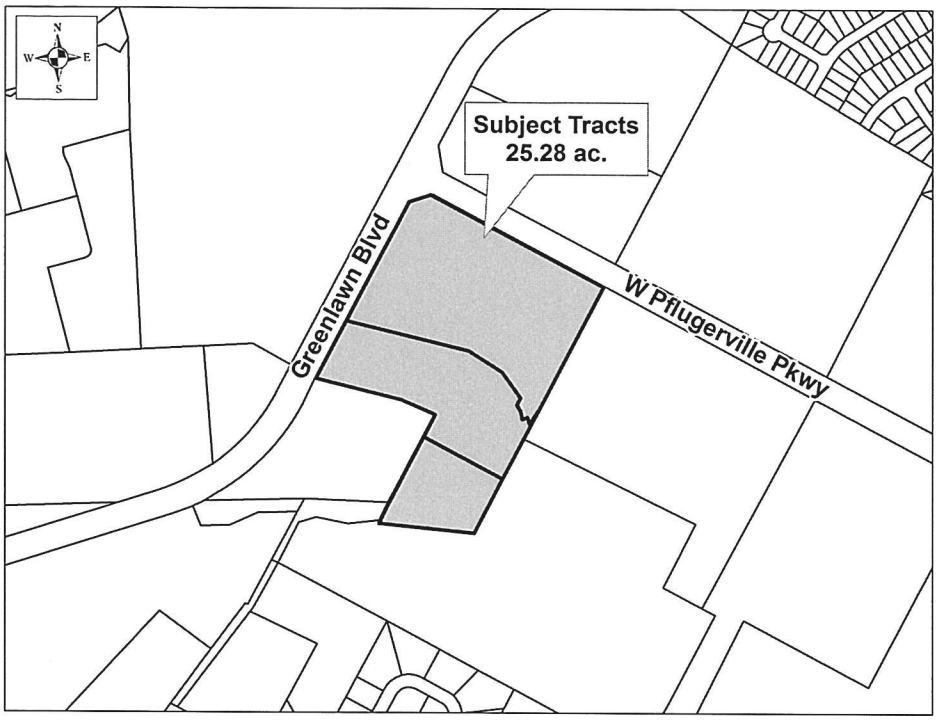
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:19 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Hollybrook Ranch
FINAL PLAT FP1604-002



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: MF-2

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

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Dell Mixed Use

ADJACENT LAND USE:

North: Agriculture (in ETJ)
South: Industrial (in ETJ)
East: Agricultural (In Pflugerville)
West: Vacant (Zoned C-1)

PROPOSED LAND USE: Multi-family

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	16.92
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	8.36
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	**3**	**25.28**

Owner:
HOLLYBROOK RANCH LLC

201 N ELM ST STE 201
GREENSBORO, NC 27401-

Agent
Bury, Inc.
Katie Hammen
221 W. Sixth Street, Ste. 600
Austin, TX 78701

Item No. D1

Hollybrook Ranch
FINAL PLAT FP1604-002

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat on December 2, 2015. The concept plan was approved April 1, 2015.

DATE OF REVIEW: June 1, 2016. This item is a continuation from May 18, 2016.

LOCATION: Southeast corner of Greenlawn Boulevard and Pflugerville Parkway

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site is zoned MF-2, multi-family. The General Plan designation is Dell Mixed Use. The MF-2 zone allows apartments and townhouses and accessory amenity centers, as well as parks and places of worship. Several other uses are permitted with conditions. The allowed density for apartments and townhouses is 20 units per acre, with a maximum of 40 percent of the lot covered by buildings. Buildings are allowed a maximum height of 4 stories. The MF-2 ordinance also requires a minimum number of amenities for multifamily developments, depending upon how many dwelling units are in the complex. The MF-2 zone also specifies minimum parking ratios and contains standards for building design and materials.

Compliance with the Concept Plan/Preliminary Plat: The proposed final plat is consistent with the preliminary plat approved December 2, 2015, and Concept Plan approved April 1, 2015.

Traffic, Access and Roads: The site is accessible from both Pflugerville Parkway and Greenlawn Boulevard. The Transportation Department has agreed that the existing Greenlawn Traffic Impact Analysis can stand for the proposed project, with the final extent of traffic improvements needed for the proposed apartment complex to be determined during the site plan review process.

Water and Wastewater Service: For water service, a city water line is in place across Greenlawn Boulevard. For wastewater service, the site is currently in the CCN for Windermere. The applicant proposes release from the Windemere CCN in order to convey wastewater to the Brushy Creek Regional Wastewater Treatment Plant. A gravity system to a private lift station and a force main would be needed to be built in order to convey the wastewater to the treatment plant.

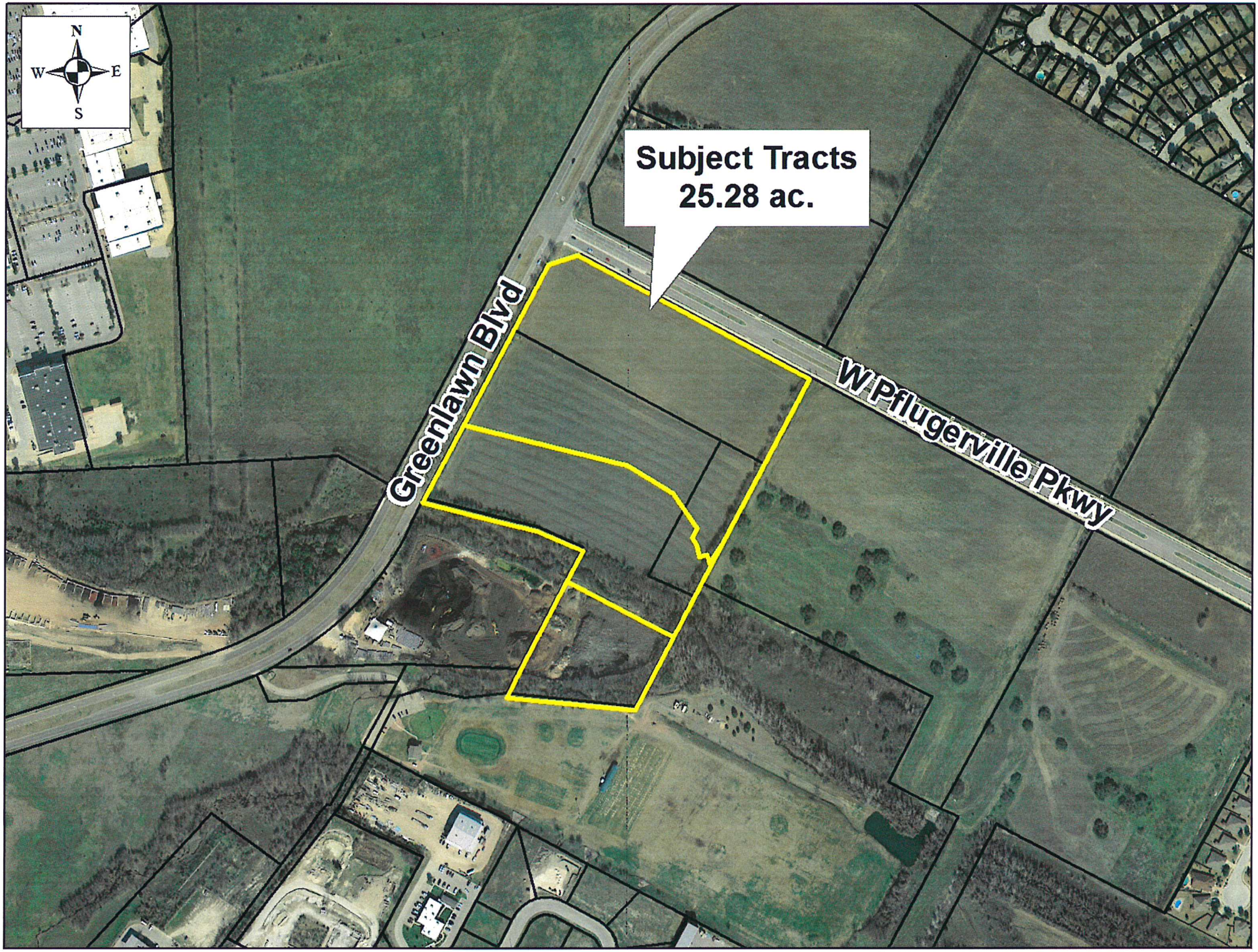
Drainage: Two of the three lots in the plat are designated as special purpose lots for drainage. Drainage from the developed area would be detained in an on-site detention pond before being released to enter a tributary of Gilliland Creek. Public drainage systems are in place for both Pflugerville Parkway and Greenlawn Boulevard.

Additional Considerations: The proposed use of the site is multifamily, consisting of 14 apartment buildings and a clubhouse. The area to the east and south of the site is City of Pflugerville and ETJ.

RECOMMENDED MOTION:

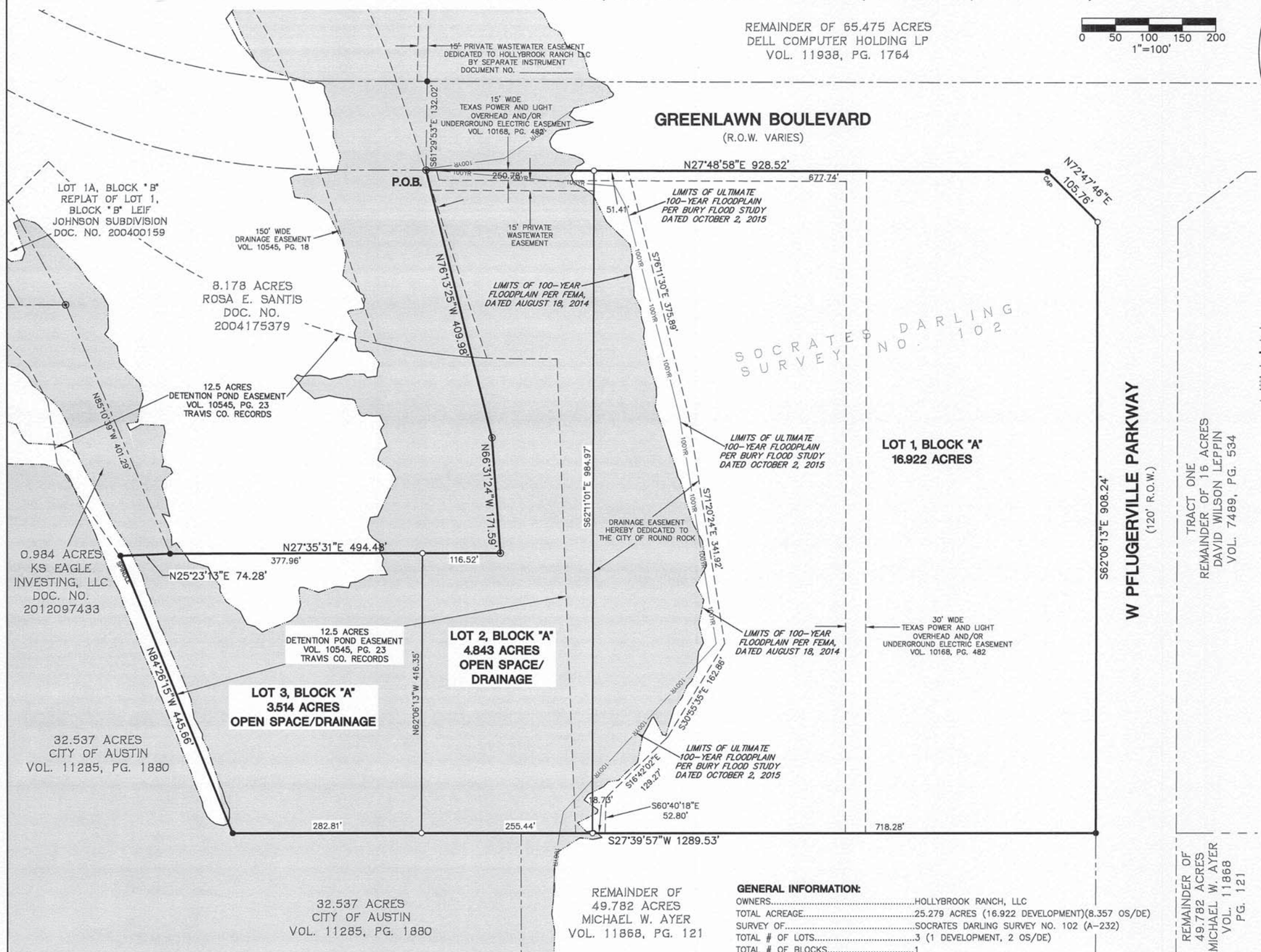
Staff recommends approval with the following conditions:

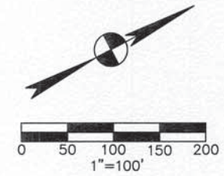
1. Provide water CCN release prior to Final Plat recordation
2. Provide an onsite easement dedicated to “South West Water Utilities” (AKA Windermere) for wastewater to the property boundary adjacent to Pflugerville Pkwy located on sheet 1

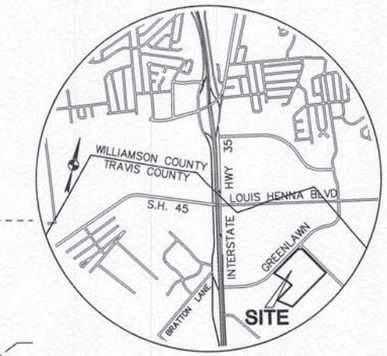

N
W
E
S
Subject Tracts
25.28 ac.
Greenlawn Blvd
W Pflugerville Pkwy

FINAL PLAT HOLLYBROOK RANCH

A 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS







VICINITY MAP
N.T.S.

LEGEND

- ● 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ○ 1/2" IRON ROD WITH "BURY" CAP SET
- P.O.B. POINT OF BEGINNING
- OS/DE OPEN SPACE/DRAINAGE EASEMENT
- ADJACENT LOTS LINES AND RIGHTS-OF-WAY
- EASEMENT LINES
- PROPERTY/LOT LINES
- 100 YEAR FEMA FLOODPLAIN BOUNDARY
- 100 YEAR FEMA FLOODPLAIN (ZONE AE)
- 100YR 100 YEAR ULTIMATE FLOODPLAIN BOUNDARY

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.....HOLLYBROOK RANCH, LLC
TOTAL ACREAGE.....25.279 ACRES (16.922 DEVELOPMENT)(8.357 OS/DE)
SURVEY OF.....SOCRATES DARLING SURVEY NO. 102 (A-232)
TOTAL # OF LOTS.....3 (1 DEVELOPMENT, 2 OS/DE)
TOTAL # OF BLOCKS.....1
LINEAR FEET OF NEW STREETS.....0
PLANNING AND ZONING
COMMISSION REVIEW.....MAY 18, 2016
SURVEYOR & ENGINEER.....BURY-AUS, INC.
SUBMITTAL DATE.....APRIL 19, 2016

FINAL PLAT
HOLLYBROOK RANCH
A 3 LOT SUBDIVISION CONSISTING OF 25.279 ACRES
DATE: APRIL 2016
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 © 2016

Drawn by: MJJ Approved by: MJJ Project No.: R0110849-10002.93 File: H:\110849\002\110849002PL4.dwg

J:\110849\10002\CE Submittal Documents\1.01 Completeness\Final Plat\Comments\HollyBrookRanch_final.dwg May 12, 16 8:27 AM by: khammen

FINAL PLAT HOLLYBROOK RANCH

A 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS

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

THAT HOLLYBROOK RANCH, LLC, ACTING HEREIN BY AND THROUGH ROY E. CARROLL, II, ITS MANAGER, 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 ALL OF THAT CERTAIN TRACT 1, 15.5449 ACRES OF LAND AND TRACT 2, 2.0381 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015043271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT CERTAIN TRACT 1, 4.394 ACRES OF LAND AND TRACT 2, 3.322 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2016020845 OF THE OFFICIAL PUBLIC 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: _____
ROY E. CARROLL, II — DATE
201 NORTH ELM STREET, SUITE 201
GREENSBORO, NC 27401

STATE OF _____ §
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 _____ 2016.

_____ — _____
NOTARY PUBLIC — MY COMMISSION EXPIRES
IN AND FOR THE STATE OF _____.

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, KATHLEEN E. HAMMEN, 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.

5/12/16
KATHLEEN E. HAMMEN — DATE
TEXAS REGISTRATION NO. 122011
BURY-AUS, INC.
221 WEST SIXTH STREET,
SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS
KATHLEEN E. HAMMEN
122011
LICENSED
PROFESSIONAL ENGINEER

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.

5/9/16
MARK J. JEZISEK, R.P.L.S. — DATE
TEXAS REGISTRATION NO. 5267
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR

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 TRACT 1, 15.5449 ACRES OF LAND AND TRACT 2, 2.0381 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015043271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT CERTAIN TRACT 1, 4.394 ACRES OF LAND AND TRACT 2, 3.322 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2016020845 OF THE OFFICIAL PUBLIC 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 SAID 15.5449 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 SAID 15.514 ACRE TRACT, SAID 4.394 ACRE TRACT AND SAID 3.322 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 THE NORTHWESTERLY CORNER OF SAID 3.322 ACRE TRACT, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY, BEING THE NORTHERLY LINE OF SAID 3.322 ACRE TRACT, 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) S62°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, BEING THE NORTHEASTERLY CORNER OF SAID 3.322 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 3.322 ACRE TRACT, SAID 2.049 ACRE TRACT AND SAID 15.514 ACRE 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 SAID 15.514 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, N84°26'15"W, ALONG THE IRREGULAR NORTHERLY LINE OF SAID 32.537 ACRE TRACT, BEING THE SOUTHERLY LINE OF SAID 15.514 ACRE 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 SAID 15.514 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 THE SOUTHERLY LINE OF SAID 15.514 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) N66°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.

PLANNING & ZONING SIGNATURE BLOCK:

APPROVED THIS _____ DAY OF _____, 2016 , 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

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 _____, 2016, A.D. AT _____ O'CLOCK __.M.,

AND DULY RECORDED ON THE _____ DAY OF _____, 2016, A.D.

AT _____ O'CLOCK __.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND

STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE

_____ DAY OF _____, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK __.M.,

THIS THE _____ DAY OF _____, 2016 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
HOLLYBROOK RANCH
A 3 LOT SUBDIVISION CONSISTING OF 25.279 ACRES
DATE: APRIL 2016
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 © 2016

Drawn by: MJJ Approved by: MJJ Project No.: R0110849-10002.93 File: H:\110849\002\110849002PL4.dwg

J:\110849\10002\CE Submittal Documents\1.01 Completeness\Final Plat\Comments\HollyBrookRanch_final.dwg May 12, 16 8:27 AM by: khammen

FINAL PLAT HOLLYBROOK RANCH

A 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

(A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;

(B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;

(C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEASE PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;

(D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;

(E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF THE GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;

(F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

(A) GRANTEE SHALL NOT FENCE THE EASEMENT;

(B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;

(C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF THE GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTION OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

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. LOT 2, BLOCK A AND LOT 3, BLOCK A ARE DESIGNATED STORM SEWER AND DRAINAGE EASEMENTS. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

4. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

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

6. A TEN FOOT (10') PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS AS SHOWN HEREON. THIS EASEMENT SHALL NOT CONFLICT WITH THE ELECTRIC EASEMENT AND SHALL BE LOCATED OUTSIDE OF THE ELECTRIC EASEMENT IF NECESSARY.

7. ALL EXISTING RECORDED EASEMENTS AND PLATS ARE FOUND IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SHOWN HEREON.

8. 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.

9. 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.

10. 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.

FINAL PLAT
HOLLYBROOK RANCH

A 3 LOT SUBDIVISION CONSISTING OF 25.279 ACRES

DATE: APRIL 2016

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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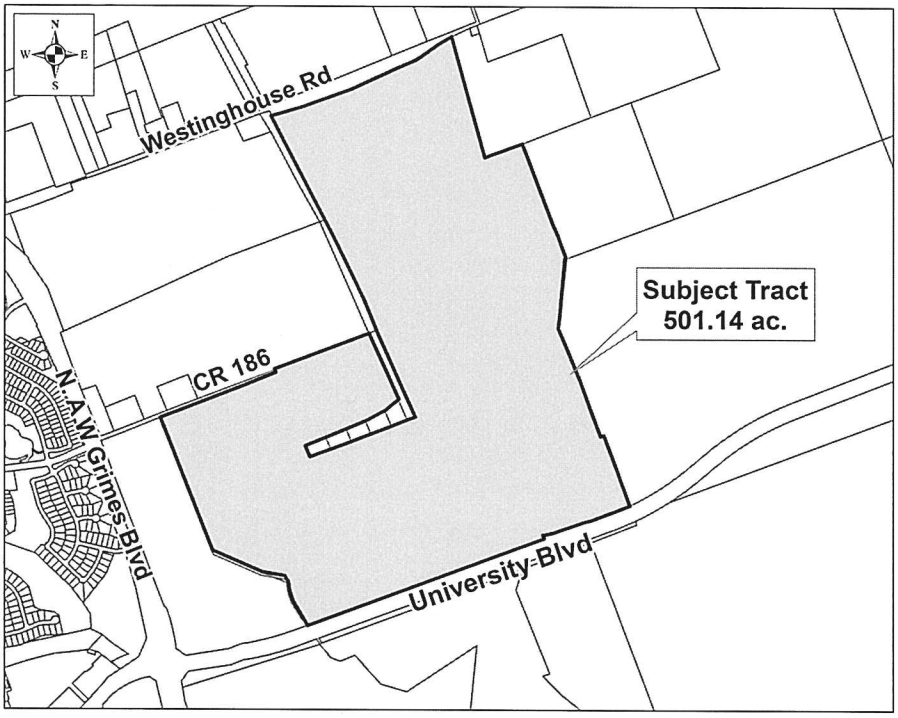
Approved by: MJJ Project No.: R0110849-10002.93 File:

Vizcaya Revised Preliminary Plat
PRELIM PLAT PP1605-001



CASE PLANNER: David Fowler

REQUEST: Approval of Revised Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 501.14 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Partially developed master-planned mixed-use development.

GENERAL PLAN LAND USE DESIGNATION: Mixed Use

ADJACENT LAND USE:

North: Vacant
South: Vacant
East: Vacant, Park
West: Vacant

PROPOSED LAND USE: Mixed Use Development

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	1,212	246.40
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	3	25.30
Industrial:	0	0.00
Open/Common Space:	53	19.30
ROW:	2	89.60
Parkland:	29	109.00
Other:	7	11.54
TOTALS:	**1,306**	**501.14**

Owner:
AVERY RANCH COMPANY LTD & LSA TRUST
% JOHN S AVERY
2803 PECOS ST

Agent
Pape-Dawson Engineers, Inc.
Michael Fischer
7800 Shoal Creek Blvd., Suite 220 West
Austin, TX 78757

Item No. D2

Vizcaya Revised Preliminary Plat
PRELIM PLAT PP1605-001

HISTORY: PUD 96 was approved by City Council June 26, 2014. The Planning and Zoning Commission approved the Avery North Preliminary Plat November 20, 2013, revised as Vizcaya Preliminary Plat on November 5, 2014, and again on November 4, 2015.

DATE OF REVIEW: June 1, 2016

LOCATION: Near northeast corner of University Boulevard and A.W. Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The general plan designation for the plat area is residential. The zoning designation for the site is PUD 96, Vizcaya. The PUD is divided into two use districts: approximately 25 acres of commercial development and approximately 473 acres of residential development and parkland/open space, plus a fire station site of 3 acres. A significant feature of the PUD plan is its requirement for a range of residential housing, including a requirement for larger single family residential lots. Thirty percent (30%) of the total units must be 7,500 square feet or greater, including fifteen percent (15%) which must be 9,100 square feet or larger. The other single family housing types included are standard lots, 6,100 square feet minimum and Casita lots, 5,000 square feet minimum. The Casita lots are limited to 30% of the total. Townhome lots are also allowed and are limited to 10% of the total units. While there are limits on the overall number of each type of residential units, there is no overall residential unit limit in the PUD.

All residential dwelling units will be at least 75% masonry, defined as stone, simulated stone, brick or 2-step hard coat stucco. The front and both sides of the structure must be 100% masonry, with no more than 75% of the building consisting of 2-step hard coat stucco. Homes that back up to collector level or primary streets shall be masonry on all four sides. Upgraded garage doors are required for any garages which extend more than ten (10) feet in front of the street facing elevation of the home. Upgrades include metal doors with the addition of window panels, faux wood doors with decorative hardware, or wood clad doors.

Traffic, Access and Roads: The site is covered under the Traffic Impact Analysis done for the Avery North development before the development's name was changed to Vizcaya. The primary entrances to the subdivision are two existing roads which connect to University Parkway. A future connection to A.W. Grimes will utilize the existing CR 186 right-of-way. The preliminary plat also shows stub streets at the north and east extremes of the plat area.

Water and Wastewater Service: The city has constructed a 36-inch water line to the Vizcaya property. The site will be served by 16 and 12-inch water lines that have been connected to the 36-inch water line at University Boulevard. The city also constructed a 36-inch interceptor sewer line, to which the local system within Vizcaya connects.

Drainage: Drainage will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for the preliminary plat is covered in a report for the entire subdivision completed in 2014.

Additional Considerations: This revised preliminary plat has been submitted for two reasons: to

Vizcaya Revised Preliminary Plat
PRELIM PLAT PP1605-001

update the street configuration to reflect changes made during Phase 3E, and the applicant's request to change the overall residential lot configurations, resulting in an increase of residential lots. The requested increase in residential lots would keep the number of units of each respective lot type within the allowable ranges detailed in PUD 96. The specific change in residential lot configuration requested involves the following:

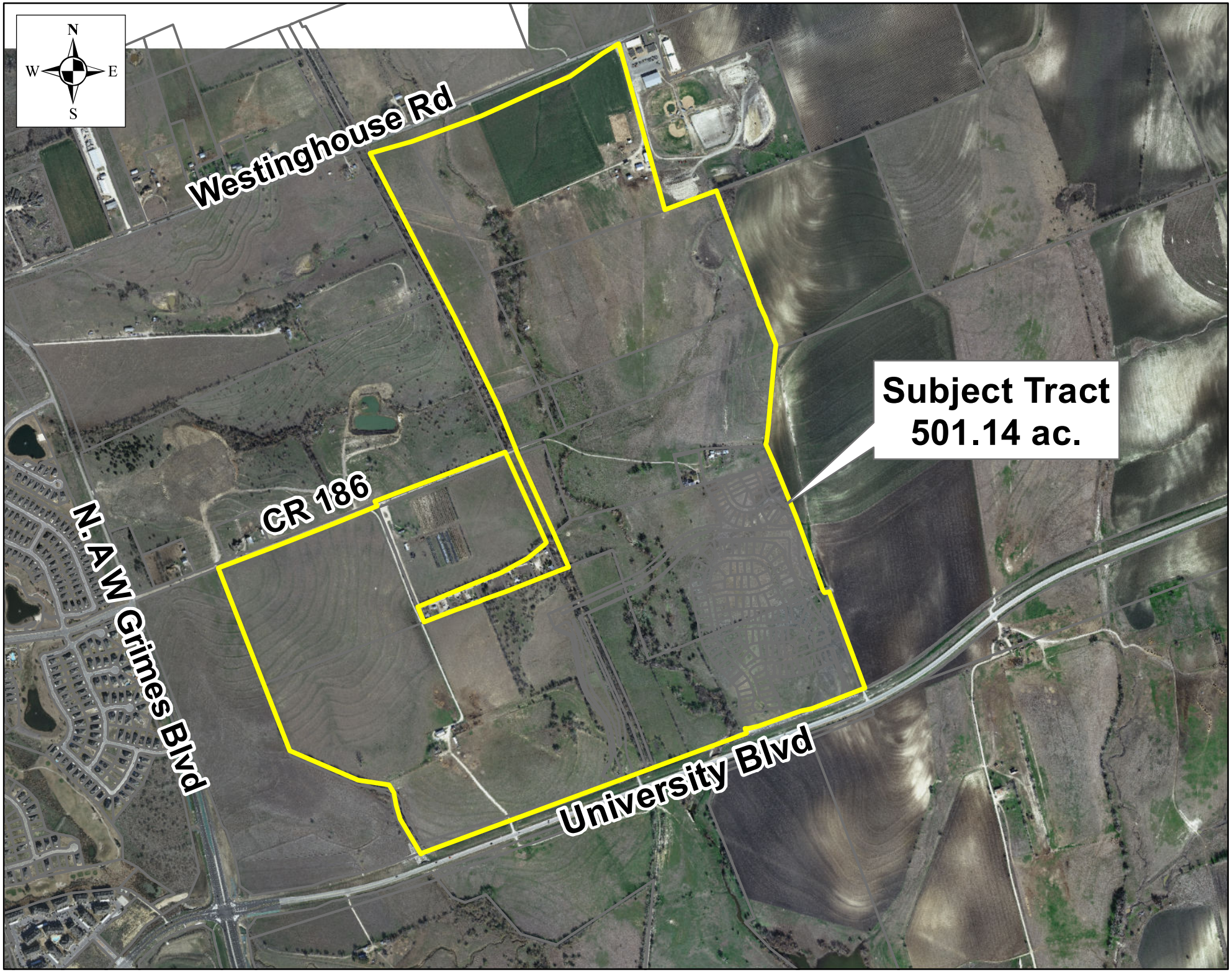
1) Increasing the number of single family estate lots from 178 to 196;
2) Decreasing the number of single family large lots from 277 to 237 and;
3) Increasing the number of single family standard lots from 501 to 545.

The number of casita lots (234) and townhouse lots (0) are proposed to remain unchanged. The overall result of the proposed changes in lot allotment is an increase from 1,190 residential units to 1,212 units. Despite theses changes, all types of residential units would remain within their allowed ranges.

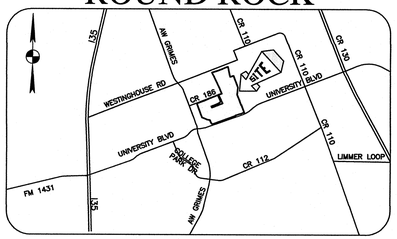
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update legend on all sheets.
2. Provide a note referencing the Letter of Map Revision for Phase 2C1
3. Clarify line types in relation to the phase lines. (i.e. Phase 4B and floodplain line conflicts)
4. Clearly indicate if the FEMA floodplain encroaches into Phase 4B
5. Rectify discrepancy between PUD and preliminary plat acreage figures


N
W
E
S
Westinghouse Rd
Subject Tract
501.14 ac.
CR 186
N.A W Grimes Blvd
University Blvd

ROUND ROCK



VICINITY MAP
NOT TO SCALE

VIZCAYA

(FORMERLY AVERY NORTH)

REVISED PRELIMINARY PLAT

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING , CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. 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.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO PUD NO. 96 APPROVED BY CITY COUNCIL ON JUNE 26, 2014.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
7. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS 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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
8. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
9. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. LOT 45, BLOCK A, LOTS 121-123, BLOCK O, LOT 68, BLOCK K, AND LOT 76, BLOCK CC SHALL BE DEDICATED AS PARKLAND TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO PLAT RECORDATION.
11. ALL LANDSCAPE LOTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. LOT 48, BLOCK A, LOT 2, BLOCK J, AND LOT 21, BLOCK J ARE TRANSPORTATION CORRIDOR LOTS TO BE PRESERVED FOR FUTURE ROW FOR TRANSPORTATION PURPOSES, EXCLUDING FREIGHT RAIL. IN THE INTERIM, THE LOT MAY BE USED FOR ACCESS, LANDSCAPING, SUBDIVISION WALLS, SIDEWALKS, 8' WIDE TRAIL, DRAINAGE AND CITY UTILITIES; HOWEVER, IF NECESSARY, ANY CITY UTILITIES, LANDSCAPING, OR OTHER IMPROVEMENTS WILL BE RELOCATED AT THE OWNER'S EXPENSE UPON NOTICE OF INTENT FROM THE APPROPRIATE GOVERNMENTAL AGENCY TO UTILIZE THE CORRIDOR FOR TRANSPORTATION PURPOSES.
13. LOT 3, BLOCK J AND LOT 2, BLOCK I ARE RESERVE RIGHT OF WAY TO BE USED FOR THE FUTURE EXTENSION OF VIZCAYA PARKWAY AND AURELIA LANE, RESPECTIVELY.
14. ROAD CONSTRUCTION SHALL BE PHASED IN ACCORDANCE WITH THE FIRST AMENDED DEVELOPMENT AGREEMENT DOC NO. 2014053864.
15. 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.

OWNERS:

JOYCE GREINERT
JOHN S. AVERY
CHARLES N. AVERY
TAYLOR MORRISON OF TEXAS, INC.

ACREAGE: 501.14 ACRES
SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
ENGINEER: PAPE-DAWSON ENGINEERS, INC.

NUMBER OF BLOCKS: 40
LINEAR FEET OF NEW STREETS: 45,827.89 LF
SUBMITTAL DATE: MAY 3, 2016
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JUNE 1, 2016

BENCHMARK:

POINT No. 4, DESCRIPTION:
Iron Rod with Cap set in concrete.

VERTICAL DATUM:
NAVD88

POINT ELEVATION:
744.81'

GRID NORTHING: 10186420.3896'
GRID EASTING: 3143787.9035'

PATENT SURVEY: JOSEPH MOTT NO. 427

ENGINEER: PAPE-DAWSON ENGINEERS, INC.

ADDITIONAL EASEMENTS

- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 386, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (APPLIES)
- FLOOD CONTROL EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 OF WILLIAMSON AND MILAN COUNTIES, RECORDED IN VOLUME 446, PAGE 299, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (APPLIES)
- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 862, PAGE 97, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT PROPERTY. (UNABLE TO PLOT)
- TERMS, PROVISIONS AND CONDITIONS OF BOUNDARY LINE AGREEMENT DATED AUGUST 23, 1984, EXECUTED BY AND BETWEEN N.G. WHITLOW, TRUSTEE AND THOMAS E. NELSON, JR., RECORDED IN VOLUME 1066, PAGE 926, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (APPLIES)
- AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 304, PAGE 500, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (UNABLE TO DETERMINE-BEARINGS PROVIDED ARE TOO VAGUE AND NO WIDTH PROVIDED FOR EASEMENT)

Avery North PUD: Parkland Dedication Analysis

PARKLAND DEDICATION REQUIREMENTS PER SUBDIVISION ORDINANCE			
ZONING TYPE	ACREAGE	PARKLAND REQUIREMENT	
RESIDENTIAL (SF-2)	478.6	38.3	(8% OF TOTAL ACREAGE)
NON-RESIDENTIAL	24.9	$19,920	($800/ACRE)
FIRE STATION	3.0		
TOTAL PUD 96 ACREAGE:	506.5		
TOTAL PARKLAND DEDICATION REQUIREMENTS:	38.3 ACRES and $19,920		
PARKLAND DEDICATION PROVIDED IN AVERY NORTH PUD			
PARKLAND TYPE	ACREAGE	ACRES CREDITED TOWARD PARKLAND REQUIREMENTS	
PRIVATE AMENITY CENTERS (2)	7.0	3.50	(50% CREDIT)
PARKLAND/FLOODPLAIN	60.1	19.1	(MAX 50% OF REQUIREMENT)
PARK/OPEN SPACE & PARK/DRAINAGE	46.9	46.9	(100% CREDIT)
TOTAL PARKLAND DEDICATION PROVIDED:		69.5	
TOTAL RESIDENTIAL PARKLAND DEDICATION REQUIREMENT:		38.3	
DIFFERENCE BETWEEN REQUIREMENT & PROVIDED:		31.2	
CREDIT TO SATISFY NON-RESIDENTIAL REQUIREMENT:		1.0	(4% OF 24.9 ACRES)
REMAINING PARKLAND REQUIREMENT CREDITS:		30.2	

Acreage Summary

ACREAGE CATEGORY	ACREAGE
RESIDENTIAL DEVELOPMENT AND RIGHT-OF-WAY	336.1
SINGLE UNIT TOWNHOUSE	0.0
SINGLE FAMILY DETACHED ESTATE LOTS	53.9
SINGLE FAMILY DETACHED LARGE LOTS	53.9
SINGLE FAMILY DETACHED STANDARD LOTS	102.3
SINGLE FAMILY DETACHED CASITA LOTS	36.3
RIGHT-OF-WAY	89.6
LANDSCAPE	19.3
PARKLAND/DRAINAGE ESMT./OPEN SPACE	107.0
SPECIAL USE	3.4
PRIVATE AMENITY CENTER	7.0
FIRE STATION	3.1
COMMERCIAL	25.3
TOTAL PRELIM. PLAT ACREAGE	501.14

NUMBER OF LOTS BY TYPE:

Lot Summary

LOT CATEGORY	OVERALL LOT COUNT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% OF OVERALL LOTS	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
RESIDENTIAL				
SINGLE UNIT TOWNHOUSE	0	119 (MAX.)	0.0	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	196	178 (MIN.)	16.5	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	237	178 (MIN.)	19.9	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	545	357 (MIN.)	45.8	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	234	357 (MAX.)	19.7	30 (MAX.)
SUBTOTAL	1212		100.0	
NON-RESIDENTIAL				
RIGHT-OF-WAY RESERVE	2			
LANDSCAPE	53			
PARKLAND/DRAINAGE ESMT./OPEN SPACE	29			
SPECIAL USE	3			
PRIVATE AMENITY CENTER	3			
FIRE STATION	1			
COMMERCIAL	3			
SUBTOTAL	94			
TOTAL	1306			

REVISIONS:

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER
5/18/16

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
SUITE 220 WEST | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT
OVERALL

JOB NO. 50803-03
DATE May 16
DESIGNER
CHECKED DRAWN VE
SHEET 1 OF 14

DATE: May 18, 2016, 8:55AM USER ID: ACHAVEZ
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REVISIONS:

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER
9/2/16

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.469.6867
SUITE 220 WEST
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 2 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 2 OF 14

DATE: May 02, 2016, 12:46PM, USER ID: ACHAVEZ
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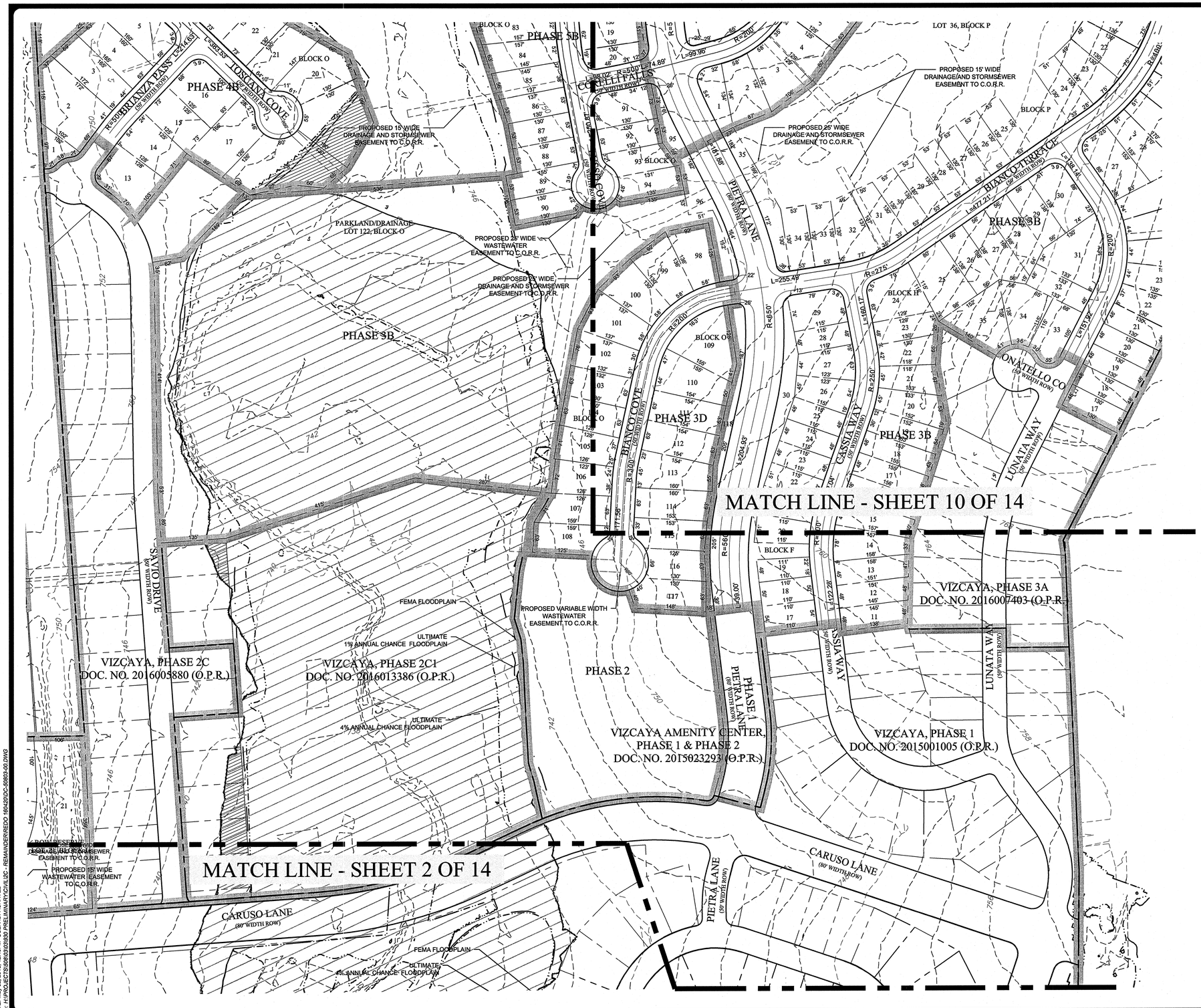

SCALE: 1"= 100'

100 0 100 200

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA

REVISIONS:

STATE OF TEXAS
MICHAEL S. FISHER
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VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 3 OF 14

JOB NO. 50803-03

DATE May 2016

DESIGNER

CHECKED DRAWN VE

SHEET 3 OF 14

DATE: May 02, 2016, 12:46PM, USER ID: ACHAVEZ
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MATCH LINE - SHEET 6 & 7 OF 14

MATCH LINE - SHEET 5 OF 14

MATCH LINE - SHEET 2 OF 14

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FP — FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
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- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA

CAPESTRANO CIRCLE (50' WIDTH ROW)

BLOCK DD

BLOCK GG

BLOCK EE

BLOCK FF

BLOCK J

ENZA COURT (50' WIDTH ROW) L=823.24'

PHASE 4A

OPEN SPACE LOT 20, BLOCK J

ROW RESERVE LOT 21, BLOCK J

PROPOSED 15' WIDE DRAINAGE AND STORMSEWER EASEMENT TO C.O.R.R.

PROPOSED 15' WIDE WASTEWATER EASEMENT TO C.O.R.R.

PROPOSED 15' WIDE WATERLINE EASEMENT TO C.O.R.R.

LIDO LANE (50' WIDTH ROW) L=162.01'

PHASE 1 CARUSO LANE (80' WIDTH ROW)

CARUSO LANE (80' WIDTH ROW)

VILLAGIO VIEW (50' WIDTH ROW) L=288.18'

PHASE 3A

VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2 DOC. NO. 2016009319 (O.P.R.)

PHASE 2B

PHASE 2

LIDO LANE (50' WIDTH ROW)

MAZARO WAY (50' WIDTH ROW)

TERRAZA TRAIL (50' WIDTH ROW)

VIZCAYA PARKWAY (ROW WIDTH VARIES)

VIZCAYA, PHASE 2A DOC. NO. 2015069668 (O.P.R.)

FLORIN COVE (50' WIDTH ROW)

SORANO COVE (50' WIDTH ROW)

BLOCK K

PARKLAND/DRAINAGE LOT 60, BLOCK K

CATALANI COVE (50' WIDTH ROW) L=382.57' R=250'

SORANO AVENUE (50' WIDTH ROW)

35' WIDE GAS EASEMENT TO SEMINOLE PIPELINE CO. VOL. 2207, PG. 429 / DEED RECORDS WILLIAMSON COUNTY, TEXAS

50' TEMPORARY CONSTRUCTION EASEMENT (18,466 SQUARE FEET, 0.423 ACRES MORE OR LESS) DOC #2017079586

COMMERCIAL LIMITED LOT 1, BLOCK "MM"

PROPOSED VARIABLE WIDTH WASTEWATER EASEMENT TO C.O.R.R.

REVISIONS:

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SUITE 220 WEST

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA REVISED PRELIMINARY PLAT

SHEET 4 OF 14

JOB NO. 50803-03

DATE May 2016

DESIGNER

CHECKED DRAWN VE

SHEET 4 OF 14

DATE: May 13, 2016, 10:07AM USER ID: ACHAVEZ
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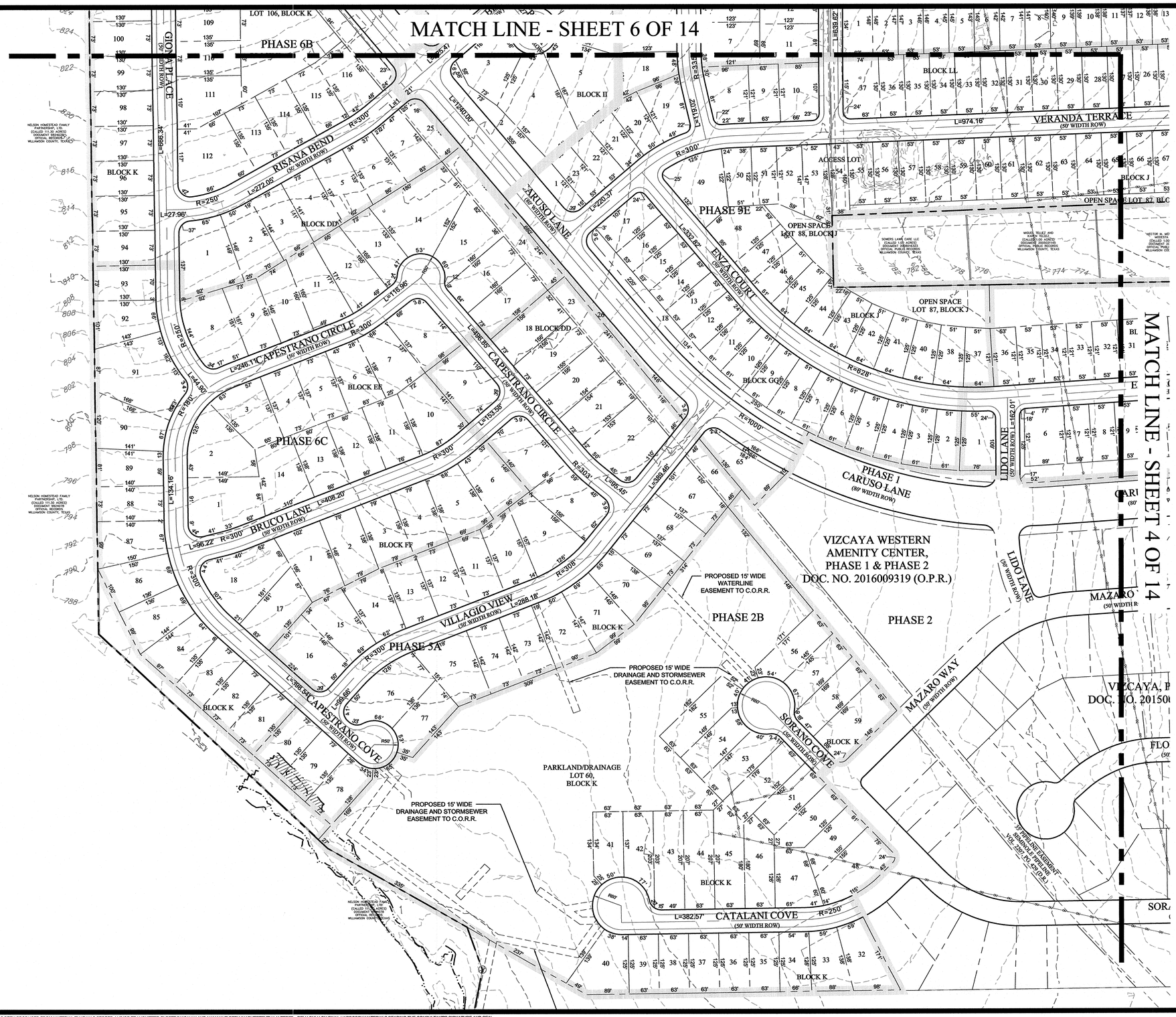

SCALE: 1"= 100'

100 0 100 200

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FP — FEMA 1% ANNUAL CHANCE FLOODPLAIN
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- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA

REVISIONS:

STATE OF TEXAS
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VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 5 OF 14

JOB NO. 50803-03

DATE May 2016

DESIGNER

CHECKED DRAWN VE

SHEET 5 OF 14

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SCALE: 1"= 100'

100 0 100 200

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
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- ROW LINE
- LOT LINE
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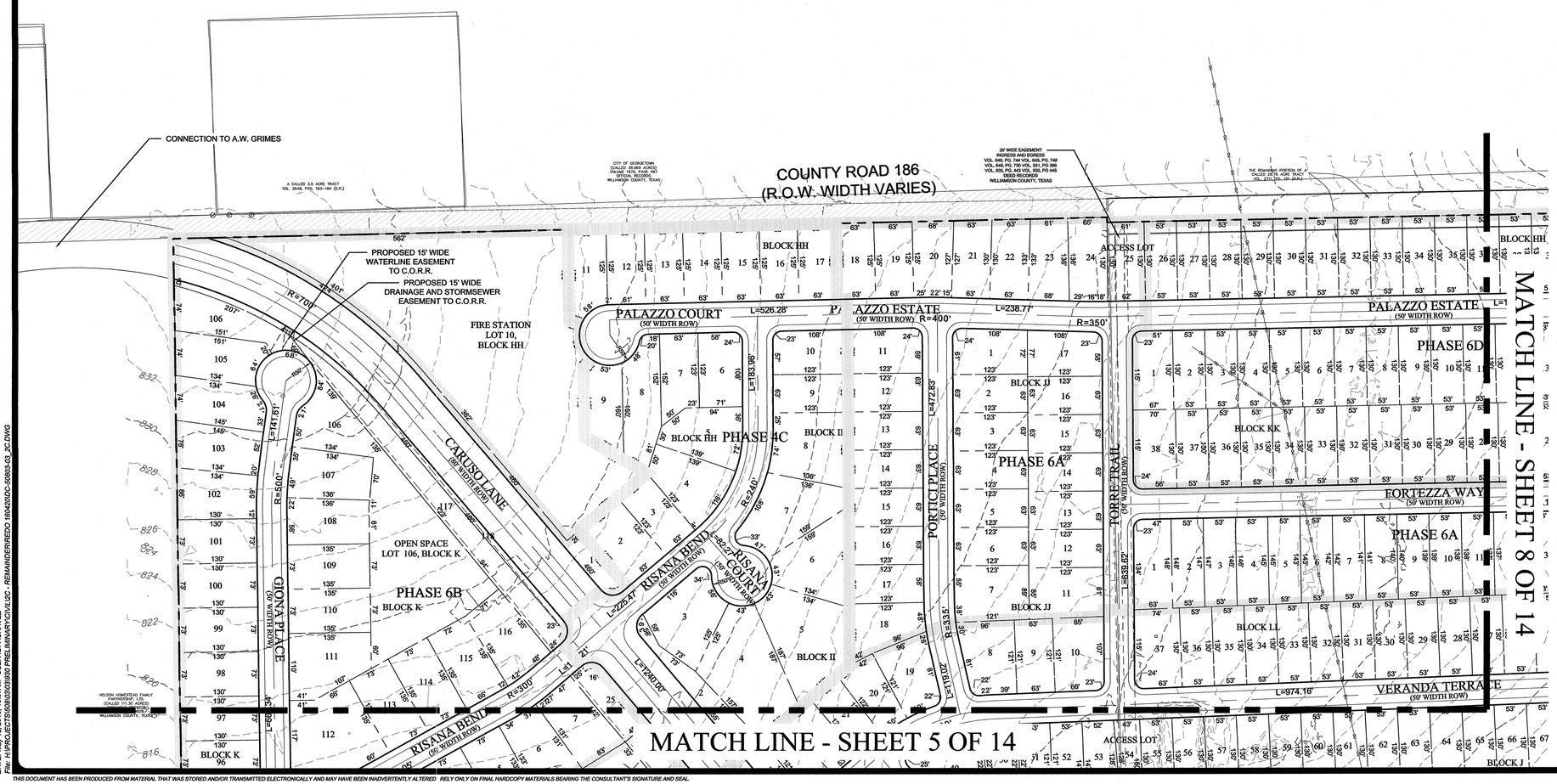
- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA



REVISIONS:

STATE OF TEXAS
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AUSTIN TEXAS 78757

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 6 OF 14

JOB NO. 50803-03

DATE May 2016

DESIGNER

CHECKED DRAWN VE

SHEET 6 OF 14

DATE: May 18, 2016 10:07AM USER ID: ACHAVEZ
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MATCH LINE - SHEET 8 OF 14

MATCH LINE - SHEET 5 OF 14

MATCH LINE - SHEET 10 OF 14

MATCH LINE - SHEET 7 OF 14

PARKLAND/DRAINAGE LOT 122, BLOCK O

PROPOSED 25' WIDE WASTEWATER EASEMENT TO C.O.R.R.

PROPOSED 25' WIDE DRAINAGE AND STORMSEWER EASEMENT TO C.O.R.R.

PHASE 3B

PHASE 3D

BLANCO COVE (80' WIDTH ROW)

BLOCK O

PHASE 6D

PHASE 6A

PHASE 3E

PAREZZO ESTATE (50' WIDTH ROW)

FORTEZZA WAY (50' WIDTH ROW)

VERANDA TERRACE (50' WIDTH ROW)

BLOCK HH

BLOCK KK

BLOCK LL

BLOCK J

OPEN SPACE LOT 77, BLOCK J

SAVIO DRIVE (60' WIDTH ROW)

VIZCAYA, PHASE 2C DOC. NO. 2016005880 (O.P.R.)

VIZCAYA, PHASE 2C1 DOC. NO. 2016013386 (O.P.R.)

PHASE 2

VIZCAYA AMENITY CENTER, PHASE 1 & PHASE 2 DOC. NO. 2015023293 (O.P.R.)

PHASE 1 (80' WIDTH ROW)

FEMA FLOODPLAIN

ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN

ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

PROPOSED VARIABLE WIDTH WASTEWATER EASEMENT TO C.O.R.R.

OPEN SPACE LOT 20, BLOCK J

ENZA COURT (50' WIDTH ROW)

PHASE 4A

ROW RESERVE LOT 21, BLOCK J

PROPOSED 15' WIDE DRAINAGE AND STORMSEWER EASEMENT TO C.O.R.R.

PROPOSED 15' WIDE WATERLINE EASEMENT TO C.O.R.R.

PROPOSED 15' WIDE WASTEWATER EASEMENT TO C.O.R.R.

CARUSO LANE (80' WIDTH ROW)

PIETRA LANE (50' WIDTH ROW)

LIDO LANE (50' WIDTH ROW)

MAZARO WAY (50' WIDTH ROW)

TERRAZA TRAIL (50' WIDTH ROW)

VIZCAYA PARKWAY (ROW WIDTH VARIES)

STELLA DRIVE (50' WIDTH ROW)

FLORIN COVE (50' WIDTH ROW)

VIZCAYA, PHASE 2A DOC. NO. 2015069668 (O.P.R.)

731.5 INUNDATION ELEVATION

VIZCAYA DOC. NO. 20

SCALE: 1"= 100'

100 0 100 200

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
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- FLOODPLAIN RECLAIM AREA

REVISIONS:

STATE OF TEXAS
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VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 7 OF 14

JOB NO. 50803-03

DATE May 2016

DESIGNER

CHECKED DRAWN VE

SHEET 7 OF 14

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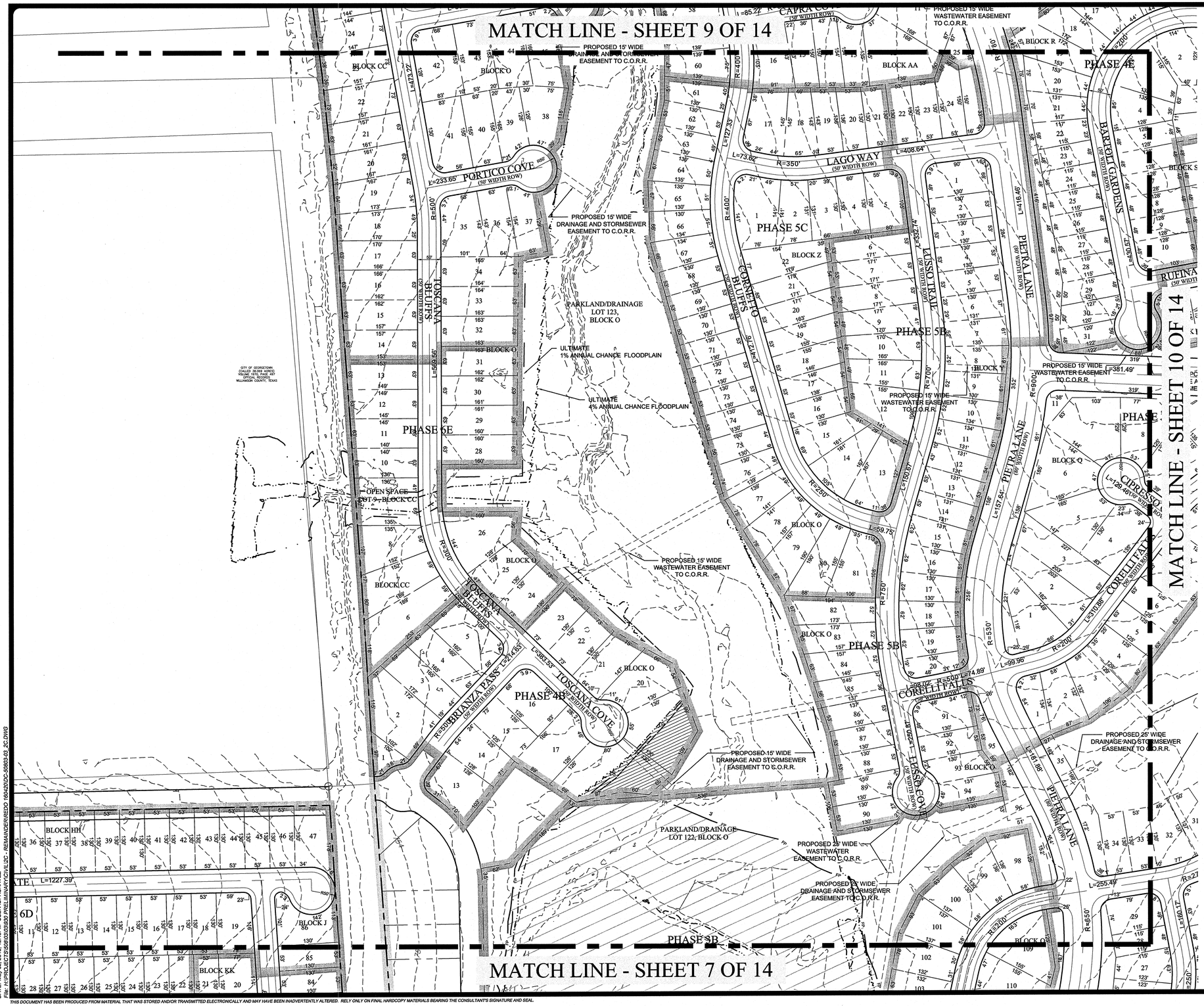

SCALE: 1"= 100'

100 0 100 200

LEGEND

- OVERALL TRACT BOUNDARY
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REVISIONS:

STATE OF TEXAS
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 8 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 8 OF 14

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SCALE: 1"= 100'

100 0 100 200

LEGEND

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REVISIONS:

STATE OF TEXAS
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VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 9 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 9 OF 14

DATE: May 19, 2016, 10:01 AM, USER ID: ACHAVEZ
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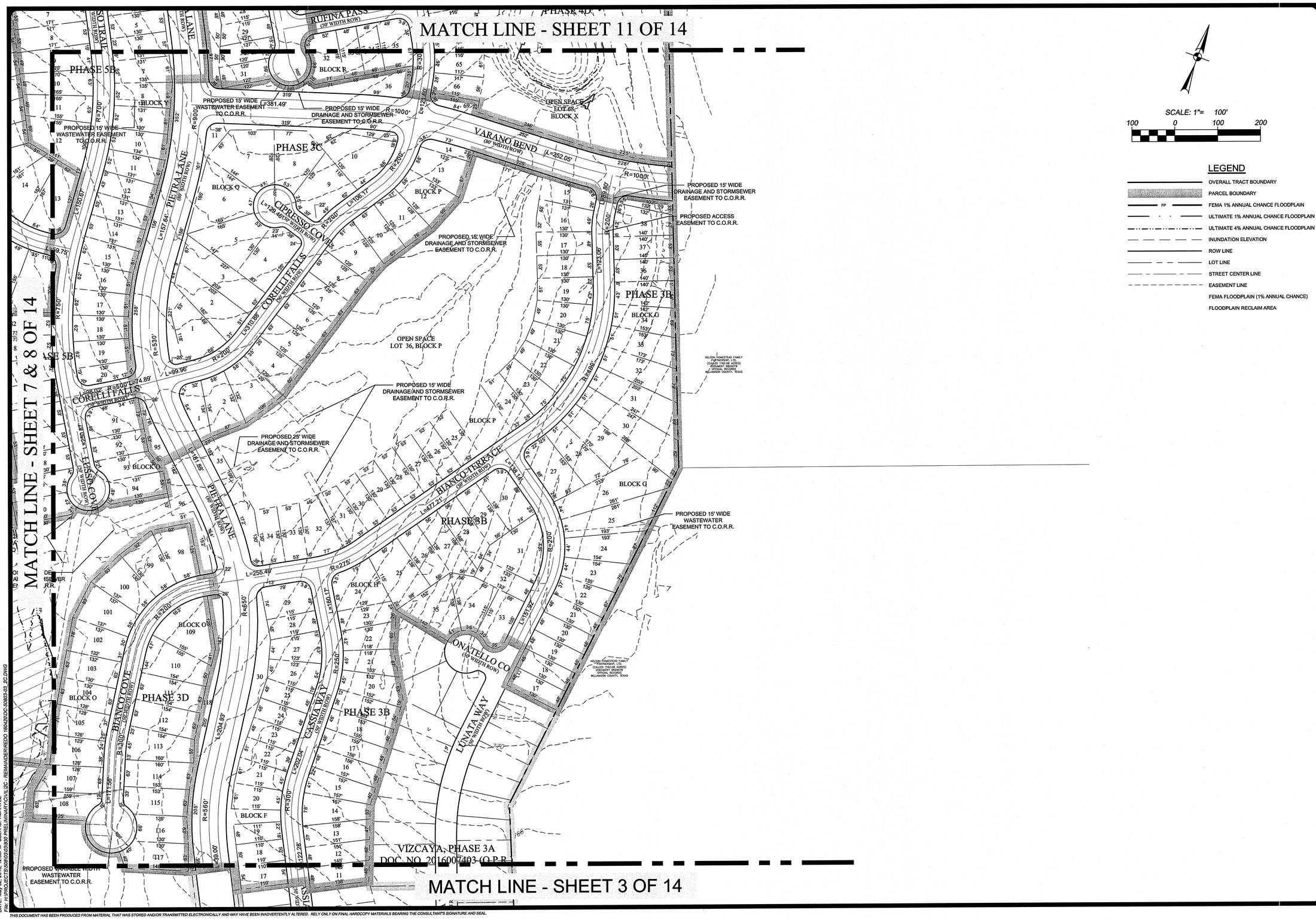

SCALE: 1"= 100'

100 0 100 200

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
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REVISIONS:

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VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 10 OF 14

JOB NO. 50803-03

DATE May 2016

DESIGNER

CHECKED DRAWN VE

SHEET 10 OF 14

DATE: May 02, 2016 12:50PM USER ID: ACHAVEZ
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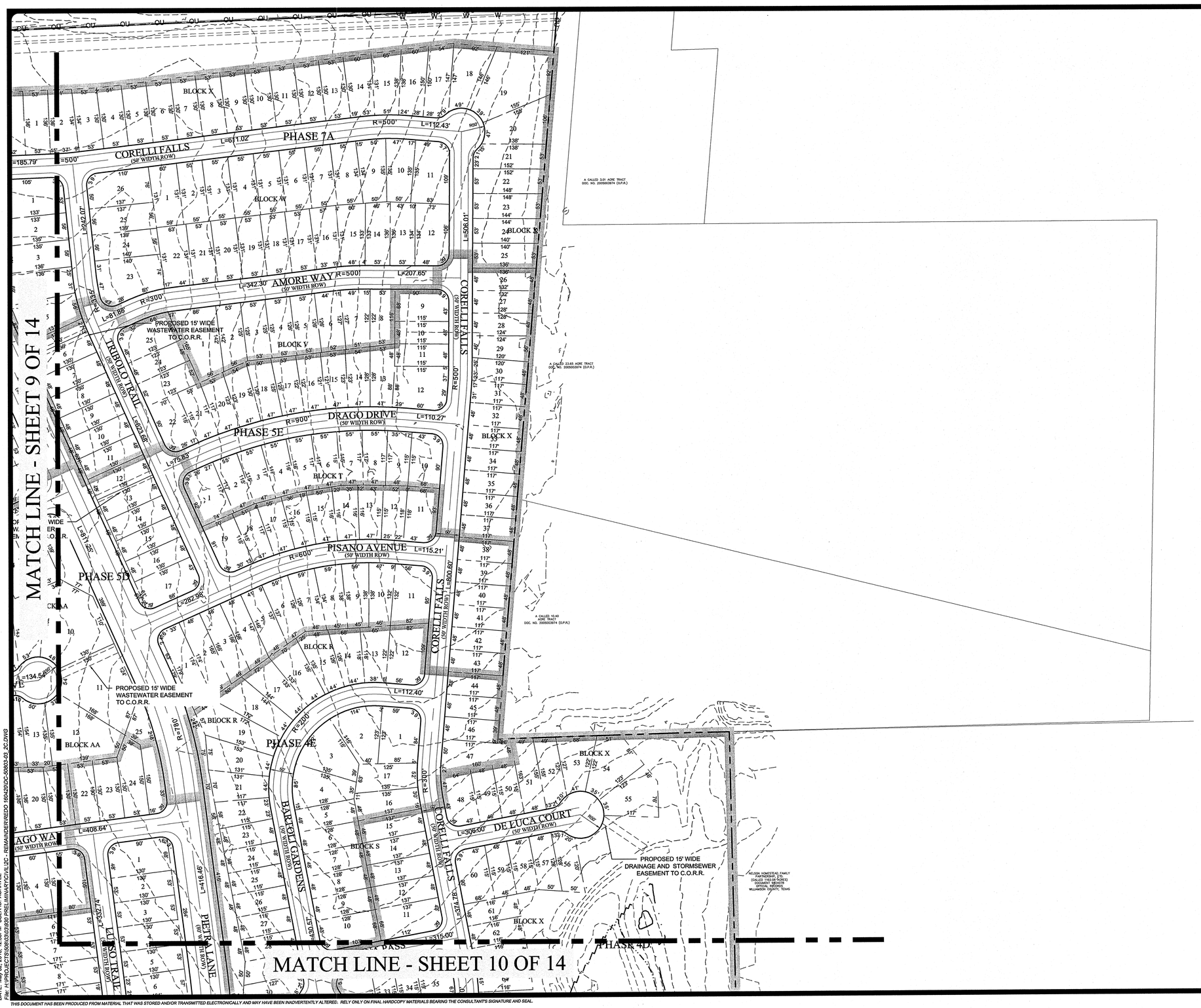

REVISIONS:

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VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 11 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 11 OF 14

DATE: May 02, 2016, 12:02PM, USER ID: AC14417EZ
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ESTATE

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
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1	EE	16908.05	5	EE	9974.61	9	EE	13502.29	13	DD	10873.55	18	DD	11470.08	26	O	14162.11	44	O	11435.00	55	CC	15285.25	85	K	11566.60	105	K	10498.34
1	DD	17405.87	5	DD	9842.61	9	DD	10830.23	14	O	9899.88	18	O	21087.23	27	CC	14087.59	45	CC	10077.94	56	CC	11006.62	86	K	11860.24	107	K	10500.16
2	N	10120.95	6	N	10121.54	10	N	10145.02	14	N	10561.39	19	N	11828.83	28	CC	17268.30	45	O	12272.36	67	K	11867.85	87	K	11995.86	108	K	10124.98
2	O	9855.00	6	O	9855.00	10	O	9855.00	14	FF	11245.11	19	DD	11372.28	29	CC	16984.75	46	CC	10419.02	68	K	9987.88	88	K	10220.00	109	K	9855.00
2	FF	11225.06	6	FF	11819.66	10	FF	10882.97	14	EE	13143.92	19	O	17278.45	30	CC	17583.36	46	O	10590.53	69	K	10021.20	89	K	10663.96	110	K	9855.00
2	EE	15917.70	6	EE	10575.44	10	EE	13380.49	14	DD	22665.38	20	N	19058.26	31	CC	14133.49	47	CC	15011.21	70	K	11515.58	90	K	13779.25	111	K	12492.98
2	DD	12099.23	6	DD	10272.04	10	DD	11134.28	15	O	9125.00	20	DD	11279.22	32	CC	12275.98	47	O	11786.04	71	K	12106.33	91	K	23829.27	112	K	19091.95
3	N	10120.95	7	N	10129.32	11	O	9855.00	15	N	10631.51	20	O	12380.00	34	CC	11671.60	48	CC	12834.92	72	K	11352.85	92	K	11196.28	113	K	9855.00
3	O	9855.00	7	O	9855.00	11	FF	9986.59	15	FF	12128.97	21	DD	11185.74	35	CC	11822.67	48	O	11229.26	73	K	10368.19	93	K	9490.01	114	K	9855.00
3	FF	10917.60	7	FF	13506.11	11	EE	11222.30	15	DD	13086.01	21	O	10173.64	36	CC	11973.74	49	CC	9855.00	74	K	10368.19	94	K	9490.00	115	K	10104.52
3	EE	12621.50	7	EE	11549.17	11	DD	12904.79	16	O	11490.87	22	CC	11239.47	37	CC	12120.04	49	O	15049.56	75	K	13913.74	95	K	9490.00	116	K	10890.93
3	DD	10406.39	7	DD	10652.45	12	O	27172.46	16	N	10930.84	22	DD	17212.17	38	CC	11437.02	50	CC	17934.62	76	K	16563.89	96	K	9490.00			
4	N	10120.95	8	N	10139.24	12	N	10173.80	16	FF	13967.29	22	O	9490.00	39	CC	13296.12	50	O	14919.65	77	K	10713.35	97	K	9490.00			
4	O	9855.00	8	O	9855.00	12	FF	9986.59	16	DD	11744.37	23	CC	10864.32	40	CC	20484.40	51	CC	18760.95	78	K	9989.67	98	K	9490.00			
4	FF	10917.60	8	FF	13390.63	12	EE	11068.92	17	O	13026.95	23	O	9490.00	41	CC	10690.80	51	O	15213.07	79	K	9855.00	99	K	9490.00			
4	EE	9974.61	8	EE	12956.65	12	DD	13001.16	17	N	11230.17	24	CC	10633.09	42	CC	11172.22	52	CC	16936.59	80	K	9855.00	100	K	9490.00			
4	DD	10124.50	8	DD	15357.28	13	O	11809.24	17	FF	12279.17	24	O	9490.00	42	O	14122.40	52	O	14461.17	81	K	9855.00	101	K	9490.00			
5	N	10120.95	9	N	10149.16	13	N	10341.34	17	DD	11605.43	25	CC	10424.33	43	CC	11704.46	53	CC	16384.71	82	K	9855.00	102	K	10251.68			
5	O	9855.00	9	O	9855.00	13	FF	9986.59	18	N	11529.50	25	O	10481.06	43	O	11190.61	53	O	12640.99	83	K	9855.00	103	K	10448.06			

LARGE

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Q	11052.77	6	II	13615.75	11	CC	8974.94	16	CC	10326.64	29	O	10119.71	40	K	12376.59	59	K	13732.64	117	O	9513.47
1	JJ	9112.38	6	JJ	7749.00	11	HH	8823.04	16	HH	7875.00	30	O	10169.39	41	O	12701.49	98	O	9805.42			
2	Q	12449.56	7	Q	16077.69	11	II	9011.56	16	II	7749.00	31	O	10219.07	41	K	8920.27	99	O	9834.53			
2	HH	10209.00	7	CC	12608.17	11	JJ	10209.19	16	JJ	7749.00	32	O	10268.75	42	K	9977.32	100	O	9880.52			
2	JJ	7749.00	7	HH	8337.08	12	CC	9245.28	17	CC	10596.98	32	K	11463.64	43	K	13019.45	101	O	10108.23			
3	Q	13543.07	7	II	14969.13	12	HH	7875.05	17	HH	7875.00	33	O	10318.44	44	K	13039.45	102	O	9336.69			
3	HH	7749.00	7	JJ	11208.42	12	II	7749.00	17	II	7816.59	33	K	9427.83	45	K	13039.45	103	O	8243.56			
3	II	13179.45	8	Q	12459.84	12	JJ	7749.00	17	JJ	9125.91	34	O	10368.12	46	K	11329.82	104	O	8126.80			
3	JJ	7749.00	8	CC	11365.61	13	CC	9515.62	18	CC	11177.07	34	K	8037.29	47	K	10354.67	105	O	8391.65			
4	Q	12127.72	8	HH	11916.97	13	HH	7875.00	18	HH	7875.00	35	O	11911.79	48	K	14148.19	106	O	8362.73			
4	HH	11131.34	8	II	14139.18	13	II	7749.00	19	CC	11903.03	35	K	7882.62	49	K	8523.14	107	O	8963.14			
4	II	21306.71	8	JJ	10380.94	13	JJ	7749.00	19	HH	7875.00	36	O	9327.26	50	K	9582.73	108	O	9017.47			
4	JJ	7749.00	9	Q	12850.46	14	CC	9785.96	20	CC	10322.22	36	K	7880.20	51	K	9582.73	109	O	13888.91			
5	Q	12915.51	9	HH	8788.22	14	HH	7875.00	20	HH	8176.17	37	O	8925.68	52	K	11292.36	110	O	10920.69			
5	HH	10787.20	9	II	7749.00	14	II	7749.00	21	CC	10021.95	37	K	7877.78	53	K	10901.11	111	O	9686.56			
5	II	19433.53	9	JJ	7623.00	14	JJ	7749.00	21	HH	8074.11	38	O	10537.50	54	K	9893.37	112	O	9686.56			
5	JJ	7749.00	10	Q	13653.88	15	CC	10056.30	22	HH	8279.69	38	K	7875.36	55	K	12079.36	113	O	10641.89			
6	Q	15653.56	10	CC	8704.60	15	HH	7875.00	23	HH	8731.35	39	O	8860.53	56	K	10779.57	114	O	10060.00			
6	CC	17342.72	10	II	8849.81	15	II	7749.00	24	HH	8814.26	39	K	7872.94	57	K	10103.89	115	O	9730.00			
6	HH	8846.17	10	JJ	9978.11	15	JJ	7749.00	28	O	10094.87	40	O	9742.70	58	K	10831.89	116	O	8058.11			

STANDARD

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	BB	10882.12	2	LL	7801.18	4	Z	7800.00	6	Y	7136.45	8	W	7309.75	10	W	7759.92	12	W	9552.56	14	X	7274.82	16	Y	7415.33	18	Y	7415.33	20	Z	8846.25	22	J	6757.51	25	P	6890.00	28	P	6890.00
1	AA	10716.12	2	GG	7020.81	4	KK	6890.00	6	Z	9061.59	8	X	6890.00	10	X	6890.00	12	X	6890.00	14	Y	6962.91	16	Z	7107.36	18	Z	7976.60	20	II	7264.79	23	AA	6890.00	25	KK	6890.03	28	HH	6890.00
1	U	10508.63	3	BB	7134.95	4	LL	7688.54	6	KK	6890.00	8	Y	7470.57	10	Y	7432.89	12	Y	7043.11	14	Z	10948.06	16	KK	6890.00	18	II	9122.26	20	KK	10360.15	23	W	12123.63	25	LL	6890.00	28	KK	6890.03
1	V	11928.87	3	AA	7738.65	4	GG	7020.81	6	LL	7575.90	8	Z	9061.59	10	Z	9310.02	12	Z	13151.07	14	KK	6890.00	16	LL	8082.12	18	KK	6890.00	20	LL	12548.49	23	X	7732.86	25	J	6413.00	28	LL	6890.00
1	W	7817.53	3	U	7862.09	5	BB	7771.09	6	J	10298.24	8	KK	6890.00	10	KK	6890.00	12	KK	6890.00	14	LL	7125.36	16	J	6413.00	18	LL	8426.79	21	AA	6890.00	23	P	8113.63	26	H	7732.64	28	J	6413.00
1	X	7209.22	3	V	6635.41	5	AA	7327.59	6	GG	7020.81	8	LL	7463.27	10	LL	7350.63	12	LL	7237.99	14	J	6413.00	16	GG	6625.00	18	J	6909.74	21	W	6921.97	23	II	6413.00	26	W	10098.86	29	H	7732.64
1	Y	9331.97	3	W	7226.82	5	U	9589.10	7	BB	7233.57	8	J	6413.00	10	J	8413.00	12	J	6413.00	14	GG	6625.00	17	AA	11389.04	19	AA	7398.09	21	X	7966.43	23	KK	6890.03	26	P	6890.00	29	G	11271.78
1	Z	13898.73	3	X	7006.84	5	V	6680.12	7	AA	7164.51	8	GG	7020.81	10	GG	7020.81	12	GG	6829.73	15	AA	8024.22	17	W	6921.97	19	W	6921.97	21	P	8113.63	23	LL	8482.38	26	HH	6890.00	29	P	6890.00
1	KK	8600.64	3	Y	6890.00	5	W	7226.82	7	V	7178.17	9	BB	10140.15	11	BB	6890.00	13	BB	9354.21	15	W	7528.79	17	X	8116.03	19	X	18691.82	21	Z	9280.97	23	J	6413.00	26	KK	6890.03	29	HH	6890.00
1	LL	9198.73	3	Z	6124.26	5	X	6890.00	7	W	7226.82	9	AA	8815.87	11	AA	19333.26	13	AA	7425.52	15	X	7739.22	17	P	7020.34	19	P	7595.04	21	II	6685.35	24	AA	8382.07	26	LL	6890.00	29	KK	6890.03
1	GG	9077.18	3	KK	6890.00	5	Y	6890.00	7	X	6890.00	9	W	7781.83	11	W	10255.73	13	W	7163.01	15	Y	7435.56	17	Y	7415.33	19	Y	7415.33	21	KK	6890.03	24	W	7804.76	26	J	6413.00	29	LL	6890.00
2	BB	8147.81	3	LL	7744.86	5	Z	10265.87	7	Y	7470.57	9	X	6890.00	11	X	6890.00	13	X	6890.00	15	Z	9493.92	17	Z	7542.08	19	Z	8411.52	21	LL	7464.88	24	X	7514.91	27	H	9078.07	29	J	6413.00
2	AA	7955.84	3	GG	7020.81	5	KK	6890.00	7	Z	9061.59	9	Y	7319.36	11	Y	7465.05	13	Y	6962.91	15	KK	6890.00	17	KK	6890.00	19	II	9368.76	22	AA	6890.00	24	P	7349.31	27	G	11059.51	30	H	10345.34
2	U	7753.32	4	BB	10573.83	5	LL	7632.22	7	KK	6890.00	9	Z	9308.20	11	Z	8950.99	13	Z	12743.67	15	LL	6959.23	17	LL	7366.07	19	KK	9884.44	22	W	8112.50	24	KK	6890.03	27	P	6890.00	30	G	18177.95
2	V	7062.41	4	AA	7223.91	5	GG	7020.81	7	LL	7519.59	9	KK	6890.00	11	KK	6890.00	13	KK	6890.00	15	J	6413.00	17	J	6413.00	19	LL	8190.00	22	X	7950.82	24	LL	6886.31	27	HH	6890.00	30	P	6890.00
2	W	7226.82	4	U	8598.47	6	BB	7509.05	7	J	6413.00	9	LL	7406.95	11	LL	7294.31	13	LL	7181.68	15	GG	6625.00	17	GG	8451.57	19	J	7417.00	22	P	8113.63	24	J	6413.00	27	KK	6890.03	30	HH	6890.00
2	X	7636.72	4	V	6657.77	6	AA	12401.49	7	GG	7020.81	9	J	6413.00	11	J	6413.00	13	J	6413.00	16	AA	10543.73	18	AA	8773.91	20	AA	7059.36	22	Z	11451.75	25	AA	20021.99	27	LL	6890.00	30	KK	6890.03
2	Y	6890.00	4	W	7226.82	6	V	6826.97	8	BB	7557.82	9	GG	7020.81	11	GG	7037.51	13	GG	6625.00	16	W	7143.51	18	W	6921.97	20	W	6921.97	22	II	6413.00	25	H	12320.29	27	J	6413.00	30	LL	6890.00
2	Z	9073.02	4	X	6890.11	6	W	7226.82	8	AA	7595.09	10	BB	6890.00	12	BB	6890.00	14	AA	8085.38	16	X	7966.26	18	X	9612.87	20	X	10277.05	22	KK	6890.03	25	W	7713.18	28	H	8581.08	30	J	6413.00
2	KK	6890.00	4	Y	6890.00	6	X	6890.00	8	V	6316.50	10	AA	19591.15	12	AA	16734.34	14	W	7155.46	16	P	8189.37	18	P	6890.00	20	P	8113.63	22	LL	6890.00	25	X	7296.95	28	G	9681.59	31	G	14310.06

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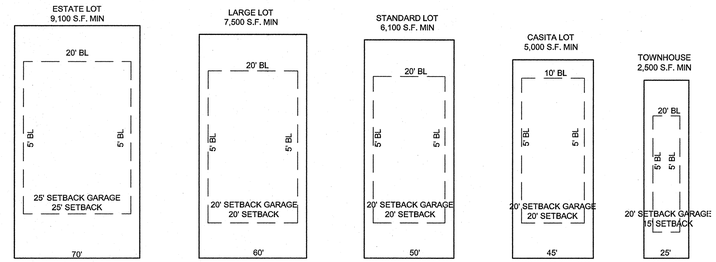
31	P	7947.46	34	KK	6890.03	38	KK	9129.35	49	J	14021.78	60	O	8545.04	67	CC	7753.07	73	J	8100.45	83	J	6890.75
31	HH	6890.00	34	LL	6890.00	38	J	7188.19	50	J	6924.29	60	J	6890.02	67	O	7688.94	74	CC	6890.00	84	O	8523.47
31	KK	6890.03	34	J	6413.00	39	HH	6890.01	51	J	6448.14	61	CC	8316.48	67	J	6890.02	74	O	6890.00	84	J	6890.83
31	LL	6890.00	35	G	8154.28	39	J	7188.19	52	J	7105.17	61	O	7767.74	68	CC	11071.55	74	J	7426.02	85	O	7619.24
31	J	6413.00	35	HH	6890.00	40	HH	6890.01	53	J	8938.85	61	J	6890.02	68	O	6916.35	75	O	7074.17	85	J	6890.91
32	G	11549.49	35	KK	6890.03	40	J	7188.19	54	O	8067.17	62	CC	7604.15	68	J	6890.10	75	J	8175.32	86	O	7078.98
32	P	8963.42	35	LL	6890.00	41	HH	6890.01	55	O	7604.11	62	O	6890.00	69	CC	8917.38	76	O	8213.16	86	J	10700.02
32	HH	6890.00	35	J	6413.00	41	J	7188.19	55	J	6890.02	62	J	6890.02	69	O	6890.00	76	J	7935.10	87	O	6890.00
32	KK	6890.03	36	G	7415.44	42	HH	6890.01	56	O	6890.00	63	CC	7386.48	69	J	7190.82	77	O	8623.13	88	O	6890.00
32	LL	6890.00	36	HH	6890.00	42	J	7188.19	56	J	6890.02	63	O	6890.02	70	CC	7722.73	78	O	9299.42	89	O	7496.64
32	J	6413.00	36	KK	6890.03	43	HH	6890.01	57	CC	7392.74	63	J	6890.02	70	O	6890.00	78	J	8349.58	90	O	7160.11
33	G	9771.25	36	LL	6890.00	43	J	6978.11	57	O	6890.00	64	CC	7168.81	70	J	6889.98	79	O	11199.81	91	O	9401.51
33	P	6890.00	36	J	6413.00	44	HH	6890.01	57	J	6890.02	64	O	7744.52	71	CC	7451.62	79	J	6870.04	92	O	6890.00
33	HH	6890.00	37	G	7430.97	44	J	7188.19	58	CC	8528.66	64	J	6890.02	71	O	6890.00	80	O	11086.65	93	O	6968.12
33	KK	6890.03	37	HH	6890.01	45	HH	6890.01	58	O	8840.00	65	CC	7399.54	71	J	6889.98	80	J	6890.51	94	O	7149.37
33	LL	6890.00	37	KK	6890.03	46	HH	6890.01	58	J	6890.02	65	O	7711.21	72	CC	7690.37	81	O	11882.07			
33	J	6413.00	37	LL	9865.99	46	J	7076.43	59	CC	14758.64	65	J	6890.02	72	O	6890.00	81	J	6890.59			
34	G	8727.30	37	J	7086.61	47	HH	10748.14	59	O	7709.25	66	CC	7672.25	72	J	7009.82	82	O	10585.61			
34	P	6890.00	38	G	8680.77	47	J	6625.00	59	J	6890.02	66	O	7703.00	73	CC	7254.97	82	J	6890.67			
34	HH	6890.00	38	HH	6890.01	48	J	10749.01	60	CC	15279.71	66	J	6890.02	73	O	6890.00	83	O	9396.22			



REVISIONS:

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER
5/2/16

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

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 12 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 12 OF 14

DATE: May 02, 2016, 6:31PM , USER ID: ACHAVEZ
File: H:\PROJECTS\50803\03\930 PRELIMINARY\CIVIL\2C - REMAINDER\EDQ 16942\TB-50803-03_2C.DWG

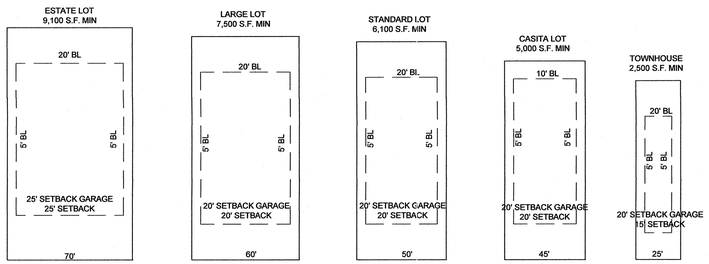
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

CASITA

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	S	9902.35	7	S	6152.29	11	H	6773.15	13	V	6672.00	16	T	5865.11	19	T	7821.32	23	R	5520.00	28	X	6062.92	35	X	5614.91	45	X	5612.52	64	X	6146.82
1	R	8571.80	7	R	6787.76	11	G	6457.75	14	H	8786.01	16	V	6086.19	19	V	6333.27	23	V	6403.76	29	F	8520.21	36	H	13008.34	46	H	7449.79	65	X	6167.13
1	T	8780.16	7	T	5908.84	11	S	9170.12	14	G	6240.00	17	F	6463.99	20	H	8211.85	24	H	10887.24	29	R	5811.66	36	X	5614.67	46	X	5612.28	66	X	5918.84
2	S	9471.44	8	G	6176.81	11	R	10100.96	14	S	6567.71	17	H	7454.33	20	F	6154.79	24	F	5525.30	29	X	6253.49	37	H	9448.00	47	X	8762.44			
2	R	8149.55	8	S	6152.29	11	U	6240.00	14	R	6758.69	17	G	6240.00	20	G	6240.00	24	G	10492.37	30	R	6145.47	37	X	5614.43	48	X	7621.83			
2	T	5931.35	8	R	7074.10	11	T	7871.89	14	U	6240.00	17	S	7311.85	20	R	8123.45	24	R	5520.00	30	X	5691.65	38	H	8376.62	49	X	5520.00			
3	S	9945.71	8	U	6240.00	11	V	5520.00	14	T	5921.50	17	R	7909.35	20	V	5991.91	24	V	5888.26	31	H	13204.00	38	X	5614.20	50	X	5520.00			
3	R	7705.45	8	T	5959.44	12	H	7100.04	14	V	6302.20	17	U	8670.36	21	H	6834.40	25	F	5521.77	31	R	5621.57	39	H	7617.35	51	X	7644.43			
3	T	5923.78	9	G	6106.09	12	G	6632.98	15	H	8204.42	17	T	5875.89	21	F	6154.79	25	G	14853.89	31	X	5617.51	39	X	5613.96	52	X	6982.47			
4	S	8969.88	9	S	6152.29	12	S	6567.71	15	G	6240.00	17	V	6194.53	21	G	6240.00	25	R	5520.00	32	H	6364.64	40	H	7424.91	53	X	7697.57			
4	R	7261.36	9	R	7148.59	12	R	10262.62	15	S	6567.71	18	F	6005.33	21	R	6879.94	25	V	8646.85	32	R	8568.95	40	X	5613.72	54	X	10353.42			
4	T	5948.38	9	U	6240.00	12	U	6240.00	15	R	7671.47	18	H	7386.82	21	V	5797.84	26	F	7083.98	32	X	5615.63	41	H	7415.70	55	X	9445.14			
5	S	6152.29	9	T	5797.63	12	T	5763.31	15	U	6240.00	18	G	6240.00	22	H	6678.27	26	G	17688.01	33	H	8374.60	41	X	5613.48	56	X	6126.36			
5	R	6896.24	9	V	7685.87	12	V	10442.95	15	T	5854.88	18	R	9331.99	22	F	5647.71	26	R	5520.00	33	R	5520.00	42	H	7713.87	57	X	5820.51			
5	T	5947.54	10	G	6534.03	13	H	7510.74	15	V	6121.83	18	T	5891.23	22	G	7300.91	26	X	6420.47	33	X	5615.39	42	X	5613.24	58	X	5520.00			
6	S	6152.29	10	S	8581.62	13	G	6839.14	16	H	7521.83	18	V	6446.26	22	R	5978.74	27	F	7307.79	34	H	9681.64	43	H	8124.17	59	X	5520.00			
6	R	6860.31	10	R	6916.69	13	S	6567.71	16	G	6240.00	19	F	6374.99	22	V	7765.40	27	R	5520.00	34	R	5520.00	43	X	5613.00	60	X	7685.87			
6	U	6240.00	10	U	6240.00	13	R	6520.95	16	S	7196.91	19	H	7678.08	23	H	6375.10	27	X	6241.70	34	X	5615.15	44	H	7788.92	61	X	5568.00			
6	T	5921.26	10	T	7685.34	13	U	6240.00	16	R	7599.11	19	G	6240.00	23	F	5528.84	28	F	5520.00	35	H	12091.98	44	X	5612.76	62	X	5568.00			
7	G	6252.33	10	V	5520.00	13	T	5868.97	16	U	6240.00	19	R	10884.62	23	G	8339.17	28	R	5520.00	35	R	8227.25	45	H	7402.51	63	X	5593.66			

NON-RESIDENTIAL

LOT SUMMARY				LOT SUMMARY				LOT SUMMARY			
LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION	LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION	LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION
1	O	2731.12	LANDSCAPE	21	N	5489.85	OPEN SPACE	66	K	6225.91	OPEN SPACE
1	NN	191939.35	COMMERCIAL LIMITED	21	J	47676.84	ROW RESERVE	67	X	35754.61	LANDSCAPE
1	MM	908494.85	COMMERCIAL LIMITED	23	DD	17723.31	OPEN SPACE	68	X	8020.92	LANDSCAPE
1	N	6015.97	LANDSCAPE	24	DD	15693.91	OPEN SPACE	69	X	267279.70	OPEN SPACE
1	CC	3853.48	OPEN SPACE	25	AA	20021.99	LANDSCAPE	75	CC	5248.29	LANDSCAPE
1	P	6024.13	LANDSCAPE	25	HH	7985.75	ACCESS LOT	76	CC	242587.91	PARKLAND / DRAINAGE
1	HH	12018.26	LANDSCAPE	25	DD	6332.04	OPEN SPACE	77	J	5842.04	OPEN SPACE
1	II	4718.09	LANDSCAPE	26	DD	10454.89	LANDSCAPE	87	J	18885.84	OPEN SPACE
2	II	8242.66	LANDSCAPE	30	F	14511.99	LANDSCAPE	88	J	9227.37	OPEN SPACE
9	CC	13369.45	OPEN SPACE	31	F	4240.25	LANDSCAPE	89	J	25131.49	OPEN SPACE
10	HH	135351.69	FIRE STATION	33	CC	15743.27	OPEN SPACE	96	O	7087.06	LANDSCAPE
11	N	4888.38	OPEN SPACE	35	P	10222.23	LANDSCAPE	106	K	62768.22	OPEN SPACE
11	Q	15910.97	LANDSCAPE	36	R	34563.23	LANDSCAPE	117	K	21704.78	OPEN SPACE
14	P	3018.68	LANDSCAPE	36	P	289489.88	OPEN SPACE	118	O	10398.83	LANDSCAPE
14	BB	19182.85	LANDSCAPE	39	G	3135.35	LANDSCAPE	118	K	8803.54	LANDSCAPE
15	P	8769.76	LANDSCAPE	54	J	5979.06	ACCESS LOT	119	O	3902.99	LANDSCAPE
18	U	15744.81	LANDSCAPE	60	K	377416.45	PARKLAND/DRAINAGE	120	O	183435.74	AMENITY CENTER
18	GG	11426.46	LANDSCAPE	61	K	25036.62	OPEN SPACE	121	O	475412.95	PARKLAND/DRAINAGE
20	Y	14845.66	LANDSCAPE	62	K	123227.93	AMENITY CENTER	122	O	582202.78	PARKLAND/DRAINAGE
20	J	125610.26	LANDSCAPE	65	K	10407.35	OPEN SPACE	123	O	604167.24	PARKLAND/DRAINAGE



REVISIONS:

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER
5/18/16

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

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 13 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 13 OF 14

DATE: May 18, 2016, 10:06AM, USER ID: ACHAVEZ
File: H:\PROJECTS\50803\03\930 PRELIMINARY\CIV\L\2C - REMAINDER\REDO 160420\TB-50803-03_2C.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

FIELD NOTES FOR

A 89.025 acre, or 3,877,948 square feet more or less, tract of land, a portion of a called 144.41 acre tract, conveyed to John S. Avery Sr. Trust, recorded in Document No. 2008112407 of the Official Public Records of Williamson County, Texas, and a portion of that certain called 61.733 acre tract （Tract One） conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115650 of the Official Records of Williamson County, Texas, situate in the Joseph Mott Survey, Abstract No. 427, in the City of Round Rock, Texas, Williamson County, Texas. Said 89.025 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:

COMMENCING: At a found ½" iron rod, the northwest corner of a called 5.468 acre tract, conveyed to Williamson County, recorded in Document No. 2014004559 of the Official Public Records of Williamson County, Texas, a point in the east line of a called 38.069 acre tract recorded in Volume 1970, Page 497 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of County Road 111/Westinghouse Road, a variable width right of way:

THENCE: S 28°07'37" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 20.16 feet to a found nail;

THENCE: S 28°40'07" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 77.01 feet to a calculated point, for the POINT OF BEGINNING of herein described tract;

THENCE: Departing the east line of said called 38.069 acre tract, along and with the south line of said called 5.468 acre tract the following calls and distances:

N 69°06'24" E, a distance of 171.47 feet to a calculated point;

N 72°32'24" E, a distance of 300.54 feet to a calculated point;

N 69°06'24" E, a distance of 500.00 feet to a calculated point;

N 65°40'24" E, a distance of 300.54 feet to a calculated point;

N 69°06'24" E, a distance of 17.90 feet to a calculated point;

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 20°53'27" W, a radius of 4,068.00 feet, a central angle of 10°53'19", a chord bearing and distance of N 63°39'54" E, 771.93 feet, an arc length of 773.09 feet to a calculated point;

N 58°13'09" E, a distance of 215.35 feet to a calculated point;

THENCE: Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 31°46'35" E, a radius of 3,932.00 feet, a central angle of 02°34'46", a chord bearing and distance of N 59°30'48" E, 177.01 feet, an arc length of 177.02 feet to a calculated point, from which a found ½" iron rod bears N 15°22'00" W, 4.89 feet, the northeast corner of said called 5.468 acre tract, the northwest corner of a called 23.65 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of the aforementioned County Road 111;

THENCE: S 15°22'00" E, along and with the east line of said called 144.41 acre tract and the west line of said called 23.65 acre tract, at a distance of 1052.55 feet passing a found ½" iron rod, the southwest corner of said called 23.65 acre tract and the northwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas, continuing along and with the east line of said called 144.41 acre tract and the west line of said called 10.40 acre tract for a total distance of 1556.52 feet to a found ½" iron rod, the southwest corner of said called 10.40 acre tract;

THENCE: S 68°57'13" W, over and across said called 144.41 acre tract, a distance of 1711.38 feet to a calculated point;

THENCE: Southeasterly, along a non-tangent curve to the right, over and across said called 144.41 acre tract, said curve having a radial bearing of S 62°02'55" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of S 24°16'08" E, 1,528.72 feet, at an arc length of 1,088.77 passing the south line of said called 144.41 acre tract and the north line of the aforementioned called 61.753 acre tract, continuing over and across said called 61.733 acre tract for a total arc length of 1,529.78 feet to a calculated point;

THENCE: Over and across said called 61.733 acre tract the following calls and distances:

S 70°27'39" W, a distance of 114.57 feet to a 24" Hackberry tree;

S 75°17'13" W, a distance of 7.68 feet to a 20" Hackberry tree;

THENCE: S 71°54'42" W, a distance of 281.91 feet to a found ½" iron rod with cap marked "Baker-Aicklen", a point in a west line of said called 61.733 acre tract and a point in the east line of the aforementioned 38.069 acre tract, from which a found Mag nail with Washer stamped "Baker-Aicklen" bears S 26°24'48" E, 18.23 feet;

THENCE: N 23°36'09" W, along and with a west line of said called 61.733 acre tract and the east line of said called 38.069 acre tract, a distance of 425.51 feet to a found ⅝" iron rod, the southwest corner of said called 144.41 acre tract;

THENCE: Along and with the west line of said called 144.41 acre tract and the east line of said called 38.069 acre tract the following calls and distances:

N 24°14'56" W, at a distance of 796.82 feet passing a found iron rod with brass cap marked SDHPT-8436, continuing for a total distance of 860.91 feet to a found ½" iron rod;

N 26°01'59" W, a distance of 224.16 feet to a found bed post;

THENCE: N 28°05'24" W, at a distance of 115.95 feet passing a found iron rod with cap marked 8281, continuing for a total distance of 1,422.70 feet to the POINT OF BEGINNING and containing 89.025 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 8, 2014
REVISED: April 10, 2014, July 1, 2014
JOB No.: 50803-00
DOC.ID.: H:\survey\CIVIL\50803-00\WORD\50803-00_RevPUD.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

FIELD NOTES FOR

A 412.024 acre, or 17,947,781 square feet, more or less, tract of land, a portion of a called 300.48 acre tract recorded in Volume 305, Pages 228-236 of the Deed Records of Williamson County, Texas, a portion of the remaining portion of a called 28.76 acre tract recorded in Volume 2711, Page 151 of the Official Public Records of Williamson County, Texas, all of a called 53.02 acre tract recorded in Document No. 2004074664 of the Official Public Records of Williamson County, Texas, a portion of a called 118.53 acre tract recorded in Volume 2711, Pages 151-162 of the Deed Records of Williamson County, Texas, all of a called 3.79 acre tract recorded in Document No. 2004054116 of the Official Public Records of Williamson County, Texas, all of a called 26.98 acre tract recorded in 2004054116 in the Official Public Records of Williamson County, Texas, a portion of a called 4.8926 acre tract recorded in Document No. 9610694 of the Official Records of Williamson County, Texas and a portion of a called 144.41 acre tract recorded in Document No. 2006112407 of the Official Public Records of Williamson County, Texas, situate in the Joseph Mott, Survey No. 427, in the City of Round Rock, Texas, Williamson County, Texas. Said 412.024 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 set ½" iron rod with cap marked "Pape-Dawson", the northwest corner of said called 300.48 acre tract, the northeast corner of a called 111.30 acre tract recorded in Document No. 9824078 of the Official Records of Williamson County, Texas and a point in the south right of way line of County Road 186, a variable width right of way;

THENCE: N 68°30'04" E, along and with the north line of said called 300.48 acre tract and the south line of said County Road 186, at a distance of 123.89 feet passing a found "7" iron rod, continuing along and with the north line of said called 300.48 acre tract and the south right of way line of said County Road 186, a total distance of 1536.25 feet to a found ½" iron rod, the northeast corner of said called 300.48 acre tract, a point in the south right of way line of said County Road 186 and a point in the west line of the remaining portion of said called 28.76 acre tract;

THENCE: N 22°04'59" W, departing the south right of way line of said County Road 186, along and with the west line of the remaining portion of said called 28.76 acre tract, a distance of 30.92 feet to a found ½" iron rod, the northwest corner of said remaining portion of a called 28.76 acre tract;

THENCE: N 68°31'13" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 334.41 feet to a found ½" iron rod with cap marked "Baker-Aicklen";

THENCE: N 68°42'49" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 913.75 feet to a set ½" iron rod with cap marked "Pape-Dawson", the northeast corner of said remaining portion of a called 28.76 acre tract and a point in the west line of a called 38.069 acre tract recorded in Volume 1790, Page 497 of the Official Public Records of Williamson County, Texas;

THENCE: S 24°01'16" E, along and with the east line of said remaining portion of a called 28.76 acre tract and the west line of said called 38.069 acre tract, at a distance of 59.87 feet passing the southeast corner of said remaining portion of a called 28.76 acre tract and the northeast corner of said called 26.98 acre tract, a distance of 897.42 feet to a set ½" iron rod with cap marked "Pape-Dawson", the southeast corner of said called 26.98 acre tract, a point in the west line of said called 38.069 acre tract and the northwest corner of a called 1.16 acre tract recorded in Document No. 9827796 of the Official Records of Williamson County, Texas;

THENCE: S 51°10'51" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.16 acre tract, a distance of 218.90 feet to a found ½" iron rod, a southerly corner of said called 26.98 acre tract, the northwest corner of said called 1.16 acre tract and the northeast corner of a called 1.16 acre tract recorded in Volume 935, Page 443 of the Deed Records of Williamson County, Texas;

THENCE: S 62°05'45" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.16 acre tract, a distance of 271.50 feet to a found ½" iron rod, a southerly corner of said called 26.98 acre tract, the northwest corner of said called 1.16 acre tract and the northeast corner of said called 1.001 acre tract recorded in Document No. 2010057895 of the Official Public Records of Williamson County, Texas;

THENCE: S 67°32'56" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.001 acre tract, at a distance of 260.34 feet passing a found ½" iron rod, the northwest corner of said called 1.001 acre tract and a northeast corner of a called 1.00 acre tract recorded in Document No. 2005021145 of the Official Public Records of Williamson County, Texas, continuing along and with a south line of said called 26.98 acre tract and the north line of said called 1.00 acre tract, at a distance of 530.20 feet passing the northwest corner of said called 1.00 acre tract and the northeast corner of a called 1.00 acre tract recorded in Document No. 2008016323 of the Official Public Records of Williamson County, Texas, for a total distance of 808.75 feet to a set ½" iron rod with cap marked "Pape-Dawson", the southwest corner of said called 26.98 acre tract, the northwest corner of said called 1.00 acre tract and a point in an east line of the said called 300.48 acre tract;

THENCE: S 21°29'25" E, along and with an east line of said called 300.48 acre tract and the west line of said called 1.00 acre tract, a distance of 150.40 feet to a found ½" iron rod with cap marked "Baker-Aicklen", a northeast corner of said called 300.48 acre tract and the southwest corner of said called 1.00 acre tract;

THENCE: N 68°57'15" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 284.97 feet to a found ¾" iron rod, the southeast corner of said called 1.00 acre tract and the southwest corner of said called 1.00 acre tract recorded in Document No. 2005021145, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 554.69 feet to a found ½" iron rod, the southwest corner of said called 1.00 acre tract and the southwest corner of said called 1.001 acre tract recorded in Document No. 2010057895, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.001 acre tract, at a distance of 814.85 feet to a found ½" iron rod, the southeast corner of said called 1.001 acre tract and the southwest corner of said called 1.16 acre tract recorded in Volume 935, Page 443, from which a found "7 iron rod bears S 15°07'26"E, 0.38 feet, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, a total distance of 1085.90 feet to a found ½" iron rod, the southeast corner of said called 1.16 acre tract and the southwest corner of said called 1.16 acre tract recorded in Document No. 9827796;

THENCE: N 69°06'36" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, at a distance of 213.74 feet passing the southeast corner of said called 1.16 acre tract and the southwest corner of said called 38.069 acre tract, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract for a total distance of 264.61 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°50'45" E, along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract, a distance of 52.40 feet to a found ½" iron rod, the southeast corner of said called 38.069 acre tract and a southwest corner of the aforementioned called 53.02 acre tract,

THENCE: N 24°18'59" W, departing the north line of said called 300.48 acre tract, along and with an east line of said called 38.069 acre tract and the west line of said called 53.02 acre tract, a distance of 316.83 feet to a set ½" iron rod with cap marked "Pape-Dawson", a northwest corner of said called 53.02 acre tract, a point in the east line of said called 38.069 acre tract and the southwest corner of the aforementioned called 3.79 acre tract;

THENCE: N 24°18'09" W, along and with an east line of said called 38.069 acre tract and the west line of said called 3.79 acre tract, at a distance of 790.43 feet passing a found ½" iron rod with cap marked "RPLS-2281", a point in the east line of said called 38.069 acre tract, the northwest corner of said called 3.79 acre tract and a west corner of the aforementioned said called 118.53 acre tract, continuing along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a total distance of 837.28 feet to a found MAG nail with Washer stamped "Baker-Aicklen", a point in an east line of said called 38.069 acre tract and a point in the west line of said called 118.53 acre tract;

THENCE: N 26°24'48" W, along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a distance of 18.23 feet to a found ½" iron rod with cap marked "Baker-Aicklen", a point in the east line of said called 38.069 acre tract, a northwest corner of said called 118.53 acre tract and the southwest corner of the aforementioned called 4.8926 acre tract;

THENCE: N 71°54'42" E, departing an east line of said called 38.069 acre tract, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 281.91 feet to a found 20" Hackberry tree, a point in a northerly line of said called 118.53 acre tract and a southerly corner of said called 4.8926 acre tract;

THENCE: N 75°17'13" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 7.68 feet to a found 24" Hackberry tree, a point in a north line of said called 118.53 acre tract and a south corner of said called 4.8926 acre tract;

THENCE: N 70°27'39" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 114.57 feet to a set ½" iron rod with cap marked "Pape-Dawson", a point in a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a point of non-tangent curvature;

THENCE: Northwesterly, over and across said called 4.8926 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 69°24'49" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of N 24°16'08" W, 1528.72 feet, at an arc length of 440.28 feet passing the north line of said called 4.8926 acre tract and the south line of the aforementioned called 144.42 acre tract, continuing over and across said called 114.42 acre tract, for a total arc length of 1529.78 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°57'13" E, over and across said called 114.41 acre tract, a distance of 1711.38 feet to a found ½" iron rod, a northeast corner of said called 144.41 acre tract and the southwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas;

THENCE: N 68°53'20" E, along and with a north line of said called 144.41 acre tract and the south line of said called 10.40 acre tract, a distance of 493.17 feet to a found ½" iron rod, a northeast corner of said called 144.41 acre tract, a point in the south line of said called 10.40 acre tract and a northwest corner of a called 1162.08 acre tract recorded in Document No. 9824078 of the Official Public Records of Williamson County, Texas;

THENCE: S 21°22'53" E, along and with the east line of said called 144.41 acre tract and a west line of said called 1162.08 acre tract, a distance of 1094.47 feet to a found ½" iron rod, the southeast corner of said called 144.41 acre tract, the northeast corner of said called 118.53 acre tract and a point in the west line of said called 1162.08 acre tract;

THENCE: Along and with an easterly line of said called 118.53 acre tract and a westerly line of said called 1162.08 acre tract the following calls and distances:

S 21°20'21" E, a distance of 426.45 feet to a found ½" iron rod;

S 08°20'01" W, a distance of 302.65 feet to a found nail in a fence post;

S 08°54'18" W, a distance of 581.93 feet to a fence post;

THENCE: S 29°07'19" E, a distance of 27.53 feet to a fence post;

THENCE: S 22°26'11" E, a distance of 151.45 feet to a found ½" iron rod with cap marked "RPLS-2218", a point in the west line of said called 1162.08 acre tract, the southeast corner of said called 118.53 acre tract and the northeast corner of said called 53.02 acre tract;

THENCE: Along and with the east line of said called 118.53 acre tract and a west line of said called 1162.08 acre tract the following calls and distances:

S 22°41'55" E, a distance of 509.69 feet to a found nail in a fence post;

S 19°44'22" E, a distance of 368.56 feet to a found nail in a fence post;

THENCE: S 20°51'22" E, at a distance of 339.86 feet passing a found ½" iron rod, continuing for a total distance of 340.17 feet to a calculated point, a point in the north line of said called 300.48 acre tract, the southeast corner of said called 53.02 acre tract and a southwest corner of said called 1162.08 acre tract;

THENCE: N 68°46'13" E, along and with a north line of said called 300.48 acre tract and a south line of said called 1162.08 acre tract a distance of 29.96 feet to a found ½" iron rod with cap marked "Baker-Aicklen", a northeast corner of said called 300.48 acre tract and a southwesterly corner of said called 1162.08 acre tract;

THENCE: S 20°54'09" E, along and with the east line of said called 300.48 acre tract and the west line of said called 1162.08 acre tract, a distance of 955.26 feet to a found ½" iron rod with cap marked "Capital", a point in the east line of said called 300.48 acre tract, a point in the west line of said called 1162.08 acre tract and a point in the north right of way line of University Boulevard, a 200 foot right of way;

THENCE: Along and with the north right of way line of said University Boulevard the following calls and distances:

S 70°17'47" W, a distance of 607.19 feet to a found ½" iron rod with cap marked "Capital";

S 70°31'32" W, at a distance of 99.99 feet passing a found ½" iron rod with cap marked "JCEVANS-CONST", continuing for a total distance of 400.11 feet to a found ½" iron rod with cap marked "Capital";

S 78°20'16" W, a distance of 101.05 feet to a found ½" iron rod with cap marked "Capital";

N 88°25'32" W, a distance of 26.96 feet to a found ½" iron rod with cap marked "Capital";

S 20°11'45" E, a distance of 49.95 feet to a found ½" iron rod with cap marked "Capital";

THENCE: S 69°46'09" W, a distance of 3043.89 feet to a set ½" iron rod with cap marked "Pape-Dawson", a point in the north right of way line of said University Boulevard, a southwest corner of said called 300.48 acre tract and a southeast corner of the aforementioned 111.30 acre tract;

THENCE: Departing the north right of way line of said University Boulevard, along and with a west line of said called 300.48 acre tract and an east line of said called 111.30 acre tract the following calls and distances:

N 45°24'57" W, a distance of 120.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 30°43'57" W, a distance of 298.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 08°50'57" W, a distance of 118.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 40°06'57" W, a distance of 93.79 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 80°36'17" W, a distance of 334.80 feet to a found ½" iron rod with cap marked "Baker-Aicklen";

THENCE: N 67°00'15" W, a distance of 654.43 feet to a found ½" iron rod with cap marked "Baker-Aicklen";

THENCE: N 21°01'46" W a distance of 1816.42 feet to the POINT OF BEGINNING and containing 412.024 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc. and that the property boundary closes as per minimum standards set forth by the Texas Board of Professional Land Surveying Code, as amended, specifically, Sections 663.13-663.19 which include provisions requiring 1:10,000 + 0.10 feet precision for monuments found or set within the corporate limits of any city in Texas.

PREPARED BY: Pape-Dawson Engineers, Inc.
REVISED: October 4, 2013
JOB No.: 50803-00
DOC.ID.: H:\survey\CIVIL\50803-00\WORD\Field Notes 412.024 Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

REVISIONS:

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER
5/2/16

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

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 14 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 14 OF 14

DATE: May 02, 2016, 12:51PM, USER ID: ACHAVEZ
File: H:\PROJECTS\50803\03\50 PRELIMINARY\CIVIL\2C - REMAINDER\REDO 160420\TB-50803-03_2C.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

Item No. D3

Memorandum

TO:	Planning and Zoning Commission
FROM:	Bradley Dushkin
	Senior Planner
RE:	Proposed text amendments to the Code of Ordinances regarding fence maintenance and dumpster screening requirements
DATE:	June 1, 2016

The Code Enforcement division within Planning and Development Services has received many complaints from homeowners concerning residential fences that have fallen into disrepair. Currently the Code of Ordinances is silent on the matter of residential fence maintenance, which leaves no recourse for the city to take on the subject. In response, staff reviewed the fence maintenance ordinances from many peer cities and has proposed the attached ordinance for Round Rock. It addresses which fences are subject to the regulations, what constitutes a violation, and enforcement.

In summary, the ordinance will only apply to fences which are visible from the street and/or certain public facilities like schools and parks. The ordinance will not apply to those fences that are in a shared side or rear yard and only back up to another residential lot. It addresses leaning fences, painted fences, rotted fences, and fences with missing parts. Finally, it establishes a 30 day timeframe for a homeowner to fix a fence in violation.

This ordinance will give Code Enforcement officers the legal footing they need to require a homeowner to repair a dilapidated fence that is negatively affecting neighborhood quality.

Staff has been in touch with residents regarding the proposed amendment. Joe Brehm, the city's Community Engagement Administrator, sent a notice to neighborhood leaders informing them of the ordinance and public hearing. Comments staff has received from the public in response are included in the packet. Some comments also discuss a proposed amendment regarding trash containers, but that ordinance is not subject to P&Z review; it will be heard by City Council on June 23.

Additionally, staff is proposing an amendment to clarify the requirements for dumpster screening. Currently the Code gives the developer a choice between a masonry wall around three sides with an opaque gate, or the planting of shrubs. This was not the intent of the ordinance when it was written in 2012; the intent is to provide both of those features around each dumpster pad. This amendment will bring the Code in line with the original intent of the regulation.

ORDINANCE NO. O-2016-____

AN ORDINANCE AMENDING CHAPTER 46, SECTIONS 46-134, 46-135, SECTION 46-136, SECTION 46-137 AND SECTION 46-138, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING FENCE REQUIREMENTS AND MAINTENANCE; 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 46-134(c), 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.

(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.

(7) *Fence Requirements and Maintenance.*

a. These regulations shall apply only to fences that:

1) face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

2) are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the SF-R district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

1) A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

2) A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more.

3) A fence shall not have any missing posts, panels, or pickets.

4) Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.

5) If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 30 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

II.

That Chapter 46, Section 46-135(c), 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.

(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.

(7) *Fence Requirements and Maintenance.*

a. These regulations shall apply only to fences that:

1) face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

2) are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the SF-1 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

1) A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

2) A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more.

3) A fence shall not have any missing posts, panels, or pickets.

4) Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.

5) If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within fifteen (15) days of notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

III.

That Chapter 46, Section 46-136(c), 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.

(c) *Density and development standards.* All development within the SF-2 (Single-family-standard lot) district shall conform to the density, development, and special standards described below.

(14) *Fence Requirements and Maintenance.*

a. These regulations shall apply only to fences that:

1) face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

2) are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the SF-2 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

1) A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

2) A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more.

3) A fence shall not have any missing posts, panels, or pickets.

4) Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.

5) If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within fifteen (15) days of notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

IV.

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

Sec. 46-137. – MH (Manufactured Housing) district.

(d) *Density and development standards.* All development within the MH (Manufactured Housing) district shall conform to the density, development and special standards described in this subsection.

(9) *Fence Requirements and Maintenance.*

a. These regulations shall apply only to fences that:

1) face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

2) are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the MH district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

1) A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

2) A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more.

3) A fence shall not have any missing posts, panels, or pickets.

4) Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.

5) If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within fifteen (15) days of notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

V.

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

Sec. 46-138. – TF (Two-family) district.

(c) *Density and development standards.* All development within the TF district shall conform to the density, development and special standards described in this subsection.

(7) *Fence Requirements and Maintenance.*

a. These regulations shall apply only to fences that:

1) face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

2) are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the TF district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

1) A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

2) A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more.

3) A fence shall not have any missing posts, panels, or pickets.

4) Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.

VII.

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

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

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

READ and **APPROVED** on first reading this the _____ day of _____, 2016.

READ, **APPROVED** and **ADOPTED** on second reading this the _____ day of _____, 2016.

_____
ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

_____
SARA L. WHITE, City Clerk

ORDINANCE NO. O-2016-___

AN ORDINANCE AMENDING CHAPTER 46, SECTION 46-195, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING LANDSCAPING; 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 46-195(i)(3), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-195. - Landscaping.

(i) *Screening.*

(3) *Dumpster and trash receptacles.* All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by means of ~~one or~~ both the following landscape elements.

a. A decorative masonry wall (minimum six feet in height) on three sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.

b. Small shrubs shall be arranged as foundation planting around the perimeter of the pad area except the side where the gate is located. One small shrub shall be planted at each end of and every three linear feet in a three-foot wide landscape area. The landscape requirements of this subsection do not apply when the enclosure is an architectural extension of a principal building.

II.

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

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

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

READ and **APPROVED** on first reading this the _____ day of _____, 2016.

READ, **APPROVED** and **ADOPTED** on second reading this the _____ day of _____, 2016.

_____
ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

_____
SARA L. WHITE, City Clerk

Bradley Dushkin

From:	James Buchanan
Sent:	Monday, May 16, 2016 11:09 AM
To:	Bradley Dushkin
Subject:	Re: Round Rock Fence Maintenance Ordinance

Thank You Bradley! James Buchanan here. In our minds, only two thing needs to be added-changed in wording on fence ordinance revisions. First, please add "CHURCHES OR PLACES OF WORHIP" to Sec. 46-134. -SF-R ... (7), a.,1) and generalize (7),a.,2) to read " OR are visible from a public street".
There is a Church just around the corner from my home that has its attendants looking at totally dilapidated fences, on two private properties that border the Church parking lot, every time they come there! Just an example. The other item, about visibility, gives the Code more strength. In other words it would basically allow Code Enforcement to request repair, removal, if ANY part of a fence visible from any public roadway. Not just those parts of fencing that face the road. Make sense? I hope so! Please let me know your thoughts, and do you know anything about revised Trash and Recycle Can Policy? Joe Brehm, Rick, and Rex are aware of our concerns about those as well. Let me hear from you again, please Sir, and Thank You,
You are welcome to email, or call me at
James C. Buchanan

On Monday, May 16, 2016 10:28 AM, Bradley Dushkin wrote:

Mr. Buchanan:
I would like to inform you that the city's proposed fence maintenance ordinance will be heard by the Planning and Zoning Commission on Wednesday, June 1, 7pm, at City Hall Council Chambers. The ordinance will apply primarily to fences facing the public right-of-way, but also to those facing schools, libraries, parks, and government offices, as well as those that face drainage ways and which are visible from the street.
I have attached a draft copy of the ordinance for your reference. If you think changes should be made, please attend the P&Z meeting and suggest them to the Commissioners.
I've been in touch with Rick and Rex in Code Enforcement and Joe Brehm to keep them in the loop, but I can be your primary point of contact as the ordinance goes through the adoption process.
Please let me know if you have any questions.
Regards,
Bradley Dushkin
Senior Planner
City of Round Rock
301 W Bagdad, Suite 210
Round Rock, Texas 78664
512-671-2728
E-TrakIt – check the status of your application or permit
CityView – online GIS portal where you can view zoning, utility, tax info, and more for every property in the City
What's going on downtown? – Keep up with the latest
Please let us know how we're doing – Take our development survey to provide feedback

Bradley Dushkin

From:	James Buchanan
Sent:	Thursday, May 19, 2016 2:53 PM
To:	Joe Brehm
Cc:	Bradley Dushkin
Subject:	Re: Ordinances
Attachments:	Ord Amend Sec 32-22 and 32-23- Residential and Commerical Refuse (00355099xA08F8).doc; Ord. Amending Chapter 46-134, 135, 136, 137 and 138 re. Fence Requirements and Maintenance (00355142xA08F8).docx

Hello Gentlemen. Jim Buchanan here, attempting to summarize the "changes and additions" that I and my Neighbors would like to see put forth in the upcoming City Council meetings regarding "Residential Fencing" and "Refuse Container" Ordinances and or Codes. Feel free to forward this note wherever you believe that it may have impact, and please print it so that, in the event that my business prevents me from attending Council meetings, our words can be heard through You.

Under Fencing, Sec 46-135 SF 1 and other categories, lines 7,a,1 and 2... regarding dilapidated fencing being "visible from schools", etc. please consider adding "CHURCHES OR PLACES OF WORSHIP" to 7,a,1 and changing the word "AND" to "OR" in line 7,a,2 regarding visibility points for non conforming fences. That way, if a damaged-dilapidated fence is visible FROM THE STREET at all, that issue can be addressed by Code Enforcement, using their best judgement as to what is an actual "problem". Our current Codes are hobbled, as you know, in regard to "jurisdiction". Please broaden the scope of that language a bit if possible.

Under Refuse Containers 32-22 "storage of containers" being kept "withing six feet of the residence" is an improvement, but does not encourage storing cans completely "out of sight from the street" which is of course our goal. Realizing that compromise and practicality are key here, we believe that the City should make every effort to encourage citizens to store their cans PREFERABLY behind their gates or fences or in garages, and where that is not possible, at least off to either side of the residence. So, changing "within six feet of the Residence, and NOT ON DRIVEWAYS OR IN FRONT OF GARAGES" might have a positive Property Value and Aesthetic effect.

If the Refuse Container Ordinance changes that are proposed currently, and which are appreciated, are all that we can hope for, then is it not possible to encourage citizens to VOLUNTARILY store their containers not only six feet from their dwelling but as close to "out of sight from the street" as possible? It seems to us the FLYERS in regular mail, and PROMINENT, REPETITIVE mention of this idea in the NEWSFLASH letter that accompanies our Water Bills may have a very positive effect, especially when the positive aspects of compliance are stressed; those being, in a nutshell, increased Property Values, Improved Aesthetics, increased Personal and Civic Pride, and a Safer, Cleaner Community.
IMPROVING OUR CITY IMAGE ENCOURAGES GROWTH!*
INCREASED PROPERTY VALUES EQUALS INCREASED TAX INCOME FOR THE CITY!
All too often, across the Nation, cities seem to follow a pattern of Growth, successive Suburban Expansions, followed by Urban Decay. Why should a fine town like Roundrock, with improvements being made to the Core of the City as we speak, allow any of its Residential or Commercial sectors "fail"? We have a fantastic Opportunity to do the Right Thing and to become a Model of Success for others to follow.

James C. Buchanan & Neighbors, Meadow Lake, Roundrock.

On Wednesday, May 18, 2016 3:18 PM, Joe Brehm wrote:

Hello Mr. Buchanan,
Attached are the proposed ordinances dealing with trash cans and fence maintenance. They have been approved by the City Attorney's Office and will be undergoing the Council approval process. The fence one will be going to Planning & Zoning on June 1, then both will be going to Council on June 23 (the trash one doesn't need to go to P&Z since it isn't part of the zoning ordinance). The trash can ordinance language states:

> (c) *Collection by city.* The city or its contractor will collect refuse from residential customers once weekly and it shall be the duty of any person owning, occupying, managing, operating, leasing or renting any residential premises to place the refuse containers at the curb on the street prior to 7:00 a.m. on the day established for collection, but no earlier than 5:00 p.m. the day prior to the established collection day. Refuse containers shall be removed no later than 7:00 a.m. on the day after the collection day. Ordinary accumulations of rubbish such as tree limbs, paper boxes, and scrap lumber, which cannot conveniently be placed in the refuse containers as described herein, shall be tied or stacked in compact bundles; provided, however, that tree limbs shall be cut into lengths not exceeding three feet and shall not exceed six inches in diameter. Leaves and grass clippings shall be placed in containers or plastic bags.
>
> (c) *Storage of containers.* Refuse containers shall be stored within six (6) feet of the residential structure and entirely out of the public right-of-way when not placed on the curb on the street for collection.
>
> (d) *Recycling containers.* The requirements set forth in Section 32-22 (a), (b), and (c) pertaining to refuse containers shall also apply to recycling containers.

While the language does not state the can has to be kept out of sight it does need to be within six feet of the house and out of the right-of-way. We hope this will create a cleaner look for our neighborhoods. We invite you to attend the City Council meeting on June 23rd to speak to the Council if you like. The meeting takes place here at City Hall (221 E. Main St.) at 7pm.
Please feel free to contact myself or Bradley Dushkin from the Planning Department if you have any questions.
Thank you sir,
Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

Bradley Dushkin

From:	James Buchanar
Sent:	Thursday, May 19, 2016 3:25 PM
To:	Joe Brehm
Cc:	Bradley Dushkin
Subject:	addendum

Hello once again. Just noticed that I overlooked a "loophole" that exists in the proposed Fencing Ordinance changes. Sections 46-136,137,138.
There is already at least one resident taking advantage of the fact that in all the sections of that Ordinance, "demolition" of fences is an option to repair, replace.
"COMPLETE DEMOLITION, INCLUDING POSTS, HARDWARE, GATES, ETC TO GROUND LEVEL" might be how that should read.
One neighbor of mine left six or seven posts sticking up along a Public Waterway, in View from the Street, AND adjacent to a Church, for the past few years and Code Enforcement says that nothing further can be done!
Please attach this addendum to my other notes, if you would be so kind! Thanks Gentlemen!
James C. Buchanan

Bradley Dushkin

From: qyn_gregg
Sent: Sunday, May 22, 2016 2:54 PM
To: Bradley Dushkin
Subject: Proposed Fence Repair Ordinance

I do not have time to attend either meeting concerning the proposed fence repair ordinance, but would like to offer a suggestion. Some people have allowed trees to grow in place of fence pickets. When the tree grows the fence line is broken and fence pickets become lose and break off. Some people would like to remove the trees from their fence line and put in new pickets, but tree removal has become quite expensive. Anyway Round Rock could assist with the tree removal for those property owners who truly cannot afford to remove these trees, who are usually senior citizens, would be helpful.

Thank you for your time.

Sent from my Verizon Wireless 4G LTE Smartphone

From: Joe Brehm <jbrehm@roundrocktexas.gov>
Date: May 25, 2016 at 9:44:32 AM CDT
To: Brad Wiseman <bwiseman@roundrocktexas.gov>
Subject: Proposed Ordinance Comments

Hello Sir,

I've had a few additional comments from neighborhood leaders come in that I wanted to share with you.

Egger Acres: *Joe, just a note to say we are 100% behind the proposed trash can and fence maintenance ordinances. These have been needed in our area for a very long time. No one should have any issues with either ordinance.*

Harlin Magee (Forest Ridge Neighborhood Watch Captain) would like to see the hours for the trash cans loosened up just a little. *"I would prefer that if my neighbors did not get home until late in the evening, that they were allowed to put their refuse containers at the curb much earlier that 5:00 p.m. on the preceding day, even before noon."*

Rolling Ridge Neighborhood Association: *Great info! We are working on getting a group of volunteers together and copying your "clean-up" idea for our neighborhood. However, I did not exactly know how to approach a neighbor that has several sections of fence missing. We've asked them before but got no response. We are willing to do the repairs for free, they just need to purchase a few posts and pickets. Anyway, these proposed changes are great and would tremendously help and encourage neighborhood leaders in trying to keep our neighbors looking decent.*

Thank you sir,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

Bradley Dushkin

From:	GRRWNA
Sent:	Monday, May 23, 2016 12:31 PM
To:	Bradley Dushkin; 'Kerry Fehlis'
Cc:	wpeckham; Craig Morgan; whitfield_gmail; Brad Wiseman
Subject:	RE: City of RR Proposed Ordinance on Trash Can Placement

Bradley,

Thanks for the explanation. This will help us look at the concerns the neighbors have. Most do not have a problem with the ordinances as long as we can clean up some issues.

Will talk to you soon.
Mike

On May 23, 2016 12:27:16 PM Bradley Dushkin wrote:

> Mike,
> The genesis of these ordinances is the numerous complaints received by our Code Enforcement officers from people worried about the state of their neighborhood and the effect it has on their home value, coupled with the fact that most of our peer cities have similar ordinances on the books while we don't. We tried to come up with common-sense regulations that don't go too far but still give our officers the legal clarity they need to do their job. They also represent a middle ground compared with what other cities have enacted.
> Ultimately these are a vehicle for our Code Enforcement officers to go after the habitual offenders, such as someone who leaves their trash cart out an extra 3 or 4 days *every* week, or someone whose front fence has been half-destroyed for months or years on end. Code Enforcement will happily work with homeowners to find a resolution before serious legal recourse is undertaken, as they currently do for issues like debris or cars parked in yards. I want to assure you they won't be out in their trucks waiting on the clock to strike a certain time, and then citing people up and down the block. The ordinances will exist to provide legal backup for our officers for the worst-case situations.
> Regarding the fence maintenance issue, the ordinance only applies to those fences facing the right-of-way and some public facilities. This essentially means that very few, if any, shared fences between yards will be subject to the regulations. We aren't attempting to regulate the backyard fences, only the front ones, so hopefully this will prevent any wrangling between homeowners.
> I'm glad to hear you'll be attending the meetings. We came up with ordinances that could be loosened or tightened by the Planning and Zoning Commission and City Council based on public input. The more input received, the better the ordinances can address the needs and desires of the community.
> Regards,
> **Bradley Dushkin**
> Senior Planner
> City of Round Rock
> 301 W Bagdad, Suite 210
> Round Rock, Texas 78664
> 512-671-2728
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> CityView – online GIS portal where you can view zoning, utility, tax info, and more for every property in the City
> What's going on downtown? – Keep up with the latest
> Please let us know how we're doing – Take our development survey to provide feedback

From: Mike Freeman
Sent: Monday, May 23, 2016 11:28 AM
To: Bradley Dushkin ; 'Kerry Fehlis'
Cc: wpeckham ; Craig Morgan ; whitfield_gmail
Subject: RE: City of RR Proposed Ordinance on Trash Can Placement

Bradley,

First off, I am investigating what is driving these 2 ordinances. Obviously the vocal minority has gained a foothold but the majority is about to step into the game. Many in the Greater Round Rock West area oppose these ordinances entirely and almost everyone opposes them as they are currently written including me.

Both of these ordinance need some serious work. I will be at the P&Z meeting and have already contacted several city council members and the Mayor.

On the garbage can ordinance the window needs to be opened. Need to allow a minimum of 24 hours prior to collection day as 5 pm on the day before is too restrictive. In my neighborhood Monday is the collection day and many people put their cans out on Sunday morning or even Saturday afternoon as they are out of town on Sunday.

The most work needs to be done on the fence ordinance as we are dealing with several issues here. First we have many people here in our neighborhood that are elderly and many of those are on a fixed income and cannot afford to have repairs done all the time. Another example is Bill and Joe live next door to each other. The fence between them is leaning 1 ½ ft off center. Bill claims the fence belongs to Joe and Joe feels the fence belongs to Bill and both refuse to pay for the repairs. Who gets cited? I can get even further into the weeds at this point but I prefer to wait.

I am going to encourage the P&Z committee and city council to table this for a while until many of these issues can be addresses.

Sincerely,
Mike Freeman

Mike Freeman
President / Communications Director
Greater Round Rock West Neighborhood Association

got neighbors?
sure you do! grrwna.org

From: Bradley Dushkin [mailto:bdushkin@roundrocktexas.gov]
Sent: Monday, May 23, 2016 9:51 AM
To: 'Kerry Fehlis'
Subject: RE: City of RR Proposed Ordinance on Trash Can Placement

Hi Kerry and Mike,

It will absolutely be acceptable to keep the carts out of view, such as behind a fence or in the garage. That would actually be preferable, but we felt it was too strict have that in the ordinance. Not everyone has a garage, and many residents don't have the mobility to pull it over grass and behind a side fence, so this will allow them to place the carts up by the side of the house or at the top of the driveway. The key is that the carts are out of the right-of-way; the exact storage location is secondary. They may still be in view of the street, though.

I recommend you attend the Planning and Zoning Commission meeting on June 1 and suggest any changes, if necessary, to the Commissioners.

Regards,

Bradley Dushkin
Senior Planner
City of Round Rock
301 W Bagdad, Suite 210
Round Rock, Texas 78664

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From: Kerry Fehlis
Sent: Sunday, May 22, 2016 4:07 PM
To:
Cc: Bradley Dushkin <bdushkin@roundrocktexas.gov>
Subject: City of RR Proposed Ordinance on Trash Can Placement

Hi Mike,

I think the requirement that cans be placed within 6 feet of the home is too strict. It should also be acceptable to place the cans in the backyard, behind a fence. I think the city should also allow petitions for exemptions when tasteful landscaping (plants, trees) are used to hide the cans from view.

Thanks, Kerry

From: Mike Freeman
Sent: Sunday, May 22, 2016 10:21 AM
To:
Subject: City of Round Rock Proposed Ordinance Changes

View this notice as a web page GRRWNA Notice

CITY of ROUND ROCK
PROPOSED ORDINANCES

Dear Neighbors,

The City of Round Rock has been working on some ordinance changes based on feedback they have received from our neighborhood leaders and residents. Specifically, there were two issues the Code Enforcement Division was asked to investigate but lacked the ability to resolve because the City did not have the appropriate language in their ordinances to do so. Those two items were trash cans being left in the street or sidewalk all week long and fence maintenance/repair (fences leaning severely, missing entire sections, being repaired with chicken wire, etc.).

Below are the summaries of the 2 ordinances. Please review them and email your feedback to me at

Thank You

Mike Freeman
President
Greater Round Rock West
Neighborhood Association

Trash Can Placement
A resident may place refuse containers at the curb on the street prior to 7:00 a.m. on the day established for collection, but no earlier than 5:00 p.m. the day prior to the established collection day. Refuse containers shall be removed no later than 7:00 a.m. on the day after the collection day. Also, refuse containers shall be stored within six (6) feet of the residential structure and entirely out of the public right-of-way when not placed on the curb on the street for collection.

Fence Maintenance
Establishes vertical alignment measures to address leaning fences (cannot measure more than one foot from vertical); cannot have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more; not have any missing posts, panels, or pickets; shall be regularly maintained to prevent rusting, peeling, or blistering surfaces; If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within fifteen (15) days of notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

The fence maintenance ordinance will be heard by the Planning & Zoning Commission on June 1, then both ordinances will be considered by the City Council on June 23rd. Please feel free to attend either of these meetings to relay any feedback for the proposed ordinances. If you have any questions about the ordinances please feel free to contact Mr. Bradley Dushkin, the City's Senior Planner at bdushkin@roundrocktexas.gov or (512) 671-2728.

The text of both ordinances can be read at the links below.

CLICK --> Trash Can Ordinance

CLICK --> Fence Ordinance

Greater Round Rock West Neighborhood Assn., P.O. Box 1928, Round Rock, TX 78680

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Sent by :

Bradley Dushkin

From: Terri Waggoner
Sent: Monday, May 23, 2016 4:22 PM
To: Bradley Dushkin
Subject: Re: YES Fences and Trashcans

When is the P&Z agenda posted? If its the beginning of the meeting, I could chime in. I can't stay past 7:45.
My HOA is ineffective at really enforcing someone to repair fences.

I think the garbage can should be two days later, but I will chime in.

Thank you,

Terri
On Monday, May 23, 2016 3:24 PM, Bradley Dushkin wrote:

Thanks for the input, Terri. We've been receiving a lot of input on these proposed ordinances with people on both sides of it. I recommend you attend the Planning and Zoning Commission (June 1) and City Council (June 23) meetings if you wish to speak on the record to the decision makers. Bring the photo, too, and we can project it onto the TVs while you speak. The fence ordinance will be presented to both bodies, but the trash ordinance will only be presented to Council.
Regards,
Bradley Dushkin
Senior Planner
City of Round Rock
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Round Rock, Texas 78664
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From: Terri Waggoner
Sent: Monday, May 23, 2016 3:14 PM
To: Bradley Dushkin
Subject: YES Fences and Trashcans
I sent this to my HOA on February 28, 2016, again on March 26, 2016 and April 27, 2016.
No response other than them laughing at the picture. I'm even now volunteering on the board but have been unable to get it fixed through Associa.
1709 e Mesa - Their fence repair looks ridiculous and their dog head sticks out still. You should show this at your meeting!!! This is visible from the front of the house.
Thank you for trying to beautify our town. This isn't the city overstepping, it's keeping our neighborhoods from deteriorating.
Thank you.
Full support.
And when my neighbors don't put their trash can away, I drag it in the middle of their driveway so they can't drive in or back out without moving it. That gets it put away 90% of the time.
Terri Waggoner-Toledo