



# 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

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Wednesday, October 5, 2016

7:00 PM

City Council Chambers, 221 East Main St.

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

**B. ROLL CALL**

**C. CONSENT AGENDA:**

- C.1 [2016-3839](#) Consider approval of the minutes for the September 21, 2016, Planning and Zoning Commission meeting.
- C.2 [2016-3841](#) Consider approval of the Final Plat for Randall's Town Centre Sec. 5, Lot 4, Block A. Generally located northeast of the intersection of S. A.W. Grimes Blvd. and Louis Henna Blvd. Case No. FP1609-001

**D. PLATTING AND ZONING:**

- D.1 [2016-3840](#) 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 [2016-3842](#) Consider public testimony and a recommendation to approve the request filed by the proposed developer Whittington Real Estate Group, LLC, on behalf of the property owners, Quick Lake Properties, LLC, for the original zoning of the subject tract to PUD (Planned Unit Development) to be known as Cottages at Meadow Lake. Generally located northeast of the intersection of Old Settlers Blvd. and Settlement Dr. on the east side of Settlement Dr. Case No. ZON1608-001

**E. STAFF REPORT:**

- E.1 [2016-3843](#) Consider an update regarding the Round Rock Development Code.

- E.2     [2016-3844](#)     Consider approval of the 2017 Planning and Zoning Commission Meeting Schedule.
- E.3     [2016-3845](#)     Consider an update regarding Council actions related to Planning and Zoning items.

**F.       ADJOURNMENT**

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

*§551.071 Consultation with Attorney  
§551.072 Deliberations regarding Real Property  
§551.073 Deliberations regarding Gifts and Donations  
§551.074 Personnel Matters  
§551.076 Deliberations regarding Security Devices  
§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Meeting was posted on this 29th day of September 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, SEPTEMBER 21, 2016 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on September 21, 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 were Chairman David Pavliska, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Michael Doss, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Vice Chair J. Hollis Bone was absent.

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

**C. APPROVAL OF MINUTES:**

- C1. Consider approval of the minutes for the September 7, 2016, Planning and Zoning Commission meeting.**

**Motion:** Motion by Commissioner Sanchez, second by Commissioner Baker to approve the September 7, 2016, meeting minutes as presented.

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

**D. PLATTING AND ZONING:**

- D1. Consider approval of the Preliminary Plat for Avery Centre College Park North. Generally located south of University Blvd., between College Park Dr. and Campus Village Dr. Case No. PP1608-001**

Mr. Fowler briefly gave background information about this project explaining that the tract contained two different zoning districts, PUD (Planned Unit Development) 83 and 84. He explained that these two PUDs allowed 24 units per acre and a maximum building height of 4 or 5 stories, depending upon location.

Staff recommended approval as conditioned.

The owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers, was available to answer questions.

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

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

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

- D2. Consider approval of the Final Plat for Avery Centre College Park North. Generally located south of University Blvd., between College Park Dr. and Campus Village Dr. Case No. FP1608-004**

Mr. Fowler continued by reviewing the Final Plat application noting that the Preliminary Plat for this tract had been presented and approved in agenda item D1. Staff recommended approval as conditioned.

The owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers, was available to answer questions.

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

**Motion:** Motion by Commissioner Doss, second by Commissioner Wendt to approve as conditioned.

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

**D3. Consider public testimony and a recommendation to approve the request filed by the proposed developer SEC Planning, LLC, on behalf of the property owners, Travis and Edelgunde Johnson, for the rezoning of the subject tract from the AG (Agricultural) zoning district to PUD (Planned Unit Development) to be known as Arden Park PUD. Generally located on the southeast corner of Red Bud Ln. and CR 123. Case No. ZON1607-003**

Mr. von Rosenberg reviewed the proposed application stating that the Concept Plan for this project was included in the PUD agreement and that the PUD would allow for single family lots. After briefly reviewing the development process, Mr. von Rosenberg stated that on August 29, 2016, Pulte Homes had held an informational meeting with the neighbors; City staff members were also present. City staff and Pulte Homes addressed concerns expressed during the informational meeting regarding flooding, traffic, and road maintenance.

Mr. von Rosenberg explained that the City and Williamson County staff were studying flood problems in the existing neighboring area and explained that the lots on the east side of the proposed project had been reduced in size to accommodate a 40 ft. wide area reserved for public drainage conveyance. He also stated that staff had contacted Williamson County about potential road improvement plans for CR 123 and Evergreen Dr., The County stated that there were no planned improvements for CR 123 and that Evergreen Dr. will be maintained as needed. Also, Pulte homes will post a "No Construction Vehicles" sign on Evergreen Dr. and all construction vehicles will be directed to use CR 123 and Red Bud Lane. Staff recommended approval with the following changes to the PUD: 1) Section 5.3 – add "for dedication to the public" regarding the 40 ft. wide drainage area; 2) Section 6.5 – add "for dedication to the public" regarding the CR 123 widening; 3) Add Section 9 – Traffic Impact Analysis; 4) Add Section 10 – construction traffic mitigation.

Mr. Pohlmeier briefly summarized the TIA (Traffic Impact Analysis) study and the road improvements that the City is planning for the area near the proposed development, including a traffic signal at the intersection of Evergreen Dr. and Forest Ridge Blvd.

Mr. Carr explained the current flooding conditions and stated that the City is currently studying the area and looking for solutions to resolve the flooding issues in the area.

The owner's representative, Mr. Peter Verdicchio, with SEC Planning, LLC, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Speakers included the following property owners, 1) Tom Castro, 7 Wooded Way; 2) Scot Reynolds, 23 Evergreen Dr.; 3) Henry Reichardt, 18 Evergreen Dr.; 4) Kathryn Swift, 13 Meadow Run; 5) Rob Mulkey, 17 Evergreen Dr.; 6) Jack Wallace, 15 Evergreen Dr.; 7) Ramon Medina, 20 Evergreen Dr.; and 8) Mike Carson, 9 Evergreen Dr.



Finally, Mr. Jacob Stevens, 21 Evergreen Dr. was unable to attend the meeting and sent the following e-mail.

**From:** Aj Sol  
**Sent:** Tuesday, September 6, 2016  
**To:** Veronica Chandler  
**Subject:** Zoning Change

Dear Veronica Chandler;

*Unfortunately I will be out of state on Sept. 21 and cannot attend the Zoning and Planning meeting concerning the purposed subdivision connecting to Evergreen Drive by Pulte. Would you please see to it that my following letter of concern is sent all the board members. I am also attaching three photos of the street.*

*Thanks so much*

*Sincerely yours Jacob Stevens*

*21 Evergreen Drive R.R. Tx.*

9/1/16

*To our fellow citizens and officials of Williamson county and city of Round Rock;*

*These are some of the concerns of a large number of the residents living on Evergreen Drive, pertaining to the purposed zoning change for Pulte builders and how it will impact our community.*

#### **TRAFFIC CONGESTION**

*First and fore most if the planned 118 homes are built adjacent to us and their streets connected to Evergreen Drive it will create a disastrous bottle neck. Evergreen Dr. is only 18 feet wide. The newly planned streets appear to be twice that, 36 feet wide. Presently if two cars meet, often one has to pull off the road to accommodate safe passage. If someone has parked on the street, there can be no passing oncoming cars without one stopping and waiting. On trash day this is a bigger issue. See photo. Sooner or later we will have a new problem, SPEEDING on Evergreen. Threatening the residents and peaceful atmosphere that presently exists.*

*Are there any studies as to what will it be like when we have 100 to 200 more drivers than presently using Evergreen drive?*

*What is going to happen when the majority of them will be rushing off to work? The increase of traffic from the development will be disastrous to our existing quiet neighborhood. The new neighborhood and the developer in my opinion, benefits at the expense of our neighborhood. I do not think that is fair.*

*Also it is my perception that scores of cars will be backed up bumper to bumper, all struggling to get through the light at Evergreen and Red Bud. Maybe as many as 25 to 50 cars will possibly be backed up.*

#### **EVERGREEN MAINTENANCE**

*Presently the pavement has long longitude cracks and fissures that have repeatedly been tarred. Some are one hundred and fifty feet long .See photo. Also the shoulders are sluffing off because there is no curb to stop it. Evergreens (current) size and condition cannot facilitate the purposed increase of heavy traffic. And I am informed that the county is already under budgeted to keep up with it's current obligations. Who will be responsible to rebuild our street when it is practically destroyed by city traffic?*

*We will potentially be exposed to an increase of crime.*

*If you can please imagine yourselves in our position. Would you allow this to happen if it was you living on a quiet dead end street?*

*Please do not allow this zoning change, in its current configuration, to ruin our peace*

*and tranquility and safely.*

*Sincerely yours,  
Jacob Stevens  
21 Evergreen Drive*

The Commission agreed to allow Ms. Swift and Mr. Castro additional time to speak during the public hearing. Seeing no additional speakers, Chairman Pavliska closed the public hearing. In summary, concerns conveyed to the Commission included flooding, traffic, safety, and maintenance for the road, easement, and fence.

Following a discussion a motion was offered.

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

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

**E. STAFF REPORT:**

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

Mr. Wiseman stated there were no City Council updates since the last Planning and Zoning meeting.

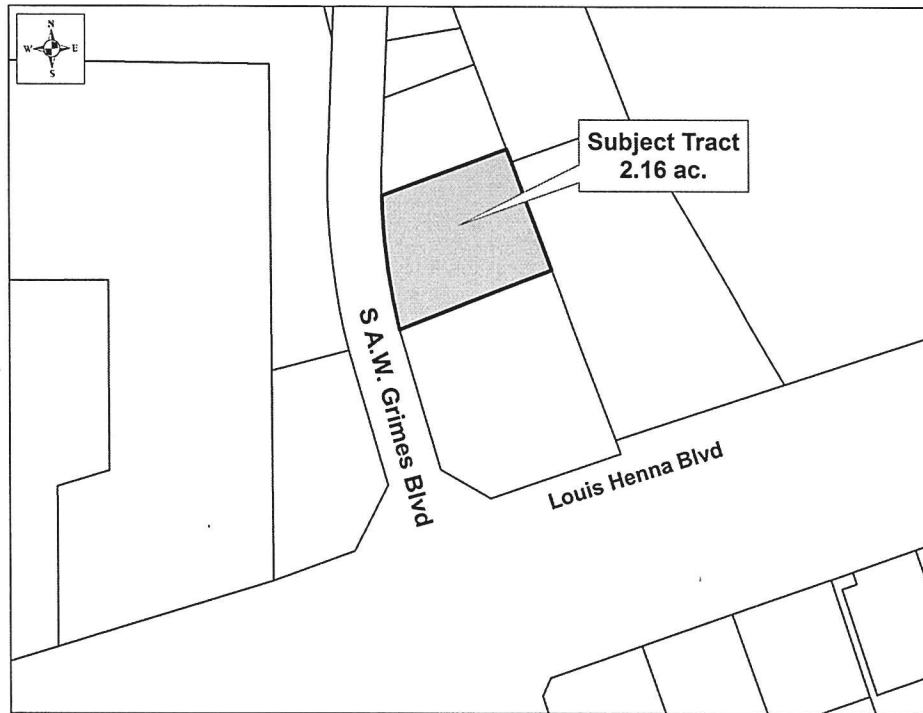
**F. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Randall's Town Centre Sec. 5, Lot 4, Block A**  
**FINAL PLAT FP1609-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Final Plat

**ZONING AT TIME OF APPLICATION:** PUD 56

**DESCRIPTION:** 2.16 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Commercial

South: Commercial

East: Commercial

West: Multifamily

**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	2.16
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>1</b>	<b>2.16</b>

**Owner:**  
MARCO & MARCOS LLC  
14908 SOLERA DR  
AUSTIN, TX 78717-

**Agent**  
SEC Solutions  
Marco Castaneda  
1775 CR 279, Ste. D101  
Liberty Hill, TX 78642

**Randall's Town Centre Sec. 5, lot 1, Block A**  
**FINAL PLAT      FP1609-001**

**HISTORY:** City Council approved Planned Unit Development (PUD) 56, Randall's Town Centre, on January 24, 2002. The PUD has since been amended several times, most recently on August 23, 2013. The Planning and Zoning Commission approved the Randall's Town Centre Preliminary Plat on November 13, 2001, revised most recently in 2011. The Planning and Zoning Commission has approved several final plats within Randall's Town Centre, most recently in 2013.

**DATE OF REVIEW:** October 5, 2016

**LOCATION:** East side of S. A.W. Grimes Boulevard, north of Louis Henna Boulevard

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan Designation for the plat area is Commercial, and the zoning is PUD 56, Randall's Town Centre. The subject plat area is located on Parcel 5 of the PUD. This parcel, along with Parcel 2, are designated as commercial development parcels. All general commercial uses allowed in the C-1 zoning district are allowed in Tract 5, with the exception of several uses outlined in an amendment to the PUD. The PUD Amendment also contains standards for architecture, landscaping, lighting, driveway design and other standards designed to ensure high quality development.

Compliance with the Concept Plan/Preliminary Plat: The proposed plat follows the lot boundaries shown on the preliminary plat.

Traffic, Access and Roads: The plat fronts on the east side of S. A.W. Grimes Boulevard, one lot north of Louis Henna Boulevard/SH 45. A traffic impact analysis has been approved as part of the site development plan review process. The site will not have its own curb cut, instead accessing A.W. Grimes via a curb cut on the lot to the south, using a shared access easement. The plat will also connect to the lot to the north via a shared driveway.

Water and Wastewater Service: There is an existing 12" water main stub at the northwest corner of the plat area. The site plan proposes to connect to this stub, looping an 8-inch line through the site, and connecting to the parcel to the south. An existing manhole and 8-inch wastewater stub is located at the northeast corner of the site. The site plan proposes to connect to this stub with a new manhole.

Drainage: The site plan for commercial development on this plat proposes underground detention. From the underground detention, stormwater will outfall into an existing curb inlet, connecting to the city's trunk line on A.W. Grimes, which ultimately connects to Dry Branch in the Dry Creek Basin.

Additional Considerations: A three-building retail center is currently under review for the plat site.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove Note 3 and renumber remaining notes.
2. Complete the Preliminary Plat conformity statement in Note 7 to reflect conformity with the Preliminary Plat as first approved November 28, 2001 and last revised on June 22, 2011.
3. Depict the 15-foot water easement serving the site from parcel to the north.
4. Remove submittal date under plat title.

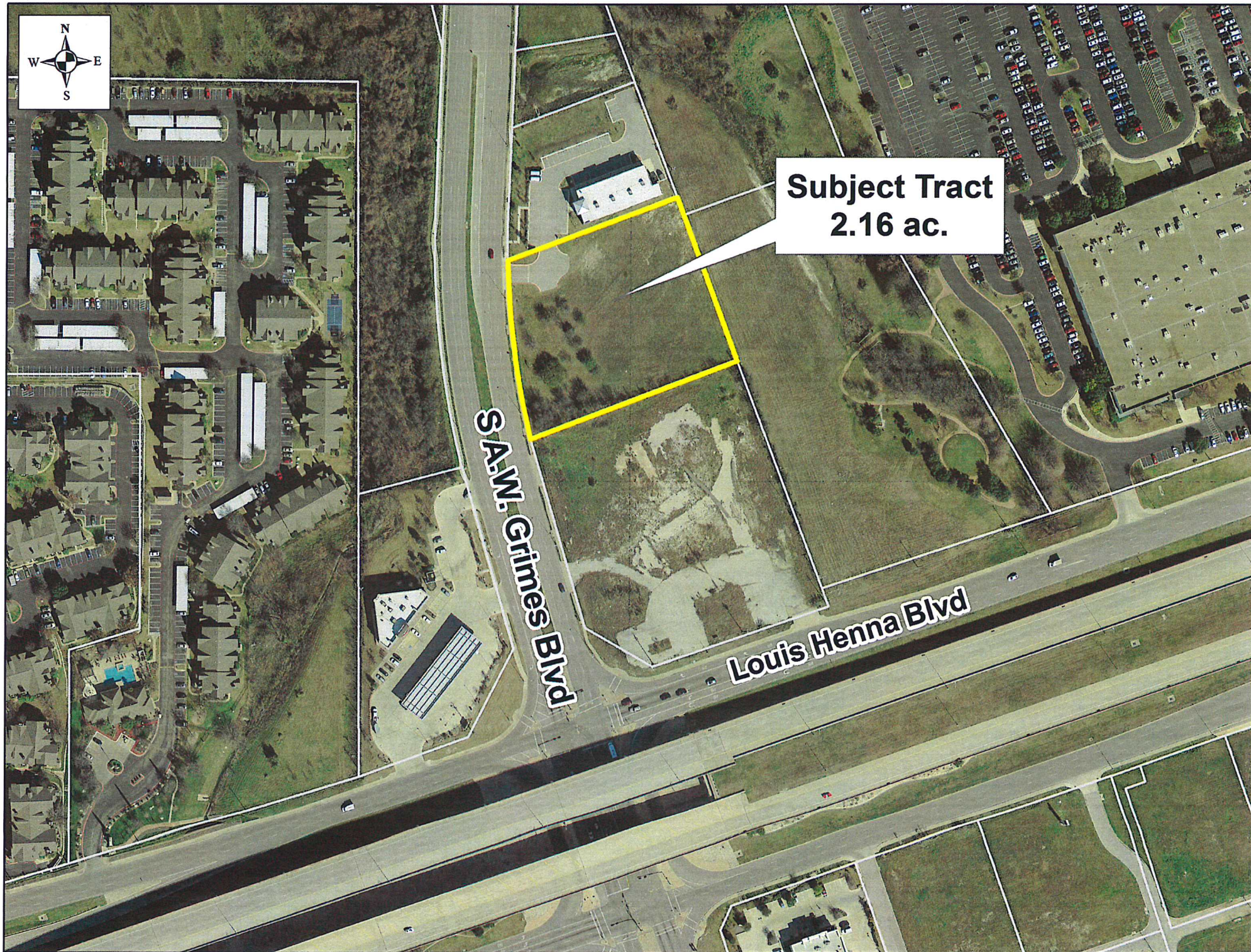




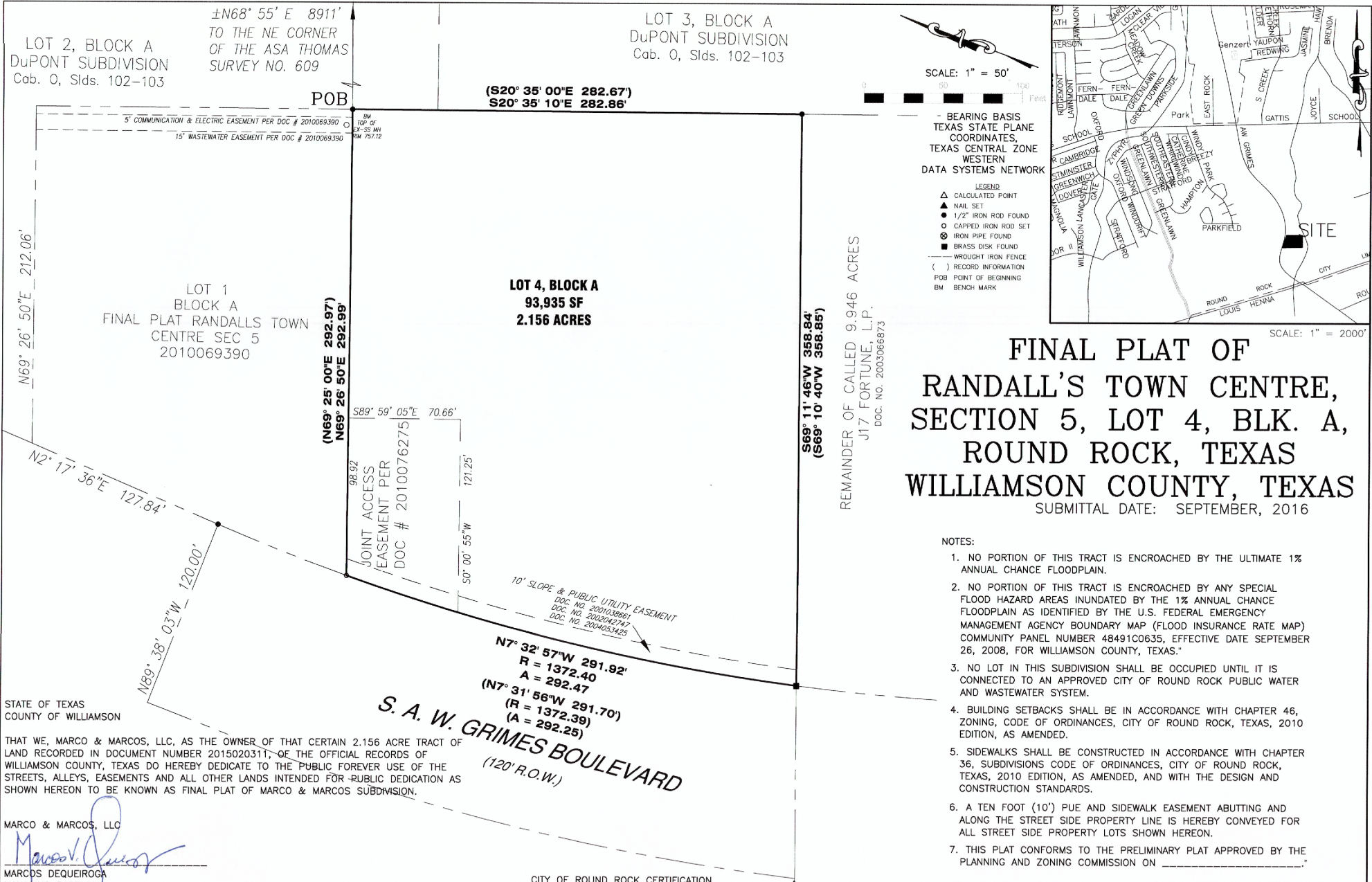
**Subject Tract  
2.16 ac.**

**S.A.W. Grimes Blvd**

**Louis Henna Blvd**







FINAL PLAT OF  
RANDALL'S TOWN CENTRE,  
SECTION 5, LOT 4, BLK. A,  
ROUND ROCK, TEXAS  
WILLIAMSON COUNTY, TEXAS  
SUBMITTAL DATE: SEPTEMBER, 2016

- NOTES:
1. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
  2. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
  3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO AN APPROVED CITY OF ROUND ROCK PUBLIC WATER AND WASTEWATER SYSTEM.
  4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
  5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
  6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
  7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON \_\_\_\_\_.

OWNERS: MARCO & MARCOS, LLC  
ACREAGE: 2.156 ACRES  
SURVEYOR: GRIFFITH CONSULTING, 4000 SENDERO SPRINGS, ROUND ROCK, TEXAS  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: SEPTEMBER 06, 2016  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 05, 2016  
BENCHMARK: TOP OF EXISTING MANHOLE AT THE NORTHEAST CORNER OF LOT  
ELEVATION 757.12, NAVD 88  
ACREAGE BY LOT TYPE: 2.156 ACRE DEVELOPMENT  
PATENT SURVEY: ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS  
ENGINEER: MARCOS DEQUEIROGA PE  
NUMBER OF LOTS BY TYPE: 1 LOT DEVELOPMENT

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21<sup>st</sup> DAY OF September, 2016, BY, MARCOS DEQUEIROGA, AS MANAGING PARTNER OF MARCO & MARCOS LLC, ON BEHALF OF SAID MARCO & MARCOS LLC.

Julia Klotz 9/21/16

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Julia A. Klotz  
MY COMMISSION EXPIRES: Aug 23, 2020

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT ROUND TOP STATE BANK, THE LIEN HOLDER OF THAT CERTAIN 2.156 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015020311, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.156 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

ROUND TOP STATE BANK 9-21-16

By: Johnnie Miheska Regional President

(TYPED NAME)

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21<sup>st</sup> DAY OF Sept., 2016.

By: Julia Klotz

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Julia A. Klotz  
MY COMMISSION EXPIRES: Aug 23, 2020

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT I, JAMES W. GRIFFITH, 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.

James W. Griffith 9/21/16

JAMES W. GRIFFITH, RPLS 1885 DATE

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

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

Marcos V. Dequeiroga 9/21/16

MARCOS DEQUEIROGA, PE, DATE

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

DAVID PAVLISKA, CHAIRMAN DATE

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201 \_\_\_\_

AT \_\_\_\_ O'CLOCK \_\_\_\_ M, AND

DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201 \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

METES & BOUNDS

BEING A 2.156 ACRE TRACT OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED BY SPECIAL WARRANTY DEED FROM HICKERSON ROUND ROCK LAND LP, TO MARCO & MARCOS LLC, DATED MARCH 09, 2015, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.156 ACRE TRACT BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD FOUND, THE NORTHEAST CORNER OF LOT 1, BLOCK A, FINAL PLAT OF RANDALLS TOWN CENTRE SECTION 5, RECORDED IN DOCUMENT NO. 2010069390, WILLIAMSON COUNTY PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING A POINT ON THE WEST LINE OF LOT 2, BLOCK A, DUPONT SUBDIVISION, RECORDED IN CABINET 0, SLIDE 102, WILLIAMSON COUNTY PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT AND PLACE OF BEGINNING;

THENCE S 20°35'10"E ALONG THE WEST LINE OF THE SAID DUPONT SUBDIVISION, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 282.86 FEET TO AN IRON ROD FOUND THE NORTHWEST CORNER OF REMAINDER OF A CALLED 9.946 ACRE TRACT CONVEYED TO J17 FORTUNE, RECORDED IN DOCUMENT NO. 2003066873, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A POINT ON THE WEST LINE OF THE SAID DUPONT SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 69°11'46"W ALONG THE WEST LINE OF THE SAID J17 FORTUNE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 358.84 FEET TO BRASS DISK CONCRETE MONUMENT FOUND A POINT ON THE EAST RIGHT-OF-WAY OF AW GRIMES BOULEVARD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

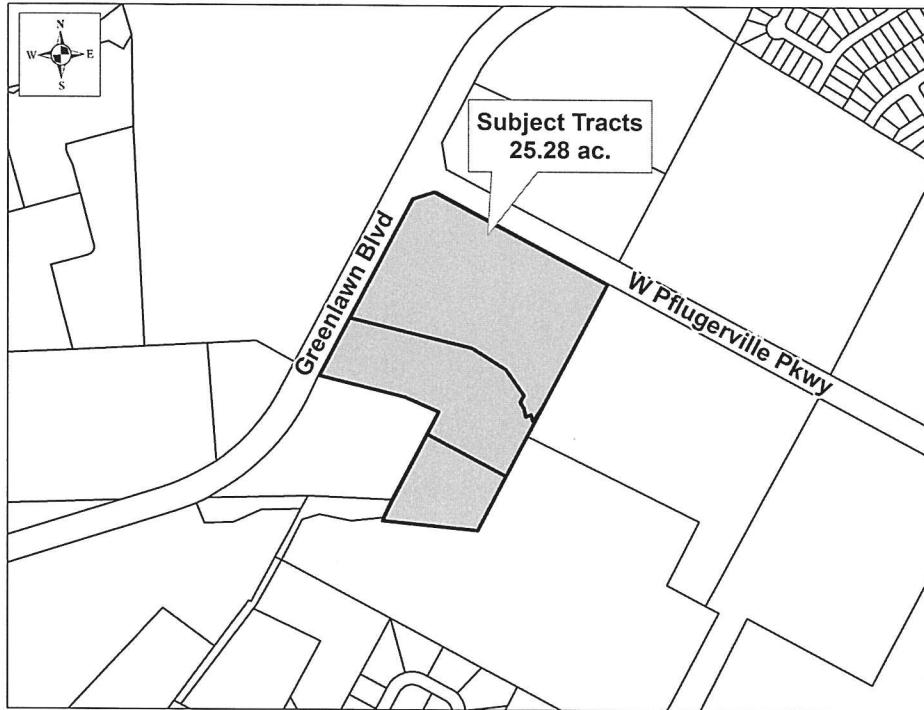
THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 292.47 FEET, A RADIUS OF 1372.40 FEET AND A CHORD BEARING OF N 07°32'57"W 291.92 FEET TO A CAPPED IRON ROD SET THE SOUTHEAST CORNER OF THE SAID LOT 1, BLOCK A, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 69°26'50"E ALONG THE EAST LINE OF THE SAID LOT 1, BLOCK A, A DISTANCE OF 292.99 FEET THE POINT AND PLACE OF BEGINNING, AND CONTAINING 2.156 ACRES OF LAND MORE OR LESS;

FINAL PLAT OF  
RANDALL'S TOWN CENTRE,  
SECTION 5, LOT 4, BLK. A,  
ROUND ROCK, TEXAS  
WILLIAMSON COUNTY, TEXAS



**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 Survey, 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

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
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
<b>TOTALS:</b>	<b>3</b>	<b>25.28</b>

**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

**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:** October 5, 2016. This item is a continuation from June 1, 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 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. While the plat site is in the Manville CCN area, the applicant has produced a letter releasing the plat area from the Manville CCN, allowing the city to provide water service. For wastewater service, the plat is in the CCN for Windermere. The applicant will remain with Windermere for wastewater service.

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: This item had previously been heard and postponed at the May 16 and June 1, 2016 meetings. The reason for postponement was lack of agreement between the city and the applicant regarding a staff-recommended condition of a wastewater easement through the plat. Since then, staff has since dropped this condition, for the reason that the city will not be serving the site, as the site is not in the city's wastewater CCN. Staff has also determined there are other ways to serve the neighboring property to the north without requiring the easement as originally requested.

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.

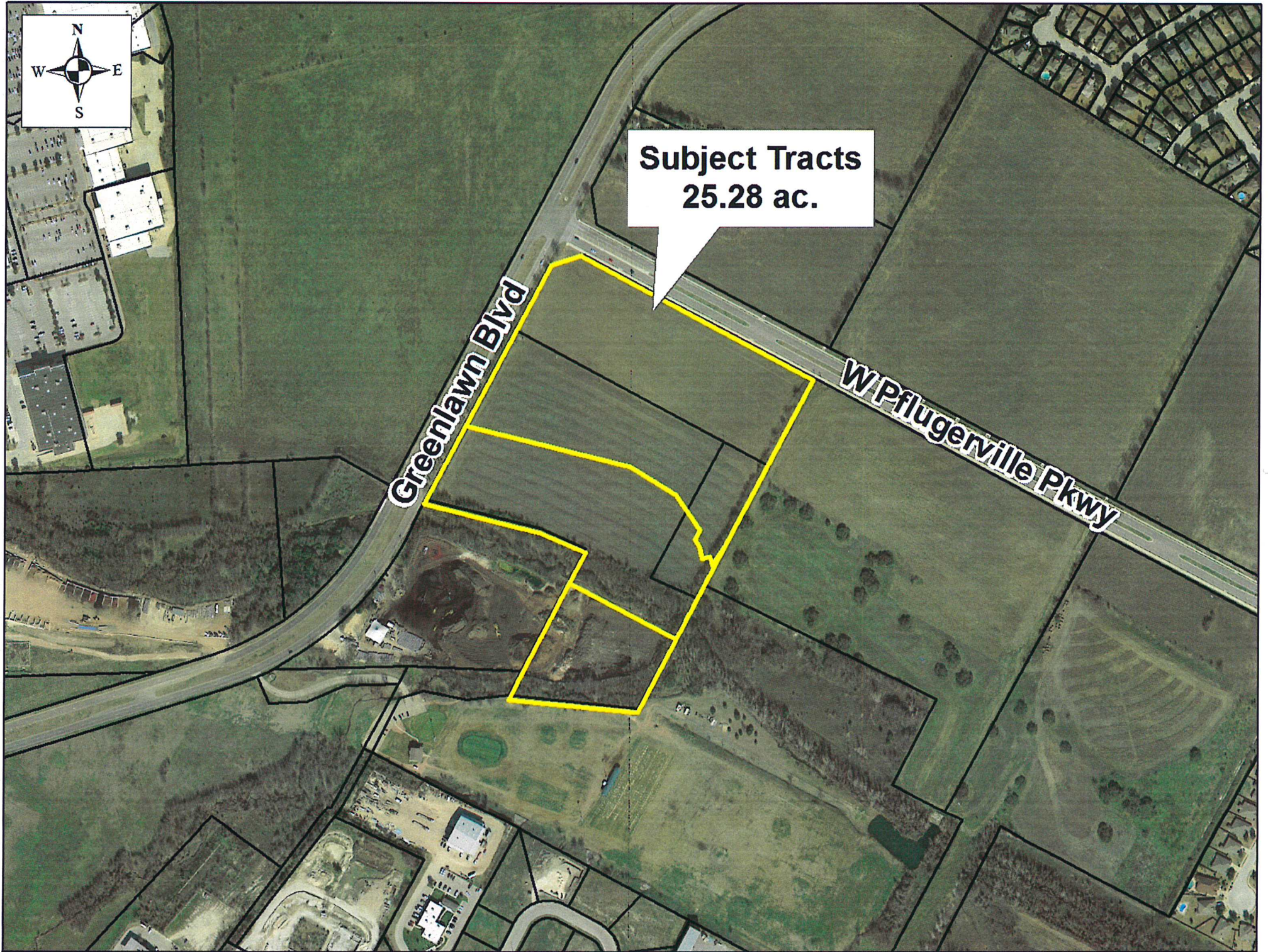




**Subject Tracts  
25.28 ac.**

**Greenlawn Blvd**

**W Pflugerville Pkwy**

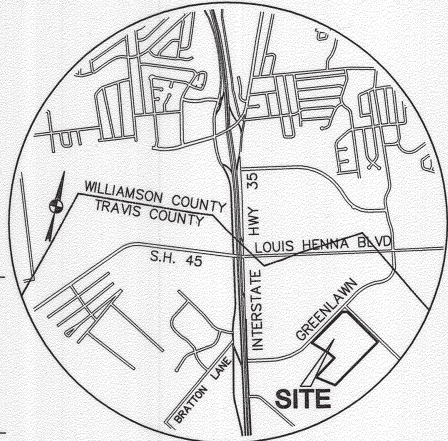
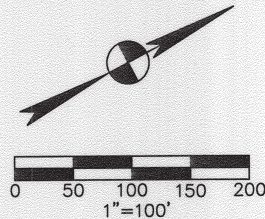




# FINAL PLAT HOLLYBROOK RANCH

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

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



VICINITY MAP  
N.T.S.

## LEGEND

- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD WITH "BURY" CAP SET
- 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)

## FINAL PLAT HOLLYBROOK RANCH

A 3 LOT SUBDIVISION  
CONSISTING OF 25.279 ACRES  
DATE: APRIL 2016  
PREPARED BY:



221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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## GREENLAWN BOULEVARD

(R.O.W. VARIES)

N27°48'58"E 928.52'

N72°47'46"E  
105.76'

LIMITS OF ULTIMATE  
100-YEAR FLOODPLAIN  
PER BURY FLOOD STUDY  
DATED OCTOBER 2, 2015

LIMITS OF 100-YEAR  
FLOODPLAIN PER FEMA,  
DATED AUGUST 18, 2014

LIMITS OF ULTIMATE  
100-YEAR FLOODPLAIN  
PER BURY FLOOD STUDY  
DATED OCTOBER 2, 2015

DRAINAGE EASEMENT  
HEREBY DEDICATED TO  
THE CITY OF ROUND ROCK

LIMITS OF 100-YEAR  
FLOODPLAIN PER FEMA,  
DATED AUGUST 18, 2014

LIMITS OF ULTIMATE  
100-YEAR FLOODPLAIN  
PER BURY FLOOD STUDY  
DATED OCTOBER 2, 2015

LOT 1, BLOCK 'A'  
16.922 ACRES

LOT 2, BLOCK 'A'  
4.843 ACRES  
OPEN SPACE/  
DRAINAGE

LOT 3, BLOCK 'A'  
3.514 ACRES  
OPEN SPACE/DRAINAGE

LOT 1A, BLOCK 'B'  
REPLAT OF LOT 1,  
BLOCK 'B' LEIF  
JOHNSON SUBDIVISION  
DOC. NO. 200400159

8.178 ACRES  
ROSA E. SANTIS  
DOC. NO.  
2004175379

12.5 ACRES  
DETENTION POND EASEMENT  
VOL. 10545, PG. 23  
TRAVIS CO. RECORDS

0.984 ACRES  
KS EAGLE  
INVESTING, LLC  
DOC. NO.  
2012097433

32.537 ACRES  
CITY OF AUSTIN  
VOL. 11285, PG. 1880

12.5 ACRES  
DETENTION POND EASEMENT  
VOL. 10545, PG. 23  
TRAVIS CO. RECORDS

32.537 ACRES  
CITY OF AUSTIN  
VOL. 11285, PG. 1880

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

## GENERAL INFORMATION:

OWNERS.....HOLLYBROOK RANCH, LLC  
TOTAL ACRES.....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.....STANTEC CONSULTING SERVICES, INC.  
SUBMITTAL DATE.....APRIL 19, 2016

Drawn by: MJJ Approved by: MJJ Project No.: 222010388

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OF 3



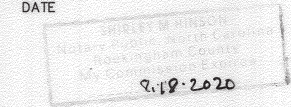
FINAL PLAT HOLLYBROOK RANCH  
A 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102,  
ABSTRACT NO. 232, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS

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: [Signature] 9/12/16  
ROY E. CARROLL, II DATE  
201 NORTH ELM STREET, SUITE 201  
GREENSBORO, NC 27401



STATE OF NC §  
COUNTY OF Rockingham § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roy E. Carroll, II, 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 12<sup>th</sup> DAY OF September 2016.

[Signature]  
NOTARY PUBLIC  
IN AND FOR THE STATE OF North Carolina

8-18-2020  
MY COMMISSION EXPIRES

FLOOD PLAIN INFORMATION:

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

ENGINEER'S CERTIFICATION:

I, 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.

[Signature] 9/9/16  
KATHLEEN E. HAMMEN DATE  
TEXAS REGISTRATION NO. 122011  
STANTEC CONSULTING SERVICES, INC.  
221 WEST SIXTH STREET,  
SUITE 600  
AUSTIN, TEXAS 78701



STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, JOHN T. BILNOSKI, 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.

[Signature]  
JOHN T. BILNOSKI, R.P.L.S.  
TEXAS REGISTRATION NO. 4998  
STANTEC CONSULTING SERVICES, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

9/9/16  
DATE



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:



**Stantec**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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OF 3

Drawn by: MJJ Approved by: MJJ Project No.: 222010388

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**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**

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED AND PUD 61.
- 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.
- 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.
- 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.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 2, 2015.
- 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.
- ALL EXISTING RECORDED EASEMENTS AND PLATS ARE FOUND IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SHOWN HEREON.
- 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.
- 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:



**Stantec**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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SHEET

**3**

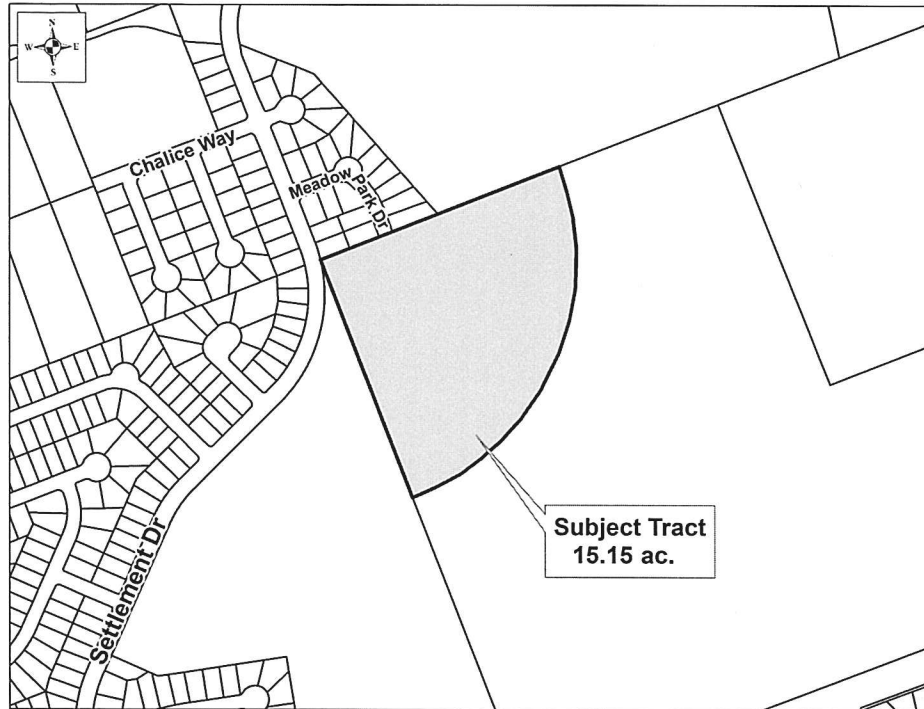
OF 3

Drawn by: MJJ Approved by: MJJ Project No.: 222010388

File: V:\2220\active\222010388\survey\222010388PL7.dwg



**Cottages at Meadow Lake**  
**ZONING ZON1608-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the PUD zoning to allow for single family common lot detached units

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 15.15 acres out of the George W. Glasscock Survey, Abstract No. 267

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** open space

**ADJACENT LAND USE:**

North: SF-2 (Single Family - Standard Lot) - single family

South: Meadow Lake - Upper Brushy Creek Water Control Improvement District reservoir

East: Meadow Lake - Upper Brushy Creek Water Control Improvement District reservoir

West: Meadow Lake Park - City of Round Rock

**PROPOSED LAND USE:** single family common lot detached homes

**TOTAL ACREAGE:** 15.15

---

**Owner:**

Quick Lake Properties, LLC  
Larry B. Quick and Edward D. Quick  
1000 N. IH-35, Suite A  
Round Rock, TX 78681

**Agent**

Whittington Real Estate Group, LLC  
Londa Whittington  
1801 S. Mopac Expressway, Ste.  
100

---

**Cottages at Meadow Lake**  
**ZONING      ZON1608-001**

**HISTORY:** An approximately 9.81 acre portion of the property is located within an inundation easement for the Upper Brushy Creek Water Control Improvement District. The property is currently within the extraterritorial jurisdiction (ETJ) and the owner has requested annexation.

**DATE OF REVIEW:** October 5, 2016

**LOCATION:** Northeast of the intersection of Old Settlers Blvd. and Settlement Dr., on the east side of Settlement Dr.

**STAFF REVIEW AND ANALYSIS:**

The PUD proposes a maximum of 33 single family detached units on approximately 5.34 acres. The homes are to be arranged on a common lot, with access provided by a private drive aisle. The site fronts on the City owned Meadow Lake Park and on a flood control reservoir. The development plan includes the dedication and construction of a City hike and bike trail along the edge of the reservoir. This public trail will connect two sections of Meadow Lake Park.

The homes will be built according to specified front elevations using masonry and cementitious product styled as horizontal lap siding, board and batten siding and shake siding, to achieve a 'cottage' style. Architectural features include decorative brackets and masonry wainscoting. Faux wood garage doors with decorative hardware will also be used. The development will include an covered pavilion amenity center with a swimming pool. An internal sidewalk system will connect the homes to the amenity center and to the public hike and bike trail. The site's perimeter will be fenced with a masonry wall, wood fencing and decorative metal fencing where there are views of the City park and reservoir.

General Plan and Zoning: The general plan indicates the property as open space.

Traffic, Access and Roads: Access from the site will be from Settlement Drive, a collector street, with a secondary gated emergency access from Meadow Park Drive, a local street. No extension of public streets is proposed, as the homes will be served by private drive aisles. The development is not large enough to have required a traffic impact analysis.

Additional Considerations: The primary entrance to the site will cross a portion of the adjacent City park property, which is pie shaped at that location and narrows from about 90 feet at its southern end to about two feet at the northern end. A separate agreement between the developer and the City will be required in order to provide for this entrance. The City will have approval authority over any improvements made on the park land and the homeowner's association will be required to maintain these improvements.

**RECOMMENDED MOTION:**

Staff recommends approval of the PUD zoning to allow for single family detached units on a common lot.

**II.**  
**COTTAGES AT MEADOW LAKE**  
**DEVELOPMENT STANDARDS**

**1. DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

**2. PROPERTY**

This Plan covers approximately 15.152 acres of land, more particularly described in **Exhibit “A”**.

**3. PURPOSE**

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

**4. APPLICABILITY OF CITY ORDINANCES**

**4.1. Zoning Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)** zoning district, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

**4.2. Other Ordinances**

All other Ordinances within the code, as applicable and as amended, shall apply to the property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

**5. PROJECT OVERVIEW**

**5.1. Purpose of Plan**

The purpose of the Plan is to provide a single family residential development on a common lot. Private drive aisles will provide access to the units.

## **5.2. Concept Plan**

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Section 36-39 of the Code.

## **5.3. Land Use**

- (1) The residential housing types shall be single family detached units on a common lot, with each dwelling unit having a private entrance, private parking and a private yard area.
- (2) Access shall be provided via private drive aisles, as described in Section 6.7 below.
- (3) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property code.
- (4) A maximum of 33 units shall be permitted.

## **5.4. Access from Settlement Drive**

- (1) The primary entrance to the property shall be from Settlement Drive, a public street, crossing City owned park property, as identified in **Exhibit “A-1”**. The general location of the access point is indicated on **Exhibit “B”**.
- (2) A separate agreement with the City will be required in order to cross the City owned park property. Prior to obtaining the agreement, the Owner shall prepare a site plan for approval by the City indicating all improvements to be located on the City property, including the drive aisle, sign(s), and landscaping.
- (3) All improvements located on the City property shall be maintained by the homeowner’s association.

## **5.5. Access from Meadow Park Drive**

- (1) The emergency access to the property shall be from Meadow Park Drive, a public street, indicated on **Exhibit “B”**.
- (2) Access shall be gated and locked according to the City’s standards for emergency vehicle access, including a “Knox” lock.



## **6. DEVELOPMENT STANDARDS**

### **6.1. Exterior Finish Materials & Front Elevations**

- (1) The front elevations of all units shall substantially conform to the elevations in **Exhibit "F"**.
- (2) The exterior finish of all units shall include cementitious siding; masonry, defined as: stone, simulated stone, brick or a minimum of 2-step hard coat stucco; and a variety of architectural projections, as depicted in **Exhibit F**.
- (3) Adjacent units and units located directly across the private drive aisle from one another will vary with respect to color scheme, masonry type and cementitious siding style and patterns.

### **6.2. Garage Door Treatment**

An upgraded garage door, in accordance with **Exhibit "F"**, shall be required.

### **6.3. Yard Fencing**

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

### **6.4. Perimeter Fencing**

- (1) The location and types of the required perimeter fencing associated with the single family units along the perimeter, excluding private open space and detention areas, are indicated on **Exhibit "C"**. The types of perimeter fencing are:
  - (a) 6-foot masonry - in compliance with Section 36-116 of the Code.
  - (b) 6-foot decorative metal, with masonry columns at every 100 linear feet on center.
  - (c) 4-foot decorative metal, with masonry columns at every 100 linear feet on center.
  - (d) 6-foot wood: Cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts; the finished side shall face the abutting properties.

## **6.5. Building Setbacks & Height Limits**

- (1) The setbacks for any lot on which multiple residential units are located shall be:
  - (a) 10' from public open space
  - (b) 15' from the SF-2 (Single Family – Standard Lot) zoned parcel to the north.
- (2) Any unit which abuts the SF-2 zoned parcel to the north, without an intervening private drive aisle, shall be one story.

## **6.6. Parking**

- (1) A total of 4 parking spaces per unit are required:
  - (a) 2 garage enclosed parking spaces;
  - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9' x 18';
- (2) Guest parking shall be provided at the rate of 1 guest space for every 3 units. A guest parking space shall be located within 300' of each residential unit.

## **6.7. Private Drive Aisles & Sidewalks**

- (1) A minimum width of 27' from 'face of curb to face of curb' - parallel parking is to be prohibited on both sides in order to provide for emergency access.
  - (a) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design
  - (b) A private home owners association will be established for the maintenance of the private drive aisles.
- (2) An internal walkway, consisting of a four-foot (4') wide sidewalk shall be included, as depicted on **Exhibit "D"**.

## **6.8. Amenity Center**

- (1) An amenity center will be provided at the general location depicted on **Exhibit "D"**. The amenity center shall include the following:
  - (a) Covered pavilion of 500 sq. ft., built with stone and cementitious siding and a composite shingle or metal roof, in substantial compliance with the schematic in **Exhibit "D-1"**.
  - (b) Picnic benches and a barbecue grill

- (c) Mail kiosk, integrated into the building design
- (d) Swimming pool
- (e) Decorative landscaping

## **6.9. Landscaping**

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
  - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
  - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas*, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
  - (c) Each single family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, and common open spaces.

## **7. PARKLAND DEDICATION**

The parkland requirement of Chapter 36, Article III of the Code shall be met by the dedication of hike and bike trail easement and the construction of a hike and bike trail, as indicated on **Exhibit "E"**. The hike and bike trail shall be subject to the City's design and construction standards and acceptance of the facility shall be subject to the approval of the City.

## **8. CHANGES TO DEVELOPMENT PLAN**

### **8.1. Minor Changes**

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

## 8.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

### LIST OF EXHIBITS

Exhibit "A"	Survey Field Notes - Property
Exhibit "A-1"	Survey Field Notes - Access Easement
Exhibit "B"	Concept Plan
Exhibit "C"	Perimeter Fencing
Exhibit "D"	Internal Sidewalk
Exhibit "D-1"	Amenity Center Building
Exhibit "E"	Hike & Bike Trail Public Easement
Exhibit "F"	Front Elevations

# EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 1 of 2

April 7, 2016

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

FIELDNOTE DESCRIPTION of a 15.152 acre tract out of the George W. Glasscock Survey, Abstract No. 267 Williamson County, Texas, being a portion of that certain Tract II (75 acres), conveyed to Marjorie B. Quick and Edward D. Quick, Trustee of the Eugene O. Quick Family Trust, by deed recorded in Document No. 2005092614 of the Official Public Records of Williamson County Texas; the said 15.152 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, at the northwest corner of the said Tract II, being on the easterly right-of-way line of the Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the plat records of Williamson County Texas, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records and the most northerly corner of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the said Plat Records;

THENCE, N68°41'17"E, leaving the easterly right-of-way line of Settlement Drive, with the southerly line of said Meadow Lake, Section Six and northerly line of said Tract II, passing at 114.37 feet a 1/2" iron rod, found 0.12 feet north of the southeasterly corner of said Lot 7 and the southwesterly corner of Lot 5, Block V of said Meadow Lake, Section Six, passing at 224.90 feet a 1/2" iron rod, found 0.63 feet north of the southeasterly corner of said Lot 5 and the southwesterly corner of Meadow Park Drive (50' right-of-way), dedicated in said Meadow Lake, Section Six, passing at 274.37 feet, a 1/2" iron rod, with plastic cap (no marking), found for the southeasterly corner of Meadow Park Drive and the southwesterly corner of Lot 18, Block I, of said Meadow Lake, Section Six, passing at 449.70 feet a 1/2" iron rod found for the southeasterly corner of said Lot 18 and the southwesterly corner of that certain 43.524 acre tract conveyed to the City of Round Rock by deed, recorded in Document No. 1997030900, of the Official Public Records of Williamson County, Texas, for a total distance of 916.03 feet, to the calculated point of curvature (under water) of a non-tangent curve to the right, for the northeasterly corner;

THENCE, leaving the southerly line of said 43.524 acre tract, across said Tract II, being also across the inundated area of Floodwater Retarding Structure No. 14 in Upper Brushy Creek Watershed, as recorded in Cabinet A, Slide 321 of the said Plat Records, with the said non-tangent curve to the right, having a central angle of 90°08'05", a radius of 916.03 feet, a chord distance of 1296.98 feet (chord bears S23°45'19"W), for an arc distance of 1441.05 feet to the calculated point of non-tangency, being on the common westerly line of the said Tract II and easterly line of aforesaid Lot 2;

# EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 2 of 2

April 7, 2016

THENCE, N21°10'38"W, with the common westerly line of said Tract II and easterly line of said Lot 2, passing at 406.03 feet a 1/2" inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for a point of reference, for a total distance of 916.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.152 acres of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of April, 2016.



*Blaine J. Miller*

Blaine J. Miller

Registered Professional Land Surveyor

No. 5121 State of Texas



# EXHIBIT A-1

0.0034 Acres

George W. Glasscock Survey, Abstract No. 267

16507.70

Page 1 of 2

August 17, 2016

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

FIELDNOTE DESCRIPTION, to accompany sketch, of a 0.0034 (148 square feet) acre tract out of the George W. Glasscock Survey, Abstract No. 267, Williamson County, Texas, being a portion of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the Plat Records of Williamson County Texas; the said 0.0034 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, for the most northerly corner of said Lot 2, Block E, The Settlement, Section Three subdivision, being the northwest corner of the that certain 75 acre tract, described as Tract II, conveyed to Marjorie B. Quick and Edward D. Quick, Trustees of the Eugene O. Quick Family Trust, recorded in Document No. 2005092614 of the Official Public Records of Williamson County, Texas, a point on the easterly right-of-way line of Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the said Plat Records, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records;

THENCE, S21°10'38"E, leaving the easterly right-of-way line of Settlement Drive, with the common easterly line of said Lot 2, Block E and westerly line of said Tract II, for a total distance of 44.00 feet, to the calculated the southeasterly corner herein described tract, from which a 1/2" iron rod found for the southwest corner of said Tract II bears S21°10'38"E, 2013.69 feet;

THENCE, S68°41'14"W, leaving the westerly line of said Tract II, across said Lot 2, Block E for a distance of 7.35 feet to the point of curvature of a non-tangent curve to the left on the common westerly line of the said Lot 2, Block E and easterly right-of-way line of aforesaid Settlement Drive;

THENCE, along the common west line of said Lot 2, Block E and easterly right-of-way line of Settlement Drive, with the said non-tangent curve to the left, having a central angle of 04°53'11", a radius of 523.44 feet, a chord distance of 44.63 feet (chord bears N11°41'46"W), for an arc distance of 44.64 feet to POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0034 acres (148 square feet) of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of August, 2016.



*Blaine J. Miller*

Blaine J. Miller  
Registered Professional Land Surveyor  
No. 5121 State of Texas



# EXHIBIT A-1

**SKETCH OF A 0.0034 (148 sq. ft.)  
ACRE TRACT TO ACCOMPANY A  
DESCRIPTION OUT OF THE  
GEORGE W. GLASSCOCK SURVEY,  
ABSTRACT No. 267  
WILLIAMSON COUNTY, TEXAS**

N.B. ANDERSON  
SURVEY  
ABST. NO. 29

APPROX. LOCATION SURVEY LINE

GEORGE W. GLASSCOCK  
SURVEY  
ABST. NO. 267

0.0034 ACRES  
(148 sq. ft.)

THE SETTLEMENT,  
SECTION THREE  
CAB. H, SLIDE 320  
W.C.P.R.

SETTLEMENT DR.  
(CAB. H, SLD. 320)

$\Delta=04^{\circ}53'11''$   
 $R=523.44'$   
 $A=44.64'$   
 $Cb=N11^{\circ}41'46''W$   
 $C=44.63'$

$\Delta=58^{\circ}30'49''$   
 $R=523.44'$   
 $A=534.57'$   
 $Cb=S15^{\circ}07'03''W$   
 $C=511.64'$

$(\Delta=58^{\circ}32'49'')$   
 $(R=523.44')$   
 $(A=534.87')$   
 $(Cb=S17^{\circ}11'36''W)$   
 $(C=511.90')$

LOT 7

MEADOW LAKE,  
SECTION SIX  
CAB. I, SLIDE 166  
W.C.P.R.

BLOCK "V"

$N68^{\circ}41'17''E$  1542.00'  
( $N71^{\circ}E$  1542' (555 varas))

TRACT II  
(75 ACRES)

MARJORIE B. QUICK AND  
EDWARD D. QUICK, TRUSTEES,  
OF THE EUGENE O. QUICK  
FAMILY TRUST  
DOC. NO. 2005092614  
O.P.R.W.C.

$S21^{\circ}10'38''E$  44.00'

$S68^{\circ}41'17''N$  7.35'

$(N19^{\circ}W$  2115' (781.5 varas))  
 $S21^{\circ}10'38''E$  2057.69'

LOT 2  
BLOCK E

PARK AND  
DRAINAGE AREA  
(30.902 AC.)

## LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
●	1/2" IRON ROD FOUND
⊗	COTTON GIN SPINDLE FOUND IN CONCRETE
▲	CALCULATED POINT
~	BREAK IN SCALE

I, Blaine J. Miller a Registered Professional  
Land Surveyor do hereby certify that the above  
map or plat is true and correct to the best of  
my knowledge and that the property shown hereon  
was determined by a survey made on the ground  
under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin,  
Travis County, Texas this the 17th day of  
August, 2016, A.D.

*Blaine J. Miller*  
BLAINE J. MILLER  
Registered Professional Land Surveyor  
No. 5121 - State of Texas



BEARING BASIS: Texas State Plane Coordinate  
System: Central Zone, NAD83 (Grid).

Dwg. # 16507EX1 CRD #

SHEET 2 OF 2

**ESCI**

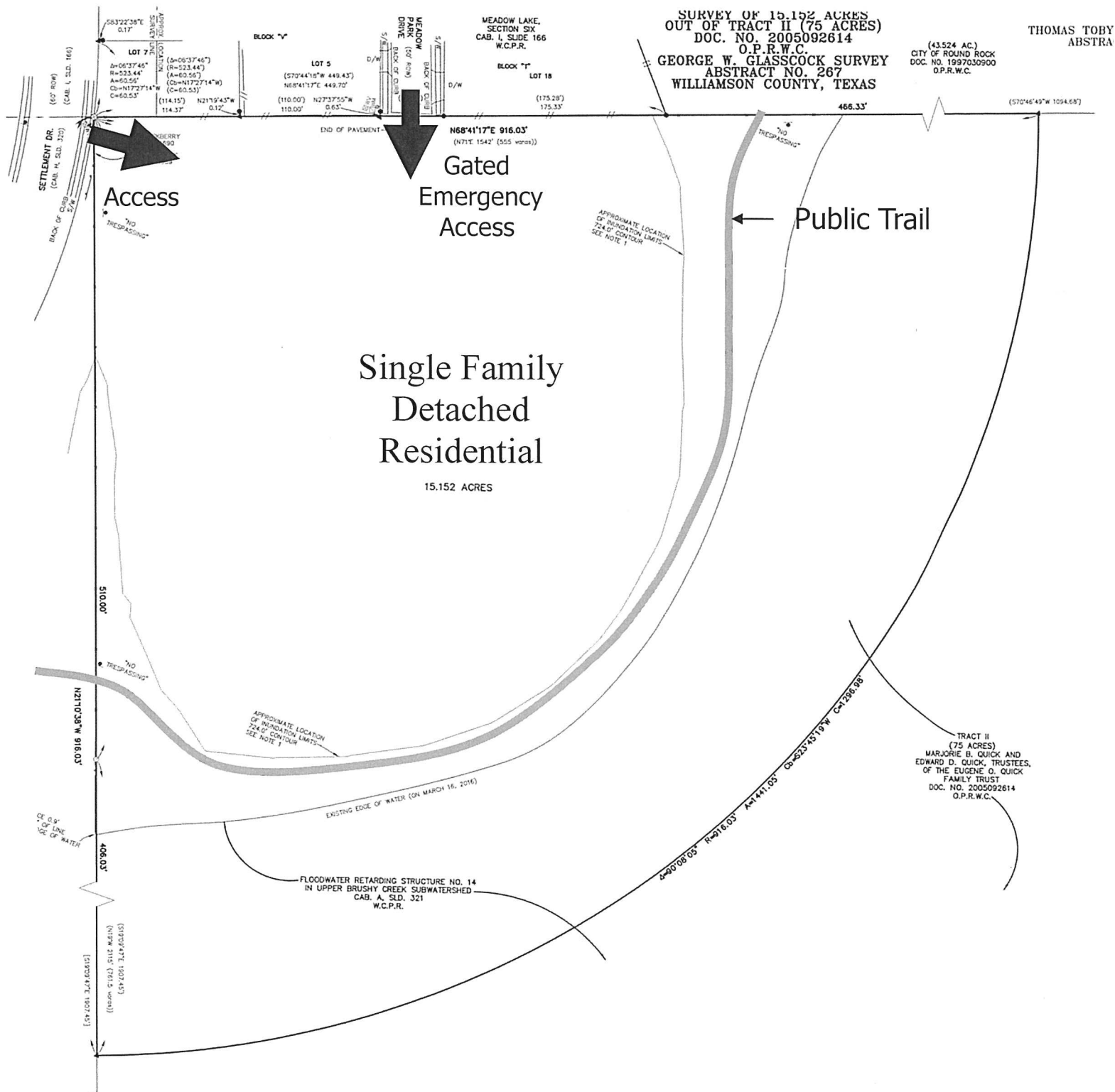
**CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED**

925 Capital of Texas Highway South  
Building B, Suite 115  
Austin, Texas 78746  
(512) 327-4006

FIRM REGISTRATION  
No. 101267-0

# EXHIBIT B

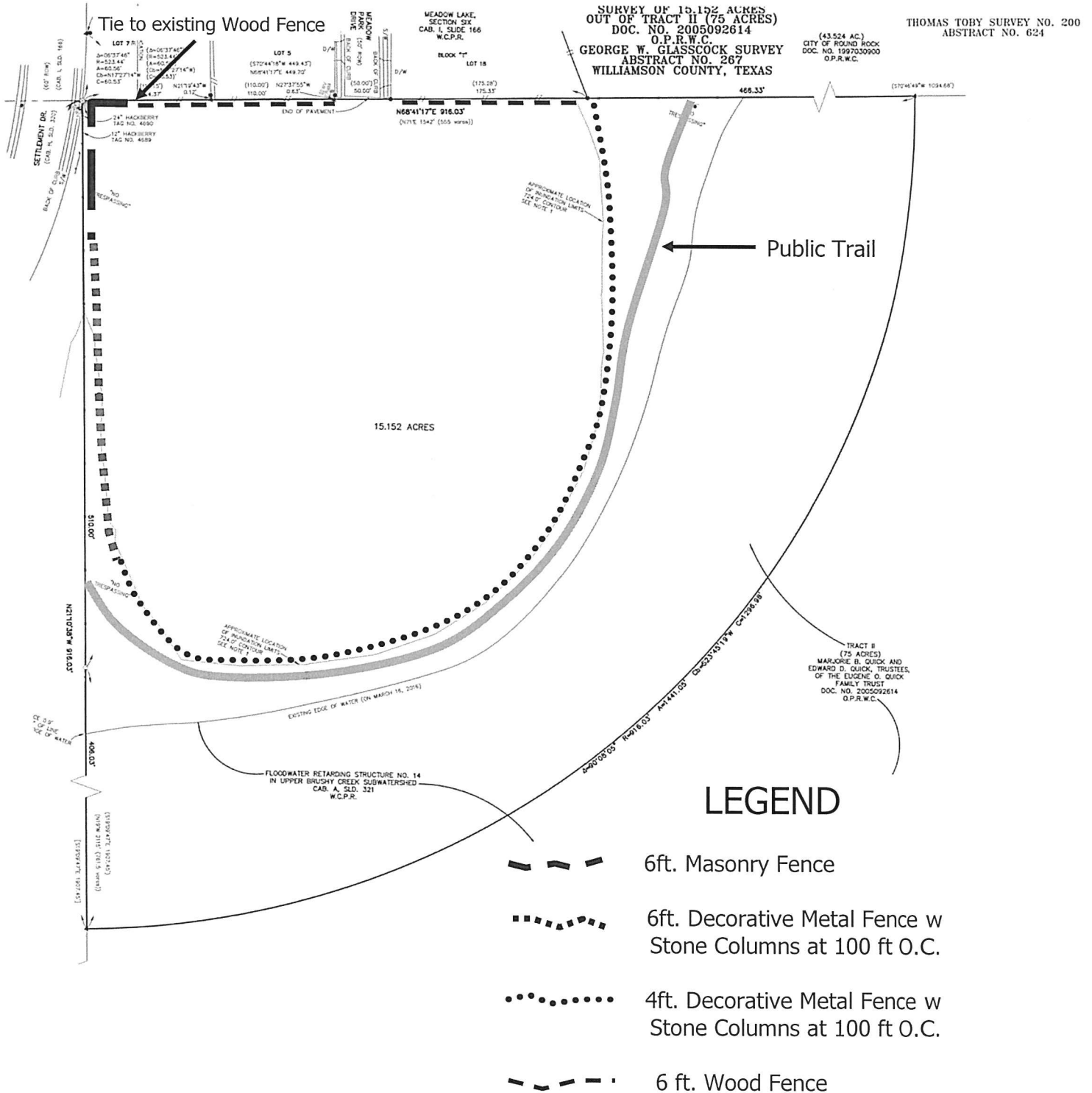
## Concept Plan



Not to scale

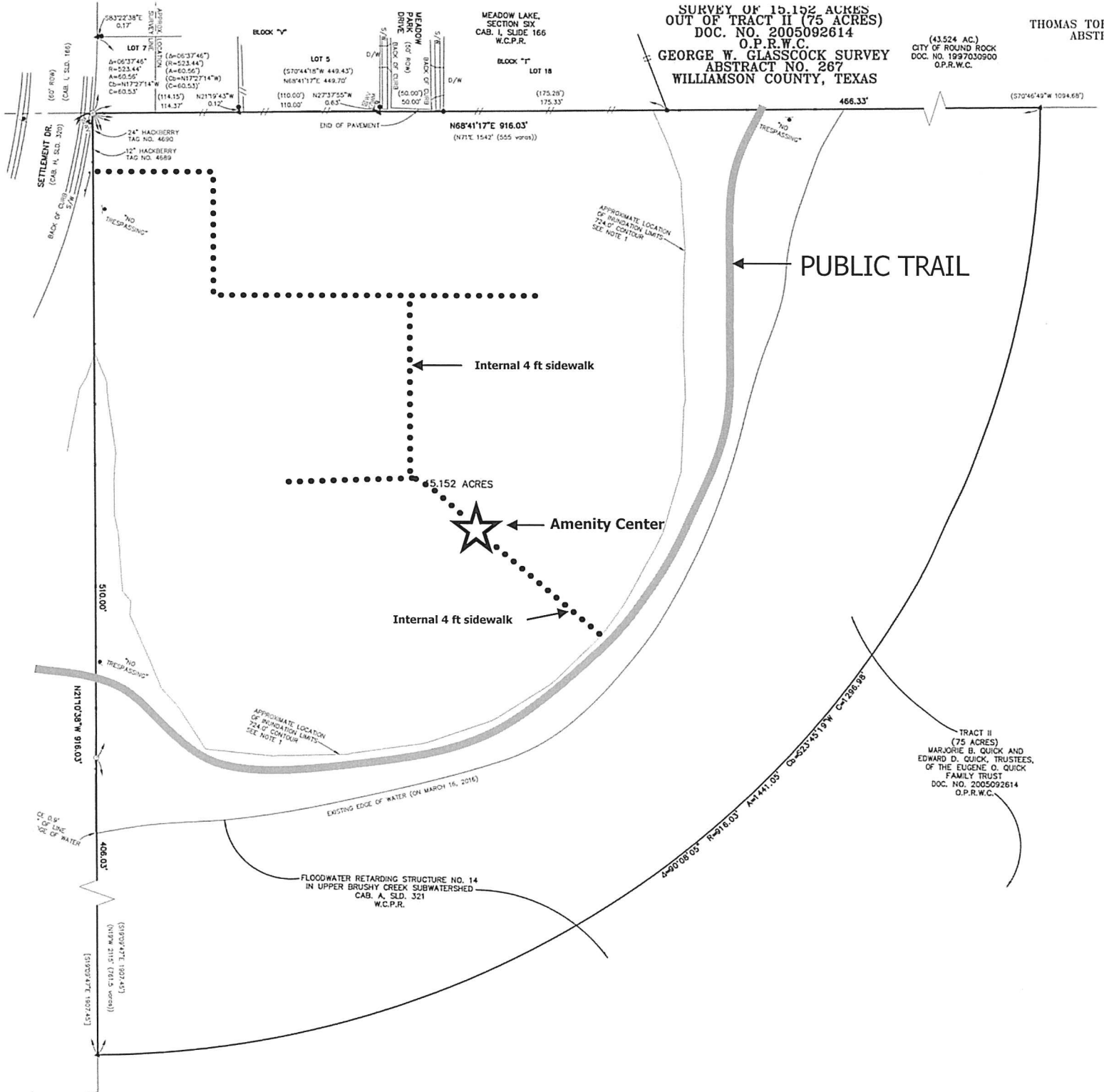
# EXHIBIT C

## Perimeter Fencing

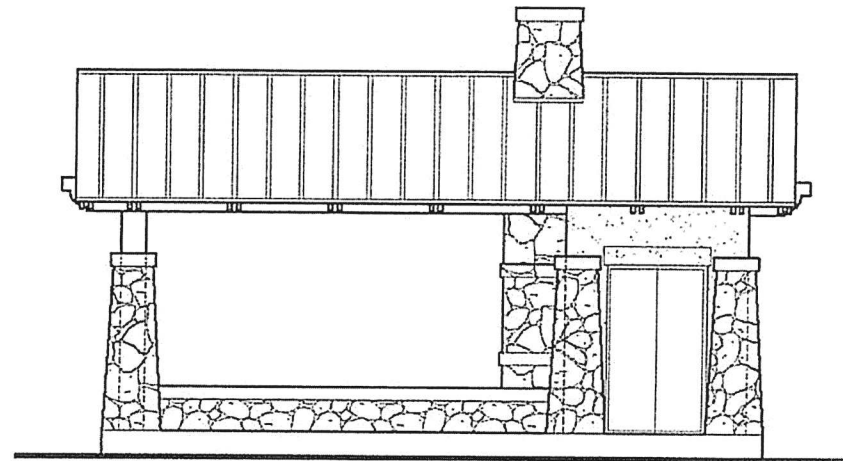
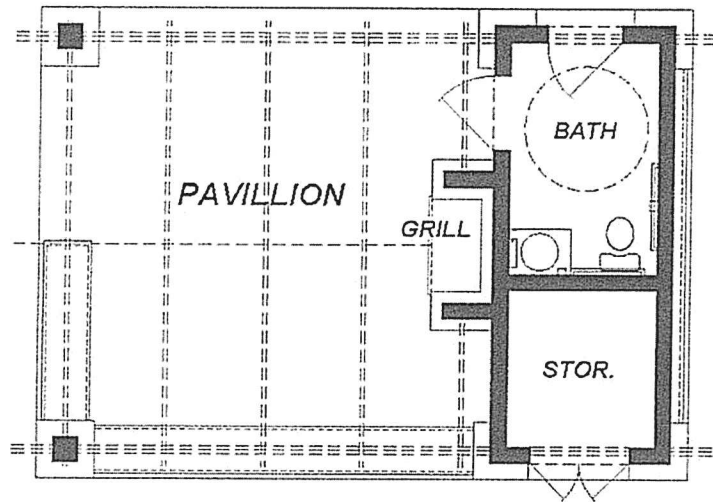


SURVEY OF 15.152 ACRES  
OUT OF TRACT II (75 ACRES)  
DOC. NO. 2005092614  
O.P.R.W.C.  
GEORGE W. GLASSCOCK SURVEY  
ABSTRACT NO. 267  
WILLIAMSON COUNTY, TEXAS

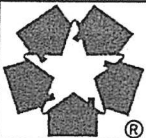
(43.524 AC.)  
CITY OF ROUND ROCK  
DOC. NO. 1997030900  
O.P.R.W.C.



# EXHIBIT D-1



## THE *enterprise* COLLECTION



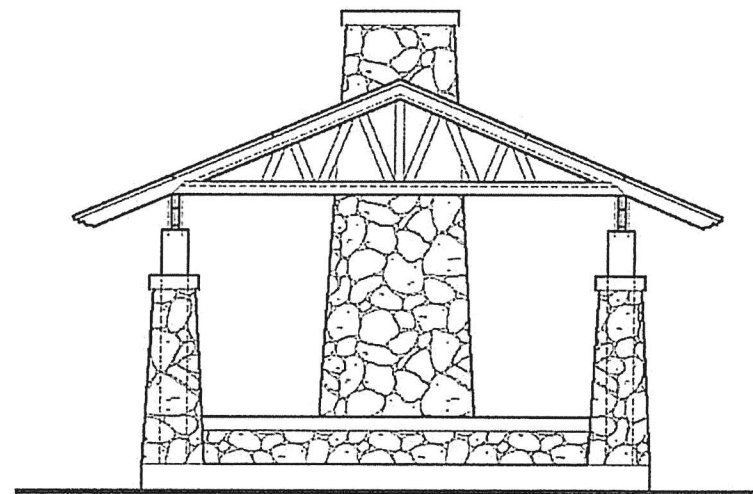
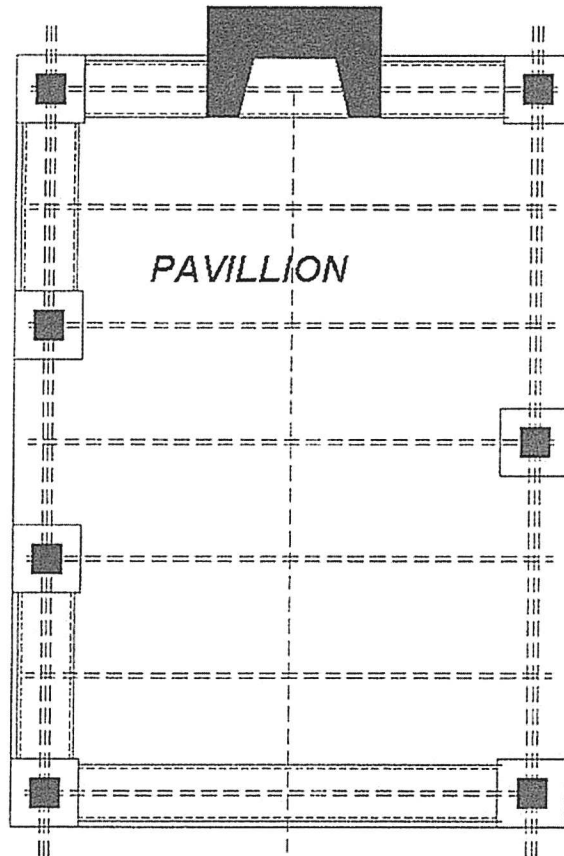
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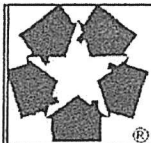
Sketch #500  
 26'-4" x 19'-0"  
 500sq.ft.

					AUS
					ACI
					10/06

# EXHIBIT D-1



THE *enterprise* COLLECTION



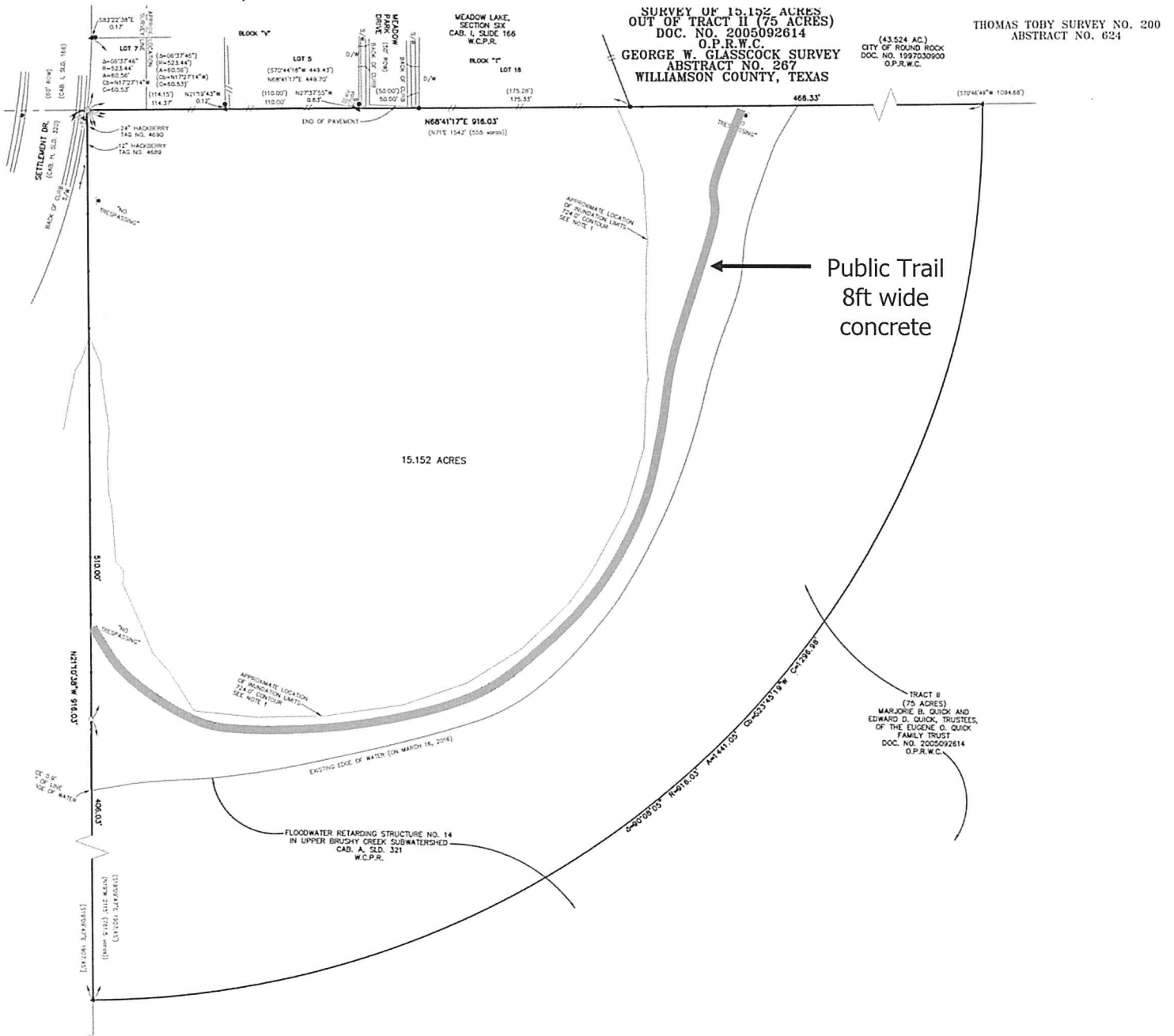
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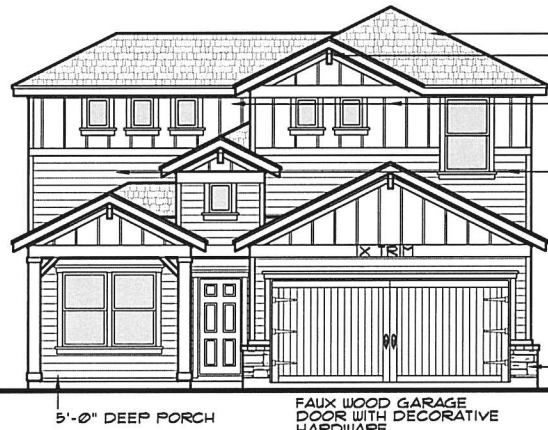
Sketch #512  
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512sq.ft.

					AUS
					ACI
					10/06

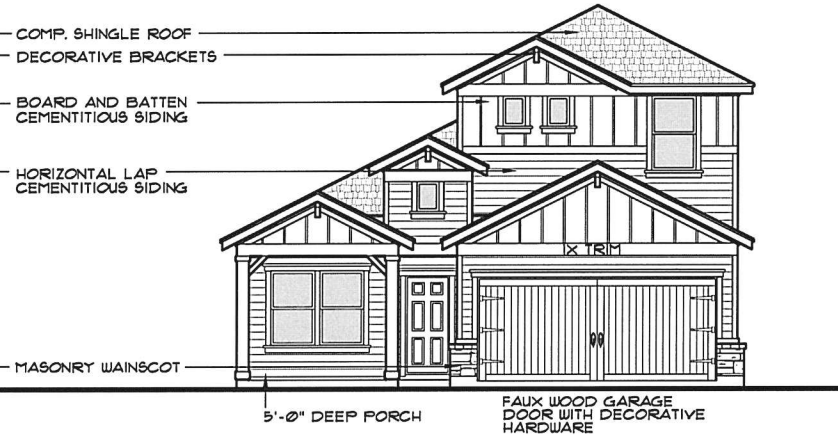
EXHIBIT E  
Public Trail



# EXHIBIT F

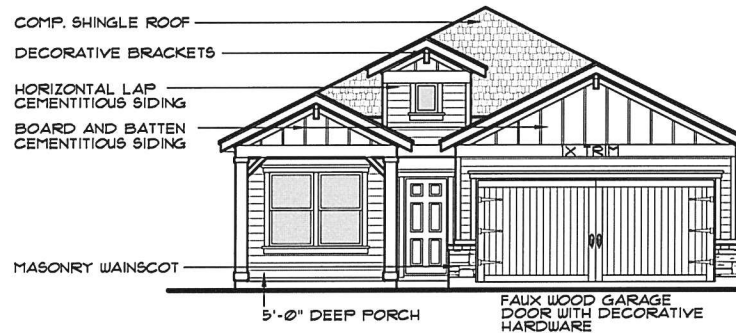


**(Opt. 2nd Floor With Bedroom)**



**(Opt. 2nd Floor)**

**Sketch 1420**  
**'A' Elevation**



CARY KIPP  
3/21/2016  
NOT FOR  
REGULATORY  
APPROVAL  
PERMITTING  
OR CONSTRUCTION

Exhibit F  
PLAN 1420 RFA

**Whittington  
Group**

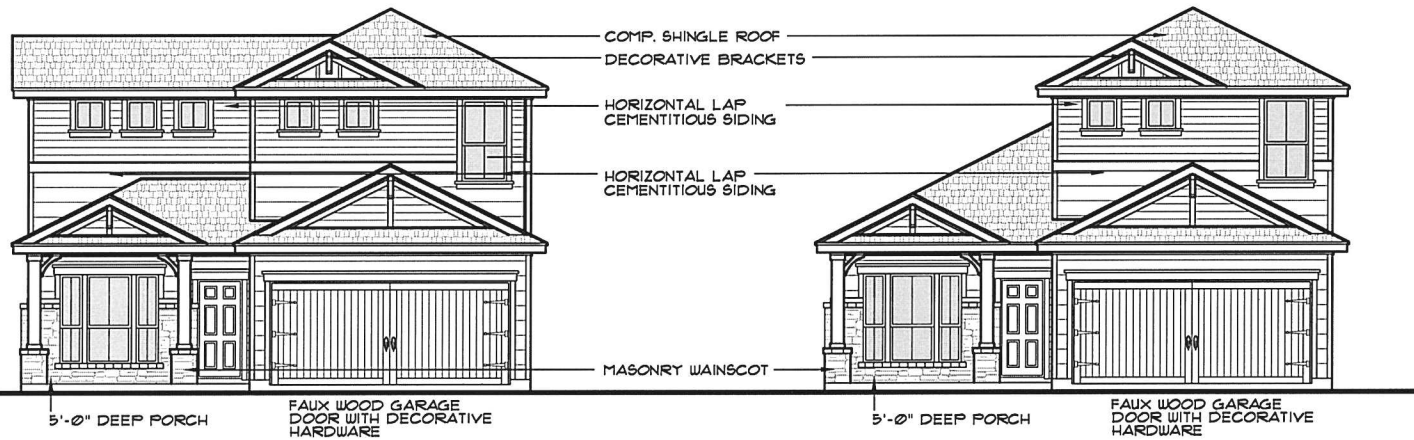
It is intended that this sketch be used as a guide only. It is not intended to be a final design. The architect assumes no responsibility for the accuracy of the sketch. The architect assumes no responsibility for the accuracy of the sketch. The architect assumes no responsibility for the accuracy of the sketch.

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SKETCH 1420 ELEVATION 'A' DATE 03/21/16  
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Date 8-11-16  
Sheet 1 of 8



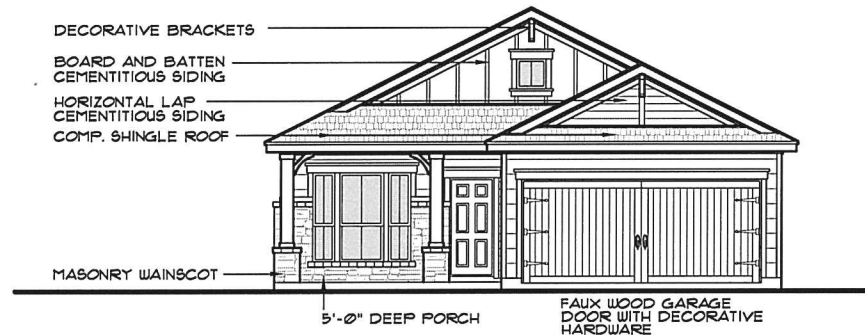
# EXHIBIT F



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**

## Sketch 1420 'B' Elevation



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REGULATORY  
APPROVAL  
PERMITTING  
OR CONSTRUCTION

Exhibit F  
PLAN 1420 RF

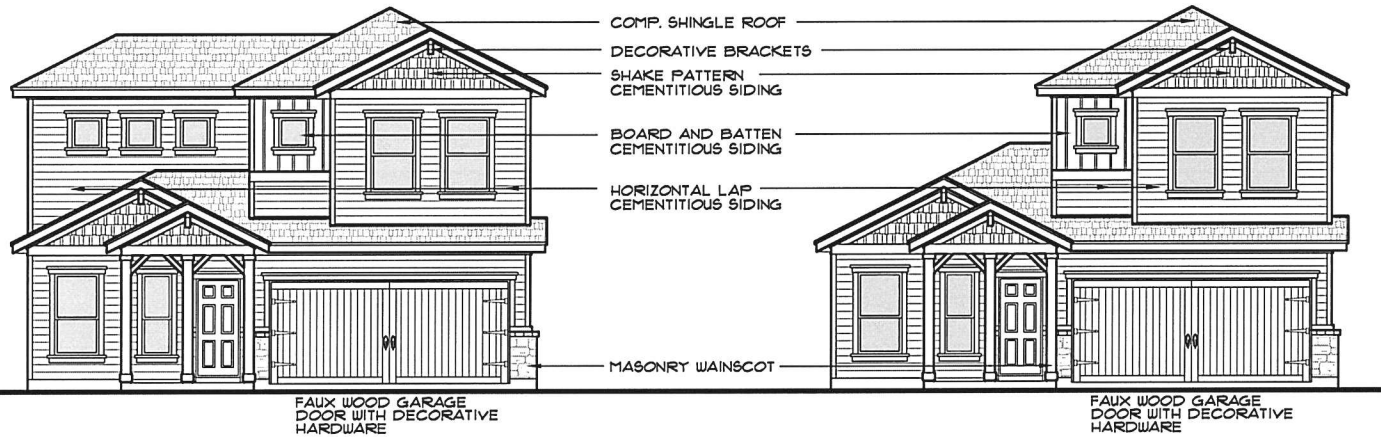
**Whittington  
Group**

As a reader is instructed to verify all construction details, it is the responsibility of the architect to ensure that all details are complete and correct. The architect is not responsible for any errors or omissions in the drawings or for any damage or loss resulting from the use of the drawings.

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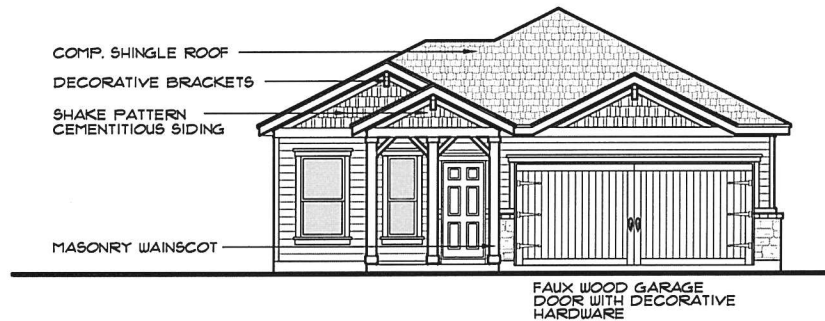
# EXHIBIT F



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**

## Sketch 1507 'A' Elevation



CARY KIPP  
 3/28/2016  
 NOT FOR  
 REGULATORY  
 APPROVAL  
 PERMITTING  
 OR CONSTRUCTION

Exhibit F  
 PLAN 1507 RF

**Whittington  
Group**

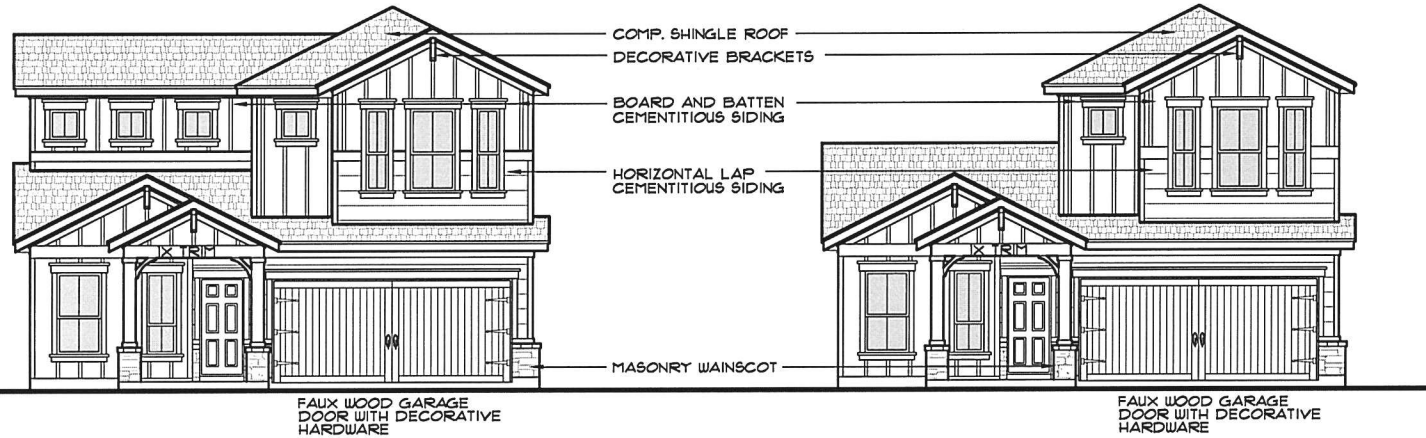
For the architect to coordinate with the client in accordance with the contract documents, the architect shall be responsible for obtaining all necessary permits and approvals. The client shall be responsible for obtaining all necessary permits and approvals. The architect shall be responsible for obtaining all necessary permits and approvals.

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Sketch 1507 Elevation A and B 08/12/16  
 Date 8-12-16  
 Sheet 3 of 8

# EXHIBIT F



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**

**Sketch 1507**

**'B' Elevation**



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3/28/2016  
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REGULATORY  
APPROVAL  
PERMITTING  
OR CONSTRUCTION

Exhibit F  
PLAN 1507 RF

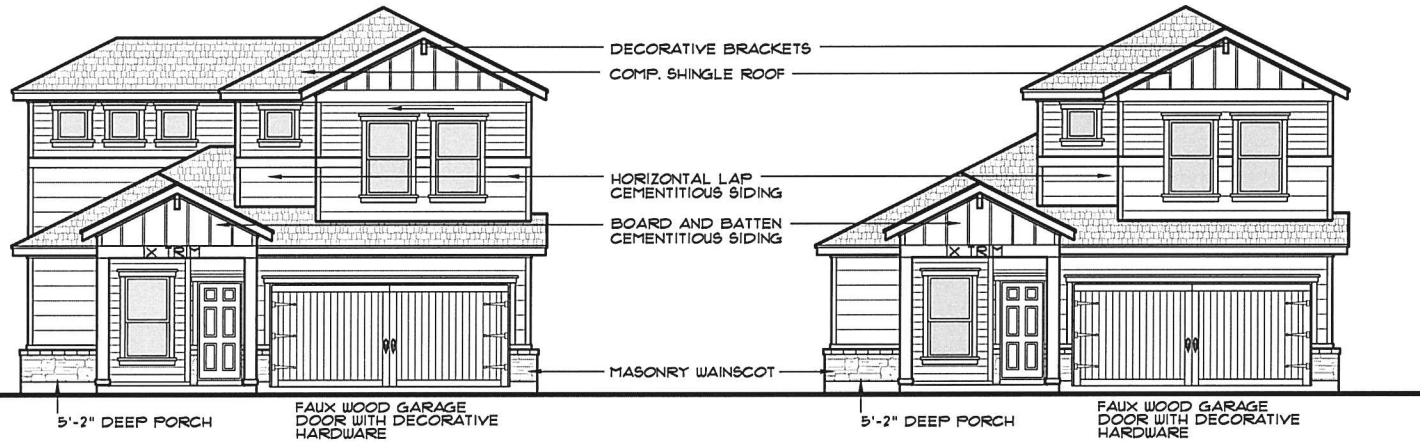
**Whittington  
Group**

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8-12-16  
Date  
Sheet  
4 of 8

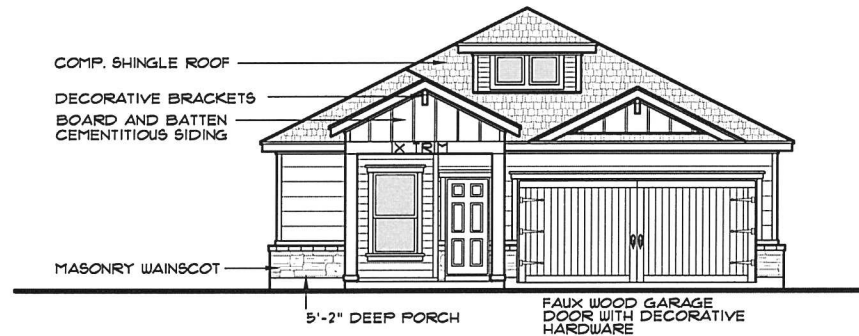
# EXHIBIT F



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**

## Sketch 1738 'A' Elevation



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3/28/2016  
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PERMITTING  
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Exhibit F  
PLAN 1738 RF

**Whittington  
Group**

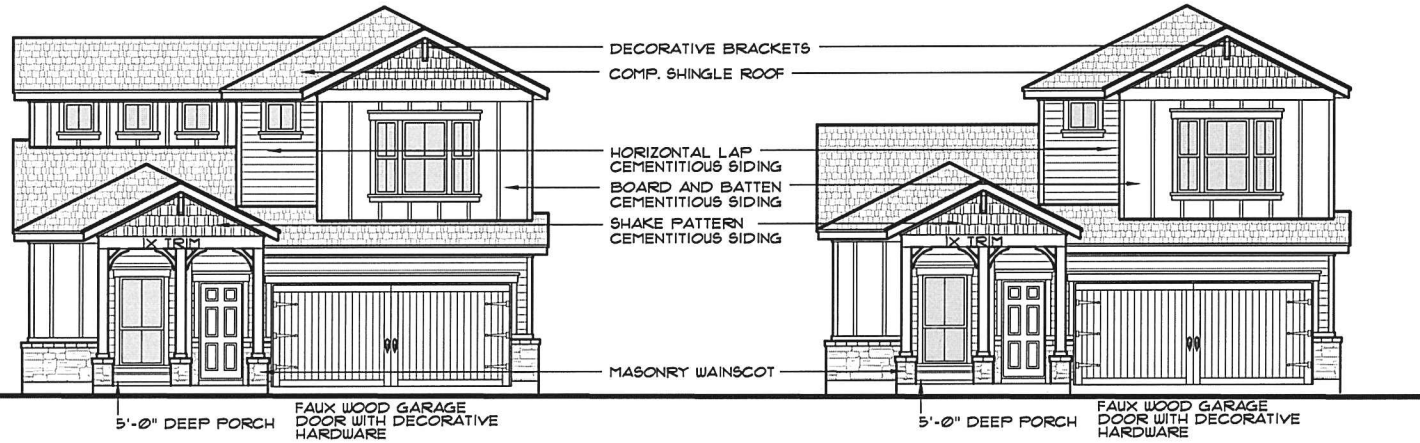
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8-9-16  
Sheet  
5 of 8

# EXHIBIT F

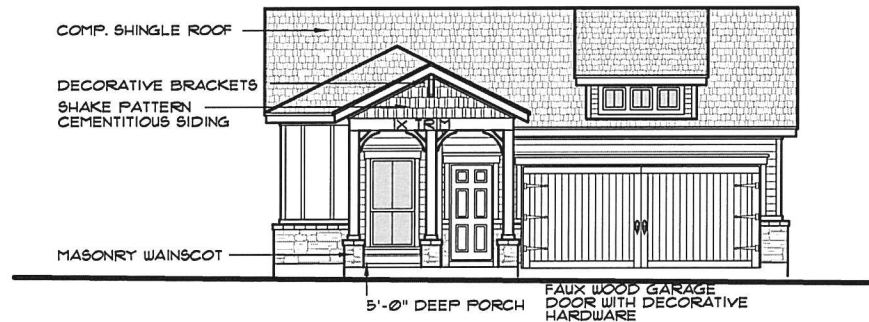


**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**

**Sketch 1738**

**'B' Elevation**



CARY KIPP  
NOT FOR  
REGULATORY  
APPROVAL  
PERMITTING  
OR CONSTRUCTION

Exhibit F  
PLAN 1738 RF

**Whittington  
Group**

Not to be used in construction without the approval of the architect. Any changes to the design or construction of the building must be approved by the architect. The architect is not responsible for the construction of the building.

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Date 8-9-16  
Sheet 6 of 8

**Whittington  
Group**



## 'A' Elevation



Exhibit F  
PLAN 1759 RF

Use the following construction methods and details in construction estimates. Bidder  
must determine if conditions are appropriate and not only per plan. Bidder  
accepts full responsibility for checking plans to assure conformity with local codes.  
Should any change be made to these plans by Bidder or his representatives,  
Bidder assumes full liability for amended plans and specifications.

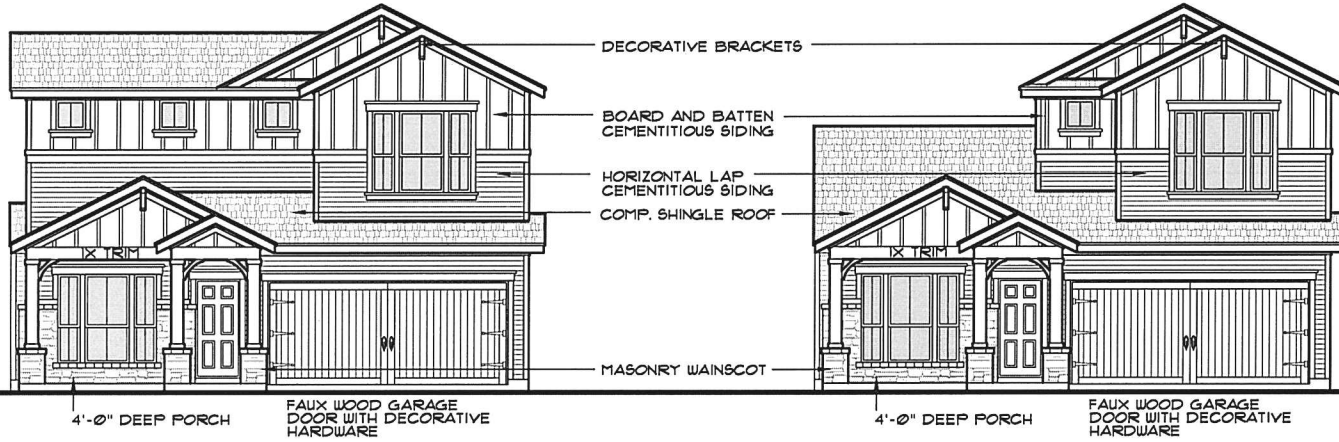
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**Date**  
8-8-16

**Sheet**  
7 of 8

# EXHIBIT F



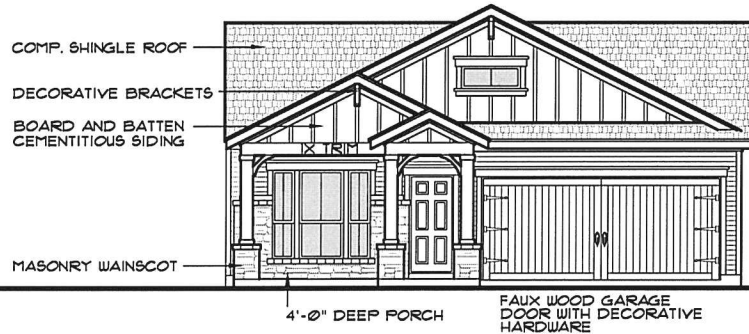
***(Opt. 2nd Floor With Bedroom)***

**(Opt. 2nd Floor)**

## Sketch 1759

---

### 'B' Elevation



CARY KIPP  
9/28/2016  
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REGULATORY  
APPROVAL,  
PERMITTING  
OR CONSTRUCTION

Exhibit "F"  
PLAN 1759 RF

**Whittington  
Group**

Due to wireless construction methods and growth in construction network, all contractors and designers are apprehensive and may vary per plot. Builders accept full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by Builder, we do not warrant it. Builders assume full liability for uncorrected plots and specifications.

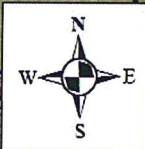
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**8-8-16**

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**8 of 8**



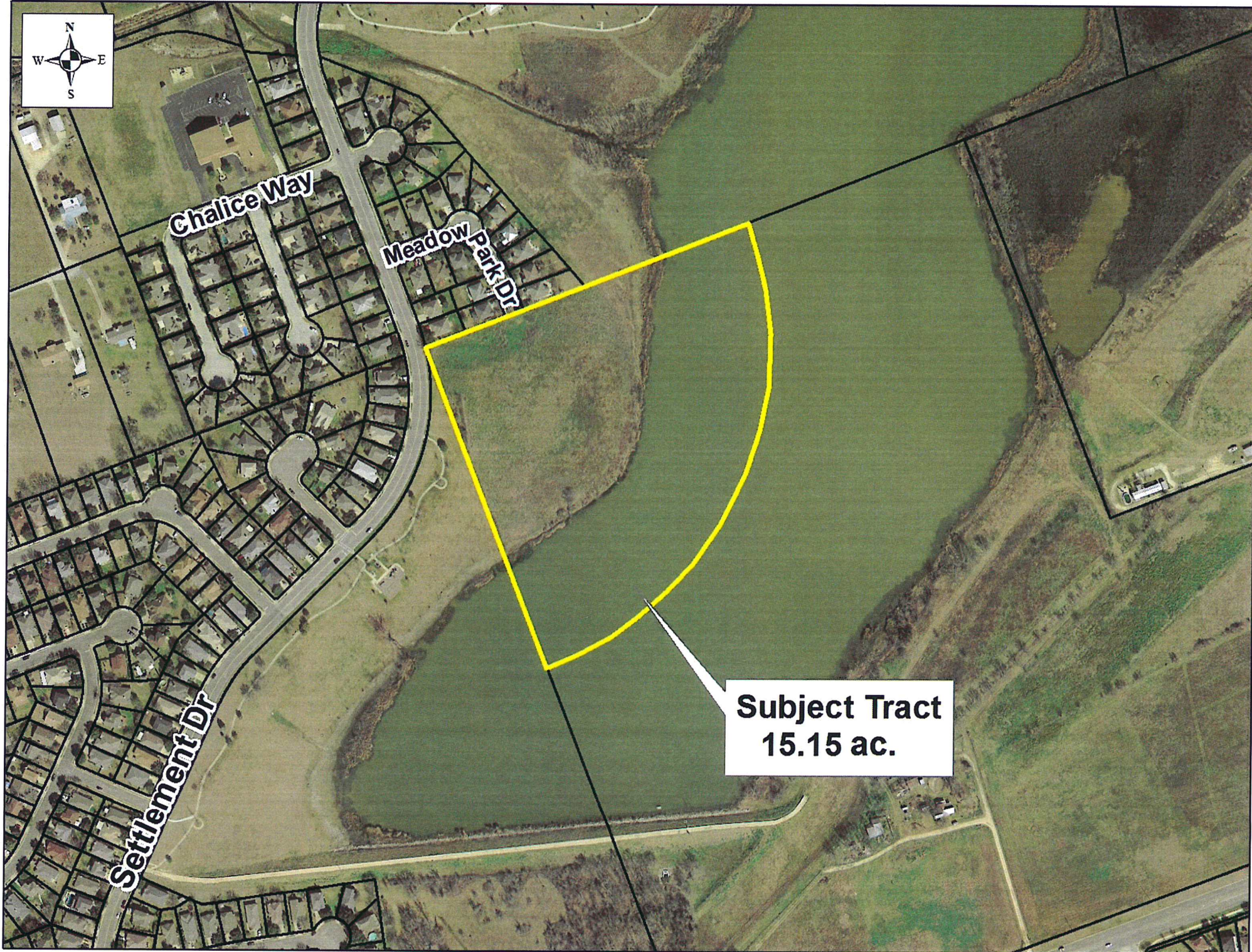


Chalice Way

Meadow Park Dr

Settlement Dr

**Subject Tract  
15.15 ac.**





## Memorandum

TO: Planning and Zoning Commission  
FROM: Bradley Dushkin, AICP – Senior Planner  
RE: Round Rock Development Code update  
DATE: October 5, 2016

This presentation will inform the Commission on the status of the Round Rock Development Code, which is an update and consolidation of all regulations pertaining to land development. Many of you have been here since the beginning of the project in 2013, so this will refresh your memory. For the newer Commissioners, this will be an introduction to the project. Staff and the Commission discussed the Development Code at length during day-long work sessions in 2014 and 2015, with a rough draft provided at the latter session. Since the last time we discussed it, staff has continued internal review and conversed with the city attorney's office as they conduct the legal review.

The presentation will provide information on the project itself, the upcoming public outreach process, the adoption timeline, and will begin to touch on a few of the proposed amendments to be included in the Code. Staff will have presentations at upcoming Commission meetings to discuss other amendments and policy items.

**City of Round Rock, Texas**  
**2017 - Planning and Zoning Commission Schedule**

(Gray = 2016 and 2018 P&Z meeting schedule)			
<b>Submittal Day 12 Noon Deadline (Tuesday*)</b>	<b>** Notice to Round Rock Leader/Sign Posting Deadline</b>	<b>1st Available P&amp;Z Meeting (Wednesday*)</b>	<b>Target City Council Meeting (Thursday*)</b>
Sep 20	Oct 3	Oct 19	Nov 22
Oct 4	Oct 17	11/1/2016 (Tues)	Dec 1
Oct 18	Oct 31	Nov 16	Dec 15
Nov 8	Nov 21	Dec 7	Jan 12
Nov 22	Dec 5	Dec 21	Jan 26
Dec 6	Dec 19	Jan 4	Feb 9
Only 1 meeting in January			
Jan 3	Jan 16	Feb 1	Mar 9
Jan 17	Jan 30	Feb 15	Mar 23
Jan 31	Feb 13	Mar 1	Apr 13
Only 1 meeting in March due to Spring Break			
Mar 7	Mar 20	Apr 5	May 11
Mar 21	Apr 3	Apr 19	May 25
Apr 4	Apr 17	May 3	Jun 8
Apr 18	May 1	May 17	Jun 22
May 9	Jul 3	Jun 7	Jul 13
May 23	Jun 5	Jun 21	Jul 27
Only 1 meeting in July due to the Independence Day Holiday			
Jun 20	Jun 26	Jul 19	Aug 4
Jul 3 (Mon)	Jul 17	Aug 2	Sep 14
Jul 18	Jul 31	Aug 16	Sep 28
Aug 8	Aug 21	Sep 6	Oct 12
Aug 22	Sep 1	Sep 20	Oct 26
Sep 5	Sep 18	Oct 4	Nov 9
Sep 19	Oct 2	Oct 18	Nov 21 (Tues)
Oct 3	Oct 16	Nov 1	Dec 7
Oct 17	Oct 30	Nov 15	Dec 21
Nov 7	Nov 20	Dec 6	Jan 11
Nov 21	Dec 4	Dec 20	Jan 25
Dec 5	Dec 18	Jan 3	Feb 8
Only 1 meeting in January			

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

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

**Notes:**

\* Day of week unless otherwise noted.

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