



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Matt Baker  
Alternate Vice Chair Rob Wendt  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Jennifer Henderson  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

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Wednesday, July 19, 2017

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. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [2017-4611](#) Consider approval of the minutes for the June 21, 2017 Planning and Zoning Commission meeting.

**E. POSTPONED WITH PUBLIC HEARING:**

- E.1 [2017-4614](#) Consider public testimony concerning the request filed by Perales Engineering, LLC, to replat Lot 10, Block A, Apache Oaks Subdivision. Generally located on the southeast corner of N. A.W. Grimes Blvd. and Timberline Dr. Case No. FP1706-004
- E.2 [2017-4615](#) Consider public testimony concerning the request filed by Waeltz and Prete Inc., to approve a Concept Plan to be known as the Chisholm Trail Tech Center. Generally located at the southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd. Case No. CP1706-001

**F. PLATTING AND ZONING:**

- F.1 [2017-4612](#) Consider approval of the Avery Centre Town Centre Phase 2 Preliminary Plat. Generally located on the west side of N. A.W. Grimes Blvd. between Seton Pkwy. and N. A.W. Grimes Blvd. Case No. PP1706-001

- F.2     [2017-4613](#)     Consider approval of the Avery Centre Town Centre Phase 2, Lot 1, Block A Final Plat. Generally located on the west side of N. A.W. Grimes Blvd. between Seton Pkwy. and N. A.W. Grimes Blvd. Case No. FP1706-001
- F.3     [2017-4616](#)     Consider public testimony and a recommendation concerning the request filed by the property owner, Jeff Woodley, for the rezoning of a property from the SF-2 (Single-family standard lot) zoning district to C-1 (General Commercial) zoning district. Generally located on the east side of S. Mays St. between Mays St. and Cushing Dr. Case No. ZON1705-002

**G.     STAFF REPORT:**

- G.1     [2017-4617](#)     Consider an update regarding Council actions related to Planning and Zoning items.
- G.2     [2017-4633](#)     Consider an update regarding the change of the meeting time for Planning & Zoning Commission meetings beginning October 4, 2017.

**H.     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 the 14th day of July 2017 at 11:00 a.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, JUNE 21, 2017 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on June 21, 2017, 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, Vice Chair Matthew Baker, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioners Stacie Bryan and Selicia Sanchez were 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. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the May 17, 2017, Planning and Zoning Commission meeting.**

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

**Motion:** Motion by Commissioner Rabaey, second by Commissioner Henderson to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

**E1. Consider approval of the Glen Ellyn Phase 2 Final Plat. Generally located at Roundville Ln.; southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1704-005**

Mr. Fowler briefly reviewed the application, stating that Glen Ellyn Phase 2 consisted of three lots. He explained the allowed uses for this project and stated that one of the lots will be used for the future UPS (United Parcel Service) site, another lot will be used for commercial, and the smaller lot will be used for right-of-way. Finally, Mr. Fowler reminded the Commissioners that Glen Ellyn Phase 1 was approved last March. Staff recommended approval as conditioned.

The owner's representative, Mr. Bill Walker, was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Sellers to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E2. Consider approval of the Vizcaya Phase 3F Final Plat. Generally located to the north of Caruso Ln.; between Veranda Ter. and Savio Dr. Case No. FP1705-001**

Mr. Fowler briefly gave background information about the proposed project, explaining that the project consisted of 31 residential lots and 2 open space lots. He stated that all residential lots were in the "standard" lot category, which consisted of 6,100 square feet minimum lot size, with 20 ft. front and rear setbacks, and 5 feet minimum side setbacks. Staff recommended approval as conditioned.

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

**Motion:** Motion by Commissioner Sellers, second by Commissioner Rabaey to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E3. Consider approval of the Madsen Ranch Subdivision Phase 3 Final Plat. Generally located south east of the intersection of N. Red Bud Ln. and N. CR 122. Case No. FP1705-003**

Mr. Fowler continued by reviewing the application explaining that Madsen Ranch Phase 3 contained 64 residential lots and 1 landscape lot. He stated that the residential lots consisted of 24 large lots and 40 standard lots. Mr. Fowler explained that a revised preliminary plat was recently administratively approved and that this phase was consistent with the approved preliminary plat. Staff recommended approval as conditioned.

The owner's representatives, Mr. Robert Scholtz and Mr. Chris Fields, were available to answer questions.

Following a brief discussion, a motion was offered.

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E4. Consider public testimony concerning the request filed by CP&Y, on behalf of the City of Round Rock, to Replat United Auto Parts Subdivision, Lot 1, Block A. Generally located east of Greenhill Dr. at Texas Ave. Case No. FP1705-002**

Mr. Wendt recused himself from the discussion and voting on item E4 and left the Council Chamber.

Mr. Fowler stated that the purpose of this Replat was to create two lots plus the right-of-way extension on Texas Avenue. He explained that this Replat had been advertised in the Round Rock Leader and property owners had been notified. Staff recommended approval as conditioned.

The owner's representative, Mr. Dan Flaherty, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

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

**Motion:** Motion by Commissioner Baker, second by Commissioner Clawson to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

Commissioner Wendt returned to the Council chamber following the vote.

**E5. Consider public testimony and a recommendation concerning the request filed by the property owner, Jeff Woodley, for the rezoning of the subject tract from the SF-2 (Single-family standard lot) zoning district to C1-a (General Commercial Limited) zoning district. Generally located on the east side of S. Mays St.; between Mays St. and Cushing Dr. Case No. ZON1705-002**

Mr. von Rosenberg briefly reviewed the application stating that the General Plan designated the site for commercial uses and explained that the subject tract was one of the last remaining residentially zoned tracts on the east side of S. Mays.

Mr. von Rosenberg stated that most of the neighboring properties had already been converted from Single-family zoning district to Commercial zoning district.

He continued by explaining that the C-1a zoning district had been created to provide an alternative to General Commercial zoning. He stated that the C-1a zoning district had been recommended for most newly zoned commercial properties in the city, including similar properties on North Mays Ave.

Mr. von Rosenberg explained the differences between C-1 and C-1a and the uses that were not permitted in C-1a, which included vehicle sales/rental/leasing.

Finally, he explained that the property contained an existing residential structure, which could be converted to a commercial office use, or a new commercial structure could be built once the tract was rezoned. Staff recommended approval of the rezoning from SF-2 to C-1a.

The property owner, Mr. Jeff Woodley, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Rabaey to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**F. STAFF REPORT:**

**F1. 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.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:29 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Replat of Lot 10, Block A, Apache Oaks Subdivision  
FINAL PLAT FP1706-004**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Replat

**ZONING AT TIME OF APPLICATION** C-1

**DESCRIPTION:** 5.31 acres out of the P.A. Hooten Survey Subtract No. 297

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Church

South: Industrial

East: Residential

West: Industrial

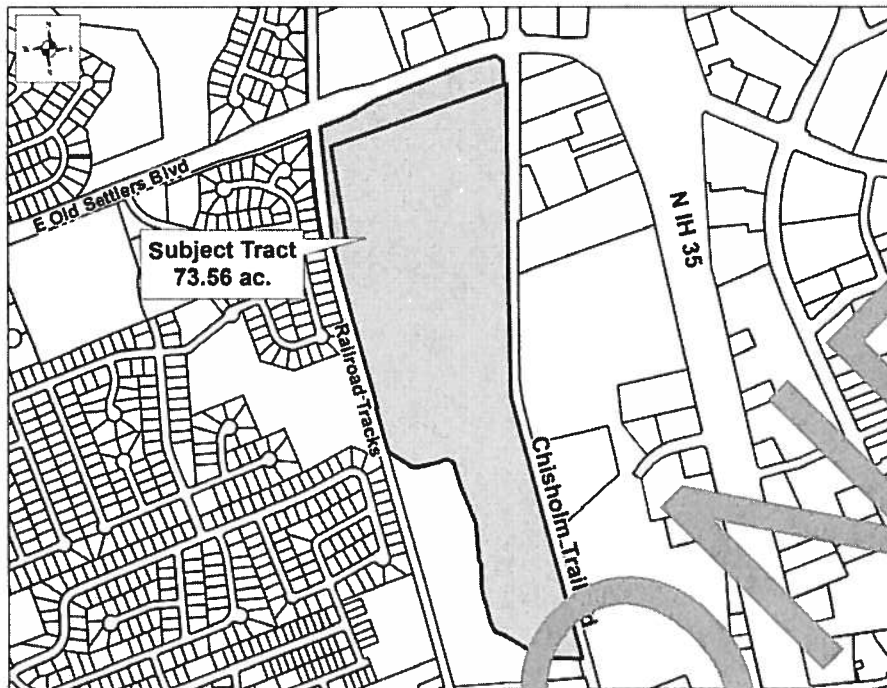
**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOT TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	5.31
Industrial:	0	0.00
Open/Common Space:	0	0.00
RO:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>5.31</b>

**Owner:**  
MAMP, LLC  
Shakeel Badarpura  
8801 Mount Batten Circle  
Austin, TX 78730

**Agent**  
Perales Engineering, LLC  
Jerry Perales, P.E.  
3102 Bee Cave Rd., Ste. 201  
Austin, TX 78746

**Chisholm Trail Tech Center  
CONCEPT PLAN CP1706-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Concept Plan

**ZONING AT TIME OF APPLICATION:** LI

**DESCRIPTION:** 73.56 acres out of the David Perry Survey Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Commercial

South: Vacant

East: Commercial/Vacant

West: Residential

**PROPOSED LAND USE:** Light Industrial

<u>PROPOSED LOT TYPE</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
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Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	15	60.53
Open/Common Space:	2	4.17
RO:	0	0.00
Parkland:	0	0.00
Other:	2	8.88

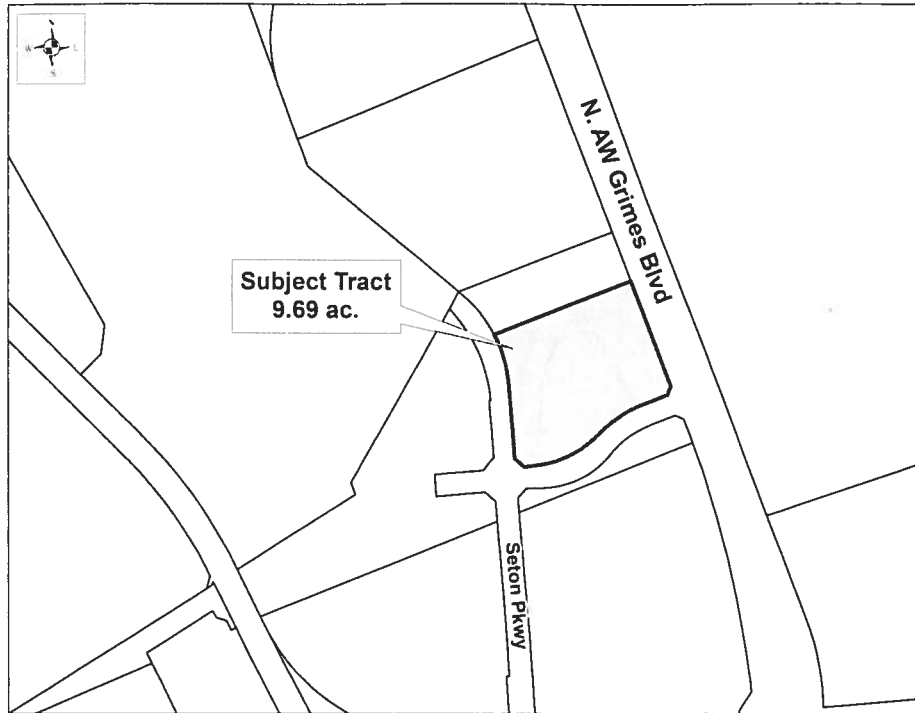
<b>TOTALS:</b>	<b>19</b>	<b>73.56</b>
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**Owner:**

**Agent**

Waeltz & Prete, Inc.  
Antonio A. Prete, P.E.  
3000 Joe DiMaggio Blvd., Ste. 72  
Round Rock, TX 78665

**Avery Centre Town Centre Phase 2  
PRELIM PLAT      PP1706-001**



**CASE PLANNER:** David Fowler

**REQUEST:**

**ZONING AT TIME OF APPLICATION:** PUD 84

**DESCRIPTION:** 9.69 acres out of the Abel Eaves Survey, Abstract No. 215

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Vacant

South: Vacant

East: Vacant

West: Vacant

**PROPOSED LAND USE:** Office

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	9.69
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>2</b>	<b>9.69</b>

**Owner:**  
AVERY CENTRE DEVCO INC  
C/O JOHN AVERY  
400 E MAIN ST  
ROUND ROCK, TX 78664-

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

**Avery Centre Town Centre Phase 2**  
**PRELIM PLAT PP1706-001**

**HISTORY:** Round Rock City Council approved Planned Unit Development (PUD) Number 84, Avery Centre on November 13, 2008. This Planned Unit Development has subsequently been amended 5 times, most recently on May 11, 2017.

**DATE OF REVIEW:** July 19, 2017

**LOCATION:** Northwest corner of North A.W. Grimes Boulevard and Medical Center Parkway

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation for the preliminary plat site is Avery Centre Mixed Use. The zoning is PUD 84, Avery Centre. The plat is within District 6 of the PUD. Within District 6, multifamily and townhouse housing are allowed, as well as a large number of commercial and institutional uses, including office, retail, lodging and hospital. District 6 has a maximum building height of 5 stories. District regulations also prohibit parking in street yards along A.W. Grimes. Other than these stipulations, commercial development in District 6 follows the regulations of the C1-A zoning district. Townhouse development shall follow the TH district and multifamily development shall be limited to 40 units per acre.

Traffic, Access and Roads: Both lots will have access to North A.W. Grimes Boulevard and Seton Parkway. The southern lot will also have access to Medical Center Parkway. A Master Traffic Impact Analysis has been approved for the PUD and there is no requirement for a TIA for the plat site based on the proposed use.

Water and Wastewater Service: The plat will be served via an existing 16" water line along Seton Parkway and an existing 15" wastewater line that runs through the southwest portion of the plat.

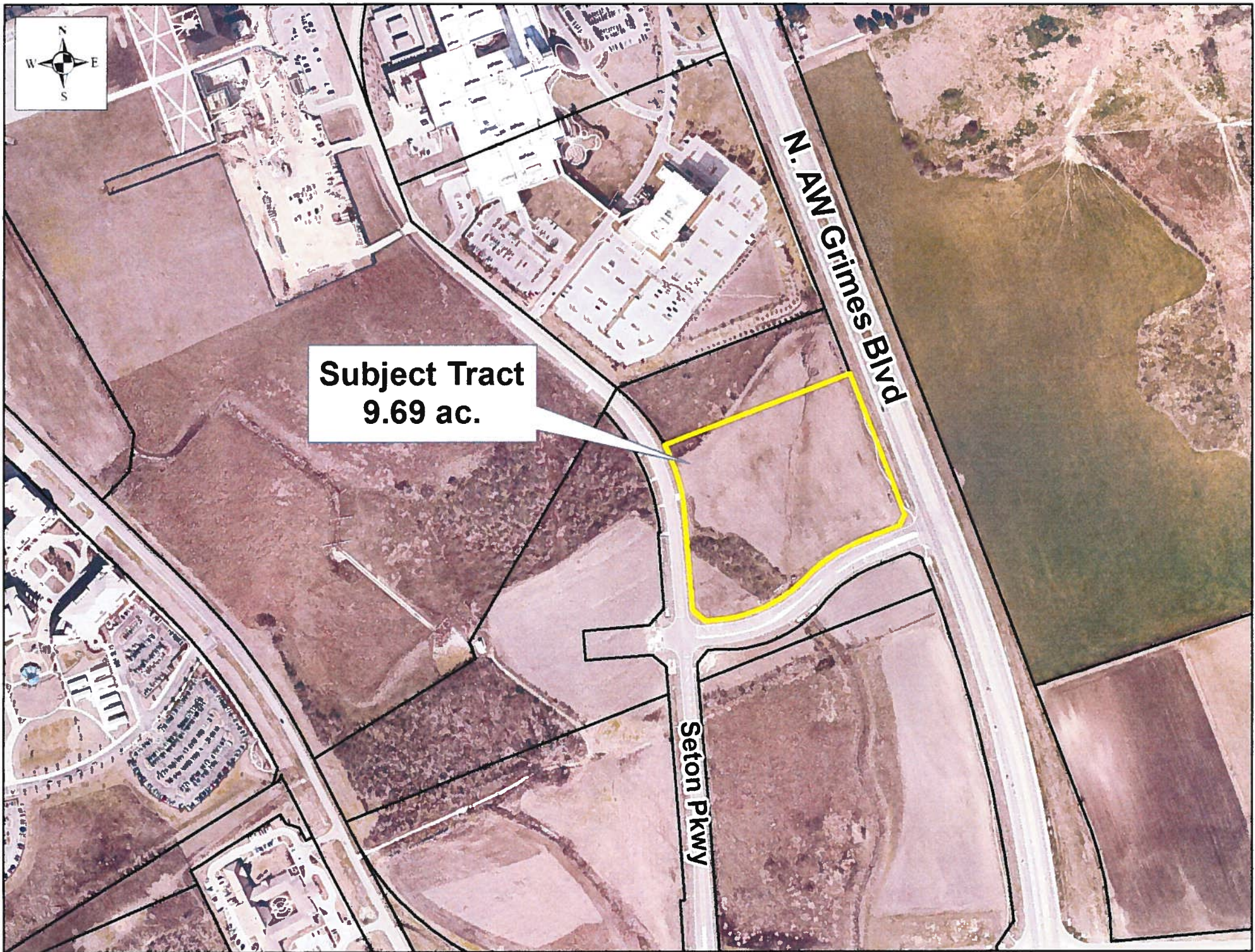
Drainage: No portion of this plat is in neither the FEMA one percent annual chance floodplain nor the one percent chance ultimate floodplain. City staff has determined that no flood study will be required for this plat application.

Additional Considerations: A Final Plat has been filed concurrently which would plat only the northern lot of the preliminary plat. A rehab hospital is under site plan review for Lot 1, Block A.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Modify the P.U.E. note to apply to Seton Parkway only. For the frontage along A.W. Grimes Boulevard, depict the location of the 10' P.U.E. not to overlap with the City water easement or the Southwestern Bell easement.
2. Provide dimensions for easements or add widths to the callouts.





## LOCATION MAP

NOT-TO-SCALE

OWNER: AVERY CENTRE DEVCO, INC.  
400 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664

ACREAGE: 9.69 ACRES

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

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

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: JUNE 20, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
JULY 19, 2017

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOT: 9.69 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOT: 2

PATENT SURVEY:  
ABEL EAVES SURVEY  
ABSTRACT No. 215  
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE AT SOUTHWEST CORNER OF CURB  
INLET  
NAD 83 GRID COORDINATES  
N: 10178941.7  
E: 3141872.9  
ELEVATION 782.91' (NAVD 88, GEOID 99)

PT No. 101 CUT SQUARE AT NORTHWEST CORNER OF CURB  
INLET  
NAD 83 GRID COORDINATES  
N: 10179255.0  
E: 3141751.6  
ELEVATION 785.42' (NAVD 88, GEOID 99)

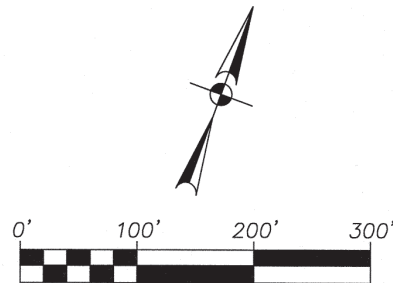
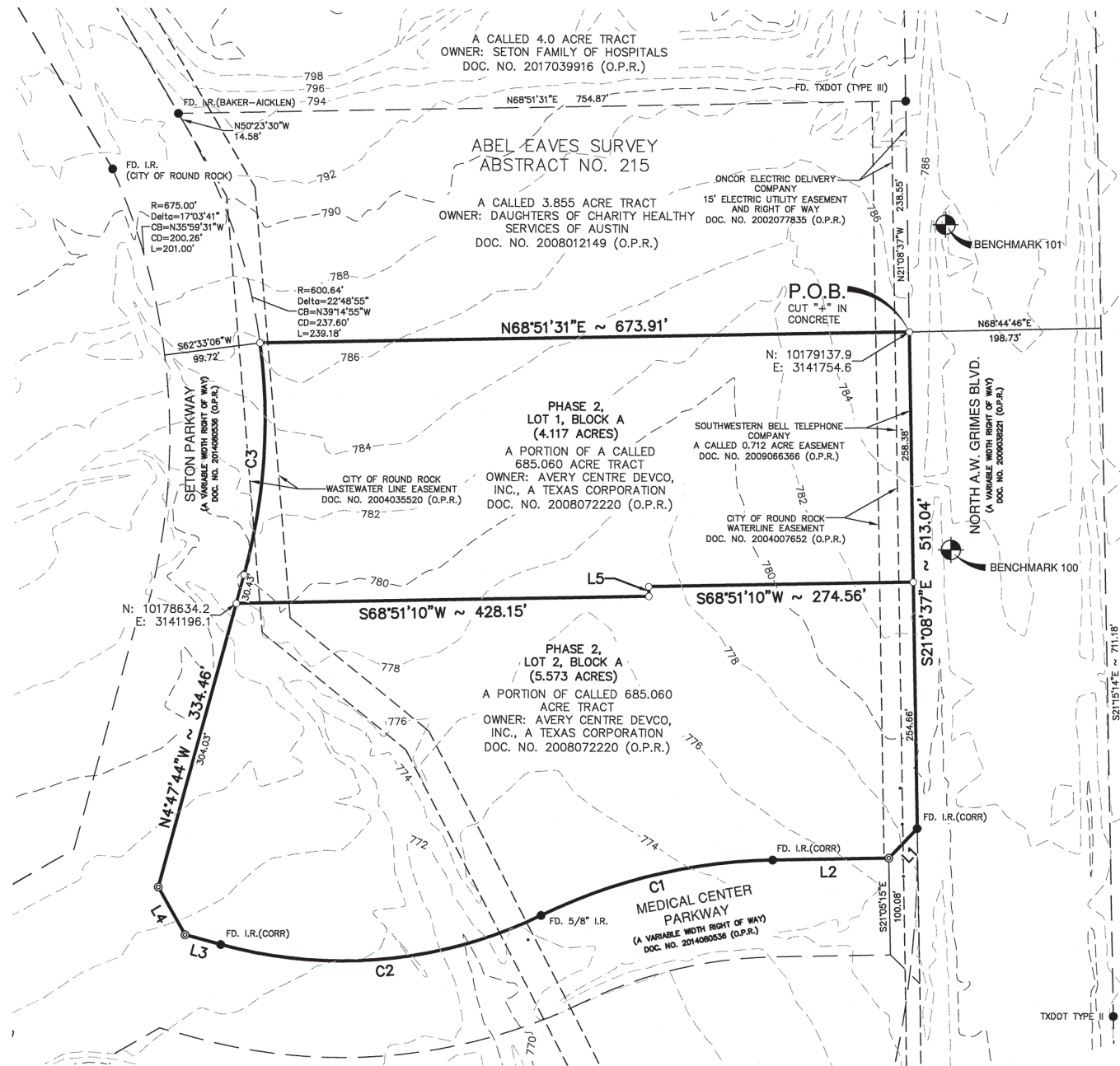
BENCHMARKS ARE BASED ON THE CITY OF ROUND ROCK  
CONTROL MONUMENT No. 01.040  
NORTHING: 10176919.30  
EASTING: 3142752.27  
ELEVATION 766.74 (NAVD 88, GEOID 99)  
BRASS MONUMENT STAMPED "CITY OF ROUND ROCK"  
SET IN CONCRETE

AS FOUND AT:  
<https://www.roundrocktexas.gov/wp-content/uploads/2014/12/D040.pdf>

## AVERY CENTRE TOWN CENTRE

### PHASE 2 PRELIMINARY PLAT

A 9.69 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY,  
ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A  
REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY  
CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO.  
2008072220 OF SAID COUNTY.



SCALE: 1"=100'

## LEGEND

AC	ACRE(S)
DOC	DOCUMENT NUMBER
POB	POINT OF BEGINNING
CORR	CITY OF ROUND ROCK, TEXAS
OR	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
(SURVEYOR)	● FOUND 1/2" IRON ROD WITH CAP
○	○ SET 1/2" IRON ROD (PD)
⊙	⊙ CALCULATED POINT
---	--- EASEMENT
---	--- PLAT BOUNDARY
---	--- ADJOINER LINE

## CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	575.00'	02°46'57"	S56°26'13"W	246.77'	248.71'
C2	475.00'	04°10'22"	S64°38'40"W	333.65'	340.92'
C3	600.64'	02°30'34"	N16°18'40"W	240.11'	241.73'

## LINE TABLE

LINE #	BEARING	LENGTH
L1	S23°52'31"W	42.43'
L2	S68°52'07"W	120.63'
L3	S85°12'16"W	38.31'
L4	N49°47'44"W	56.57'
L5	S21°08'29"E	10.00'

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 2

MEDISTAR

Civil Job No. 50803-04; Survey Job No. 50968-00

Date: Jul 05, 2017, 12:28pm User: G. J. Mansour  
File: P:\Projects\50803-04\50803-04.dwg Plot: P:\Projects\50803-04\50803-04.dwg

AVERY CENTRE TOWN CENTRE  
PHASE 2  
PRELIMINARY PLAT

A 9.69 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY, ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO. 2008072220 OF SAID COUNTY.

FIELD NOTES  
FOR

A 9.69 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY, ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO. 2008072220 OF SAID COUNTY. SAID 9.69 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 CUT "4" IN CONCRETE SET IN THE EAST RIGHT-OF-WAY LINE OF NORTH A.W. GRIMES BLVD, A VARIABLE WITH RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 2009038221 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A CALLED 3.855 ACRE TRACT CONVEYED TO THE DAUGHTERS OF CHARITY HEALTHY SERVICES OF AUSTIN RECORDED IN DOCUMENT NO. 200812149 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING THE NORTHEAST CORNER OF A REMNANT PORTION OF SAID 685.060 ACRE TRACT FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH AN IRON ROD WITH ALUMINUM CAP MARKED "TXDOT" AT THE NORTHEAST CORNER OF SAID 3.855 FEET, SAME BEING THE SOUTHEAST CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO SETON FAMILY OF HOSPITALS RECORDED IN DOCUMENT NO. 2017039916 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD. BEARS N 21°08'37" W, 254.66 FEET;

THENCE S 21°08'37" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD., SAME BEING THE EAST LINE OF SAID REMNANT PORTION, A DISTANCE OF 513.04 FEET TO AN IRON ROD WITH CAP MARKED "CITY OF ROUND ROCK" FOUND AT THE SOUTHEAST CORNER OF A REMNANT PORTION OF SAID 685.060 ACRE TRACT, SAME BEING A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD., ALSO BEING THE NORTHEAST TERMINUS OF MEDICAL CENTER PARKWAY (RECORDED AS SETON PARKWAY IN DOCUMENT NO. 2014080536 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS) FOR THE SOUTHEAST CORNER HEREOF;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH A.W. GRIMES BLVD., SAME BEING THE NORTH AND EAST RIGHT-OF-WAY LINE OF SAID MEDICAL CENTER PARKWAY, SAME BEING THE SOUTH AND WEST LINES OF A REMNANT PORTION OF SAID 685.060 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES

1.S 23°52'31" W, A DISTANCE OF 42.43 FEET TO A CALCULATED POINT FOR THE SOUTHERNMOST SOUTHEAST CORNER HEREOF;

2.S 68°52'07" W, A DISTANCE OF 120.63 FEET TO AN IRON ROD WITH CAP MARKED "CITY OF ROUND ROCK" FOR A POINT OF NON-TANGENT CURVATURE,

3.ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 24°46'57", A CHORD BEARING AND DISTANCE OF S 56°26'13" W, 246.77 FEET, AN ARC LENGTH OF 248.71 FEET TO A ½" IRON ROD FOUND AT A POINT OF REVERSE CURVATURE,

4.ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 41°07'22", A CHORD BEARING AND DISTANCE OF S 64°38'40" W, 333.65 FEET, AN ARC LENGTH OF 340.92 FEET TO AN IRON ROD WITH CAP MARKED "CITY OF ROUND ROCK" FOR A POINT OF NON-TANGENCY,

5.S 85°12'16" W, A DISTANCE OF 38.31 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF,

6.N 49°47'44" W, A DISTANCE OF 56.57 FEET TO A CALCULATED POINT,

7.N 04°47'44" W, A DISTANCE OF 334.46 FEET TO A ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT A POINT OF NON-TANGENT CURVATURE, AND

8.THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID SETON PARKWAY, SAME BEING THE WEST LINE OF SAID REMNANT PORTION, SAID CURVE HAVING A RADIUS OF 600.64 FEET, A CENTRAL ANGLE OF 23°03'34", A CHORD BEARING AND DISTANCE OF N 16°18'40" W, 240.11 FEET, AN ARC LENGTH OF 241.73 FEET TO A ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A IRON ROD WITH CAP MARKED "BAKER-AICKLEN" FOUND AT THE NORTHWEST CORNER OF SAID 3.855 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 4.0 ACRE TRACT, ALSO BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID SETON PARKWAY BEARS THE FOLLOWING TWO (2) COURSES AND DISTANCES; ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.64 FEET, A CENTRAL ANGLE OF 22°48'55", A CHORD BEARING AND DISTANCE OF N 39°14'55" W, 237.60 FEET, AN ARC LENGTH OF 239.18 AND A BEARING OF N 50°23'30" W, A DISTANCE OF 14.58 FEET;

THENCE N 68°51'31" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID SETON PARKWAY, WITH THE SOUTH LINE OF SAID 3.855 ACRE TRACT, SAME BEING A NORTH LINE OF A REMNANT PORTION OF SAID 385.060 ACRE TRACT, A DISTANCE OF 673.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.69 ACRES IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED UNDER JOB NO. 50968-00 BY PAPE-DAWSON ENGINEERS, INC.

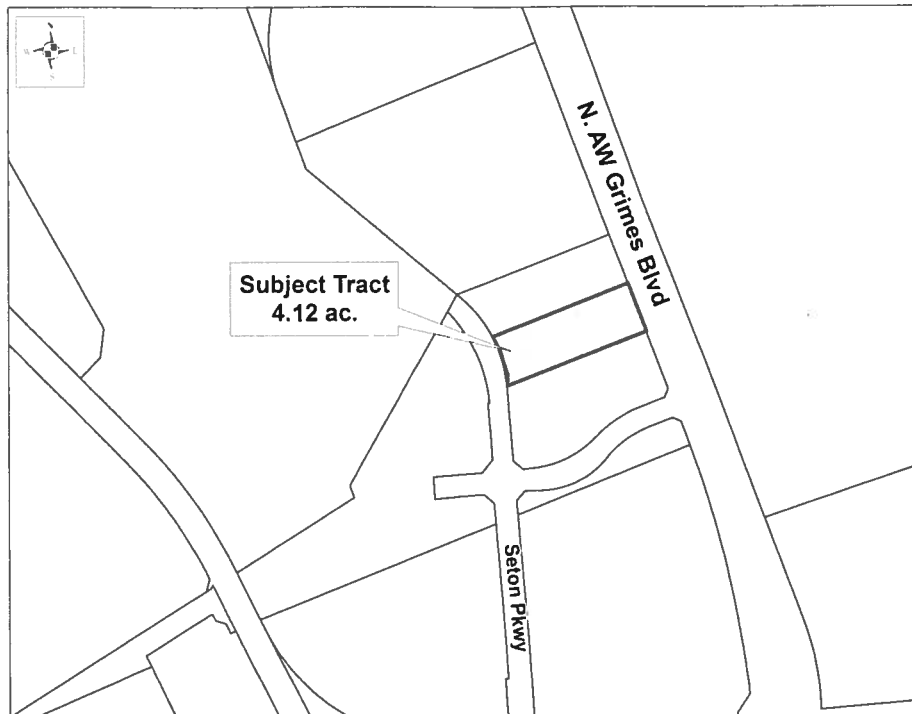
GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SETON PARKWAY, NORTH A.W. GRIMES BOULEVARD AND MEDICAL CENTER PARKWAY PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
4. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAN 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.
7. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD NO. 84 AS APPROVED BY THE CITY COUNCIL ON MAY 11, 2017.
8. THERE ARE NO TREES ONSITE.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

**Avery Centre Town Centre Phase 2, Lot 1, Block A**  
**FINAL PLAT    FP1706-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Preliminary Plat

**ZONING AT TIME OF APPLICATION:** PUD 84

**DESCRIPTION:** 4.12 acres out of the Abel Eaves Survey, Abstract No. 215

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Vacant

South: Vacant

East: Vacant

West: Vacant

**PROPOSED LAND USE:** Office

<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	4.12
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>4.12</b>

**Owner:**  
 AVERY CENTRE DEVCO INC  
 John Avery, Jr.  
 C/O JOHN AVERY  
 400 E MAIN ST

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

**Avery Centre Town Centre Phase 2, Lot 1 Block A**  
**FINAL PLAT      FP1706-001**

**HISTORY:** Round Rock City Council approved Planned Unit Development (PUD) Number 84, Avery Centre on November 13, 2008. This Planned Unit Development has subsequently been amended 5 times, most recently on May 11, 2017.

**DATE OF REVIEW:** July 19, 2017

**LOCATION:** Northwest corner of North A.W. Grimes Boulevard and Medical Center Parkway

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation for the plat site is Avery Centre Mixed Use. The zoning is PUD 84, Avery Centre. The plat is within District 6 of the PUD. Within District 6, multifamily and townhouse housing are allowed, as well as a large number of commercial and institutional uses, including office, retail, lodging and hospital. District 6 has a maximum building height of 5 stories. District regulations also prohibit parking in street yards. Other than these stipulations, commercial development in District 6 shall follow the regulations in the C1-A zoning district. Townhouse development shall follow the TH district and multifamily development shall be limited to 40 units per acre.

Compliance with the Concept Plan/Preliminary Plat: This final plat is consistent with the Avery Centre Town Center 1 Preliminary Plat, which is being reviewed concurrently with this application.

Traffic, Access and Roads: The lot proposed to be platted will have access to North A.W. Grimes Boulevard and Seton Parkway. A Master Traffic Impact Analysis has been approved for the PUD and there is no requirement for a TIA for the plat site based on the proposed uses.

Water and Wastewater Service: The plat will be served via an existing 16" water line along Seton Parkway and an existing 15" wastewater line that runs through the southwest portion of the proposed lot.

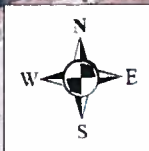
Drainage: On-site detention near the southern lot line is proposed for this lot. An existing storm drain is located in the North A.W. Grimes Boulevard right-of-way.

Additional Considerations: The proposed use on the plat site is a rehab hospital, which is currently undergoing site plan review.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

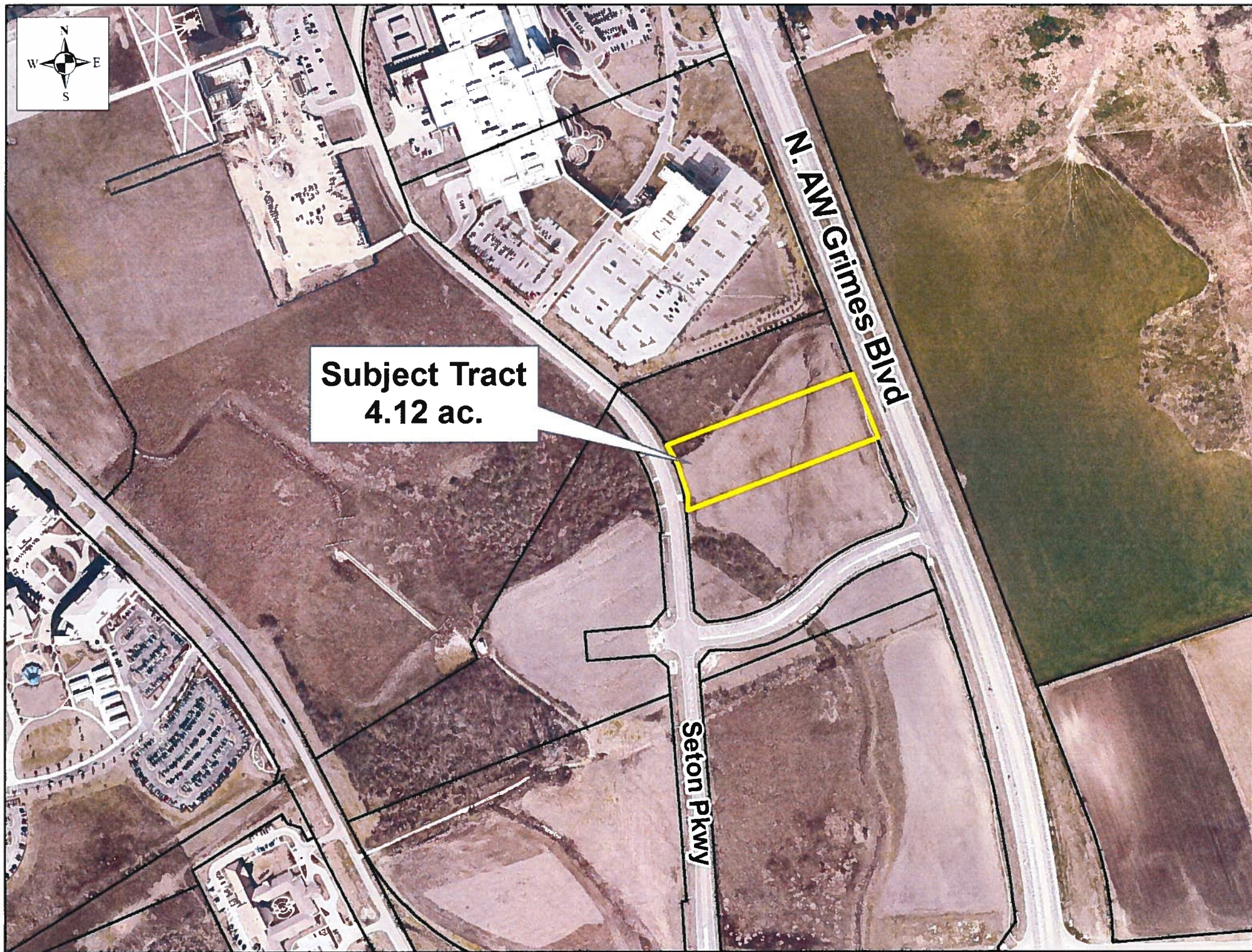
1. Modify the P.U.E. note to apply to Seton Pkwy only. For the frontage along A.W. Grimes Boulevard, depict the location of the 10' P.U.E. not to overlap with the City water easement or the Southwestern Bell easement.
2. Provides dimensions for easements or add widths to the callouts.

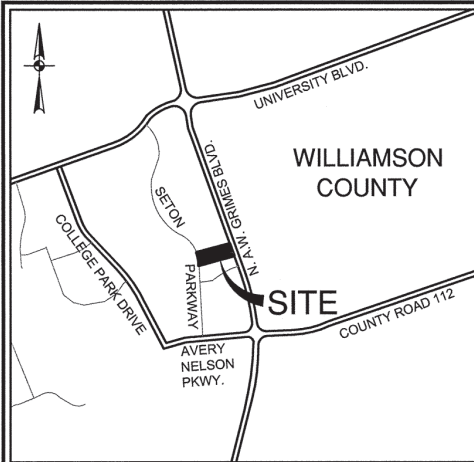


**Subject Tract  
4.12 ac.**

**N. AW Grimes Blvd**

**Seton Pkwy**





## LOCATION MAP

NOT-TO-SCALE

OWNER: AVERY CENTRE DEVCO, INC.  
400 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664

ACREAGE: 4.117 ACRES

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

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

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: JUNE 20, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
JULY 19, 2017

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOT: 4.117 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOT: 1

PATENT SURVEY:  
ABEL EAVES SURVEY  
ABSTRACT No. 215  
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE AT SOUTHWEST CORNER OF CURB  
INLET  
NAD 83 GRID COORDINATES  
N: 10178941.7  
E: 3141872.9  
ELEVATION 782.91' (NAVD 88, GEOID 99)

PT No. 101 CUT SQUARE AT NORTHWEST CORNER OF CURB  
INLET  
NAD 83 GRID COORDINATES  
N: 10178255.0  
E: 3141751.6  
ELEVATION 785.42' (NAVD 88, GEOID 99)

BENCHMARKS ARE BASED ON THE CITY OF ROUND ROCK  
CONTROL MONUMENT No. 01.040  
NORTHING: 10176919.30  
EASTING: 3142752.27  
ELEVATION 766.74' (NAVD 88, GEOID 99)  
BRASS MONUMENT STAMPED "CITY OF ROUND ROCK"  
SET IN CONCRETE

AS FOUND AT:  
<https://www.roundrocktexas.gov/wp-content/uploads/2014/12/D040.pdf>

## FINAL PLAT OF AVERY CENTRE TOWN CENTRE PHASE 2, LOT 1, BLOCK A

A 4.117 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY,  
ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A  
REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY  
CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO.  
2008072220 OF SAID COUNTY.

A CALLED 4.0 ACRE TRACT  
OWNER: SETON FAMILY OF HOSPITALS  
DOC. NO. 2017039916 (O.P.R.)

ABEL EAVES SURVEY  
ABSTRACT NO. 215

A CALLED 3.855 ACRE TRACT  
OWNER: DAUGHTERS OF CHARITY HEALTHY  
SERVICES OF AUSTIN  
DOC. NO. 2008012149 (O.P.R.)

PHASE 2,  
LOT 1, BLOCK A  
(4.117 ACRES)  
A PORTION OF A CALLED  
685.060 ACRE TRACT  
OWNER: AVERY CENTRE DEVCO,  
INC., A TEXAS CORPORATION  
DOC. NO. 2008072220 (O.P.R.)

5.573 ACRES  
A PORTION OF A CALLED  
685.060 ACRE TRACT  
OWNER: AVERY CENTRE DEVCO,  
INC., A TEXAS CORPORATION  
DOC. NO. 2008072220 (O.P.R.)

A 4.117 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY,  
ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A  
REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO  
AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN  
DOCUMENT NO. 2008072220 OF SAID COUNTY. SAID 4.117 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 cut "+" in concrete set in the east right-of-way line of  
North A.W. Grimes Blvd., a variable with right-of-way recorded in  
Document No. 2009038221 of the Official Public Records of Williamson  
County, Texas, same being the southeast corner of a called 3.855 acre  
tract conveyed to the Daughters of Charity Healthy Services of Austin  
recorded in Document No. 200812149 of the Official Public Records of  
Williamson County, Texas, also being the northeast corner of a Remnant  
Portion of said 685.060 acre tract for the northeast corner and POINT  
OF BEGINNING hereof, from which an iron rod with Aluminum Cap marked  
"TXDOT" at the northeast corner of said 3.855 feet, same being the  
southeast corner of a called 4.0 acre tract conveyed to Seton Family of  
Hospitals recorded in Document No. 2017039916 of the Official Public  
Records of Williamson County, Texas, also being a point in the west  
right-of-way line of said North A.W. Grimes Blvd. bears  
N 21°08'37" W, 238.55 feet;

THENCE S 21°08'37" E, with the west right-of-way line of said North  
A.W. Grimes Blvd., same being the east line of said Remnant Portion,  
a distance of 258.38 feet to a 1/2" iron rod with yellow cap marked  
"Pape-Dawson" set, from which a 1/2" iron rod with cap marked "City of  
Round Rock" bears S 21°08'37" E, 254.66 feet

THENCE departing the west right-of-way line of said North A.W. Grimes  
Blvd., through the interior of said Remnant Portion the following three  
(3) courses and distances:

1.S 68°51'10" W, a distance of 274.56 feet to a 1/2" iron rod with  
yellow cap marked "Pape-Dawson" set,

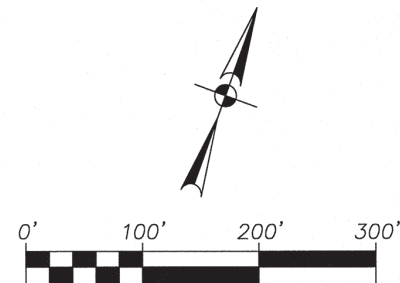
2.S 21°08'29" E, a distance of 10.00 feet to a 1/2" iron rod with yellow  
cap marked "Pape-Dawson" set, and

3.S 68°51'10" W, a distance of 428.15 feet to a 1/2" iron rod with  
yellow cap marked "Pape-Dawson" set in the east right-of-way line  
of Seton Parkway, a variable width right-of-way recorded in  
Document No. 2014080536 of the Official Public Records of  
Williamson County, Texas for the southwest corner hereof;

THENCE N 04°47'44" W, with the east right-of-way line of said Seton  
Parkway, same being the west line of said Remnant Portion, a distance  
of 30.43 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"  
set at a point of non-tangent curvature,

THENCE along the arc of a curve to the left, continuing with the east  
right-of-way line of said Seton Parkway, same being the west line of  
said Remnant Portion, said curve having a radius of 600.64 feet, a  
central angle of 23°03'34", a chord bearing and distance of  
N 16°18'40" W, 240.11 feet, an arc length of 241.73 feet to a 1/2" iron  
rod with yellow cap marked "Pape-Dawson" set for the northwest corner  
hereof, from which an iron rod with cap marked "Baker-Aicklen" found at  
the northwest corner of said 3.855 acre tract, same being the  
southwest corner of said 4.0 acre tract, also being a point in the east  
right-of-way line of said Seton Parkway bears the following two (2)  
courses and distances; along the arc of a curve to the left, having a  
radius of 600.64 feet, a central angle of 22°48'55", a chord bearing and  
distance of N 39°14'55" W, 237.60 feet, an arc length of 239.18 and a  
bearing of N 50°23'30" W, a distance of 14.58 feet;

THENCE N 68°51'31" E, departing the east right-of-way line of said  
Seton Parkway, with the south line of said 3.855 acre tract, a distance  
of 673.91 feet to the POINT OF BEGINNING, and containing 4.117 acres in  
Williamson County, Texas. Said tract being described in accordance with  
a plat prepared under Job No. 50968-00 by Pape-Dawson Engineers,  
Inc.



SCALE: 1"= 100'

## LEGEND

AC	ACRE(S)
DOC	DOCUMENT NUMBER
POB	POINT OF BEGINNING
OR	OFFICIAL RECORDS OF
	WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF
	WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF
	WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF
	WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
TXDOT	TEXAS DEPARTMENT OF
	TRANSPORTATION
(SURVEYOR)	FOUND 1/2" IRON ROD WITH CAP
○	SET 1/2" IRON ROD (PD)
⊙	CALCULATED POINT
---	EASEMENT
---	PLAT BOUNDARY
---	ADJOINER LINE

## LINE TABLE

LINE #	BEARING	LENGTH
L1	S21°08'29"E	10.00'

## CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	600.64'	023°03'34"	N16°18'40"W	240.11'	241.73'

## GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SETON PARKWAY AND NORTH A.W. GRIMES BOULEVARD PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT SUBMITTED CONCURRENTLY FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION ON JULY 19, 2017.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 2

FINAL PLAT  
OF  
AVERY CENTRE TOWN CENTRE  
PHASE 2, LOT 1, BLOCK A

A 4.117 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY, ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO. 2008072220 OF SAID COUNTY.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Avery Centre Devco, Inc. as the owner of a called 685.060 acre tract conveyed to Avery Center Devco, Inc., recorded in Document No. 2008072220 of the Official Public Records of Williamson County, Texas, situated in the Abel Eaves Survey, Abstract No. 215, in Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as AVERY CENTRE TOWN CENTRE PHASE 2, LOT 1, BLOCK A Subdivision.

Avery Center Devco, Inc.

JOHN S. AVERY, SR.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, by, Avery Center Devco, Inc.

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

*Parker J. Graham*

Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

6/10/2017  
Date



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

David Pavliska, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, 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

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.



Michael S. Fisher  
Registered Professional Engineer No. 87704  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

7/5/17  
Date

**PAPE-DAWSON ENGINEERS**  
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

**1201 South Mays Rezoning  
ZONING ZON1705-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Rezoning from the SF-2 (Single Family - standard lot) zoning district to the C-1 (General Commercial) zoning district.

**ZONING AT TIME OF APPLICATION:** SF-2 (Single family - standard lot)

**DESCRIPTION:** 0.51 acres out of the Egger's Southview Addition, Lot 7

**CURRENT USE OF PROPERTY:** single family residential

**GENERAL PLAN LAND USE DESIGNATION:** commercial

**ADJACENT LAND USE:**

North: C-1 (General commercial) - parking area

South: SF-2 (Single family - standard lot) - single family residence

East: MF-2 (Multifamily - medium density) - single family residence and single story apartments

West: MF-2 (Multifamily -medium density) - apartments

**PROPOSED LAND USE:** commercial

**TOTAL ACREAGE:** 0.51

---

**Owner:**  
Woodleys LLC  
Jeff Woodley  
1201 S. Mays St.  
Round Rock, TX 78664

---

**Agent**  
Woodleys LLC  
Jeff Woodley  
1201 S. Mays St.  
Round Rock, TX 78664

---

**1201South Mays Rezoning  
ZONING ZON1705-002**

**HISTORY:** The property was annexed in 1966 and was zoned for single family residential development.

**DATE OF REVIEW:** July 19, 2017

**LOCATION:** East side of S. Mays St. between Mays St. and Cushing Dr.

**UPDATE:** *The Commission reviewed this property on June 21, 2017 and recommended the C-1a (General Commercial – limited) zoning district. The applicant subsequently requested that the Commission reconsider the property for the C-1 (General Commercial) zoning district. The staff recommendation remains the same - the C-1a (General Commercial – limited) zoning district.*

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the site as appropriate for commercial uses. The subject tract and the two adjacent lots to the south are the only remaining residentially zoned tracts on the east side of S. Mays between Gattis School Rd. and Logan Street. The adjacent businesses and the traffic volume on N. Mays make these tracts no longer suitable for residential use. The property contains an existing residential structure, which could be converted to a commercial or office use, or a new commercial structure could be built. The site has frontage on both S. Mays Avenue and Cushing Drive.

Staff recommendation: Staff recommends the C-1a district because it is the preferred general commercial zoning district adopted by the City Council in 2005. It has been used for nearly all newly zoned general commercial properties since its adoption. The C-1a district prohibits certain uses, including: pawn shops, tattoo parlors, self-service storage, manufactured home sales, portable building sales, shooting ranges, truck service or repair, shooting ranges, and sexually oriented businesses. Other uses, vehicle sales, rental or leasing, including boats and campers, are allowed only on property which has IH-35 frontage. When the C-1a district was adopted, the C-1 (General Commercial) district was retained to prevent the creation of numerous non-conforming properties. There continue to be many properties zoned C-1, including properties surrounding the subject site. The City has invested a substantial amount of funding to improve the appearance of the Mays Avenue corridor, a gateway to downtown. As such, staff does not consider the C-1 zoning district as appropriate for this area.

Previous zoning actions (the last 5 years):

- All properties requesting commercial zoning have been zoned as C-1a (General Commercial – limited):
  1. 10.46 acres on Gattis School Road at the future intersection with Kenney Fort Boulevard;
  2. 2.3 acres on A.W. Grimes Boulevard, south of Louis Henna Boulevard;
  3. 3.6 acres on Greenlawn Boulevard, south of Louis Henna Boulevard;
  4. 0.28 acres on N. Mays Avenue, south of Bowman Road;
  5. 14.78 acres on the northbound IH-35 frontage road, north of Greenlawn Boulevard.
- All new or amended PUD (Planned Unit Development) zoning districts have utilized the C-1a (General Commercial – limited) zoning district as a base district:
  1. Avery Centre, Amendment No. 6 – 540 acres of mixed use districts;
  2. Greenlawn – 4.7 acres of commercial at the intersection with Pflugerville Loop;
  3. HR 79 – 5.9 acres along Palm Valley Boulevard, east of A.W. Grimes Boulevard;
  4. Diamond Oaks – 7.6 acres along Palm Valley Boulevard, east of Harrell Parkway;

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5. PUD 22 Amendment – 3.8 acres at Meister Lane and Louis Henna Boulevard;
6. Vizcaya – approximately 20 acres along University Boulevard, east of A.W. Grimes Boulevard;
7. PUD 59 Amendment – 35 acres at the northeast corner of IH-35 and University Boulevard.

Additional Considerations:

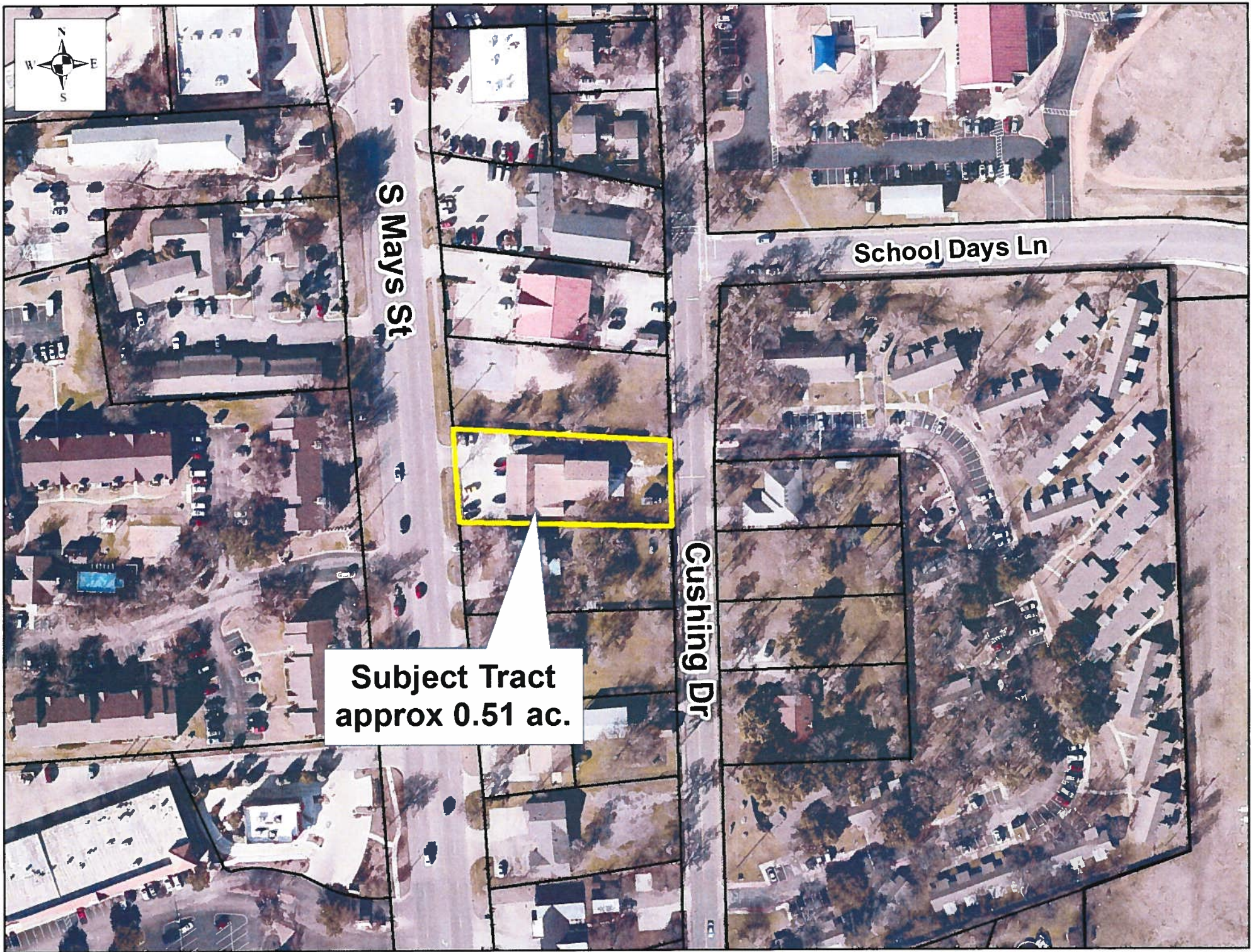
- There are two similarly situated properties along Mays Avenue which are zoned as C-1a. Both are former single family residences and are located adjacent to property zoned as C-1.
- A third property zoned as C-1a, located on the west side of Mays Avenue, is also located adjacent to property zoned as C-1.
- The entire front yard of the subject property was paved in 2014.
- The property owner acknowledged that cars have been on display for sale, a violation of the SF-2 (Single Family – standard lot) zoning district; a photo taken by Google Maps in October of 2016 confirms this.
- If a zoning change to commercial were to be approved and commercial uses proposed, the property must come into compliance with the Code's site development standards, including sidewalk installation, commercial driveway requirements, drainage, fire code, landscaping, and parking lot design.

C-1a:

- The C-1a district prohibits the following uses: *amusement parks or carnivals; campgrounds; flea markets; heavy equipment sales, rental and leasing; kennels; landscaping services; manufactured home sales; pawn shops; portable building sales; recreational vehicle parks; self-service storage; sexually oriented businesses; shooting ranges; tattoo parlors; truck service or repair; and truck stops.*
- *Vehicle sales, rental or leasing, including boats and campers* are permitted in the C-1a district only if the property has frontage on IH-35.

**RECOMMENDED MOTION:**

Staff recommends disapproval of the requested rezoning from the SF-2 (Single family – standard lot) zoning district to the C-1 (General commercial) zoning district.



S Mays St

School Days Ln

Cushing Dr

Subject Tract  
approx 0.51 ac.