



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

Wednesday, December 6, 2017

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [2017-5027](#) Consider approval of the minutes for the November 1, 2017 Planning and Zoning Commission meeting.

F. PLATTING AND ZONING:

- F.1 [2017-5028](#) Consider approval of the Chisholm Trail Tech Center Preliminary Plat, generally located at the southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd. Case No. PP1710-001
- F.2 [2017-5029](#) Consider approval of the Vizcaya Phase 5B Final Plat, generally located northwest of Verano Bend and Pietra Ln. Case No. FP1710-004
- F.3 [2017-5030](#) Consider approval of the Vizcaya Phase 5C Final Plat, generally located northwest of Verano Bend and Pietra Ln. Case No. FP1710-005
- F.4 [2017-5031](#) Consider public testimony concerning the request filed by Stonemill Hospitality, LLC, for Amendment No. 3 to Planned Unit Development No. 61 (Simon North PUD) to amend the height requirement to allow six stories for a hotel, generally located northwest of Bass Pro Dr. and North Mays St. Case No. ZON1711-002

- F.5 [2017-5033](#) Consider public testimony concerning the city-initiated rezoning of a 4.29-acre tract of land from LI (Light Industrial) zoning district to the OF (Office) zoning district, generally located northeast of Louis Henna Blvd. and Double Creek Dr. Case No. ZON1711-003

G. STAFF REPORT:

- G.1 [2017-5034](#) Consider an update regarding Council actions related to Planning and Zoning items.

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

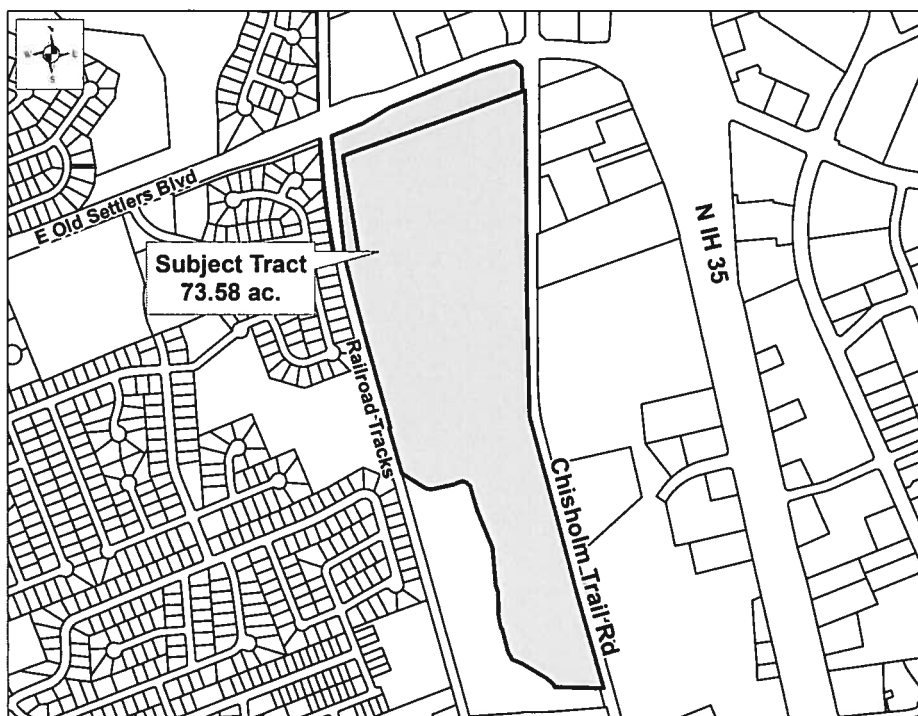
POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 30th day of November 2017 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

Chisholm Trail Tech Center Preliminary Plat
PRELIM PLAT PP1710-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the preliminary plat

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 73.58 acres out of the David Curry Survey, Abstract No. 30

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: light industrial and commercial (across Old Settlers Blvd.) - C-1 (General Commercial)

South: vacant - LI (Light Industrial)

East: commercial, vacant (across Chisholm Trail Blvd.) - C-1 (General Commercial)

West: residential (across railroad) - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: light industrial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	15	60.53
Open/Common Space:	4	13.05
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	19	73.58

Owner:
Chisholm Trail Development Venture, Ltd.
David Bodenman
211 E. Seventh St., Ste. 709
Austin, TX 78701

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

**Chisholm Trail Tech Center
PRELIMINARY PLAT PP1710-001**

HISTORY: The Planning and Zoning Commission approved a Concept Plan for this site at their meeting on September 20, 2017.

DATE OF REVIEW: December 6, 2017

LOCATION: Southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial uses. The property is zoned as LI (Light Industrial), which allows for light manufacturing and assembly, warehouses, offices, and other similar uses.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been prepared and is under review by the City. The TIA indicates that a proposed driveway entrance on W. Old Settlers Boulevard be restricted to allow only right turns into and right turns out of the site.

Water and Wastewater Service: The site will connect to an existing water line located adjacent to the east boundary along Chisholm Trail Road. Wastewater service will be provided by connecting to an existing line in Onion Branch, which passes through the site.

Drainage: The Onion Branch flows across the property generally from the northwest to the southeast.

Additional Considerations: The site contains approximately 73 total acres, including approximately 60 acres of development lots, 9 acres of drainage lots and 4 acres of open space lots. The development lots average about 4 acres each, with two lots larger than 6 acres and two lots smaller than 2 acres.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reconcile the acreage figures for the lots on Pages 2-4 of the plat with those on Page 1 of the plat.
2. Provide survey tie (bearing & distance) to original David Curry Survey, Abstract No. 130 monument.
3. A development agreement for a right turn in and right turn out only driveway entrance to W. Old Settlers Boulevard is required prior to the recordation of any final plat for the property. The development agreement must be approved by the City and shall determine the timing, funding and construction of the improvements.



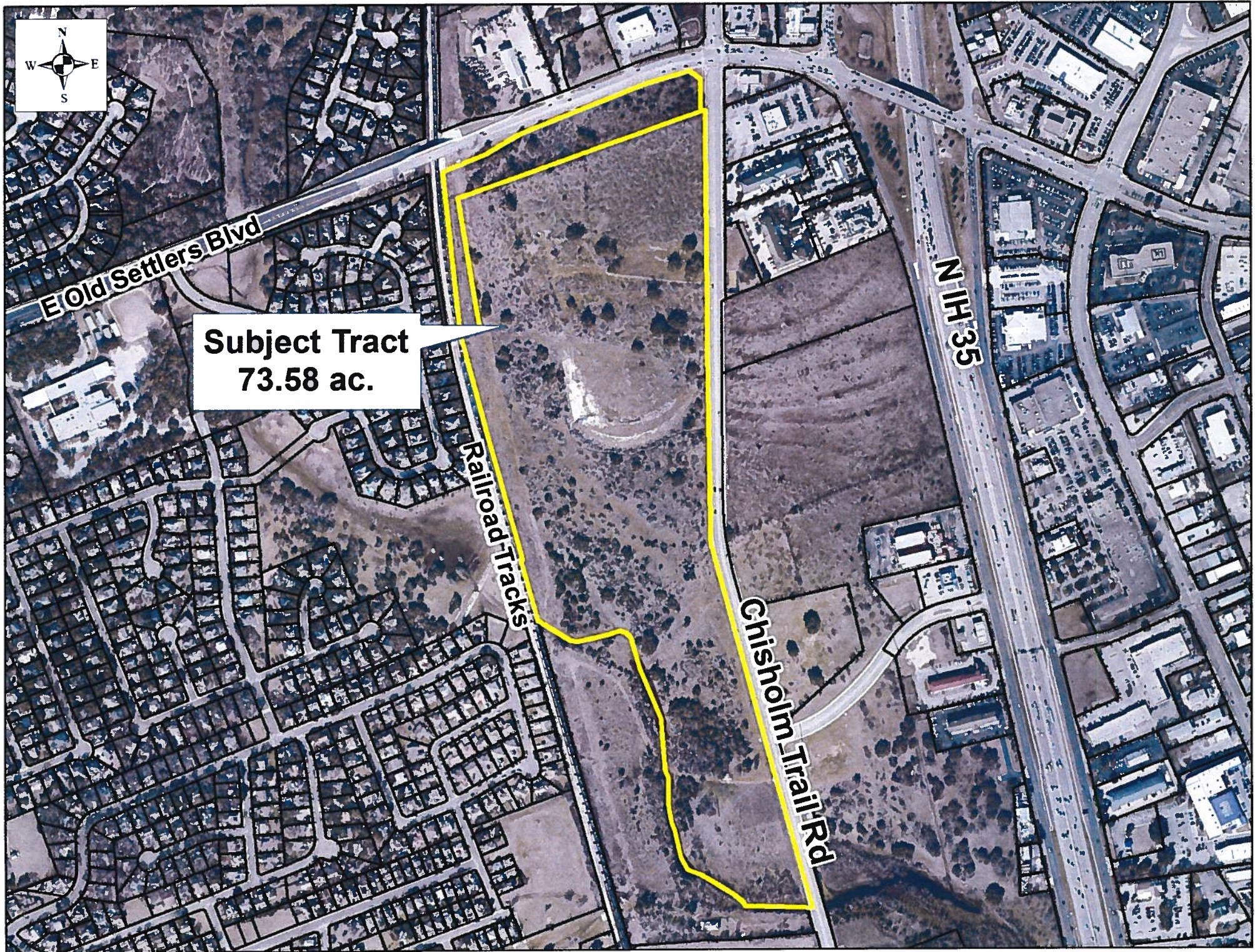
E Old Settlers Blvd

Subject Tract
73.58 ac.

Railroad Tracks

Chisholm Trail Rd

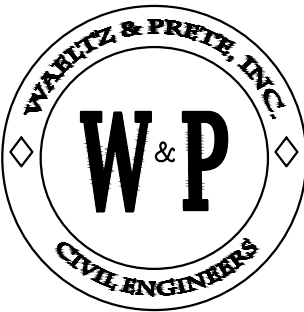
N IH 35



PRELIMINARY PLAT OF:

CHISHOLM TRAIL TECH CENTER

ENGINEER:



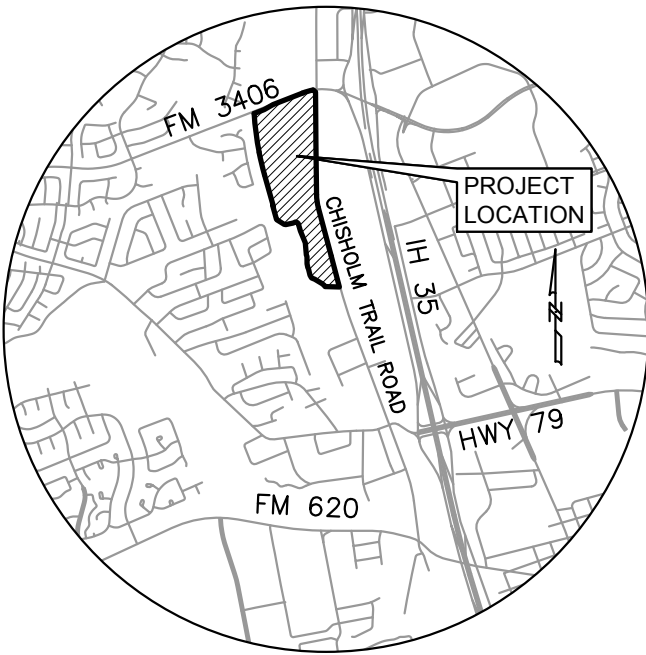
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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

SURVEYOR:

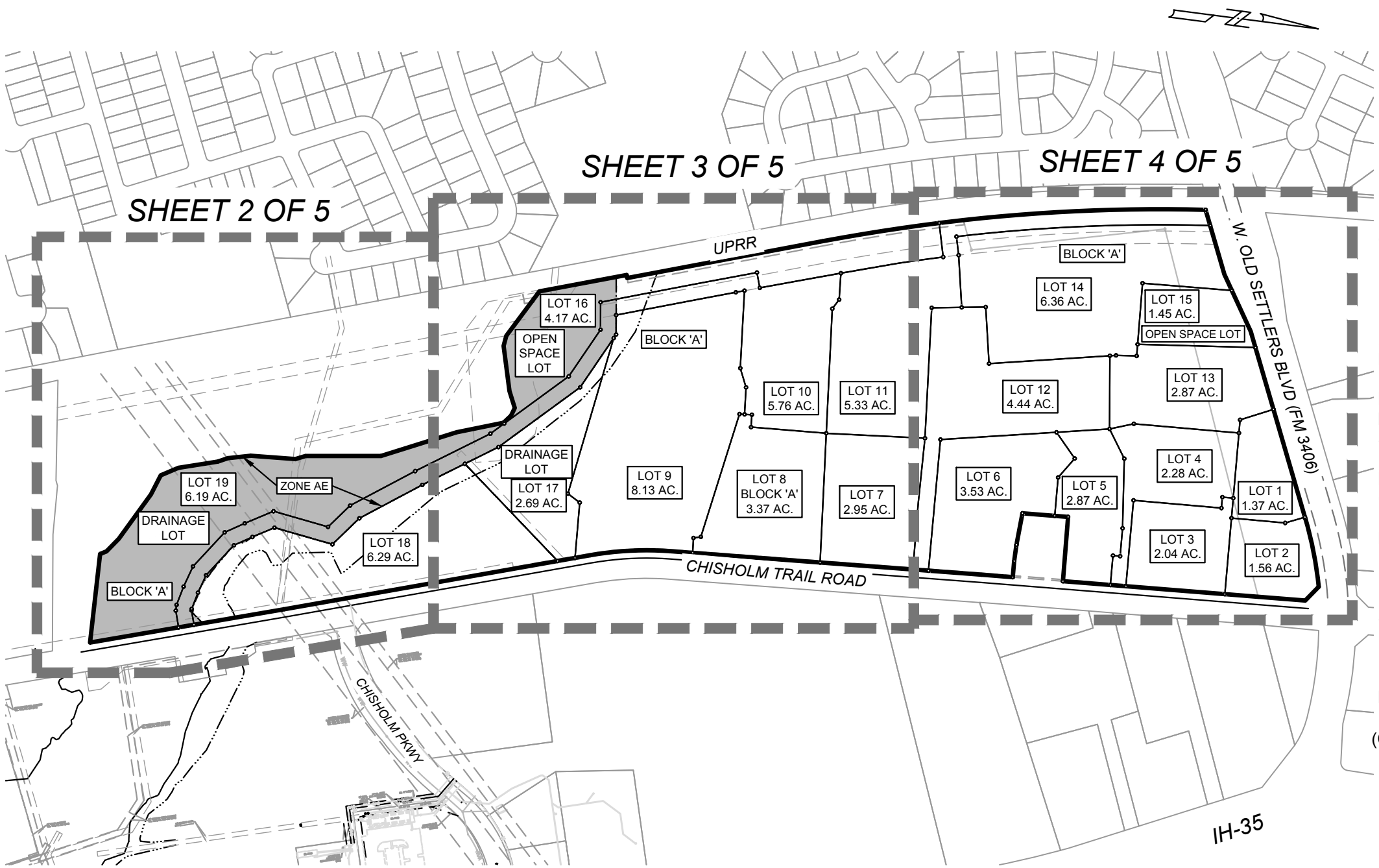


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002801



LOCATION MAP
NTS

OWNER:	CHISHOLM TRAIL DEVELOPERS VENTURE, LTD. 211 EAST 7TH STREET, SUITE 709 AUSTIN, TEXAS 78701
ACREAGE:	73.579 ACRES
PATENT SURVEY:	DAVID CURRY SURVEY A-130
NUMBER OF BLOCKS:	1
LINEAR FEET OF NEW STREETS:	0
SUBMITTAL DATE:	OCTOBER 3, 2017
DATE OF PLANNING AND ZONING COMMISSION REVIEW:	NOVEMBER 1, 2017
ENGINEER:	WAELTZ & PRETE, INC. 3000 JOE DIMAGGIO BLVD, #72 ROUND ROCK, TEXAS 78665
SURVEYOR:	PAPE-DAWSON ENGINEERS 7800 SHOAL CREEK BLVD, #220W AUSTIN, TEXAS 78757
BENCHMARK DESCRIPTION AND ELEVATION: (COMBINED SCALE FACTOR: 0.99988)	BM #1: A SQUARE CUT IN THE TOP OF WEST CURB OF CHISHOLM TRAIL. BENCHMARK APPROXIMATELY 2.5' EAST OF A FIRE HYDRANT AND APPROXIMATELY 880' SOUTH OF THE SOUTHWEST CORNER OF THE INTERSECTION OF CHISHOLM TRAIL AND WEST OLD SETTLERS BOULEVARD. ELEVATION = 754.56' (NAVD 88 GEOID 03)
	BM #2: A SQUARE CUT IN THE TOP OF CONCRETE LIGHT STANDARD BASE ON WEST SIDE OF CHISHOLM TRAIL. BENCHMARK APPROXIMATELY 2171' SOUTH OF THE SOUTHWEST CORNER OF THE INTERSECTION OF CHISHOLM TRAIL AND WEST OLD SETTLERS BOULEVARD. ELEVATION = 751.83' (NAVD 88 GEOID 03)
	BM #3: A SQUARE CUT IN THE TOP OF CONCRETE LIGHT STANDARD BASE ON WEST SIDE OF CHISHOLM TRAIL. BENCHMARK APPROXIMATELY 3408' SOUTH OF THE SOUTHWEST CORNER OF THE INTERSECTION OF CHISHOLM TRAIL AND WEST OLD SETTLERS BOULEVARD. ELEVATION = 739.35' (NAVD 88 GEOID 03)
ACREAGE BY LOT TYPE:	60.529 DEVELOPMENT 4.17 OPEN SPACE 8.88 DRAINAGE
NUMBER OF LOTS BY TYPE:	DEVELOPMENT - 15 OPEN SPACE - 2 DRAINAGE - 2



PLAT OVERALL VIEW
SCALE: 1"=400'

PLAT NOTES:

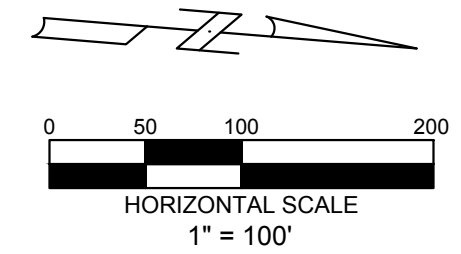
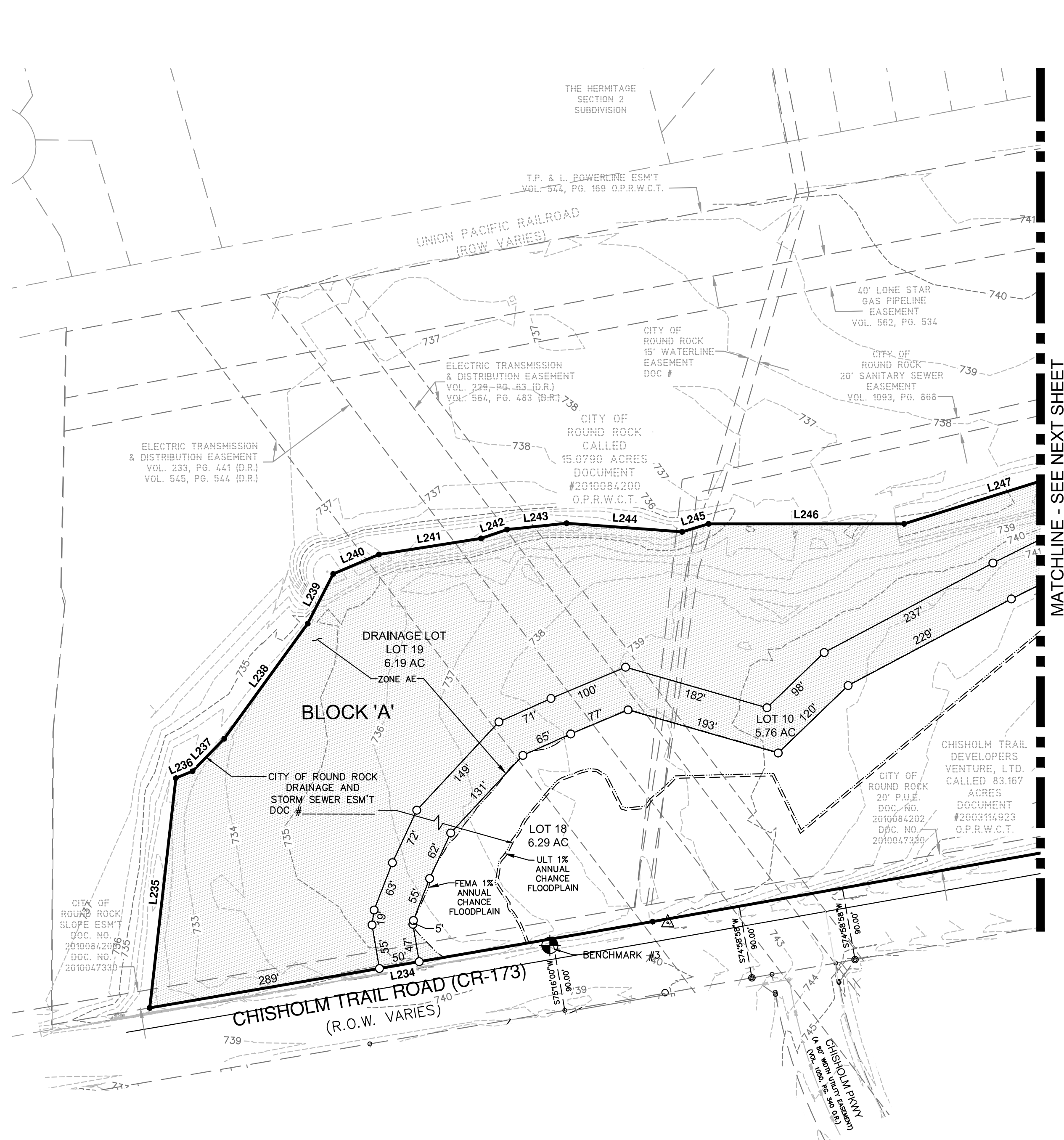
1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER THE APPROVAL OF THE PROPER ANALYSIS.
2. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 48491C0490E COMMUNITY PANEL NUMBER 0490, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 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 SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY PLANNING AND ZONING COMMISSION ON SEPTEMBER 20TH, 2017.

LEGEND

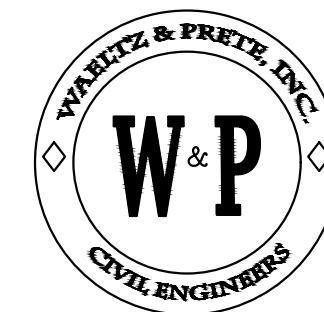
○	1/2" IRON ROD SET	---	R.O.W. LINE
●	1/2" IRON ROD FOUND	---	PROPERTY BOUNDARY
● CORR	IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."	---	RIGHT-OF-WAY TIE LINE
■	CONCRETE MONUMENT FOUND	---	EASEMENT AND BUILDING SETBACK LINE
✕	X CUT FOUND IN CONCRETE		
△	CALCULATED POINT		
P.O.B.	POINT OF BEGINNING		
R.O.W.	RIGHT-OF-WAY		
BM	BENCHMARK		
---	FEMA 1% FLOODPLAIN		
---	ULTIMATE 1% FLOODPLAIN		
---	FEMA 1% FLOODPLAIN		

* THIS LEGEND APPLIES TO ALL SHEETS

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 1 OF 5



ENGINEER:



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CIVIL ENGINEERS

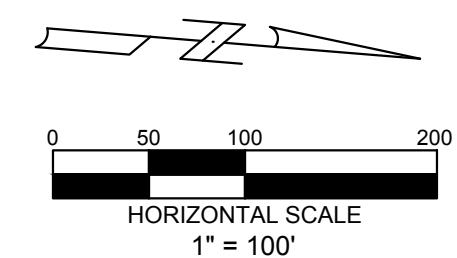
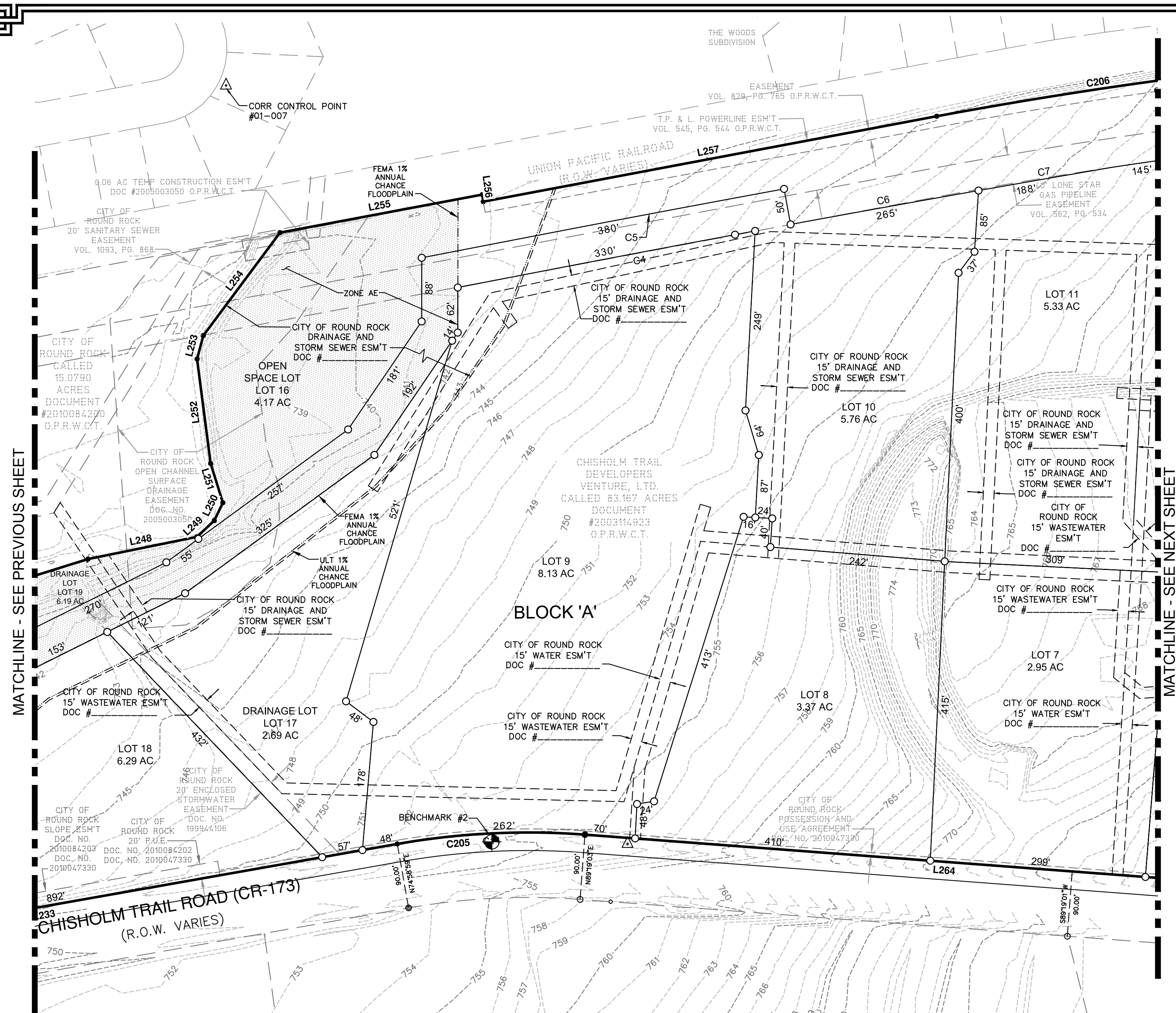
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:

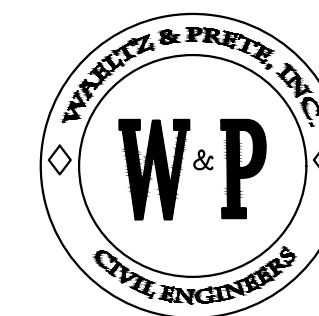


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PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 2 OF 5



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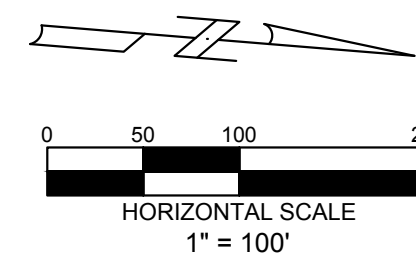
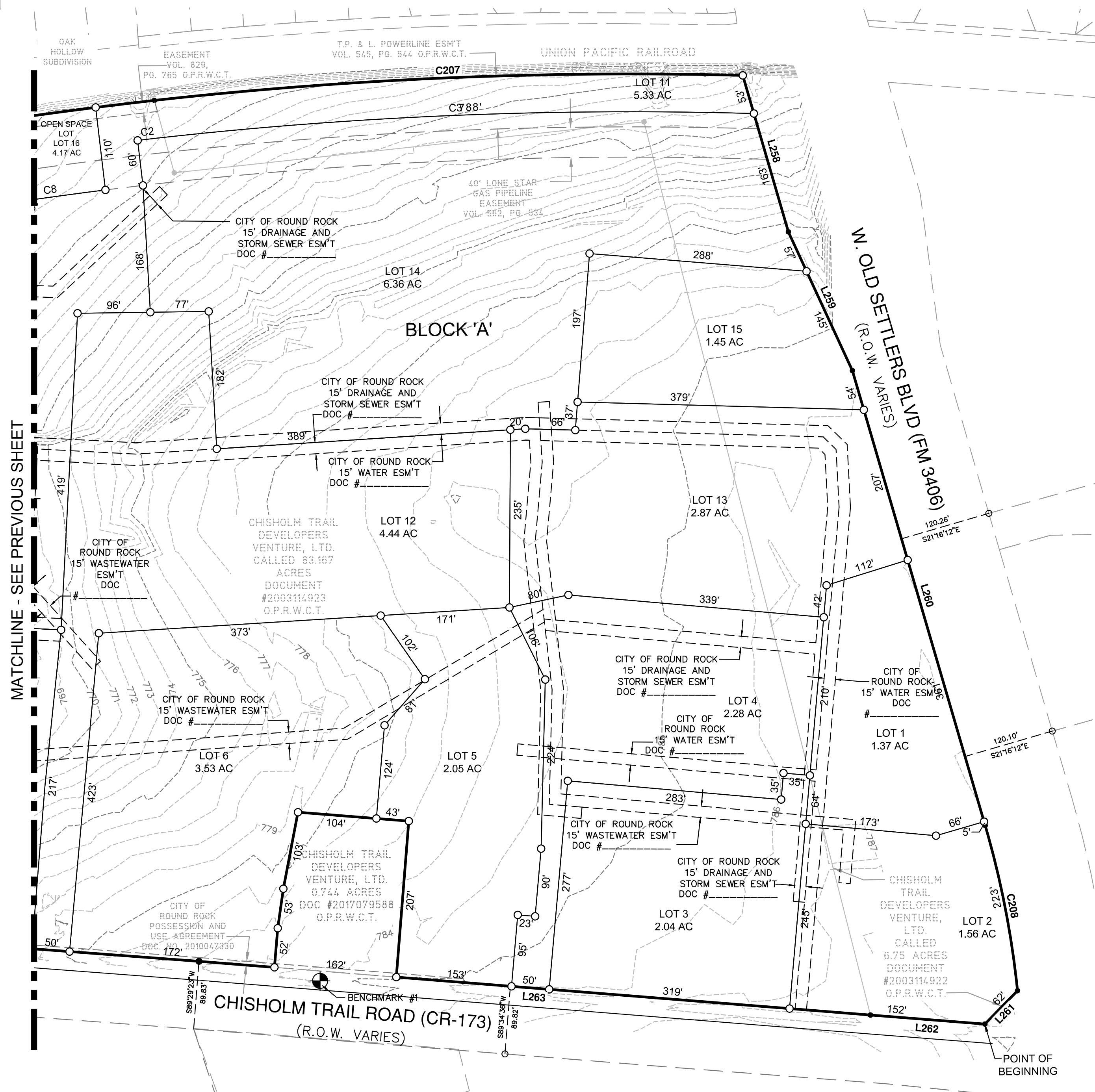
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 3 OF 5

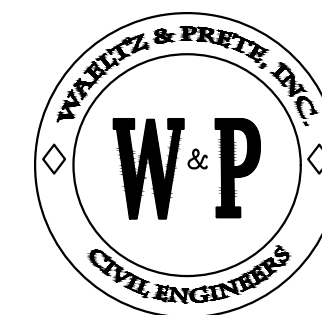
CHISHOLM TRAIL TECH CENTER

PAGE 3 OF 5

K:\CAD\078-002 Chisholm Trail Tech Center\PRELIMINARY\PLAN\078-002 PRELIMINARY.dwg, 10/16/2017 4:58:30 PM, 1:1, W.P. Inc., JTC



ENGINEER:



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PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 4 OF 5

K:\CAD\078-002 Chisholm Trail Tract 13-CAD\PLANS\PRELIMINARY PLAN\078-002PRELIMINARY.dwg, 10/16/2017 4:54:48 PM, 1:1, W&P Inc., JTC

Line Table		
Line #	Length	Direction
L50	130.843	N15° 57' 01.33"W
L51	88.261	S85° 04' 09.07"W
L52	89.641	S15° 57' 01.33"E
L53	62.436	N85° 04' 09.07"E
L54	13.247	S60° 13' 57.19"E
L55	0.384	S78° 35' 58.31"E
L56	13.611	N60° 44' 29.58"W
L57	191.545	S60° 44' 29.58"E
L58	181.154	N60° 44' 29.58"W
L59	256.997	N41° 10' 01.53"W
L60	324.982	S41° 10' 01.53"E
L61	3.496	N48° 49' 58.47"E
L62	269.612	N31° 25' 49.17"W
L63	236.528	N32° 56' 11.30"W
L64	228.827	S32° 56' 11.30"E
L65	152.674	S31° 25' 49.17"E
L66	120.540	S31° 25' 49.17"E
L67	98.494	N48° 58' 26.88"W
L68	120.307	S48° 58' 26.88"E
L69	182.173	N11° 00' 26.50"E
L70	193.438	S11° 00' 26.50"W
L71	77.042	S27° 45' 36.13"E
L72	100.168	N27° 45' 36.13"W
L73	70.712	N29° 13' 04.55"W
L74	64.872	S29° 06' 28.35"E
L75	149.305	N52° 03' 29.88"W
L76	131.258	S52° 03' 29.88"E
L77	62.151	S70° 07' 08.42"E
L78	71.715	N70° 07' 08.42"W
L79	62.834	N73° 49' 28.27"W
L80	55.340	S73° 49' 28.27"E
L81	5.112	S87° 13' 52.26"E
L82	18.627	N87° 13' 52.26"W
L83	54.635	S75° 23' 42.49"W
L84	46.884	N75° 23' 42.49"E
L85	431.514	S41° 20' 29.60"W
L86	47.514	S32° 02' 16.28"W
L87	178.276	S89° 53' 55.69"W
L88	521.036	N78° 35' 58.31"W
L89	50.000	N74° 35' 30.77"E
L90	249.257	S88° 04' 33.93"W
L91	64.353	S68° 21' 52.51"W
L92	86.763	S88° 09' 50.50"W
L93	23.530	N01° 50' 09.50"W
L94	39.762	N88° 46' 24.24"E
L95	16.282	N01° 50' 09.50"W
L96	242.458	N00° 18' 45.10"W
L97	8.148	N00° 18' 45.10"W
L98	309.197	N02° 11' 51.28"W

Line Table		
Line #	Length	Direction
L99	415.412	S87° 45' 17.65"W
L100	413.414	N77° 32' 04.50"W
L101	47.781	S88° 09' 37.50"W
L102	23.930	N13° 48' 52.16"W
L103	216.641	S89° 36' 30.66"W
L104	206.820	N89° 04' 45.45"W
L105	422.798	S89° 45' 01.06"E
L106	51.924	S89° 48' 26.73"W
L107	52.785	N86° 54' 01.99"W
L108	103.000	N84° 11' 29.60"W
L109	104.007	N00° 25' 23.79"W
L110	123.742	N90° 00' 00.00"W
L111	42.993	S00° 25' 23.79"E
L112	102.477	S50° 11' 37.84"W
L113	81.046	N53° 48' 57.55"W
L114	373.410	S08° 35' 06.88"E
L115	170.670	S08° 35' 06.88"E
L116	79.693	N17° 00' 30.43"W
L117	106.491	S58° 35' 34.41"W
L118	223.651	S86° 24' 49.45"W
L119	89.881	N89° 57' 50.18"W
L120	276.849	N89° 55' 00.90"W
L121	23.091	N00° 17' 53.00"W
L122	94.803	N90° 00' 00.00"W
L123	207.000	S89° 34' 36.21"W
L124	283.292	N00° 00' 00.00"E
L125	35.097	N00° 01' 19.95"W
L126	35.055	S89° 59' 56.43"W
L127	64.342	N90° 00' 00.00"W
L128	209.932	N90° 00' 00.00"W
L129	42.444	N90° 00' 00.00"W
L130	338.918	N00° 00' 00.00"E
L131	112.362	N22° 21' 03.67"W
L132	173.015	N00° 10' 44.38"E
L133	245.219	N90° 00' 00.00"W
L134	66.202	N21° 16' 11.67"W
L135	5.306	N68° 43' 48.33"E
L136	378.629	N03° 26' 11.71"W
L137	37.356	S89° 36' 49.60"W
L138	66.232	N03° 26' 36.48"W
L139	19.685	N08° 43' 18.73"W
L140	235.076	S85° 17' 45.08"W
L141	389.090	S08° 43' 18.73"E
L142	287.868	N00° 19' 49.63"W
L143	196.931	S89° 36' 49.60"W
L144	182.101	S81° 39' 08.49"W
L145	77.152	S05° 50' 06.16"E
L146	96.324	N05° 50' 06.16"W
L147	419.265	S87° 57' 48.00"W

Line Table		
Line #	Length	Direction
L148	400.400	N87° 45' 17.65"E
L149	36.619	S57° 58' 08.47"E
L150	84.978	N88° 46' 45.70"E
L151	168.043	S81° 39' 36.27"W
L152	59.941	S78° 15' 22.79"W
L153	109.879	S78° 15' 22.79"W
L154	9.869	N77° 10' 49.89"E
L233	998.23'	S15°01'02"E
L234	631.89'	S14°44'00"E
L235	286.38'	N88°30'50"W
L236	22.32'	N27°23'07"W
L237	56.22'	N50°41'35"W
L238	176.08'	N59°02'12"W
L239	69.02'	N67°50'14"W
L240	61.46'	N28°04'24"W
L241	128.07'	N13°57'22"W
L242	34.23'	N23°46'25"W
L243	73.97'	N11°00'05"W
L244	143.57'	N00°45'35"W
L245	34.22'	N21°51'52"W
L246	242.12'	N04°59'38"W
L247	254.57'	N22°23'51"W
L248	154.00'	N16°30'52"W
L249	32.96'	N48°11'26"W
L250	27.49'	N69°19'11"W
L251	56.81'	S67°39'46"W
L252	146.20'	S77°36'11"W
L253	33.64'	N80°01'14"W
L254	177.86'	N58°19'13"W
L255	285.37'	N15°38'36"W
L256	9.87'	N77°10'50"E
L257	639.65'	N15°39'58"W
L258	215.59'	N68°45'14"E
L259	202.14'	N60°14'19"E
L260	626.62'	N68°43'48"E
L261	61.67'	S50°42'48"E
L262	151.83'	S00°29'46"E
L263	890.72'	S00°25'24"E
L264	1000.72'	S00°40'59"E

Curve Table			
Curve #	Length	Radius	Delta
C2	27.908	6422.630	0.2490
C8	144.821	5579.594	1.4871
C7	187.947	38379.081	0.2806
C3	788.421	5639.594	8.0100
C1	222.913	1227.054	10.4087
C6	264.704	38379.081	0.3952
C5	380.419	38428.077	0.5672
C4	329.946	38379.081	0.4926
C11	261.747	1045.000	14.3512
C205	261.13'	1045.00'	14°19'03"
C206	456.37'	6472.63'	4°02'23"
C207	779.33'	5689.59'	7°50'53"
C208	222.91'	1227.05'	10°24'31"

FIELD NOTES
FOR

A 73.58 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A REMNANT PORTION OF A CALLED 83.167-ACRE TRACT CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND A CALLED 6.75-ACRE TRACT CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114922 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 73.58 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 ½" iron rod with cap marked "Pape-Dawson" set on a point in the south right-of-way line of Old Settlers Boulevard (120' right-of-way), said point being the northwest corner of said 6.75-acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE with the south right-of-way line of said Old Settlers Boulevard, same being the north boundary line of said 6.75-acre tract, the following five (5) courses and distances:

- 1. N 68°45'14" E** a distance of **215.59 feet** to a TXDOT Type II monument found, for an angle point hereof,
- 2. N 60°14'19" E** a distance of **202.14 feet** to a TXDOT Type II monument found, for an angle point hereof,
- 3. N 68°43'48" E** a distance of **626.62 feet** to a TXDOT Type II monument found, for a point of curvature hereof,
- Along a curve to the right said curve having radius of **1227.05 feet**, a central angle of **10°24'31"**, a chord bearing and distance of **N 73°56'04" E, 222.61 feet**, an arc length of **222.91 feet** to a ½" iron rod with cap marked "Baker-Aicklen" found, for a point of non-tangency hereof, and
- 5. S 50°42'48" E** a distance of **61.67 feet** to a ½" iron rod with cap marked "Baker-Aicklen" found on a point in the west right-of-way of Chisholm Trail (90' right-of-way), said point being the northeast corner of said 6.75-acre tract, for the northeast corner hereof;

THENCE with the west right-of-way of said Chisholm Trail, same being the east boundary line of said 6.75-acre tract, **S 00°29'46" E** a distance of **151.83 feet** to a ½" iron rod found on a point being the southeast corner of said 6.75-acre tract, same being the northeast corner of said Remnant Portion, for an angle point hereof;

THENCE continuing with the west right-of-way of said Chisholm Trail, same being the east boundary line of said Remnant Portion, the following five (5) courses and distances:

- 1. S 00°25'24" E** a distance of **890.72 feet** to a ½" iron rod with cap marked "Baker-Aicklen" found, for an angle point hereof,
- 2. S 00°40'59" E** a distance of **1000.72 feet** to a ½" iron rod with cap marked "Pape-Dawson" set, for a point of curvature hereof,
- Along a curve to the left said curve having a radius of **1045.00 feet**, a central angle of **14°19'03"**, a chord bearing and distance of **S 07°50'29" E, 260.46 feet**, an arc length of **261.13 feet** to a ½" iron rod found, for a point of tangency hereof,
- 4. S 15°01'02" E** a distance of **998.23 feet** to a ½" iron rod with cap marked "Pape-Dawson" set, for an angle point hereof, and
- 5. S 14°44'00" E** a distance of **631.89 feet** to a ½" iron rod with cap marked "Pape-Dawson" set on a point being the southeast corner of said Remnant Portion, same being a northeast corner of a called 15.0790-acre tract of land in deed to the City of Round Rock, recorded in Document No. 2010084200 of said Official Public Records, for the southeast corner hereof;

THENCE departing the west right-of-way of said Chisholm Trail, with the easterly boundary line of said 15.0790-acre tract, same being the westerly boundary line of said Remnant Portion, the following twenty (20) courses and distances:

- 1. N 88°30'50" W** a distance of **286.38 feet** to a calculated point hereof,
- 2. N 27°23'07" W** a distance of **22.32 feet** to a calculated point hereof,
- 3. N 50°41'35" W** a distance of **56.22 feet** to a calculated point hereof,
- 4. N 59°02'12" W** a distance of **176.08 feet** to a calculated point hereof,
- 5. N 67°50'14" W** a distance of **69.02 feet** to a calculated point hereof,
- 6. N 28°04'24" W** a distance of **61.46 feet** to a calculated point hereof,
- 7. N 13°57'22" W** a distance of **128.07 feet** to a calculated point hereof,
- 8. N 23°46'25" W** a distance of **34.23 feet** to a calculated point hereof,
- 9. N 11°00'05" W** a distance of **73.97 feet** to a calculated point hereof,
- 10. N 00°45'35" W** a distance of **143.57 feet** to a calculated point hereof,
- 11. N 21°51'52" W** a distance of **34.22 feet** to a calculated point hereof,
- 12. N 04°59'38" W** a distance of **242.12 feet** to a calculated point hereof,
- 13. N 22°23'51" W** a distance of **254.57 feet** to a calculated point hereof,
- 14. N 16°30'52" W** a distance of **154.00 feet** to a calculated point hereof,
- 15. N 48°11'26" W** a distance of **32.96 feet** to a calculated point hereof,
- 16. N 69°19'11" W** a distance of **27.49 feet** to a calculated point hereof,
- 17. S 67°39'46" W** a distance of **56.81 feet** to a calculated point hereof,
- 18. S 77°36'11" W** a distance of **146.20 feet** to a calculated point hereof,
- 19. N 80°01'14" W** a distance of **33.64 feet** to a calculated point hereof, and

20. N 58°19'13" W a distance of **177.86 feet** to a ½" iron rod with cap marked "McGray" found on a point in the east boundary line of the Georgetown Railroad Company right-of-way, same being the west boundary line of said Remnant Portion, for an angle point hereof;

THENCE with the east boundary line of said Georgetown Railroad Company right-of-way, same being the west boundary line of said Remnant Portion, the following four (4) courses and distances:

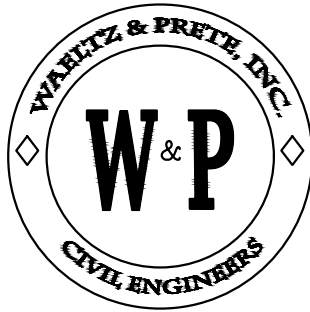
- 1. N 15°38'36" W** a distance of **285.37 feet** to a ½" iron rod found, for an angle point hereof,
- 2. N 77°10'50" E** a distance of **9.87 feet** to a ½" iron rod found, for an angle point hereof,
- 3. N 15°39'58" W** a distance of **639.65 feet** to a 60d nail in rock found, for a point of curvature hereof, and

- Along a curve to the right said curve having a radius of **6472.63 feet**, a central angle of **04°02'23"**, a chord bearing and distance of **N 13°30'51" W, 456.27 feet**, an arc length of **456.37 feet** to a ½" iron rod found on a point being the southwest corner of said 6.75-acre tract, same being the northwest corner of said Remnant Portion, for a point of compound curvature hereof;

THENCE with the east boundary line of said Georgetown Railroad Company right-of-way, same being the west boundary line of said 6.75 acre tract, along a curve to the right said curve having a radius of **5689.59 feet**, a central angle of **07°50'53"**, a chord bearing and distance of **N 07°25'55" W, 778.72 feet**, an arc length of **779.33 feet** to a the **POINT OF BEGINNING**, and containing 73.58 acres in the City of Austin, Travis County, Texas, Said tract being described in accordance with a survey prepared under Job No. 59009-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 16, 2017
JOB No.: 59009-17
DOC ID: H:\survey\SURVEY17\17-59009\Word\17-59009 73.58 acre tract.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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

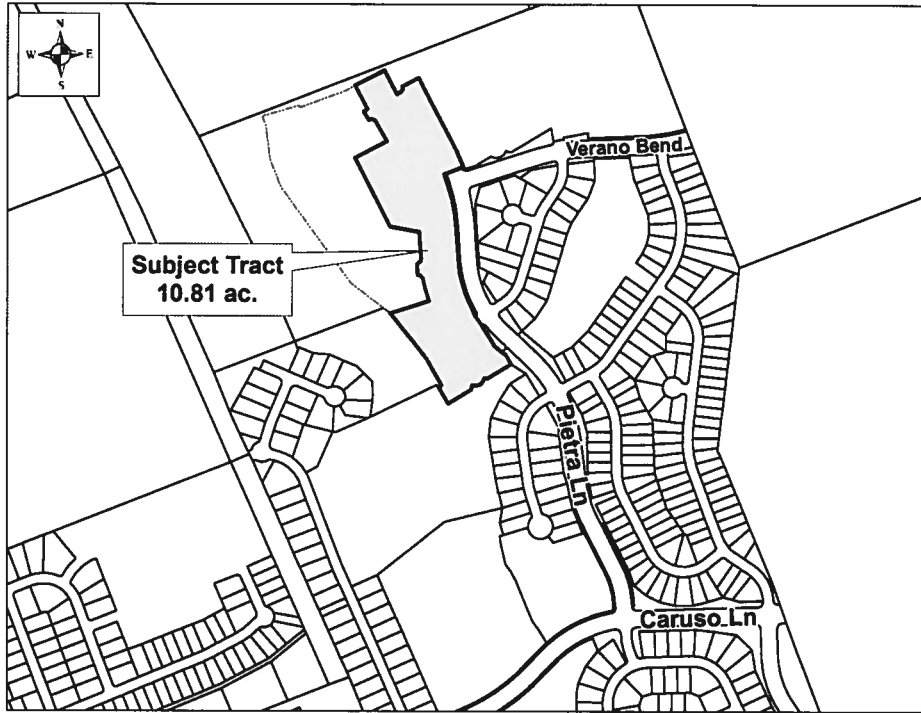
SURVEYOR:



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

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 5 OF 5

**Vizcaya Phase 5B
FINAL PLAT FP1710-004**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat for 46 residential and three (3) landscape lots.

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 10.81 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Undeveloped (Zoned PUD 96)

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 5D
 South: Vizcaya Phase 3B
 East: Vizcaya Phase 3C
 West: Vizcaya Phase 5C

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	46	7.55
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	3	0.32
ROW:	0	2.94
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	49	10.81

Owner:
 Taylor Morrison of Texas Inc.
 Michael Slack
 11200 Lakeline Blvd., Ste. 150A
 Austin, TX 78717

Agent
 Pape-Dawson Engineers, Inc.
 Michael Fisher
 10801 N. MoPac Expy., Bldg. 3, Ste. 200
 Austin, TX 78759

**Vizcaya Phase 5B
FINAL PLAT FP1710-004**

HISTORY: The Planning and Zoning Commission first approved the Vizcaya preliminary plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some of which were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 2, 2017.

DATE OF REVIEW: December 6, 2017

LOCATION: East of A.W. Grimes Boulevard and south of Westinghouse Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Vizcaya development consists of approximately 501 acres of land which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage is further subdivided to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three-acre fire station site that will ultimately be dedicated to the City of Round Rock. The General Plan designation for this phase is Residential.

For the purposes of this phase, 43 casita residential lots are being proposed with a minimum 5,000 square feet in size and 45-foot-wide lots. The PUD allows a total of 362 casita lots. With this plat, there will be a total of 136 casita lots. Also, three (3) single family detached standard lots are being proposed with a minimum 6,100 square feet in size and 50-foot-wide lots. This brings the total single-family standard lots to 255 with this plat. There is no minimum or maximum required number of single-family standard lots in the PUD. Lastly, there will be three (3) landscape lots proposed with this phase, which will be owned by the homeowners association. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Compliance with the Concept Plan/Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

Water and Wastewater Service: Water and wastewater service will be provided by the City.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

Additional Considerations: The dedication to the City of approximately three (3) acres of land for use as a fire station is required prior to the recordation of the final plat for the 600th residential lot of the Vizcaya subdivision. If this final plat includes the 600th lot when it is presented for recordation, this dedication will be required.

RECOMMENDED MOTION:

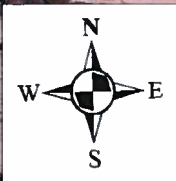
Staff recommends approval with the following conditions:

1. Onsite and offsite easements shall be recorded prior to recordation of Phase 5B plat.
2. On sheet 1 of 4, revise the P&Z meeting date to December 6, 2017.
3. Complete the document number blanks in the field notes.
4. On sheet 2 of 4, provide a legend for each line type and abbreviation. Apply legend to Sheet 2, or provide notation to cross reference legend listed on Sheet 1.
5. Prior to Phase 5B plat recordation, Phases 3C & 3B shall be recorded and the associated subdivision improvements shall be constructed, substantially complete or accepted by the City of

**Vizcaya Phase 5B
FINAL PLAT FP1710-004**

Round Rock.

6. Portions of easements within the right-of-way shall be vacated prior to recordation of Phase 5C plat.
7. Should this plat include the 600th residential lot of the Vizcaya subdivision, the dedication to the City of approximately three (3) acres of land for use as a fire station shall be required.



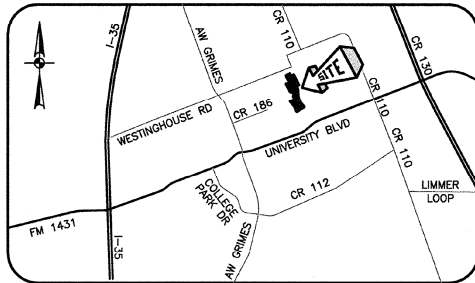
Subject Tract
10.81 ac.

Verano Bend

Pietra Ln

Caruso Ln

ROUND ROCK



LOCATION MAP
NOT TO SCALE

OWNERS: TAYLOR MORRISON OF TEXAS, INC.
11200 LAKEVIEW BLVD. SUITE 150A
AUSTIN, TX 78717
(512) 328-8866 P
(512) 328-1988 F

AVERY RANCH COMPANY LTD. & LSA TRUST
1508 S. Lamar Blvd.
AUSTIN, TX 78704

ACREAGE: 10.808 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

ACREAGE BY LOT TYPE:
ROW: 2.938 ACRES
DEVELOPMENT LOTS: 7.554 ACRES
LANDSCAPE LOTS: 0.316 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 46
LANDSCAPE LOTS: 3

SURVEY: JOSEPH MOTT SURVEY
ABSTRACT No. 427
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 2220

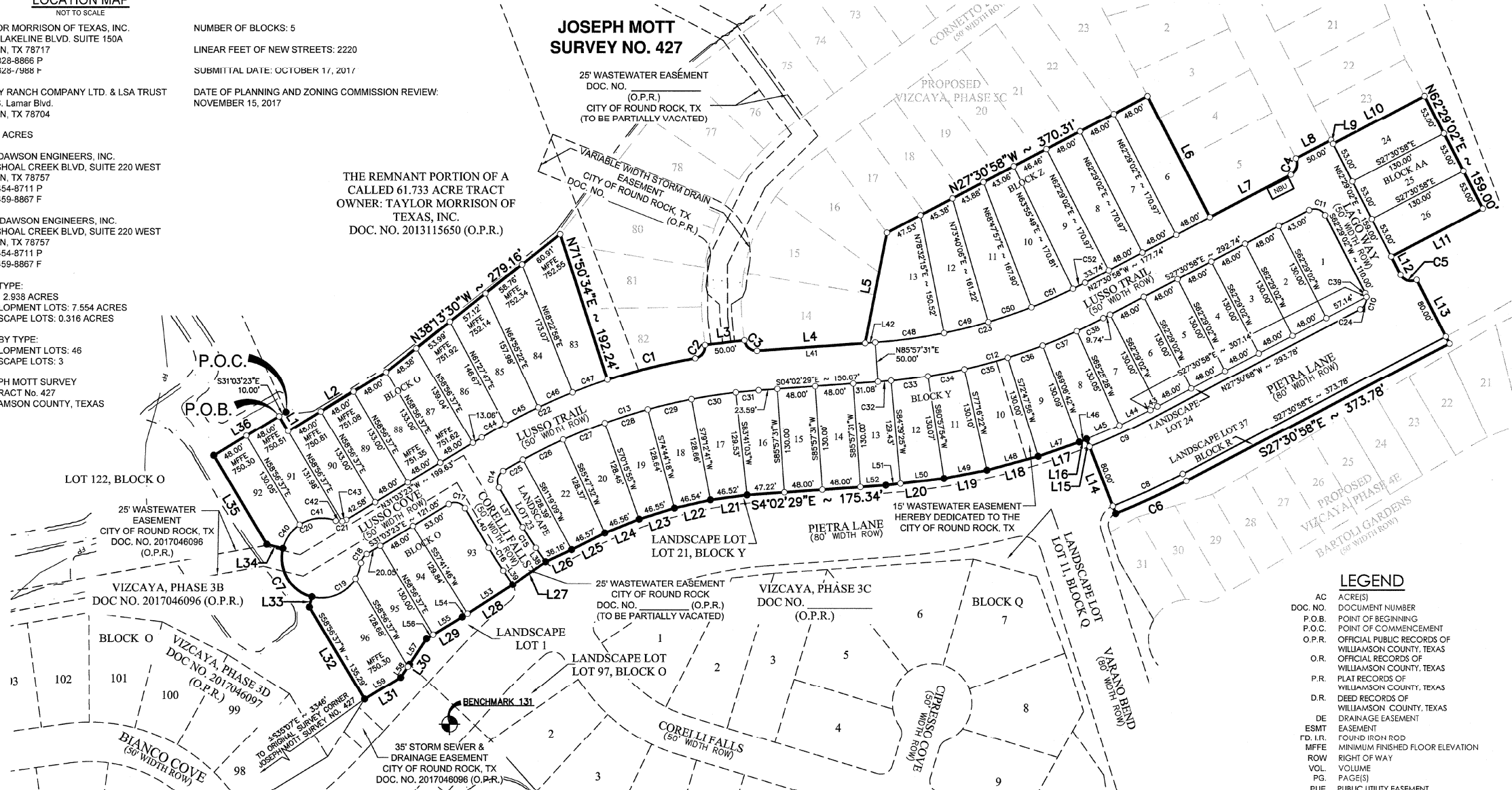
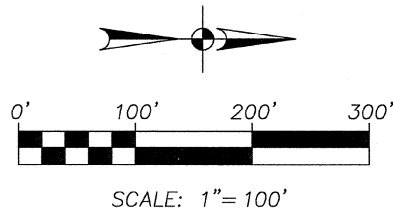
SUBMITTAL DATE: OCTOBER 17, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
NOVEMBER 15, 2017

THE REMNANT PORTION OF A
CALLED 61.733 ACRE TRACT
OWNER: TAYLOR MORRISON OF
TEXAS, INC.
DOC. NO. 2013115650 (O.P.R.)

FINAL PLAT OF VIZCAYA, PHASE 5B

A 10.808 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT
CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN
DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,
AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO
TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO.
427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N58°56'37"E	22.00'
L2	N31°03'23"W	144.00'
L3	N06°50'18"W	50.00'
L4	N04°02'29"W	136.58'
L5	N78°54'46"W	140.86'
L6	N62°29'02"E	170.97'
L7	N27°30'58"W	115.00'
L8	N27°30'58"W	50.00'
L9	N62°29'02"E	5.36'
L10	N27°30'58"W	130.00'
L11	S27°30'58"E	130.00'
L12	N62°29'02"E	25.64'
L13	N62°29'02"E	90.00'
L14	S68°24'17"W	90.00'
L15	S68°25'24"W	10.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	S22°46'25"E	10.04'
L17	S18°57'17"E	55.02'
L18	N76°03'23"W	66.75'
L19	S10°51'07"E	55.09'
L20	S06°31'05"E	73.48'
L21	S07°28'42"E	46.52'
L22	S13°00'04"E	46.54'
L23	S17°16'24"E	46.55'
L24	S21°52'11"E	46.56'
L25	S26°28'01"E	46.57'
L26	S24°43'14"E	36.16'
L27	S34°45'31"E	50.00'
L28	S32°27'57"E	75.49'
L29	S31°03'23"E	53.00'
L30	S56°18'34"E	58.60'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S31°03'23"E	53.00'
L32	S58°56'37"W	135.29'
L33	N76°03'23"W	13.23'
L34	S13°56'37"W	20.98'
L35	S58°56'37"W	129.81'
L36	N31°03'23"W	96.00'
L37	N58°56'37"E	58.02'
L38	N55°14'29"E	21.26'
L39	S55°14'29"W	21.26'
L40	S58°56'37"W	58.02'
L41	N04°02'29"W	136.58'
L42	N04°02'29"W	12.62'
L43	S27°30'58"E	10.00'
L44	S26°05'53"E	43.61'
L45	S22°46'25"E	44.98'

LINE TABLE		
LINE #	BEARING	LENGTH
L46	S22°46'25"E	10.04'
L47	S18°57'17"E	55.02'
L48	S15°02'58"E	66.75'
L49	S10°51'07"E	55.09'
L50	S06°31'05"E	55.07'
L51	S06°31'05"E	18.39'
L52	S04°02'29"E	32.12'
L53	S32°27'57"E	67.66'
L54	S32°27'57"E	7.83'
L55	S31°03'23"E	43.00'
L56	S31°03'23"E	10.00'
L57	S56°18'34"E	42.02'
L58	S56°18'34"E	16.59'
L59	S31°03'23"E	53.00'

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 131 CUT SQUARE IN CURB NEXT TO FIRE HYDRANT
N: 10187692.2
E: 3144936.9
ELEVATION 754.96' (NAVD 1988)
GEOID 03

PT No. 132 CUT SQUARE ON TOP OF HEADWALL
NAD 83 GRID COORDINATES
N: 10188550.9
E: 3145399.5
ELEVATION 761.75' (NAVD 1988)
GEOID 03

- LEGEND**
- AC ACRE(S)
 - DOC. NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DE DRAINAGE EASEMENT
 - ESMT EASEMENT
 - FD. I.R. FOUND IRON ROD
 - MIFFE MINIMUM FINISHED FLOOR ELEVATION
 - ROW RIGHT OF WAY
 - VOL. VOLUME
 - PG. PAGE(S)
 - PUE PUBLIC UTILITY EASEMENT
 - (SURVEYOR) FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - NEIGHBORHOOD BOX UNIT
 - EASEMENT
 - EXISTING PHASES/TRACTS
 - PLAT BOUNDARY
 - FUTURE PHASES
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)

PAPE-DAWSON ENGINEERS

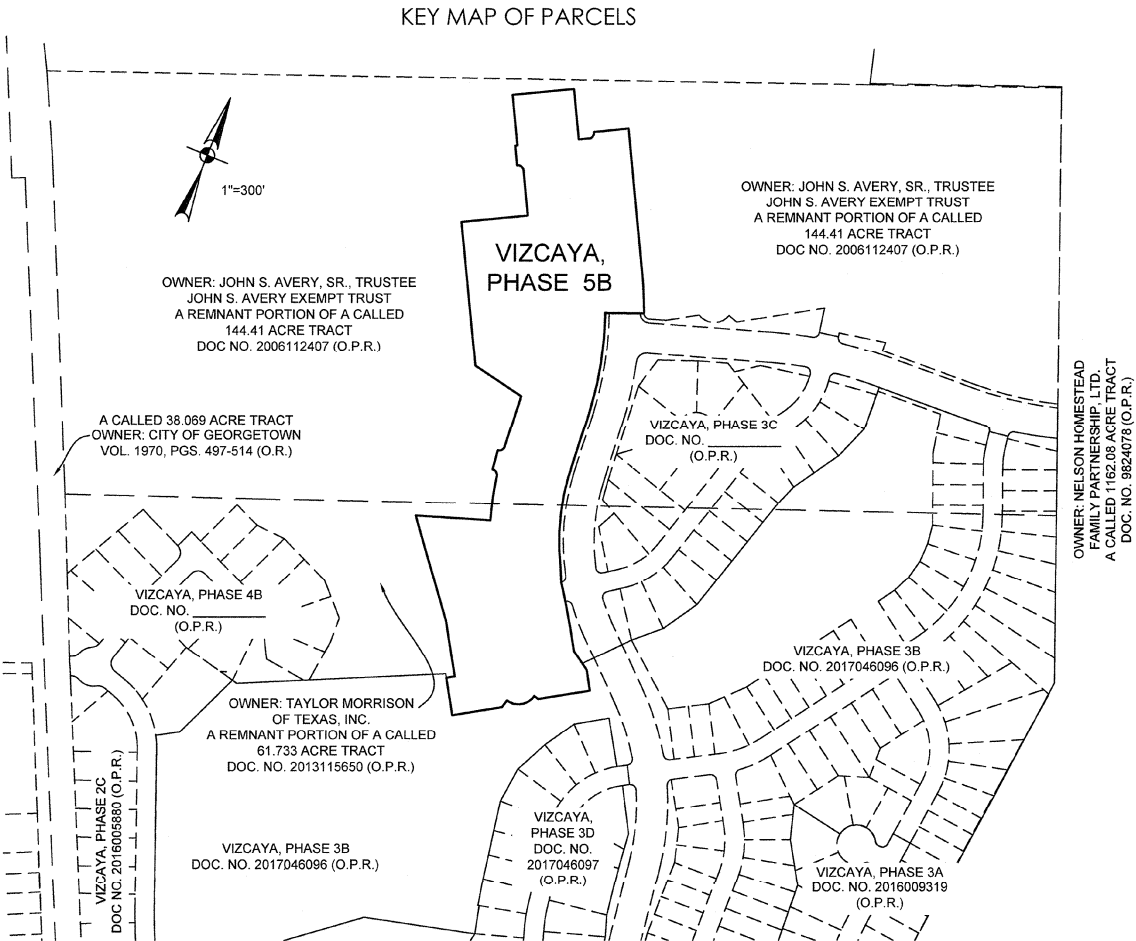
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5B

A 10.808 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 5B Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																	OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (08/02/2017)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 5B	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	-	45	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	31	237	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	3	-	255	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	43	-	136	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	46	31	673	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	3	-	33			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	6			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	4			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	-	-	12			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	49	32	737			



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	775.00'	008°25'06"	N13°56'53"W	113.77'	113.87'
C2	15.00'	087°05'52"	N53°17'16"W	20.67'	22.80'
C3	15.00'	087°12'16"	N39°33'39"E	20.69'	22.83'
C4	15.00'	090°00'00"	N72°30'58"W	21.21'	23.56'
C5	15.00'	090°00'00"	N17°29'02"E	21.21'	23.56'
C6	950.00'	005°55'15"	S24°33'20"E	98.13'	98.17'
C7	50.00'	090°00'00"	S58°56'37"W	70.71'	78.54'
C8	940.00'	005°55'15"	S24°33'20"E	97.10'	97.14'
C9	860.00'	005°55'15"	N24°33'20"W	88.83'	88.87'
C10	15.00'	090°00'00"	N72°30'58"W	21.21'	23.56'
C11	15.00'	090°00'00"	S17°29'02"W	21.21'	23.56'
C12	725.00'	023°28'29"	S15°46'43"E	294.97'	297.04'
C13	725.00'	026°54'01"	S17°29'29"E	337.27'	340.39'
C14	15.00'	090°06'53"	S75°59'56"E	21.23'	23.59'
C15	475.00'	003°42'09"	N57°05'33"E	30.69'	30.89'
C16	525.00'	003°42'09"	S57°05'33"W	33.92'	33.93'
C17	15.00'	090°00'00"	S13°56'37"W	21.21'	23.56'
C18	15.00'	052°01'12"	S57°03'59"E	13.16'	13.82'
C19	50.00'	097°01'12"	S34°33'59"E	74.91'	84.07'
C20	50.00'	097°01'12"	N27°32'46"W	74.91'	84.67'
C21	15.00'	052°01'12"	N05°02'46"W	13.16'	13.82'
C22	775.00'	012°53'56"	N24°36'24"W	174.11'	174.48'
C23	675.00'	023°28'29"	N15°46'43"W	274.63'	276.56'
C24	15.00'	070°31'44"	S62°46'50"E	17.32'	18.46'
C25	725.00'	002°15'39"	N29°48'40"W	28.60'	28.61'
C26	725.00'	004°28'23"	N26°26'39"W	56.59'	56.60'
C27	725.00'	004°28'23"	N21°58'16"W	56.59'	56.60'
C28	725.00'	004°28'23"	N17°29'54"W	56.59'	56.60'
C29	725.00'	004°28'23"	N13°01'31"W	56.59'	56.60'
C30	725.00'	004°28'23"	N08°33'08"W	56.59'	56.60'
C31	725.00'	002°16'28"	N05°10'43"W	28.78'	28.78'
C32	725.00'	001°18'06"	N04°41'32"W	16.47'	16.47'
C33	725.00'	003°41'32"	N07°11'21"W	46.71'	46.72'
C34	725.00'	003°41'32"	N10°52'52"W	46.71'	46.72'
C35	725.00'	004°28'25"	N14°57'51"W	56.59'	56.61'
C36	725.00'	003°41'14"	N19°02'41"W	46.65'	46.66'
C37	725.00'	003°41'14"	N22°43'55"W	46.65'	46.66'
C38	725.00'	002°56'26"	N26°02'45"W	37.20'	37.21'
C39	15.00'	019°28'16"	N72°13'10"E	5.07'	5.10'
C40	50.00'	042°29'23"	S54°48'41"E	36.24'	37.08'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	50.00'	054°31'49"	S06°18'05"E	45.81'	47.59'
C42	15.00'	030°49'08"	S05°33'16"W	7.97'	8.07'
C43	15.00'	021°12'04"	S20°27'20"E	5.52'	5.55'
C44	775.00'	002°31'09"	S29°47'48"E	34.07'	34.08'
C45	775.00'	003°27'36"	S26°48'25"E	46.79'	46.80'
C46	775.00'	003°27'36"	S23°20'50"E	46.79'	46.80'
C47	775.00'	003°27'36"	S19°53'14"E	46.79'	46.80'
C48	675.00'	007°25'17"	S07°45'07"E	87.37'	87.43'
C49	675.00'	004°52'09"	S13°53'50"E	57.35'	57.36'
C50	675.00'	004°52'09"	S18°45'58"E	57.35'	57.36'
C51	675.00'	004°52'09"	S23°38'07"E	57.35'	57.36'
C52	675.00'	001°26'47"	S26°47'35"E	17.04'	17.04'



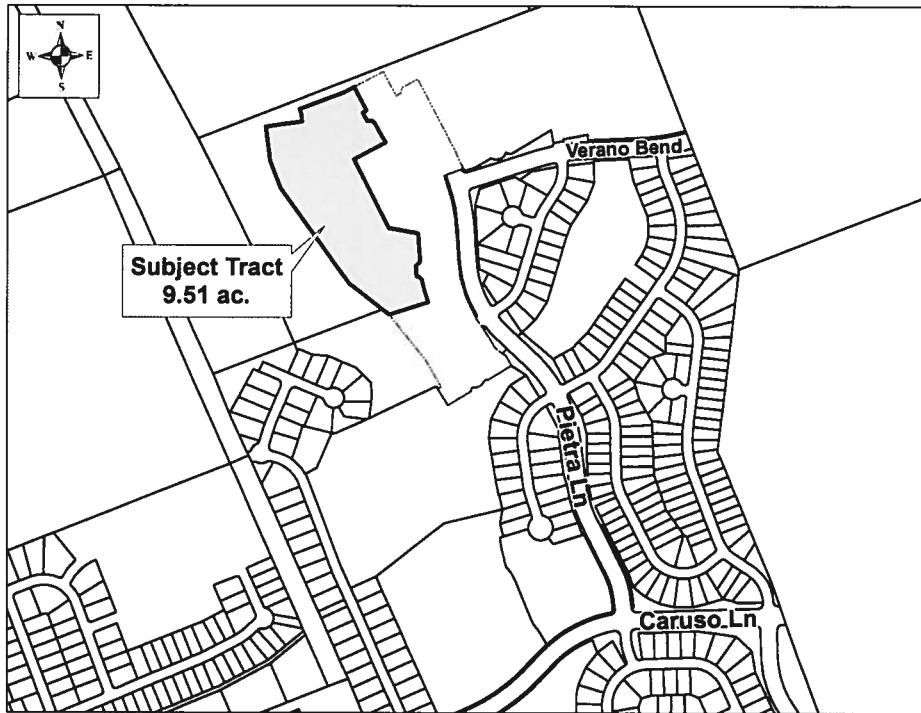
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10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512-454-8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

VIZCAYA, PHASE 5B

Civil Job No. 50803-30; Survey Job No. 50803-00

Date: Nov 21, 2017, 8:55am Job ID: AMontes
 For: C:\Users\montes\appdata\local\Microsoft\Outlook\400461ED8E803305ED.docx

**Vizcaya Phase 5C
FINAL PLAT FP1710-005**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat for 40 residential and one (1) open space lots.

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 9.51 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Undeveloped (Zoned PUD 96)

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 5D

South: Vizcaya Phase 5B

East: Vizcaya Phase 5B

West: Vizcaya Parkland/Drainage Lot

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	40	7.87
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	0.09
ROW:	0	1.55
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	41	9.51

Owner:
Taylor Morrison of Texas Inc.
Michael Slack
11200 Lakeline Blvd., Ste. 150A
Austin, TX 78717

Agent
Pape-Dawson Engineers, Inc.
Michael Fisher
10801 N. MoPac Expy., Bldg 3, Ste. 200
Austin, TX 78759

**Vizcaya Phase 5C
FINAL PLAT FP1710-005**

HISTORY: The Planning and Zoning Commission first approved the Vizcaya preliminary plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some of which were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 2, 2017.

DATE OF REVIEW: December 6, 2017

LOCATION: East of A.W. Grimes Boulevard and south of Westinghouse Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Vizcaya development consists of approximately 501 acres of land which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage is further subdivided to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three-acre fire station site that will ultimately be dedicated to the City of Round Rock. The General Plan designation for this phase is Residential.

For the purposes of this phase, 40 single family detached standard lots with a minimum 6,100 square foot in size and 50 foot lot widths are being proposed. This brings the total single family standard lots to 295 with this plat and a total of 392 lots are permitted with the PUD. Lastly, there will be one (1) open space lot proposed with this phase, which will be owned by the homeowners association. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Compliance with the Concept Plan/Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

Water and Wastewater Service: Water and wastewater service will be provided by the City

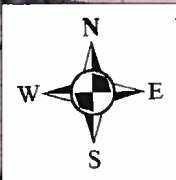
Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan with the Vizcaya 5C subdivision improvements permit application.

Additional Considerations: None

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Onsite and offsite easements shall be recorded prior to recordation of Phase 5C plat.
2. On sheet 1 of 4, revise the P&Z meeting date to December 6, 2017.
3. On sheet 2 of 4, provide the legend for each line type and abbreviation. Apply legend to Sheet 2, or provide note to cross reference legend listed on Sheet 1.
4. Complete the document number blanks in the field notes.
5. Platted adjacent subdivision recordation information is omitted; ensure final document includes all recordation items on all sheets provided.
6. Provide survey tie (bearing & distance) across Lusso Trail.
7. Portions of easements within right-of-way shall be vacated prior to recordation of Phase 5C plat.
8. Prior to Phase 5C plat recordation, Phases 3B, 3C and 5B shall be recorded and the associated subdivision improvements shall be constructed, substantially complete or accepted by the City of Round Rock.



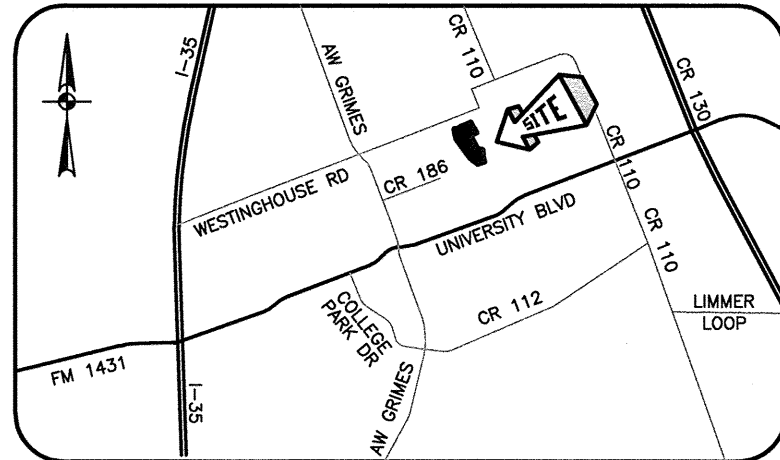
Subject Tract
9.51 ac.

Verano Bend

Pietra Ln

Caruso Ln

ROUND ROCK



LOCATION MAP
NOT TO SCALE

OWNERS: TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BLVD. SUITE 150A
AUSTIN, TX 78717
(512) 328-8866 P
(512) 328-7988 F

EVERY RANCH COMPANY LTD. & LSA TRUST
1508 S. Lamar Blvd.
AUSTIN, TX 78704

ACREAGE: 9.510 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ACREAGE BY LOT TYPE:
ROW: 1.551 ACRES
DEVELOPMENT LOTS: 7.870 ACRES
OPEN SPACE/DE LOTS: 0.089 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 40
OPEN SPACE/DE LOTS: 1

SURVEY: JOSEPH MOTT SURVEY
ABSTRACT No. 427
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 1374'

SUBMITTAL DATE: OCTOBER 17, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
NOVEMBER 15, 2017

COMBINED SCALE FACTOR: 0.99988

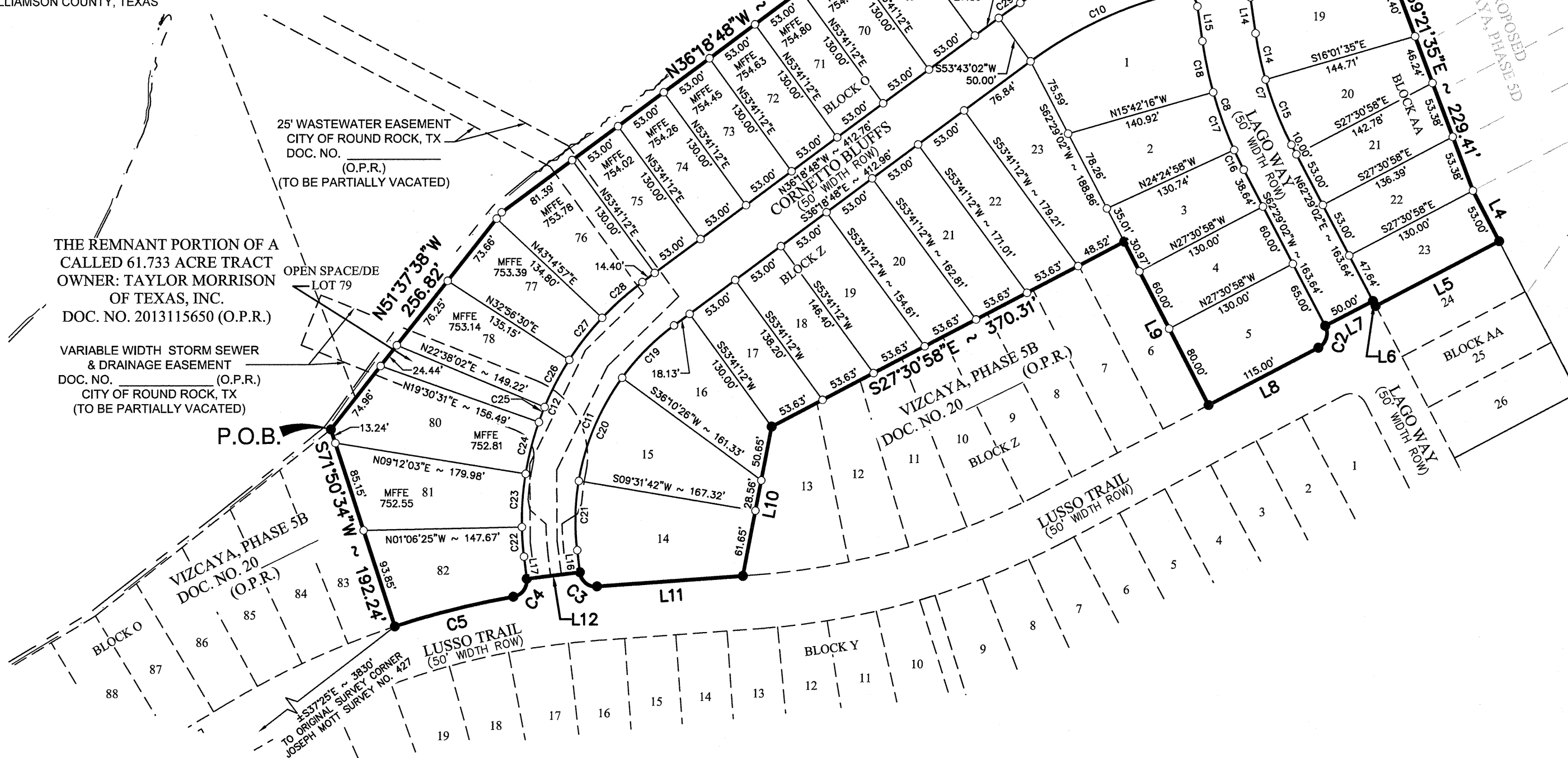
BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 131 CUT SQUARE IN CURB NEXT TO FIRE HYDRANT
N: 10187692.2
E: 3144936.9
ELEVATION 754.96' (NAVD 1988)
GEOID 03

PT No. 132 CUT SQUARE ON TOP OF HEADWALL
NAD 83 GRID COORDINATES
N: 10188550.9
E: 3145399.5
ELEVATION 761.75' (NAVD 1988)
GEOID 03

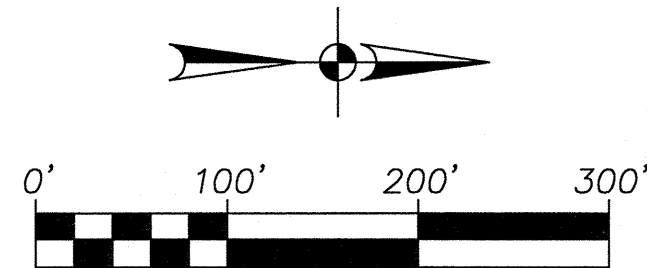
THE REMNANT PORTION OF A
CALLED 144.41 ACRE TRACT
JOHN S. AVERY, SR., TRUSTEE OF
THE JOHN S. AVERY EXEMPT TRUST
DOC. NO. 2006112407 (O.P.R.)

JOSEPH MOTT SURVEY NO. 427



FINAL PLAT OF VIZCAYA, PHASE 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT
CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN
DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,
AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO
TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO.
427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

- AC ACRE(S)
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DE DRAINAGE EASEMENT
- ESMT FOUND IRON ROD
- FD, I.R. MINIMUM FINISHED FLOOR ELEVATION
- MFFE RIGHT OF WAY
- ROW VOLUME
- VOL. PAGE(S)
- PG. PUBLIC UTILITY EASEMENT
- PUE FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- NEU SET 1/2" IRON ROD (PD)
- NEIGHBORHOOD BOX UNIT
- EASEMENT
- EXISTING PHASES/TRACTS
- PLAT BOUNDARY
- FUTURE PHASES
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

LINE TABLE

LINE #	BEARING	LENGTH
L1	N16°15'23"W	133.39'
L2	N81°43'00"E	180.00'
L3	N08°17'00"W	1.27'
L4	N62°29'02"E	53.00'
L5	S27°30'58"E	130.00'
L6	S62°29'02"W	5.36'
L7	S27°30'58"E	50.00'
L8	S27°30'58"E	115.00'
L9	S62°29'02"W	170.97'
L10	S78°54'46"E	140.86'
L11	S04°02'29"E	136.58'
L12	S06°50'18"E	50.00'
L13	S08°17'00"E	75.60'
L14	N81°43'00"E	33.62'
L15	S81°43'00"W	32.41'
L16	N83°09'48"E	20.76'
L17	S83°09'48"W	20.76'
L18	N08°17'00"W	126.05'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	425.00'	005°08'49"	N10°51'24"W	38.16'	38.18'
C2	15.00'	090°00'00"	S72°30'58"E	21.21'	23.56'
C3	15.00'	087°11'57"	S39°33'39"W	20.69'	22.83'
C4	15.00'	087°05'52"	S53°17'16"E	20.67'	22.80'
C5	775.00'	008°25'06"	S13°56'53"E	113.77'	113.87'
C6	15.00'	090°00'00"	S53°17'00"E	21.21'	23.56'
C7	325.00'	019°13'58"	N72°06'01"E	108.58'	109.09'
C8	375.00'	019°13'58"	S72°06'01"W	125.29'	125.88'
C9	15.00'	094°42'28"	S34°21'46"W	22.07'	24.79'
C10	375.00'	023°17'30"	S24°38'13"E	151.40'	152.44'
C11	225.00'	060°31'24"	S66°34'30"E	226.78'	237.67'
C12	275.00'	060°31'24"	N66°34'30"W	277.17'	290.49'
C13	425.00'	028°01'48"	N22°17'54"W	205.85'	207.92'
C14	325.00'	007°44'35"	S77°50'43"W	43.89'	43.92'
C15	325.00'	011°29'23"	S68°13'44"W	65.06'	65.17'
C16	375.00'	003°06'00"	N64°02'02"E	20.29'	20.29'
C17	375.00'	008°42'42"	N69°56'23"E	56.96'	57.02'
C18	375.00'	007°25'16"	N78°00'22"E	48.54'	48.57'
C19	225.00'	017°30'46"	N45°04'11"W	68.51'	68.77'
C20	225.00'	026°38'43"	N67°08'56"W	103.70'	104.64'
C21	225.00'	016°21'55"	N88°39'15"W	64.05'	64.27'
C22	275.00'	005°43'47"	N86°01'41"E	27.49'	27.50'
C23	275.00'	010°18'28"	S85°57'11"E	49.41'	49.47'
C24	275.00'	010°18'28"	S75°38'43"E	49.41'	49.47'
C25	275.00'	003°07'31"	S68°55'44"E	15.00'	15.00'
C26	275.00'	010°18'28"	S62°12'44"E	49.41'	49.47'
C27	275.00'	010°18'28"	S51°54'17"E	49.41'	49.47'
C28	275.00'	010°26'14"	S41°31'55"E	50.03'	50.10'
C29	425.00'	003°18'07"	S34°39'45"E	24.49'	24.49'
C30	425.00'	006°49'41"	S29°35'51"E	50.62'	50.65'
C31	425.00'	006°49'41"	S22°46'10"E	50.62'	50.65'
C32	425.00'	006°49'41"	S15°56'29"E	50.62'	50.65'
C33	425.00'	004°14'39"	S10°24'19"E	31.47'	31.48'



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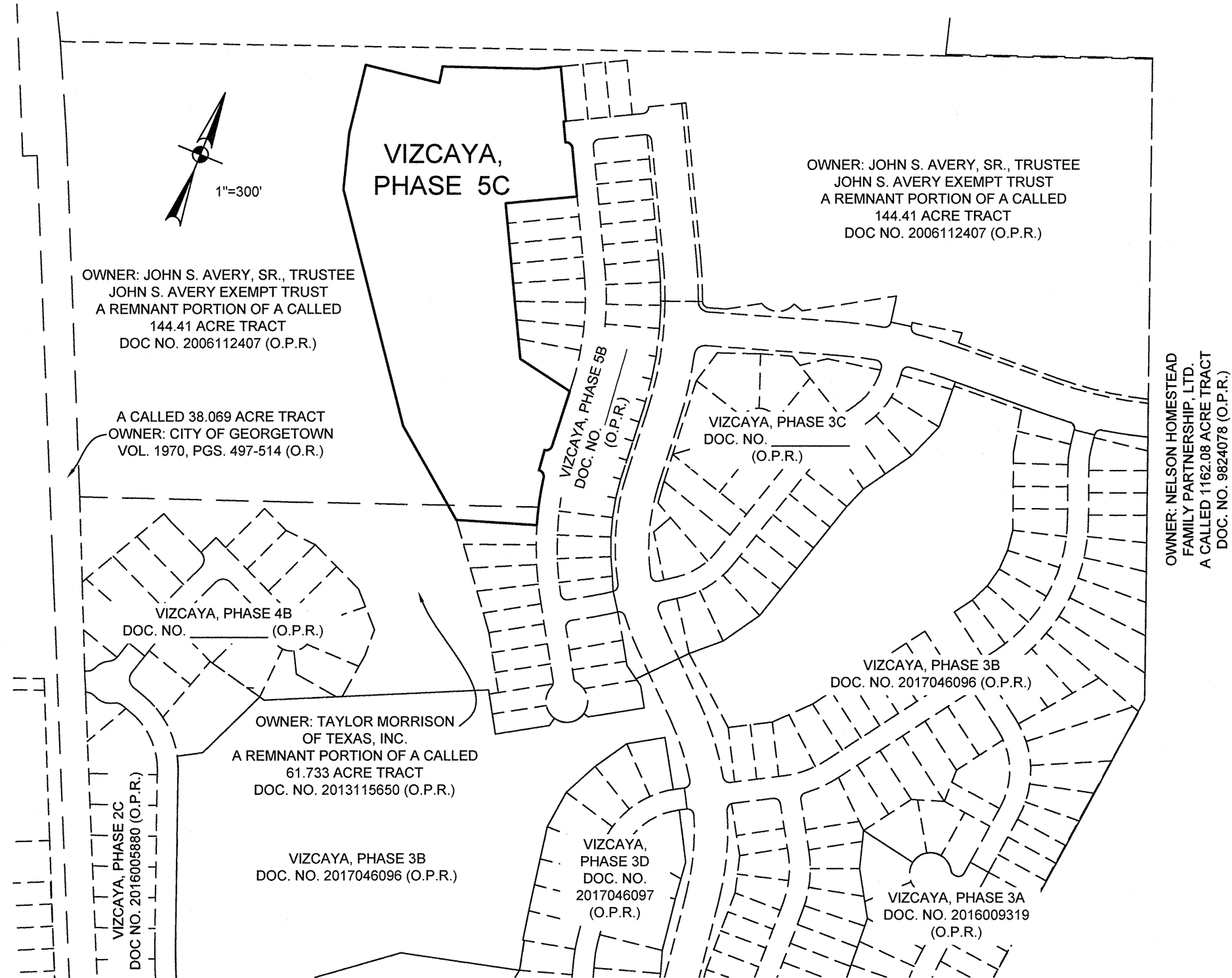
FINAL PLAT
OF
VIZCAYA, PHASE 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 5C Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																		OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (08/02/2017)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 5B	PHASE 5C	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	-	-	45	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	31	237	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	3	40	-	295	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	43	-	-	136	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	46	40	31	713	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	3	-	-	33			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	6			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	4			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	-	1	-	13			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	49	41	32	778			

KEY MAP OF PARCELS



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 9.510 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 ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of Lot 83, Block O of Vizcaya, Phase 5B recorded in Document No. 20_____ of the Official Public Records of Williamson County, Texas, same being a southeast corner of a Remnant Portion of said 61.733 acre tract for the southwest corner and POINT OF BEGINNING hereof;

THENCE departing a north line of said Vizcaya, Phase 5B, through the interior of said Remnant Portion of a 61.733 acre tract and in part through the interior of a Remnant portion of said 144.41 acre tract the following nine (9) courses and distances

1. **N 51°37'38" W**, a distance of **256.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 36°18'48" W**, a distance of **578.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **N 16°15'23" W**, a distance of **133.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **N 08°17'00" W**, a distance of **167.24 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northwest corner hereof,
5. **N 81°43'00" E**, a distance of **180.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. **N 08°17'00" W**, a distance of **1.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
7. along the arc of a curve to the left, having a **radius of 425.00 feet**, a **central angle of 05°08'49"**, a **chord bearing and distance of N 10°51'24" W, 38.16 feet**, an **arc length of 38.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
8. **N 69°21'35" E**, a distance of **229.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
9. **N 62°29'02" E**, a distance of **53.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northernmost northwest corner of said Vizcaya, Phase 5B for the northernmost corner hereof,

THENCE with the west boundary line of said Vizcaya, Phase 5B the following fourteen (14) courses and distances:

1. **S 27°30'58" E**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. **S 62°29'02" W**, a distance of **5.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. **S 27°30'58" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
4. along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°00'00"**, a **chord bearing and distance of S 72°30'58" E, 21.21 feet**, an **arc length of 23.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
5. **S 27°30'58" E**, a distance of **115.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. **S 62°29'02" W**, a distance of **170.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
7. **S 27°30'58" E**, a distance of **370.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
8. **S 78°54'46" E**, a distance of **140.86 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
9. **S 04°02'29" E**, a distance of **136.58 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
10. along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 87°11'57"**, a **chord bearing and distance of S 39°33'30" W, 20.69 feet**, an **arc length of 22.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
11. **S 06°50'12" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
12. along the arc of a curve to the right, said curve having a **radius of 15.00 feet**, a **central angle of 87°05'52"**, a **chord bearing and distance of S 53°17'16" E, 20.67 feet**, an **arc length of 22.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
13. along the arc of a curve to the left, said curve having a **radius of 775.00 feet**, a **central angle of 08°25'06"**, a **chord bearing and distance of S 13°56'53" E, 113.77 feet**, an **arc length of 113.87 feet** to ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, and
14. **S 71°50'34" W**, a distance of **192.24 feet** to the **POINT OF BEGINNING** and containing 9.510 acres in the acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape-Dawson Engineers, Inc.

BLOCK AA		
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	11,475	STANDARD LOT
20	8,774	STANDARD LOT
21	7,398	STANDARD LOT
22	7,059	STANDARD LOT
23	6,890	STANDARD LOT

BLOCK Z		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	13,995	STANDARD LOT
2	9,069	STANDARD LOT
3	8,124	STANDARD LOT
4	7,800	STANDARD LOT
5	10,352	STANDARD LOT
14	12,820	STANDARD LOT
15	10,948	STANDARD LOT
16	9,494	STANDARD LOT
17	7,107	STANDARD LOT
18	7,542	STANDARD LOT
19	7,977	STANDARD LOT
20	8,412	STANDARD LOT
21	8,846	STANDARD LOT
22	9,281	STANDARD LOT
23	11,467	STANDARD LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
62	6,890	STANDARD LOT
63	6,890	STANDARD LOT
64	7,346	STANDARD LOT
65	7,637	STANDARD LOT
66	7,877	STANDARD LOT
67	7,869	STANDARD LOT
68	7,238	STANDARD LOT
69	6,890	STANDARD LOT
70	6,890	STANDARD LOT
71	6,890	STANDARD LOT
72	6,890	STANDARD LOT
73	6,890	STANDARD LOT
74	6,890	STANDARD LOT
75	6,890	STANDARD LOT
76	10,083	STANDARD LOT
77	8,235	STANDARD LOT
78	8,764	STANDARD LOT
79	2,927	OPEN SPACE/DE
80	11,175	STANDARD LOT
81	10,402	STANDARD LOT
82	10,294	STANDARD LOT

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. 96.
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. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 2, 2017.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCROACHED 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.
9. LOT 79, BLOCK O SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
10. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
11. MAILBOXES FOR THIS PHASE ARE LOCATED IN VIZCAYA, PHASE 5B.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of the remnant portion of a called 61.733 acre tract recorded in Document No. 2013115650, recorded in the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, 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 Vizcaya, Phase 5B Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 20____, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Avery Ranch Company LSA & LTD Trust as the owner of remnant portion of a called 144.41 acre tract recorded in Document No. 2006112407 in the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, 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 Vizcaya, Phase 5C Subdivision.

John S. Avery
President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 20____, by, John S. Avery, as President of Avery Ranch Company LSA & LTD Trust.

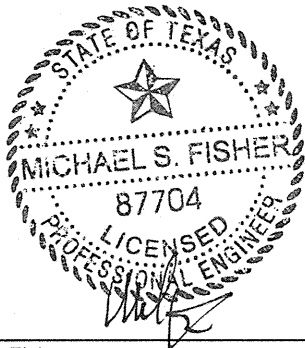
Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

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

11/21/17
Date

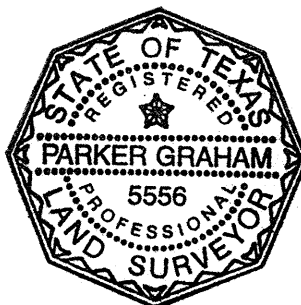
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

11/21/2017
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. The property covered by this plat is within the City Limits of the City of Round Rock.

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.

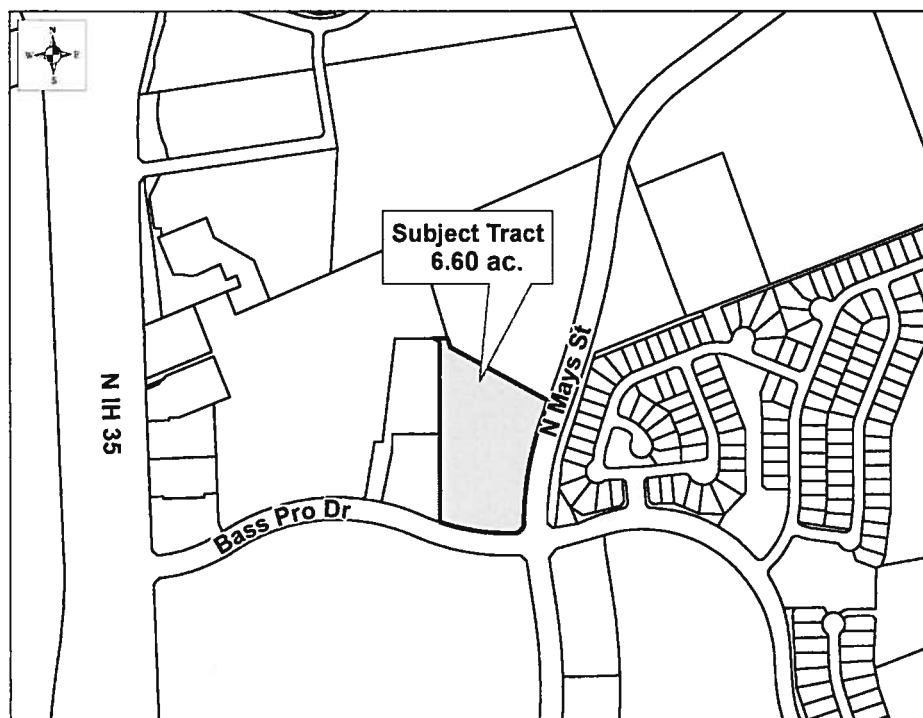
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Simon North PUD 61 Amendment No. 3
ZONING ZON1711-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of Amendment No. 3 to PUD No. 61

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 61

DESCRIPTION: 6.60 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: vacant - PUD (Planned Unit Development) No. 61

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: vacant - PUD (Planned Unit Development) No. 61

South: vacant - PUD (Planned Unit Development) No. 60

East: single family (across N. Mays Avenue) - ETJ - Teravista MUD (Municipal Utility District)

West: retail and restaurant - PUD (Planned Unit Development) No. 61

PROPOSED LAND USE: hotel and conference center

TOTAL ACREAGE: 6.60

Owner:

Stonemill Hospitality, LLC

Raj Patel

P.O. Box 2249

South Padre Island, TX 78597

Agent

Garrett-Ihnen Civil Engineer

Jason Rogers

12007 Technology Blvd, Suite 150

Austin, TX 78727

Simon North PUD 61 – Amendment No. 3
ZONING ZON1711-002

HISTORY: PUD (Planned Unit Development) No. 61 was approved by the City Council in May of 2005 and it was amended in November of 2013 for elements of the Bass Pro Shop development. An administrative amendment was approved in April of 2016 to clarify sign regulations for several businesses.

DATE OF REVIEW: December 6, 2017

LOCATION: Northwest corner of Bass Pro Dr. and North Mays St.

STAFF REVIEW AND ANALYSIS:

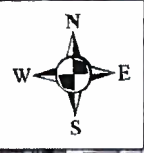
General Plan and Zoning: The General Plan designates the site for commercial uses and the property is zoned as PUD No. 61, allowing for a variety of commercial uses.

Additional Considerations: PUD No. 61 allows commercial uses, including retail, office, hotel, restaurants, offices, conference centers, and theaters. These uses are to be developed using the C-1 (General Commercial) zoning district standards, which establish a 5-story building height limit for properties which do not have frontage on Interstate Highway 35. The proposed PUD amendment would allow for a hotel, on a 6.60 portion of PUD No. 61 to have a 6-story building height limit. In addition, the proposed PUD amendment establishes parking standards for the hotel, proposed meeting space, restaurant and commercial lease space which allow for a sharing of spaces for all the uses. The standards include the assumption that most of the attendees of meetings and customers of the restaurant and commercial uses will also be hotel guests. This is based upon an analysis by the developer of similar projects that they have constructed and are in operation. Staff considers this analysis valid.

The City Council established an economic development program and approved an agreement with Stonemill Hospitality LLC for the construction of an Embassy Suites Hotel and Convention Center under Chapter 380 of the Texas Local Government Code. The Council adopted Resolution No. R-2017-4153 on January 26, 2017, authorizing an agreement whereby Stonemill Hospitality LLC is obligated to purchase the property, construct the hotel and convention center and employ at least 60 full-time equivalent employees. The City, under the terms of Chapter 380, will then return a percentage of tax generated by the project to Stonemill Hospitality LLC.

RECOMMENDED MOTION:

Staff recommends approval of Amendment No. 3 to PUD (Planned Unit Development) No. 61.

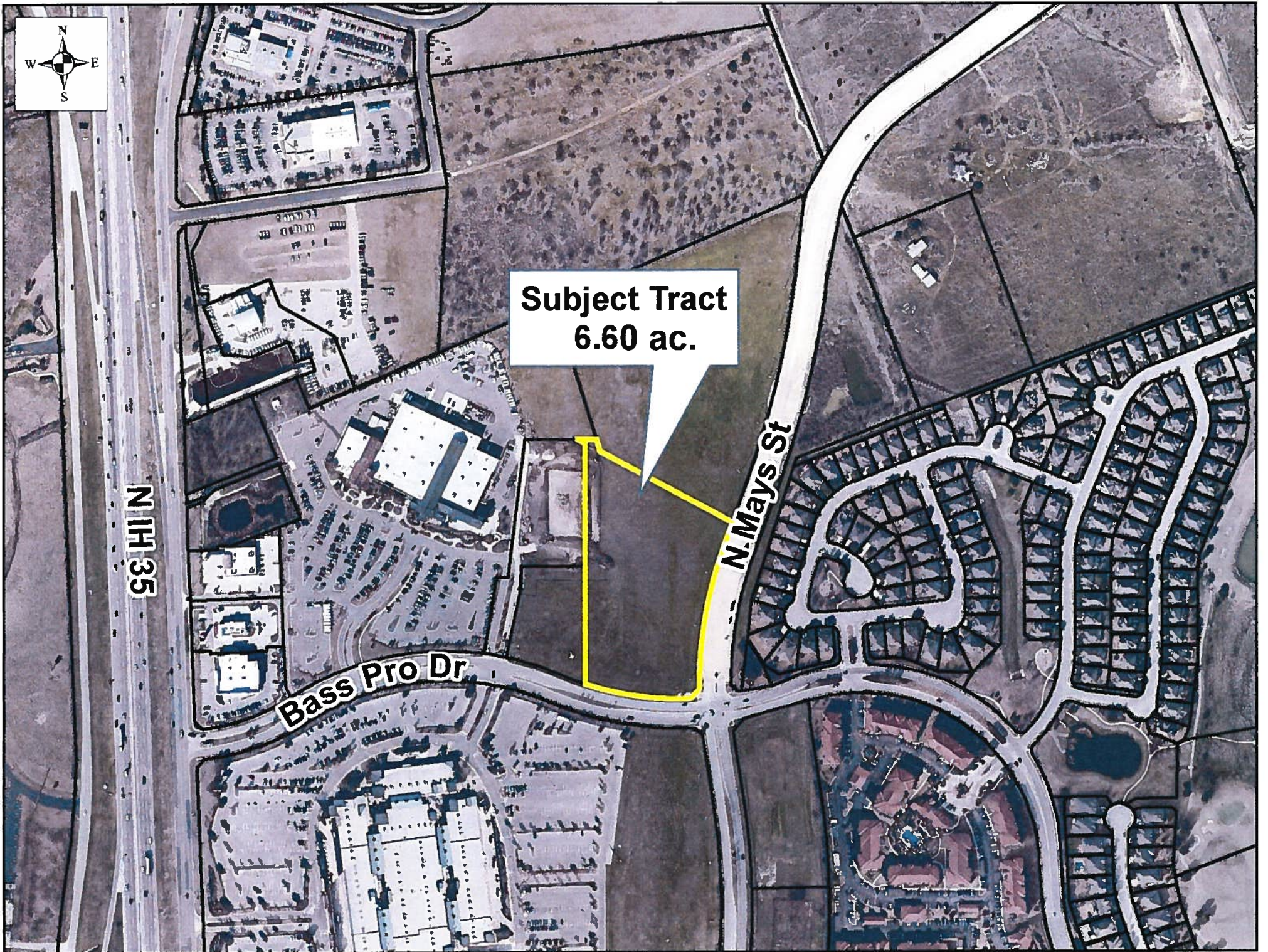


N IH 35

Bass Pro Dr

N Mays St

Subject Tract
6.60 ac.



PUD No. 61 – Amendment #3

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition) as amended, City of Round Rock, Texas, hereinafter referred to as “the Code.”

2. PROPERTY

This Development Plan (“Plan”) covers approximately 54.492 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in **PUD No. 61 Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to or superior to development that 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 in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except

PUD No. 61 – Amendment #3

as clearly modified by this Plan. In the event of a conflict, the terms of this Agreement shall control.

5. PERMITTED USES ON PARCEL 1 AND PARCEL 1-A

The following principal uses are permitted on the portion of the Property identified as Parcel 1 and Parcel 1-A on **PUD No. 61 Exhibit "C"** and further described by metes and bounds in **PUD No. 61 Exhibit "C-1" and Exhibit "C-4"**:

- Retail Sales, including the following uses as secondary uses:
 - Boat Sales and Service
 - Camper Sales and Service
 - All-Terrain Vehicle (ATV) Sales and Service
 - An all-terrain vehicle (ATV), also known as a quad, quad bike, three-wheeler, or four-wheeler, is a motorized vehicle designed to handle a wide variety of terrain. It travels on low-pressure tires, with a seat that is straddled by the operator, along with handlebars for steering control.
 - Indoor Shooting Ranges
- Retail Services, which shall be limited to the following:
 - Florist
 - Cleaners (drop-off and pick-up only)
 - Hair Salon
 - Alteration Shop (Tailor)
 - Copy Business Center
 - Athletic or health club
- Theater/ Cinema
- Indoor Entertainment Activities
- Eating Establishments
- Bars/Pubs/Taverns, which is the use of a site for the retail sale of alcoholic beverages for consumption on premises
- Hotel
- Conference Center
- Bank or Financial Services, which is the use of a site for the provision of financial and banking services. This includes banks, stocks and bonds brokers, loan and lending activities, off-site cash machines, and other similar services.
- Office
- Office, Medical

PUD No. 61 – Amendment #3

- Day Care, as an accessory use
- Fire or Police Station
- Visitor Center, which is the use of a site for the provision of information to the public regarding a development, project, or the surrounding community, as well as related activities, events, programs and tourist locations.
- Wireless Transmission Facility, Stealth
- Wireless Transmission Facility, Attached
- Park, Private
- Park, Linear/Linkage
- Park, Community
- Park, Neighborhood
- Park, Regional/Metropolitan

6. PROHIBITED USES ON PARCEL 1 AND PARCEL 1-A

The following uses are prohibited:

- Gasoline & fuel sales
- Outdoor Entertainment
- Automotive & machinery repair
- Automotive & machinery services
- Automotive parts
- Automotive sales
- Automotive rental
- Automotive & machinery washes
- Wrecking yards
- Sale of used goods
- Sexually oriented businesses
- Trucking terminals
- Truck service or repair
- Truck stops
- Bulk distribution centers
- Flea markets
- Portable building sales
- Manufactured home sales
- Boat sales (as a primary use)
- Camper sales (as a primary use)
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds

PUD No. 61 – Amendment #3

- Outdoor shooting ranges
- Kennels
- Video arcades (as a primary use)
- Billiard parlors & pool halls (as a primary use)
- Tattoo parlors
- Donation centers
- Recycling centers
- Wholesale nurseries
- Recreational vehicle parks
- Pawn shops
- Heavy equipment sales, rental & leasing
- Wireless Transmission Facility, Self-Standing

7. REMAINING USES

All other uses that are not specifically addressed in this ordinance will require an amendment in accordance with Section 14 of this Agreement.

8. USES ON PARCEL 2

Parcel 2, as identified on **PUD No. 61 Exhibit "C"** and further described by metes and bounds in **PUD No. 61 Exhibit "C-2"**, shall only be used for storm water detention and landscaping.

9. LANDSCAPING AND SCREENING

9.1 General

Landscaping and screening shall be in accordance with the City of Round Rock Code of Ordinances.

Trees shall be planted to avoid interference with streetlights, signage and other fixtures.

Trees shall be kept out of street intersection sight triangles at a minimum of thirty-five (35) feet by thirty-five (35) feet as measured from the face of curb.

Trees shall be planted no less than five (5) linear feet whether horizontal or on an angle from underground utilities and fifteen (15) feet from overhead lines.

PUD No. 61 – Amendment #3

Trees shall be planted no less than five (5) linear feet whether horizontal or on an angle from fire hydrants.

Caliper size, height, measurement and other specifications shall be as specified in the Round Rock Zoning Ordinance and the Round Rock Tree Standards Technical Manual.

9.2 Streetscapes

A license agreement from the City is required prior to any improvements in the public right-of-way.

Streetscapes shall be landscaped in accordance with **PUD No. 61 Exhibits "D-1" and "D-2"**. Street medians and StreetSide planting areas shall have a minimum of two (2) large trees and three (3) small trees for every one hundred (100) linear feet.

Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner.

Streetscape improvements for the median of Oakmont Drive shall be completed in conjunction with the construction of the road.

To the extent that no easements, licenses or other similar instrument is necessary, the landscape areas on both sides of Oakmont Drive may remain without streetscape improvements until the property on the west side of Oakmont Drive is developed. Streetscape improvements for both sides of the road within the Property shall then be constructed in conjunction with the issuance of the first Site Development Permit for improvements on the property west of Oakmont Drive.

To the extent that no easements, licenses or other similar instrument is necessary, the landscape area north of Teravista Parkway may remain without streetscape improvements until the property on the north side of Teravista Parkway is developed. Streetscape improvements within the Property shall then be constructed in conjunction with the issuance of the first Site Development Permit for improvements on the property north of Teravista Parkway.

If construction of streetscape improvements on the north side of Teravista

PUD No. 61 – Amendment #3

Parkway is commenced within two (2) years after the completion of the construction of Teravista Parkway, tree caliper sizes for required streetscape trees shall be as specified in **PUD No. 61 Exhibits “D-1” and “D-2.”** However, if construction of streetscape improvements on the north side of Teravista Parkway is commenced between two (2) and five (5) years after the completion of the construction of Teravista Parkway, tree caliper sizes for required streetscape trees shall be increased to reflect the growth of the trees originally planted in conjunction with the construction of Teravista Parkway. These matching sizes shall ensure comparable tree sizes along the entire section of Teravista Parkway from the IH-35 frontage road to its intersection with Oakmont Drive. Notwithstanding the foregoing, all streetscape improvements shall be installed within five (5) years after the completion of construction of Teravista Parkway.

10. SIGNAGE

Except as provided below, signage shall be in accordance with the City of Round Rock Code of Ordinances.

The Property may contain one (1) sign not to exceed forty-five (45) feet in height. Additional height may be granted by the Director of Planning if the Owner can demonstrate that the sign cannot be seen from any main lane of IH-35 from a location more than one thousand (1,000) feet prior to the nearest northbound exit that provides access to the Property. The point from which the one thousand (1,000) feet is measured shall be the point of tangency between the main lanes of IH-35 and the exit ramp. Under no circumstances shall the sign exceed sixty-five (65) feet in height.

Signage for a theater/cinema use shall generally be in accordance with the attached **PUD No. 61 Exhibit “E”**. Freestanding pylon signage associated with a theater/cinema use shall not be permitted.

11. DESIGN STANDARDS AND SITE LAYOUT

11.1 Prohibited Materials

The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos

PUD No. 61 – Amendment #3

- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal (except for trim or minor decorative features approved by the Director of Planning)
- Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning)

11.2 Design Standards

Except as modified by this ordinance, the project shall comply with the Design Standards specified in Section 11.409(4) of the Round Rock Zoning Ordinance. The Design Standards for a theater/cinema use shall generally be in accordance with the attached **Exhibit "E."**

11.3 Exception to Design Standards

Retail buildings with a minimum of 250,000 square feet containing a single business may be exempt from the provisions of Section 11.2 and the Round Rock Code of Ordinances as they relate to site development requirements, including, but not limited to height, signage, lighting and building materials, through a Council-approved amendment to this PUD ordinance.

11.4 Building Height

All buildings shall comply with the maximum building height established by the C-1 (General Commercial) zoning district, except that a hotel located on Parcel 1-A shall have a maximum building height of six (6) stories.

11.5 Off-Street Parking

All uses shall comply with Section 46-196 of the Zoning Code regarding off-street parking requirements, except that a hotel located on Parcel 1-A shall, at a minimum, provide parking spaces at a ratio of 1.7 parking spaces for each hotel room.

12. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than

PUD No. 61 – Amendment #3

overhead lines that are three phase or larger, shall be placed underground. All transformers must be visually screened.

13. DRIVEWAY THROAT LENGTH

Primary driveways, as determined by the City of Round Rock Director of Transportation, shall provide a minimum driveway throat of one hundred (100) feet. All other driveways shall provide a minimum driveway throat of fifty (50) feet. No parking spaces or internal access drives shall intersect with access driveways within these throat lengths. Throat length shall be measured from the property line along the street right-of-way.

14. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

14.1 Minor Changes

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

14.2 Major Changes

All changes not permitted under section 14.1 above shall be resubmitted following the same procedure required by the original PUD application.

15. CONCEPT PLAN APPROVED

Approval of this Agreement constitutes Concept Plan approval under the City Subdivision Ordinance.

16. GENERAL PLAN 2000

This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

PUD No. 61 – Amendment #3

LIST OF PUD No. 61 EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
PUD No. 61 Exhibit “A”	Metes and Bounds Description of Property
PUD No. 61 Exhibit “B”	Reserved
PUD No. 61 Exhibit “C”	Parcel Map
PUD No. 61 Exhibit “C-1”	Metes and Bounds Description of Parcel 1
PUD No. 61 Exhibit “C-2”	Metes and Bounds Description of Parcel 2
PUD No. 61 Exhibit “C-3”	Metes and Bounds Description of Oakmont Drive
<u>PUD No. 61 Exhibit “C-4”</u>	<u>Metes and Bounds Description of Parcel 1-A</u>
PUD No. 61 Exhibit “D-1”	Overall Landscape Concept Plan
PUD No. 61 Exhibit “D-2”	Teravista Parkway Streetscape Design – Plan
PUD No. 61 Exhibit “D-3”	Teravista Parkway Streetscape Design – Section
PUD No. 61 Exhibit “D-4”	Oakmont Drive Streetscape Design – Plan
PUD No. 61 Exhibit “D-5”	Oakmont Drive Streetscape Design – Section
PUD No. 61 Exhibit “E”	Theater/Cinema Design and Signage

11/17/2017 H:\Jobfiles\STO (Embassy Suites)\STO 17030 (Embassy Suites)\Exhibits\Exhibit-Parcel.dwg

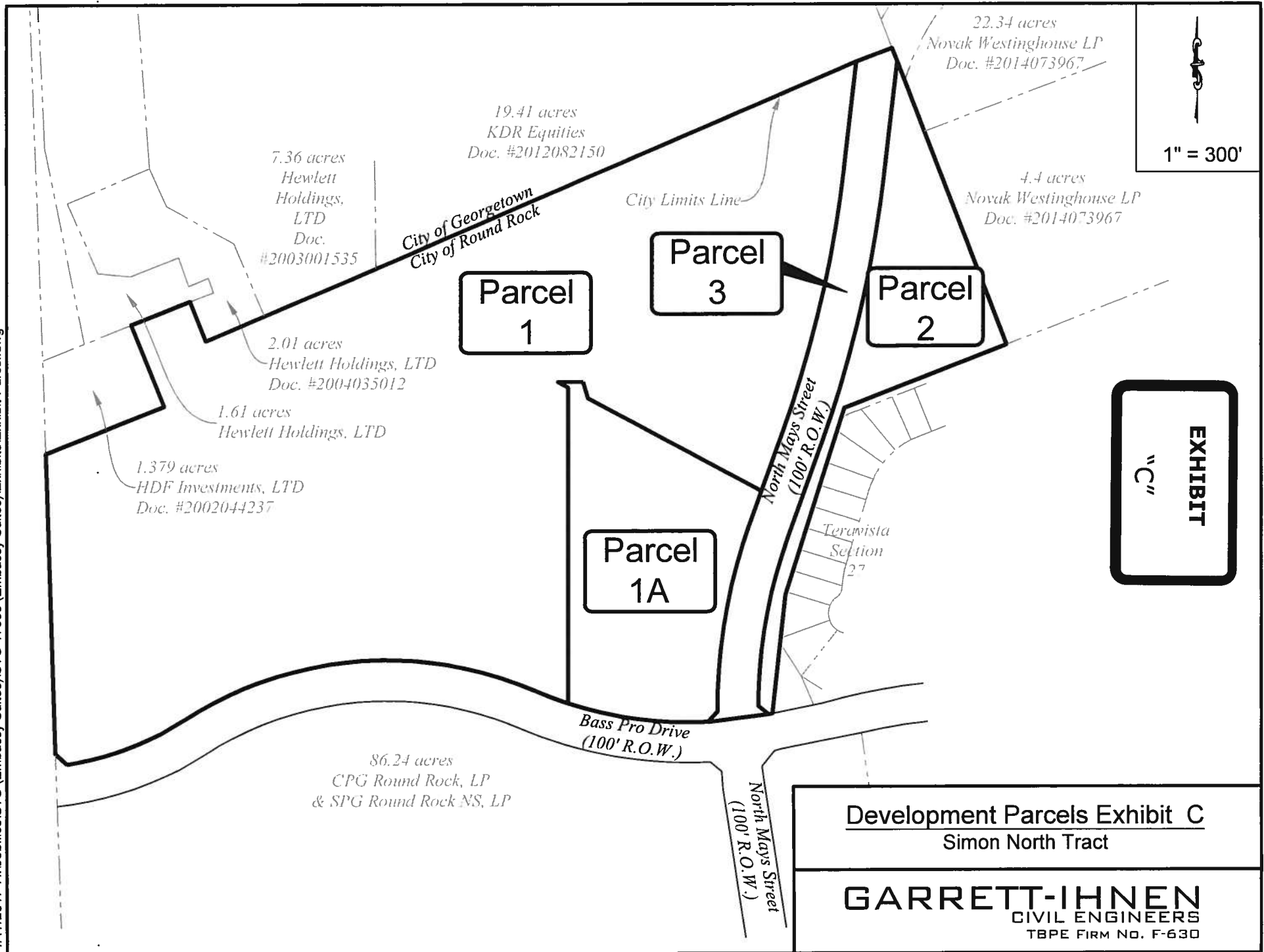
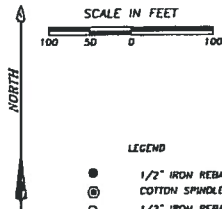


EXHIBIT
C-4



LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- COTTON SPINDLE FOUND
- 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDSCAPE" SET
- ⊕ UTILITY POLE
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- OHE OVERHEAD ELECTRIC LINE
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

THIS PROPERTY IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP NO. 48491C000C REVISED SEPTEMBER 25, 2000, ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS.

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE GRID COORDINATES. VERTICAL DATUM IS BASED ON TERAVISTA SECTION 27 PLAT (DOCUMENT NO. 2004093532 O.P.R.W.C.T.) MONUMENT NO. 27-2, ELEVATION 800.23, NAVD 83.

LOT 1 BLOCK "A"
CPC PARTNERS COMMERCIAL TRACT
A REPLAT OF LOT 1A AND 5A,
BLOCK "B", SECTION 4
DOC. NO. 2014014737
O.P.R.W.C.T.

LOT 2A
A REPLAT OF CPC
PARTNERS COMMERCIAL
TRACT, REPLAT OF LOTS 1A
AND 5A, BLOCK B, SECTION
4, LOT 2
DOC. NO. 2016070930
O.P.R.W.C.T.

LOT 1
BLOCK B
A REPLAT OF LOT 2B - CPC
PARTNERS
COMMERCIAL TRACT REPLAT
DOC. NO. 2017023654
O.P.R.W.C.T.

LOT 1A, BLOCK "A",
REPLAT OF LOT 1, BLOCK "A" OF CPC
PARTNERS COMMERCIAL TRACT, SECTION 1
DOC. NO. 2007055697
O.P.R.W.C.T.

EPHRAIM EVANS SURVEY
ABSTRACT NO. 212

LOT 2 (REMAINDER)
BLOCK B
A REPLAT OF LOT 2B - CPC PARTNERS
COMMERCIAL TRACT REPLAT
DOC. NO. 2017023654
O.P.R.W.C.T.

WATERLINE EASEMENT
DOC. NO. 2016113910

20' LANDSCAPE BUFFER
CAB BB, SLIDES 58-59
DOC. NO. 2012071042 &
2014014737
O.P.R.W.C.T.

20' EASEMENT
DOC. NO. 2012074857
O.P.R.W.C.T.

20' LANDSCAPE EASEMENT
DOC. NO. 2008005777
O.P.R.W.C.T.

20' BUILDING AND PARKING LINE
DOC. NO. 2005040168
O.P.R.W.C.T.

20' LANDSCAPE BUFFER
DOC. NO. 2005095398
O.P.R.W.C.T.

ACCESS EASEMENT
EXHIBIT C
DOC. NO. 2016118630
O.P.R.W.C.T.

6.601 ACRES
(287,548 SQ. FT.)

10' SIDEWALK ESMIT
DOC. NO. 2014014737
O.P.R.W.C.T.

15' PUBLIC UTILITY ESMIT
CAB BB, SLIDES 58-59
DOC. NO. 2012071042 &
2014014737
O.P.R.W.C.T.

CITY OF ROUND ROCK
WASTEWATER EASEMENT
DOC. NO. 2008065109
O.P.R.W.C.T.

CITY OF ROUND ROCK
WATERLINE EASEMENT
DOC. NO. 2008065109
O.P.R.W.C.T.

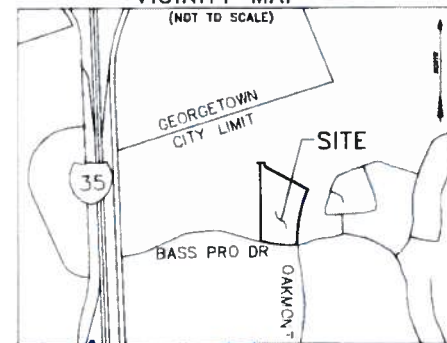
TERAVISTA COMMUNITY
ASSOCIATION, INC.
DOC. NO. 2016001978
O.P.R.W.C.T.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S19°38'33"W	88.11'
L2	S42°54'27"W	38.12'
L3	N61°33'40"W	28.23'
L4	S89°58'52"E	61.58'
L5	S16°58'32"E	41.77'

CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Direction
C1	471.32'	1350.00'	20°00'12"	S00°35'03"W
C2	348.46'	950.00'	21°00'59"	N62°15'04"W

VICINITY MAP

(NOT TO SCALE)



11/03/2017



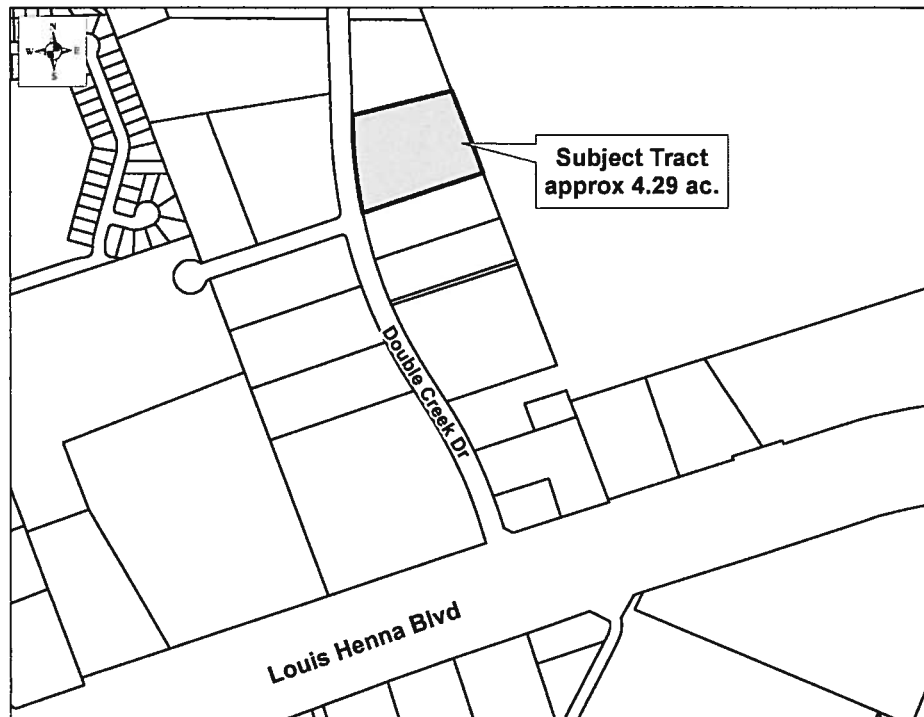
TITLE SURVEY OF 6.601 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPC PARTNERS COMMERCIAL TRACT REPLAT RECORDED IN DOCUMENT NO. 2017023654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PROJECT NAME: EVANS SURVEY
JOB NUMBER: 387-15-1
DATE: 04/24/2017
DRAWING FILE PATH:
L:\Engineering\Projects\387-15-1\387-15-1.dwg
FPLS: 08
TECH: 15
DRAWN BY: JTB
CHECKED BY: JTB
DRAWING NAME: 3870103

SHEET
1 of 2

LANDSCAPE SERVICES, INC.
216 S. 2ND ST.
SUITE 100
DALLAS, TEXAS 75201
PHONE: 214.742.1111
FAX: 214.742.1112
WWW.LANDSCAPE-SERVICES.COM

Double Creek Office Condo Rezoning
ZONING ZON1711-003



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from LI (Light Industrial) to OF (Office)

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 4.29 acres out of the Double Creek Office Condos

CURRENT USE OF PROPERTY: office condominiums - LI (Light Industrial)

GENERAL PLAN LAND USE DESIGNATION: business park

ADJACENT LAND USE:

North: self-storage - LI (Light Industrial)

South: vacant - LI (Light Industrial)

East: high school campus - PUD (Planned Unit Development) No. 21

West: U.S. Post Office - LI (Light Industrial)

PROPOSED LAND USE: existing office condominiums

TOTAL ACREAGE: 4.29

Owner:
DOUBLE CREEK OFFICE
CONDOMINIUMS

Agent
Clyde von Rosenberg
Senior Planner
301 W. Bagdad Ave., Ste. 210
Round Rock, TX 78665

**Double Creek Office Condo Rezoning
ZONING ZON1711-003**

HISTORY: Due to recent actions taken by the State of Texas regarding business licensing requirements, the City learned that several businesses in the Double Creek Office Condominium complex at 2201 and 2251 Double Creek Drive are not in compliance with the city's zoning code. After evaluating the situation, staff determined that rather than issuing zoning violation notices and pursuing legal action against those business owners, a more reasonable solution would be to rezone the property from the Light Industrial (LI) zoning district to the Office (OF) zoning district. This will result in bringing those non-conforming businesses into compliance with the zoning code while leaving all other businesses unaffected.

COMMUNICATION WITH OWNERS: The owners of each building in the complex were sent a letter on November 1, 2017, explaining the situation and the proposed rezoning. They were invited to meet or communicate with staff prior to the notice being sent for the rezoning public hearing. None of the owners responded to the letter. The rezoning public notice was sent on November 22, 2017, and the property owners also received this.

DATE OF REVIEW: December 6, 2017

LOCATION: Northeast of the intersection of Louis Henna Blvd. and Double Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for business park uses and the property is zoned as LI (Light Industrial).

Additional Considerations: The site is developed with structures which are designed for office uses and it contains a variety of office and medical office uses. While it allows for office uses, the LI (Light Industrial) zoning district also allows manufacturing and assembly, research and development, warehousing, and freight distribution. This development was not designed or constructed to facilitate these non-office uses. In addition, medical offices are prohibited in the LI district. The OF (Office) zoning district permits all types of office uses, whether professional or medical.

Required Parking: The site plan for the property indicates that the property has the correct number of parking spaces for office uses, 164, or one space for every 250 square feet of building area. The ratio for medical office uses is one space for every 200 square feet of building area, which would result in 205 required parking spaces. Because there are not enough spaces for medical offices, no additional medical office uses will be allowed unless a parking study indicates that the existing and proposed uses can be accommodated using the 164 spaces.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from LI (Light Industrial) to OF (Office).



**Subject Tract
approx 4.29 ac.**

Double Creek Dr

Louis Henna Blvd

