



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, January 10, 2018

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 [PZ-2018-003](#) Consider approval of the minutes for the December 20, 2017 Planning and Zoning Commission meeting.

E. PLATting AND ZONING:

- E.1 [PZ-2018-002](#) Consider approval of the Vizcaya Phase 5A Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and University Blvd. Case No. FP1712-003
- E.2 [PZ-2018-005](#) Consider public testimony and action concerning the request filed by Cunningham-Allen, Inc., on behalf of the property owner MDSR Group, Inc. for Amendment No. 5 to Planned Unit Development No. 23 (Preserve at Stone Oak PUD) to allow for a place of worship use, generally located north of the intersection of RM 1431 and Sendero Springs Dr. Case No. ZON1711-004

- E.3 [PZ-2018-006](#) Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the City of Round Rock, for the rezoning of the subject tract from LI (Light Industrial) zoning district to PUD (Planned Unit Development) to be known as Nutty Brown PUD, generally located southeast of the intersection of N. IH-35 and University Blvd. Case No. ZON1712-001
- E.4 [PZ-2018-007](#) Consider public testimony and action concerning the request filed by Continental Homes of Texas, L.P., for Amendment No. 3 to Planned Unit Development No. 42 (Warner Ranch PUD) to modify the size of Parcel 3 and the type of permitted residential use, generally located southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr. Case No. ZON1712-002

F. STAFF REPORT:

- F.1 [PZ-2018-008](#) Consider a presentation and update regarding development projects.
- F.2 [PZ-2018-009](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. 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 4th day of January 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

*/ORIGINAL SIGNED/
Sara L. White, TRMC, City Clerk*

**PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 20, 2017 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on December 20, 2017, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Matthew Baker, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Jennifer Sellers was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present was Gerald Pohlmeier from the Transportation Department.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the December 6, 2017 Planning and Zoning Commission meeting.

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

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

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

E. ZONING:

E1. Consider public testimony concerning the request filed by Bartz Properties Limited Partnership, for Amendment No. 2 to Planned Unit Development No. 90 (Bartz PUD) to allow an indoor, climate controlled self-storage facility, generally located southeast of the intersection of University Blvd. and Sunrise Rd. Case No. ZON1711-001

Mr. von Rosenberg briefly reviewed the application stating that the purpose of the PUD amendment was to include a multi-story self-service storage facility as an allowed use, add design standards for the storage building, and establish development standards for the townhomes and senior housing.

He also explained that the self-storage facility will be located on the north side of the tract and noted that the PUD limited the storage building to a maximum of 3-stories in height and prohibited external access to the storage units. He explained that a fence & landscape buffer between the self-storage facility and the residential lot will be required and that the exterior design standards exceeded the current standards required for the C-1 district. He noted that a replat will be required to add the townhomes and senior housing to the Arrington Ridge Apartments lot located to the west of the tract.

Mr. von Rosenberg continued by explaining that the senior apartments will meet the current design standards for the SR (Senior) zoning district and that, if the first floor consisted of garage-enclosed parking spaces, 4-story buildings would be allowed. He noted that the PUD

amendment proposed three parking spaces for each unit and compared requirements with other developments in the city and the requirement of neighboring cities.

The owner's representatives, Ms. Katie Frazier, with Stantec Consulting Services Incorporated, and Mr. Dennis Burton, with CIP Construction Company, were available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a discussion regarding access to the senior townhomes and to the storage facility a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to recommend for City Council approval as presented.

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

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that City Council had not taken action on any Commission related items since the last Commission meeting.

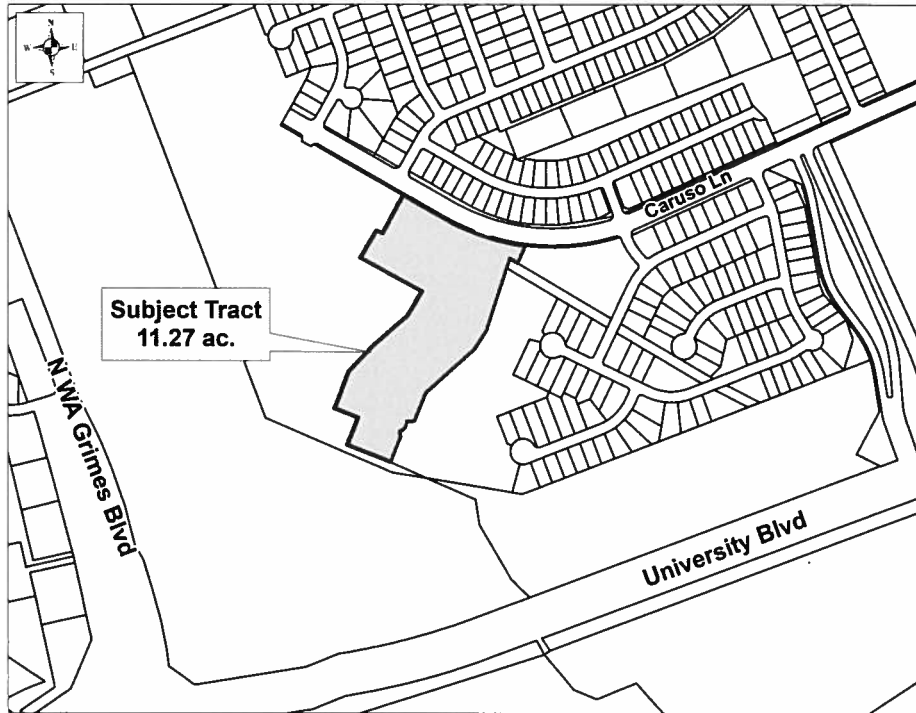
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:28 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Vizcaya Phase 5A
FINAL PLAT FP1712-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat for 30 single family residential lots and 4 open space/landscape/common/drainage lots

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 11.27 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 3E
 South: Undeveloped ETJ
 East: Vizcaya Phase 2B
 West: Vizcaya Phase 6C

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	30	8.13
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	4	0.87
ROW:	0	2.27
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	34	11.27

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 5A
FINAL PLAT FP1712-003**

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 were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 2, 2017.

DATE OF REVIEW: January 10, 2018

LOCATION: East of A.W. Grimes Boulevard and north of University Boulevard

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, 30 single-family detached estate lots are being proposed with a minimum 9,100 square feet in size and 70-feet in width. The PUD requires a minimum of 182 estate lots. With this plat, there will be a total of 75 estate lots for the subdivision. Lastly, there will be two (2) landscape/access/drainage lots and two (2) open space lots proposed with this phase. 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.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 4 of 4, include an updated signature block for the new property owner.
2. Identify the location of the neighborhood box unit for this phase or note on the plat in what phase it will be included.
3. Phase 3E acceptance is required prior to acceptance of Phase 5A. Phase 3E substantial completion is required prior to recordation of Phase 5A.
4. Any on-site and offsite separate instrument easements shall be recorded prior to recordation of this Phase 5A plat.
5. Provide an offsite water easement via separate instrument through to Phase 2B cul-de-sac right-of-way line above the new water line alignment. Vacate existing water line easement simultaneously prior to requesting acceptance.
6. Denote existing offsite water line easement on the existing misaligned portion with this callout: "to be vacated."



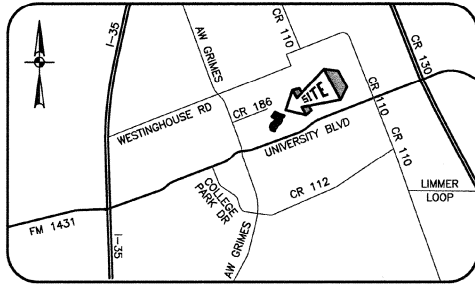
Subject Tract
11.27 ac.

Caruso Ln

NWA Grimes Blvd

University Blvd

ROUND ROCK



LOCATION MAP
NOT TO SCALE

OWNER: AVERY RANCH COMPANY LTD. & LSA TRUST
1508 S. LAMAR BLVD.
AUSTIN, TX 78704

ACREAGE: 11.274 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: 2.272 ACRES
DEVELOPMENT LOTS: 8.132 ACRES
OPEN SPACE LOTS: 0.613
LANDSCAPE LOTS: 0.237
OPEN SPACE/DRAINAGE LOT: 0.020

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 30
OPEN SPACE LOTS: 2
LANDSCAPE LOTS: 1
OPEN SPACE/DRAINAGE EASEMENT: 1

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

NUMBER OF BLOCKS: 4
LINEAR FEET OF NEW STREETS: 1,940'

SUBMITTAL DATE: DECEMBER 12, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JANUARY 10, 2018

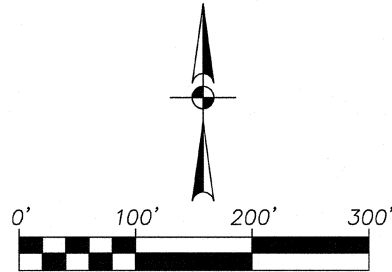
COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 131 CUT SQUARE IN CURB NEXT TO FIRE HYDRANT
N: 10187692.2
E: 3144836.9
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

FINAL PLAT OF VIZCAYA, PHASE 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.



SCALE: 1"=100'

LEGEND

- AC ACRES
- 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
- MFFE 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)

LINE #	BEARING	LENGTH
L1	S24°41'11"W	89.02'
L2	N59°20'54"W	43.05'
L3	S32°39'24"W	99.41'
L4	S21°41'30"W	143.03'
L5	S88°35'32"W	34.73'
L6	S16°43'46"E	22.56'
L7	S21°41'30"W	128.15'
L8	N21°41'30"E	135.00'
L9	N68°18'30"W	120.85'
L10	N37°15'13"E	77.39'
L11	N32°35'53"E	129.30'
L12	N60°55'50"W	140.05'
L13	S29°04'10"W	2.35'
L14	N32°27'29"E	99.04'

LINE #	BEARING	LENGTH
L15	N29°04'10"E	50.00'
L16	S00°55'50"E	31.14'
L17	N29°04'10"E	158.51'
L18	N28°59'35"E	46.80'
L19	S21°41'30"W	59.66'
L20	S68°18'30"E	21.30'
L21	N21°41'30"E	59.66'
L22	N18°46'24"E	74.29'
L23	N71°13'36"W	56.21'
L24	S29°04'10"W	81.52'
L25	N29°04'10"E	83.87'
L26	N60°55'50"W	120.00'
L27	S71°09'08"E	56.83'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	074°40'42"	S35°55'53"W	60.65'	65.17'
C2	1050.00'	022°23'42"	S71°40'52"E	407.80'	410.41'
C3	25.00'	034°43'07"	S36°07'57"W	14.92'	15.15'
C4	325.00'	029°49'23"	S33°41'05"W	167.26'	169.17'
C5	275.00'	026°12'18"	S34°47'39"W	124.68'	125.78'
C6	15.00'	090°00'00"	S23°18'30"E	21.21'	23.56'
C7	15.00'	076°39'26"	N73°21'45"E	18.61'	20.07'
C8	50.00'	256°39'27"	S16°38'14"E	78.45'	223.98'
C9	15.00'	090°00'00"	N68°18'30"E	21.21'	23.56'
C10	325.00'	026°15'47"	N34°49'23"E	147.67'	149.97'
C11	275.00'	029°50'49"	N33°41'49"E	141.64'	143.28'
C12	15.00'	090°00'00"	N28°13'36"W	21.21'	23.56'
C13	325.00'	010°17'47"	N66°04'43"W	58.33'	58.40'
C14	15.00'	090°00'00"	S74°04'10"W	21.21'	23.56'
C15	15.00'	090°00'00"	N15°55'50"W	21.21'	23.56'
C16	275.00'	010°15'09"	S66°03'24"E	49.14'	49.21'
C17	15.00'	090°00'00"	N63°46'24"E	21.21'	23.56'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	25.00'	034°43'07"	N01°24'50"E	14.92'	15.15'
C20	1050.00'	003°12'52"	N71°13'36"W	58.90'	58.91'
C21	1050.00'	010°02'40"	S77°51'23"E	183.84'	184.07'
C22	325.00'	011°37'25"	N24°35'06"E	65.82'	65.93'
C23	325.00'	011°34'45"	N36°11'11"E	65.57'	65.68'
C24	325.00'	006°37'13"	N45°17'10"E	37.53'	37.55'
C25	275.00'	003°27'30"	S46°10'03"W	16.60'	16.60'
C26	275.00'	022°44'48"	S33°03'54"W	108.46'	109.18'
C27	50.00'	080°47'16"	S75°25'41"W	64.80'	70.50'
C28	50.00'	062°46'13"	N32°47'34"W	52.08'	54.78'
C29	50.00'	038°25'16"	N87°31'08"W	32.90'	33.53'
C30	325.00'	003°13'44"	S23°18'22"W	18.31'	18.32'
C31	325.00'	012°08'46"	S30°59'38"W	68.77'	68.90'
C32	325.00'	010°53'16"	S42°30'39"W	61.67'	61.76'
C33	275.00'	003°28'37"	S46°52'55"W	16.68'	16.69'
C34	275.00'	026°22'13"	S31°57'30"W	125.45'	126.57'
C35	1050.00'	009°08'10"	N85°03'05"W	167.25'	167.43'

PAPE-DAWSON ENGINEERS

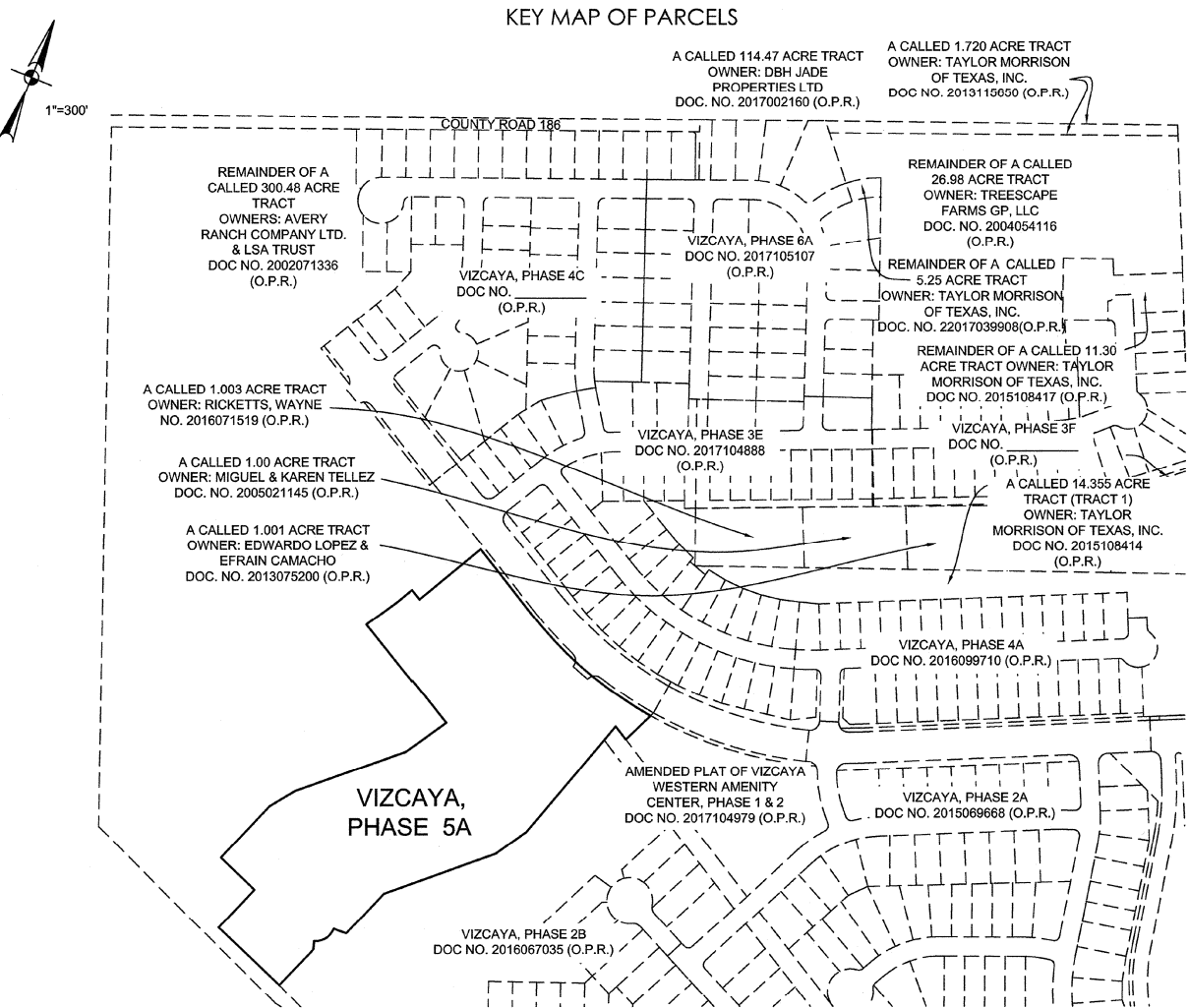
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.

Final Plat: Phase 5A 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 5A	PHASE 5B	PHASE 5C	PHASE 6A			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	30	-	-	-	75	196	182 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	31	237	265	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	3	40	-	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	-	43	-	-	136	362	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	30	46	40	31	743	1215	
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	1	3	-	-	34		
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	1	7		
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	-	2	-	1	-	15		
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	34	49	41	32	812		



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

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- 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.
- 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.
- 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.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 2, 2017.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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.
- LOT 65 & 66, BLOCK K; LOT 78, BLOCK K, AND LOT 23, BLOCK DD SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- 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.

EASEMENT DEDICATION NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee

- (a) the right to install additional Facilities on the Easement Tract;
- (b) the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;
- (c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- (d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;
- (e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by the Grantee;
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, it's successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FINAL PLAT
OF
VIZCAYA, PHASE 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.

FIELD NOTES
FOR

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY. SAID 11.274 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 in the west line of the Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2, a subdivision according to the plat recorded in Document No. 2017104979 of the Official Public Records of Williamson County, Texas, also being a point in the east line of said Remnant Portion of the northeast corner and the **POINT OF BEGINNING** hereof;

THENCE with the west line of said Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2, same being the east line of said Remnant Portion the following three (3) courses and distances:

S 24°41'11" W, a distance of **89.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

N 59°28'54" W, a distance of **43.05 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and

S 18°22'51" W, at a distance of 46.68 acre tract, passing a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2, same being the northwest corner of Lot 60, Block K of Vizcaya, Phase 2B, a subdivision according to the plat recorded in Document No. 2016067035 of the Official Public Records of Williamson County, Texas, with the east line of said Lot 63, Block K, same being the west line of said Remnant Portion, a total distance of **359.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found;

THENCE continuing with the east line of said Lot 63, Block K, same being the west line of said Remnant Portion, the following seven (7) courses and distances:

- S 32°39'24" W**, a distance of **99.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 48°37'30" W**, a distance of **308.98 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 21°41'30" W**, a distance of **143.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 88°35'32" W**, a distance of **34.73 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 50.00 feet**, a **central angle of 74°40'42"**, a **chord bearing and distance of S 35°55'53" W, 60.65 feet**, an **arc length of 65.17 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- S 16°43'46" E**, a distance of **22.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
- S 21°41'30" W**, a distance of **128.15 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Lot 60, Block K, same being a point in the east line of said Remnant Portion for the southeast corner hereof;

THENCE departing the west line of said Lot 60, Block K, through the interior of said Remnant Portion the following seventeen (17) courses and distances:

- N 68°18'30" W**, a distance of **219.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 21°41'30" E**, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 68°18'30" W**, a distance of **120.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 21°41'30" E**, a distance of **185.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 37°15'13" E**, a distance of **77.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 48°37'30" E**, a distance of **305.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 32°35'53" E**, a distance of **129.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 60°55'50" W**, a distance of **140.05 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 29°04'10" W**, a distance of **2.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 60°55'50" W**, a distance of **190.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 32°27'29" E**, a distance of **99.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 29°04'10" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 60°55'50" E**, a distance of **31.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 29°04'10" E**, a distance of **158.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 28°59'35" E**, a distance of **46.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 60°34'07" E**, a distance of **215.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature, and
- along the arc of a curve to the left, said curve having a **radius of 1050.00 feet**, a **central angle of 22°23'42"**, a **chord bearing and distance of S 71°40'52" E, 407.80 feet**, an **arc length of 410.41 feet** to the **POINT OF BEGINNING** and containing 11.274 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-08 by Pape-Dawson Engineers, Inc.

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
18	11,517	ESTATE LOT
19	11,408	ESTATE LOT
20	11,299	ESTATE LOT
21	11,190	ESTATE LOT
22	17,797	ESTATE LOT
23	20,304	OPEN SPACE LOT

BLOCK EE		
LOT #	AREA (SQ. FT.)	USAGE TYPE
9	13,588	ESTATE LOT

BLOCK FF		
LOT #	AREA (SQ. FT.)	USAGE TYPE
7	13,757	ESTATE LOT
8	12,960	ESTATE LOT
9	14,396	ESTATE LOT
10	11,207	ESTATE LOT
11	9,987	ESTATE LOT
12	9,988	ESTATE LOT
13	9,088	ESTATE LOT
14	11,626	ESTATE LOT
15	12,351	ESTATE LOT
16	14,053	ESTATE LOT

BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
65	10,320	LANDSCAPE LOT
66	6,382	OPEN SPACE LOT
67	11,289	ESTATE LOT
68	9,985	ESTATE LOT
69	11,525	ESTATE LOT
70	12,799	ESTATE LOT
71	11,587	ESTATE LOT
72	10,090	ESTATE LOT
73	10,368	ESTATE LOT
74	10,367	ESTATE LOT
75	13,334	ESTATE LOT
76	15,698	ESTATE LOT
77	10,884	ESTATE LOT
78	876	OPEN SPACE/ DRAINAGE LOT
79	9,698	ESTATE LOT
80	9,563	ESTATE LOT
81	9,563	ESTATE LOT



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 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN
WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED
300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST
RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Avery Ranch Company LSA & LTD Trust as the owner of remnant portion of a called 300.48 acre tract recorded in Document No. 2002071336 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 5A 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
10801 N MoPac Expy. Bldg 3, Suite 200
Austin, Texas, 78759

12/21/17
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, 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
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy. Bldg 3, Suite 200
Austin, Texas, 78759

12/21/2017
Date



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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

Preserve at Stone Oak PUD 23 - Amendment No. 5
ZONING ZON1711-004



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the request to allow place of worship and related development standards

ZONING AT TIME OF APPLICATION office and senior housing - PUD No. 23

DESCRIPTION: 13.20 acres out of the Ephram Evans Abstract No. 212

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: single family, common lot - PUD No. 23

South: commercial and single family - ETJ

East: single family - SF-2 (Single Family - standard lot)

West: commercial - PUD No. 23

PROPOSED LAND USE: place of worship

TOTAL ACREAGE 13.20

Owner:
MSDR Group, Inc.
1011N. Lamar Blvd.
Austin, TX 78703

Applicant
Hill Country Bible Church
Doug James
1212 RM 620 North
Austin, TX 78750

Agent
Cunningham-Allen, Inc.
Sharon Teague
3103 Bee Cave Road
Suite 202

Preserve at Stone Oak PUD 23 Amendment No. 5
ZONING ZON1711-004

HISTORY: PUD (Planned Unit Development) No. 23, containing 371.66 acres of land, was approved by the City Council in 1995 and it provided for single family and business park uses. It has since been amended four times, focusing on the approximately 54 acres located along RM 1431.

DATE OF REVIEW: January 10, 2018

LOCATION: North of the intersection of RM 1431 and Sendero Springs Dr.

STAFF REVIEW AND ANALYSIS:

The subject of the amendment is 13.20 acres described as Parcel 4-e of the PUD, a portion of the 54 acres along RM 1431. Parcel 4-e is currently zoned for office and senior group living. The amendment would allow a place of worship, with unrestricted square footage of accessory uses. It would also establish design standards for the place of worship building and the compatibility buffer requirement for the northern property boundary, which borders an existing residential development within the PUD. Accessory uses for places of worship include primary or secondary educational facilities, offices, community recreational facilities and day care facilities. For these uses to be unrestricted in size, the code requires that the place of worship have frontage on, or direct access to, an arterial street.

PUD 23 Exterior Building Materials: The PUD currently requires that 100% of the exterior finish of buildings on Parcel 4-e consist of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision. This requirement also applies to the adjacent parcels along RM 1431. A drug store has been constructed on the parcel adjacent to Parcel 4-e and a gas station/convenience store and office buildings are being planned on the PUD parcels to the west of the drug store. The PUD amendment would apply the C-1a (General Commercial – limited) zoning district design standards for the building and reduce the requirement for native stone to 25%. The C-1a standards require a minimum of 75% of the exterior to consist of natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), with stucco allowed within this category on tilt-wall construction. This will allow more variation in the building materials used, while maintaining a quality appearance and providing consistency with the surrounding structures.

Compatibility Buffer & Height: Development of Parcel 4-e as an office use would require a compatibility buffer, including a masonry wall and landscape buffer, be installed along the boundary with the adjacent single family residential parcel. There is an existing drainage swale along this boundary which varies in width from approximately 60' to 100'. The swale contains a number of trees and shrubs. In addition, a portion of the boundary contains a drainage structure constructed as a requirement for development of the property. The PUD proposes that the drainage swale and the existing trees and shrubs will provide an adequate buffer along the majority of the boundary between the place of worship and the adjacent single family uses. This vegetation must be maintained and additional tree and shrub planting will be required where the existing vegetation does not provide a sufficient buffer. A decorative metal fence was constructed with the single family development on the property boundary, at the rear of the home lots. The PUD will not require the construction of a wall along the property line for the place of worship.

The height of the buildings will be limited to two stories. A parking structure may contain multiple levels, so long as it does not extend above the height of the two-story building it is attached to.

Signs: The PUD requires that the base for all monument signs be constructed with a native stone masonry similar in color and quality to that utilized on the on entryway monuments and within the common areas of

Preserve at Stone Oak PUD 23 Amendment No. 5
ZONING ZON1711-004

the Mayfield Ranch subdivision. Signs for the place of worship will meet this requirement, but they will be subject to the current sign code for the height and display area.

Neighborhood Meeting: Representatives of the Hill Country Bible Church invited the immediate neighbors of the site to a meeting on December 18, 2017. Approximately 20 people attended the meeting, all residents of the Preserve at Mayfield Ranch, a single family - common lot development. The church representatives explained their requests for the PUD amendment and there the residents expressed support. Two City staff members also attended the meeting.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 23 to allow a place of worship and to establish design standards and buffering requirements.



**Subject Tracts
13.20 ac**

Private Drive

RM 1431

Stone Oak Dr

Sendero Springs Dr

Amendment No. 5 to PUD 23, Preserve at Stone Oak

EXHIBIT D-5 USES AND DEVELOPMENT STANDARDS FOR PARCEL 4e

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4e on the Parcel Map, attached to this ordinance as Exhibit "C", and further described by metes and bounds in Exhibit "C-5". All aspects not specifically covered by these use regulations, design standards and development standards shall be regulated by applicable sections of the Code. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in OF (Office) zoning districts, as defined in Section 46-144 of the Code, Places of Worship - unrestricted square footage of accessory uses and all **Senior Group Living** uses, including assisted living, nursing homes and congregate care for seniors, with the following additional provisions:

- 1.1. Day Care facilities shall have a maximum gross square footage 20,000 square feet. In addition:
 - 1.1.1. All day care facilities must meet the minimum state requirement for such facilities
- 1.2. Places of worship shall meet development standards and supplementary use standards for any accessory uses.

2. TRAFFIC IMPACT

The Traffic Impact Analysis (TIA) for the land uses contained in Amendment No. 3 to the PUD was reanalyzed using the land uses contained on Parcels 4-a and 4-b of Amendment No. 3 and the land uses contained on Parcels 4-c, 4-d and 4-e contained herein. This reanalysis, contained in Exhibit "G", indicates the total trip generation for the land uses proposed. If the land uses on the Property are in substantial compliance with the land uses contained in Exhibit "G", no further analysis of the transportation impacts of the land uses shall be required. If the land uses on the Property are not in substantial compliance with the land uses contained in Exhibit "G", further analysis of the transportation impacts of the land uses may be required. No additional TIA shall be required to include a place of worship as a land use on Parcel 4-e. The potential need for any further analysis will be determined when a site plan for the place of worship and any accessory uses is submitted to the City.

3. DESIGN STANDARDS - Place of Worship

- 3.1. All aspects not specifically covered by this Plan shall be regulated by the C-1a (General Commercial - limited) zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.
- 3.2. At least twenty-five percent (25%) of the total exterior wall finish shall be native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as

Amendment No. 5 to PUD 23, Preserve at Stone Oak

illustrated in Exhibit "E".

3.3. Setbacks

3.3.1. Minimum rear setback abutting Parcel 4-b of the Plan shall be 50 ft. for buildings with one story, or 100 ft. for buildings with two stories.

3.3.2. Minimum side setback abutting Parcel 4-b of the Plan shall be 50 ft. for buildings with one story, or 100 ft. for buildings with two stories.

3.4. Height

3.4.1. Maximum height of principal building shall be 2 stories. A parking structure may contain multiple levels, so long as the top level does not extend above the 2-story building it is connected to.

3.5. Compatibility Buffer Planting Area

3.5.1. Owner shall be required maintain existing trees and shrubs and install new plantings, at locations to be determined by the City, to provide a compatibility buffer planting area along the northern edge of the development area generally parallel to the boundary with Parcel 4-b of the Plan.

3.5.2. The compatibility buffer planting area shall consist of:

- 1) Existing trees – All existing hardwood trees shall remain in place, with no limb removal above six feet in height measured from the finished grade, except for dead trees and dead or damaged limbs. The intent is to keep the existing screening intact above the tops of the adjacent residential fences.
- 2) New plantings shall be required on any portion of the area which is not adequately screened, as determined by the City, with existing evergreen hardwood trees or where non-hardwood trees (hackberry, chinaberry, ashe juniper, etc.) are removed. The following shall be the minimum requirement for new plantings:
 - (a) Large species evergreen shade trees (minimum 3"-caliper) shall be installed at a spacing of no more than 40 feet;
 - (b) Medium species evergreen trees (minimum 2"-caliper) shall be installed at a spacing of no more than 40 feet;
 - (c) Small species evergreen trees (minimum 1"-caliper) shall be installed at a spacing of no more than 20 feet;
 - (d) Shrubs and/or ornamental grasses (minimum 3-gallon size) shall be installed at a spacing of no more than 6 feet, with no gaps in coverage greater than 12 feet.
 - (e) All new plantings shall be container grown. No balled and burlapped plants will be permitted.
 - (f) Provide tree staking per requirements specified in the City of Round Rock Tree Technical Manual.
- 3) Irrigation shall be provided to all new plantings from an automatic underground irrigation system meeting the following requirements:

Amendment No. 5 to PUD 23, Preserve at Stone Oak

- (a) A minimum of one (1) flood bubbler for each large, medium and small species tree.
- (b) Shrubs shall be watered with drip irrigation. Drip tubing shall be anchored in place with 6" landscape staples spaced no more than 4 feet apart.

4. DESIGN STANDARDS – All uses other than Place of Worship

4.1. Exterior Wall Finish

- 4.1.1. One hundred percent (100%) of the exterior building sides of all buildings shall be constructed of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in Exhibit "E".
- 4.1.2. Earth-colored Portland cement plaster and concrete masonry units shall be allowed to satisfy up to thirty percent (30%) of the requirement for masonry construction.
- 4.1.3. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section.
- 4.1.4. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

4.2. Trash Disposal, Storage and Mechanical Equipment

- 4.2.1. Any walls required for the screening of trash disposal areas, storage areas or mechanical equipment shall be native stone which is similar in color and quality to that utilized on walls, entryways and the amenity center buildings within the common areas of the Mayfield Ranch subdivision, as illustrated in Exhibit "E".
- 4.2.2. Mechanical equipment located on the roof shall be screened with an enclosure constructed of the same exterior materials as the building.
- 4.2.3. Dumpster pads shall be concrete.

4.3. Roofs

- 4.3.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.
- 4.3.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).

4.4. Lighting

- 4.4.1. Lighting fixtures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of twenty (20) feet.
- 4.4.2. Up-lighting on buildings and building signs is permitted so long as the provisions of Section 46-144 (e)(4) are not violated. Specifically, up-lighting shall be designed in order that:
 - 1) The light source shall not be visible from any street right-of-way or residential district.

Amendment No. 5 to PUD 23, Preserve at Stone Oak

- 2) Fixtures shall be mounted so that the cone of light does not cross any property line of the site.

4.5. Landscaping and Fencing

- 1.1.1. The provisions of Section 46-195 shall apply, with the exception that landscaping along FM 1431 shall be subject to the location of the water line located adjacent to FM 1431, as illustrated in **Exhibit "H"**.
- 1.1.2. The required fencing along the northern boundary of the parcel abutting the residential uses in Parcel 4-b shall meet the following requirements:
 - 1) Shall be constructed of native stone masonry similar in color and quality to that utilized on the walls as illustrated in **Exhibit "E"**.
 - 2) Shall be a minimum of six feet (6') in height.

5. SIGNS - Place of Worship

5.1. Signs shall be regulated by Chapter 30 of the Code, as applicable and as amended, with the following exceptions:

- 1) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in Exhibit "E".

6. SIGNS - All uses other than Place of Worship

1.1.3. All free-standing signs shall be Monument Signs, subject to the following conditions:

- 1) Any business may utilize a Monument Sign with a maximum of one (1) sign per lot. For lots with multiple tenants, a multi-tenant Monument Sign may be used.
- 2) Unless there is a conflict with public utilities or required sight distance, there shall be no front setback requirements for a Monument Sign.
- 3) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.
- 4) Minimum Monument Sign width shall be two feet (2'). Allowed sign cladding materials are limited to: concealed fastener prefinished metal panels; native limestone similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**; or cut limestone.
- 5) Maximum Monument Sign height for a single tenant shall be 10 feet above finish grade. Maximum single tenant Monument Sign shall be 200 square feet including stone base. Maximum single tenant display area shall be 80 square feet.
- 6) Maximum Monument Sign height for multi-tenants shall be 20 feet above finish grade. Maximum Monument Sign shall be 400 square feet including stone base. Maximum multi-tenant display area shall be 200

Amendment No. 5 to PUD 23, Preserve at Stone Oak

square feet, provided no single tenant is allocated more than 80 square feet of display area.

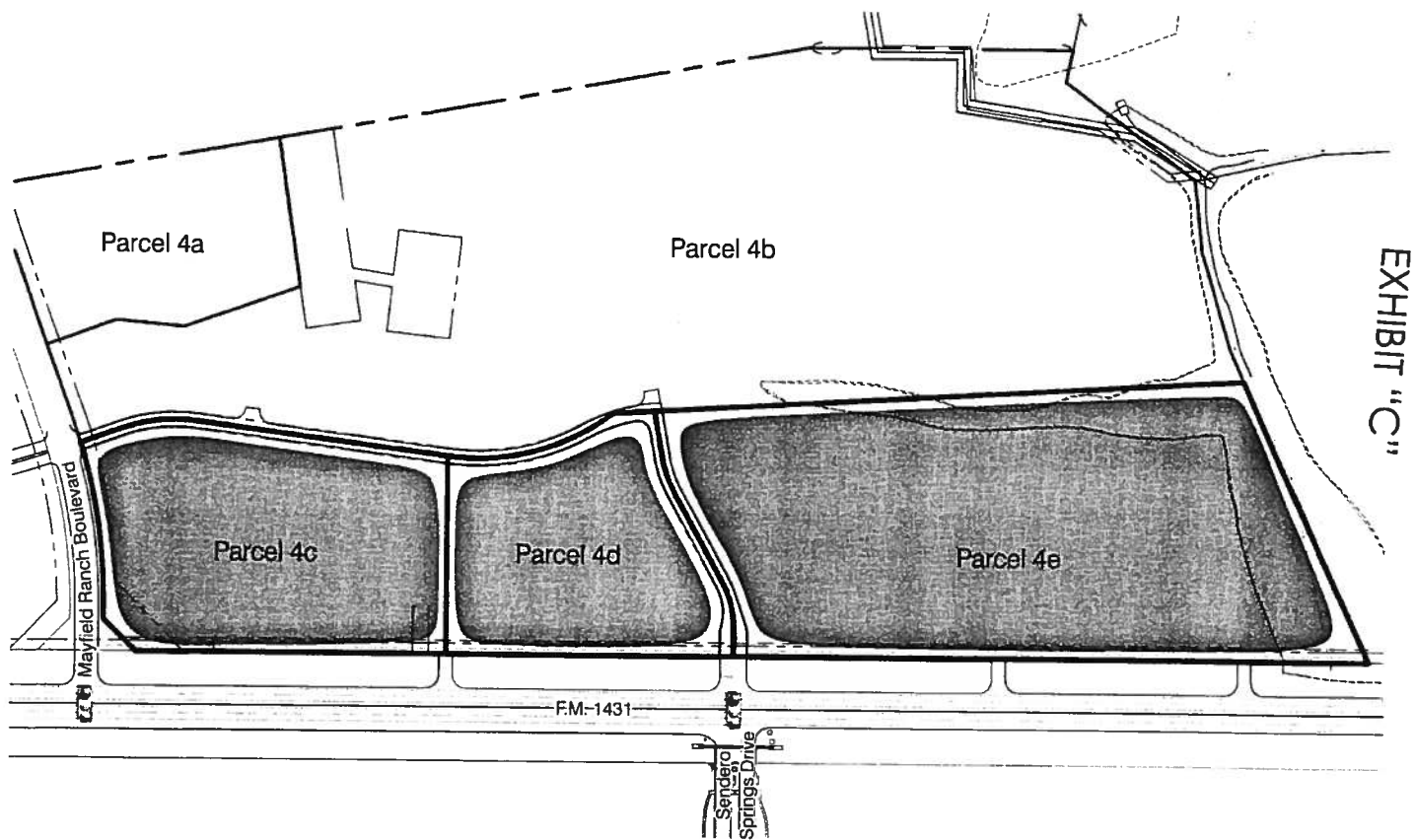
- 7) A Monument Sign shall not include a changeable copy feature; provided however that a fuel outlet may utilize a changeable copy feature that is up to fifty percent (50%) of the display area to post fuel prices. The changeable copy feature may utilize electronic digital display technologies (i.e. LED).
- 8) A Monument Sign shall not be an animated sign with the following exception: a monument sign may utilize electronic digital display technologies (i.e. LED) if:
 - (a) the electronic sign display area is no greater than twenty-five percent (25%) of the maximum allowed display area;
 - (b) the total display area of the combined electronic and static display areas do not exceed the maximum areas defined in this section;
 - (c) the electronic sign area does not display scrolling or flashing text/images

1.1.4. Reference **Exhibit "F"** for Monument Sign illustrations.

Amendment No. 5 to PUD 23, Preserve at Stone Oak

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Metes and Bounds Description of Property
Exhibit "B"	Reserved
Exhibit "C"	Development Parcels
Exhibit "C-1"	Metes and Bounds Description of Parcel 4a
Exhibit "C-2"	Metes and Bounds Description of Parcel 4b
Exhibit "C-3"	Metes and Bounds Description of Parcel 4c
Exhibit "C-4"	Metes and Bounds Description of Parcel 4d
Exhibit "C-5"	Metes and Bounds Description of Parcel 4e
Exhibit "D-1"	Uses and Development Standards for Parcel 4a
Exhibit "D-2"	Uses and Development Standards for Parcel 4b
Exhibit "D-3"	Uses and Development Standards for Parcel 4c
Exhibit "D-4"	Uses and Development Standards for Parcel 4d
Exhibit "D-5"	Uses and Development Standards for Parcel 4e
Exhibit "E"	Design Elements
Exhibit "F"	Monument Sign (3 pages)
Exhibit "G"	TIA Summary Table
Exhibit "H"	Landscape Clearance at Water Line Easement



Blake Magee Company, LP
NelsenPartners
www.nelsenpartners.com

The Enclave at Mayfield Ranch
Round Rock, TX

0 125' 250' 500'
February 3, 2010

EXHIBIT C-5

METES AND BOUNDS DESCRIPTION OF PARCEL 4e



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873-9743

METES AND BOUNDS DESCRIPTION

BEING 13.35 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431 (200' R.O.W.), from which a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southwest corner of the remainder of a 1437.45 acre tract, same being the intersection of the north right-of-way line of said F.M. 1431 and the east right-of-way line of Mayfield Ranch Boulevard (R.O.W. varies) bears South 70°21'00" West (record: South 70°21'00" West) a distance of 1107.28 feet;

THENCE crossing through the remainder of a 1437.45 acre tract the following four (4) courses:

1. North 19°30'53" West a distance of 65.29 feet to a calculated point for a point of curvature;
2. along a tangential curve to the left, having a radius of 300.00 feet, a length of 186.15 feet, a delta angle of 35°33'05" and a chord which bears North 37°17'25" West a distance of 183.17 feet to a calculated point for a point of tangency;
3. North 55°03'57" West a distance of 264.13 feet to a calculated point;
4. North 66°59'28" East a distance of 1191.64 feet to a calculated point in the east line of the remainder of a 1437.45 acre tract and the west line of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, a subdivision of record in Cabinet M, Slide 354 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar found with plastic cap, which reads "K.C. ENG." for an angle point in the east line of the remainder of a 1437.45 acre tract and the west line of said Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, bears North 43°54'35" West (record: North 43°54'25" West) a distance of 66.50 feet;

THENCE South 43°54'35" East (record: South 43°54'25" East) along the east line of the remainder of a 1437.45 acre tract and the west line of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, a distance of 575.77 feet to a 1/2" rebar with plastic cap found, which reads "BASELINE INC." for the southeast corner of the remainder of a 1437.45 acre tract and being the southwest corner of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended and also being in the north right-of-way line of F.M. 1431;

THENCE South 70°21'00" West (record: South 70°21'00" West), along the south line of the remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431, a distance of 1217.74 feet to the POINT OF BEGINNING.

This parcel contains 13.35 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas.

Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

Ronnie Wallace 17 May 2005
Ronnie Wallace Date

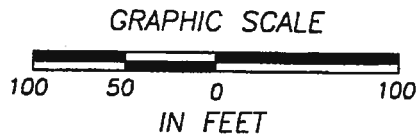
Registered Professional Land Surveyor

State of Texas No. 5222

File: S:\Projects\Mayfield\Docs\Fieldnotes\Zoning-Office_fn.doc

Dwg: S:\Projects\Mayfield\Dwg\Zoning-Office.dwg



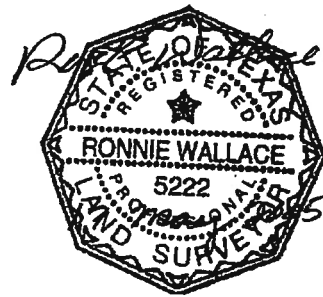


TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N66°59'28"E 1191.64'

N55°03'57"W 264.13'

*Ephraim Evans Survey
Abstract No. 212*



MATCHLINE SHEET 3

MATCHLINE SHEET 4

13.35 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N19°30'53"W 65.29' → POINT OF BEGINNING

S70°21'00"W 1107.28'
(S70°21'00"W)

S70°21'00"W 1217.74'
(S70°21'00"W)
(BASIS OF BEARINGS)

F. M. 1 4 3 1 (200' R.O.W.)

SEE SHEET 05 OF 05
FOR LEGEND AND
CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35
ACRES OUT OF THE EPHRAIM EVANS SURVEY,
ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS,
AND BEING A PORTION OF A REMAINDER OF A
1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E.
NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF
RECORD IN VOLUME 571, PAGE 446 OF THE DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg

Job No.

Snapshot:

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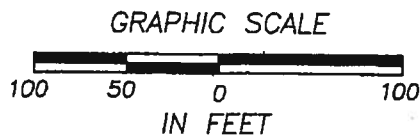
Scale (Vert.):

Date: 05/16/05

Checked By: RLW

Drawn By: JSL

SHEET
03 of 05



TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N66°59'28"E 1191.64'



*Ephraim Evans Survey
Abstract No. 212*

13.35 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

S70°21'00"W 1217.74'
(S70°21'00"W)
(BASIS OF BEARINGS)

F. M. 1 4 3 1 (200' R.O.W.)

SEE SHEET 05 OF 05
FOR LEGEND AND
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ron-baseline@austin.tx.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 05/16/05

Checked By: RLW

Drawn By: JSL

SHEET

04 of 05

LEGEND

- 1/2" IRON REBAR FOUND WITH PLASTIC CAP
WHICH READS "BASELINE INC."
- 1/2" IRON REBAR FOUND WITH PLASTIC CAP
WHICH READS "K.C. ENG."
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00	186.15	35°33'05"	N37°17'25"W	183.17

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35
ACRES OUT OF THE EPHRAIM EVANS SURVEY,
ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS,
AND BEING A PORTION OF A REMAINDER OF A
1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E.
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Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 05/16/05

Checked By: RLW

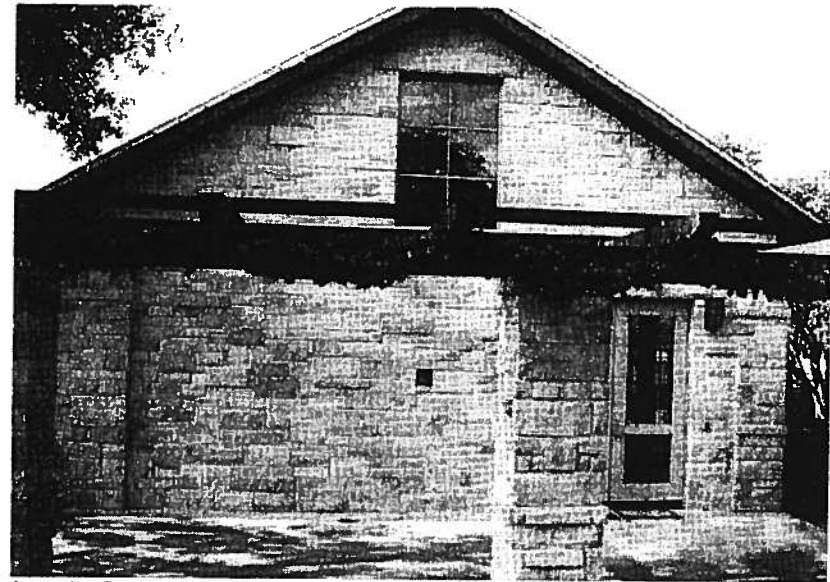
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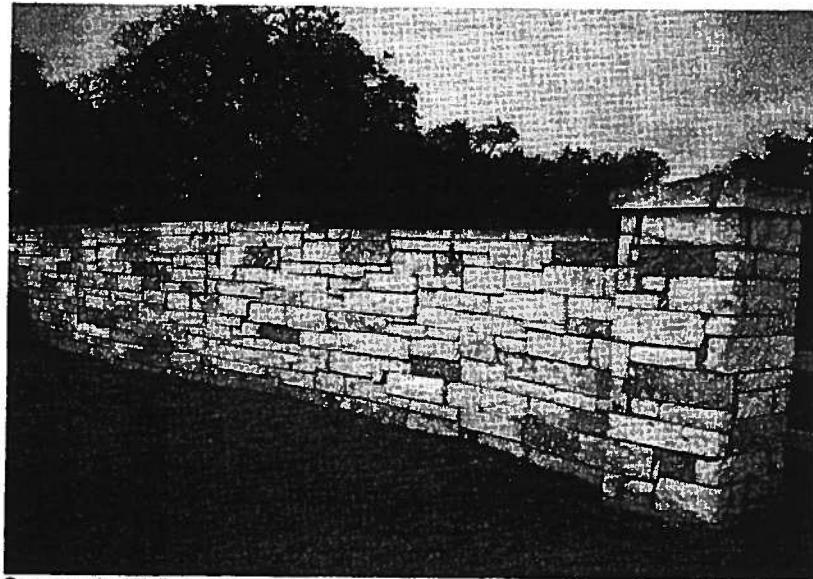
05 of 05



Entryway Monument



Amenity Center Building



Community Wall

Exhibit "E"

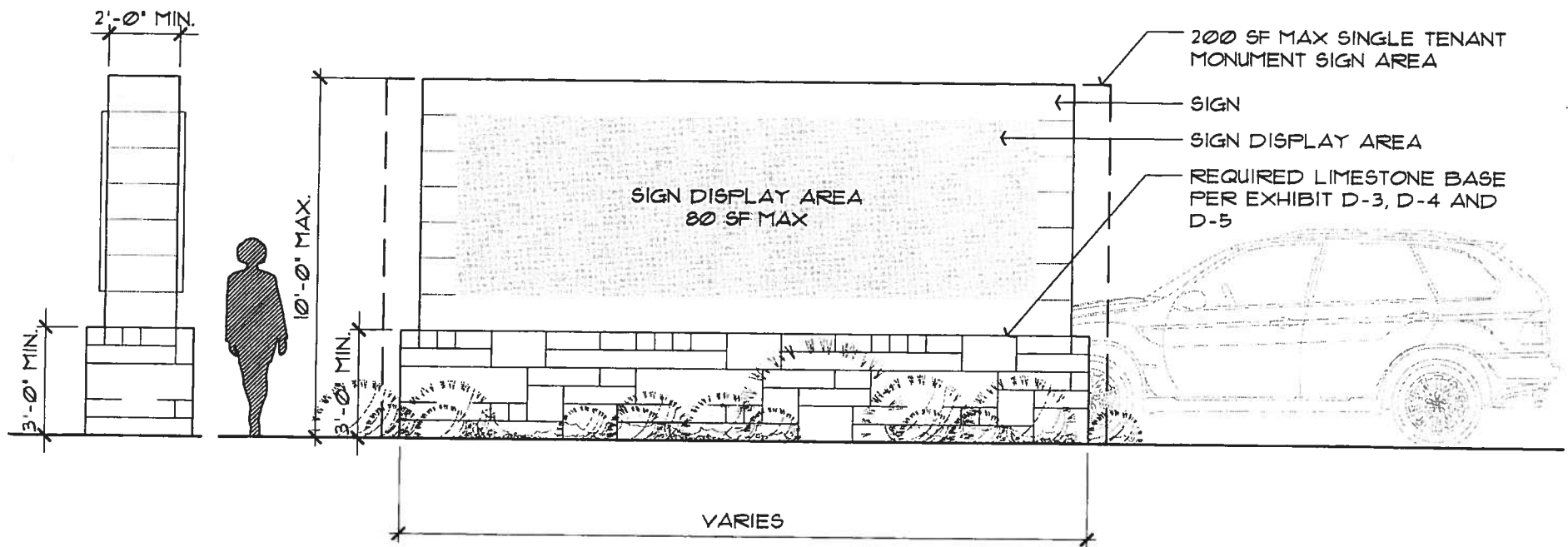


Exhibit "F"
Example 1 of 3
Single Tenant

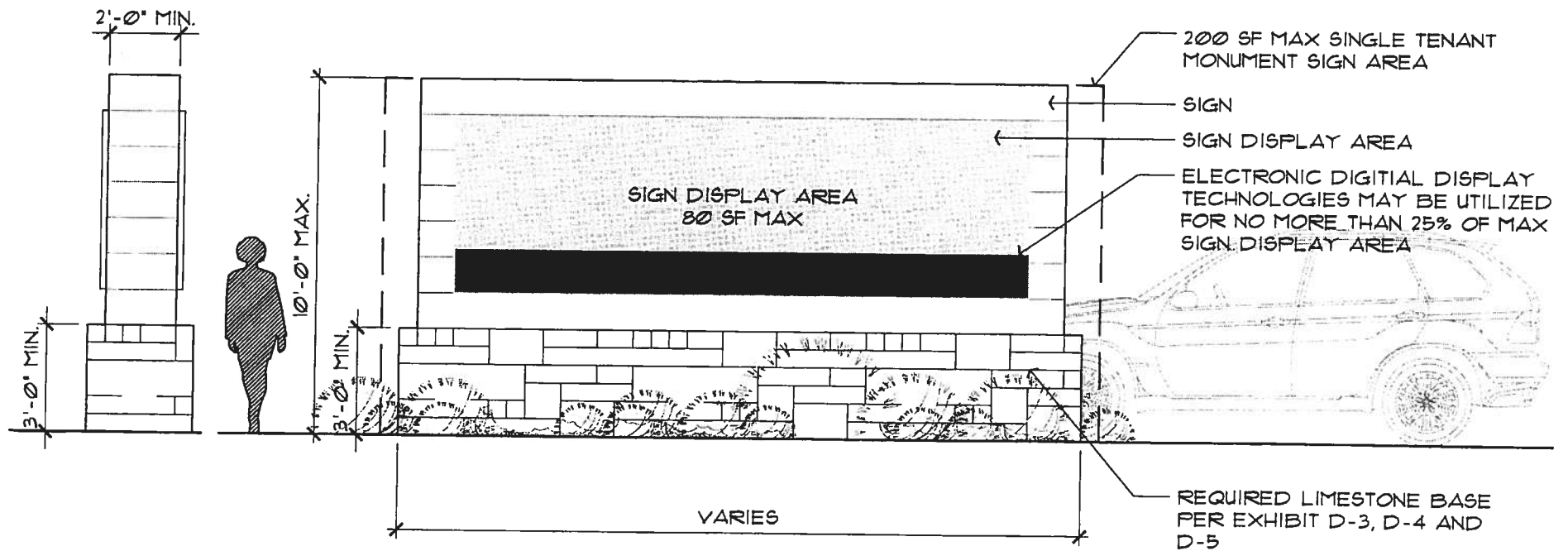


Exhibit "F"
Example 2 of 3
Electronic Digital Display

0 2' 4' 8'

February 3, 2010

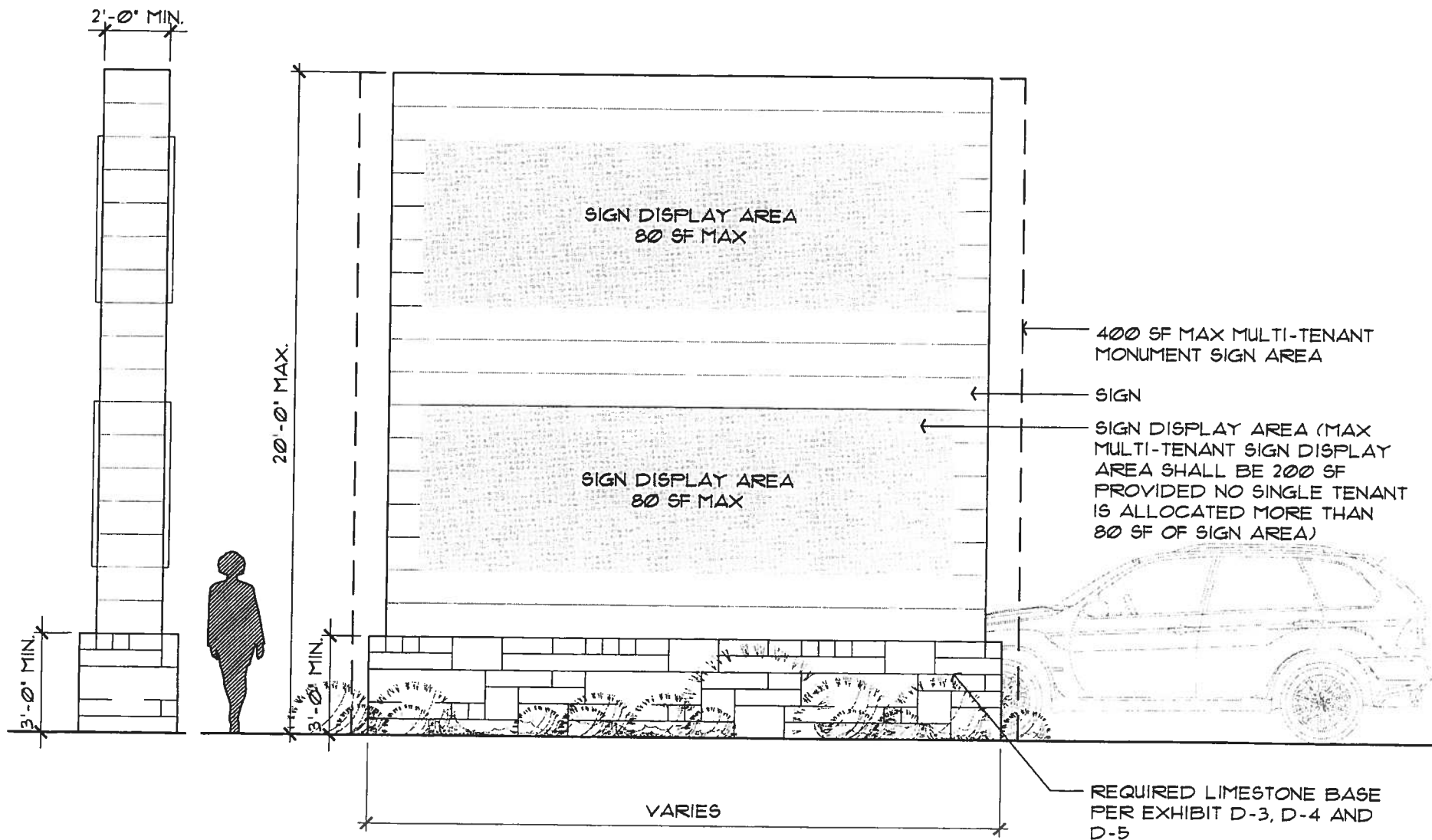


Exhibit "F"
Example 3 of 3
Multi-tenant

February 3, 2010

Mayfield Ranch TIA Waiver

Table 2.
Summary of Proposed Unadjusted Daily and Peak Hour Trip Generation

Existing Land Use	Size (SF)	24 -Hour Two Way Volume (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes	13 DU	159	5	14	11	6
Condo/Townhome	136 DU	841	11	55	52	26
Medical-Dental Office	80,112 SF	2,894	146	38	63	169
Specialty Retail	34,504 SF	1,529	0	0	41	52
Day Care Center	14,376 SF	1,139	93	83	84	95
High Turnover Sit-Down Restaurant	4,320 SF	549	26	24	28	20
Pharmacy with Drive Thru	12,900 SF	1,137	20	15	67	67
Fast Food Restaurant with Drive Thru	3,500 SF	1,736	88	85	62	57
Drive-In Bank	5,100 SF	756	35	28	66	66
Self Service Car Wash	6 Stalls	648	0	0	17	16
Gasoline Service Station with Convenience Market	8 VFP	1,302	41	41	54	54
TOTAL		12,690	465	383	545	628

Exhibit "G"

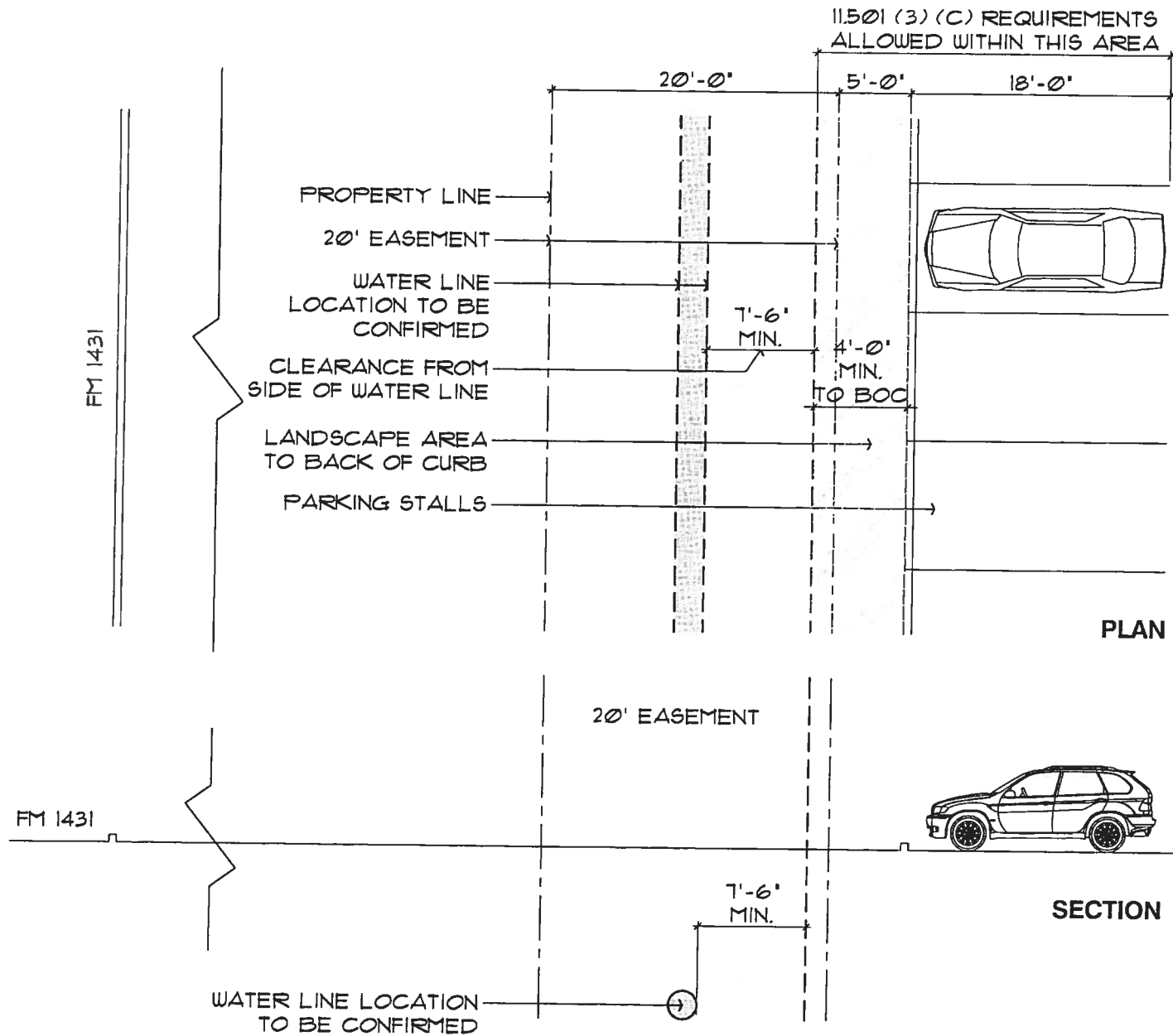
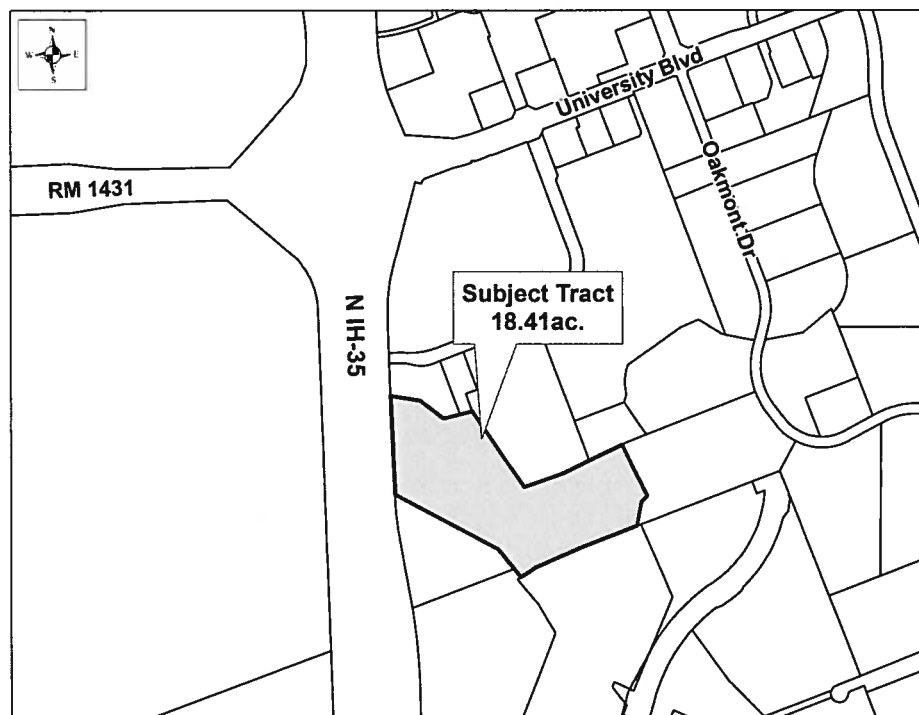


Exhibit "H"
Landscape Clearance
at Water Line Easement

0 5' 10' 20'

January 27, 2010

Nutty Brown PUD
ZONING ZON1712-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the rezoning from LI (Light Industrial) to PUD No. 112

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 18.41 acres out of the Ephriam Evans Survey, Abstract No. 212.

CURRENT USE OF PROPERTY: municipal park

GENERAL PLAN LAND USE DESIGNATION: open space

ADJACENT LAND USE:

North: shopping center - PUD No. 65

South: vacant - C-1a (General Commercial - limited) and LI (Light Industrial)

East: vacant - LI (Light Industrial)

West: IH 35

PROPOSED LAND USE: outdoor music venue and restaurant/bar

TOTAL ACREAGE: 18.41

Owner:
CITY OF ROUND ROCK
221 MAIN ST
ROUND ROCK, TX 78664-5299

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

**Nutty Brown PUD
ZONING ZON1712-001**

HISTORY: Nutty Brown Café and Amphitheater was founded in July of 2000 and is currently located in Dripping Springs. It is an outdoor live music venue with a restaurant/bar. The owners announced in November of 2016 that they were planning to move the venue and restaurant/bar to McNeil Park in Round Rock.

DATE OF REVIEW: January 10, 2018

LOCATION: Southeast of the intersection of N. IH-35 and University Blvd.

STAFF REVIEW AND ANALYSIS:

Site Description and Access: McNeil Park is a City owned and operated facility which contains two softball fields, two tennis courts, a playscape, picnic shelters, restrooms and parking areas. Negotiations are underway for the sale of the park to the owners of the Nutty Brown venue. The site is unique in its suitability for the location of an outdoor live music venue because it is located close to IH (Interstate Highway) 35 and there are no residential or overnight lodging uses within an approximately ½ mile radius. Access to the site is provided from a driveway to the northbound IH-35 frontage road on the west side of the property. Additional access will be provided in the future with the construction of the extension of N. Mays Street and a road connection to the east side of the property. The PUD requires that the owner also utilize this access after it is provided.

Proposed Facilities and Uses: The proposal is to develop the site with facilities including: an outdoor stage, arena and grandstands, a 'green room' building for performers, a restaurant/bar building, a building containing a bar and suites for concert viewing, a food truck area and both paved and unpaved parking areas. The outdoor music venue stage will be located to direct the amplified music towards IH 35. In addition to concerts, the venue would also be permitted to host temporary special events such as farmer markets, Christmas tree sales, charity events, and worship services.

Finished Floor Elevation: A significant portion of the site is located in the flood plain and the owner has requested that the finished floor elevation for buildings be at or above the 1% annual flood probability instead of a minimum of two feet above it, as required by the Code. The City floodplain administrator has approved this request. The outdoor stage, arena and grandstands will be designed to accommodate instances of temporary minor flooding.

Tree Removal: The site contains many trees that will need to be removed in order to accommodate the planned uses. The PUD allows for the removal of up to 60% of the diameter inches of all protected trees on the site without being subject to the tree replacement requirements. City code allows for removal of up to 30% of the diameter inches without replacement. The PUD does not provide an exception for the removal of monarch trees.

Parking Areas & Drive Aisles: The facility proposes two types of parking areas – paved parking which will meet City code requirements and an unimproved 'festival' parking area which will not. The paved parking will serve the restaurant/bar facility and the unimproved parking area will serve the music venue. Paved drive aisles will provide access to all the buildings on the site and to the entrance to the festival parking area. The festival parking area is designed for use only during concerts and special events, which will generally occur several times each week during the outdoor music season.

Signs: The site will be allowed two pylon signs – one for the restaurant/bar and one for the music venue. The restaurant/bar sign will be subject to height and display area criteria of the

**Nutty Brown PUD
ZONING ZON1712-001**

City code, while the music venue sign will be allowed to be taller, with a larger display area, including an electronic messaging center display.

Noise: Operation of the venue may exceed the noise levels established by the City's noise ordinance. The City Council is therefore considering a revision to this ordinance, at their January 11, 2018 meeting, to provide an exemption for events at this location.

RECOMMENDED MOTION:

Staff recommends approval of the PUD zoning district for an outdoor music venue with a restaurant/bar.



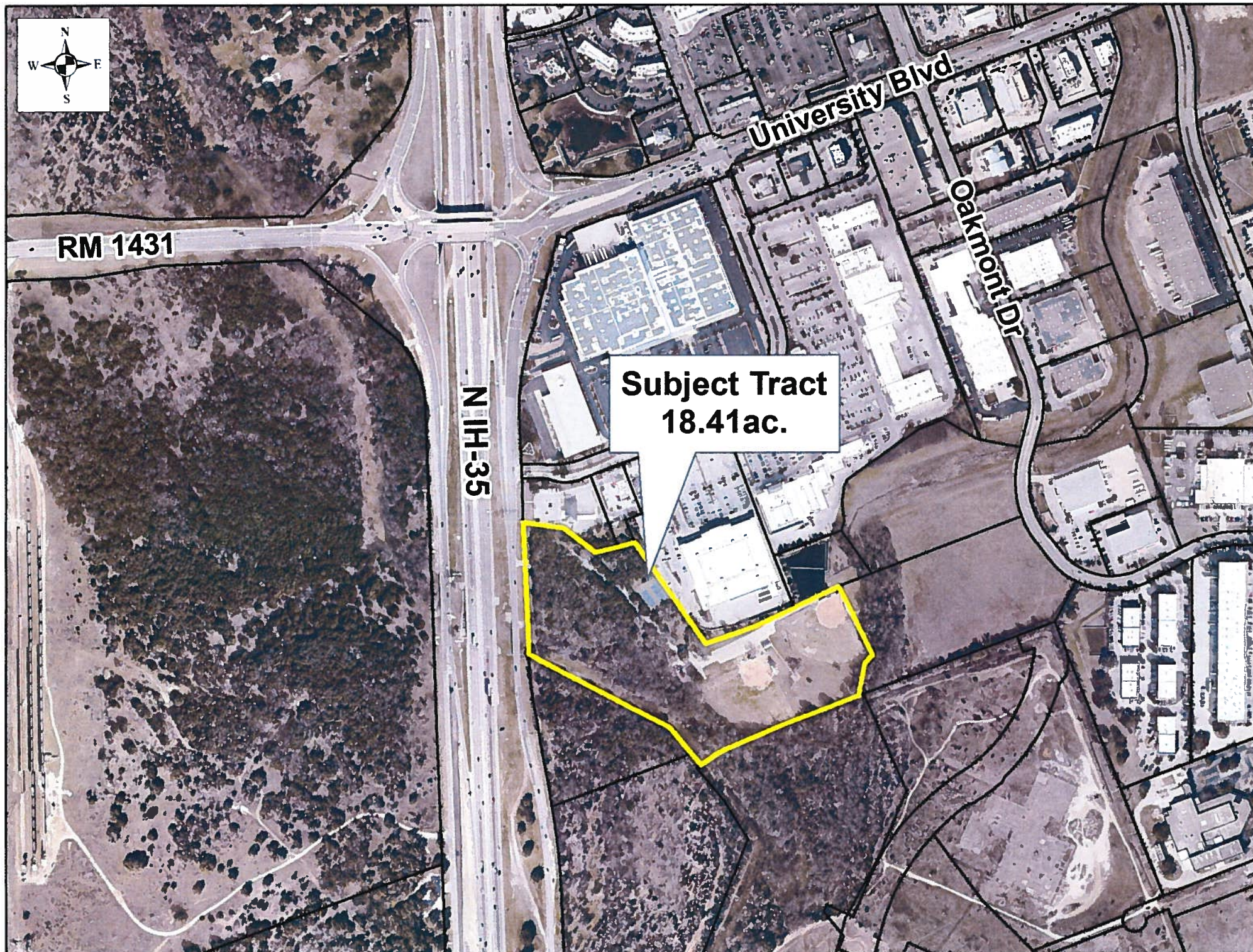
RM 1431

NIH-35

University Blvd

Oakmont Dr

Subject Tract
18.41ac.



II.

NUTTY BROWN PLANNED UNIT DEVELOPMENT DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 18.41 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit “A”**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning 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 the **C-1a (General Commercial – limited)** zoning district and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

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

4.3 Concept Plan

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

4.4 Traffic Impact Analysis

A traffic impact analysis (TIA) shall not be required for the Plan.

5. PERMITTED USES

5.1 Outdoor music and entertainment venue, including:

- (1) Restaurant/bar
- (2) Stage with loading docks
- (3) Grandstands
- (4) Green Room building
- (5) Arena area for spectators
- (6) Bar and suites
- (7) Festival parking area
- (8) Food truck area
- (9) Paved Parking areas
- (10) Drive aisles
- (11) Existing restrooms building
- (12) Sidewalks
- (13) Retail sales, as an accessory use
- (14) Temporary special events such as: farmer markets, Christmas tree sales, charity events, worship services

6. DEVELOPMENT STANDARDS

6.1 Festival Parking Area

The parking area provided to serve the venue may be provided on an unimproved surface, not subject to the provisions of the off-street parking and loading requirements of the Code. This unimproved parking area shall not exempt any part of the development from City requirements related to emergency access and fire safety.

6.2 Building Design

- (1) The restaurant/bar structure shall meet the design standards of the C-1a (General Commercial – Limited) zoning district.
- (2) All structures which are part of the outdoor music and entertainment venue shall be exempt from design standards of the C-1a (General Commercial – Limited) zoning district.

7. TREE REMOVAL

If the development of the site causes it to become necessary to remove one or more of the protected trees on the site, a limited number of said protected trees may be removed without being subject to the tree replacement requirements of the Code, Section 43-25. In order for the site to qualify under this section, the zoning administrator shall first calculate the total number of diameter inches of protected trees on the site. Then the developer may remove protected trees whose total diameters are not more than 60 percent of the diameter inches of all protected trees on the site. Provided however, this section shall first be applied to the smallest protected tree on the site and then to the remainder of the protected trees in ascending order according to their diameters. If the developer wishes to remove more than 60 percent of the diameter inches of all protected trees on the site, the developer shall comply with the requirements of the Code, Section 43-25 for trees in excess of said 60 percent.

8. SIGNS

8.1 Signs shall be regulated by the Code, with the following exceptions:

- (1) Two freestanding pylon signs shall be allowed on the property, along the frontage with IH 35:
 - a) One (1) freestanding pylon sign shall be allowed at a maximum height of sixty-feet (60'), with a maximum sign display area, per side, of 1,068 square feet. The maximum sign display area, per side, may include a maximum of 740 square feet of electronic messaging center display.
 - b) One (1) freestanding pylon sign shall be allowed, subject to the height and display area standards of the Code.
- (2) Advertising and informational signs internal to the concert venue shall be exempt from the Code.

9. COMPATIBILITY

Amplified music shall be directed in a west-northwest direction from the site, as indicated on **Exhibit "C"**.

10. FINISHED FLOOR ELEVATIONS

All building structures shall be constructed with a finished floor elevation at or above FEMA (Federal Emergency Management Agency) Zone AE BFE (Base Flood Elevation), representing the 1% annual probability.

11. EXISTING BALL FIELD LIGHTING

The existing ball field lighting, as indicated on **Exhibit “D”**, shall be exempt from the site lighting design and excessive illumination requirements of the Code.

12. PARKLAND FEES

The Plan shall be exempt from Chapter 36, Article III – Parkland Requirement, of the Code.

13. ACCESS

When an access drive is provided by the City, making a connection from the Property to North Mays Street, the Owner shall incorporate this additional access into the Plan.

14. CHANGES TO DEVELOPMENT PLAN

14.1 Minor Changes

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

14.2 Major Changes

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

LIST OF EXHIBITS

Exhibit "A"	Survey Field Notes
Exhibit "B"	Concept Plan
Exhibit "C"	Compatibility
Exhibit "D"	Existing Ball Field Lights

FIELD NOTES FOR MCNEIL PARK SITE

Field Notes describing a 14.064 acre tract or parcel of land out of the Ephraim Evans Survey, Abstract No. 212, situated in Williamson County, Texas, being out of that certain 38.58 acre tract conveyed to McNeil Laboratories, Inc., by Warranty Deed recorded in Volume 657, Page 655 of the Deed Records of Williamson County, Texas; said 14.064 acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the East right-of-way line of Interstate Highway No. 35, being the most Westerly corner of said 38.58 acre tract and the most Westerly corner of the hereinafter described 14.064 tract of land;

THENCE along said East right-of-way line, a West line hereof, N01°04'10"W, 547.98 feet to an iron pin set for the most Northerly corner hereof;

THENCE along the North and East lines hereof, the following six (6) courses: 1) S80°50'E, 173.46 feet to an iron pin set for an angle point hereof; 2) S51°10'E, 172.71 feet to an iron pin set for an angle point hereof; 3) N76°25'E, 171.83 feet to an iron pin set for an ell corner hereof; 4) S33°52'E, 639.14 feet to an iron pin set for an ell corner hereof; 5) N65°00'E, 232.00 feet to an ell corner hereof; 6) S25°00'E, 368.08 feet to an iron pin set under a fence in the South line of said 30.58 acre tract for the Southeast corner hereof;

THENCE along said South line, as fenced, the South line hereof, the following four (4) courses: 1) S70°29'20"W, 104.94 feet to an iron pin found at a fence corner for an angle point hereof; 2) S68°46'15"W, 171.29 feet to an iron pin found at a fence corner for an angle point hereof; 3) S64°47'40"W, 101.50 feet to an iron pin found at a fence corner for an angle point hereof; 4) S57°56'50"W, 130.16 feet to an iron pin found at a fence corner for the most Southerly corner hereof;

THENCE N37°12'15"W, 204.52 feet to the center of a Sewer Manhole for an angle point hereof;

THENCE along the centerline of said Sewerline N59°26'20"W, 633.85 feet to the center of a Sewer Manhole for an angle point hereof;

THENCE N54°57'30"W, 66.41 feet to the Point of Beginning of the herein described tract of land, containing 14.064 acres of land more or less.

I, Timothy E. Haynie, A REGISTERED PROFESSIONAL ENGINEER, do hereby certify that these field notes accurately represent the results of an on-the-ground survey.



Professional Engineer No. 36982

Date 4-26-79

EXHIBIT

A

Page **2** of **4**

VOL 118 PAGE 335

SKETCH TO ACCOMPANY FIELD NOTES

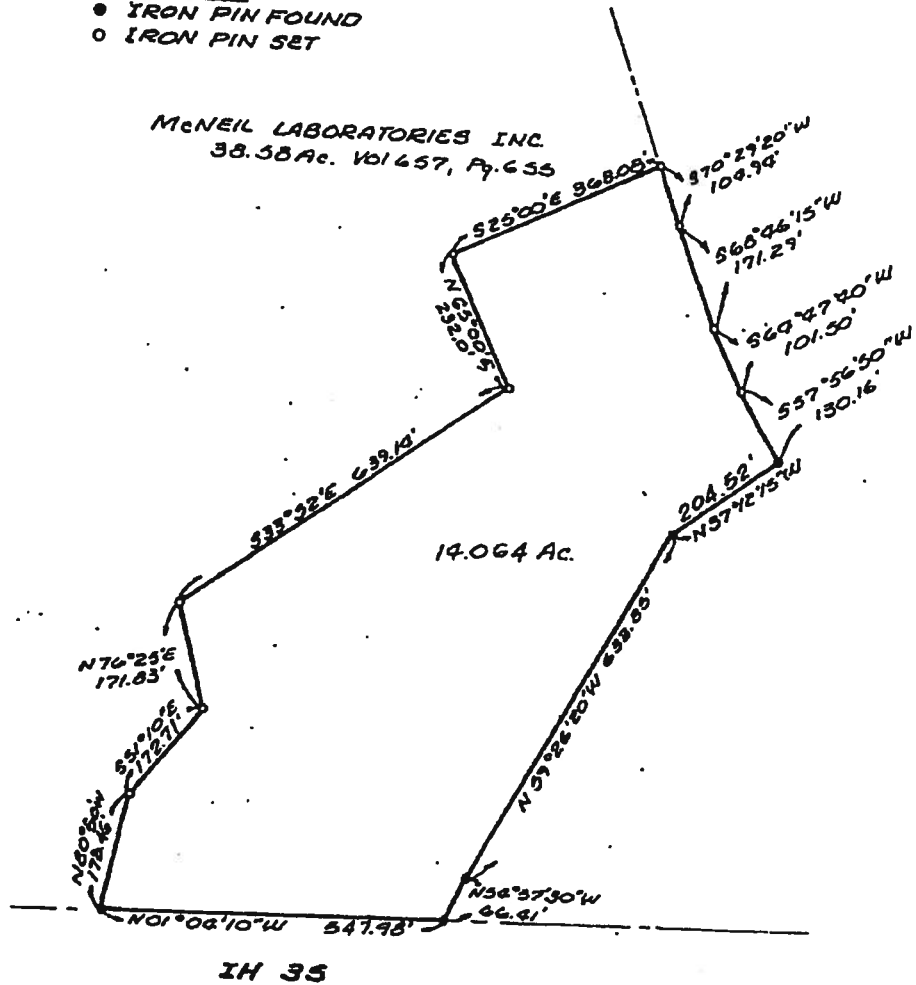


SCALE: 1" = 200'

LEGEND

- IRON PIN FOUND
- IRON PIN SET

MCNEIL LABORATORIES INC.
38.58 AC. VOL 657, Pg. 635

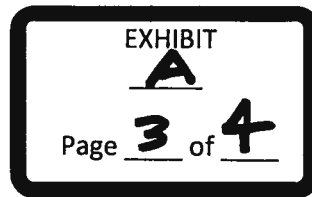


PREPARED BY:

Haynie & Kallman Inc.



CONSULTING ENGINEERS
2115 North Mays
Round Rock, Texas 78664
(512) 255-4564, 255-5555



Tract 2

FIELD NOTES describing a 2.00 acre tract or parcel of land out of the Ephriam Evans Survey, Abstract No. 212, situated in Williamson County, Texas, being a portion of the remainder of that certain 38.58 acre tract conveyed to McNEILAB, INC., formerly McNeil Laboratories, Incorporated, by deed recorded in Volume 657, Page 655 of the Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at an ell corner of that certain 14.064 acre tract known as the Henry S. McNeil Community Park, conveyed to the City of Round Rock, Texas, by deed recorded in Volume 778, Page 330 of the Deed Records of said County, for the most Westerly Southwest corner and POINT OF BEGINNING of the hereinafter described 2.00 acre tract;

THENCE along an East line of said 14.064 acre tract, for a West line hereof, N33 52'W, 110.00 feet to a point for the Northwest corner hereof;

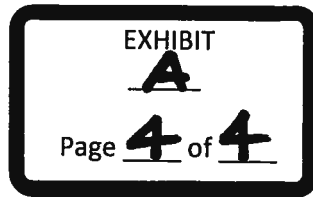
THENCE along the North line hereof, the following two (2) courses:

- 1) N72 10'E, 229.93 feet to an angle point hereof;
- 2) N65 00'E, 163.40 feet to a point for the Northeast corner hereof;

THENCE along the East line hereof, S25 00'E, 461.64 feet to a point under a fence in the South line of said 38.58 acre tract, for the Southeast corner hereof;

THENCE

THENCE along a North line of said 14.064 acre tract, for a South line hereof, S65 00'W, 232.00 feet to the POINT OF BEGINNING of the herein described tract, containing 2.00 acres of land more or less.



Tract 3

FIELD NOTES describing a 2.35 acre tract or parcel of land out of the Ephriam Evans Survey, Abstract No. 212, situated in Williamson County, Texas, being a portion of the remainder of that certain 38.58 acre tract conveyed to McNEILAB, INC., formerly McNeil Laboratories, Incorporated, by deed recorded in Volume 657, Page 655 of the Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pin found under a fence at the Southeast corner of that certain 14.064 acre tract known as the Henry S. McNeil Community Park, conveyed to the City of Round Rock, Texas, by deed recorded in Volume 778, Page 330 of said Deed Records; thence along said fence line, being the South line of said 38.58 acre tract, N70 26'E, 143.22 feet to a point under said fence for the Southwest corner and POINT OF BEGINNING of the hereinafter described 2.35 acre tract;

THENCE departing said fence along the West line hereof, N25 00'W, 461.64 feet to a point for the Northwest corner hereof;

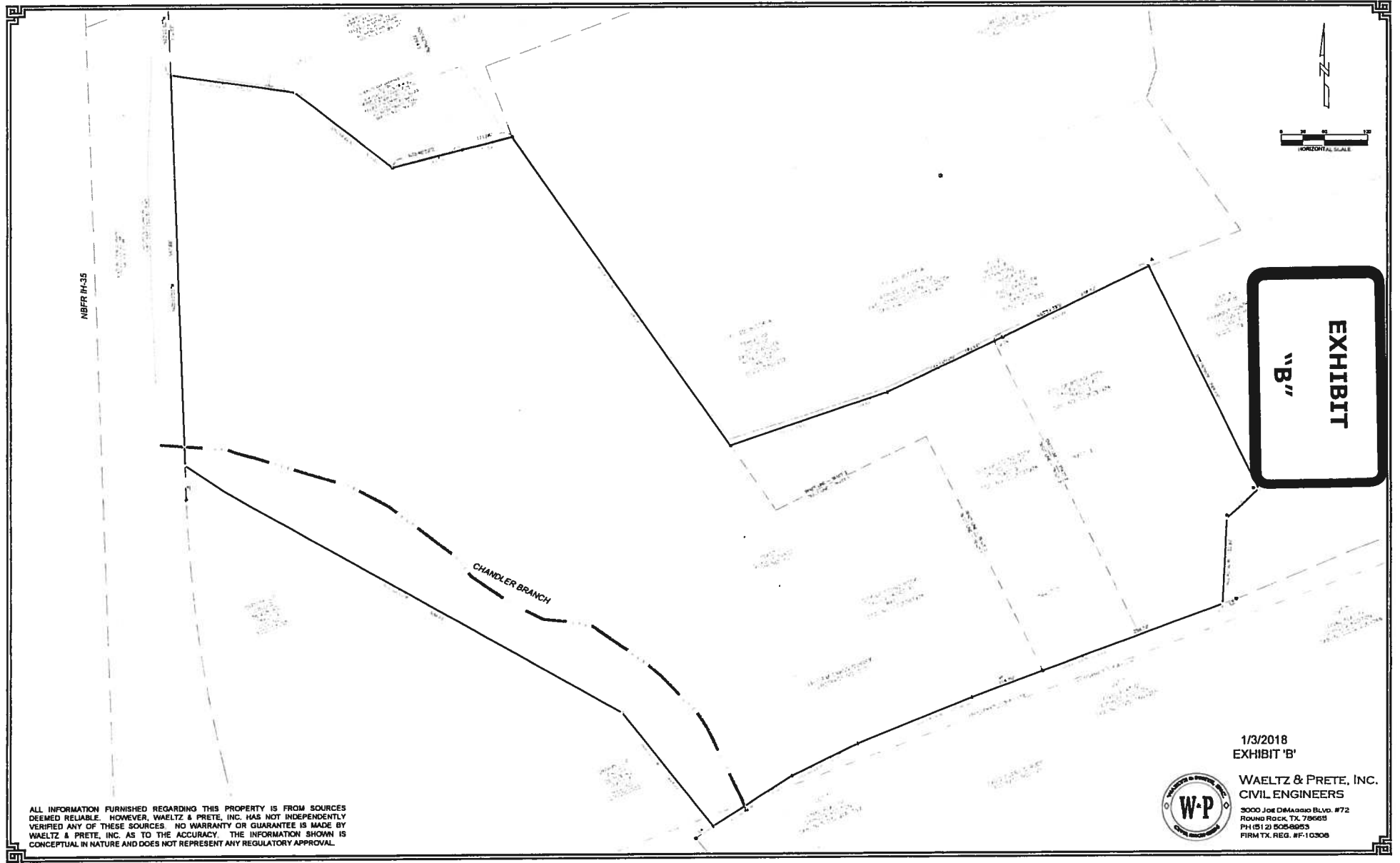
THENCE along the North line hereof, N65 00'E, 238.36 feet to a point for the Northeast corner hereof;

THENCE, along the East line hereof, the following three (3) courses:

- 1) S25 00'E, 349.17 feet to a point in the center-line of a creek, for an angle point hereof;
- 2) along said creek centerline, S47 43"W, 60.60 feet to an angle point hereof;
- 3) along said creek centerline, S03 40'W, 121.14 feet to a point under a fence in the South line of said 38.58 acre tract, for the Southeast corner hereof;

THENCE along the South line of said 38.58 acre tract, as fenced, for a South line hereof, the following two (2) courses:

- 1) S70 42'W, 40.00 feet to a fence corner post, for an angle point hereof;
- 2) S70 26'W, 82.96 feet to the POINT OF BEGINNING of the herein described tract, containing 2.35 acre of land more or less.



ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES
DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY
VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY
WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS
CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL.

1/3/2018
EXHIBIT 'B'



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 Joe DeMaggio Blvd. #72
Round Rock, TX 78665
PH (512) 505-8653
FIRM TX. REG. #F-10308

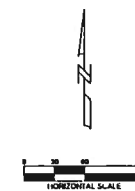


EXHIBIT
"C"

**AMPLIFIED
SOUND
DIRECTION**

CHANDLER BRANCH

NBFR M-35

1/3/2018
EXHIBIT 'C'



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 Joe D'Agnese Blvd. #72
Round Rock, TX 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

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EXHIBIT
"D"

EXISTING
BALL FIELD
LIGHTS (TYP)

NBFR IH-35

CHANDLER BRANCH

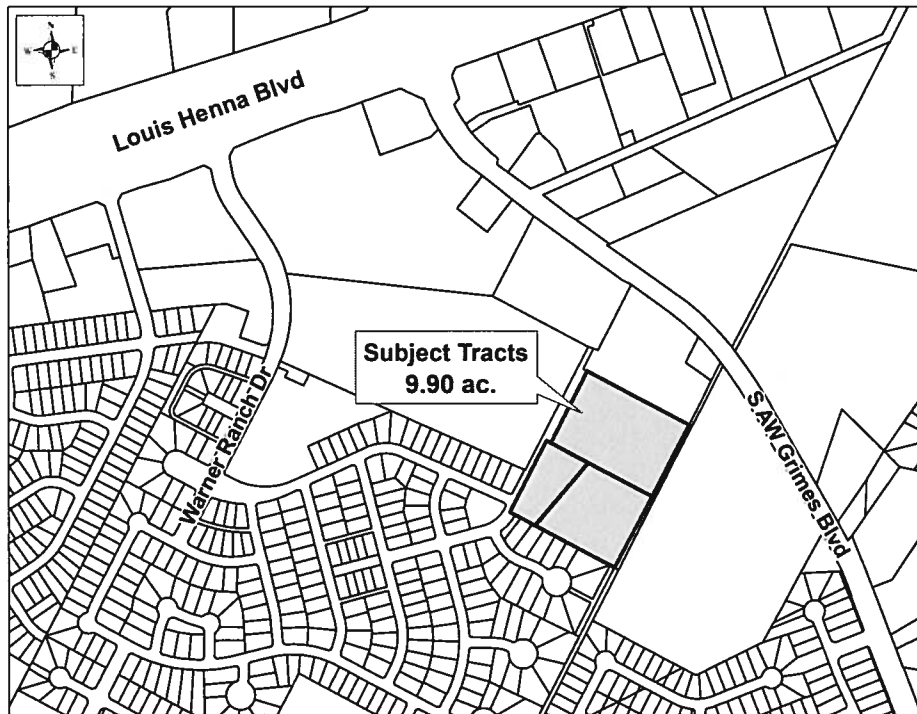
ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES
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1/3/2018
EXHIBIT 'D'



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIAMADIO BLVD. #72
ROUND ROCK, TX 78665
PH (512) 505-9953
PRM TX REG. #F-10308

Warner Ranch PUD 42 - Amendment No. 3
ZONING ZON1712-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of request to allow single-family attached residential development.

ZONING AT TIME OF APPLICATION: PUD 42 - single family and ETJ - unzoned

DESCRIPTION: 9.90 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: one residence and a construction office - ETJ (extraterritorial jurisdiction)

South: single family - PUD 42

East: mini-storage - ETJ

West: apartments and single family - PUD 42

PROPOSED LAND USE: single-family attached residential

TOTAL ACREAGE: 9.90

Owner:

Continental Homes of Texas L.P.
10700 Pecan Park Blvd.
Austin, TX 78750

Agent

Continental Homes of Texas L.P.
Lauren Anderson
10700 Pecan Park Blvd.
Austin, TX 78750

Warner Ranch PUD 42 Amendment No. 3
ZONING ZON1712-002

HISTORY: The Warner Ranch PUD (Planned Unit Development) was approved by the City in 1999. It contained 139.83 acres and allowed for single family, multi-family, commercial and business park uses. The PUD was amended in 2002 to add 0.78 acres of land and again in 2013 to replace the business park uses with residential uses and to update the development standards.

DATE OF REVIEW: January 10, 2018

LOCATION: Southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr.

STAFF REVIEW AND ANALYSIS:

Proposed PUD Amendment:

The amendment will add approximately 5 acres to Parcel 3 of the PUD, increasing the size of the parcel to a total of almost 10 acres. In addition, the land use allowed on Parcel 3 will be changed to provide for single family attached units, following the TF (Two-family) zoning district standards, with some exceptions. Parcel 3 of the PUD currently allows for either townhouses or single-family standard lots and these uses will no longer be allowed with the amendment.

TF (Two-family) & PUD requirements

The TF zoning district allows for each structure to have two separate single family units which are attached to one another, also called a duplex. Each unit is on a separate lot, with the common wall being the property line between the two units. The minimum lot area for each unit is 3,500 square feet and the minimum lot width for each unit is 35 feet. Setbacks will meet the TF district standards, except for the rear setback, which will be 15 feet, instead of 20 feet. The PUD requires that the exterior building materials to be a minimum of 85% masonry, consisting of stone, simulated stone, brick or stucco. The remainder of the exterior may be fiber cement material. In addition, a subdivision wall, meeting the City's standards, will be required adjacent to the Glenn Drive right-of-way.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 42 to include additional property and to provide for single family attached units.



Louis Henna Blvd

Subject Tracts
9.90 ac.

Warner Ranch Dr

SAW Grimes Blvd

Exhibit D: Development Standards

- f) Fences:
- i) Maximum height of a fence outside the front street yard is 6'.
 - ii) Within 5' of an alley, the maximum fence height is 3'.
- g) Parking: There shall be approximately 19 off-street parking spaces serving the Village Lots on the northwest corner of the property.

PARCEL 3: TOWNHOUSE/SF2

SINGLE FAMILY ATTACHED RESIDENTIAL

DEVELOPMENT STANDARDS:

- 1) ~~Parcel 3 shall be developed according to the SF-2 Zoning district as described in Section II of the Plan, or~~

TF (TWO-FAMILY)

- 2) ~~Parcel 3 shall be developed according to the TH zoning district, as amended, with the following exception: The maximum lot coverage shall be 65%.~~

The exterior finish of all buildings shall be at minimum 85% masonry, except for door, windows, and trim. Masonry shall mean stone, simulated stone, brick, stucco, or similar material as approved by the City Director of Planning. The remaining 15% (or less) may be fiber cement, including fiber cement installed as lap siding.

The minimum principal building setback from the rear property line shall be 15 feet.

- 2) A subdivision wall, in accordance with Section 36-116 of the Code, shall be required along Parcel 3's boundary with Glenn Drive.

						Setback	Lot Coverage
Parcel 2: Standard Lot	Front: 20' Side: 10'	Regul. 25' Side e	<div style="border: 1px solid red; padding: 2px; display: inline-block;">*MOVE SETBACK SUMMARY TO PARCEL 2 SECTION*</div>	20	5	5	40%
Parcel 2: Village Lot	10'	n/a	Min: 5' Max: 7'	-	5	n/a	70%
Parcel 3: Townhouse Lot	15	25	n/a	20	10	5	65%

PARCEL 4: COMMUNITY PARK

- DEVELOPMENT STANDARDS: Parcel "4", as generally identified on Exhibits C-1 and C-2, shall be developed for public or private recreational uses and open space. Development standards shall be those standards contained in the OS (Open Space) Zoning District.
- LANDSCAPE EASEMENT:
 - An additional thirty-five foot (35') wide landscape easement shall be provided adjacent to Warner Ranch Drive. This will result in a total landscape easement of seventy feet (70').
 - A twenty-five foot (25') wide landscape easement shall be provided along the southern boundary of Parcel 7 for the purpose of providing additional screening of commercial uses on Parcel 7 from park uses on Parcel 4.