



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

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

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Wednesday, August 1, 2018

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL MEETING TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [PZ-2018-082](#) Consider approval of the minutes for the July 18, 2018 Planning and Zoning Commission meeting.

**E. PLATTING AND ZONING:**

- E.1 [PZ-2018-083](#) Consider public testimony and a recommendation concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner Paul Postel Realty Corp., to rezone 8.59 acres of land from OF (Office) zoning district to PF-2 (Public facilities-medium intensity) zoning district, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. ZON1807-001
- E.2 [PZ-2018-084](#) Consider approval of the University Village Lot 7, Block A Final Plat, generally located at the southeast corner of University Blvd. and Sandy Brook Dr. Case No. FP1807-002

**F. STAFF REPORT:**

- F.1 [PZ-2018-085](#) Consider a presentation and update regarding the Parks and Recreation Master Plan.
- F.2 [PZ-2018-086](#) 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 25th day of July 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Meagan Spinks, Deputy City Clerk*

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, JULY 18, 2018 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on July 18, 2018, 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 Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers.

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

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the June 20, 2018 Planning and Zoning Commission meeting.**

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

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

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

**E. PLATting & ZONING:**

**E1. Consider public testimony and a recommendation concerning the request filed by D.R. Horton, on behalf of the property owner, Continental Homes of Texas, for Amendment No. 3 to PUD (Planned Unit Development) No. 47 to allow for OF (Office) uses on a 1.35-acre tract of land, generally located northwest of the intersection of S. A.W. Grimes Blvd. and Logan Dr. Case No. ZON1806-001**

Commissioner Sanchez arrived during this item.

Mr. von Rosenberg briefly gave background information about the PUD (Planned Unit Development) and explained that the purpose of the PUD amendment was to allow OF (Office) use on a 1.35-acre tract. He noted that the City's General Plan designates the area as residential and that it specifies that office uses are appropriate in a residential land use category.

Mr. von Rosenberg stated that the 1.35-acre site was created when the City acquired right-of-way for an extension of Logan Drive across a tract designated for single family attached units. He noted that the size and orientation of the parcel make it unsuitable for residential development and briefly described the allowed uses in the OF (Office) zoning district. He stated that staff recommended approval of the proposed rezoning within the PUD from single-family attached to OF (Office) zoning district.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing. Matt and Jenna Sebrasky, 1701 Logan Dr., Unit #50; Antonio Gomez, 1701 Logan Dr., Unit #61; and David and Shelly Wright, 1950 Prairie Dr. Seeing no speakers, Chairman Pavliska closed the public hearing.

The Commission made a motion to re-open the public hearing. The same residents came forward to speak one more time. Chairman Pavliska closed the public hearing.

In summary, concerns regarding traffic, parking, notice for the public hearing, the size of the lot, and the proposed land use were expressed.

Mr. Pohlmeier with the Transportation Department stated that if a “No Parking” street sign was needed on Logan Drive after it is constructed, it will need to be approved by City Council.

Following a discussion about parking ratio, traffic, building setbacks, and the potential site use, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Henderson to recommend for City Council approval as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, and Commissioner Sellers. **NAYS:** Commissioners Rabaey and Sanchez. Vote: 6 - 2. The motion carried.

**E2. Consider public testimony and a recommendation concerning the request filed by Dietz & Jarrard, PC, on behalf of the property owners, Robert and Olga Levin, for the rezoning of 1.8 acres of land from MU-L (Mixed-use limited) district to Planned Unit Development (PUD) to be known as The Woodbine Mansion Event Center PUD, located at 405 E. Main St. Case No. ZON1805-001**

Commissioner Clawson recused himself from the discussion and voting on items E2 and E3 and left the Council Chamber.

Mr. von Rosenberg gave a brief background of the site and explained that the purpose of the proposed PUD (Planned Unit Development) zoning district was to include an event center as an allowed use on the property in addition to those allowed in the MU-L zoning district.

He noted that the general plan designated the property as downtown mixed-use and stated that the property is currently zoned MU-L (Mixed-use limited) zoning district with H (Historic) overlay. He noted the allowed uses in the current and surrounding zoning districts explaining that an event center was not allowed in the MU-L zoning district. He continued explaining that the purpose of the Historic overlay district was to preserve structures, sites or areas that have outstanding historical and cultural significance. The Historic Preservation Commission (HPC) must review and approve exterior changes to any property with H (Historic) overlay zoning.

Mr. von Rosenberg continued stating that the property will be converted from single family residence to an event center and noted that on-site parking must be located behind the property; additional parking will include nearby on-street public spaces and private parking lots made available through agreements with surrounding property owners, including a shuttle service to remote parking for large events. He also stated that the property will be subject to the City’s noise ordinance regulations and noted the hours of operation for the event center. He said that no outdoor activities will be allowed after 11:00 pm.

Finally, Mr. von Rosenberg noted that a neighborhood meeting was held on June 12<sup>th</sup>; a tour of the house was provided and at that time it was explained how the event center will be operated. Staff recommended approval of the rezoning.

The property owner, Mr. Robert Levin, the owner of the proposed event center, Becky Navarro, and the property owner’s representative, Mark Dietz, 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. The following Round Rock residents spoke during the public hearing. Richard Ward, 509 E. Main St.; Roger Coleman, 406 E. Main; and Richard Parson, 2301 Windrift Way. Chairman Pavliska closed the public hearing.

In summary, two speakers showed support of the proposed project and the restoration of the property and one speaker expressed concerns about noise restrictions and parking.

Following a discussion regarding parking, noise ordinance and how the noise ordinance is monitored, a motion was offered.

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

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

**E3. Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owners Robert and Olga Levin, to Replat Lots 1 through 12, Block 12, Round Rock Original Plat, located at 405 E. Main St. Case No. FP1806-002**

Mr. von Rosenberg reviewed the application stating that the purpose of the application was to replat Lots 1-12, Block 12 as one lot. Staff recommended approval as conditioned.

The owner's representative, Mr. Terry Hagood, Hagood Engineering Associates, Inc., was available to answer questions.

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

Mr. Carr noted that any drainage issues will be addressed during the site plan review.

Following a brief discussion, a motion was offered.

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

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

Commissioner Clawson returned to the Council Chambers following the vote.

**E4. Consider public testimony and action concerning the request filed by Garrett-Ihnen Civil Engineers, on behalf of the property owner, SPG Round Rock, NS, LP., to approve the Replat of the Amended Plat of Lot 2, Block B, generally located north of the intersection of Bass Pro Dr. and N. Mays St. Case No. FP1803-001**

Mr. Enriquez gave a brief overview of the application stating that the purpose of the application was to divide one lot into two lots. He noted that the replat was in compliance with the Concept Plan in PUD 61. Staff recommended approval of the final plat as conditioned.

The owner's representative, Mr. Jason Rogers, with Garrett-Ihnen Civil Engineers, was available to answer questions.

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

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

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

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

**F. STAFF REPORT:**

**F1. Consider a presentation and update regarding development projects.**

Mr. Heckman updated the commission on completed and current development projects.

**F2. 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.

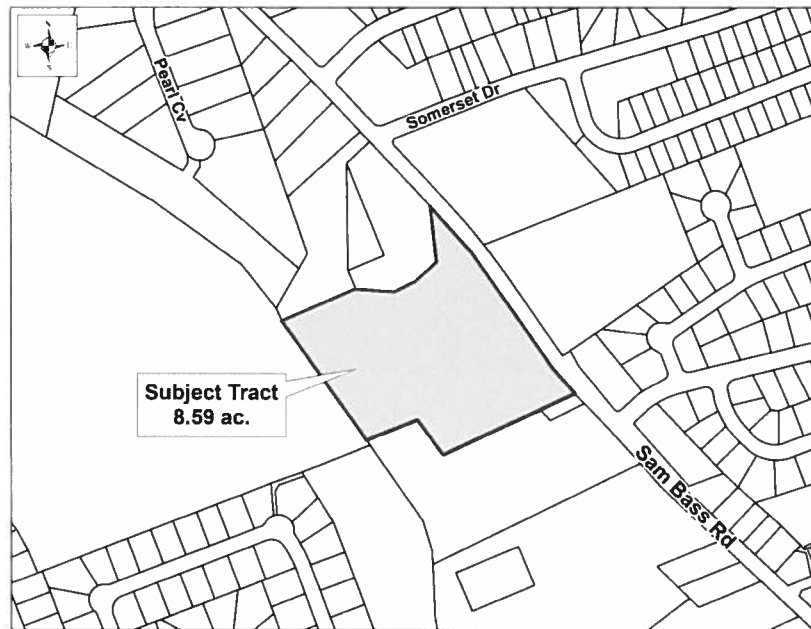
**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 8:11 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

# Freedom Church Rezoning From OF to PF-2 ZONING ZON1807-001



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Rezoning from OF (Office) to PF-2 (Public facilities - medium intensity) for 8.59 acres.

**ZONING AT TIME OF APPLICATION:** OF (Office)

**DESCRIPTION:** 8.59 acres out of the J.M. Harrell Survey, Abstract No. 284 and David Curry Survey, Abstract No. 130.

**CURRENT USE OF PROPERTY:** several single family dwellings

**GENERAL PLAN LAND USE DESIGNATION:** Residential

## **ADJACENT LAND USE:**

North: SF-1 (Single family - large lot) & OF (Office) - single family

South: SF-1 & SF-2 (Single family large & standard lot) - place of worship

East: (across Sam Bass Rd.) LI (Light Industrial), SF-2 (Single family - standard lot) & C-2 (Local commercial) - electricity substation & place of worship

West: (across Brushy Creek) ETJ (extraterritorial jurisdiction) - undeveloped and SF-2 (Single family - standard lot) - single family

**PROPOSED LAND USE:** place of worship

**TOTAL ACREAGE:** 8.59

**Owner:**  
Paul Postel Realty Group  
Andrew Sitomer  
600 Kinney Ave.  
Austin, TX 78704

**Agent:**  
Hagood Engineering Associates, Inc.  
Raquel Ramirez  
900 E. Main St.  
Round Rock, TX 78664

**Freedom Church Rezoning from OF to PF-2  
ZONING                      ZON1807-001**

**HISTORY:** Approximately 11 acres, including this property, was rezoned to OF (Office) from SF-1 & SF-2 (Single family – large lot & standard lot) in 2008. The property contains several single family residential homes. No new development has occurred since the rezoning.

**DATE OF REVIEW:** August 1, 2018

**LOCATION:** 1651 Sam Bass Road

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated for residential in the general plan and is currently zoned as OF (Office).

Request: The owner requests that the zoning for an 8.59-acre portion of the property be rezoned to accommodate a place of worship, a use which is not permitted in the OF (Office) zoning district.

PF (Public facilities): The PF (Public facilities) zoning districts provide for public and institutional uses, including places of worship, at low, medium and high intensity levels. A place of worship is defined as a building providing for regular organized religious worship, including classroom space for religious education and parsonages or rectories. Accessory uses to a place of worship may include primary or secondary educational facilities, offices, community recreational facilities and day care facilities, including facilities for mother's day out programs. The size of these accessory uses is limited according to the three PF zoning district intensity levels.

The PF-1 (Public facilities – low intensity) district provides for accessory uses totaling less than 2,500 square feet and the site must have direct access to a collector or higher street; the PF-2 (Public facilities – medium intensity) district provides for accessory uses totaling more than 2,500 square feet, but less than 20,000 square feet and the site must have frontage on, or direct access to, a collector or higher street; and the PF-3 (Public facilities – high intensity) district provides for unrestricted square footage of accessory uses and the site must have frontage on, or direct access to, an arterial street.

PF-2 (Public facilities – medium intensity): This district was determined to be the most appropriate for this site, based upon the size and location of the property. In addition to worship and religious education space, this zoning district would allow accessory uses, up to a maximum of 20,000 square feet.

Traffic: The applicant intends to construct a building for worship services of approximately 13,000 square feet. Since this is not expected to generate 100 trips per hour during the peak hour, no traffic study is required. If accessory uses are proposed, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan.

Additional Considerations: The minister of Freedom Church, the applicant, wrote a letter describing their plans for the property and it was included in the public hearing notice sent to the surrounding property owners. A sign was posted along Sam Bass Road adjacent to the site on July 20, 2018.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from OF (Office) to PF-2 (Public facilities – medium intensity).





Pearl Cv

Somerset Dr

**Subject Tract**  
**8.59 ac.**

Sam Bass Rd





## DELTA LAND SURVEYING

P. O. Box 6105

Round Rock, Texas 78683

(512) 781-9800 [www.DeltaLandSurveying.net](http://www.DeltaLandSurveying.net)

### Proposed Zoning Change Description

June 27, 2018

RECEIVED

JUL - 2 2013

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

A tract of land situated within the David Curry Survey, Abstract Number 130 and the J. M. Harrell Survey, Abstract Number 284, Williamson County, Texas and being a portion of the tract of land as conveyed to Paul Postel Realty Corporation by a deed filed for record at Document Number 2015112793 of the Official Public Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 1/2" rebar found, on the monumented Southerly right-of-way line of Sam Bass Road (a variable width right-of-way) for the common Easterly corner of the tract of land herein described and a tract of land conveyed to M. F. Rutledge by a deed filed for record in Volume 1998 at Page 688 of the Deed Records of Williamson County, Texas;

Thence S 41°00'00" E, along the aforementioned Southerly right-of-way line, 270.95 feet to a point for the Point of Beginning of the tract of land herein described;

Thence S 41°00'00" E, continuing along the aforementioned Southerly right-of-way line, 208.24 feet to a 1/2" rebar with a cap marked "RPLS 4967" found for a corner;

Thence S 33°02'48" E, continuing along the aforementioned Southerly right-of-way line, 470.26 feet to a Nail with a washer marked "RPLS 4967" found in a tree stump for a corner;

Thence S 39°27'26" E, continuing along the aforementioned Southerly right-of-way line, 117.69 feet to an un-legible aluminum cap on a 1/2" rebar found for the common Easterly corner of the tract of land herein described and a tract of land conveyed to the Brushy Creek M. U. D. by a deed filed for record at Document Number 2004016444 of the Official Public Records of Williamson County, Texas;

Thence S 67°54'10" W, along the common boundary line of the tract of land herein described and the aforementioned Brush Creek M. U. D. tract, 109.42 feet to a 1/2" rebar found for their common corner with a tract of land conveyed to the Faith Missionary Baptist Church by a deed filed for record at Document Number 1996055326 of the Official Public Records of Williamson County, Texas;

Thence S 67°11'32" W, along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, 353.97 feet to a 1/2" rebar found for a common corner;

Thence N 37°25'16" W, continuing along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, 122.59 feet to a 1/2" rebar found for a common corner;



## DELTA LAND SURVEYING

P. O. Box 6105

Round Rock, Texas 78683

(512) 781-9800 [www.DeltaLandSurveying.net](http://www.DeltaLandSurveying.net)

Thence S 69°37'33" W, continuing along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, passing at 81.31 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" found for a reference corner and continuing for a total distance of 185.36 feet to a point in Brushy Creek for a common corner on the Easterly boundary line of a tract of land conveyed to C. L. Sauls by a deed filed for record in Volume 382 at Page 186 of the Deed Records of Williamson County, Texas;

Thence N 35°25'19" W, along the common boundary line of the tract of land herein described and the aforementioned C. L. Sauls tract, 507.93 feet to a point in Brushy Creek for the common West corner of the tract of land herein described and the above-mentioned Rutledge tract;

Thence N 69°16'30" E, along the common boundary line of the tract of land herein described and the aforementioned Rutledge tract, passing at 71.87 feet a 1/2" rebar with a cap marked "Ref Cor RPLS #4967" set for a reference corner and continuing, generally along an existing wire fence, for a total distance of 274.60 feet to a 60d nail in a wood fence post found for a common corner;

Thence S 84°45'47" E, 130.26 feet to a point for a corner of the tract of land herein described;

Thence N 62°35'26" E, 74.65 feet to a point for a corner of the tract of land herein described on the Westerly boundary line of a City of Round Rock Drainage Easement, 25 feet in width, as filed for record in Volume 1460 at Page 595 of the Deed Records of Williamson County, Texas;

Thence N 47°45'57" E, continuing along the aforementioned Westerly boundary line, 95.06 feet to a point for a corner of the tract of land herein described;

Thence N 06°12'56" W, continuing along the aforementioned Westerly boundary line, 191.43 feet to the Point of Beginning.

Said tract of land containing 374,261 square feet or 8.592 acres, more or less.

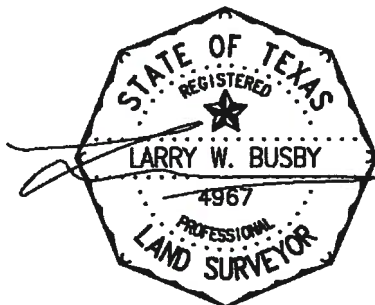


EXHIBIT "A"



Exhibit "A"  
of a portion of the D. Curry &  
J. M. Harrell Survey, Abert. 130 & 284,  
City of Round Rock, Williamson Co., Texas.

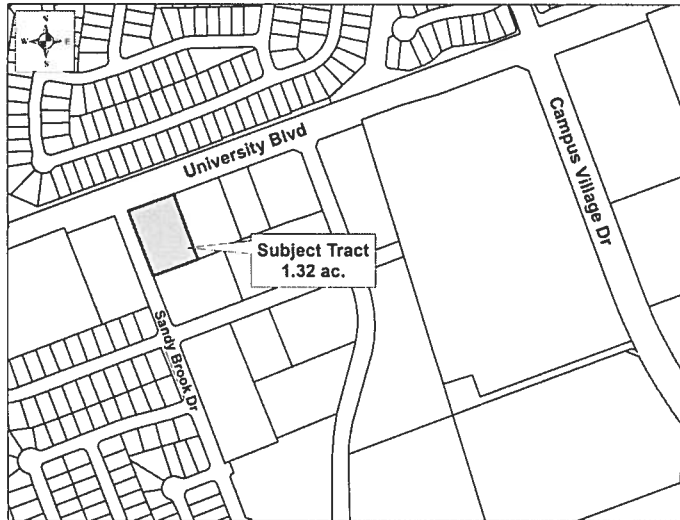
PAUL POSTEL REALTY CORPORATION

**DELTA LAND SURVEYING**  
2108 Live Oak Circle  
Bozard Rock, Texas 78083  
937-721-1808 [www.DeltaLandSurveying.com](http://www.DeltaLandSurveying.com)





**University Village Lot 7, Block A  
FINAL PLAT FP1807-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat to create one lot

**ZONING AT TIME OF APPLICATION:** PUD #83

**DESCRIPTION:** 1.32 acres out of the Abel L. Eaves Survey, Abstract No. 215

**CURRENT USE OF PROPERTY:** Vacant and undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: University Blvd ROW and ETJ Residential (Teravista)  
 South: Daycare (Zoned PUD #83)  
 East: Commercial (Zoned PUD #83)  
 West: Sandy Brook Drive ROW and Office/Retail (Zoned Office)

**PROPOSED LAND USE:**

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 0                     | 0              |
| Residential - Multi Unit:     | 0                     | 0              |
| Office:                       | 0                     | 0              |
| Commercial:                   | 1                     | 1.24           |
| Industrial:                   | 0                     | 0              |
| Open/Common Space:            | 0                     | 0              |
| ROW:                          | 1                     | 0.08           |
| Parkland:                     | 0                     | 0              |
| Other:                        | 0                     | 0              |
| <b>TOTALS:</b>                | <b>2</b>              | <b>1.32</b>    |

**Owner:**  
 Lewis Woods LLC  
 13945 N. Hwy 183, Ste. D190  
 Austin, TX 78717-5920

**Agent:**  
 Pape-Dawson Engineers  
 Terry Reynolds  
 10801 N. Mopac Expressway, Bldg. 3, Ste.  
 200  
 Austin, TX 78759

**University Village Lot 7, Block A  
FINAL PLAT      FP1807-002**

**HISTORY:** The Planning and Zoning Commission (P&Z) first approved the University Village PUD #83 on August 27, 2008. The entire development is approximately 73.60 acres and allows for commercial, office, public facility, open space, townhouses, multifamily and senior living. 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 P&Z on October 14, 2014.

**DATE OF REVIEW:** August 1, 2018

**LOCATION:** Southeast corner of University Boulevard and Sandy Brook Drive

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the site for commercial purposes and the property is zoned as PUD No. 83, which allows for a variety of commercial uses such as retail sales, eating establishments, religious facilities, professional offices, medical offices and daycare facilities. PUD No. 83 prohibits fuel sales, pawn shops, sexually oriented businesses, and tattoo parlors.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the Preliminary Plat (PP1605-002) approved on June 30, 2016.

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

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lot will be served with water via an existing water line along University Boulevard and Sandy Brook Drive. Wastewater will be provided via the existing wastewater line along Sandy Brook Drive.

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 both sheets revise the city project number to "FP1807-002."
2. On sheet 1 of 2, change the word "conveyed" to "dedicated" when referencing the 0.079-acre right-of-way dedication along University Boulevard.
3. In plat note # 6, make reference to city project number "PP1605-002", which was approved on June 30, 2016.
4. On sheet 1 of 2, under number of lots, change the text "Developed" to "Development."



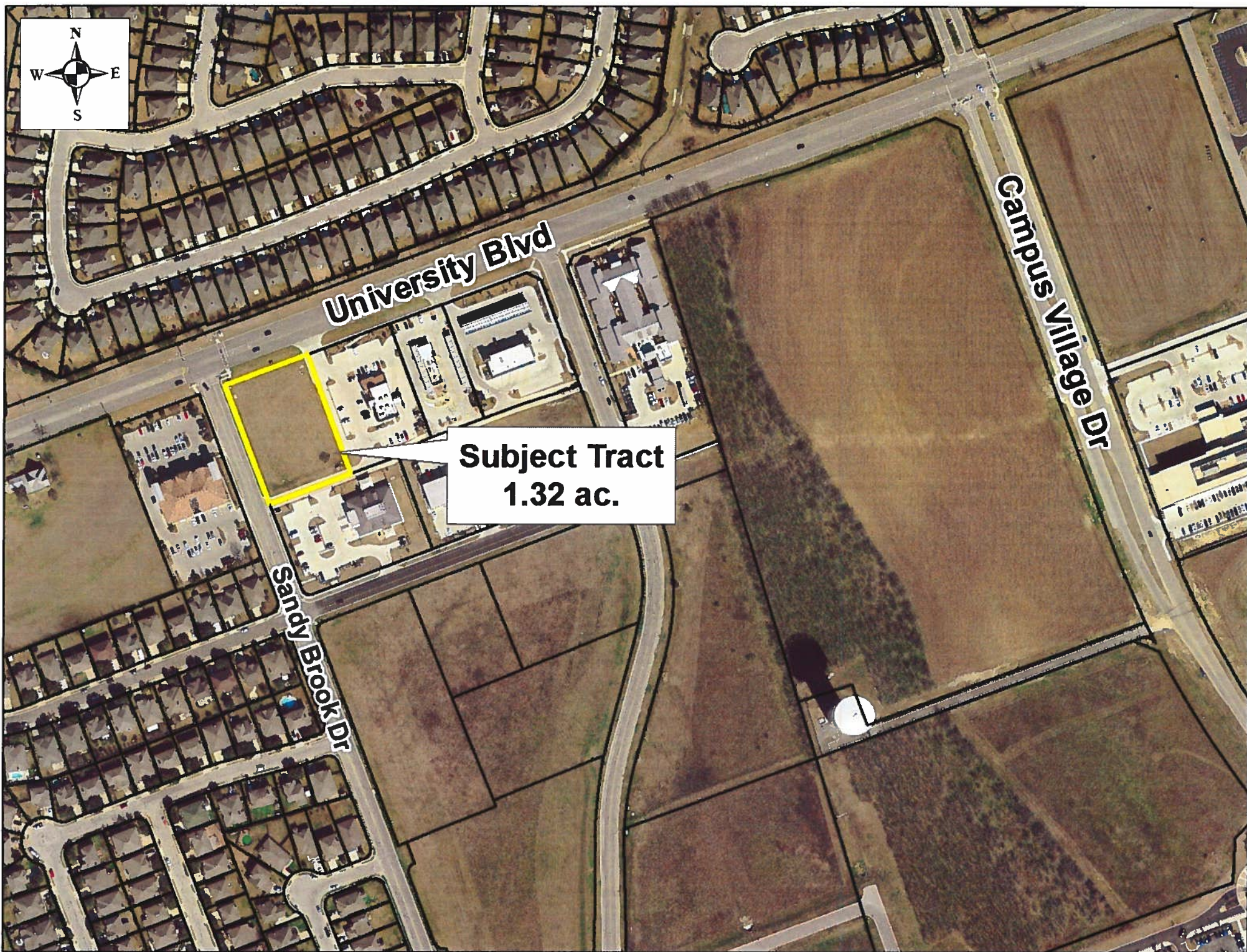


University Blvd

Campus Village Dr

Sandy Brook Dr

**Subject Tract  
1.32 ac.**





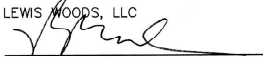
FINAL PLAT  
OF  
UNIVERSITY VILLAGE LOT 7, BLOCK A

A 1.323 ACRE, TRACT OF LAND, BEING A REMNANT OF A CALLED 98.20 ACRE TRACT, DESCRIBED IN CONVEYANCE TO LEWIS WOODS, LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT LEWIS WOODS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 1.323 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY 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:

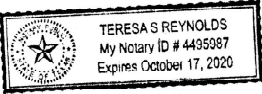
UNIVERSITY VILLAGE, LOT 7, BLOCK A SUBDIVISION.

LEWIS WOODS, LLC  
  
BARRETT WOOD  
PRESIDENT

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

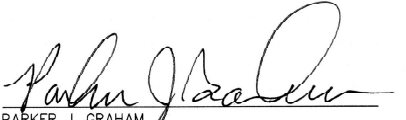
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16<sup>TH</sup> DAY OF JULY, 2018, BY, BARRETT WOOD, AS PRESIDENT OF LEWIS WOODS, LLC A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LEWIS WOODS, LLC.

  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 10-17-20



THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

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  
PAPE DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N MOPAC EXPY,  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS, 78759



7/12/2018  
DATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, 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  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT PLAINSCAPITAL BANK, THE LIEN HOLDER OF THAT CERTAIN 1.323 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 1.323 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

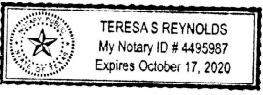
PLAINSCAPITAL BANK

BY:   
WADE MORGAN, ITS SENIOR VICE PRESIDENT

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13<sup>TH</sup> DAY OF JULY, 2018, BY, WADE MORGAN, AS SENIOR VICE PRESIDENT OF PLAINSCAPITAL BANK, ON BEHALF OF SAID PLAINSCAPITAL BANK.

  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 10-17-20



THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

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  
PROFESSIONAL ENGINEER NO. 87704  
PAPE DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N MOPAC EXPY,  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS, 78759

7/12/18  
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. \_\_\_\_\_.

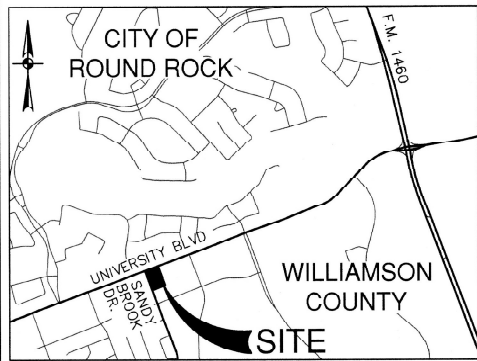
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

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



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



LOCATION MAP  
SCALE: 1" = 2,000'

### LEGEND

- CAB CABINET  
SL SLIDE  
DOC NO. DOCUMENT NUMBER  
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
FD, I.R. FOUND IRON ROD  
ROW RIGHT OF WAY  
VOL VOLUME  
PG PAGE(S)  
POB POINT OF BEGINNING  
PUE PUBLIC UTILITY EASEMENT  
PD PAPE-DAWSON ENGINEERS  
BA BAKER-AICKLEN & ASSOCIATES  
(SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
--- EASEMENT  
--- PROPERTY BOUNDARY  
--- ADJOINER BOUNDARY

OWNER: LEWIS WOODS, LLC  
ADDRESS: 13945 US HWY 183N, D190  
AUSTIN, TX 78717  
(915) 256-6486 P

ACREAGE: 1.323 ACRES  
LOTS ACREAGE: 1.244 ACRES  
ROW ACREAGE: 0.079 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

PATENT SURVEY: ABEL L. EAVES SURVEY  
ABSTRACT NO. 215

NUMBER OF BLOCKS: 1  
DEVELOPED LOTS: 1  
ROW DEDICATION LOTS: 1  
TOTAL LOTS: 2

LINEAR FEET OF NEW STREET: 0'

SUBMITTAL DATE: JULY 2, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: AUGUST 1, 2018

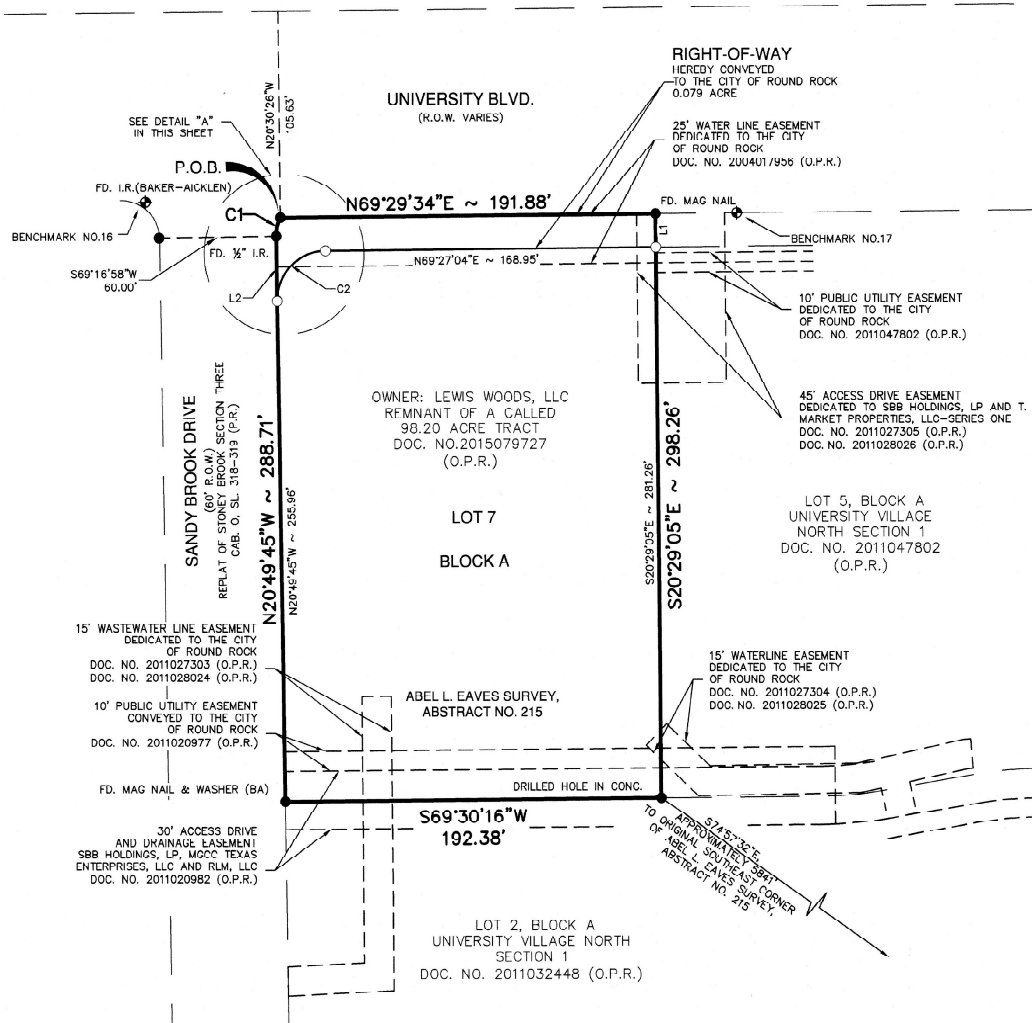
BENCHMARKS DESCRIPTION AND ELEVATION:

BENCHMARK 16  
SET MAG NAIL WITH  
WASHER "PAPE-DAWSON"  
GRID N: 10180046.9  
GRID E: 3136282.0  
ELEVATION: 854.93  
NAVD88 (GEOID 03)

BENCHMARK 17  
1/2" IRON ROD WITH RED CAP  
MARKED "PAPE-DAWSON"  
GRID N: 10180114.6  
GRID E: 3136568.3  
ELEVATION: 849.63  
NAVD88 (GEOID 03)

## FINAL PLAT OF UNIVERSITY VILLAGE LOT 7, BLOCK A

A 1.323 ACRE, TRACT OF LAND, BEING A REMNANT OF A CALLED 98.20 ACRE TRACT, DESCRIBED IN CONVEYANCE TO LEWIS WOODS, LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS.

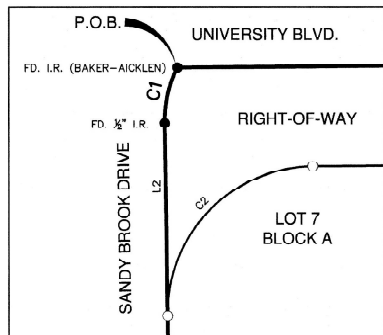


| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH |
| L1         | S20°29'05"E | 17.00' |
| L2         | N20°49'45"W | 32.75' |

| CURVE TABLE |        |            |               |               |
|-------------|--------|------------|---------------|---------------|
| CURVE #     | RADIUS | DELTA      | CHORD BEARING | CHORD LENGTH  |
| C1          | 20.00' | 028°17'54" | N07°14'18"W   | 9.78' 9.88'   |
| C2          | 25.00' | 090°16'49" | N24°18'39"E   | 35.44' 39.39' |

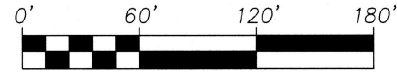
| BLOCK A        |                |
|----------------|----------------|
| LOT #          | AREA (SQ. FT.) |
| LOT 7          | 54,194         |
| ROW DEDICATION | 3,443          |

DETAIL "A"  
SCALE: 1" = 20'



### PLAT NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT (PUD) NO. 83 AND CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT NO. 83, CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE CITY OF ROUND ROCK DESIGN AND CONSTRUCTION STANDARDS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN 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.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT, APPROVED ON JUNE 30, 2016.



SCALE: 1" = 60'



FIELD NOTES  
FOR

A 1.323 ACRE, TRACT OF LAND, BEING A REMNANT OF A CALLED 98.20 ACRE TRACT, DESCRIBED IN CONVEYANCE TO LEWIS WOODS, LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS, SAID 1.323 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH MEASUREMENTS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING at an iron rod with a cap marked "Baker-Aicklen" found, at the intersection of the southeast right-of-way line of University Boulevard, a variable width right of way and the northeast right-of-way line of Sandy Brook Drive, a 60-foot right-of-way, dedicated in the Replat of Stoney Brook Section Three "A", recorded in Cabinet O, Slides 318-319 of the Plat Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 69°29'34" E, with the southeast right-of-way line of said University Boulevard, same being the northwest line of said remnant of a called 98.20 acre tract, a distance of 191.88 feet to a mag nail found, on a point being the northwest corner of Lot 5, Block A of the University Village North Section 1 subdivision recorded in Document No. 2011047802 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof;

THENCE S 20°29'05" E, departing the southeast right-of-way line of said University Boulevard, with the southwest line of said Lot 5, Block A, same being the northeast line of said remnant of a called 98.20 acre tract, a distance of 290.26 feet to a drilled hole in concrete found, on a point being in the northwest line of Lot 2, Block A of the University Village North Section 1 subdivision recorded in Document No. 2011032448 of the Official Public Records of Williamson County, Texas, said point being the south corner of said Lot 5, Block A, for the southeast corner hereof;

THENCE S 69°30'16" W, with the northwest line of said Lot 2, Block A, the southeast line of said remnant of a called 98.20 acre tract, a distance of 192.38 feet to a mag nail & washer marked "Baker-Aicklen" found, on a point being in the northeast right-of-way line of the aforementioned Sandy Brook Drive, said point being the northwest corner of said Lot 2, Block A, for the southwest corner hereof;

THENCE with the northeast right-of-way line of said Sandy Brook Drive, same being the southwest line of said remnant of a called 98.20 acre tract, the following two (2) courses and distances:

- N 20°49'45" W, a distance of 288.71 feet to a 1/2" iron rod found, for a point of non-tangent curvature, and
- with said curve to the right, having a radius of 20.00 feet, a delta of 28°17'54", a chord which bears N 07°14'18" W, 9.78 feet and an arc length of 9.88 feet to the POINT OF BEGINNING and containing 1.323 acres in Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc. Under Job No. 50878-03.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBP FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801