



# 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 Michelle Ly  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

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Wednesday, December 5, 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-2018-123](#) Consider approval of the minutes for the November 7, 2018 Planning and Zoning Commission meeting.

**E. PLATting AND ZONING:**

- E.1 [PZ-2018-124](#) Consider public testimony and a recommendation concerning the request for the approval of an H (Historic Overlay) zoning district for a portion of the property at 704 E. Main St., generally located northwest of the intersection of E. Main St. and N. Georgetown St. Case No. ZON1811-001
- E.2 [PZ-2018-125](#) Consider public testimony and action concerning the request filed by B-Squared Engineering, on behalf of the property owner Round Rock Islamic Center, for approval of a Concept Plan to be known as Round Rock Islamic Center Concept Plan, generally located west of Windy Park Dr. Case No. CP1801-002

- E.3     [PZ-2018-126](#)     Consider public testimony and action concerning the request filed by LJA Engineering, Inc., on behalf of the property owner, 1493 Round Rock, LLC, for approval of a Concept Plan to be known as 3651 N. I-35 Retail Concept Plan, generally located southeast of the intersection of RM 1431 and N IH 35. Case No. CP1811-001
- E.4     [PZ-2018-127](#)     Consider public testimony and a recommendation concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership, to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of 7.5 acres of land from residential to commercial use, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. GP1811-001
- E.5     [PZ-2018-128](#)     Consider public testimony and a recommendation concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership, for the original zoning of 7.5 acres of land to C-1a (General Commercial Limited) zoning district, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. ZON1811-006
- E.6     [PZ-2018-129](#)     Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, to rezone 13.06 acres of land from SF-1 (Single-Family - Large Lot) zoning district to PF-3 (Public Facilities - High Intensity) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-004
- E.7     [PZ-2018-130](#)     Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, for the original zoning of 2.51 acres of land to PF-3 (Public Facilities - High Intensity) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-002
- E.8     [PZ-2018-131](#)     Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, for the original zoning of 2.03 acres of land to PF-3 (Public Facilities - High Intensity) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-003
- E.9     [PZ-2018-132](#)     Consider public testimony and action concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, to replat Lot 1, Block A, St. John Vianney Catholic Church Subdivision, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. FP1811-001

E.10     [PZ-2018-133](#)     Consider public testimony and a recommendation concerning the request filed by the property owner, Global Fundamentals, Inc., to rezone 17.81 acres of land from the C-1 (General Commercial) zoning district to the TH (Townhouse) zoning district, generally located west of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-005

E.11     [PZ-2018-134](#)     Consider public testimony and a recommendation concerning the request filed by HKS Architects, on behalf of the property owners, David Leppin, Lee Ann Brunelli, and KDL Meadowcrest Partners, LP, for the rezoning of 12.91 acres of land, from PUD (Planned Unit Development) No. 107 to the PF-2 (Public Facility) zoning district, generally located Southeast of Louis Henna Blvd. and east of Greenlawn Blvd. Case No. ZON1811-007

**F.        STAFF REPORT:**

F.1       [PZ-2018-135](#)     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 below, as authorized by Texas Government Code:*

*§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 29th day of November 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, NOVEMBER 7, 2018 AT 6:30 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in a regular session on November 7, 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 7:05 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Greg Rabaey 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 were Gerald Pohlmeier from the Transportation Department, Katie Baker from PARD, and Charlie Crossfield from the City attorney's office.

**C. PLEDGES OF ALLEGIANCE**

**D. ELECTION OF OFFICERS:**

**D1. Consider the nomination and election of a Chairperson.**

Chairman Pavliska opened the floor for nominations.

**Motion:** Motion by Vice Chair Wendt, second by Commissioner Clawson to nominate Chairman Pavliska as Commission Chairperson.

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

Chairman Pavliska was re-elected the Planning and Zoning Commission Chairperson.

**D2. Consider the nomination and election of a Vice Chairperson.**

Chairman Pavliska opened the floor for nominations.

**Motion:** Motion by Chairman Pavliska, second by Commissioner Bryan to nominate Vice Chair Wendt as Vice Chairperson.

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

Commissioner Wendt was re-elected the Planning and Zoning Commission Vice Chairperson.

**D3. Consider the nomination and election of an Alternate Vice Chairperson.**

Chairman Pavliska opened the floor for nominations.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Henderson to nominate Commissioner Henderson as Alternate Vice Chairperson.

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

Commissioner Henderson was re-elected the Planning and Zoning Commission Alternate Vice Chairperson.



**E. APPROVAL OF MINUTES:**

**E1. Consider approval of the minutes for the October 16, 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 Sanchez to approve Agenda Item E1 as presented.

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

**F. PLATTING:**

**F1. Consider public testimony and action concerning the request filed by M&S Engineering, on behalf of the property owner, Empower Autism Academy, LLC, to Replat Lot 1, Block A, Reavis Subdivision, generally located northwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1810-002**

Commissioner Henderson recused herself from the discussion and voting on item F1 and left the Council Chamber.

Mr. Enriquez reviewed the application noting that the purpose of the application was to create one single lot by combining 4.42-acres of unplatted land into a 3.03-acre platted lot. He noted that the tract will be accessed off S. A.W. Grimes Blvd. Staff recommended approval of the application as conditioned.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper.

The property owner's representative Mr. Adam Riley, with M&S Engineering, was available to answer questions.

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

Following a brief discussion, a motion was offered.

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

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

Commissioner Henderson returned to the Council Chamber following the vote.

**F2. Consider approval of the Schultz Towns at 45 Preliminary Plat, generally located southeast of the intersection of Schultz Ln. and SH 45. Case No. PP1809-003**

Mr. Enriquez reviewed the application noting that the purpose of the preliminary plat application was to create one development lot and two right-of-way lots. He stated that the property will be accessed through Schultz Lane and Meister Lane and noted that the developer anticipates building about 90 townhomes on one common lot. Staff recommended approved of the application as conditioned.

Following a brief discussion, a motion was offered.

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

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

**F3. Consider approval of the Schultz Towns at 45 Final Plat, generally located southeast of the intersection of Schultz Ln. and SH 45. Case No. FP1810-003**

Mr. Enriquez briefly reviewed the final plat application for Schultz at 45 noting that the application was to create one development lot and two right-of-way lots. He noted that the developer anticipates building about 90 townhomes on one common lot. Staff recommended approval of the application as conditioned.

Following a discussion, a motion was offered.

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

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

**F4. Consider approval of the Warner Ranch Commercial Revised Preliminary Plat, generally located southwest of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. PP1809-001**

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was to create five development lots. He noted that the tract will have access from Warner Ranch Dr., Louis Henna Blvd., and S. A.W. Grimes Blvd. He also explained that a TIA (Traffic Impact Analysis) will be required for Lot 5 at the site development plan stage. Staff recommended approval of the preliminary plat as conditioned.

With there being no questions or comments, a motion was offered to approve as conditioned.

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

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

**F5. Consider approval of the Warner Ranch Commercial Final Plat, generally located southwest of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1809-001**

Mr. Enriquez continued to review the Warner Ranch Final Plat noting that the application was to create five development lots. He pointed out the points of access and noted that a TIA (Traffic Impact Analysis) will be required for Lot 5 during the site development plan. Staff recommended approval of the final plat as conditioned.

Following a brief discussion, a motion was offered.

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

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

**F6. Consider approval of the Hairy Man Tract Preliminary Plat, generally located northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr. Case No. PP1809-002**

Mr. von Rosenberg reviewed the application noting that the applicant proposed 81 development lots, 6 special purpose lots, and 4 right-of-way lots. He stated that a Williamson County Regional Trail segment along Hairy Man Road had been dedicated and noted that an agreement between the builder, Milestone, and Williamson County covered the dedication of a 20-ft. wide easement & the deposit of \$100,000 into an account to be used by the County for the construction of the trail.

Mr. von Rosenberg briefly noted the points of access, types of lots, and designed standards. He also noted that because the connectivity index was increased to 1.4 and special designed

features were added, fewer estate lots would be required, and more small lots would be allowed. Staff recommended approval as conditioned.

Following a discussion, a motion was offered.

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

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

**F7. Consider approval of the Hairy Man Tract Final Plat, generally located northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr. Case No. FP1810-001**

Mr. von Rosenberg continued to review the final plat application noting that the plat identifies the alignment for the Williamson County trail; he explained that the trail is subject to the agreement between the Williamson County and the builder. He explained that before the plat can be recorded a subdivision improvement plan must be approved, including details on protected trees. Staff recommended approval of the final plat as conditioned.

Following a discussion, a motion was offered.

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

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

**G. STAFF REPORT:**

**G1. Consider approval of the 2019 Planning and Zoning Meeting Schedule.**

A motion was offered.

**Motion:** Motion by Commissioner Wendt, second by Commissioner Bryan to approve the 2019 Planning and Zoning Meeting Schedule.

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

**G2. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council approved the following Planning and Zoning related items 1.) PUD 9, Amendment No. 2; 2.) Schultz at 45 rezoning; and 3.) Clear Creek Ranch PUD.

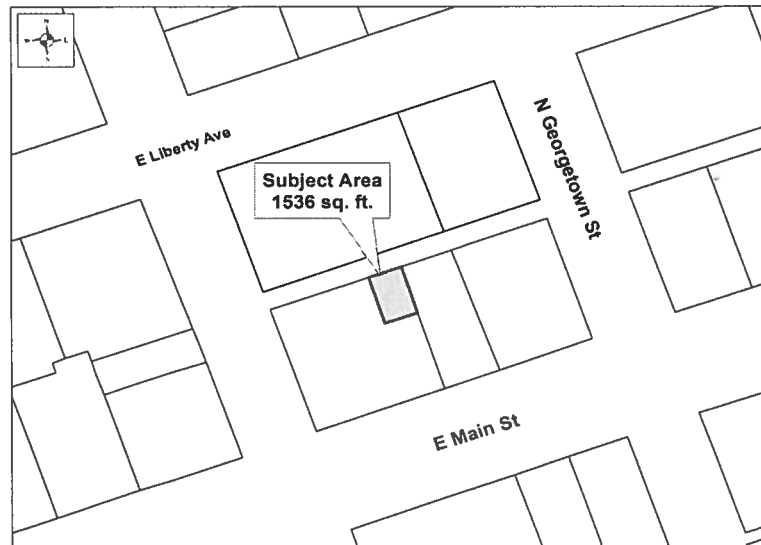
**H. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:49 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**704 E. Main St. - Historic Overlay  
ZONING ZON1811-001**



**CASE PLANNER:** Joelle Jordan

**REQUEST:** Rezone the portion of a lot that contains a recently relocated historic cottage by applying H (Historic Overlay) zoning in addition to its current MU-L (Mixed-Use Limited) base zoning. Round Rock designates historic landmarks by applying an H (Historic Overlay).

**ZONING AT TIME OF APPLICATION:** MU-L (Mixed-Use Limited)

**DESCRIPTION:** 0.035 acres out of the Round Rock Original Plat Block 16, Lot 2

**CURRENT USE OF PROPERTY:** The subject area was a vacant part of a single-family lot until the historic structure was moved there in September 2018. The structure is currently undergoing repair and the owner is undecided as to its eventual use.

**GENERAL PLAN LAND USE DESIGNATION:** Downtown Mixed-Use

**ADJACENT LAND USE:**

- North: (across alley) Single-family residence (MU-L)
- South: (across E. Main Street) Single-family residence (MU-L)
- East: (adjacent) Single-family residence (MU-L)
- West: (across N. Black Street) Historic single-family residence (MU-L + H)

**PROPOSED LAND USE:** The owner is undecided about the historic outbuilding's eventual use. Allowable uses are regulated by the property's base zoning, MU-L (Mixed-Use Limited). H (Historic Overlay) zoning will not affect the permitted uses of the building.

**TOTAL ACREAGE:** 0.035

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**Owner:**  
JOSEPH S & LISA A ADAMS  
702 E MAIN ST  
ROUND ROCK, TX 78664-4439

**Agent:**  
City of Round Rock  
301 W. Bagdad Ave., Ste. 210  
Round Rock, TX 78664

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**704 E. Main St. - Historic Overlay  
ZONING ZON1811-001**

**HISTORY:** The historic outbuilding relocated to 704 E. Main Street was originally the servants' cottage at 405 E. Main Street (a.k.a. Woodbine Mansion). In its original location, it was zoned MU-L with H (Historic Overlay). In June 2018, the owner of 405 E. Main Street requested a Certificate of Appropriateness (CofA) from the Historic Preservation Commission (HPC) to demolish the cottage because it could not be adapted as part of the property's conversion to an event facility. The HPC denied the CofA and imposed a 120-day waiting period before a demolition permit could be issued.

A nearby property owner offered to relocate the cottage. On August 21, 2018, the HPC approved the relocation of the cottage to 704 E. Main Street with the condition that it would be protected with H (Historic Overlay) zoning in its new location. At the same meeting, the HPC voted separately to recommend that the area where the cottage would ultimately be situated, should have H (Historic Overlay) zoning. The dimensions of the rezoning area were determined after the cottage had been permanently attached to its new foundation.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** 704 E. Main Street

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as "Downtown Mixed-Use." The current use of the property as a single-family residence is conforming with its MU-L zoning. The owner is undecided as to the cottage's eventual use, but it must be consistent with the accessory uses allowed under MU-L.

Zoning Request: The base zoning of the property is MU-L (Mixed-Use Limited) which will remain unchanged.

Round Rock designates historic landmarks by applying an H (Historic Overlay), which does not affect the permitted use of the property, but imposes other conditions.

- Any alterations to the property (e.g. changing the windows, siding material, or paint color) must first be approved with a Certificate of Appropriateness (CofA), which may be issued by the HPC or staff, depending on the significance of the change. Changes made without a CofA may result in a zoning violation.
- A property with H zoning may be exempted from certain zoning standards (e.g. setbacks, façade requirements) if they would reduce the property's historic integrity.
- Properties with H zoning are eligible to apply for a partial property tax exemption. When only part of a lot has H overlay zoning, the exemption is pro-rated for the portion of the lot and structures that have the overlay.

H (Historic Overlay) zoning is applied through the same procedure as any other rezoning, except that the HPC must first make a recommendation for the rezoning to the P&Z and City Council. The HPC made such a recommendation for 704 E. Main Street on August 21, 2018.

Additional Considerations: The servant's cottage was built as an accessory structure at 405 E. Main Street circa 1900. The cottage (labeled "servants") appears on the 1902 Sanborn insurance map. The cottage was built in the same Queen Anne style as the main house at 405 E. Main Street (though much simpler) and was not altered when the main house was redesigned in a Classical Revival style in 1931.

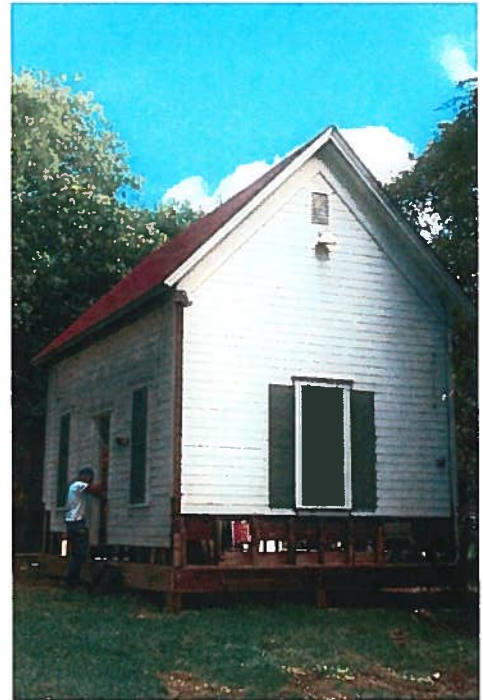
**704 E. Main St. - Historic Overlay  
ZONING ZON1811-001**

The HPC approved the August 2018 relocation of the cottage as an alternative to demolition. The HPC also approved the receiving location because the cottage would remain in the same neighborhood as the mansion. Additionally, the existing structure on the relocation site is a Queen Anne style home of similar age as the cottage. The main residence, located at 702 E. Main Street, would likely be eligible for City historic designation; however, the owners only wish to apply it to the cottage site.

**RECOMMENDED MOTION:** Staff recommends approval of the rezoning to add H (Historic Overlay) zoning, in accordance with the Historic Preservation Commission's recommendation on August 21, 2018.



**704 E. Main St. - Historic Overlay  
ZONING ZON1811-001**



L: Aerial showing area to be rezoned; R: Cottage in its new location at 704 E. Main Street



Photo from E. Main Street showing primary structure (L) and relocated cottage (R).





E Liberty Ave

Subject Area  
1536 sq. ft.

N Georgetown St

E Main St





**Round Rock Islamic Center  
CONCEPT PLAN CP1801-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Approval of a Concept Plan

**ZONING AT TIME OF APPLICATION:** SF-2 (Single-Family Standard Lot)

**DESCRIPTION:** 12.05 acres out of the Thomas A. Survey

**CURRENT USE OF PROPERTY:** Place of Worship and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

South: Single-Family Residence - Zoned TF (Two Family)

East: Windy Park Dr Right-of-Way/Single-Family Residences - Zoned SF-2 (Single Family Standard Lot)

West: Single-Family Residence - Zoned TF (Two Family)/Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

**PROPOSED LAND USE:** Place of Worship and a Parking Lot

<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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>0</b>	<b>12.05</b>

**Owner:**  
Round Rock Islamic Center  
Syed Haiderzaidi  
1951 Hampton Lane  
Round Rock, TX 78664

**Agent:**  
B-Squared Engineering  
Brian Baird  
PO Box 9684  
Austin, TX 78766

**Round Rock Islamic Center  
CONCEPT PLAN      CP1801-002**

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** Southwest of the intersection of Gattis School Road and Windy Park Drive

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Traffic, Access and Roads: The Applicant intends to construct a place of worship and a parking lot. The Concept Plan shows that driveway access to the site will be through Hampton Lane, which is subject to final approval on the preliminary/final plats. A Traffic Impact Analysis (TIA) is not required for this application since the future development does not meet the TIA threshold for peak hour trips. However, as part of the platting application, the Applicant will be dedicating approximately 350 linear feet of right-of-way, 60 feet in width, for the extension of Hampton Lane as a local collector roadway. Hampton Lane will be designed, constructed and extended by the Applicant between Windy Park Drive and Sedgewick Lane for better traffic circulation in the neighborhood.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. A new water line will be extended to connect to an existing water line in Hampton Lane. A new wastewater line will extend to an existing manhole at the terminus of Hampton Lane next to a culvert.

Drainage: The subject tract will drain towards the existing concrete drainage channel that bisects the property. A flood study was required for development and, therefore, staff will review a more detailed drainage plan prior to site development plan permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise the Concept Plan to include bearing and distance for all boundary segments, prior to Preliminary and Final Plat submittals.





**Subject Tract  
12.05 ac.**

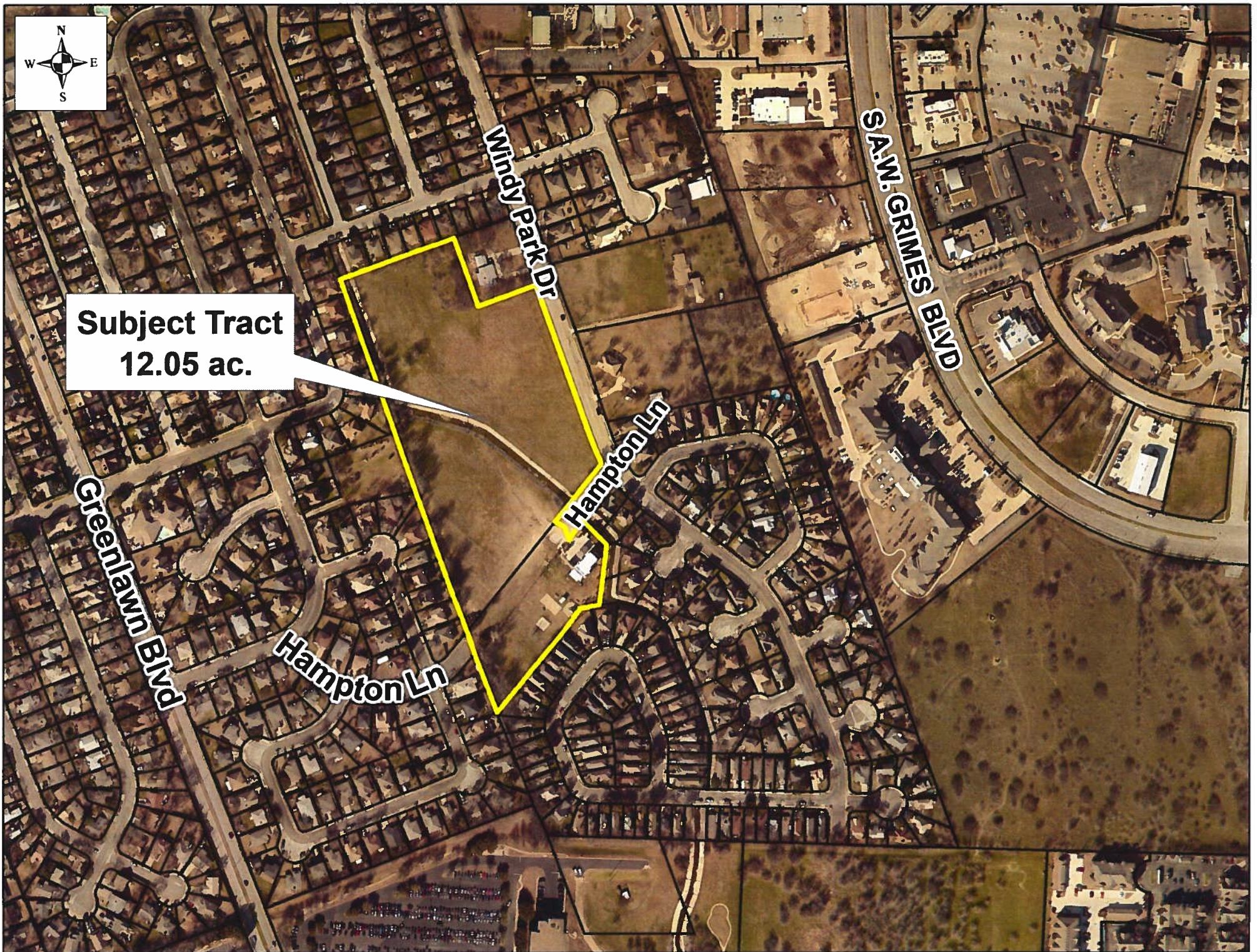
Windy Park Dr

SAN GRIMES BLVD

Hampton Ln

Greenlawn Blvd

Hampton Ln



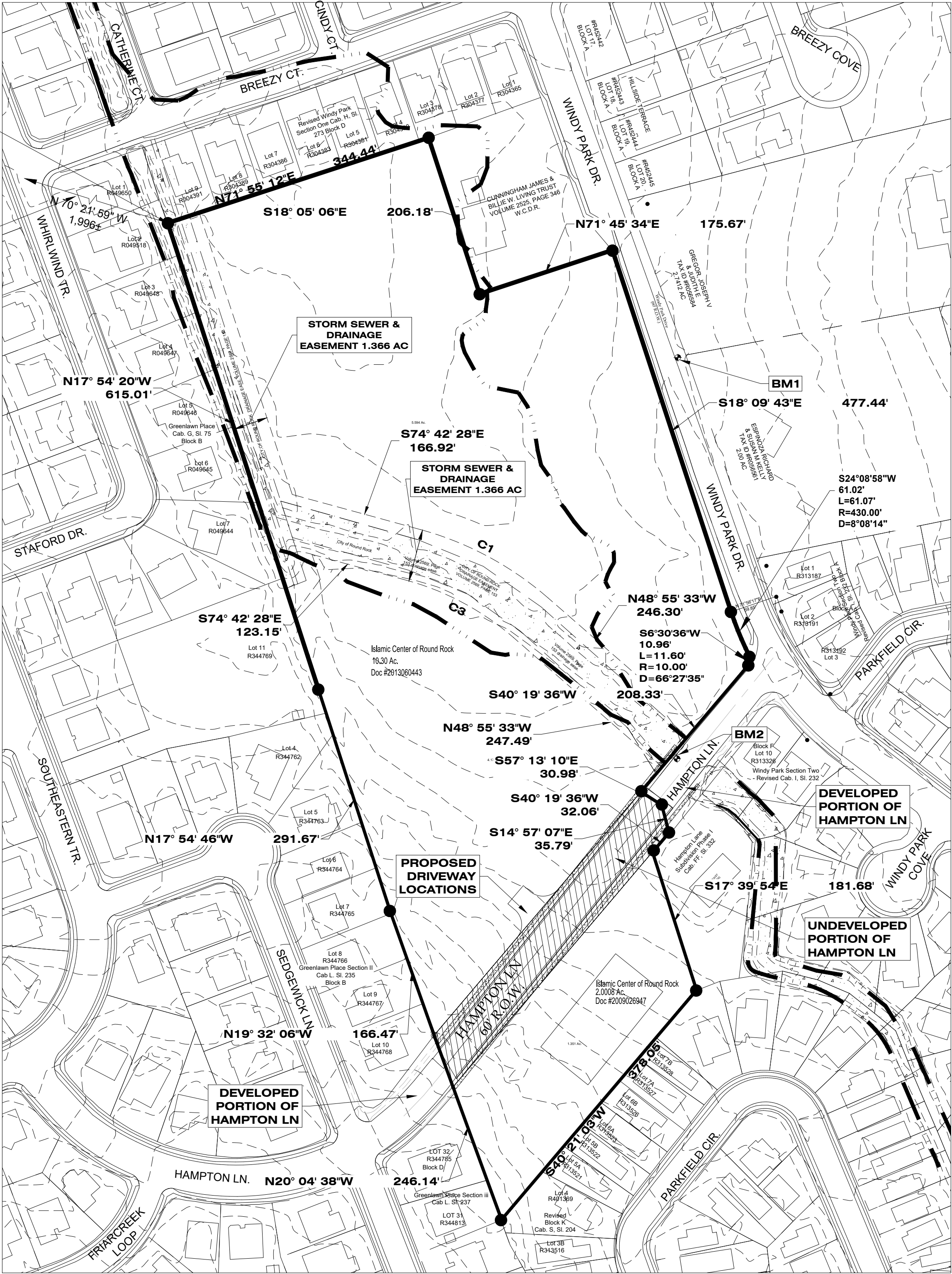


# ISLAMIC CENTER OF ROUND ROCK

LEGAL DESCRIPTION: 12.05 AC OUT OF THE ASA THOMAS SURVEY A-609  
ROUND ROCK, TX

TCZ GRID  
N: 10153355.73  
E: 3138056.33

ANGLE POINT IN THE  
NORTH LINE OF ASA  
THOMAS SURVEY AND  
SOUTHEAST CORNER  
OF WILEY HARRIS SURVEY



1 CONCEPT PLAN  
SCALE: 1" = 100'

SCALE: 1" = 100'

## SHEET INDEX

1. CONCEPT PLAN
2. UTILITY PLAN
3. DRAINAGE PLAN

LEGEND

EXISTING MINOR CONTOURS

EXISTING MAJOR CONTOURS

ULTIMATE 1% FLOODPLAIN

PROPOSED CONTOURS

OE

EXISTING OVERHEAD ELECTRIC

UT

EXISTING UNDERGROUND TELEPHONE

G

EXISTING UNDERGROUND GAS

W

EXISTING WATER LINE

WW

EXISTING WASTEWATER LINE

W

PROP. PRIVATE WATER LINE

WW

PROP. PRIVATE WASTEWATER LINE

R.O.W. TO BE DEDICATED

ACRONYMS

P.U.E.

PUBLIC UTILITY EASEMENT

R.O.W.

RIGHT OF WAY

B.M.

BENCH MARK

LOCATION MAP  
SCALE: NTS

## SITE DATA:

OWNER: ISLAMIC CENTER OF ROUND ROCK  
LEGAL DESCRIPTION: 12.05 AC OUT OF THE ASA THOMAS SURVEY A-609  
ACREAGE: 12.05 AC  
SURVEYOR: Skip Hinkle, RPLS  
Austin Surveyors  
512-454-6605  
2105 Justin Lane Ste 103  
Austin TX 78757  
LINEAR FEET OF NEW STREETS: 434.72  
SUBMITTAL DATE: JANUARY 23, 2018  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 5, 2018  
BENCHMARK DESCRIPTION & ELEVATION  
BM#1 TC Box cut @ Inlet Windy Park Drive (EL 747.45) N: 10153199.89 E: 3138721.99  
BM#2 TC Box cut @ Inlet Hampton Lane (EL 750.07) N: 10152696.3472 E: 3138721.0303  
BENCHMARK DATUM:  
NAD 83 - HORIZONTAL  
NAVD 88 - VERTICAL  
PARENT SURVEY: ASA THOMAS SURVEY A-609  
ENGINEER: B-SQUARED ENGINEERING (BRIAN BAIRD PE)  
PO BOX 9684  
PFLUGERVILLE, TX  
PH: (512) 569-0743

## NOTES:

1. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
2. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
3. 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 48458C 0265H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
4. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER & DRAINAGE EASEMENTS SHOWN HEREON.

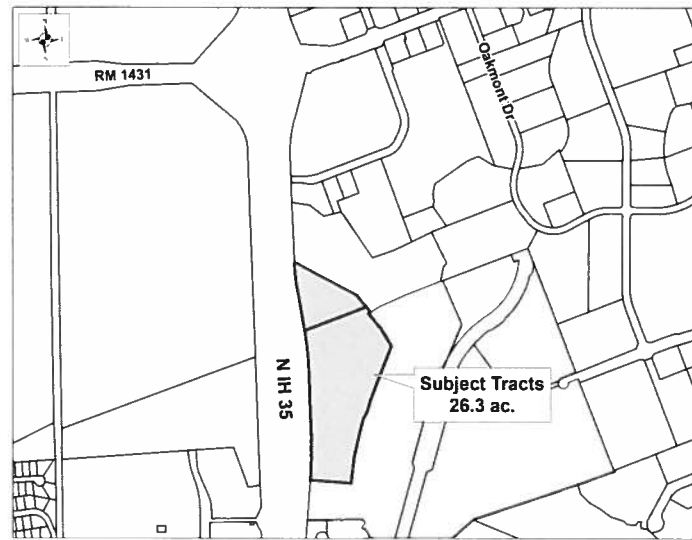
CP1801-002

ISLAMIC CENTER OF ROUND ROCK  
ROUND ROCK, TX  
CONCEPT PLAN

PROJECT  
DATE ISSUED  
November, 2018  
DESIGNED BY  
BB  
DRAWN BY  
AKS  
JOB NUMBER  
SHEET  
1 OF 3



**3651 N. I-35 Retail  
CONCEPT PLAN CP1811-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Approval of a Concept Plan

**ZONING AT TIME OF APPLICATION:** C-1a (General Commercial - Limited)

**DESCRIPTION:** 26.3 acres out of the David Curry Survey, Abstract No. 130 and Ephraim Evans Survey, Abstract No. 212

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

**GENERAL PLAN LAND USE DESIGNATION:** Commercial and Park Land

**ADJACENT LAND USE:**

North: Vacant/Undeveloped Commercial - Zoned (PUD No. 112)

South: Vacant and Undeveloped - Zoned LI (Light Industrial)

East: Vacant and Undeveloped - Zoned LI (Light Industrial)

West: N. IH-35 Right-of-Way (Unzoned)

**PROPOSED LAND USE:** Commercial pad sites

<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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>0</b>	<b>26.3</b>

**Owner:**  
1493 Round Rock, LLC  
Matt Barrier  
P.O. Box 941428  
Plano, TX 75094

**Agent:**  
LJA Engineering, Inc.  
Joseph Longaro  
3839 Bee Cave Rd., #150  
Austin, TX 78746

**3651 N. I-35 Retail**  
**CONCEPT PLAN CP1811-001**

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** Southeast of the intersection of RM 1431 and N. IH-35

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the proposed development site for commercial purposes. The tract is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The applicant intends to develop commercial pad sites. The Concept Plan shows two potential driveway access points on N. IH-35 service road, which are subject to final approval on the preliminary/final plats. A Traffic Impact Analysis (TIA) is not required for this application since the Applicant will be designing and constructing two deceleration lanes at both proposed driveway access points to mitigate traffic impacts. Coordination between the City of Round Rock and TxDOT is required for the deceleration lanes. There is sufficient right-of-way to build both deceleration lanes and therefore no additional right-of-way is required as part of this application.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There are existing water mains located within the property along N. IH-35, which will be used for water service. Wastewater service will be obtained from the existing wastewater line located along the tract's eastern or northern property line.

Drainage: A significant portion of the subject tract is located within the FEMA 100-year floodplain. The Applicant will be placing fill on a portion of the property located within the 100-year floodplain but not on the regulatory FEMA floodway. Since the subject tract is located over the Edwards Aquifer Recharge Zone, on-site water quality will be required. It is assumed that each potential lot will provide their own on-site water quality pond pursuant to Texas Commission on Environmental Quality (TCEQ) requirements and that each will require an approved Water Pollution Abatement Plan (WPAP) in order to begin construction.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Update the concept plan by providing a written scale 1-inch = 100 feet.



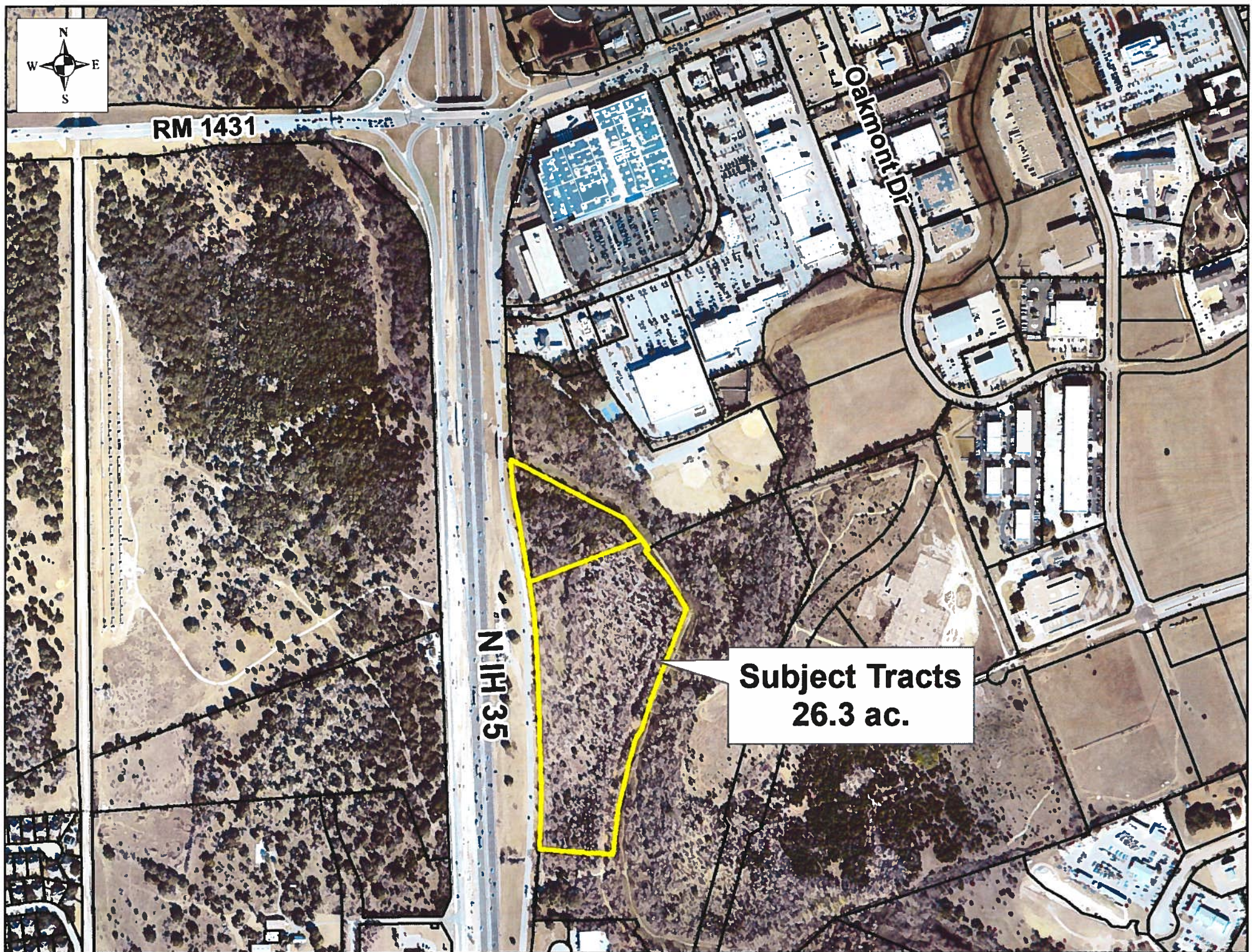


RM 1431

Oakmont Dr

N IH 35

Subject Tracts  
26.3 ac.



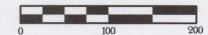


# 3651 N I-35 RETAIL CONCEPT PLAN

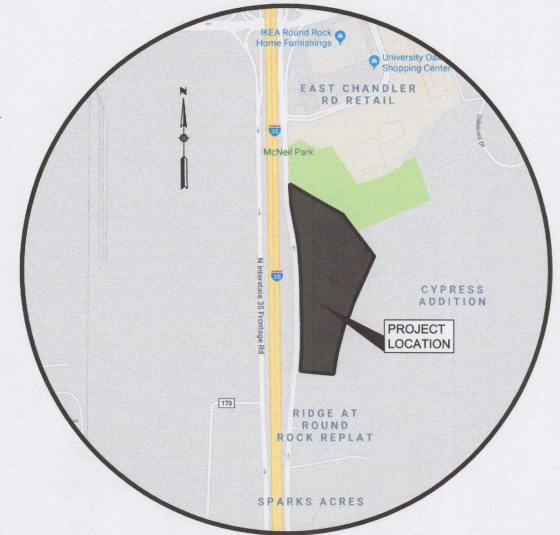
3501 & 3651 N. IH 35,  
ROUND ROCK, TEXAS 78664

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	5779.60'	5°16'44"	532.51'	N00°37'40"E	532.32'	(N01°30'00"E 532.06')
C2	2919.71'	11°43'41"	597.64'	N07°59'09"W	596.60'	(N06°58'00"W 595.43')
C3	1859.90'	11°44'54"	381.37'	N07°59'09"W	380.70'	(N06°57'53"W 382.30')
C4	5779.60'	1°13'07"	122.94'	N03°56'00"E	122.93'	(S06°04'23"W 123.10')

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N02°11'38"W	47.05'	(N00°21'31"W 46.65')
L2	N02°02'41"W	548.03'	(N01°04'10"W 547.98')
L3	S56°02'54"W	29.17'	(S58°07'10"W 29.15')
L4	S55°57'32"E	66.41'	(S54°57'30"E 66.41')
L5	S15°42'55"W	137.72'	(S17°50'51"W 137.78')



- LEGEND :
- 100 YR FLOODPLAIN CURRENT EFFECTIVE FEMA
  - PROPERTY LINE
  - EASEMENT LINE
  - UBCWCD - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT



LOCATION MAP  
1"=1000'

**OWNER:** 1493 ROUND ROCK, LLC ; KPM VENTURES, LTD  
1723 CAMP CRAFT RD  
AUSTIN, TX 78746  
CONTACT PERSON: MATT BARRIER (KPM VENTURES, LTD)  
PHONE: 214-448-6382

**ENGINEER:** LJA ENGINEERING, INC.  
3839 BEE CAVE ROAD #150  
AUSTIN, TEXAS 78746  
CONTACT PERSON: JOE LONGARO  
PHONE: 512.306.0228  
FAX: 512.306.0338

**SURVEYOR:** CHAPARRAL PROFESSIONAL LAND SURVEYING, INC  
3500 McCALL LANE  
AUSTIN, TX 78744  
CONTACT PERSON: ROBERT C. WATTS, JR.  
PHONE: 512.443.1724

**SUBMITTAL DATE:** NOVEMBER 6, 2018  
**PLANNING & ZONING REVIEW DATE:** DECEMBER 5, 2018  
**PATENT SURVEY:**  
ABS 130 - CURREY, D. SURVEY, ACRES 21.534  
ABS 212 - EVANS, E. SURVEY, ACRES 4.766  
**WATERSHED STATUS**  
THIS SITE IS LOCATED WITHIN THE CHANDLER BRANCH WATERSHED  
**FLOODPLAIN INFORMATION**

A PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO 48491C0490E, EFFECTIVE DATE : SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

**WATER DISTRIBUTION AND WASTEWATER COLLECTION**  
PROVIDED BY: CITY OF ROUND ROCK

**SUBMITTED FOR APPROVAL BY:**  
LJA ENGINEERING, INC.

LJA ENGINEERING, INC.

## NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ROUND ROCK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- BENCHMARK INFORMATION:

BM#1: COTTON SPINDLE IN THE EAST SIDE OF A 32" LIVE OAK TREE WITH TREE TAG #22872, +/- 51' EAST OF THE EAST EDGE OF THE CONCRETE BRIDGE ON THE NORTHBOUND ACCESS ROAD INTERSTATE HIGHWAY 35.

ELEVATION = 738.43'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#2: SQUARE ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL, +/- 15' EAST OF THE EAST EDGE OF ASPHALT OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35, +/- 312' SOUTH OF THE INTERSECTION OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND UNIVERSITY BOULEVARD.

ELEVATION = 742.42'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#3: COTTON SPINDLE IN THE NORTH SIDE OF A 29" AND 22" LIE OAK TREE WITH TREE TAG #23282.

ELEVATION = 731.83'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

3651 N I-35 RETAIL  
3501 & 3651 N. IH 35  
ROUND ROCK, TEXAS 78664  
CONCEPT PLAN

NO	DESCRIPTION	BY	DATE

DATE: 11/6/18  
DESIGNED BY: JL  
DRAWN BY: JL  
CHECKED BY: RL  
DRAWING NAME: 3651 N I-35 RETAIL

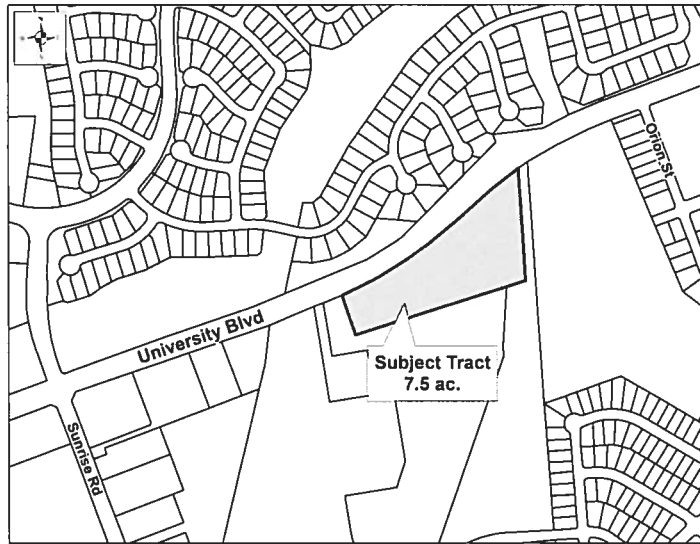
**LJA Engineering, Inc.**  
3839 Bee Cave Road  
Suite 150  
Austin, Texas 78746  
Phone 512.306.0228  
Fax 512.306.0338  
FRN-134

JOB NUMBER:  
A585-1001  
CP1  
SHEET NO.  
1/1  
OF # SHEETS

CP1811-001



**University Crossing  
GEN PLAN AMEND GP1811-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** General Plan Amendment from residential to commercial for a portion of the subject tract

**ZONING AT TIME OF APPLICATION:** Unzoned - ETJ (Extraterritorial Jurisdiction)

**DESCRIPTION:** 7.5 acres out of the N.B. Anderson Survey, Abstract No. 29

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

**GENERAL PLAN LAND USE DESIGNATION:** Residential and Commercial

**ADJACENT LAND USE:**

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Multifamily - Zoned PUD (Planned Unit Development) No. 90

East: Multifamily - Zoned PUD (Planned Unit Development) No. 90

West: Multifamily - Zoned PUD (Planned Unit Development) No. 90

**PROPOSED LAND USE:** Commercial pad sites

**TOTAL ACREAGE:** 7.5

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**Owner:**  
A & W LIMITED PARTNERSHIP  
1626 Medical Center St., Ste 500  
El Paso, TX 79902

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

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**University Crossing  
GEN PLAN AMEND      GP1811-001**

**HISTORY:** The 7.50-acre subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and the Applicant has requested annexation into the City of Round Rock with a proposed original zoning of C-1a (General Commercial – Limited). Action on the amendment, annexation, and original zoning applications will be scheduled for consideration on the January 10, 2019 City Council agenda.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** Southeast of University Boulevard and east of Sunrise Road

**STAFF REVIEW AND ANALYSIS:**

Current General Plan Designation: The Future Land Use Map in General Plan 2020 designates the subject tract for residential and commercial purposes. The western half of the property is designated commercial, while the eastern half of the property is designated residential. The designation assumed that a portion of the tract would be developed as residential. This tract has never been developed and has remained vacant in the City's ETJ.

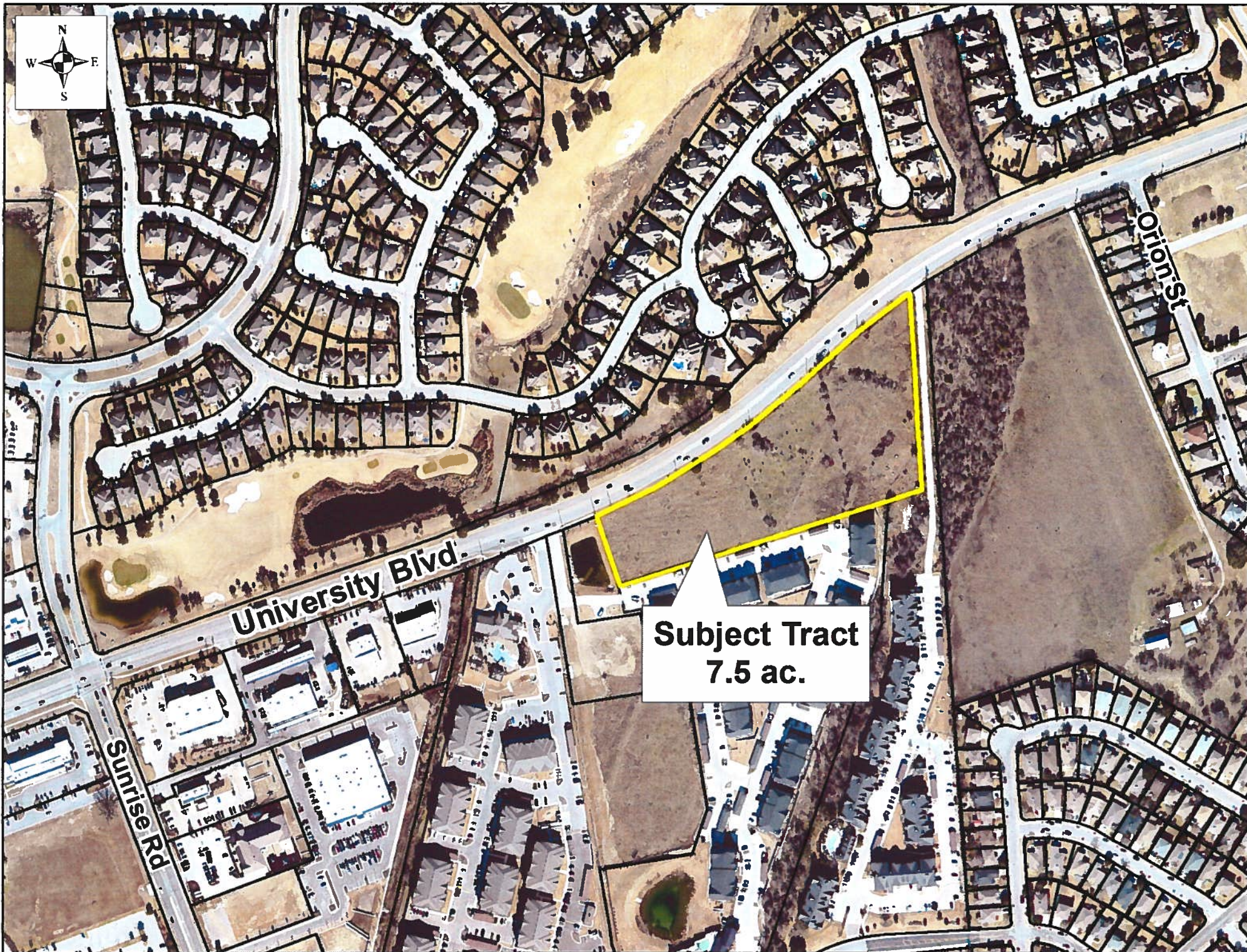
Proposed General Plan Designation: The proposal is to amend the Future Land Use Map to designate the eastern half of the tract to commercial so that the entire 7.50 acres may be developed for commercial purposes. The west, south, and east sides of the subject tract border property within the City limits, which is zoned PUD No. 90 (Planned Unit Development) also known as the Bartz Tract. The Teravista neighborhood, also in the City's ETJ, is located to the north of the tract across University Boulevard.

Staff is favorably recommending the proposed amendment to a commercial land use for the following reasons. Due to the tract's limited residential acreage, it is unlikely that it will be developed as a low density residential project (single family detached; townhome; or low density multifamily). The ultimate lot/unit yield will likely not make it feasible from a financial standpoint. Similarly, a traditional mid-size apartment complex is unlikely to be developed due to its size/scale. Furthermore, the General Plan's multi-family location criteria will prevent an apartment complex from locating on the tract due to its close proximity to the existing apartments nearby. Given the tract's location along University Boulevard and the ongoing lack of residential activity on the site, it is staff's opinion that the tract is appropriate for commercial development to serve the needs of residents in northeast Round Rock.

**RECOMMENDED MOTION:**

Staff recommends approval of the General Plan Amendment from residential to commercial.





University Blvd

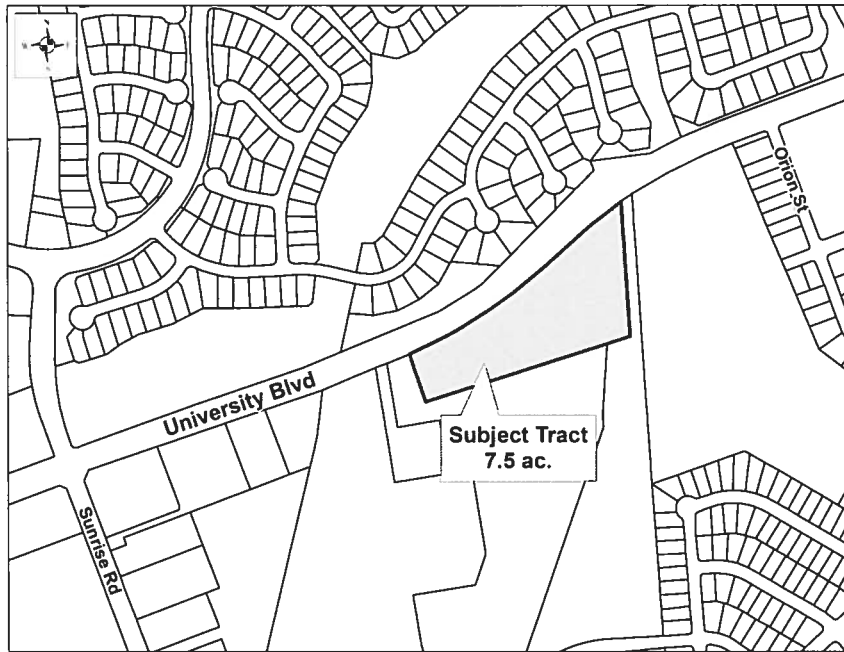
Orion St

Sunrise Rd

**Subject Tract  
7.5 ac.**



**University Crossing - Original Zoning  
ZONING ZON1811-006**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Original Zoning to C-1a (General Commercial - Limited)

**ZONING AT TIME OF APPLICATION:** Unzoned - ETJ (Extraterritorial Jurisdiction)

**DESCRIPTION:** 7.5 acres out of the N.B. Anderson Survey, Abstract No. 29

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

**GENERAL PLAN LAND USE DESIGNATION:** Residential and Commercial

**ADJACENT LAND USE:**

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Multifamily - Zoned PUD (Planned Unit Development) No. 90

East: Multifamily - Zoned PUD (Planned Unit Development) No. 90

West: Multifamily - Zoned PUD (Planned Unit Development) No. 90

**PROPOSED LAND USE:** Commercial pad sites

**TOTAL ACREAGE:** 7.5

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**Owner:**

A&W Limited Partnership  
1626 Medical Center St., Ste. 500  
El Paso, TX 79902

**Agent:**

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

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**University Crossing - Original Zoning**  
**ZONING            ZON1811-006**

**HISTORY:** The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and the Applicant has requested annexation into the City of Round Rock. The west, south and east sides of the subject tract borders property within the City limits, which is zoned PUD (Planned Unit Development) No. 90 also known as the Bartz Tract. The Teravista neighborhood, also in the City's ETJ, is located north of the tract across University Boulevard.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** Southeast of University Boulevard and east of Sunrise Road

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the subject tract for residential and commercial purposes. A request to amend the Future Land Use Map in the General Plan from residential to commercial accompanies this zoning request. The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and is unzoned.

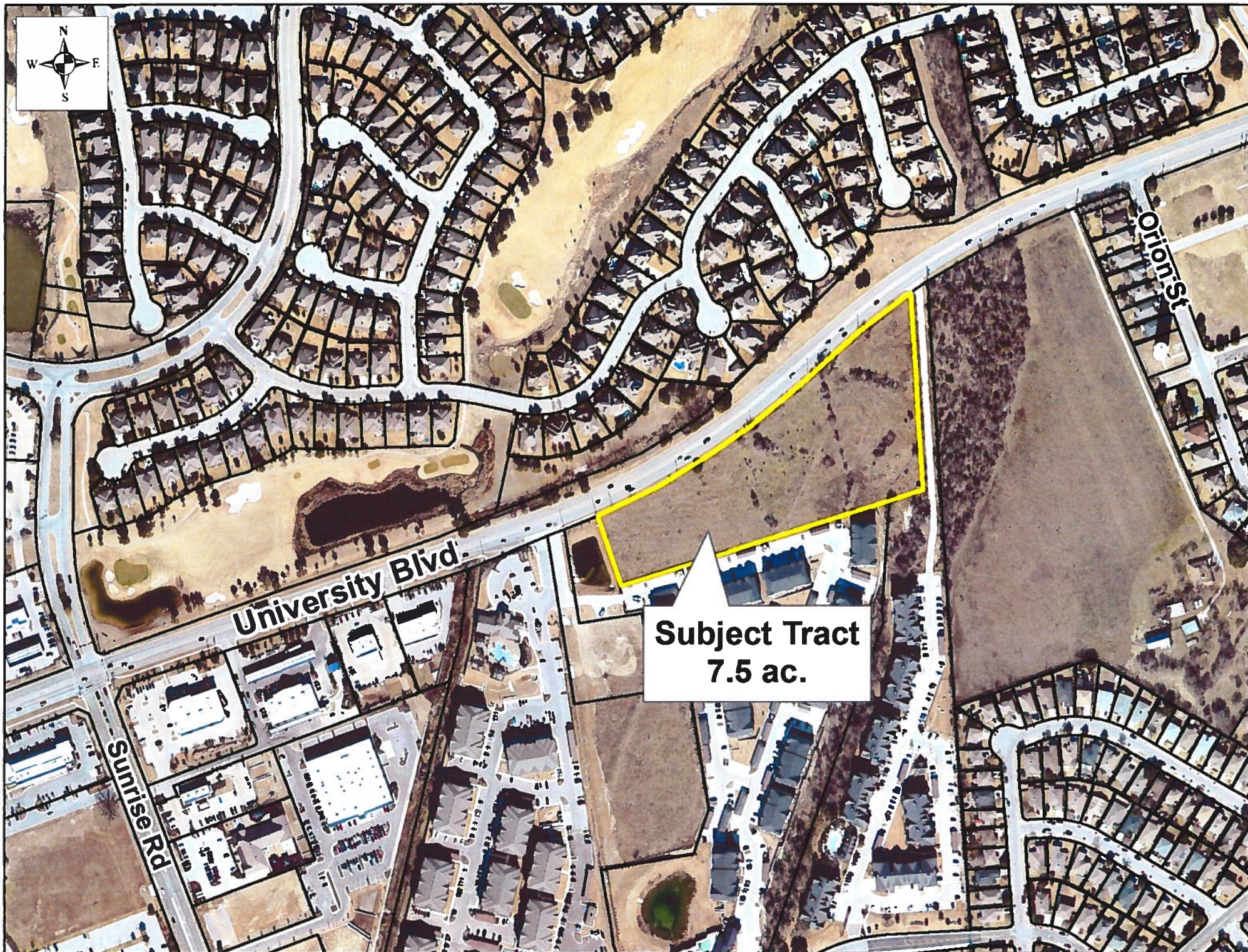
Requested Zoning: The C-1a (General Commercial – Limited) zoning district allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The subject tract will have access from University Boulevard. The driveway access points will be determined during the site development plan review stage. A decision on whether a full TIA (Traffic Impact Analysis) will be required has been deferred to the site development stage of the project.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning to the C-1a (General Commercial – Limited) zoning district.





University Blvd.

Orion St.

Sunrise Rd.

**Subject Tract  
7.5 ac.**



**St. John Vianney Church - Rezoning from SF-1 to PF-3  
ZONING ZON1811-004**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning from SF-1 to PF-3

**ZONING AT TIME OF APPLICATION:** SF-1 (Single Family - large lot)

**DESCRIPTION:** 13.06 acres out of the N.B. Anderson Survey, Abstract No. 29

**CURRENT USE OF PROPERTY:** place of worship (SF-1, Single Family - large lot)

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: office/warehouse and place of worship (ETJ)

South: large lot single family, dog training facility, place of worship (ETJ)

East: office/warehouse, place of worship (ETJ)

West: (across Sunrise Road) place of worship and government facilities (C-1, General Commercial)

**PROPOSED LAND USE:** place of worship

**TOTAL ACREAGE:** 13.06

**Owner:**  
Catholic Diocese of Austin  
Patrick Baker  
6225 US Highway 290 East  
Austin, TX 78723

**Applicant:**  
Migl Engineering and Consulting  
Tammi Migl  
9600 Escarpment Blvd., Ste. 745-174  
Austin, TX 78749

**Agent:**  
Migl Engineering and Consulting  
Tammi Migl  
9600 Escarpment Blvd., Ste. 745-174  
Austin, TX 78749

**St. John Vianney Church – Rezoning from SF-1 to PF-3**  
**ZONING ZON 1811-004**

**HISTORY:** The property was annexed into the City in 2000 and zoned as SF-1 (Single Family – large lot), prior to the establishment of the PF-3 (Public Facilities – high intensity) zoning district. The church building was constructed in 2001 and 2002.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** East of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property for public facilities uses. It has been zoned as SF-1 (Single Family – large lot) since it was annexed.

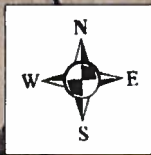
Traffic, Access and Roads: The property has frontage on Sunrise Road, Lake Drive and Applegate Circle.

Additional considerations: The property includes the church itself, an activity center, an outdoor pavilion and parking lots. The proposed rezoning will bring the use of the property into conformance with the most relevant zoning district. The PF-3 (Public Facilities – high intensity) zoning district is appropriate for religious campuses with frontage on an arterial street. Accessory uses, which occur on the grounds of the place of worship are also allowed. These can include: principal or secondary educational facilities, offices, community recreational facilities, and day care facilities.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from SF-1 to PF-3.





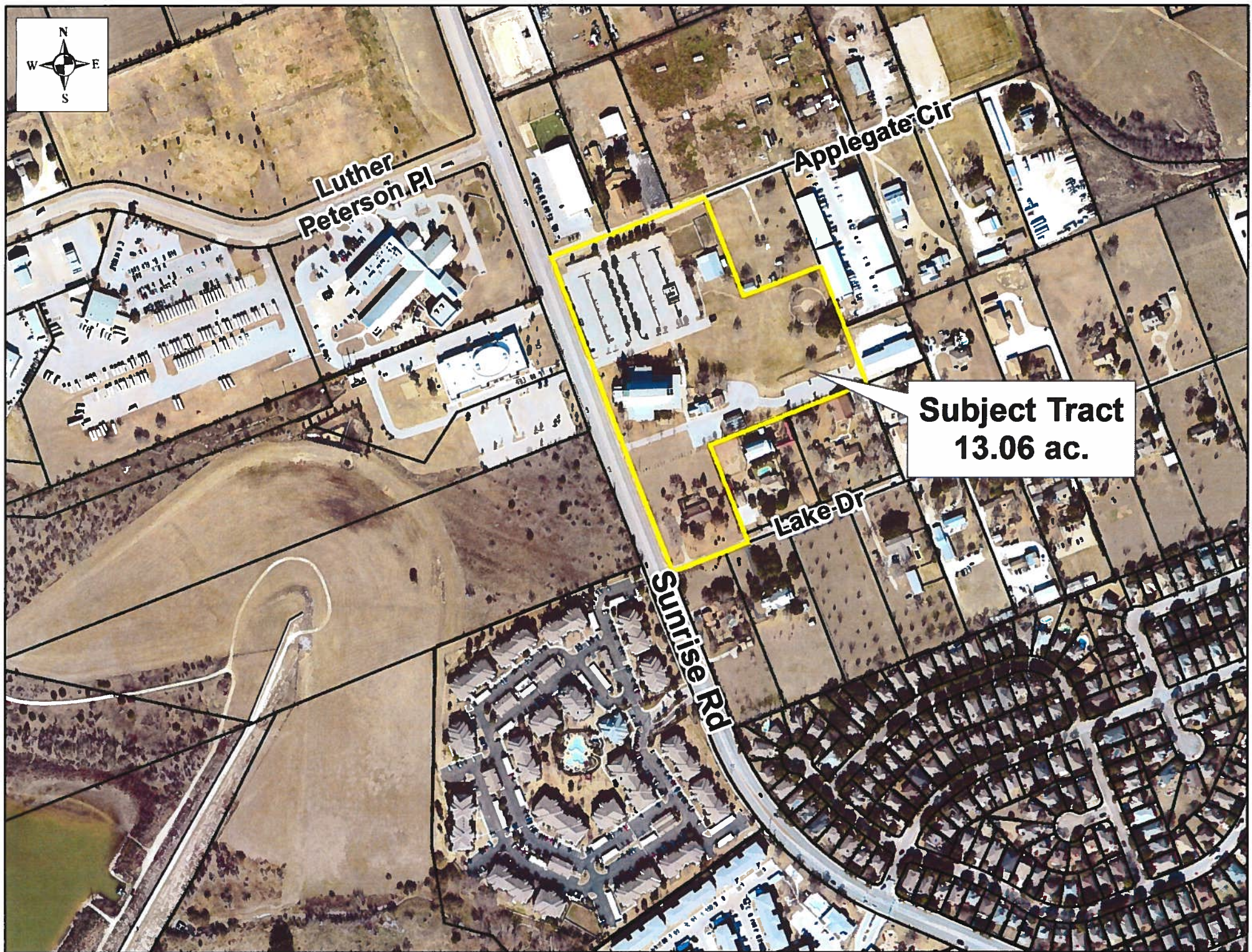
Luther  
Peterson Pl

Applegate Cir

**Subject Tract  
13.06 ac.**

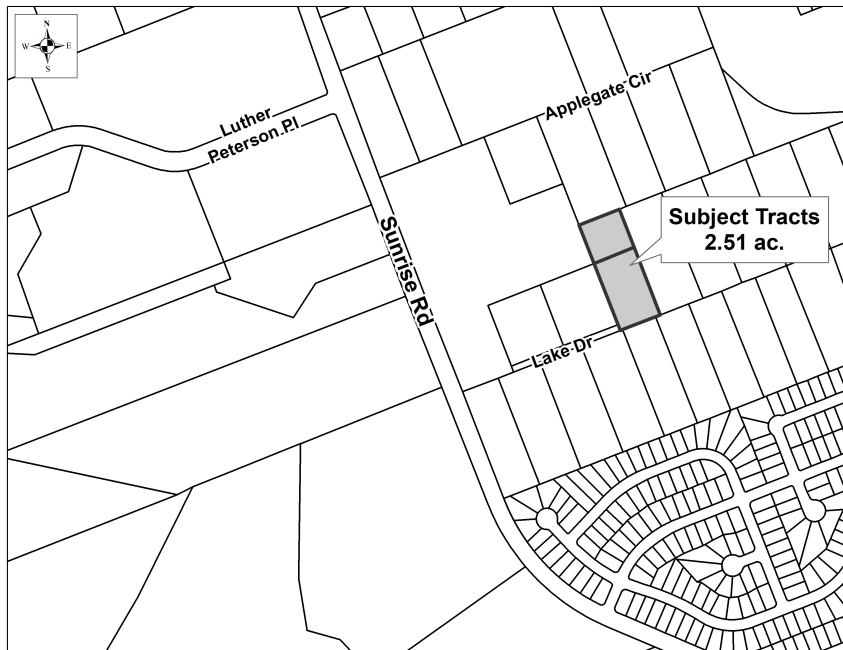
Lake Dr

Sunrise Rd





## 8 Lake Drive (St. John Vianney Church) - Original Zoning ZONING ZON1811-002



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of an original zoning to PF-3 (Public Facilities - High Intensity)

**ZONING AT TIME OF APPLICATION:** unzoned (ETJ)

**DESCRIPTION:** 2.51 acres out of the N.B. Anderson Survey, Abstract No. 29

**CURRENT USE OF PROPERTY:** place of worship

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: office/warehouse (ETJ)  
 South: large lot single family (ETJ)  
 East: place of worship (ETJ)  
 West: place of worship (ETJ)

**PROPOSED LAND USE:** place of worship

**TOTAL ACREAGE:** 2.51

**Owner:**  
 Catholic Diocese of Austin  
 Patrick Baker  
 6225 US Highway 290 East  
 Austin, TX 78723

**Applicant:**  
 Migl Engineering and Consulting  
 Tammi Migl  
 9600 Escarpment Blvd., Ste. 745-174  
 Austin, TX 78749

**Agent:**  
 Migl Engineering and Consulting  
 Tammi Migl  
 9600 Escarpment Blvd., Ste. 745-174  
 Austin, TX 78749

**8 Lake Drive (St. John Vianney) – Original Zoning  
ZONING ZON1811-002**

**HISTORY:** The property owners have requested annexation and zoning for this property, which is part of an existing place of worship campus.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** East of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates this lot for residential uses. This designation will be changed to public facilities with the pending update to the General Plan, to conform to the land use of the larger church campus.

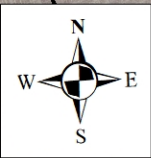
Traffic, Access and Roads: The property has frontage on Lake Drive and is contiguous with the remainder of the St. John Vianney church property.

Additional Considerations: This tract has several existing buildings, one which is being used as an office. Should the church need to use the building for assembly uses, a municipal water tap will be needed to provide a sprinkler system for fire protection.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning to PF-3 (Public Facilities – high intensity).





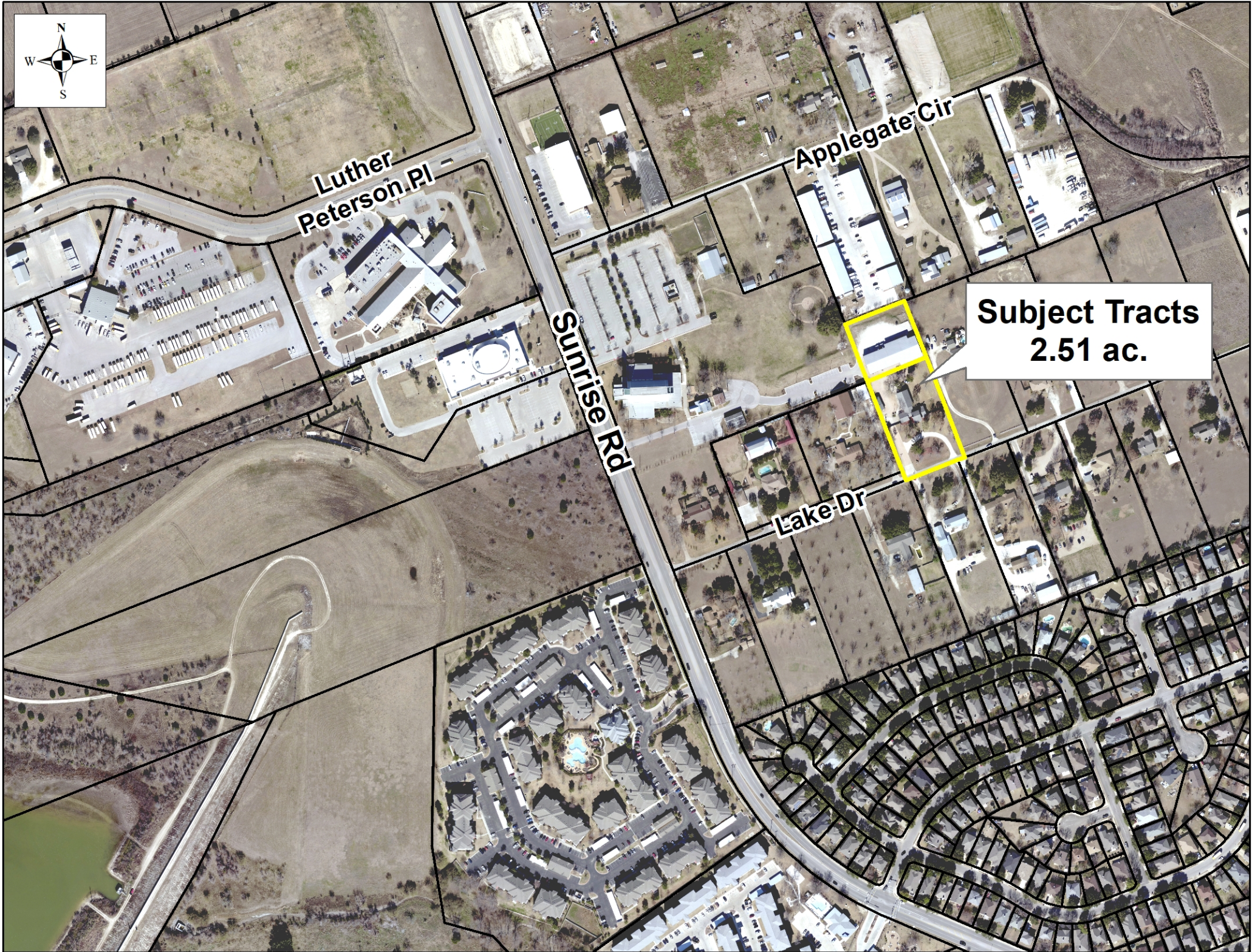
Luther  
Peterson Pl

Applegate Cir

Sunrise Rd

Lake Dr

**Subject Tracts  
2.51 ac.**





**5 Applegate Cir (St. John Vianney Church) - Original Zoning  
ZONING ZON1811-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of an original zoning to PF-3 (Public Facilities - High Intensity)

**ZONING AT TIME OF APPLICATION:** unzoned (ETJ)

**DESCRIPTION:** 2.03 acres out of the N.B. Anderson Survey, Abstract No. 29

**CURRENT USE OF PROPERTY:** place of worship

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: (across Applegate Circle) agricultural (ETJ)  
 South: place of worship (SF-1, Single Family - large lot)  
 East: office/warehouse (ETJ)  
 West: place of worship (SF-1, Single Family - large lot)

**PROPOSED LAND USE:** place of worship

**TOTAL ACREAGE:** 2.03

**Owner:**  
 Catholic Diocese of Austin  
 Patrick Baker  
 6225 US Highway 290 East  
 Austin, TX 78723

**Applicant:**  
 Migl Engineering and Consulting  
 Tammi Migl  
 9600 Escarpment Blvd., Ste. 745-174  
 Austin, TX 78749

**Agent:**  
 Migl Engineering and Consulting  
 Tammi Migl  
 9600 Escarpment Blvd., Ste. 745-174  
 Austin, TX 78749

**5 Applegate Cir (St. John Vianney Church) – Original Zoning  
ZONING ZON1811-003**

**HISTORY:** The property owners have requested annexation and zoning for this property, which is part of an existing place of worship campus.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** East of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates this lot for residential uses. This designation will be changed to public facilities with the pending update to the General Plan, to conform to the land use of the larger church campus.

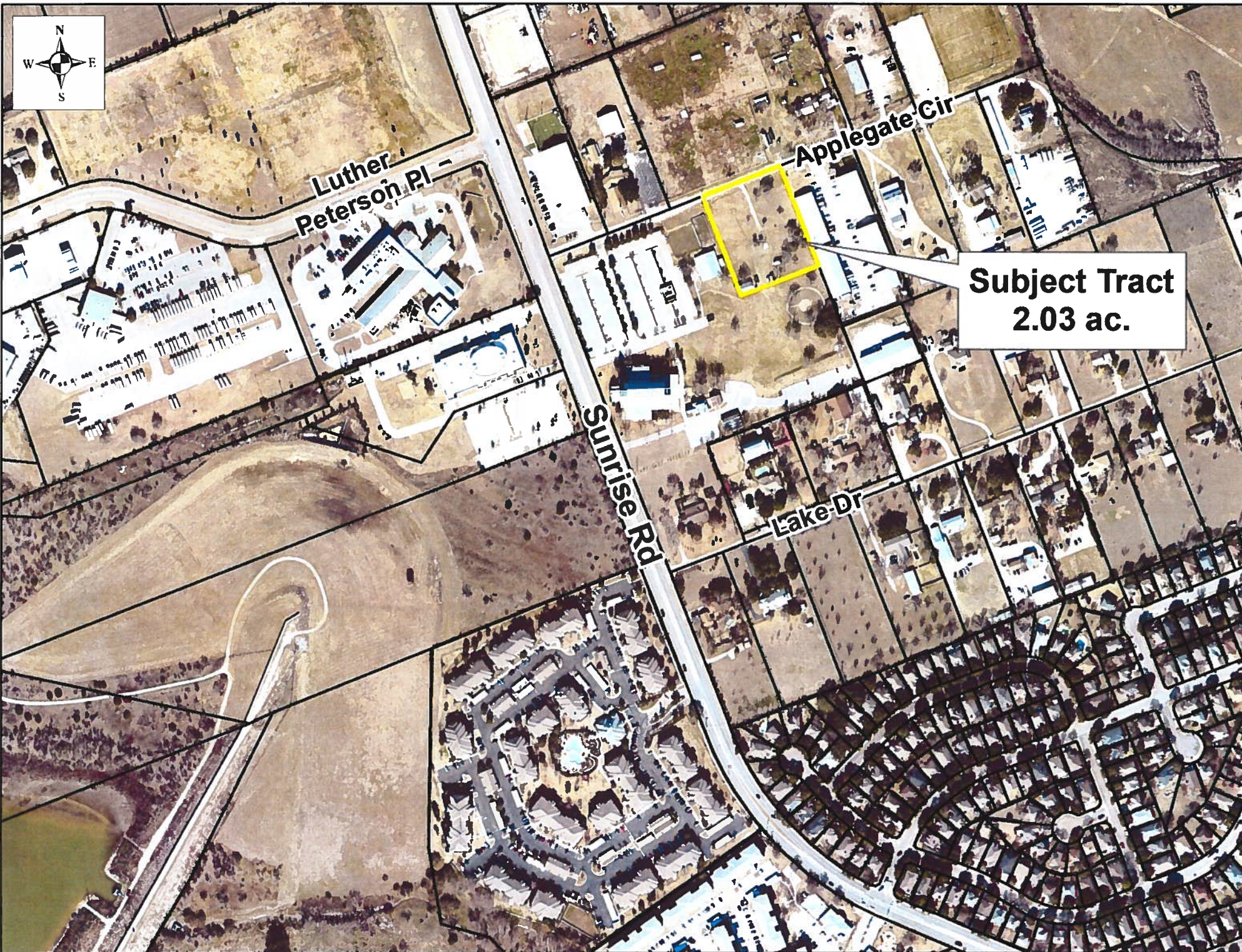
Traffic, Access and Roads: The property has frontage on Applegate Circle and is contiguous with the remainder of the St. John Vianney church property.

Additional Considerations: The tract is undeveloped, and the church has no immediate plans for it.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning to PF-3 (Public Facilities – high intensity)





Luther  
Peterson Pl

Applegate Cir

**Subject Tract  
2.03 ac.**

Sunrise Rd

Lake Dr



**St. John Vianney Church - Replat  
FINAL PLAT FP1811-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the replat of Lot 1, Block A, St. John Vianney Catholic Church

**ZONING AT TIME OF APPLICATION:** SF-1 (Single Family - large lot)

**DESCRIPTION:** 17.15 acres out of the N.B. Anderson Survey, Abstract No. 29

**CURRENT USE OF PROPERTY:** place of worship

**GENERAL PLAN LAND USE DESIGNATION:** public facilities

**ADJACENT LAND USE:**

North: office/warehouse and place of worship (ETJ)

South: large lot single family, dog training facility, place of worship (ETJ)

East: office/warehouse, place of worship (ETJ)

West: (across Sunrise Rd.) place of worship and government facilities (C-1, General Commercial)

**PROPOSED LAND USE:** place of worship

<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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	17.15
<b>TOTALS:</b>	<b>1</b>	<b>17.15</b>

**Owner:**  
Catholic Diocese of Austin  
Patrick Baker  
6225 US Highway 290 East  
Austin, TX 78723

**Agent:**  
Migl Engineering and Consulting  
Tammi Migl  
9600 Escarpment Blvd., Ste. 745-174  
Austin, TX 78749



**St. John Vianney Church - Replat  
FINAL PLAT FP 1811-001**

**HISTORY:** The Planning and Zoning Commission approved a final plat for Lot 1, Block A of the St. John Vianney Catholic Church, containing 13.06 acres, on October 30, 2000.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** East of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

Replat: The replat includes the addition of two tracts owned by the church, one located at the northeast corner (5 Applegate Circle) and one at the southeast corner (8 Lake Drive). The owner has also requested annexation and zoning for these tracts.

General Plan and Zoning: The General Plan designates the 13.06 acres in the current plat for the property as public facilities. The two tracts being added are currently designated for residential uses. This designation will be changed to public facilities with the pending update to the General Plan, to conform to the land use of the larger church campus. The property within this final plat is being zoned to PF-3 (Public Facilities – high intensity), as separate agenda items.

Traffic, Access and Roads: The property has frontage on Sunrise Road, Lake Drive and Applegate Circle. Lake Drive and Applegate Circle are easements and not public right of way, so no dedication is required.

Water and Wastewater Service: A new 8" water main will be connected to the existing line in Sunrise Road located just south of Applegate Circle. This new main will run parallel to Applegate Circle, then along the eastern property line, then connecting back to the existing line in Sunrise Road. Fire hydrants and stubs for future development will be provided. The wastewater from existing buildings which is currently served by a septic system will be transferred to the City's wastewater collection system at an existing wastewater manhole at Sunrise Road to the north of the church. The rectory, which is currently served by City water, will remain on a septic system due to the distance to the new services. The existing church building is currently served by City water and wastewater services and no changes are proposed to these services.

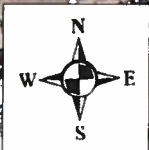
Drainage: A drainage and water quality pond is on the site, serving the current development. The size of the pond will be evaluated with any new development proposal.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Waterline improvements must be constructed and accepted, or acceptable fiscal posted, and easement recorded by separate instrument with Williamson County Clerk's prior to recordation of the final plat.
2. Remove the right of way dedications of 0.151 acres on Applegate Circle and 0.119 acres on Lake Drive.
3. Remove the 12,891 sq. ft. area dedicated on Applegate Circle and the 6,502 sq. ft. area dedicated on Lake Drive in Document No. 2002010354.



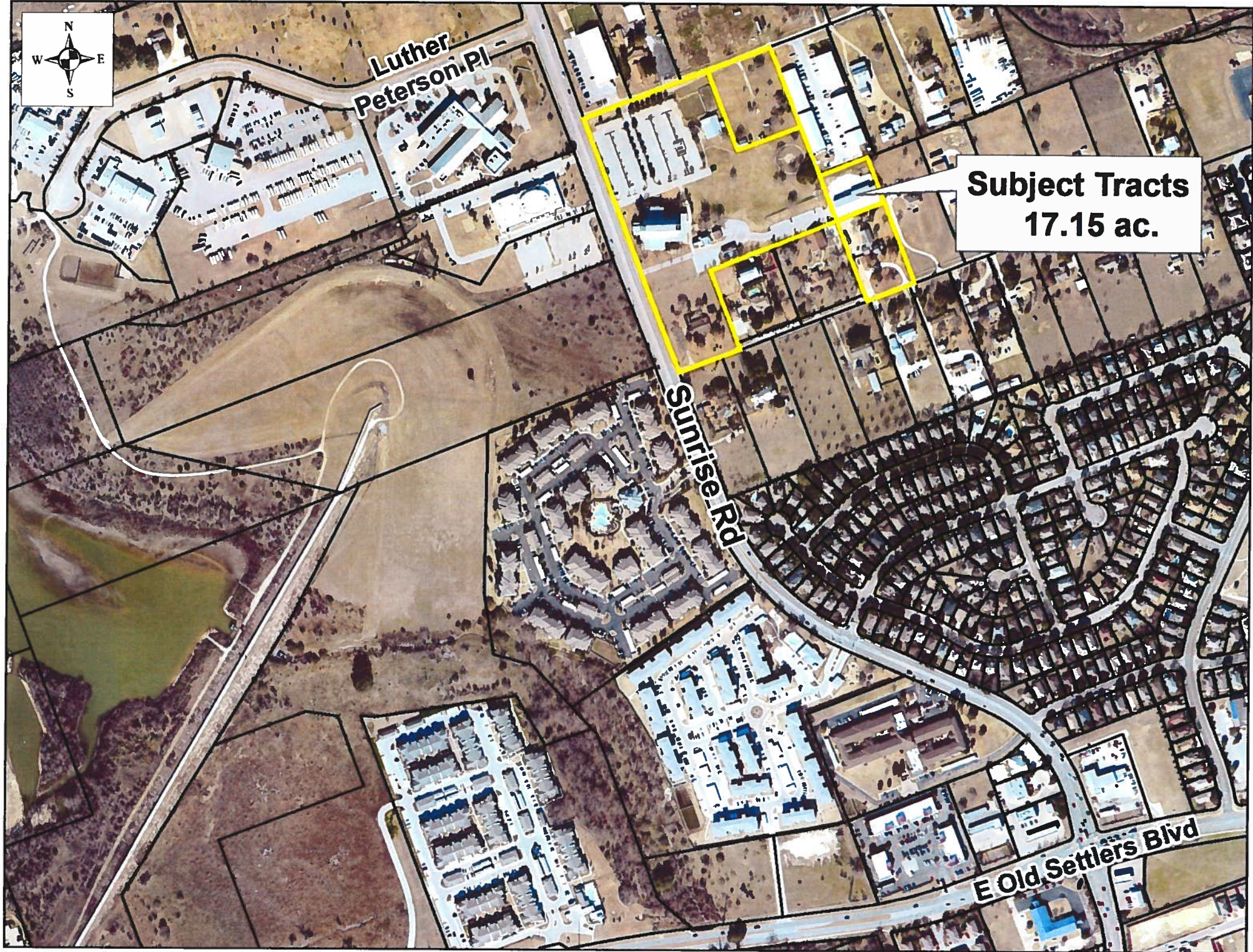


Luther  
Peterson Pl

**Subject Tracts  
17.15 ac.**

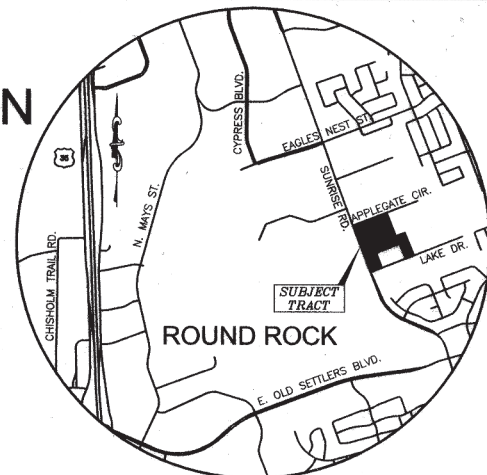
Sunrise Rd

E Old Settlers Blvd

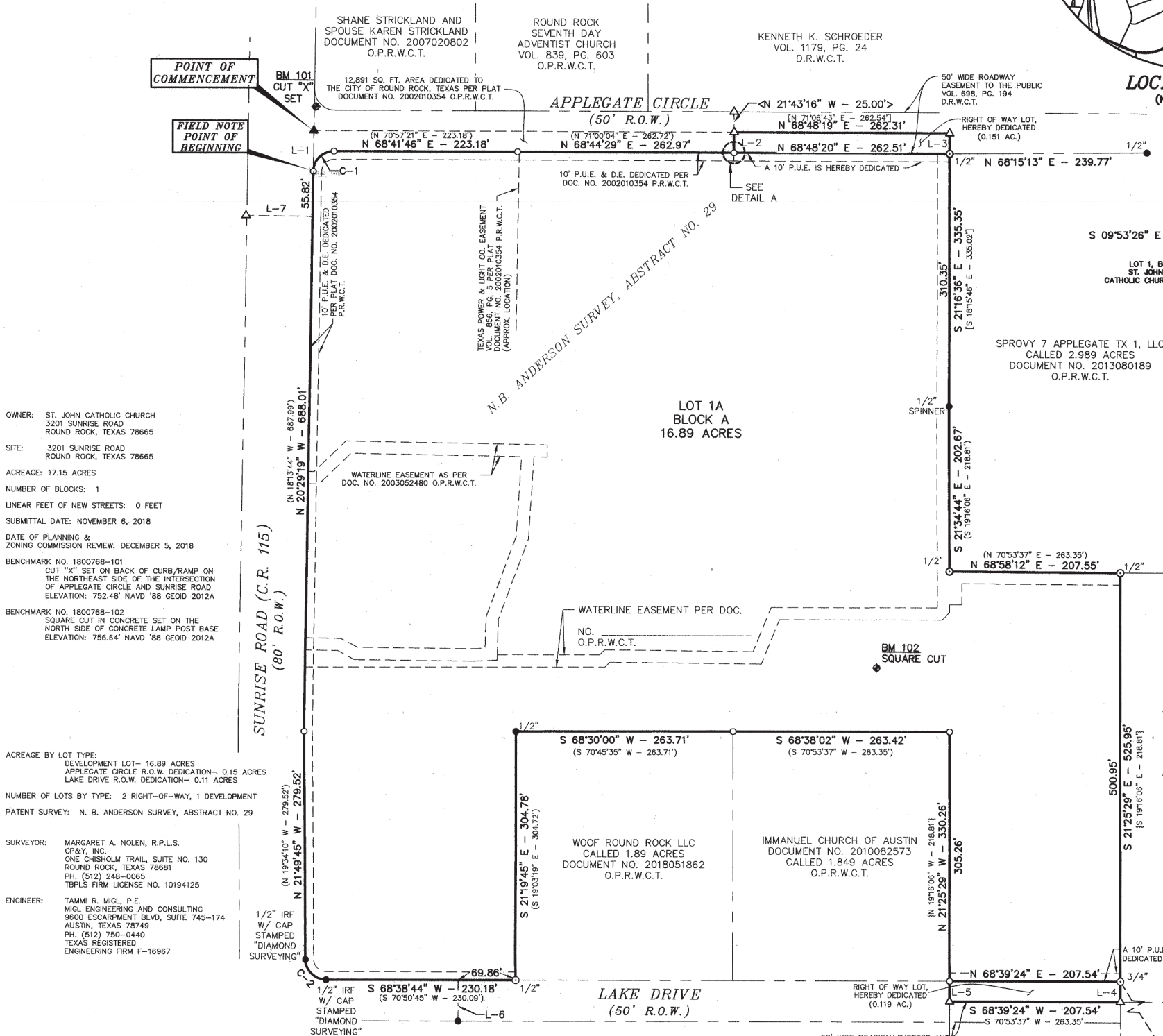
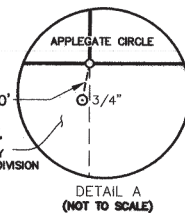




REPLAT OF LOT 1, BLOCK A, ST. JOHN  
VIANNEY CATHOLIC CHURCH SUBDIVISION  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS  
17.15 ACRES



LOCATOR MAP  
(NOT TO SCALE)



OWNER: ST. JOHN CATHOLIC CHURCH  
3201 SUNRISE ROAD  
ROUND ROCK, TEXAS 78665

SITE: 3201 SUNRISE ROAD  
ROUND ROCK, TEXAS 78665

ACREAGE: 17.15 ACRES

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0 FEET

SUBMITTAL DATE: NOVEMBER 6, 2018

DATE OF PLANNING &  
ZONING COMMISSION REVIEW: DECEMBER 5, 2018

BENCHMARK NO. 1800768-101  
CUT "X" SET ON BACK OF CURB/RAMP ON  
THE NORTHEAST SIDE OF THE INTERSECTION  
OF APPLAGATE CIRCLE AND SUNRISE ROAD  
ELEVATION: 752.48' NAVD '88 GEOID 2012A

BENCHMARK NO. 1800768-102  
SQUARE CUT IN CONCRETE SET ON THE  
NORTH SIDE OF CONCRETE LAMP POST BASE  
ELEVATION: 756.64' NAVD '88 GEOID 2012A

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOT- 16.89 ACRES  
APPLAGATE CIRCLE R.O.W. DEDICATION- 0.15 ACRES  
LAKE DRIVE R.O.W. DEDICATION- 0.11 ACRES

NUMBER OF LOTS BY TYPE: 2 RIGHT-OF-WAY, 1 DEVELOPMENT

PATENT SURVEY: N. B. ANDERSON SURVEY, ABSTRACT NO. 29

SURVEYOR: MARGARET A. NOLEN, R.P.L.S.  
CP&Y, INC.  
ONE CHISHOLM TRAIL, SUITE NO. 130  
ROUND ROCK, TEXAS 78681  
PH. (512) 248-0065  
TBPLS FIRM LICENSE NO. 10194125

ENGINEER: TAMMI R. MIGL, P.E.  
MIGL ENGINEERING AND CONSULTING  
9600 ESCARPMENT BLVD, SUITE 745-174  
AUSTIN, TEXAS 78749  
PH. (512) 750-0440  
TEXAS REGISTERED  
ENGINEERING FIRM F-16967

LEGEND

- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET
  - △ = CALCULATED POINT
  - = 1/2" IRON ROD FOUND (AS NOTED)
  - = IRON PIPE FOUND (AS NOTED)
  - ▲ = PK NAIL FOUND
  - ◆ = BENCHMARK
- D.R.T.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- O.R.T.C.T. = OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- ( " " ) = RECORD BEARING AND DISTANCE PER CAB. V. SLIDE. 266D, DOCUMENT NO. 2002010354 O.P.R.W.C.T.
- [ ] = RECORD BEARING AND DISTANCE PER DEED TO THE MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE RECORDED IN DOCUMENT NO. 2002040591 O.P.R.W.C.T.
- { } = RECORD BEARING AND DISTANCE PER DEED TO THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE FOR THE BENEFIT OF ST. JOHN VIANNEY CATHOLIC CHURCH RECORDED IN DOCUMENT NO. 2013004531 O.P.R.W.C.T.
- < > = RECORD BEARING AND DISTANCE PER ADJOINER DEED/PLAT

PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- BASIS OF BEARINGS IS GRID NORTH FOR THE TEXAS CENTRAL STATE PLANE COORDINATES NAD '83 (HARN '93).

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	25.00'	38.91'	089°10'31"	N 24°06'14" E	35.10'
		(25.00')	(38.91')	(089°11'04")	(N 26°21'49" E) (35.10')
C-2	25.00'	38.85'	089°02'16"	N 66°40'25" W	35.06'
		(25.00')	(39.09')	(089°35'05")	(N 64°21'43" W) (35.23')

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 20°29'19" E	49.65'
L-2	N 20°47'46" W	25.00'
L-3	S 21°16'36" E	25.00'
L-4	S 21°25'29" E	25.00'
L-5	N 21°25'29" W	25.00'
L-6	N 21°21'16" W	49.71'
L-7	N 69°30'41" E	80.99'>



MIGL ENGINEERING AND CONSULTING  
9600 Escarpment Blvd, Suite 745-174  
Austin, TX 78749 | 512 750 0440  
Texas Registered Engineering Firm F-16967



1 Chisholm Trail, Suite 130,  
Round Rock, Texas 78681  
512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

CITY OF ROUND ROCK  
TRACKING NUMBER FP1811-001

Proj. No. 1800765	Sheet 1
Date: 06-25-2018	of 2
Drawing: 1800765R-PLAT	
Scale: 1" = 100'	

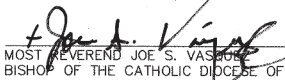


STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT, THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE, AS THE OWNER OF THAT CERTAIN 17.15 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF 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

REPLAT OF LOT 1, BLOCK A, ST. JOHN VIANNEY CATHOLIC CHURCH SUBDIVISION.

THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE

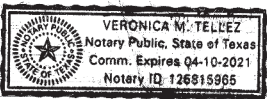
  
MOST REVEREND JOE S. VASQUEZ  
BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF November 2018, BY, Joe S. Vasquez

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Veronica M. Tellez  
MY COMMISSION EXPIRES: 4/10/2021



APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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

**SURVEYOR'S CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARGARET A. NOLEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING DECEMBER, 2017.

  
MARGARET A. NOLEN, R.P.L.S. NO. 5589

11/19/2018  
DATE



SURVEYING BY:  
CP&Y, INC.  
ONE CHISHOLM TRAIL, SUITE 130  
ROUND ROCK, TEXAS 78681  
PHONE: (512) 248-0065  
TBPLS FIRM LICENSE NO. 10194125

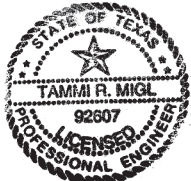
**ENGINEER'S CERTIFICATION:**

I TAMMI R. MIGL, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453 C 0610 K, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY.

  
TAMMI R. MIGL, P.E. NO. 92607

11/21/2018  
DATE



ENGINEERING BY:  
MIGL ENGINEERING AND CONSULTING  
9600 ESCARPMENT BLVD, SUITE NO. 745-174  
AUSTIN, TEXAS 78749  
PHONE: (512) 750-0440  
TEXAS REGISTERED ENGINEERING FIRM F-16967

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF WILLIAMSON 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., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.,

IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_

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

# REPLAT OF LOT 1, BLOCK A, ST. JOHN VIANNEY CATHOLIC CHURCH SUBDIVISION CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS 17.15 ACRES

**DESCRIPTION**

FOR A 17.15 ACRE TRACT OF LAND SITUATED IN THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED LOT 1, BLOCK "A", ST. JOHN VIANNEY CATHOLIC CHURCH SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2002010354 AND CABINET V, SLIDE 266, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, A CALLED 2.034 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE AND RECORDED IN DOCUMENT NUMBER 2002040591 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALLED 2.51 ACRE TRACT OF LAND AND DESCRIBED TO THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE FOR THE BENEFIT OF ST. JOHN VIANNEY CATHOLIC CHURCH, RECORDED IN DOCUMENT NUMBER 2013004531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE INTERSECTION THE EAST RIGHT-OF-WAY LINE OF SUNRISE ROAD (COUNTY ROAD 115) (80' RIGHT-OF-WAY WIDTH) AND THE CENTERLINE OF APPLEGATE CIRCLE (50' RIGHT-OF-WAY WIDTH), THENCE SOUTH 20° 29' 19"EAST FOR A DISTANCE OF 49.65 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET ON A WESTERLY CORNER OF SAID LOT 1, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF APPLEGATE CIRCLE AND THE EAST RIGHT-OF-WAY LINE OF SUNRISE ROAD, AND POINT OF BEGINNING HEREOF;

THENCE WITH COMMON NORTH LINE OF SAID LOT 1, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID APPLEGATE CIRCLE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.91 FEET, A CENTRAL ANGLE OF 89° 10' 31", AND A CHORD WHICH BEARS, NORTH 24° 06' 14" EAST FOR A DISTANCE OF 35.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET,
- 2) NORTH 68° 41' 46" EAST FOR A DISTANCE OF 223.18 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET, AND
- 3) NORTH 68° 44' 29" EAST, A DISTANCE OF 262.97 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET ON THE WEST LINE OF SAID 2.034 ACRE TRACT, THE MOST NORTHERLY CORNER OF SAID LOT 1, AND THE SOUTH LINE OF A 50 FOOT WIDE ROADWAY EASEMENT DESCRIBED IN VOLUME 698, PAGE 194 OF THE DEED RECORDS OF SAID COUNTY, FROM WHICH A 3/4-INCH IRON PIPE FOUND BEARS, SOUTH 09° 53' 26" EAST, A DISTANCE OF 1.60 FEET;

THENCE WITH THE WEST LINE OF SAID 2.034 ACRE TRACT, THROUGH THE INTERIOR OF SAID APPLEGATE CIRCLE RIGHT-OF-WAY AND THE RIGHT-OF-WAY LINE OF SAID ROADWAY EASEMENT, NORTH 20° 47' 46" WEST, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID 2.034 ACRE TRACT, FOR AN ANGLE POINT;

THENCE WITH THE COMMON CENTERLINE LINE OF SAID ROADWAY EASEMENT AND THE NORTH LINE OF SAID 2.034 ACRE TRACT, NORTH 68° 48' 19" EAST, A DISTANCE OF 262.31 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 2.034 ACRE TRACT, FOR THE NORTH CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID 2.034 ACRE TRACT, SOUTH 21° 16' 36" EAST, A DISTANCE OF 25.00 FEET PASSING A 1/2-INCH IRON PIPE FOUND ON THE WEST CORNER OF A CALLED 2.989 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SPROVY 7 APPLEGATE TX 1, LLC AND RECORDED IN DOCUMENT NO. 2013080189 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR A TOTAL DISTANCE OF 335.35 FEET TO A 1/2-INCH IRON ROD FOUND (SPINNER) ON THE SOUTHEAST CORNER OF SAID 2.034 ACRE TRACT, AND THE WEST LINE OF SAID 2.989 ACRE TRACT;

THENCE WITH THE COMMON WEST LINE 2.989 ACRE TRACT AND THE EAST LINE OF SAID LOT 1 SOUTH 21° 34' 44" EAST, A DISTANCE OF 202.67 FEET TO A 1/2-INCH IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID 2.989 ACRE TRACT, ON THE EAST LINE OF SAID LOT 1, AND THE NORTHWEST CORNER OF SAID 2.51 ACRE TRACT FOR AN INTERIOR CORNER HEREOF;

THENCE WITH THE COMMON NORTH LINE OF SAID 2.51 ACRE TRACT AND THE SOUTH LINE OF SAID 2.989 ACRE TRACT, NORTH 68° 58' 12" EAST, A DISTANCE OF 207.55 FEET TO A 1/2-INCH IRON PIPE FOUND ON THE COMMON NORTHEAST CORNER OF SAID 2.51 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.505 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO EDWARD R. TORRES AND WIFE, MARY R. TORRES AND RECORDED IN VOLUME 1264, PAGE 12 OF THE OFFICIAL RECORDS OF SAID COUNTY, FOR AN ANGLE POINT HEREOF;

THENCE WITH THE COMMON EAST LINE OF SAID 2.51 ACRE TRACT AND THE WEST LINE OF SAID 2.505 ACRE TRACT, SOUTH 21° 25' 29" EAST, A DISTANCE OF 500.95 FEET PASSING A 3/4-INCH IRON PIPE FOUND ON THE NORTH LINE OF A 50 FOOT INGRESS/EGRESS EASEMENT DESCRIBED IN VOLUME 695, PAGE 97 OF THE DEED RECORDS OF SAID COUNTY, CONTINUING FOR A TOTAL DISTANCE OF 525.95 FEET TO A CALCULATED POINT IN THE CENTERLINE OF SAID INGRESS/EGRESS EASEMENT, THE SOUTHEAST CORNER OF SAID 2.505 ACRE TRACT, THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO UPSTREAM LEARNING, LLC AND RECORDED IN DOCUMENT NO. 2016050316 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, THE NORTHEAST CORNER OF A CALLED 2.001 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO TEJEDA INVESTMENTS, L.L.C. AND RECORDED IN DOCUMENT NO. 2016095819 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE COMMON SOUTH LINE OF SAID 2.51 ACRE TRACT AND THE NORTH LINE OF SAID 2.001 ACRE TRACT, SOUTH 68° 39' 24" WEST, A DISTANCE OF 207.54 FEET TO A CALCULATED POINT IN THE CENTERLINE OF SAID INGRESS/EGRESS EASEMENT, AND THE SOUTHWEST CORNER OF SAID 2.001 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE WITH THE COMMON WEST LINE OF SAID 2.51 ACRE TRACT, IN PART WITH THE EAST LINE OF A CALLED 1.849 ACRE TRACT OF LAND AS DESCRIBED A DEED TO IMMANUEL CHURCH OF AUSTIN AND RECORDED IN DOCUMENT NO. 2010082573 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, NORTH 21° 25' 29" WEST, A DISTANCE OF 25.00 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET ON THE NORTH LINE OF SAID INGRESS/EGRESS EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 330.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET FOR THE COMMON NORTHEAST CORNER OF SAID 1.849 ACRE TRACT AND THE EAST CORNER OF SAID LOT 1;

THENCE WITH THE COMMON NORTH LINE OF SAID 1.849 ACRE TRACT, AND THE SOUTH LINE OF SAID LOT 1, SOUTH 68° 38' 02" WEST FOR A DISTANCE OF 263.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET, ON THE NORTHWEST CORNER OF SAID 1.849 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO WOOF ROUND ROCK LLC, RECORDED IN DOCUMENT NUMBER 2018051862 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, TEXAS FOR AN ANGLE POINT IN THE SOUTH LINE HEREOF;

THENCE WITH THE COMMON SOUTH LINE OF SAID LOT 1, AND THE NORTH LINE OF A SAID 1.89 ACRE TRACT, SOUTH 68° 30' 00" WEST FOR A DISTANCE OF 263.71 FEET TO A 1/2-INCH IRON ROD FOUND AT AN INTERIOR CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF SAID 1.89 ACRE TRACT;

THENCE WITH THE COMMON EAST LINE OF SAID LOT 1, AND THE WEST LINE OF SAID 1.89 ACRE TRACT, SOUTH 21° 19' 45" EAST, A DISTANCE OF 304.78 FEET TO A 1/2-INCH IRON PIPE FOUND ON A CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF SAID 1.89 ACRE TRACT, AND ON THE NORTH RIGHT-OF-WAY OF LAKE DRIVE (50' RIGHT-OF-WAY WIDTH);

THENCE WITH THE COMMON SOUTH LINE OF SAID LOT 1, THE NORTH RIGHT-OF-WAY OF SAID LAKE DRIVE AND THE SOUTH LINE HEREOF, SOUTH 68° 38' 44" WEST, A DISTANCE OF 230.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DIAMOND SURVEYING" FOUND ON THE SOUTH LINE OF SAID LOT 1, AND ON THE NORTH RIGHT-OF-WAY OF LAKE DRIVE;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.85 FEET, A CENTRAL ANGLE OF 89° 02' 16", AND A CHORD WHICH BEARS, NORTH 66° 40' 25" WEST FOR A DISTANCE OF 35.06 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING" FOUND ON WEST LINE OF SAID LOT 1, AND THE EAST RIGHT-OF-WAY OF SAID SUNRISE ROAD;

THENCE WITH THE COMMON WEST LINE OF SAID LOT 1, AND THE EAST RIGHT-OF-WAY OF SAID SUNRISE ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 21° 49' 45" WEST FOR A DISTANCE OF 279.52 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET, AND
- 2) NORTH 20° 29' 19" WEST FOR A DISTANCE OF 688.01 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 17.15 ACRES OF LAND.



MIGL ENGINEERING AND CONSULTING  
9600 Escarpment Blvd, Suite 745-174  
Austin, TX 78749 | 512 750 0440  
Texas Registered Engineering Firm F-16967



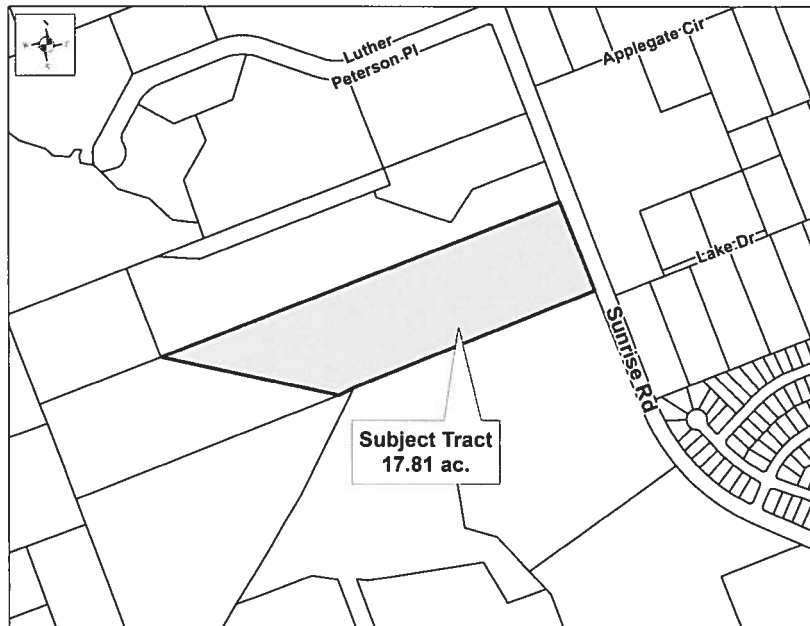
1 Chisholm Trail, Suite 130, Round  
Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

CITY OF ROUND ROCK  
TRACKING NUMBER FP1811-001

Proj. No. 1800765	Sheet 2	C-1699
Date: 06-25-2018	of 2	
Drawing: 1800765R-PLAT	2	
Scale: 1" = 100'		



**Sunrise Luxury Living - Rezoning from C1 to TH  
ZONING ZON1811-005**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning from C-1 (General Commercial) to TH (Townhouse)

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 17.81 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** vacant

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

**ADJACENT LAND USE:**

North: place of worship (C-1, General Commercial)

South: apartments (MF-2, Multifamily - medium density)

East: (across Sunrise Rd.) place of worship (SF-1, Single Family - large lot)

West: flood control easement (MF-2, Multifamily -medium density)

**PROPOSED LAND USE:** townhouses

**TOTAL ACREAGE:** 17.81

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**Owner:**  
Global Fundamentals, Inc.  
Munir Khan  
4219 Pebblestone Trl  
Round Rock, TX 78665

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**Agent:**  
Global Fundamentals, Inc.  
Munir Khan  
4219 Pebblestone Trl  
Round Rock, TX 78665

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**Sunrise Luxury Living – Rezoning from C1 to TH  
ZONING ZON 1811-005**

**HISTORY:** The property was annexed into the City in 1984. The C-1 (General Commercial) zoning district was approved in 2000. The property has remained undeveloped.

**DATE OF REVIEW:** November 20, 2017

**LOCATION:** West of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as residential. It has been zoned for C-1 (General Commercial) uses since 2000 and no development has occurred.

Traffic, Access and Roads: The property has frontage on Sunrise Road.

Townhouse requirements: The request is to rezone the property to TH (Townhouse), to allow for townhouses, which are residential structures consisting of three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access.

Density is limited to 12 units per acre and each unit must have four parking spaces per dwelling unit, two of which must be in a garage. An additional number of spaces totaling 5% of the total number of required spaces are also required.

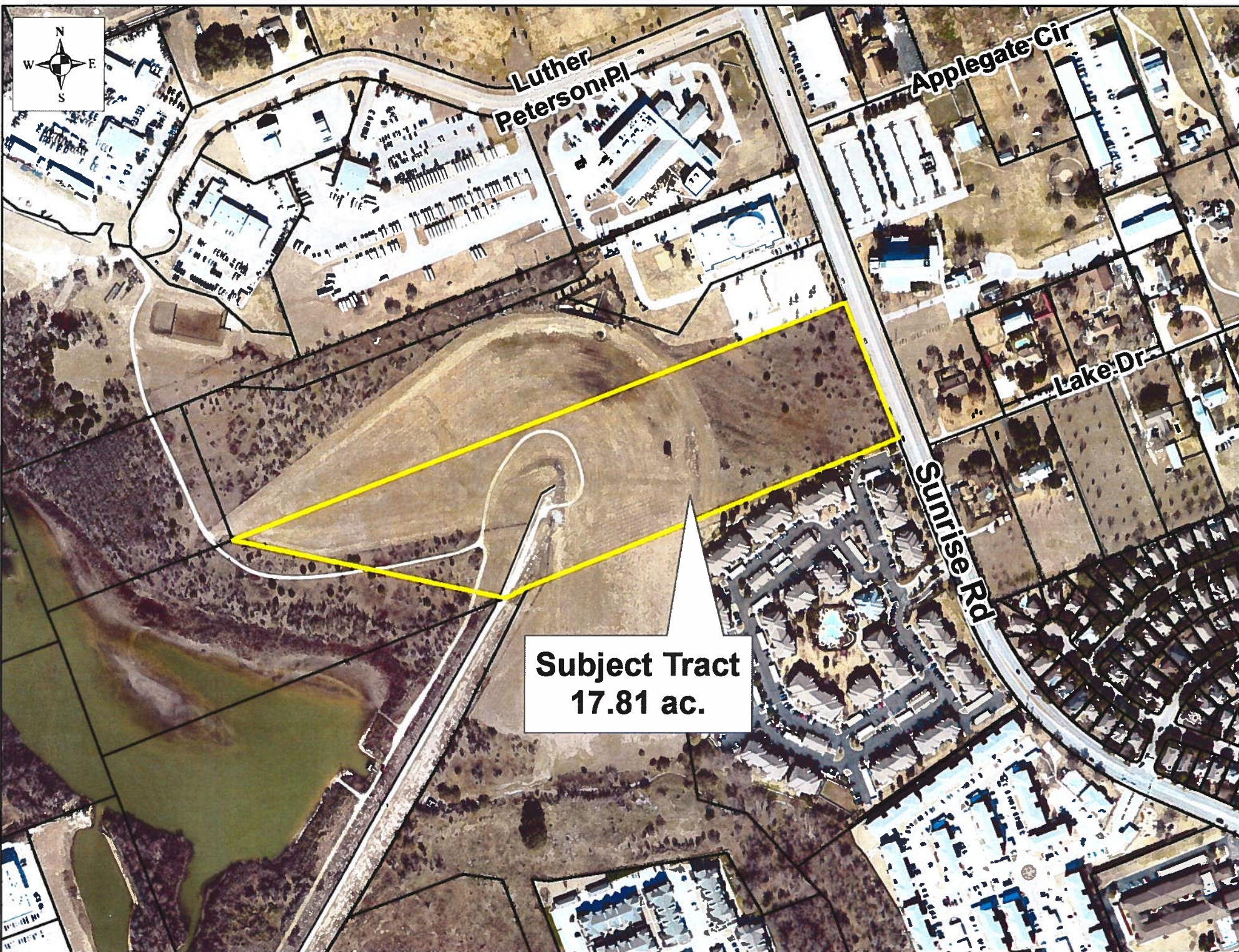
The exterior materials are limited to natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels) or architecturally finished steel or metal. The ground floor of the buildings must be at least 75% natural stone, simulated stone, or brick. A minimum of two different materials must be used, with each material covering at least 20% of the finish. No more than 1/3 of the building façade can be fiber cement siding or architecturally finished steel or metal. Variations in the building elevations and distinctive design features including window types, entryways, decorative accents and porches and balconies are also required to provide variety. Amenities such as picnic areas, swimming pools, sport courts, fitness facilities and social rooms are required for any development with 30 or more dwelling units.

Additional considerations: This property contains about 5.7 acres of buildable area, with the remainder of the property restricted from development due to a flood control easement. An apartment complex is located on the property to the south and a church is located on the property to the north. The tract is not well-suited for commercial uses, as it is not located near an intersection or at the entrance to a neighborhood. It has been zoned as C-1 since 2000 and has remained undeveloped. Townhouse residential is a more suitable use for the property.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from C-1 (General Commercial) to TH (Townhouse).





Luther  
Peterson Pl

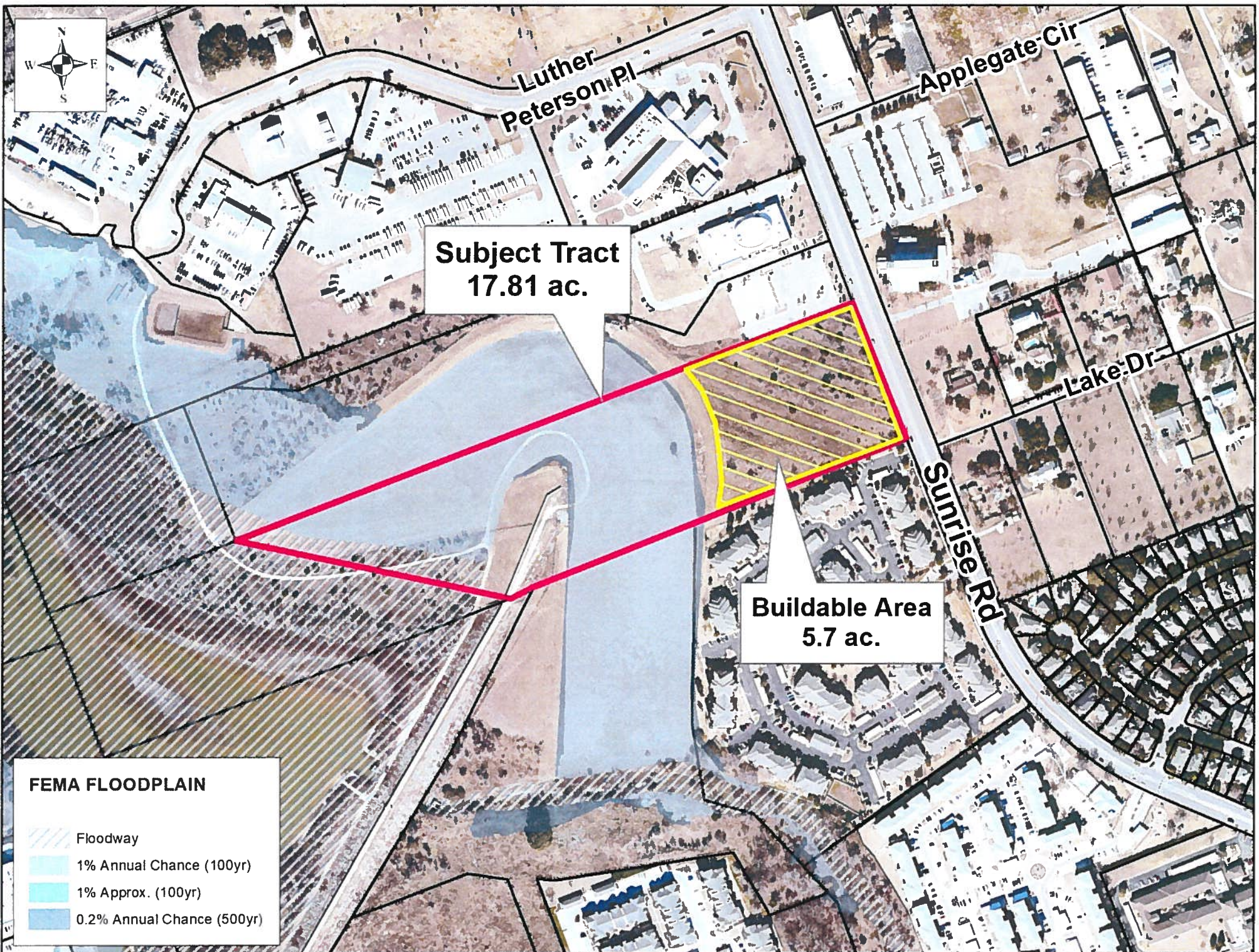
Applegate Cir

Lake Dr

Sunrise Rd

**Subject Tract  
17.81 ac.**





**Subject Tract**  
**17.81 ac.**

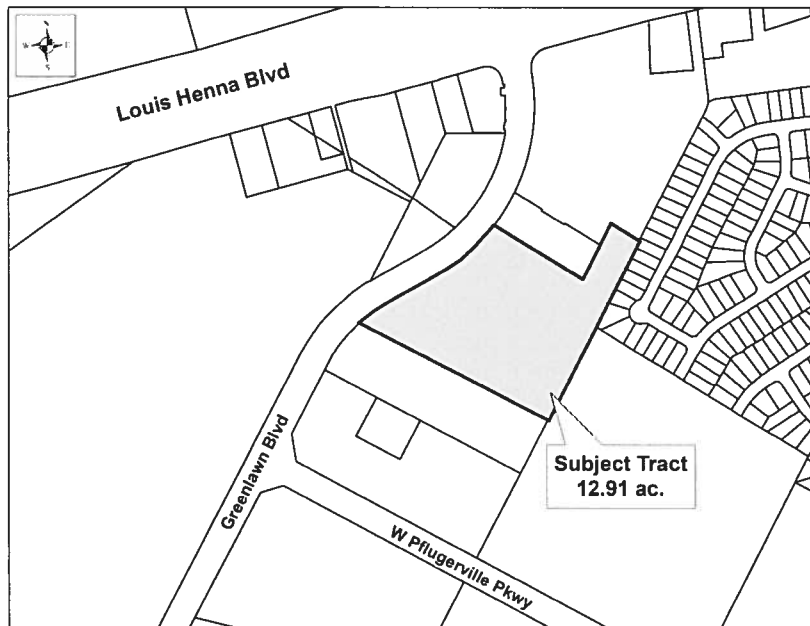
**Buildable Area**  
**5.7 ac.**

**FEMA FLOODPLAIN**

- Floodway
- 1% Annual Chance (100yr)
- 1% Approx. (100yr)
- 0.2% Annual Chance (500yr)



**Greenlawn PUD 107 - Rezoning from PUD to PF-2  
ZONING ZON1811-007**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning from PUD No. 107 to PF-2 (Public Facilities - medium intensity)

**ZONING AT TIME OF APPLICATION:** PUD (Planned Unit Development) No. 107 - low density multifamily

**DESCRIPTION:** 12.91 acres out of the Memucan Hunt Survey, Abstract No. 314 and the Socrates Darling Survey, Abstract No. 232

**CURRENT USE OF PROPERTY:**vacant

**GENERAL PLAN LAND USE DESIGNATION:**Dell/La Frontera Mixed Use

**ADJACENT LAND USE:**

North: bank (C-1, General Commercial)

South: large lot residential (PUD No. 107 - low density multifamily)

East: vacant (City of Pflugerville)

West: (across Greenlawn Blvd.) retail center and vacant (C-1a, General Commercial - limited and C-1, General Commercial)

**PROPOSED LAND USE:** charter school

**TOTAL ACREAGE:** 12.91

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**Owner:**  
David W. Leppin  
508 E. Main St.  
Round Rock, TX 78664

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**Agent:**  
HKS Architects  
Brian Nelson  
350 N. St. Paul St., Ste. 100  
Dallas, TX 75201

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**Greenlawn PUD 107 – Rezoning from PUD to PF-2  
ZONING ZON 1811-007**

**HISTORY:** The property was zoned as PUD (Planned Unit Development) No. 107 in 2016. The PUD provides for low density multi-family development. The property has remained undeveloped.

**DATE OF REVIEW:** November 20, 2017

**LOCATION:** Southeast of Louis Henna Blvd. and east of Greenlawn Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated for Dell/La Frontera mixed use in the General Plan. It is currently zoned for low density multi-family.

Traffic, Access and Roads: The tract being rezoned has access to Greenlawn Blvd. There is an existing median break which can be utilized.

Additional Considerations: The proposal is to rezone 12.91 acres consisting of the northern portion of the property currently zoned as PUD No. 107. The property would be used for a charter school providing for grades K-12. The first phase being planned will serve grades K-8 and the second phase will serve grades 9-12. The PF-2 (Public Facilities – medium intensity) zoning district is designed for educational facilities of this size and type.

PF-2 zoning district standards: The exterior wall finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU) with an ashlar pattern. Stucco, architecturally finished steel or metal, or architectural CMU shall not comprise more than 50 percent of the total exterior wall finish and fiber cement siding shall not comprise more than 25% of the total exterior wall finish. There are also building orientation and articulation standards.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from PUD No. 107 to PF-2 (Public Facilities – medium intensity).





Louis Henna Blvd

Greenlawn Blvd

W Pflugerville Pkwy

Subject Tract  
12.91 ac.

