



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

Wednesday, January 9, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2019-002](#) Consider approval of the minutes for the December 19, 2018 Planning and Zoning Commission meeting.

E. POSTPONED WITH PUBLIC HEARING:

- E.1 [PZ-2019-003](#) Consider public testimony and action concerning the request filed by B-Squared Engineering, on behalf of the property owner, True Life Fellowship, to Replat The Settlement Subdivision Sec. 4-A, Lot 1, Block C, generally located at the northeast corner of Settlement Dr. and E. Old Settlers Blvd. Case No. FP1812-001

F. PLATTING AND ZONING:

- F.1 [PZ-2019-004](#) Consider public testimony and action concerning the request filed by Civil & Environmental Consultants, Inc., on behalf of the property owner, EDK Trust, for approval of a Concept Plan to be known as Townhomes at Gattis Concept Plan, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. CP1812-002

- F.2 [PZ-2019-005](#) Consider public testimony and action concerning the request filed by David Meyer, on behalf of the property owner, QuikTrip Corporation, to approve the Replat of Camco Phase 2, generally located at the southeast corner of N. A.W. Grimes Blvd. and E. Old Settlers Blvd. Case No. FP1810-004
- F.3 [PZ-2019-007](#) Consider public testimony and a recommendation concerning the request filed by Norris Design, on behalf of the property owner Cressman Enterprises, LP, for the original zoning of 218.10 acres; 179.71 ac. to SF-3 (Single-family - Mixed lot), 30.36 ac. to MF-1 (Multifamily - Low Density), and 8.03 ac. to C-2 (Local Commercial) zoning districts to allow for residential and commercial uses, generally located south of E. Old Settlers Blvd., and east of N. A.W. Grimes Blvd. Case No. ZON1812-001
- F.4 [PZ-2019-006](#) Consider public testimony and action concerning the request filed by Norris Design, on behalf of the property owner Cressman Enterprises, LP, for approval of a Concept Plan to be known as Cressman Ranch Concept Plan, generally located south of E. Old Settlers Blvd., and east of N. A.W. Grimes Blvd. Case No. CP1812-001
- F.5 [PZ-2019-008](#) Consider approval of the Vizcaya, Phase 6E, 6F, and 7C Final Plat, generally located south of Westinghouse Rd. and north of Savio Dr. Case No. FP1812-002
- F.6 [PZ-2019-009](#) Consider approval of the University Crossing Preliminary Plat, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. PP1812-001
- G. CODE AMENDMENTS:**
- G.1 [PZ-2019-012](#) Consider public testimony and a recommendation regarding proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code on the following sections: Section 2-26 - Residential lot and building dimensional standards; Section 2-93 - Accessory uses and home occupations; Section 8-79 - Special purpose freestanding sign standards; Section 10-2 - Review procedures; and Section 10-26 - Concept Plan.
- H. STAFF REPORT:**
- H.1 [PZ-2019-013](#) Consider an update regarding Council actions related to Planning and Zoning items.

I. 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 3rd day of January, 2019 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, DECEMBER 19, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on December 19, 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 Michelle Ly, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek from the Transportation Department, Katie Baker from PARD, 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 December 5, 2018 Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony and action concerning the request filed by Waeltz & Prete Inc., on behalf of the property owner, Church of Christ of Round Rock, for approval of a Revised Concept Plan to be known as Palm Valley Crossing Concept Plan, generally located northeast of the intersection of N. A.W. Grimes Blvd. and E. Palm Valley Blvd. Case No. CP1811-003

Mr. Enriquez briefly reviewed the application noting that a new lot was being added, therefore, the addition of the lot required the Concept Plan to be revised. He explained that Concept Plans no longer require interior lot lines to be shown; only land use areas are required. He explained that by not showing interior lot lines, the Concept Plan will not need to be revised if the number of lots is increased in the future. He continued to explain the points of access and noted that a deceleration lane was being built on east Palm Valley Blvd.

Finally, 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. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete 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. Mr. John Moman, 1701 Johnson Way, Round Rock Church of

Christ representative, was available to answer questions. Seeing no additional 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 Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E2. Consider approval of the Palm Valley Crossing Revised Preliminary Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and E. Palm Valley Blvd. Case No. PP1811-002

Mr. Enriquez reviewed the application noting that the purpose of the application was to create a new lot; he noted that four (4) lots were shown in the revised Preliminary Plat. Mr. Enriquez explained that the Preliminary Plat will need to be revised if additional lots are added in the future. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete Inc., was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E3. Consider approval of the Palm Valley Crossing Phase 2 Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and E. Palm Valley Blvd. Case No. FP1811-004

Mr. Enriquez proceeded to review the Final Plat application stating that the purpose of the application was to create one (1) commercial lot. He noted that lot four (4), the new lot, will have a shared access on a private drive with lots 1, 2, and any future lots on the back of the property. Mr. Enriquez stated that the future land use designation for the lot is commercial. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E4. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc. on behalf of 1499 Old Settlers Blvd. LLC, to Replat The Settlement Subdivision Section 5, Lot 2, Block B, generally located at the southwest of the intersection of E. Old Settlers Blvd. and Sunrise Rd. Case No. FP1811-003

Mr. Enriquez reviewed the application noting that the purpose of the application was to subdivide a 3-acre lot into two (2) development lots and one (1) right-of-way lot. He stated that the applicant intends to create a new lot for a new medical building and explained that the existing driveways and drive aisles will be shared, therefore, no new driveway connections on

E. Old Settlers Blvd. or Sunrise Rd. will be required. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Tony Prete, with Waeltz & Prete, 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.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E5. Consider public testimony and a recommendation concerning the request filed by PM Design Group, Inc., on behalf of the property owner, GVD Commercial Properties, Inc., for Amendment No. 5 to PUD (Planned Unit Development) No. 65 to remove the limitation providing for a maximum of three (3) eating establishments with drive-through service within the PUD, generally located east of N. IH 35 on the south side of University Blvd. Case No. ZON1811-008

Mr. von Rosenberg gave a brief overview of the application stating that the purpose of the application was to allow a fourth drive-through restaurant. He explained that instead of increasing the allowed number of drive throughs, this proposed amendment would remove the limitation on the number of drive through restaurants. Mr. von Rosenberg noted that the purpose of the limitation was to prevent perimeter pad sites from dominating the design of the development; however, since the site is almost fully developed, it was determined that the drive-through limitation was no longer necessary.

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. Staff recommended approval of the application to remove the limit of number of drive-through restaurants.

Raising Cane's representatives Ms. LuAron McCormack and Mr. Everett Fields were available to answer questions.

Mr. Pohlmeier, with the Transportation Department, stated that while traffic on University Blvd. might not see an increase due to the proposed drive-through, internal traffic might see an increase, however. He also noted that a connection to Oakmont Dr. was proposed as part of the University Blvd. road project, scheduled to start in Fall 2019. The proposed connection will offer an alternative ingress/egress to the shopping center.

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.

The Commission had a brief discussion about traffic and drive-through locations.

Commissioner Henderson made a motion that the drive-through should not face University Blvd. The motion was not seconded.

Motion: Motion by Commissioner Bryan, second by Commissioner Clawson to recommend approval of the application to remove the limit of number of drive-through restaurants as recommended by staff.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider approval of the Revised 2019 Planning and Zoning Commission meeting schedule.

No objections were offered; the revised 2019 meeting schedule was approved.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

F2. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated there were no items to report.

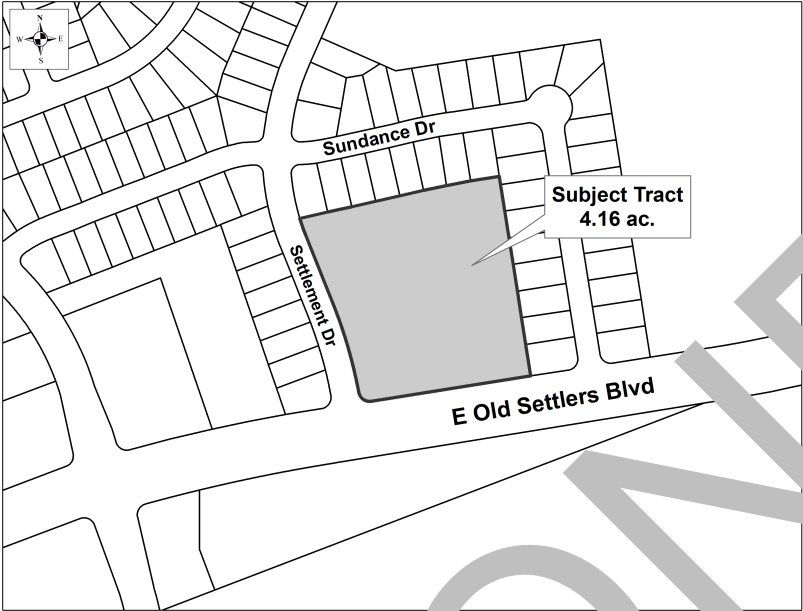
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:47 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

Replat of The Settlement Sec. 4-A, Block C, Lot 1
FINAL PLAT FP1812-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 11.49 acres out of the George W. Glasscock Survey, Section No. 267

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

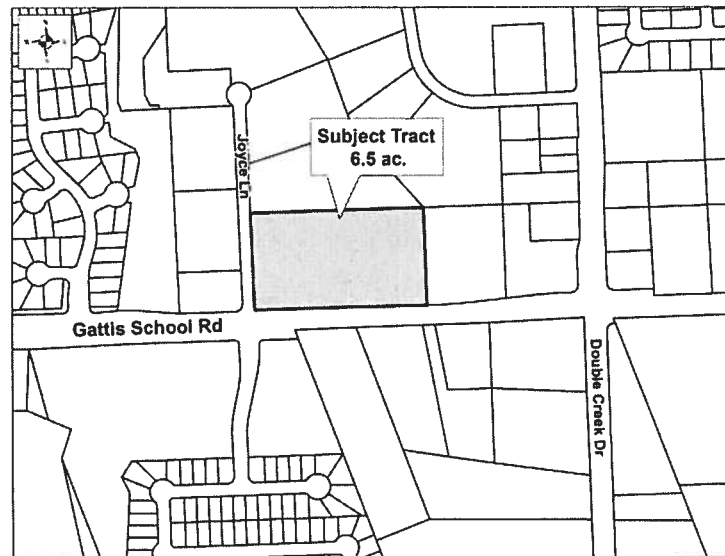
PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi-Family:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Community Space:	0	0
Recreation:	0	0
Farmland:	0	0
Other:	0	0
TOTALS:	0	0

Owner:
True Life Fellowship
Richard Neusch
1600 E. Old Settlers Blvd.
Round Rock, TX 78665

Agent:
B-Squared Engineering
Brian Baird, PE
P.O. Box 9684
Austin, TX 78766

Townhomes at Gattis CONCEPT PLAN CP1812-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

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

DESCRIPTION: 6.5 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use Map designates the subject tract for residential purposes. The subject tract is currently zoned SF-2 (Single-Family Standard Lot).

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)
 South: Gattis School Road Right-of-Way/Elementary School - Zoned Planned Unit Development (PUD No. 56)
 East: Commercial Center - Zoned C-1 (General Commercial)
 West: Single-Family Residence/Joyce Lane Right-of-Way - Zoned SF-2 (Single-Family Standard Lot)

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	6.5
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	6.5

Owner:
 Kirby Edward B & Debra T Trustees EDK
 Trust et al
 461 Eisenhower Rd.
 Denison, TX 75020

Agent:
 Civil & Environmental Consultants, Inc.
 Jennifer Garcia, PE
 3711 S. MoPac Expy., Bldg. 1, Ste. 550
 Austin, TX 78746

Townhomes at Gattis
CONCEPT PLAN CP1812-002

HISTORY: This property consists of two tracts, Lots 11 & 12, MDE subdivision. However, the MDE subdivision is an unrecorded subdivision, meaning it was never legally platted. Therefore, the Applicant is requesting approval of this Concept Plan application. A Preliminary and Final Plat application will follow.

DATE OF REVIEW: January 9, 2019

LOCATION: Northeast corner of Joyce Lane and Gattis School Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract for residential purposes. The subject tract is currently zoned SF-2 (Single-Family Standard Lot). However, a rezoning application to MF-1 (Multifamily – Low Density) is anticipated to be submitted to the City in the near future to accommodate the development of townhomes. The MF-1 zoning district allows land uses such as apartments, townhouses (individual lot or common lot), places of worship and neighborhood parks by right. MF-1 zoning requires masonry exterior finish with natural stone, simulated stone, brick, stucco, or fiber cement-based siding, glass, or architecturally finished steel or metal, except for doors, windows, accents, and trim. Buildings must include details to provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Traffic, Access and Roads: The Concept Plan shows two proposed points of access. One point of access is along Gattis School Road and the other is along Joyce Lane. The driveway access points will be finalized during the site development plan review stage. Trip generation numbers will be required at the site development plan stage to determine if a TIA will be required.

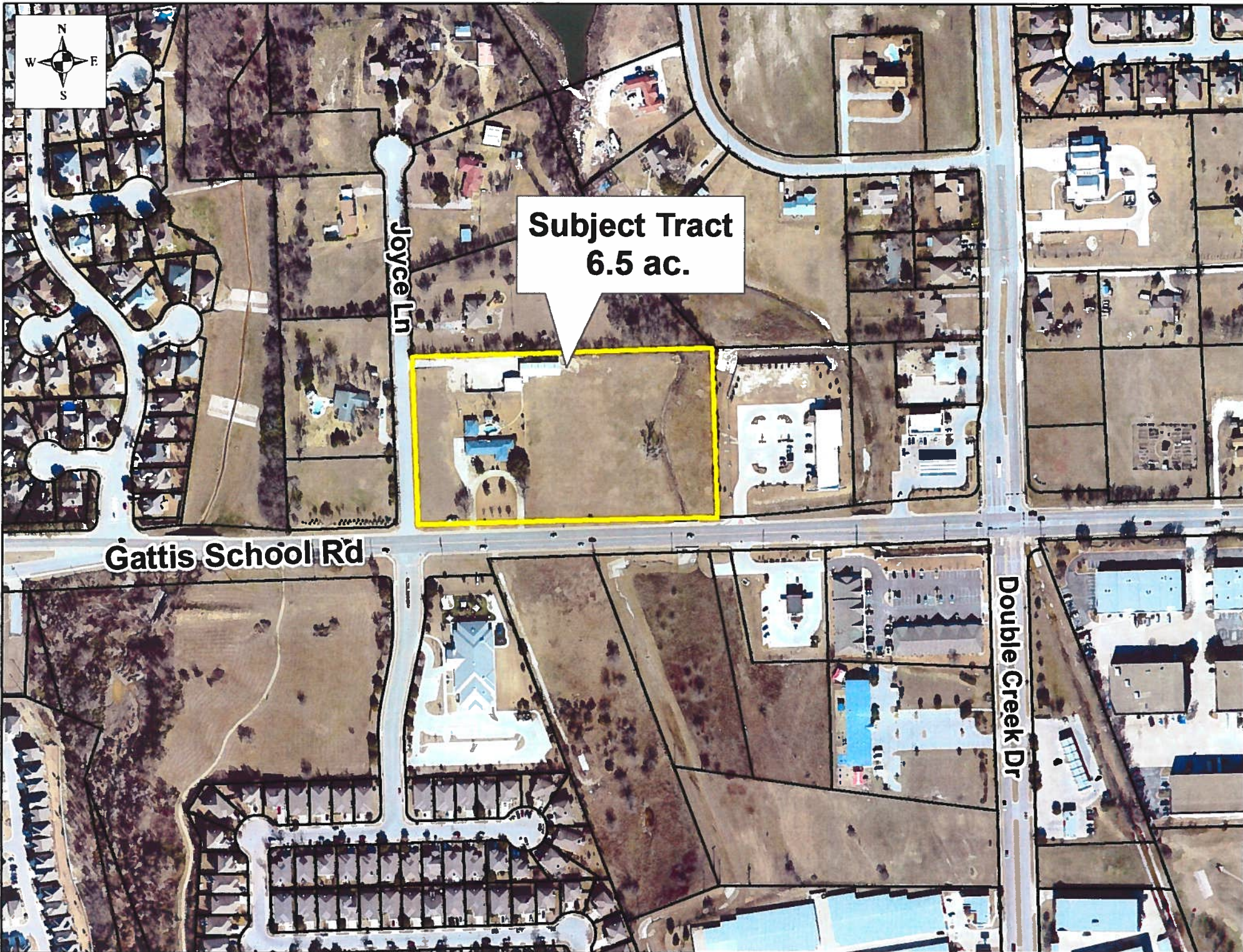
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to existing water lines along Joyce Lane and Gattis School Road. Wastewater will be connected via a manhole across Gattis School Road right-of-way.

Drainage: A drainage easement will be dedicated to the City of Round Rock near the northeast part of the tract to contain all on-site drainage. Staff will review a flood study, which is required for this tract, prior to submittal of a preliminary plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include the following plat note "A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units."
2. Remove plat notes numbers 4 and 5.
3. Provide a survey tie across rights-of-way with bearings and distance calls.
4. Remove curb linework from schematic.
5. Remove general notes 1 and 2 regarding field work completion and survey work in absence of title work, respectively.
6. Provide only known floodplain limits. Remove depiction of proposed 100-yr limits if not based on an approved flood study.
7. Provide easement depiction for 15" wastewater line adjacent to the northeast property corner. If an easement is also proposed to tie in to a main on private property to the southwest, provide a depiction of that easement as well.



**Subject Tract
6.5 ac.**

Joyce Ln

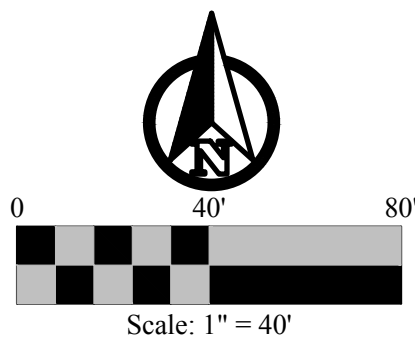
Gattis School Rd

Double Creek Dr

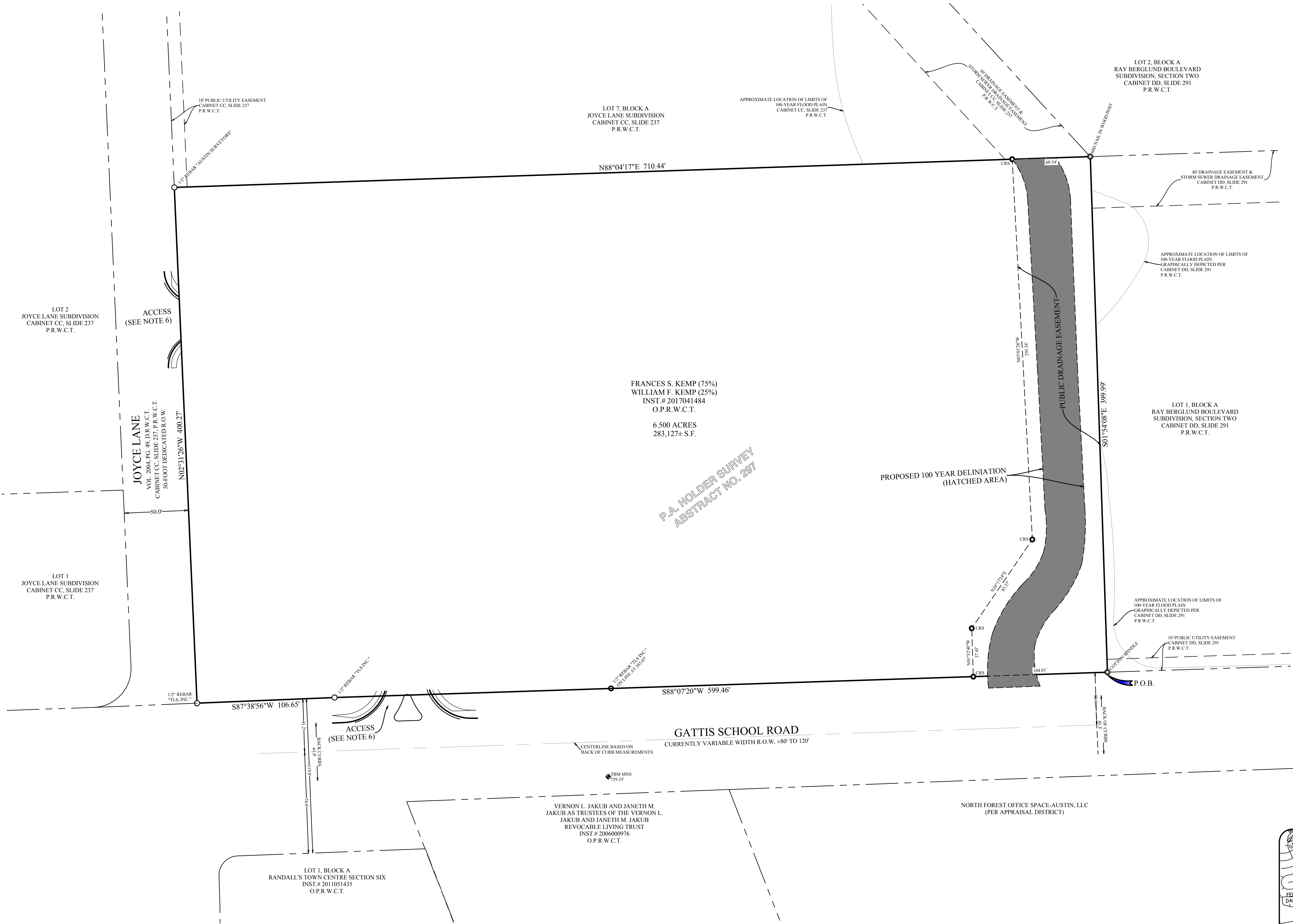
MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⬤ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS/'83,CZ)

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS/'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

LEGEND OF LINE TYPES
— Subject tract boundary
- - - Adjoining tract boundary
- - - Easement/Flood Plain



JPH Job/Drawing No. (see below)
2018.200.028 2306 Gattis School Rd, Round Rock, Williamson Co., TX - CPLAN.dwg
© 2018 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene



GENERAL NOTES:

- Fieldwork was completed on October 4, 2018.
- This survey was performed with the benefit of a title commitment provided by Stewart Title Guaranty Company, File No. 180073708, effective August 10, 2018, and issued August 20, 2018. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown herein.
- 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 herein.

- Sidewalks shall be constructed in accordance with Chapter 36, Subdivisions Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, and with the Design and Construction Standards.
- Proposed public street connection points are subject to approval on the preliminary plat.

Owners: Frances S. Kemp (75%), William F. Kemp (25%)

Surveyor: Jewel Chadd, RPLS of JPH Land Surveying, Inc.

Submission Date: December 11, 2018

Date of Planning and Zoning Commission Review: January 9, 2019

Benchmark Description, Elevation with Vertical Datum & Geoid:

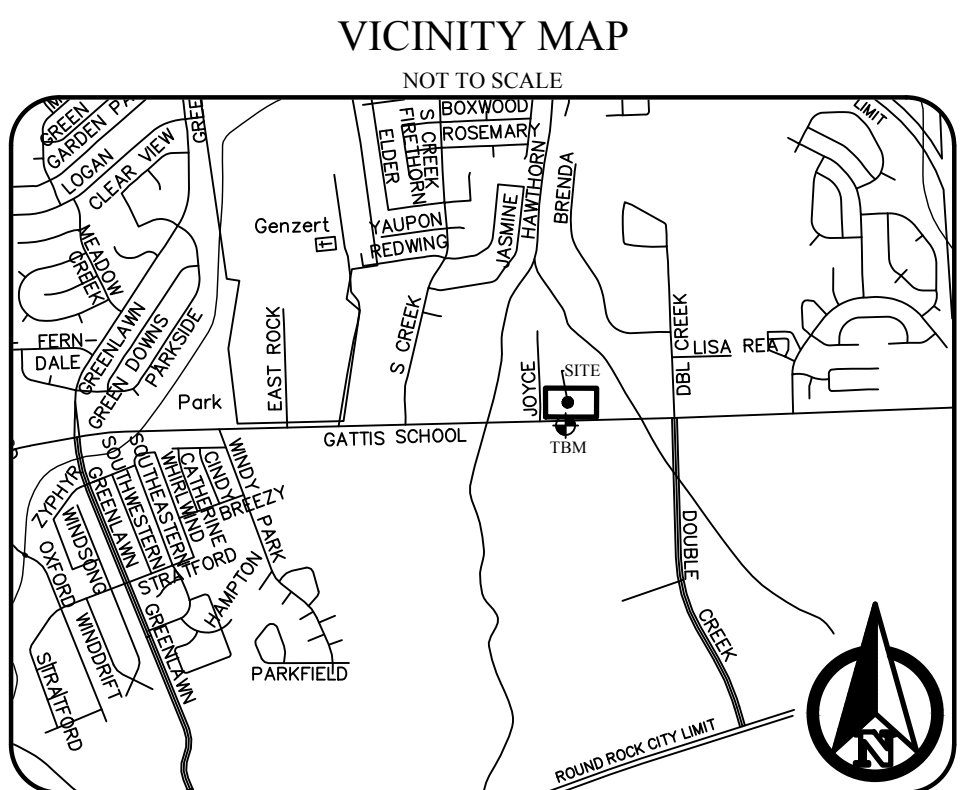
The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set at the concrete sidewalk located 342 feet southeasterly from the intersection of Joy Lane and Gattis School Road. Benchmark Elevation = 739.33' (NAVD'88). See vicinity map for general location.

City of Round Rock GPS Monument (01-001):

Elevation = 857.55 (Geoid 99)(NAVD'88)

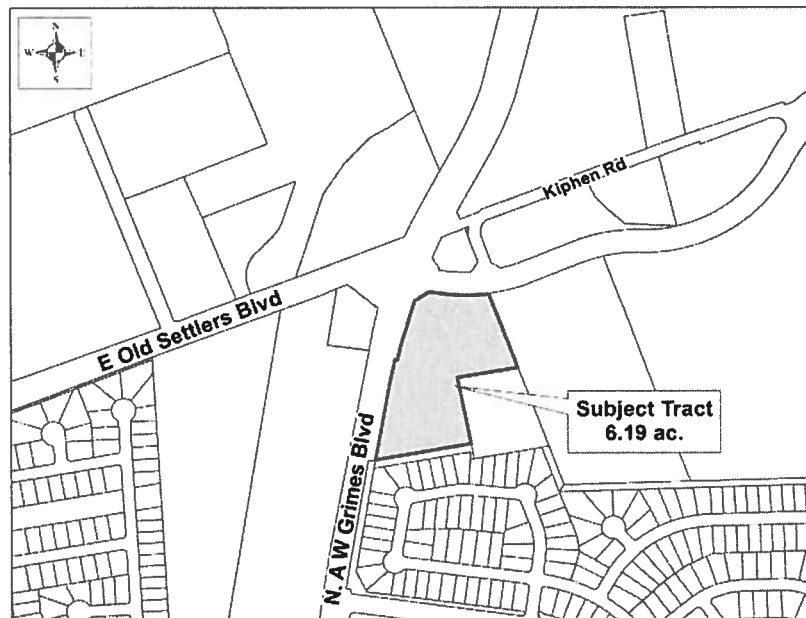
Patent Survey: P.A. Holder Survey, Abstract No. 297

Engineer: KBGE, a Civil & Environmental Consultants, Inc. (TxPE Board Firm Number: 12802)



CONCEPT PLAN
TOWNHOMES AT GATTIS
6.500 ACRES
SITUATED IN THE
P. A. HOLDER SURVEY
ABSTRACT NO. 297
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

**Replat of Camco Ph. 2 (QuikTrip #4159)
FINAL PLAT FP1810-004**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to subdivide an existing lot into two development lots

ZONING AT TIME OF APPLICATION: Unzoned - ETJ

DESCRIPTION: 6.19 acres out of the

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: E Old Settlers Blvd Right-of-Way/Undeveloped - Unzoned ETJ

South: Single-Family Dwellings/ONCOR Electric Station - Unzoned ETJ

East: AC/HVAC Repair Business - Zoned LI (Light Industrial)

West: N AW Grimes Blvd Right-of-Way/Fuel Station/Apartments - Unzoned ETJ

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:	2	6.19
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS: **2** **6.19**

Owner:
CC-Commercial LLC
2951 N AW Grimes Blvd
Round Rock, Texas 78665

Agent:
QuikTrip Corporation
David Meyer, Jr.
1 Chisholm Trail Rd., Ste. 450
Round Rock, TX 78681

Replat of Camco Ph. 2 (QuikTrip #4159)
FINAL PLAT FP1810-004

HISTORY: On August 6, 2014, the Planning & Zoning Commission approved Camco Phase 2 Final Plat (Doc No. 2014099446), which consisted of one 6.18-acre development lot.

DATE OF REVIEW: January 9, 2019

LOCATION: Southeast corner of Old Settlers Boulevard and N AW Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is unzoned since it is located within the City's Extraterritorial Jurisdiction. The subject tract is also located within the Meadows of Chandler Creek Municipal Utility District (MUD) and is subject to the approved land use plan in the MUD, which states that the C-1 (General Commercial) zoning district requirements apply to commercial development.

Traffic, Access and Roads: There will be two driveway access points to the subject tract. One access point will be along E Old Settlers Boulevard and the other will be along N AW Grimes Boulevard. A Traffic Impact Analysis (TIA) is not required for this application since the Applicant will be designing and constructing a deceleration lane at the N AW Grimes Boulevard access point to mitigate traffic impacts. Additional right-of-way dedication will be required along a portion of the subject tract along N AW Grimes Boulevard to build the deceleration lane. Coordination between the City of Round Rock and TxDOT is required for the deceleration lane.

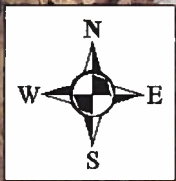
Water and Wastewater Service: Water and wastewater service will be provided by the Meadows of Chandler Creek Municipal Utility District ("District"). All water, wastewater and storm drainage improvements will be reviewed and approved by the District and the City of Round Rock.

Drainage: Development on the subject tract will be participating in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include the P&Z meeting date on sheet 1 as January 9, 2019.
2. Prior to plat recordation, right-of-way along N AW Grimes Boulevard shall be dedicated to the satisfaction of the City of Round Rock.
3. Provide bearings and distances on all easements that are proposed to be dedicated per plat, e.g. 10' P.U.E., etc.
4. Clarify what happens with the proposed 15' wastewater easement at the northwest corner of Lot 1A Block A.
5. Revise Note 5 to indicate the ultimate (future) 1% annual chance floodplain.
6. Clarify and identify C4 and C5 in the curve table to the satisfaction of the City prior to plat recordation.
7. Provide a vertical datum with the benchmark elevation.
8. Provide a drainage schematic prior to plat recordation.
9. Subdivision improvements shall be constructed and accepted prior to plat recordation.
10. Wastewater mains shall be constructed and accepted, or fiscal posted in accordance with City code prior to plat recordation. Offsite easements shall be recorded prior to plat recordation.



E Old Settlers Blvd

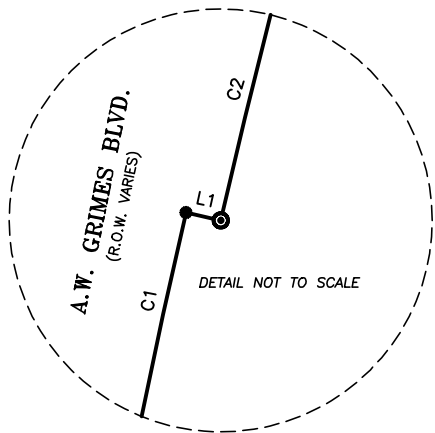
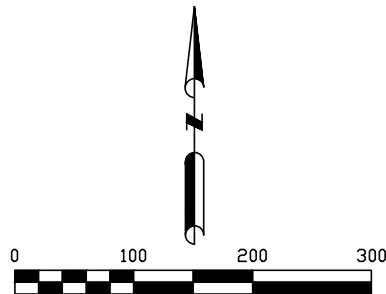
Kiphen Rd

N. A W Grimes Blvd

**Subject Tract
6.19 ac.**



QUIKTRIP 4159
REPLAT OF CAMCO PHASE 2 FINAL PLAT
6.184 ACRES OUT OF THE GEORGE W. GLASSCOCK SURVEY ABSTRACT NO. 267,
WILLIAMSON COUNTY, TEXAS.



LOT 1
CAMCO SUBDIVISION
DOC. NO. 2013090977

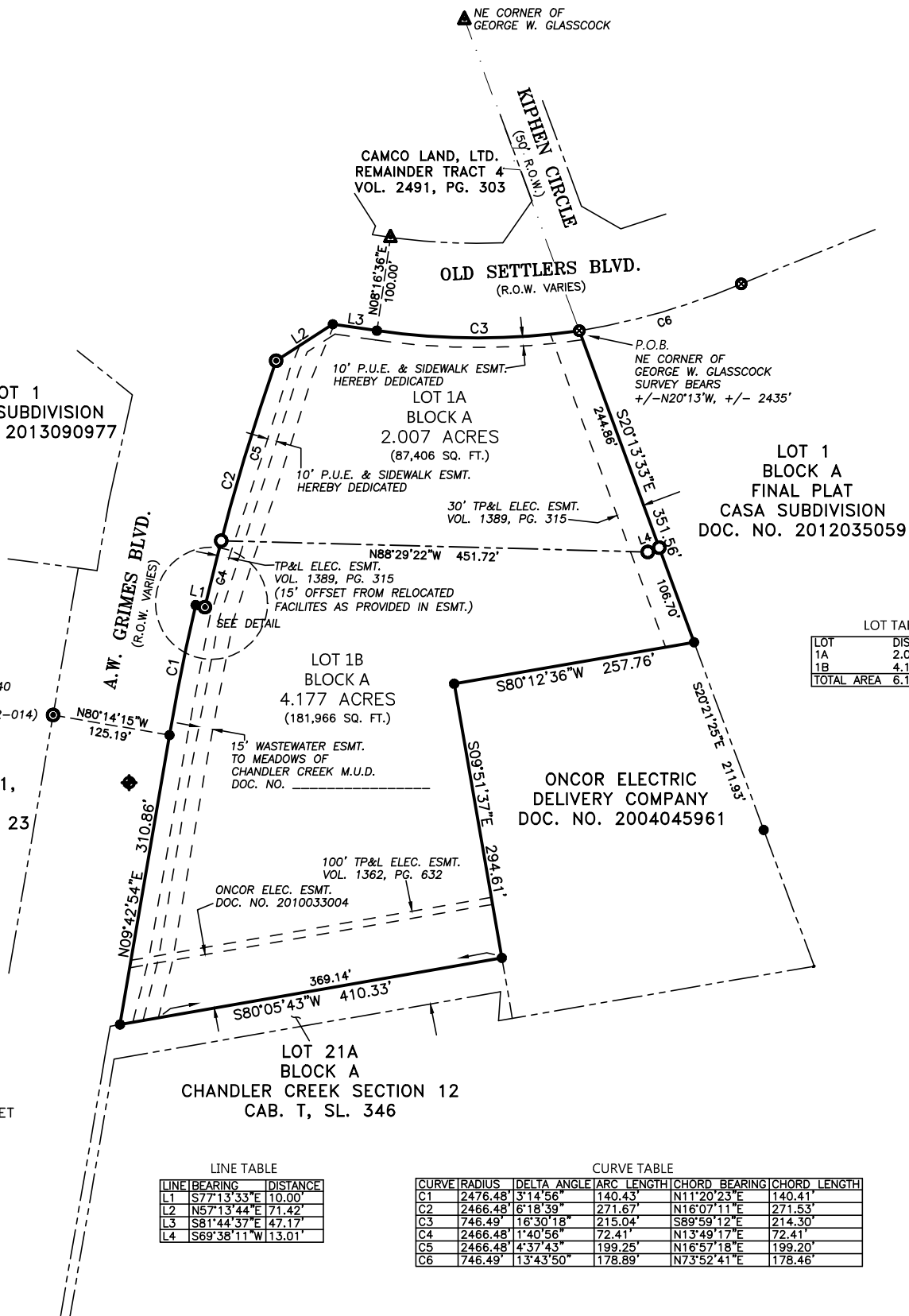
LOT 1
BLOCK A
AMENDING PLAT OF LOT 1,
BLOCK A, MEADOWS OF
CHANDLER CREEK SECTION 23
CAB. U, SL. 138

LEGEND

- ◆ BENCHMARK
- 1/2-INCH IRON ROD FOUND
- ⊗ CUT "X" IN CONCRETE FOUND
- ⊙ TXDOT TYPE 2 MONUMENT FOUND
- CALCULATED POINT
- ▲ 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°13'33"E	10.00'
L2	N57°13'44"E	71.42'
L3	S81°44'37"E	47.17'
L4	S69°38'11"W	13.01'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	2476.48'	3°14'56"	140.43'	N11°20'23"E	140.41'	
C2	2466.48'	6°18'39"	271.67'	N16°07'11"E	271.53'	
C3	746.49'	16°30'18"	215.04'	S89°59'12"E	214.30'	
C4	2466.48'	1°40'56"	72.41'	N13°49'17"E	72.41'	
C5	2466.48'	4°37'43"	199.25'	N16°57'18"E	199.20'	
C6	746.49'	13°43'50"	178.89'	N73°52'41"E	178.46'	



LOT TABLE	
LOT	DISTANCE
1A	2.007 ACRES
1B	4.177 ACRES
TOTAL AREA	6.184 ACRES



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ABRAM C. DASHNER, 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 PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

ABRAM C. DASHNER
RPLS NO. 5901
3701 VINELAND DRIVE
AUSTIN, TX 78722



ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, CHARLES A. GARCIA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS. THIS TRACT IS/IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CHARLES A. GARCIA
P.E. NO. 95181
FREELAND AND KAUFFMAN, INC.
400 W. MAIN ST. SUITE 211
ROUND ROCK, TX 78664
TBPE FIRM NO. F-8891



OWNERS: CC-COMMERCIAL, LLC
ACREAGE: 6.184
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 12/26/2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 1/2019
BENCHMARK DESCRIPTION & ELEVATION: SQUARE CUT IN STORM INLET ON E. SIDE OF A.W. GRIMES. NAD88(2009) ELEV. = 715.98'
ACREAGE BY LOT TYPE: DEVELOPMENT: 6.184
PATENT SURVEY: GEORGE W. GLASSCOCK, ABS. 267
ENGINEER: FREELAND AND KAUFFMANN
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 2

CHECKED BY:	
AD	ISSUE DATE:
JOB NUMBER: 014-04	12/11/18
SHEET:	
1 OF 2	

FP1810-004

QUIKTRIP 4159
REPLAT OF CAMCO PHASE 2 FINAL PLAT
6.184 ACRES OUT OF THE GEORGE W. GLASSCOCK SURVEY ABSTRACT NO. 267,
WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS:

6.184 ACRES OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 6.1827 ACRE TRACT CONVEYED TO CC-COMMERCIAL, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2017090637, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS:

BEGINNING, AT A CUT "X" FOUND IN A CONCRETE DRAINAGEWAY IN THE SOUTH RIGHT-OF WAY LINE OF OLD SETTLERS BLVD. (R.O.W. VARIES), BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, FINAL PLAT CASA SUBDIVISION, OF RECORD IN DOCUMENT NO. 2012035059, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEASTERLY CORNER OF SAID 6.1827 ACER TRACDT AND HEREOF;

THENCE, S20°13'33"E, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE WEST LINE OF SAID LOT 1, BEING AN EAST LINE OF SAID 6.1827 ACRE TRACT, A DISTANCE OF 351.56 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN 2.411 ACRE TRACT CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY, BY DEED OF RECORD IN DOCUMENT NO. 2004045961, OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT;

THENCE, LEAVING THE WEST LINE OF SAID LOT 1, ALONG THE NORTH AND WEST LINES OF SAID 2.411 ACRE TRACT, BEING THE EAST LINE OF SAID 6.1827 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1.S80°12'36"W, A DISTANCE OF 257.76 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;

2.S09°51'37"E, A DISTANCE OF 294.61 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 6.1827 ACRE TRACT, BEING IN THE NORTH LINE OF LOT 21A, BLOCK A, CHANDLER CREEK SECTION 12, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 346, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S80°05'43"W, ALONG THE NORTH LINE OF SAID LOT 21A, BEING THE SOUTH LINE OF SAID 6.1827 ACRE TRACT, A DISTANCE OF 410.33 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 6.1827 ACRE TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF A.W. GRIMES BLVD. (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF A.W. GRIMES BLVD., BEING THE WEST LINE OF SAID 6.1827 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1.N09°42'54"E, A DISTANCE OF 310.86 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

2.ALONG SAID CURVE, HAVING A RADIUS OF 2476.48 FEET, A CENTRAL ANGLE OF 03°14'56", AN ARC LENGTH OF 140.43 FEET, AND A CHORD WHICH BEARS N11°20'23"E, A DISTANCE OF 140.41 FEET TO A 1/2-INCH IRON ROD FOUND AT THE END OF SAID CURVE;

3.S77°13'33"E, A DISTANCE OF 10.00 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

4.ALONG SAID CURVE, HAVING A RADIUS OF 2466.48 FEET, A CENTRAL ANGLE OF 06°18'39", AN ARC LENGTH OF 271.67 FEET, AND A CHORD WHICH BEARS N16°07'11"E, A DISTANCE OF 271.53 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE SOUTHWEST TERMINUS OF A RIGHT-OF-WAY CUTBACK LINE BETWEEN SAID EAST RIGHT-OF-WAY LINE OF A.W. GRIMES BLVD. AND SAID SOUTH RIGHT-OF-WAY LINE OF OLD SETTLERS BLVD., FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N57°13'44"E, ALONG SAID CUTBACK LINE, BEING A NORTH LINE OF SAID 6.1827 ACRE TRACT, A DISTANCE OF 71.42 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST TERMINUS OF SAID CUTBACK LINE, BEING IN SAID SOUTH RIGHT-OF-WAY LINE OF OLD SETTLERS BLVD., FOR AN ANGLE POINT;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID 6.1827 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1.S81°44'37"E, A DISTANCE OF 47.17 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

2.ALONG SAID CURVE, HAVING A RADIUS OF 746.49 FEET, A CENTRAL ANGLE OF 16°30'18", AN ARC LENGTH OF 215.04 FEET, AND A CHORD WHICH BEARS S89°59'12"E, A DISTANCE OF 214.30 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.184 ACRES (269,372 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT PROVISIONS.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT PROVISIONS.

3. A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4. NO PORTION OF THIS TRACT IS ENCROACHED 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.

5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE FLOODPLAIN.

6. A 10' P.U.E. IS HEREBY DEDICATED ALONG OLD SETTLERS BLVD. AND PARALLEL & EAST OF THE ELECTRIC EASEMENT RECORDED IN VOLUME 1389, PAGE 315 ALONG A.W. GRIMES BLVD.

7. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE MEADOWS OF CHANDLER CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVED TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT FOR APPROVAL BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.

8. RIGHT-OF-WAY ALONG A.W. GRIMES BLVD. SHALL BE DEDICATED TO THE SATISFACTION OF THE CITY OF ROUND ROCK PRIOR TO RECORDATION OF THIS SUBDIVISION PLAT.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CC-COMMERCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 6.1827 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017090637, OF THE OFFICIAL 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 QUIKTRIP 4159 REPLAT OF CAMCO PHASE 2 FINAL PLAT SUBDIVISION.

CC-COMMERCIAL, LLC

BY: _____
GENERAL MANAGER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY _____, AS GENERAL MANAGER OF CC-COMMERCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CC-COMMERCIAL, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, 2019, 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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

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., 2019, AT ____ O'CLOCK ____M.

AND DULY RECORDED ON THE ____DAY OF _____, A.D., 2019 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

WILLIAMSON COUNTY ENGINEER CERTIFICATION:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
FLOODPLAIN ADMINISTRATOR

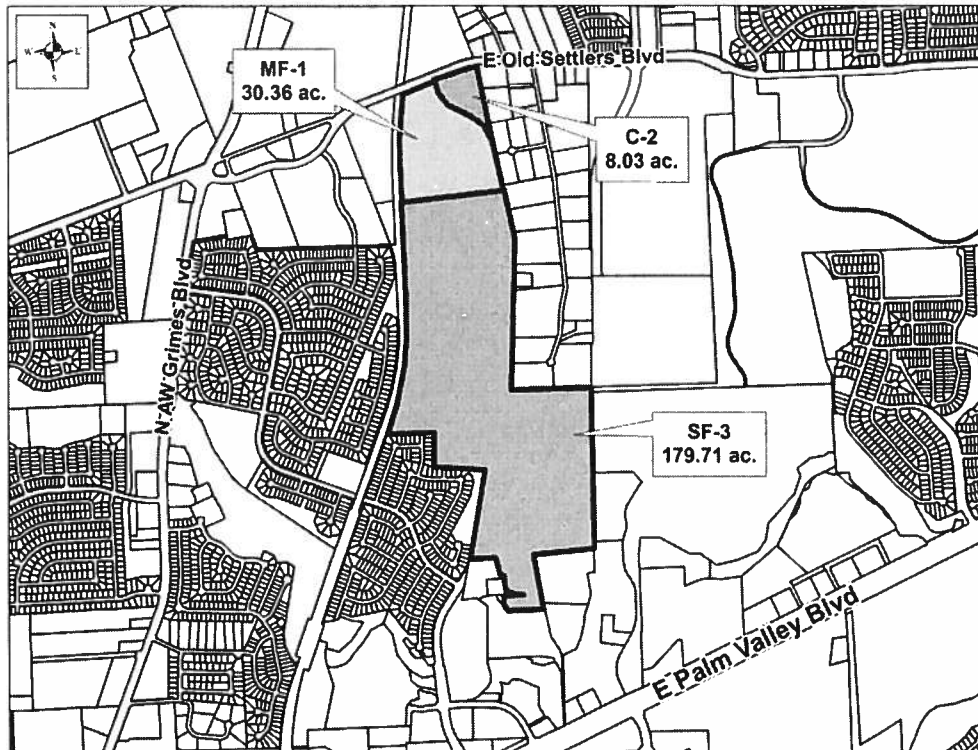
DATE

OWNERS: CC-COMMERCIAL, LLC
ACREAGE: 6.184
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 12/26/2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 1/2018
BENCHMARK DESCRIPTION & ELEVATION: SQUARE CUT IN STORM INLET ON E. SIDE OF A.W. GRIMES. NAD88(2009) ELEV. = 715.98'
ACREAGE BY LOT TYPE: DEVELOPMENT: 6.184
PATENT SURVEY: GEORGE W. GLASSCOCK, ABS. 267
ENGINEER: FREELAND AND KAUFMANN
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 2

CHECKED BY:	
AD	
JOB NUMBER:	ISSUE DATE:
014-04	10/23/18
SHEET:	
2 of 2	

FP1810-004

**Cressman Ranch Original Zoning
ZONING ZON1812-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the original zoning to SF-3 (Single Family - mixed lot) for 179.71 acres, C-2 (Local Commercial) for 8.03 acres and MF-1 (Multifamily - low density) for 30.36 acres.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 218.10 acres out of the Donaho, W. Jr. Survey and Holder, P.A. Survey

CURRENT USE OF PROPERTY: rural residential

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across E. Old Settlers Blvd.) - single family, PUD No. 106

South: Legends Village, SF-2 (Single Family - standard lot) & rural residential, ETJ

East: large lot residential, ETJ & Old Settlers Park, OS (Open Space)

West: former MOKAN railroad right-of-way, ETJ

PROPOSED LAND USE: single family residential, local commercial and low density multifamily

TOTAL ACREAGE: 218.10

Owner:
Cressman Enterprises, LP
Brian, Scott, and Linda Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Norris Design
Joe Daly
2201 E. Sixth St.
Austin, TX 78702

Cressman Ranch Original Zoning
ZONING ZON1812-001

HISTORY: The property is in the extraterritorial jurisdiction (ETJ) of the City and a petition for annexation has been received from the property owner. The property is contiguous to the City limit on the north along E. Old Settlers Blvd. and on the south with the Legends Village subdivision.

DATE OF REVIEW: January 9, 2019

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential.

Traffic, Access and Roads: The property has frontage along E. Old Settlers Blvd. on its northern boundary and it will have frontage on the extension of Kenney Fort Blvd. which is planned for the southern part of the property. In addition, two streets in the Legends Village subdivision stub-out into the property. As indicated on the concept plan, four street access points are proposed: (1) along the property's frontage on E. Old Settlers Blvd.; (2) at the street stub-out of Sheffield Way and (3) at the street stub-out of Stone Manor Trail, both in the Legends Village subdivision; and (4) along the extension of Kenney Fort Blvd.

Zoning Proposal: The zoning along the E. Old Settlers Blvd. frontage will be split between MF-1 (Multifamily – low density) and C-2 (Local Commercial), with 30.36 acres proposed for MF-1 and 8.03 acres proposed for C-2. The remainder of the property, 179.71 acres, is proposed for SF-3 (Single Family – Mixed Lot). This property will have direct access from the extension of Kenney Fort Blvd. and from the two street stub-outs from the Legends Village subdivision.

MF-1: The MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum height of 2.5 stories. Apartments, townhouses and multifamily houses are allowed. No more than 120 apartment units can be grouped on the same or separate adjacent lots, unless they are separated by open space, natural features, or property zoned as OF (Office) or C-2 (Local Commercial), except for a gas station use. Apartments also have design standards and amenities are required. Townhouses, which are 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, also have design requirements and require amenities. A multifamily house is a structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside, with individual dwelling units being indistinguishable within the larger building form. These units also have design requirements and must provide outdoor living space, such as a patio, porch or balcony.

C-2: The C-2 district provides for local commercial uses, with a maximum height of 2 stories. The size of retail sales and restaurant/bar uses is limited, based on the size of the site and whether it has frontage on E. Old Settlers Blvd. No individual use shall exceed 2,500 square feet of gross floor area on sites smaller than two acres. Up to 5,000 square feet of gross floor area is allowed on sites larger than two acres. On sites with 50 percent or greater frontage on E. Old Settlers Blvd., no individual use shall exceed 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks where an intervening building effectively screens the drive-through area from any adjacent residences.

SF-3: The SF-3 district allows for a variety of lot sizes: estate lots with a minimum of 10,000 square feet, standard lots with a minimum of 6,500 square feet and small lots with a minimum of 5,000 square feet. With specific exceptions provided, the district requires that at least 40% of the lots are estate lots, 30% of the lots must be standard lots and no more than 30% of the lots can be small lots. To vary from this prescribed lot mix, the roadway connectivity index must be measured as 1.4 or greater and special design features must be included in the development.

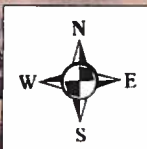
The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more

Cressman Ranch Original Zoning
ZONING ZON1812-001

than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels). In addition, garage door treatment is required.

RECOMMENDED MOTION:

Staff recommends approval of the zoning for the property, with 30.36 acres to MF-1, 8.03 acres to C-2 and 179.71 to SF-3.



MF-1
30.36 ac.

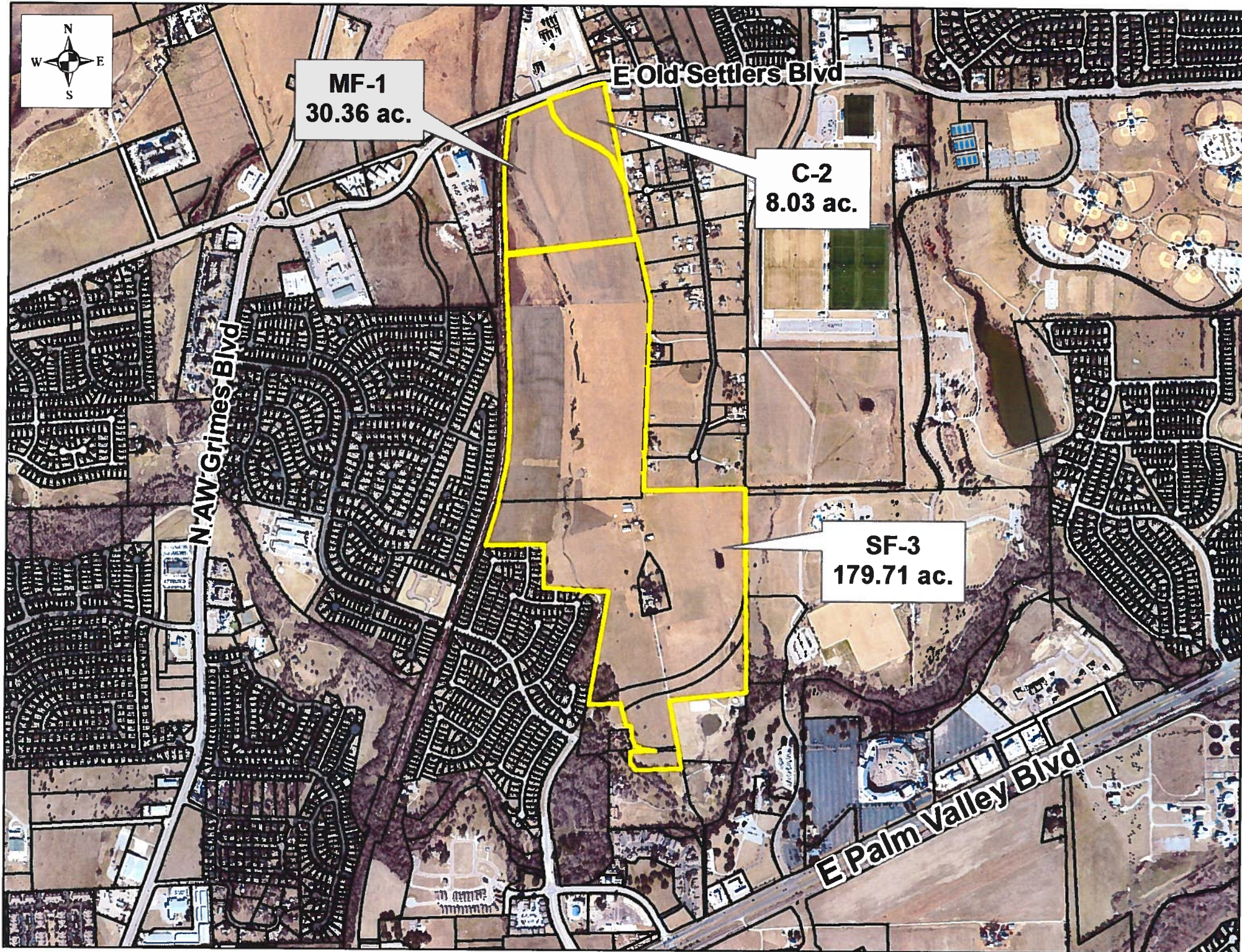
E Old Settlers Blvd

C-2
8.03 ac.

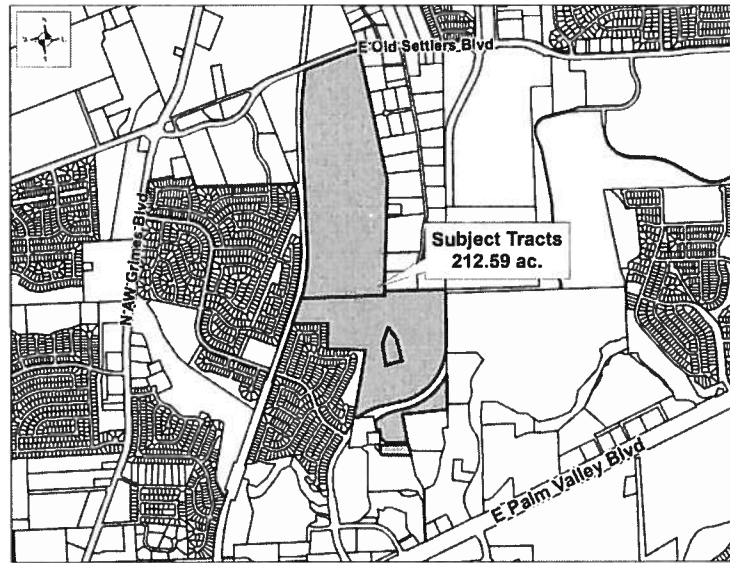
N AW Grimes Blvd

SF-3
179.71 ac.

E Palm Valley Blvd



Cressman Ranch CONCEPT PLAN CP1812-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 212.59 acres out of the Doaho, W. Jr. Survey and Holder, P.A. Survey

CURRENT USE OF PROPERTY: rural residential

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across E. Old Settlers Blvd.) - single family, PUD No. 106

South: single family - Legends Village, SF-2 (Single Family - standard lot) & rural residential, ETJ

East: large lot residential, ETJ & Old Settlers Park, OS (Open Space)

West: former MOKAN railroad right-of-way, ETJ

PROPOSED LAND USE: single family residential, local commercial and low density multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	174.20
Residential - Multi Unit:	0	30.36
Office:	0	0
Commercial:	0	8.03
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS: 0 212.59

Owner:
Cressman Enterprises, LP
Brian, Scott, and Linda Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Norris Design
Joe Daly
2201 E. Sixth St.
Austin, TX 78702

Cressman Ranch
CONCEPT PLAN CP1812-001

HISTORY: The property is in the extraterritorial jurisdiction (ETJ) of the City and a petition for annexation has been received from the property owner. The property is contiguous to the City limit on the north along E. Old Settlers Blvd. and on the south with the Legends Village subdivision.

DATE OF REVIEW: January 9, 2019

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential. An application for zoning has been submitted and will be considered as a separate agenda item.

Traffic, Access and Roads: The concept plan proposes four access points: (1) along the property's frontage on E. Old Settlers Blvd.; (2) at the street stub-out of Sheffield Way and (3) at the street stub-out of Stone Manor Trail, both in the Legends Village subdivision; and (4) along the extension of Kenney Fort Blvd. All four of these access points are indicated with arrows on the concept plan.

Additional Considerations: The City of Round Rock owns 10.19 acres, purchased to provide for the extension of Kenney Fort Blvd., on the southern edge of the property. The City property is in two tracts - 5.51 acres as right-of-way and a 4.68-acre tract between the right-of-way and the current terminus of Kenney Fort Blvd., which is within the Legends Village subdivision. The 4.68-acre tract separates the concept plan property into two parcels, with 210.51 acres to the north and 2.08 acres to the south.

Kenney Fort Alignment and Park Land: Old Settlers Park borders most of the southeastern boundary of the concept plan tract, providing an opportunity for the development to meet its parkland dedication requirement through dedication of land contiguous to the park. The portion of the concept plan located to the south of the Kenney Fort Blvd. extension is proposed to be dedicated as parkland. In addition, a potential alternative alignment for Kenney Fort Blvd. is being considered, which would provide a better configuration for the proposed dedication. The existing 5.51 acres of City right-of-way would be exchanged with adjoining property within the concept plan. In addition, Meritage Homes is preparing their flood study to determine the location of the ponds required for the development. With the City-owned Old Settlers Park to the east, there is the potential for a swap of land for these ponds, should this be beneficial to the parkland configuration.

RECOMMENDED MOTION:

Staff recommends approval of the concept plan.

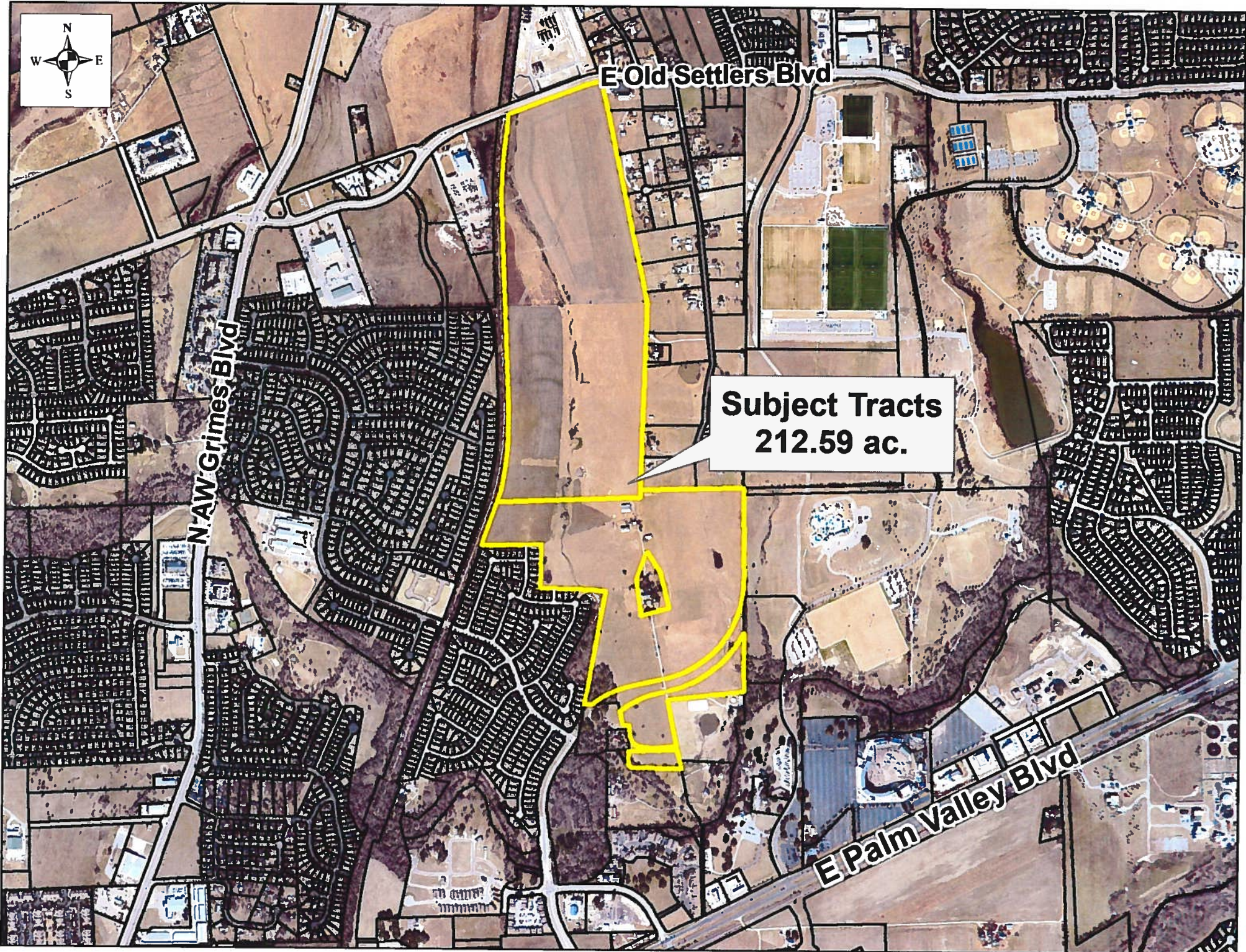


E Old Settlers Blvd

N W Grimes Blvd

Subject Tracts
212.59 ac.

E Palm Valley Blvd



CHECKED BY: ID
DRAWN BY: MM

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	949.99'	209.83'	12°39'18"	N74°56'46"E	209.40'
(C1)	949.99'	209.83'		N77°32'08"E	208.16'
C2	2,954.43'	1122.13'	21°45'42"	N08°10'07"E	1115.40'
(C2)	2,954.43'	1124.02'		N08°33'52"E	1117.25'
C3	5,679.65'	820.14'	08°16'25"	N01°48'58"E	819.43'
(C3)	5,679.65'	820.29'		N01°48'10"E	819.57'
C4	1,140.00'	998.28'	50°10'23"	S52°04'11"W	966.69'
(C4)	1,140.00'	998.28'		S52°03'08"W	966.69'
C5	1,020.00'	438.38'	24°37'29"	S64°50'36"W	435.01'
(C5)	1,020.00'	438.38'		S64°49'35"W	435.01'
C6	955.00'	430.67'	25°50'18"	N64°14'09"E	427.03'
(C6)	955.00'	430.67'		26°50'19"	427.03'
C7	1,010.00'	1371.49'	77°48'09"	N38°15'18"E	1268.52'
(C7)	1,010.00'	1371.49'		77°48'09"	1268.52'

OWNER
CRESSMAN ENTERPRISES LP
1000 N. INTERSTATE HWY 35
ROUND ROCK, TEXAS 78681
P: 512.255.3000
CONTACT: DARREN QUICK

SURVEYOR
LAND SURVEYORS, INC.
800 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN, TEXAS 78757
512.374.9722
CONTACT: J. SCOTT LASWELL, RPLS #5583

SUBMITTAL DATE
DECEMBER 11, 2018

DATE OF PLANNING AND ZONING COMMISSION
REVIEW
JANUARY 9, 2019

TOTAL SITE ACREAGE
212.59 ACRES

BENCHMARK DESCRIPTION & ELEVATION WITH
VERTICAL DATUM
X-CUT IN TOP OF CONCRETE CURB, ±43.0 FEET
NORTH OF THE NORTHEAST CORNER OF A
CATTLE GUARD IN THE DRIVEWAY TO THE HOUSE,
BEING IN THE SOUTH LINE OF THE THREE ACRE
HOMESTEAD TRACT.
NORTHING: 10167594.126
EASTING: 3145164.518
ELEVATION: 693.17
VERTICAL DATUM: NAVD 88

PATENT SURVEY
AW0173 - DONAHO, W. JR. SUR.
AW0297 - HOLDER, P.A. SURVEY

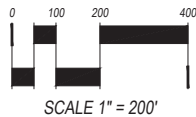
CIVIL ENGINEER
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HWY, #315
AUSTIN, TEXAS 78731
P: 512.758.7474
CONTACT: PEGGY CARRASQUILLO

DEVELOPER
MERITAGE HOMES
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TEXAS 78759
P: 512.615.6409
CONTACT: MATTHEW SCRIVENER

LAND PLANNER / DEVELOPER'S AGENT
NORRIS DESIGN
2201 E. SIXTH STREET
AUSTIN, TEXAS 78722
P: 512.900.7888
CONTACT: JOE DALY

NOTES:

- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.



- 1/2" REBAR FOUND
- COTTON SPINDLE FOUND
- ▲ NAIL FOUND
- IRON PIPE FOUND
- ▲ CALCULATED POINT
- 1/2" REBAR SET WITH PLASTIC CAP
- PROPERTY BOUNDARY
- EASEMENT LINE
- PARCEL LINE
- ▨ FEMA 100 YEAR FLOODPLAIN



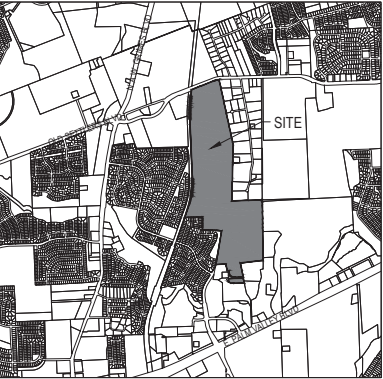
O.P.R.W.C.T.
D.R.W.C.T.
O.R.W.C.T.
P.R.W.C.T.
P.R.W.C.
R.O.W.

OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
RIGHT-OF-WAY

PROPOSED PUBLIC STREET CONNECTION POINT

CRESSMAN RANCH CONCEPT PLAN

212.59 ACRES



LOCATION MAP
1"=3000'

NORRIS DESIGN
Planning | Landscaping | Architecture | Rendering

2201 East Sixth Street
Austin, TX 78702
P 512.900.7888
www.norris-design.com

KITCHEN TABLE
CIVIL SOLUTIONS

MeritageHomes

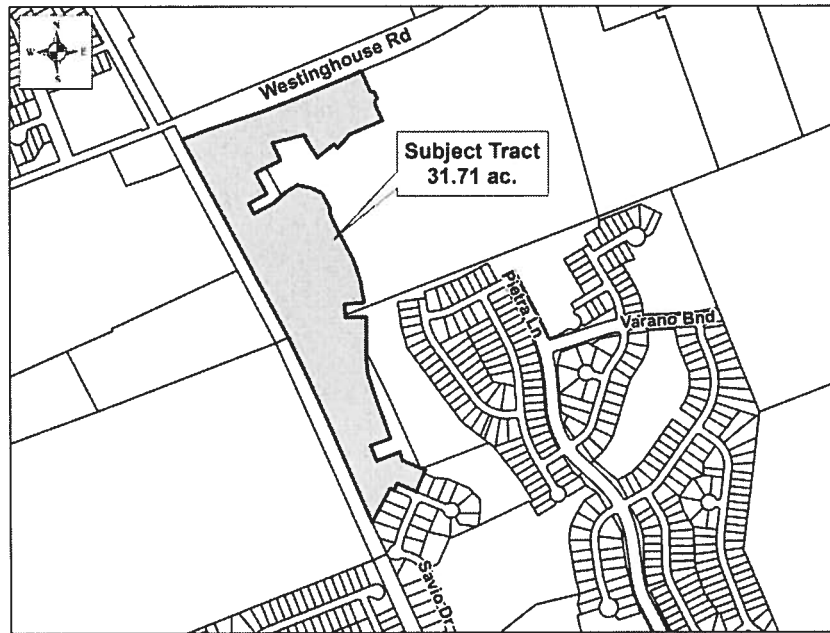
CRESSMAN RANCH
2901 E. OLD SETTLERS BLVD & 3200 E. PALM VALLEY BLVD
ROUND ROCK, TEXAS

DATE:
12/11/18 SUBMITTAL
12/26/2018 RESUBMITTAL

SHEET TITLE:
CONCEPT PLAN

SHEET
1 OF 1

**Vizcaya, Phase 6E, 6F, & 7C
FINAL PLAT FP1812-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 98 Residential Lots, 1 Right-of-Way Lot and 6 Open Space/Drainage/Landscape Lots

ZONING AT TIME OF APPLICATION: PUD No. 96 (Residential)

DESCRIPTION: 31.71 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Westinghouse Road Right-of-Way/City of Georgetown

South: Brianza Pass Right-of-Way/Vizcaya Phase 4B

East: Open Space Area/Vizcaya Phases 5C, 7A, and 7B

West: City of Georgetown Undeveloped Land - Zoned for Single-Family and Agriculture

PROPOSED LAND USE: Single-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	98	23.5
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	6.08
Parkland:	0	0
Other:	6	2.13

TOTALS:	105	31.71
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Owner:
Taylor Morrison of Texas, Inc.
Michael Slack
11200 Lakeline Blvd., Ste. 150A
Austin, TX 78717

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

Vizcaya, Phase 6E, 6F, & 7C
FINAL PLAT FP1812-002

HISTORY: The Planning and Zoning Commission (P&Z) first approved the Vizcaya Preliminary Plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some that were administratively approved. The most recent Preliminary Plat revision (PP1806-001) was approved by the P&Z on August 15, 2018.

DATE OF REVIEW: January 9, 2019

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for these phases is Residential and zoned PUD No. 96 (Residential). The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage is further defined to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three-acre fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 60 single-family detached estate lots are proposed with a minimum lot size of 9,100 square feet and 70-feet in width; 27 single-family detached large lots are proposed with a minimum lot size of 7,500 square feet and 60-feet in width; and 11 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Lastly, there will be 1 right-of-way lot and 6 open space/drainage/landscape lots proposed within these phases. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1806-001).

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

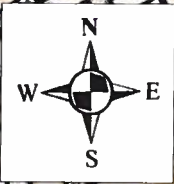
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock.

Drainage: There are no drainage concerns for these phases. 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. Miletto Drive in Phase 6F shall utilize a 30-mph design speed.
2. Modify the tie across Westinghouse Road to be perpendicular to the opposite right-of-way line since there is no bearing and distance information provided for the opposite side.
3. Provide additional MFFE's for Block CC Lots 29, 30, 35, 36, 40, 41, 47, 48.
4. Provide additional MFFE's for Block OO Lot 19.
5. Line types of floodplain and flood limits are not distinguishable in all locations. Clarify and identify all line types to the satisfaction of the City with the final plat.
6. Add to Note 7, "A portion of this tract is encroached by the ultimate (future) 1% annual chance floodplain.



Westinghouse Rd

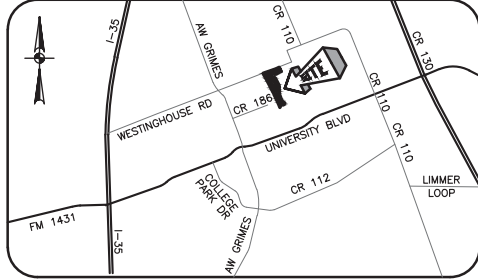
Subject Tract
31.71 ac.

Pietra Ln

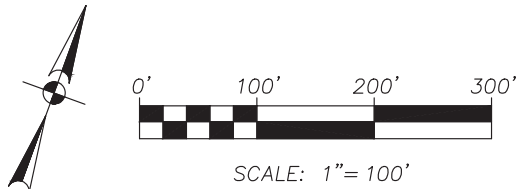
Varano Bnd

Savio Dr

ROUND ROCK



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

FINAL PLAT OF VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

LEGEND

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

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

ACREAGE: 31.709 ACRES

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

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

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 116 CUT SQUARE IN BASE OF LIGHT POLE
N: 10187169.2
E: 3143750.1
ELEVATION 754.96' (NAVD 1988)
GEOID 03

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

ACREAGE BY LOT TYPE:

ROW: 6.083 ACRES
DEVELOPMENT LOTS: 23.496 ACRES
OPEN SPACE/DE LOTS: 2.067 ACRES
LANDSCAPE LOTS: 0.063 ACRES

NUMBER OF LOTS BY TYPE:

RIGHT OF WAY: 1
DEVELOPMENT LOTS: 98
OPEN SPACE/DE LOTS: 2
LANDSCAPE LOTS: 3
LANDSCAPE LOT/DE: 1

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

NUMBER OF BLOCKS: 7

LINEAR FEET OF NEW STREETS: 5,123'

SUBMITTAL DATE: DECEMBER 11, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JANUARY 9, 2019

MATCHLINE- SEE SHEET 2 OF 5

MATCHLINE- SEE SHEET 2 OF 5

LINE #	BEARING	LENGTH
L1	N69°14'56"E	170.78'
L2	S22°37'35"E	148.95'
L3	S22°37'35"E	50.00'
L4	S22°37'35"E	123.91'
L5	S66°08'31"W	90.00'
L6	S67°22'25"W	158.85'
L7	S50°54'26"W	109.80'
L8	S55°34'31"W	130.00'
L9	N32°06'39"W	58.94'
L10	N31°19'04"W	78.47'
L11	S77°36'58"W	169.56'
L12	S28°00'14"E	136.34'
L13	S64°57'35"W	146.20'
L14	S61°59'46"W	25.00'
L15	S28°00'14"E	146.00'
L16	S61°59'46"W	131.00'
L17	S28°00'14"E	76.93'
L18	N61°59'45"E	137.00'
L19	N42°03'39"E	67.02'
L20	N54°25'23"E	63.55'
L21	N66°30'55"E	63.99'
L22	S89°47'26"E	80.18'
L23	S70°01'39"E	49.51'
L24	S48°28'58"E	9.72'
L25	S15°32'10"E	41.63'
L26	S28°00'14"E	165.98'
L27	S21°53'21"E	75.87'
L28	S12°36'00"E	75.91'
L29	S06°27'40"E	75.81'
L30	S87°13'36"W	128.92'
L31	S00°00'00"E	91.35'
L32	N90°00'00"E	135.00'
L33	S07°03'19"E	69.64'
L34	S14°56'05"E	69.62'

LINE #	BEARING	LENGTH
L35	S20°15'51"E	72.49'
L36	S69°38'56"W	135.00'
L37	S20°21'04"E	68.66'
L38	N69°38'56"E	159.82'
L39	S18°00'46"E	55.00'
L40	S65°59'25"E	156.59'
L41	S23°23'01"W	131.00'
L42	N66°36'59"W	32.97'
L43	S23°23'01"W	50.00'
L44	N66°36'59"W	99.72'
L45	N24°11'29"W	39.73'
L46	S22°37'35"E	109.77'
L47	N22°37'35"W	109.77'
L48	S58°40'56"W	39.92'
L49	S31°19'04"E	76.85'
L50	N31°19'04"W	76.85'
L51	S58°40'56"W	15.92'
L52	S66°36'59"E	99.72'
L53	N90°00'00"W	68.25'
L54	N90°00'00"E	68.21'
L55	N69°10'51"E	48.73'
L56	N90°00'00"W	47.08'
L57	S84°33'23"E	28.87'
L58	S84°33'23"E	24.25'
L59	N54°35'05"W	24.25'
L60	N54°35'05"W	64.46'
L61	N84°33'23"W	53.11'
L62	N28°00'14"W	50.00'
L63	S28°00'14"E	50.00'
L64	S62°04'30"W	50.00'
L65	N83°30'20"W	50.36'
L66	N69°38'56"E	50.00'
L67	N69°38'56"E	50.00'



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

SHEET 1 OF 5

FP 1812-002

VIZCAYA, PHASE 6E, 6F, & 7C

Civil Job No. 50803-40; Survey Job No. 50803-00

Date: Dec 11, 2018, 9:42am User ID: jzardoni
File: H:\survey\CDL\0803-40\0803-40\0803-40.dwg, 7c.dwg

FINAL PLAT
OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



SCALE: 1"= 100'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	019°28'16"	N77°06'33"E	5.07'	5.10'
C2	15.00'	019°28'16"	S57°38'17"W	5.07'	5.10'
C3	490.00'	001°13'52"	S23°14'33"E	10.53'	10.53'
C4	425.00'	004°40'05"	N36°45'31"W	34.62'	34.63'
C5	325.00'	001°11'06"	S77°01'25"W	6.72'	6.72'
C6	275.00'	008°20'34"	S73°26'41"W	40.01'	40.04'
C7	500.00'	002°46'24"	S01°23'12"E	24.20'	24.20'
C8	275.00'	006°32'39"	S23°37'23"E	31.39'	31.41'
C9	325.00'	004°55'41"	N64°09'08"W	27.94'	27.95'
C10	15.00'	070°31'44"	S57°53'27"E	17.32'	18.46'
C11	15.00'	090°00'00"	S22°22'25"W	21.21'	23.56'
C12	500.00'	001°13'52"	S23°14'33"E	10.74'	10.74'
C13	580.00'	001°13'52"	N23°14'33"W	12.46'	12.46'
C14	15.00'	090°00'00"	N67°37'35"W	21.21'	23.56'
C15	475.00'	008°41'29"	S63°01'41"W	71.98'	72.05'
C16	15.00'	090°00'00"	S13°40'56"W	21.21'	23.56'
C17	375.00'	007°46'30"	S35°12'19"E	50.85'	50.89'
C18	425.00'	004°40'05"	N36°45'31"W	34.62'	34.63'
C19	425.00'	003°06'25"	N32°52'16"W	23.04'	23.05'
C20	15.00'	090°00'00"	N76°19'04"W	21.21'	23.56'
C21	325.00'	018°56'02"	S68°08'57"W	106.91'	107.40'
C22	275.00'	015°37'12"	S69°48'22"W	74.74'	74.97'
C23	25.00'	090°00'00"	S16°59'46"W	35.36'	39.27'
C24	15.00'	090°00'00"	S73°00'14"E	21.21'	23.56'
C25	15.00'	052°05'40"	N35°56'55"E	13.17'	13.64'
C26	50.00'	193°40'21"	S73°00'50"E	99.29'	169.01'
C27	15.00'	052°01'12"	S01°59'38"E	13.16'	13.62'
C28	500.00'	028°00'14"	S14°00'07"E	241.96'	244.38'
C29	615.00'	020°21'04"	S10°10'32"E	217.30'	218.44'
C30	275.00'	046°15'55"	S43°29'01"E	216.07'	222.06'
C31	325.00'	041°20'14"	N41°01'11"W	229.43'	234.48'
C32	665.00'	020°21'04"	N10°10'32"W	234.96'	236.20'
C33	15.00'	090°00'00"	N45°00'00"W	21.21'	23.56'
C34	275.00'	061°59'46"	N59°00'07"W	283.25'	297.56'
C35	15.00'	052°01'14"	N54°00'50"W	13.16'	13.62'
C36	50.00'	194°02'25"	N16°59'46"E	99.25'	169.33'
C37	15.00'	052°01'12"	N88°00'22"E	13.16'	13.62'
C38	325.00'	015°37'12"	N69°48'22"E	88.33'	88.60'
C39	275.00'	018°56'02"	N68°08'57"E	90.46'	90.88'
C40	525.00'	008°41'29"	N63°01'41"E	79.56'	79.64'
C41	15.00'	090°00'00"	N22°22'25"E	21.21'	23.56'
C42	15.00'	090°43'34"	N44°38'16"E	21.35'	23.75'
C43	225.00'	061°58'42"	S59°00'39"E	231.69'	243.39'
C44	15.00'	090°00'00"	S16°59'46"W	21.21'	23.56'
C45	25.00'	090°00'00"	N73°00'14"W	35.36'	39.27'
C46	450.00'	027°16'44"	N14°21'53"W	212.23'	214.25'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C47	475.00'	001°18'26"	N59°20'09"E	10.84'	10.84'
C48	475.00'	007°23'03"	N63°40'54"E	61.17'	61.22'
C49	50.00'	038°07'00"	S29°12'29"W	32.65'	33.26'
C50	50.00'	049°53'40"	S73°12'50"W	42.18'	43.54'
C51	50.00'	042°41'08"	N60°29'46"W	36.39'	37.25'
C52	50.00'	062°58'32"	N07°39'56"W	52.23'	54.96'
C53	500.00'	004°28'43"	N25°45'53"W	39.07'	39.08'
C54	500.00'	006°55'18"	N20°03'53"W	60.37'	60.40'
C55	500.00'	006°55'06"	N13°08'41"W	60.34'	60.37'
C56	500.00'	006°54'44"	N06°13'46"W	60.28'	60.32'
C57	615.00'	002°29'30"	N01°14'45"W	26.74'	26.75'
C58	615.00'	008°19'00"	N06°39'00"W	89.19'	89.27'
C59	615.00'	008°19'03"	N14°58'02"W	89.20'	89.28'
C60	615.00'	001°13'31"	N19°44'18"W	13.15'	13.15'
C61	275.00'	030°11'23"	N41°59'24"W	143.23'	144.90'
C62	275.00'	009°31'52"	N61°51'02"W	45.69'	45.75'
C63	325.00'	010°01'33"	S56°40'31"E	56.80'	56.87'
C64	325.00'	010°59'48"	S46°09'51"E	62.28'	62.38'
C65	325.00'	011°57'47"	S34°41'03"E	67.74'	67.86'
C66	325.00'	008°21'06"	S24°31'37"E	47.33'	47.37'
C67	665.00'	004°33'01"	S18°04'33"E	52.80'	52.81'
C68	665.00'	005°46'43"	S12°54'41"E	67.04'	67.07'
C69	665.00'	006°02'30"	S07°00'04"E	70.09'	70.12'
C70	665.00'	003°58'49"	S01°59'25"E	46.19'	46.20'
C71	275.00'	000°21'40"	S89°49'10"E	1.73'	1.73'
C72	275.00'	014°14'16"	S82°31'12"E	68.16'	68.34'
C73	275.00'	013°40'16"	S68°33'56"E	65.46'	65.62'
C74	275.00'	013°39'30"	S54°54'03"E	65.40'	65.56'
C75	275.00'	013°37'46"	S41°15'25"E	65.26'	65.42'
C76	275.00'	006°26'17"	S31°13'23"E	30.88'	30.90'
C77	50.00'	014°42'33"	S72°40'10"E	12.80'	12.84'
C78	50.00'	077°25'14"	S26°36'17"E	62.54'	67.56'
C79	50.00'	036°58'20"	S30°35'30"W	31.71'	32.26'
C80	50.00'	064°56'18"	S81°32'49"W	53.68'	56.67'
C81	325.00'	010°56'10"	S67°27'50"W	61.94'	62.03'
C82	325.00'	004°41'02"	S75°16'27"W	26.56'	26.57'
C83	275.00'	008°45'47"	S73°14'05"W	42.02'	42.06'
C84	275.00'	010°10'15"	S63°46'04"W	48.75'	48.82'
C85	525.00'	004°51'31"	S61°06'42"W	44.51'	44.52'
C86	525.00'	003°49'58"	S65°27'26"W	35.11'	35.12'
C87	225.00'	005°38'47"	N87°10'37"W	22.16'	22.17'
C88	225.00'	029°52'03"	N69°25'12"W	115.97'	117.29'
C89	225.00'	026°27'53"	N41°15'14"W	103.01'	103.93'
C90	450.00'	012°15'54"	S21°52'17"E	96.15'	96.33'
C91	450.00'	015°00'49"	S08°13'56"E	117.58'	117.92'

LEGEND

AC ACRE(S)
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
O.P.R. OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS
O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT EASEMENT
FD.I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL. VOLUME
PG. PAGE(S)

PUE PUBLIC UTILITY EASEMENT
MFFE MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ● FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/PAPE-DAWSON CAP
NBU NEIGHBORHOOD BOX UNIT
EASEMENT
EXISTING PHASES/TRACTS
PLAT BOUNDARY
FUTURE PHASES
ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
PHASE LINE



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

LEGEND

MATCHLINE- SEE SHEET 1 OF 5

MATCHLINE- SEE SHEET 1 OF 5

VARIABLE WIDTH TEMPORARY ACCESS & DRAINAGE EASEMENT CITY OF ROUND ROCK, TX DOC. NO. 2018067988 (O.P.R.) TO BE VACATED PER DOC. NO. (O.P.R.)

A CALLED 38.069 ACRE TRACT OWNER: CITY OF GEORGETOWN VOL. 1970, PGS. 497-514 (O.R.)

15' WASTEWATER EASEMENT HEREBY DEDICATED TO THE CITY OF ROUND ROCK, TX

JOSEPH MOTT
SURVEY NO. 427

THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT OWNER: TAYLOR MORRISON OF TEXAS INC. DOC. NO. 2018007528 (O.P.R.)

VARIABLE WIDTH TEMPORARY ACCESS & DRAINAGE EASEMENT CITY OF ROUND ROCK, TX DOC. NO. 2018067988 (O.P.R.) TO BE VACATED PER DOC. NO. (O.P.R.)

25' WASTEWATER EASEMENT CITY OF ROUND ROCK, TX DOC. NO. 2018049542 (O.P.R.)

0.002 ACRE WASTEWATER EASEMENT CITY OF ROUND ROCK, TX DOC. NO. 2018007388 (O.P.R.)

0.075 ACRE WASTEWATER EASEMENT CITY OF ROUND ROCK, TX DOC. NO. 2018001673 (O.P.R.)

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

SHEET 2 OF 5

VIZCAYA, PHASE 6E, 6F, & 7C

Civil Job No. 50803-40; Survey Job No. 50803-00

Date: Dec 11, 2018, 8:41 am User ID: vzcdawson File: H:\survey\50803-40\PAPE\50803-40_06_0F_7C.dwg

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MORT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

LOT SUMMARY	TOTAL LOT COUNT																							OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (08/15/2018)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96	
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 6A	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7C				TOTAL
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	30	-	-	-	-	14	29	17	75	184	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	31	-	-	27	-	237	292	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	-	3	40	-	51	-	-	11	346	400	368 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	-	43	-	-	-	-	-	-	164	349	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	31	51	14	56	28	920	1225		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	-	-	-	-	3	34			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	1	7			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	-	1	2	-	1	-	-	1	-	-	2	16			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	51	15	56	34	990			

COUNTY ROAD 111
(WESTINGHOUSE ROAD)

VIZCAYA, PHASE 7C

VIZCAYA, PHASE 6F

VIZCAYA, PHASE 6E

VIZCAYA, PHASE 5C
DOC. NO. 2018081532 (O.P.R.)

VIZCAYA, PHASE 5B
DOC. NO. 2018081145 (O.P.R.)

VIZCAYA, PHASE 3C
DOC. NO. 2018080057 (O.P.R.)

VIZCAYA, PHASE 3B
DOC. NO. 2017046096 (O.P.R.)

VIZCAYA, PHASE 4B
DOC. NO. 2018014374 (O.P.R.)

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

THE REMNANT PORTION OF A CALLED 70.811 ACRE TRACT
OWNER: TAYLOR MORRISON OF TEXAS INC.
DOC. NO. 2018021640 (O.P.R.)

THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT
OWNER: TAYLOR MORRISON OF TEXAS INC.
DOC. NO. 2018007528 (O.P.R.)

A CALLED 38.069 ACRE TRACT
OWNER: CITY OF GEORGETOWN
DOC. 1970, PGS. 487-514 (O.R.)

A CALLED 1162.08 ACRE TRACT
OWNER: NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD.
DOC. NO. 9824078 (O.P.R.)

BENCHMARK 116

BENCHMARK 132

LEGEND

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

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 |

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

SHEET 3 OF 5

GENERAL NOTES:

- BUILDING SETBACKS 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 OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.
- 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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOTS 9, 33, & 45, BLOCK CC; LOT 21, BLOCK U; LOT 71, BLOCK X; LOT 16, BLOCK BB SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

EASEMENT DEDICATION NOTE:

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

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

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

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

Grantor further grants to Grantee

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

Grantee hereby covenants and agrees:

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

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

Grantor hereby dedicates the easement for the purposes stated herein.

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

FINAL PLAT
OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 31.709 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at an iron rod with cap marked "RPLS 5787" found at the northwest corner of said 70.811 acre tract, same being the southwest corner of a called 5.465 acre tract conveyed to Williamson County Texas recorded in Document No. 2014004559 of the Official Public Records of Williamson County, Texas, also being a point in the east line of a called 38.069 acre tract conveyed to the City of Georgetown recorded in Volume 1970, Page 497 of the Official Records of Williamson County, Texas for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE with the north line of said 70.811 acre tract, same being the south line of said 5.465 acre tract the following four (4) courses and distances:

- N 69°14'56" E**, a distance of **170.78 feet** to an iron rod with cap marked "RPLS 5787" found,
- N 72°36'57" E**, a distance of **300.53 feet** to an iron rod with cap marked "RPLS 5787" found,
- N 69°10'51" E**, a distance of **500.06 feet** to an iron rod with cap marked "RPLS 5787" found, and
- N 65°44'20" E**, a distance of **263.57 feet** to ½" iron rod with yellow cap marked "Pape-Dawson" set for the northeast corner hereof;

THENCE departing the south line of said 5.465 acre tract, through the interior of said 70.811 acre tract and through the Remnant Portion of said called 63.581 acre tract and through the interior of the Remnant Portion of said 61.733 acre tract the following forty-nine (49) courses and distances:

- S 22°37'35" E**, a distance of **148.95 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of N 77°06'33" E, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 22°37'35" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of S 57°38'17" W, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 22°37'35" E**, a distance of **123.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 490.00 feet**, a **central angle of 01°13'52"**, a **chord bearing and distance of S 23°14'33" E, 10.53 feet**, an **arc length of 10.53 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 66°08'31" W**, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 67°22'25" W**, a distance of **158.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 50°54'26" W**, a distance of **109.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 425.00 feet**, a **central angle of 04°40'05"**, a **chord bearing and distance of N 36°45'31" W, 34.62 feet**, an **arc length of 34.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- S 55°34'31" W**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 32°06'39" W**, a distance of **58.94 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 31°19'04" W**, a distance of **78.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 325.00 feet**, a **central angle of 01°11'06"**, a **chord bearing and distance of S 77°01'25" W, 6.72 feet**, an **arc length of 6.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 77°36'58" W**, a distance of **169.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
- along the arc of a curve to the left, having a **radius of 275.00 feet**, a **central angle of 08°20'34"**, a **chord bearing and distance of S 73°26'41" W, 40.01 feet**, an **arc length of 40.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
- S 28°00'14" E**, a distance of **136.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 64°57'35" W**, a distance of **146.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 61°59'46" W**, a distance of **25.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 28°00'14" E**, a distance of **146.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 61°59'46" W**, a distance of **131.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 28°00'14" E**, a distance of **76.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 61°59'45" E**, a distance of **137.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 42°03'39" E**, a distance of **67.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 54°25'23" E**, a distance of **63.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

- N 66°30'55" E**, a distance of **63.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 89°42'26" E**, a distance of **80.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 70°01'39" E**, a distance of **49.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 48°28'58" E**, a distance of **9.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 15°32'10" E**, a distance of **41.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 28°00'14" E**, a distance of **489.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 21°53'21" E**, a distance of **75.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 12°36'00" E**, a distance of **75.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 06°27'40" E**, a distance of **75.81 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 87°13'36" W**, a distance of **128.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
 - along the arc of a curve to the right, having a **radius of 500.00 feet**, a **central angle of 02°46'24"**, a **chord bearing and distance of S 01°23'12" E, 24.20 feet**, an **arc length of 24.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
 - S 00°00'00" E**, a distance of **91.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - N 90°00'00" E**, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 00°00'00" E**, a distance of **291.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 07°03'19" E**, a distance of **69.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 14°56'05" E**, a distance of **69.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 20°15'51" E**, a distance of **72.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 20°21'04" E**, a distance of **292.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 69°38'56" W**, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 20°21'04" E**, a distance of **68.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
 - along the arc of a curve to the left, having a **radius of 275.00 feet**, a **central angle of 06°32'39"**, a **chord bearing and distance of S 23°37'23" E, 31.39 feet**, an **arc length of 31.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
 - N 69°38'56" E**, a distance of **159.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 18°00'46" E**, a distance of **55.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
 - S 65°59'25" E**, a distance of **156.59 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the north corner of Vizcaya, Phase 4B, a subdivision according to the plat recorded in Document No. 2018014374 of the Official Public Records of Williamson County, Texas, same being a point in the west line of the Remnant Portion of said 61.733 acre tract for the southeast corner hereof;
- THENCE** with the north line of said Vizcya, Phase 4B the following six (6) courses and distances:
- S 23°23'01" W**, a distance of **131.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 66°36'59" W**, a distance of **32.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - S 23°23'01" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 66°36'59" W**, a distance of **99.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangent curvature,
 - along the arc of a curve to the right, having a **radius of 325.00 feet**, a **central angle of 04°55'41"**, a **chord bearing and distance of N 64°09'08" W, 27.94 feet**, an **arc length of 27.94 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency, and
 - S 28°18'42" W**, a distance of **253.77 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 4B, same being a point in the east line of the aforementioned 38.069 acre tract for the southwest corner hereof;
- THENCE** with the west line of said 61.733 acre tract, the west line of said 63.581 acre tract and the west line of said 70.811 acre tract, same being the east line of said 38.069 acre tract the following five (5) courses and distances:
- N 23°36'32" W**, a distance of **199.15 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 24°16'45" W**, a distance of **473.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 24°11'29" W**, a distance of **387.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 26°01'59" W**, a distance of **224.16 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 28°05'18" W**, a distance of **1424.06 feet** the **POINT OF BEGINNING** and containing 31.709 acres in the acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.



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

FINAL PLAT
OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 81.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of the remnant portion of a called 70.811 acre tract recorded in Document No. 2018021640 of the Official Public Records of Williamson County, Texas, a called 63.581 acre tract recorded in Document No. 2018007528 of the Official Public Records of Williamson County, Texas, and a called 61.733 acre tract recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, 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 the Final Plat of Vizcaya, Phase 6E, 6F, & 7C Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Part III, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Part III, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas as amended.

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

Date

Approved this ____day of _____, 201____, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas. The property covered by this plat is within the City Limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning and Zoning Commission

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

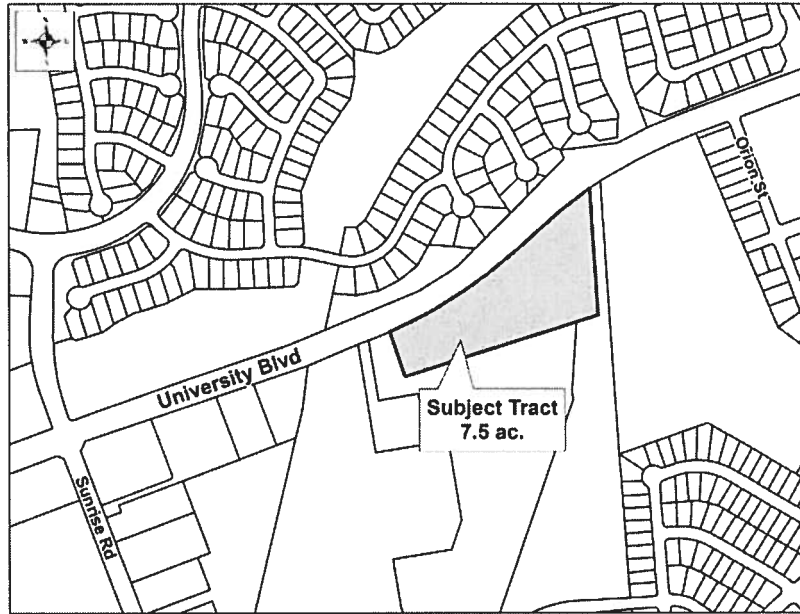
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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

**University Crossing
PRELIMINARY PLAT PP1812-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat to create 6 development lots and 1 detention/water quality lot

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) - ETJ (Extraterritorial Jurisdiction)

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

<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:	6	6.84
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	0.66

TOTALS: **7** **7.5**

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

Agent:
Waeltz & Prete, Inc.
Antonio Prete, PE
211 N. A.W. Grimes Blvd.
Round Rock, TX 78665

**University Crossing
PRELIMINARY PLAT PP1812-001**

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. Action on a General Plan Amendment (GP1811-001), Annexation (AN1811-003), and Original Zoning (ZON1811-006) applications are scheduled for consideration on the February 28, 2019 City Council agenda.

DATE OF REVIEW: January 9, 2019

LOCATION: South 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 on a portion of the tract from residential to commercial is scheduled for consideration on the February 28, 2019 City Council agenda. The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and is unzoned. However, an Original Zoning application request to C-1a (General Commercial – Limited) will be heard by the City Council at their February 28, 2019 meeting. The Planning & Zoning Commission recommended approval of the General Plan Amendment and Original Zoning request at their December 5, 2018 meeting.

The C-1a (General Commercial - Limited) zoning district will allow commercial land uses such as offices, hotels, retail, and restaurants 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.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing water line to the north of the tract along University Boulevard. Wastewater will be connected to an existing public wastewater line located along the southwest property line.

Drainage: This tract is within the Edwards Aquifer Recharge Zone. Therefore, water quality is required for the tract. A detention/water quality pond will be provided for the tract on Lot 1. Lot 1 will treat and detain the proposed storm water flows. There is also an off-site drainage area that drains across the tract, which will convey drainage along the University Boulevard right-of-way.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to submittal of a Final Plat, an Affidavit of Ownership shall be provided.
2. Prior to Final Plat recordation, the subject tract shall be annexed and zoned into the City of Round Rock.
3. Depict and label public storm sewer easements across lots 2 through 5.
4. Revise proposed easement labels to "Proposed" from "Hereby Dedicated."
5. Clarify if the hatched area on lots 1 and 2 are proposed to be dedicated to the City as right-of-way.
6. Depict in schematic, with appropriate labeling, right-of-way dedication of up to 65' from the existing centerline of University Boulevard to comply with the adopted Transportation

**University Crossing
PRELIMINARY PLAT PP1812-001**

Master Plan.

7. Add the following note to the preliminary plat: A maximum of two shared driveways, spaced a minimum of 400 feet from existing and proposed driveway, shall be allowed for Lots 1 to 7, inclusive. Cross-lot access shall be provided between all subdivided lots.
8. Trip generation numbers, and potentially a Traffic Impact Analysis, shall be submitted prior to or in tandem with the first site development permit.



**Subject Tract
7.5 ac.**

OWNER: A & W LIMITED PARTNERSHIP
C/O RENE ARREDONDO
1626 MEDICAL CENTER ST. SUITE 500
EL PASO, TEXAS 79902

ACREAGE: 7.499 ACRES

PATENT SURVEY: N.B. ANDERSON SURVEY, ABSTRACT 29

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 6.835 - DEVELOPMENT
0.664 - DETENTION/WATER QUALITY

NUMBER OF LOTS BY TYPE: 6 - DEVELOPMENT
1 - DETENTION/WATER QUALITY

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: DECEMBER 26, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 9, 2019

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK: CONTROL POINT #2
ELEVATION = 780.49'
1/2" IRON ROD SET WITH CAP MARKED
"CONTROL POINT" APPROXIMATELY 650 FEET WEST
OF THE INTERSECTION OF ORION STREET AND
UNIVERSITY BLVD., APPROXIMATELY 7.5 FEET
SOUTH OF EDGE OF PAVEMENT OF UNIVERSITY
BLVD., APPROXIMATELY 4.5 FEET EAST OF
A CONCRETE DRIVEWAY, AND APPROXIMATELY 10
FEET NORTHWEST OF A POWER POLE.

VERTICAL DATUM: NAVD 88 (GEOID 2012A)

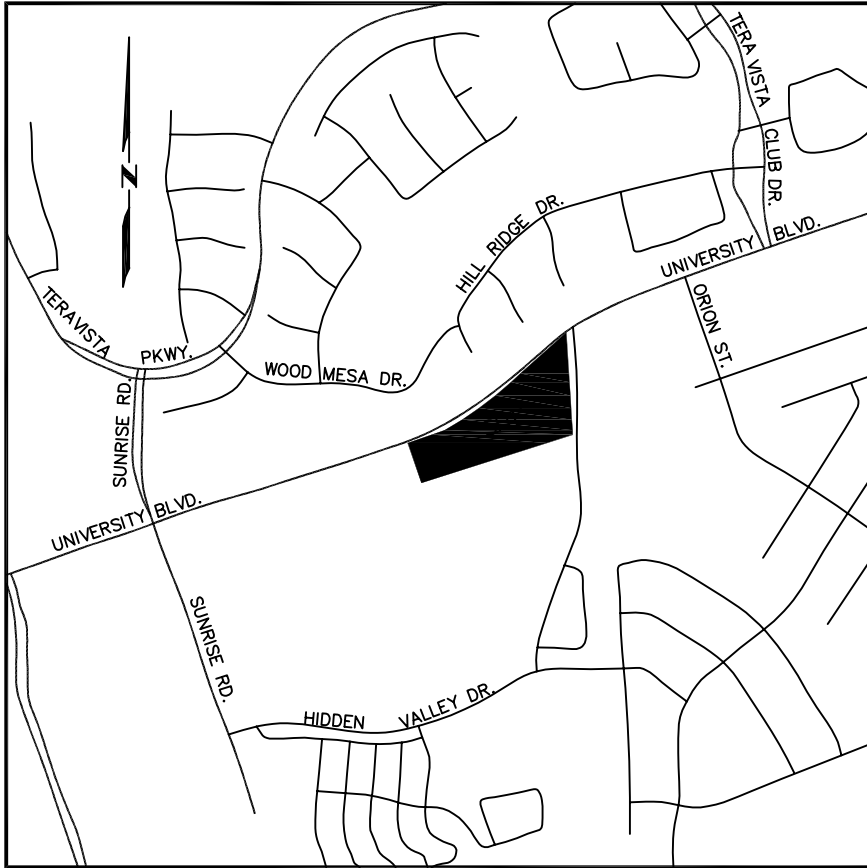
BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED
SURFACE ADJUSTMENT FACTOR OF 1.00012.

PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY 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 48491C0485E, AND COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- BUILDING SETBACKS 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') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

EASEMENTS

- | | |
|--|--|
| (E1) = CITY OF ROUND ROCK, TEXAS
15' PUBLIC UTILITY EASEMENT
CALLED 0.38 ACRE
VOL. 1293 PG. 163
O.R.W.C.T. | (E2) = CITY OF ROUND ROCK, TEXAS
15' PUBLIC UTILITY EASEMENT
CALLED 0.019 ACRE (PART 2)
VOL. 1282 PG. 416
O.R.W.C.T. |
| (E3) = CITY OF ROUND ROCK, TEXAS
35' TEMPORARY
CONSTRUCTION EASEMENT
VOL. 1293 PG. 163
O.R.W.C.T.
(TO BE VACATED) | (E4) = CITY OF ROUND ROCK, TEXAS
35' TEMPORARY
CONSTRUCTION EASEMENT
VOL. 1282 PG. 416
O.R.W.C.T.
(TO BE VACATED) |
| (E5) = CITY OF ROUND ROCK, TEXAS
15' PUBLIC UTILITY EASEMENT
CALLED 0.049 ACRE (PART 1)
VOL. 1282 PG. 416
O.R.W.C.T. | (E6) = CITY OF ROUND ROCK, TEXAS
STORM SEWER AND
DRAINAGE EASEMENT
CALLED 0.0349 AC.
DOC. NO. 2016083584
O.P.R.W.C.T. |
| (E7) = CITY OF ROUND ROCK, TEXAS
35' TEMPORARY
CONSTRUCTION EASEMENT
VOL. 1282 PG. 416
O.R.W.C.T.
(TO BE VACATED) | (E8) = CITY OF ROUND ROCK, TEXAS
WASTEWATER EASEMENT
CALLED 0.0666 AC.
DOC. NO. 2015100517
& DOC. NO. 2015100518
O.P.R.W.C.T. |
| (E9) = TEXAS POWER AND LIGHT COMPANY
30' WIDE ELECTRIC
SUPPLY LINE EASEMENT
VOL. 1369 PG. 98
O.R.W.C.T. | (E10) = WATER PIPELINE EASEMENT W.J. RIDDELL, TRUSTEE
VOL. 530 PG. 423
D.R.W.C.T.
MAYBE A PORTION OF SUBJECT TRACT HOWEVER,
CAN NOT BE PLOTTED BY ITS DESCRIPTION. |



VICINITY MAP
(NOT TO SCALE)

BENCHMARK:
CONTROL POINT #2
IRON ROD SET WITH CAP
"CONTROL POINT"
SURFACE VALUES
N: 10180289.75
E: 3134176.23
ELEV. = 815.99'
GRID COORDINATES
N: 110179068.26
E: 3133800.23

TERAVISTA SECTION 11
DOC. NO. 2000084946
O.P.R.W.C.T.

B.C. LOW
SURVEY
ABSTRACT NO. 385

APPROXIMATE SURVEY
ABSTRACT LINE

WOOD MESA DRIVE
50' R.O.W. WIDTH

N.B. ANDERSON
SURVEY
ABSTRACT NO. 29

0.082 ACRE LIES WITHIN THE
APPARENT R.O.W. AS
MAINTAINED BY WILLIAMSON
COUNTY AND AS FENCED

COUNTY OF WILLIAMSON
CALLED 0.106 ACRE
VOL. 1694 PG. 179
O.R.W.C.T.

DEDICATED R.O.W.
CAB. H SL. 311
P.R.W.C.T.
LOT 2, BLOCK "B"
ARRINGTON
RIDGE II
SUBDIVISION
DOC. NO.
2018100875
O.P.R.W.C.T.

LOT 1 BLOCK B
BARTZ PHASE ONE
FINAL PLAT
DOC. NO. 2015104762
O.P.R.W.C.T.

SURFACE VALUES
N: 10179426.66
E: 3133323.17

SEE
DETAIL C

LOT 1, BLOCK "B"
ARRINGTON RIDGE II SUBDIVISION
DOC. NO. 2018100875
O.P.R.W.C.T.

(T1) = A & W LIMITED PARTNERSHIP
CALLED 7.40 ACRES (TRACT I)
DOC. NO. 2008069340
O.P.R.W.C.T.

(T2) = A & W LIMITED PARTNERSHIP
CALLED 0.108 ACRE (TRACT II)
DOC. NO. 2008069340
O.P.R.W.C.T.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2112.42'	463.64'	12°34'32"	N 54°06'41" E	462.71'
C2	2112.42'	97.62'	02°38'52"	S 68°07'51" W	97.61'
C3	1968.48'	56.39'	01°38'29"	N 56°07'38" E	56.39'
C4	2112.42'	62.89'	01°42'21"	N 59°32'46" E	62.89'
C5	2112.42'	132.26'	03°35'14"	N 56°53'59" E	132.23'
C6	2112.42'	203.26'	05°30'47"	N 52°20'58" E	203.18'
C7	2112.42'	62.28'	01°41'21"	N 48°44'54" E	62.27'
C8	2112.42'	2.96'	00°04'49"	N 47°51'49" E	2.96'

DRAINAGE & STORM SEWER ESMT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	2446.59'	433.55'	10°09'11"	N 53°20'08" E	432.98'
DC2	2461.59'	434.29'	10°06'31"	S 53°23'16" W	433.73'

DRAINAGE & STORM SEWER EASEMENT LINE TABLE		
NUM	DISTANCE	BEARING
D1	15.07'	N 48°14'40" E
D2	92.50'	S 47°24'49" E
D3	101.07'	S 33°37'59" E
D4	29.95'	S 03°34'48" E
D5	115.69'	N 33°37'59" W
D6	102.69'	N 47°24'49" W
D7	15.02'	N 18°57'46" W
D8	15.00'	S 17°38'59" E

WASTEWATER EASEMENT LINE TABLE		
NUM	DISTANCE	BEARING
W1	27.23'	N 17°38'59" W
W2	41.68'	N 23°51'50" E
W3	45.56'	S 23°51'50" W
W4	27.23'	S 17°38'59" E

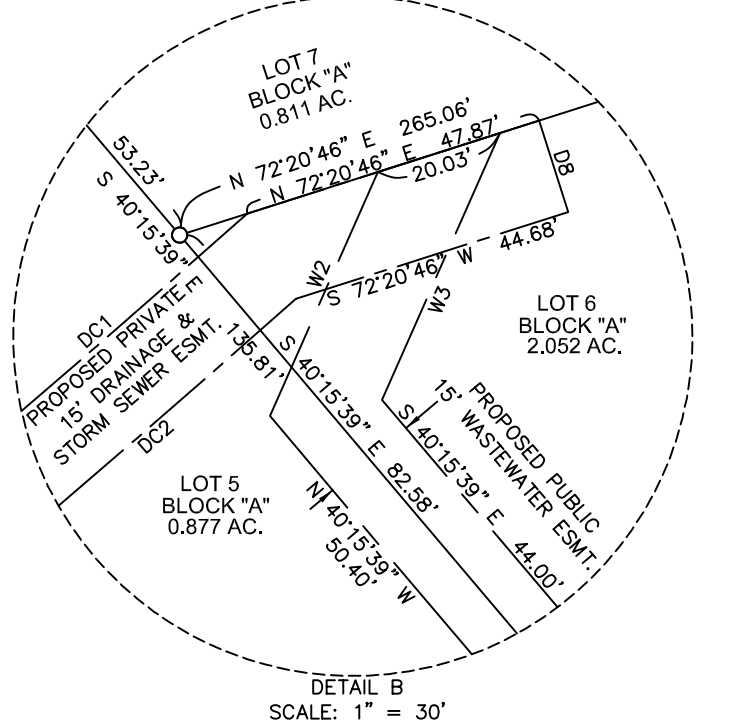
NUM	DISTANCE	BEARING
L1	28.98'	N 19°07'57" W
L2	17.18'	S 03°34'48" W
L3	100.46'	N 22°23'28" W
L4	47.63'	N 67°36'32" E
L5	93.94'	N 48°14'40" E
L6	60.73'	S 37°38'32" E

0 100 200

SCALE: 1" = 100'

LEGEND

- = 1/2" IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- PK △ = PK NAIL SET
- = 1/2" IRON ROD FOUND
(UNLESS SIZE OTHERWISE STATED)
- AS ● = IRON ROD FOUND WITH CAP MARKED
"AUSTIN SURVEYORS"
- CP △ = SURVEY CONTROL POINT/BENCHMARK
- ESMT. = EASEMENT
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- = ADJOINER LINE
- = SURVEY TIE LINE
- — — = ABSTRACT SURVEY LINE
- - - - - = ELECTRIC ESMT. LINE
- - - - - = TEMP. CONSTRUCTION ESMT. LINE
- - - - - = P.U.E ESMT. LINE
- - - - - = MISCELLANEOUS EASEMENTS
- [Hatched Box] = AREA WITHIN APPARENT R.O.W.
OF UNIVERSITY BOULEVARD



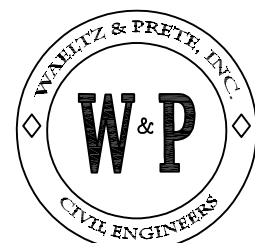
SCALE: 1" = 30'

UNIVERSITY CROSSING

PRELIMINARY PLAT

PP1812-001

SHEET 1 OF 2



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

METES AND BOUNDS DESCRIPTION

FOR A 7.499 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE N.B ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 7.40 ACRE TRACT OF LAND (TRACT I) AND ALL OF THE CALLED 0.108 ACRE TRACT OF LAND (TRACT II), BOTH TRACTS OF LAND CONVEYED TO A & W LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2008069340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 7.499 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the northerly boundary line of LOT 1, BLOCK A of BARTZ PHASE TWO, a subdivision recorded in Document No. 2015104762, Official Public Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, N 19°07'57" W with west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the northerly boundary line of said LOT 1 BLOCK A, BARTZ PHASE TWO, for a distance of 207.51 feet to an iron rod found with cap marked "Austin Surveyors" on the apparent southerly right-of-way line of C.R. 114 (A.K.A. UNIVERSITY BOULEVARD) (right-of-way width varies), same being on an angle point in the northerly boundary line of said LOT 1, BLOCK A, BARTZ PHASE TWO, same being on the southeast corner of the called 0.106 acre tract of land conveyed to COUNTY OF WILLIAMSON, recorded in Volume 1694, Page 179, Official Records of Williamson County, Texas, from which an iron rod found with cap marked "Stan Tec" on the northwest corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, bears S 68°07'51" W for a distance of 97.61 feet,

THENCE, N 19°07'57" W continuing with said west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the east boundary line of said 0.106 COUNTY OF WILLIAMSON tract, same being through the interior of the apparent right-of-way of said C.R. 114, for a distance of 28.98 feet to a PK nail set in asphalt roadway on the northwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northeast corner of said 0.106 acre COUNTY OF WILLIAMSON tract, for the northwest corner hereof;

THENCE, N 70°50'45" E with the north boundary line of said A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, for a distance of 219.23 feet to a 1/2" iron rod found on an angle point in the said north boundary line of A & W LIMITED PARTNERSHIP tract, same being the west corner of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being on a point in the southerly right-of-way line of said C.R. 114, for the beginning of a curve to the left hereof;

THENCE, with the north boundary line of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being with the with the said southerly right-of-way line of said C.R. 114, with said curve to the left, said curve having an arc length of 463.64 feet, a radius of 2112.42 feet, a central angle of 12°34'32", and a chord which bears N 54°06'41" E for a distance of 462.71 feet to a 1/2" iron rod found on the east corner of said 0.108 acre A & W LIMITED PARTNERSHIP TRACT, same being on an angle point in the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, for the end of this curve;

THENCE, with the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through the said interior of the apparent right-of-way of said C.R. 114, the following two (2) courses and distances:

- 1.N 47°06'08" E for a distance of 71.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for an angle point hereof;
- 2.N 48°14'40" E for a distance of 345.30 feet to a PK nail set in concrete on the northeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northwest corner of a called 0.035 acre tract of land conveyed to the COUNTY OF WILLIAMSON, recorded in said Volume 1694, Page 179, for the northeast corner hereof;

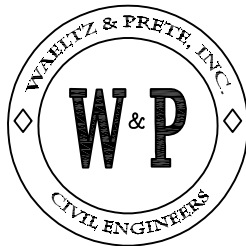
THENCE, S 03°34'48" E with the east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, same being with the west boundary line of said 0.035 acre COUNTY OF WILLIAMSON tract, for a distance of 17.18 feet to an iron rod found with cap marked "Austin Surveyors" on the southwest corner of said 0.035 COUNTY OF WILLIAMSON tract, same being on an angle point in the northerly boundary line of a LOT 1, BLOCK B, of BARTZ PHASE ONE, a subdivision recorded in Document No. 2013047200, Official Public Records of Williamson County, Texas, same being on a point in the said southerly right-of-way line of said C.R. 114, from which an iron rod found with cap marked " RPLS 1847" on the southeast corner of said 0.035 acre COUNTY OF WILLIAMSON tract, same being on the northeast corner of said LOT 1, BLOCK B, BARTZ PHASE ONE, same being on a point in said southerly right-of-way line of said C.R. 114, bears N 56°07'38" E for a distance of 56.39 feet;

THENCE, S 03°34'48" E continuing with said east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with said northerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for a distance of 558.63 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the said westerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for the southeast corner hereof;

THENCE, S 72°21'56" W with the south boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, in part with the said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, and in part with the northerly boundary line of aforementioned LOT 1, BLOCK A, BARTZ PHASE TWO, passing at a distance of 98.43 feet, an iron rod found with cap marked "Chaparral" on an angle point in said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, same being on the northeast corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, continuing for an additional distance of 793.49 feet, for a total distance of 891.92 feet to the POINT OF BEGINNING and containing 7.499 acres of land more or less. Of which 0.126 acre of land lies within the apparent right-of-way of C.R. 114.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00012.

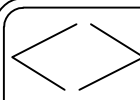
UNIVERSITY CROSSING
PRELIMINARY PLAT
PP1812-001



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
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SHEET 2 OF 2



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900

Text Amendments
CODE AMENDMENT AM1812-001

DATE: January 9, 2019

CODE AMENDMENT SECTIONS: Section 2-26 – Residential lot and building dimensional standards; Section 2-93 – Accessory uses and home occupations; Section 8-79 – Special purpose freestanding sign standards; Section 10-2 – Review procedures; and Section 10-26 – Concept Plan

STAFF REVIEW AND ANALYSIS: The revisions to the City's Code of Ordinances, creating the Zoning and Development Code, were published on October 1, 2018. Since that time, staff has identified changes which are intended to improve specific sections or to correct errors.

Section 2-26 – Residential lot and building dimensional standards: These revisions are to correct errors in the standards for encroachment into setbacks on residential lots. The current code incorrectly includes accessory buildings or structures as being prohibited in the rear building setback for residential uses. Because Section 2-26 establishes setbacks for accessory buildings or structures separately, the revision removes them from the prohibited list.

In addition, unenclosed patios or porches are incorrectly included as being allowed to encroach in the rear setback by a maximum of ten feet. This could result in an unintended consequence where a home addition, which consists of an unenclosed patio or porch, is allowed to encroach into the rear setback. In contrast, a covered patio, which is not a structural extension of the main roofline of the house, is considered an accessory structure and is therefore regulated by the established setbacks.

The revision also clarifies that any allowed encroachment into the setback is limited to two feet.

Section 2-93 - Accessory uses and home occupations: These revisions provide a short-term permit for 'food trucks' at existing businesses and public facilities. The code currently allows mobile food establishments ('food trucks') only on lots zoned as MU-1 (Mixed-Use Historic Commercial Core) and at other limited locations, including public facilities, event centers and educational campuses. An annual permit is required for these food trucks, which are only allowed to be open and located on-site on a temporary basis.

The proposed code provides for a second type of permit, for the short-term location of food trucks on any property with a commercial, employment or industrial zoning designation, in addition to other limited locations, including public facilities, event centers and educational campuses. This short-term accessory use permit allows for the food truck to operate for up to three consecutive days. A maximum of four permits per year are allowed for each property.

Food trucks have proven to be a popular addition to events and the current code provisions do not allow them to be used this way. The code revision allows for existing businesses and employers to hold short-term events with food trucks on their property or on public facilities.

The revised code differentiates between the annual permit that is currently allowed on MU-1 property and the three-day permit that is allowed on commercial, employment or industrial properties.

Section 8-79 - Special purpose freestanding sign standards: This change allows additional types of businesses to use a sandwich board sign. The code currently allows the use of sandwich

Text Amendments
CODE AMENDMENT AM1812-001

board signs only for restaurants/bars and retail sales and service uses. Signs must be placed on a sidewalk or other improved walkway.

The revised code expands the use of sandwich board signs to all business uses, which includes commercial and industrial properties, places of worship, schools, governmental and civic uses, and multifamily projects. It also clarifies that the signs are to be placed on a sidewalk or other improved surface when available. This change is in response to requests from operators of other than restaurant/bar and retail sales and services businesses. Making the use of this type of sign available to all business uses makes the sign regulations more equitable.

Section 10-26 - Concept plan: This changes the conditions which require the submittal of a concept plan during the subdivision process and removes the requirement for a public hearing for concept plans. The current code requires that a concept plan be prepared: (1) when the property contains more than twenty acres; (2) when the development proposes to create a new street connection to a freeway, highway, or designated arterial roadway; or (3) when the property contains 1% annual chance floodplain. A public hearing before the Planning and Zoning Commission is required before a concept plan can be approved.

The revised code simplifies confusing language regarding the requirement that the property contain more than twenty acres. The revision also removes the requirement for a concept plan when the property contains 1% annual chance floodplain. This requirement is premature because a flood study is not required until the submittal of a preliminary plat. Finally, the revision removes the requirement for a public hearing to approve a concept plan. As the first phase of the subdivision process, a concept plan is intended to provide only an overall view of the proposed subdivision. In addition, the subdivision review process is solely objective, to determine whether the City's standards are being met. In contrast, during the zoning review process, public opinions are important to help the commission and City Council decide on what is appropriate. Because of this difference, a public hearing conducted for a concept plan does not provide the opportunity for meaningful public comment, which has resulted in confusion and frustration for the citizens who attend.

Section 10-2 - Review procedures: This changes the responsibility for posting on-site public notice signs from City staff to the property owner/applicant making the project application. The code currently specifies that the City is responsible for posting required on-site public notice signs prior to public hearings. The City provides the signs and staff posts them and provides photographs of them for the public hearings.

The revised code makes the owner/applicant responsible for posting the signs and providing photographs and an affidavit indicating that they were posted. The City will continue to provide the signs. The Planning Director has determined that shifting this responsibility to the owner/applicant will provide for more effective use of City staff resources.

Other changes are: (1) adding language to clarify that zoning public notices must be posted ten days in advance and that replat public notices must be posted fifteen days in advance; (2) including the requirement for publication of the public notice when required by a replat; and (3) removing the requirement for a public hearing for a concept plan, as described above.

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTION 2-26, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING RESIDENTIAL LOT AND BUILDING DIMENSIONAL STANDARDS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

TEXAS:

I.

That Zoning and Development Code, Chapter 2, Article II, Section 2-26, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to delete the "Additional notes" section and to create new subsections (with no amendments to the text of the "Residential zoning district lot and building dimensional standards chart"), to read as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-26. Residential lot and building dimensional standards.

(a) Residential zoning districts lot and building dimensional standards chart

~~Additional notes:~~

~~(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.~~

~~(2) For the SR, MF-1, and MF-2 districts, all required setbacks shall be free from any encroachments, including but not limited to, accessory buildings or structures, eaves, roof overhangs, bay windows, and fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.~~

~~(3) For all other districts, limited encroachment into the front and rear setbacks shall be permitted as follows:~~

~~a. Eaves, roof overhangs, unenclosed patios and porches, and minor architectural details such as fireplaces and bay windows may encroach into the front setback by a maximum of three (3) feet and into the rear setback by a maximum of 10 feet.~~

~~(4) Accessory buildings are prohibited in the front street yard.~~

~~(b) Special purpose lots exemption. Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.~~

~~(c) Encroachments in setbacks. Except as specified in (c) below, all required setbacks shall be free from any encroachments, including but not limited to, eaves, roof overhangs, bay windows, and fireplaces.~~

Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.

(d) Permitted limited encroachments. In the SF-R, SF-1, SF-2 and SF-3 districts, limited encroachment into the front and rear setbacks shall be permitted as follows:

a. Eaves, roof overhangs, and minor architectural details such as fireplaces and bay windows may encroach into the front and rear setbacks by a maximum of two (2) feet.

(e) Accessory buildings prohibition. Accessory buildings are prohibited in the front street yard.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and **APPROVED** on first reading this the ____ day of _____, 2019.

READ, APPROVED and **ADOPTED** on second reading this the ____ day of _____, 2019.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 10, ARTICLE VIII, SECTION 2-93, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING USE REGULATIONS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

TEXAS:

I.

That Zoning and Development Code, Chapter 2, Article VIII, Section 2-93, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-93. Accessory uses and home occupations.

(c) *Mobile food establishments.*

(1) *General.* A mobile food establishment is a temporary food service operation that supports certain types of businesses in certain locations in the City.

~~(2) *Accessory use only.* Mobile food establishments are prohibited except as an accessory use supporting the following primary uses:~~

~~a. Eating and drinking establishments located on lots zoned MU-1 or a PUD which abuts an MU-1 or MU-2 zoned parcel;~~

~~b. A multi tenant center where the mobile food establishment is located within an internally oriented pedestrian promenade which is not visible from the public right-of-way;~~

~~c. Small-scale alcohol production facilities;~~

~~d. Event centers;~~

~~e. Municipal parks and recreation facilities; and~~

~~f. Public and private education facilities, corporate office campuses, and business/ industrial parks, at which the mobile food establishment provides service to the students or employees of the hosting organization.~~

~~(3) *Temporary in nature.* Mobile food establishments are meant to be open and on-site only on a temporary basis. As such, the following requirements shall be met:~~

~~a. New connections to city water or wastewater infrastructure are prohibited;~~

~~b. New electric meters are prohibited;~~

~~c. It shall be unlawful for the owner of a mobile food establishment which is visible from public rights-of-way to park the vehicle overnight at the location of their associated primary use on any Sunday, Monday, Tuesday, Wednesday, or Thursday night, except for Sunday and Thursday nights that coincide with a federal holiday the following day; and~~

- 1 dc. For mobile food establishments serving a municipal parks and recreation facility, the Parks
2 and Recreation Department shall determine the permissible duration for which each
3 establishment may operate.

4 ~~(4) Permit required~~

5 ~~a. Except as provided below, an annual permit from the city for each calendar year beginning~~
6 ~~January 1 shall be required for the operation of a mobile food establishment. The property~~
7 ~~owner or tenant who is hosting the mobile food establishment shall be responsible for~~
8 ~~obtaining the permit.~~

9 ~~b. A site map showing the proposed location of the mobile food establishment(s) shall be~~
10 ~~provided.~~

11 ~~c. All applications for mobile food establishment permits shall be accompanied by the~~
12 ~~appropriate fee as set forth in appendix A of the Round Rock Code of Ordinances.~~

13 ~~(53) Site location criteria.~~

14 a. Mobile food establishments shall not locate on public streets or in public parking lots, but
15 may locate in an unimproved alley of a property zoned MU-1.

16 ~~b. Mobile food establishments shall not be located within 50 feet of a single-family dwelling~~
17 ~~unit. This measurement shall be taken from the property line of the dwelling unit to the~~
18 ~~closest point of the mobile food establishment location.~~

19 eb. Mobile food establishments shall not locate in access drives, fire lanes, or improved alleys.

20 dc. Mobile food establishments shall not locate on sidewalks in or along the right-of-way
21 without prior approval from the city. Approval may be granted if a minimum width of five (5)
22 feet of sidewalk remains free of any obstructions.

23 ed. Mobile food establishments may not occupy any parking spaces needed for the minimum
24 required parking for the primary use.

25 fe. Mobile food establishments shall be located a minimum of 15 feet from fire hydrants and
26 five (5) feet from any utility box, ADA accessibility ramp, or building entrance.

27 ~~(64) Other requirements.~~

28 a. The mobile food establishment shall be in compliance with Williamson County and Cities
29 Health District regulations and applicable City fire department regulations.

30 b. All signage and identification for the mobile food establishment shall be on or attached to
31 the vehicle. Menu items may be displayed on sandwich boards which are not attached to
32 the vehicle.

33 ~~c. The mobile food establishment shall not operate during hours that the primary use is~~
34 ~~closed.~~

35 dc. All food vending transactions shall occur from the vehicle.

36 ed. No trash or grease shall be left at the site after the departure of the mobile food
37 establishment, except in existing on-site containers specifically designed for such waste.

38 fe. Vehicles, generators, and other equipment shall be maintained so as to be in operable
39 condition at all times.

40 gf. Durable exterior-grade finishes and decorations shall be utilized for all exterior materials on
41 the vehicle and shall be maintained in accordance with minimum property, structural and
42 health standards.

43 ~~h. Sites smaller than one (1) acre are prohibited from having more than two (2) mobile food~~
44 ~~establishments on-site at any time.~~

1 (5) Long term accessory use. Upon the issuance of an annual permit as described in section (6)
2 below, mobile food establishments are permitted as an accessory use supporting the following
3 primary uses.

- 4 a. Eating and drinking establishments located on lots zoned MU-1 or a PUD which abuts a
5 MU-1 or MU-2 zoned parcel;
6 b. A multi-tenant center where the mobile food establishment is located within an internally
7 oriented pedestrian promenade which is not visible from the public right-of-way;
8 c. Small-scale alcohol production facilities;
9 d. Event centers;
10 e. Municipal parks and recreation facilities; and
11 f. Public and private education facilities, corporate office campuses, and business/industrial
12 parks, at which the mobile food establishment provides service to the students of
13 employees of the hosting organization.

14 (6) Annual permit required.

- 15 a. Except as provided below, an annual permit from the city for each calendar year beginning
16 January 1 shall be required for the operation of a mobile food establishment. The property
17 owner or tenant who is hosting the mobile food establishment shall be responsible for
18 obtaining the permit.
19 b. A site map showing the proposed location of the mobile food establishment(s) shall be
20 provided.
21 c. All applications for mobile food establishment permits shall be accompanied by the
22 appropriate fee as set forth in appendix A of the Code of Ordinances.
23 d. The mobile food establishment shall not operate during the hours that the primary use is
24 closed.
25 e. It shall be unlawful for the owner of a mobile food establishment which is visible from public
26 rights-of-way to park the vehicle overnight at the location of their associated primary use on
27 any Sunday, Monday, Tuesday, Wednesday, or Thursday night, except for Sunday and
28 Thursday nights that coincide with a federal holiday the following day; and
29 f. Sites smaller than one (1) acre are prohibited from having more than two (2) mobile food
30 establishments on-site at any time.

31 (7) Short-term accessory use. Upon issuance of a three-day permit as described in section (8)
32 below, mobile food establishments are permitted as an accessory use supporting the following
33 uses:

- 34 a. Property located within a Commercial Zoning District, which contains an operational
35 business;
36 b. Property located within an Employment and Industrial Zoning District which contains an
37 operational business;
38 c. Small-scale alcohol production facilities;
39 d. Event centers;
40 e. Community/government service facilities;
41 f. Municipal parks and recreation facilities; and
42 g. Public and private education facilities, corporate office campuses, and business/industrial
43 parks, at which the mobile food establishment provides services to the students or
44 employees of the hosting organization.

(8) Three-day permit required.

- a. Each event shall be for a maximum of three consecutive days.
- b. A maximum of four (4) permits within each calendar year shall be used for each property.
- c. The property owner or tenant who is hosting the event shall be responsible for obtaining the permit. If a tenant applies for the permit, the signature of the property owner or property management company must be on the application.
- d. All applications for mobile food establishment permits shall be accompanied by the appropriate fee as set forth in appendix A the Code of Ordinances.
- e. Mobile food establishments shall not be located within 50 feet of a single-family dwelling unit. This measurement shall be taken from the property line of the dwelling unit to the closest point of the mobile food establishment location.

11.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and **APPROVED** on first reading this the _____ day of _____, 2019.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2019.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

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ATTEST:

SARA L. WHITE, City Clerk

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 8, ARTICLE IX, SECTION 8-79 (a), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING SIGNS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

TEXAS:

I.

That Zoning and Development Code, Chapter 8, Article IX, Section 8-79 (a), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 8. ZONING AND DEVELOPMENT STANDARDS

Sec. 8-79. Special purpose freestanding sign standards.

(a) Sandwich boards.

(1) ~~Restaurants/bars and retail sales and services~~ Business uses (as defined in Sec. 1-50) shall be permitted one sandwich board.

(2) Sandwich boards shall have a maximum width of 30 inches and a maximum height of 48 inches.

(3) Sandwich boards shall be freestanding and shall not be affixed, chained, anchored, or otherwise secured to the ground or other structure. The sign shall be internally weighted so that it is stable, self-supporting and windproof.

(4) The sandwich board shall be displayed only during the hours of operation of the business.

(5) Sandwich boards shall not be a cabinet.

(6) Changeable copy on a sandwich board shall not consist of individual plastic or vinyl letters on tracks.

(7) The following standards shall be followed when determining the placement of sandwich boards:

- a. Signs shall be placed ~~on a sidewalk or other improved walkway~~ in such a manner that they do not interfere with pedestrian traffic, wheelchair ramps, or otherwise cause a safety hazard. Placement on a sidewalk or other improved surface is required, when available;

b. When placed on a public sidewalk or sidewalk required for ADA accessibility, ensure that there is a minimum of 48 inches of clear sidewalk;

c. Signs shall be placed in such a manner that they do not obscure or interfere with the function of windows or doors;

d. Signs shall not be located within five feet of the corner of a building that is at the intersection of two public streets;

e. Signs shall only be permitted in the city's right-of-way on sites where there is 10 feet or fewer between a building's front façade and the property line, and a license agreement shall be required. A license agreement may be issued as part of a sidewalk furniture license agreement.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and **APPROVED** on first reading this the ____ day of _____, 2019.

READ, APPROVED and **ADOPTED** on second reading this the ____ day of _____, 2019.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

1 ATTEST:

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SARA L. WHITE, City Clerk

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 10, ARTICLE I, SECTION 10-2 (a) and (b), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING REVIEW PROCEDURES; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

TEXAS:

I.

That Zoning and Development Code, Chapter 10, Article I, Section 10-2 (a) and (b), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 10. ZONING AND DEVELOPMENT REVIEW PROCEDURE AND BODIES

Sec. 10-2. Review procedures.

- (a) *Conformity with development code.* Every official and employee of the city vested with the duty or authority to issue a permit or license shall not issue a permit or license for any use, building, improvement, or purpose that conflicts with any provision of this code. Any permit or license or certificate issued in conflict with the provisions of this code shall be null and void.
- (b) *Public notice requirements.* The purpose of this section is to establish the minimum requirements for notice where required in this chapter. Unless otherwise specified, when notice is required in this chapter pursuant to Sec. 10-2, the notice required is as set forth in subsections (b)(1) and (2) of this section.
- (1) *Published notice—General.*
- a. A distinctive public hearing notice shall be placed by the zoning administrator at least once in a local official newspaper of general circulation within the city, as designated by the city council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda items that may be considered or reviewed.
- b. The public hearing notice shall be placed according to the following deadlines:
1. Planning and zoning commission – zoning: Ten days prior to public hearing.
2. Planning and zoning commission – replat, when required: Fifteen days prior to public hearing.
23. City council: 15 days prior to public hearing.
- c. Published notices shall contain at least the following specific information:
1. The general location of land that is the subject of the application and/or a location map;
2. The legal description or street address;

3. The substance of the application, including the magnitude of proposed development and the current zoning district;
4. The time, date and location of the public hearing;
5. A phone number to contact the city; and
6. A statement that interested parties may appear at the public hearing.

(2) *Mailed notice.*

- a. Mailed notices shall be mailed according to the following deadlines:
 1. *Zoning board of adjustment*: Ten days prior to public hearing.
 2. *Planning and zoning commission – zoning*: Ten days prior to public hearing.
 3. *Planning and zoning commission – replat, when required*: Fifteen days prior to public hearing.
 34. *City council*: 15 days prior to public hearing.
- b. Mailed notices shall contain at least the following specific information:
 1. The general location of land that is the subject of the application and/or a location map;
 2. The legal description or street address;
 3. The substance of the application, including the magnitude of proposed development and the current zoning district;
 4. The time, date and location of the public hearing;
 5. A phone number to contact the city; and
 6. A statement that interested parties may appear at the public hearing.
- c. For proposed changes to zoning classifications or boundaries, excluding applications for original zoning, in addition to published notice as set forth in subsection (e)(1) of this section, written notice shall be mailed to each owner within the corporate limits within the city, as indicated by the most recently approved city tax roll, of real property within 300 feet of the property on which a change in zoning classification or boundary is proposed before the tenth day before the hearing date. Notice may be served by its deposit in the U.S. Mail in the city, properly addressed with postage paid.

(3) *On-site public hearing notification sign.*

- a. *Property owner initiated proceedings.* For all proceedings initiated by or on behalf of the property owner, at least one on-site public hearing notification sign shall be provided by the city and placed by city staff the property owner on each property requiring a public hearing not less than ten days. Signs shall be placed prior to the planning and zoning commission public hearing date, in accordance with the deadlines in Section (1) above and not less than 15 days prior to the city council public hearing date. The sign shall be placed perpendicular to and no further than 15 feet from the roadway, or as deemed suitable by staff. At least one sign shall be posted per 500 linear feet of all property located along a public right-of-way, with a minimum of one sign per frontage, placed parallel to and visible from, the roadway. In the event of unique circumstances affecting a property, the location of the sign(s) may be determined by city staff. The property owner shall provide an affidavit, including photographs, attesting to the date of installation and the number of signs installed. This affidavit shall be provided to the city at least five days prior to the required public hearing. If the proceeding requires a public hearing before both the planning and zoning commission and the city council, separate photographs and affidavits shall be required for each public hearing.
- b. *City initiated proceedings.* For proceedings initiated by the city, it may not be possible or practical to place a sign on the private property subject to the proposed proceedings. In

addition, in some situations, city initiated proceedings may involve multiple tracts of land that make it impractical to place a sign on every tract. Therefore, in city initiated proceedings, the zoning administrator shall determine in his sole discretion the most effective and practical manner in which to provide reasonable on-site notification of public hearings.

(4) *Constructive notice.* Minor defects in notice or if an on-site public hearing notification sign is damaged or removed shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Defects in notice provisions which exceed the requirements of V.T.C.A., Local Government Code ch. 211 shall not invalidate any action or proceedings pursuant thereto.

(5) *Summary of notice required.* Published, mailed, or signed notice shall be required for development review as shown in the following table:

Procedure	Published	Mailed	On-site public hearing notification signs placed
Planning Policy			
General Plan text amendment	X		
General Plan map amendment	X		X
Code amendment (other than zoning)			
Annexation			
Voluntary	X	X	
Involuntary	X	X	X
Zoning			
Zoning text amendment	X		
Application for original zoning	X	X	X
Zoning map amendment	X	X	X
PUD development plan/rezoning	X	X	X
Platting			
Concept plan		X	X
Preliminary plat			
Final plat			
Replat - single-family or two-family ⁽¹⁾	X	X	X
Replat - all other			
Amending or minor plat			
Exceptions and Variances			
Variance		X	X
Special exception		X	X
Sign exception			
Compatibility buffer exception			X
Historic Preservation			
Certificate of appropriateness			

Historic overlay designation	X	X	X
Partial historic tax exemption		X	

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and **APPROVED** on first reading this the ____ day of _____, 2019.

READ, APPROVED and **ADOPTED** on second reading this the ____ day of _____, 2019.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 10, ARTICLE V, SECTION 10-26, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING CONCEPT PLANS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That Zoning and Development Code, Chapter 10, Article V, Section 10-26, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 10. ZONING AND DEVELOPMENT REVIEW PROCEDURE AND BODIES

Sec. 10-26. Concept plan.

- (a) *Purpose and intent.* The purpose of the concept plan is to present a layout of a proposed subdivision or addition. The intent of the concept plan is to facilitate the review of the proposed subdivision or addition in accordance with the general plan policies and, where applicable, the concurrent review by the planning and zoning commission for original zoning recommendation for the proposed subdivision. In addition, the purpose is to determine the availability of city utilities, streets and drainage.
- (b) *Platting of parent tract.* In order to ensure the orderly planning of streets, utilities, drainage and other public facilities, the parent tract must be included in a concept plan.
- (c) *Pre-submittal meeting.* The developer must attend a pre-submittal meeting prior to the filing of an application for approval of a concept plan.
- (d) *Required.* The developer shall submit a concept plan of the proposed subdivision or addition prior to the submission of a preliminary plat application for approval by the planning and zoning commission, when the proposed subdivision or addition includes any of the following:

(1) Contains more than twenty acres ~~and or is not~~ contained within a parent tract which contains more than twenty acres;

~~(2) Contains ultimate 1% annual chance floodplain;~~

~~(3) Proposes to create a new street connection to a freeway, highway, or designated arterial roadway in the regional transportation network; or~~

~~(4) Is located in the ETJ on a tract that contains more than twenty acres.~~

Where a concept plan is not required, a preliminary plat or minor final plat may still be required.

- (e) *Application requirements.* The developer shall submit a concept plan application that contains all the materials listed in the development packet.

~~(f) Notice requirement for concept plan. The planning department will mail a notice of public hearing to the owner of each property located within 300 feet of the proposed subdivision or addition, as~~

1 recorded by the appropriate tax appraisal district. The notice shall state in effect that a concept plan
2 is pending before the planning and zoning commission, and shall include a disclaimer stating that the
3 notice is for information purposes only and that the planning and zoning commission will not take into
4 consideration the use of the property when approving the concept plan. The notice for public hearing
5 shall be mailed not less than ten days prior to the date of the planning and zoning commission
6 meeting and shall provide the date, place and time of the meeting. Additionally, one on-site public
7 hearing notification sign shall be placed by city staff on each property requiring a public hearing not
8 less than ten days prior to the planning and zoning commission public hearing date. The sign shall
9 be placed perpendicular to and no further than 15 feet from the roadway, or as deemed suitable by
10 staff.

11 ~~(g) Constructive notice. Minor defects in notice or if an on-site public hearing notification sign is~~
12 ~~damaged or removed shall not impair the notice or invalidate proceedings pursuant to the notice if a~~
13 ~~bona fide attempt has been made to comply with applicable notice requirements. Defects in notice~~
14 ~~provisions which exceed the requirements of V.T.C.A., Local Government Code ch. 211, shall not~~
15 ~~invalidate any action or proceedings pursuant thereto.~~

16 ~~(hf) City staff review.~~ After the city staff review and comment period, the developer shall submit to the
17 planning department the number of corrected copies of the concept plan specified in the
18 development packet, along with one reproducible drawing complete with all required information.

19 ~~(ig) Revisions to approved concept plans.~~ A request for a major revision to a preliminary plat shall trigger
20 the submittal of a new concept plan in conjunction with the major revision requested and trigger
21 notice requirements provided for in subsection (f) of this section.

22 II.

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25 A. All ordinances, parts of ordinances, or resolutions in conflict herewith are
26 expressly repealed.

27 B. The invalidity of any section or provision of this ordinance shall not
28 invalidate other sections or provisions thereof.

29 C. The City Council hereby finds and declares that written notice of the date,
30 hour, place and subject of the meeting at which this Ordinance was adopted was posted
31 and that such meeting was open to the public as required by law at all times during
32 which this Ordinance and the subject matter hereof were discussed, considered and
33 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas
34 Government Code, as amended.

35 READ and APPROVED on first reading this the ____ day of
36 _____, 2019.

READ, APPROVED and ADOPTED on second reading this the ____ day of

_____, 2019.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk