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 Jennifer Sellers

Wednesday, April 3, 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-2019-049 Consider approval of the minutes for the March 6, 2019, Planning and Zoning Commission meeting.

E. PLATTING:

E.1 PZ-2019-050 Consider approval of the Avery Centre South Lots 2, 3, 4, & 5 Block A Preliminary Plat, generally located south of the intersection of N. A.W. Grimes Blvd. and Avery Nelson Pkwy. Case No. PP1903-001

E.2 PZ-2019-051 Consider approval of the Avery Centre South Lots 2, 3, 4, & 5 Block A Final Plat, generally located south of the intersection of N. A.W. Grimes Blvd. and Avery Nelson Pkwy. Case No. FP1903-001

E.3 PZ-2019-052 Consider approval of the Vizcaya Phase 6C Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and University Blvd. Case No. FP1903-002

E.4 PZ-2019-053 Consider approval of the Hairy Man Subdivision Phase 2 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1903-003

E.5 PZ-2019-054 Consider approval of the Clear Creek Ranch Preliminary Plat, generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd. Case No. PP1902-001

E.6 PZ-2019-055 Consider approval of the Clear Creek Ranch Final Plat, generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd. Case No. FP1902-002

F. CODE AMENDMENTS:

F.1 PZ-2019-056 Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Use of Stucco on Concrete Tilt-Wall Construction: Sections 2-32 - C-1 (General Commercial); 2-33 - C-1a (General Commercial - Limited) and 2-58 - PF-3 (Public Facilities - High Intensity)

F.2 PZ-2019-057 Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Commercial Exterior Wall Finish Materials: Sections 2-34 - C-2 (Local Commercial); 2-42 - OF-1 (General Office); 2-56 - PF-1 (Public Facilities - Low Intensity); 2-57 - PF-2 (Public Facilities - Medium Intensity)

F.3 PZ-2019-058 Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Residential Garage Door Width: Sections 2-15 - SF-2 (Single-Family - Standard lot); 2-16 - SF-3 (Single-Family - Mixed lot); 2-17 SF-D (Single-Family - Downtown); 2-18 - MH (Manufactured Housing); 2-19 - TF (Two-Family)

F.4 PZ-2019-059 Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Front Elevations in the SF-3 (Single Family - Mixed Lot) District: Section 2-16

F.5 PZ-2019-060 Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Single Family Use in the MU-1 (Mixed Use - Historic Commercial Core) District: Section 2-77 - Permitted Uses in the Mixed-Use Districts and Section 2-91(hh) - Supplementary Use Standards

F.6 PZ-2019-061 Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Fences in the MU-1 (Mixed-Use Historic Commercial Core) and MU-2 (Mixed-Use Downtown Medium Density) Districts: Sections 2-71 and 2-72

F.7 PZ-2019-062 Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Definition of Living Unit Equivalent Section 1-50

F.8 PZ-2019-063 Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Addition of a Service Unit Equivalent: Section 4-82

G. STAFF REPORT:

G.1 PZ-2019-064 Consider an update regarding Council actions related to Planning and Zoning items.

H. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed 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 28th day of March 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

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

PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 6, 2019 AT 6:00 PM

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on March 6, 2019, 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 Jennifer Henderson, Commissioner Michelle Ly, and Commissioner Greg Rabaey. Commissioners Casey Clawson and Jennifer Sellers were absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Laton Carr, Lee Heckman, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeyer 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 February 20, 2019, Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider public testimony concerning the request filed by Optimized Engineering, on behalf of the property owner, Palm Valley Lutheran Church, for approval of a Concept Plan to be known as Palm Valley Lutheran Church Concept Plan, generally located northwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. CP1812-003

Mr. Heckman briefly reviewed the Concept Plan application noting that the purpose of the application was to create one development lot from 12 existing parcels.

He stated that no phone calls or e-mails were received in support or against the proposed application. Staff recommended approval of the application as conditioned.

The Palm Valley Lutheran Church's representative Mr. Allan Dunn, and Mr. Travis Robinson, with Optimized Engineering, were available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Round Rock resident, Mr. John Moman, 1701 Johnson Way, spoke in favor of the proposed Concept Plan. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

E2. Consider public testimony concerning the request filed by Drenner Group, PC, on behalf of the property owner The Texas General Land Office, for approval of Amendment No. 2 to PUD (Planned Unit Development) No. 22 to change the zoning designation from BP (Business Park) to LI (Light Industrial) within the PUD, generally located northeast of the intersection of Louis Henna Blvd. and Meister Ln.; south of Gattis School Rd. Case No. ZON1902-001

Mr. von Rosenberg reviewed the application stating the purpose of the PUD amendment application was to change the zoning designation of Parcel 3 to allow uses from Business Park to Light Industrial. He noted that no changes were proposed to the exterior building finish and design standards. A 25 ft. landscape buffer would be required for loading or parking areas facing the western boundary of the parcel. He also explained that the land in between the residential subdivision and Parcel 3 was in a FEMA floodplain and was dedicated as parkland with the residential subdivision.

Mr. von Rosenberg noted a notice of public hearing was posted and a notification letter mailed to abutting property owners. In addition, the applicant, Drenner Group, PC, sent a letter to surrounding property owners. Staff recommended approval of the PUD amendment to allow light industrial uses on Parcel 3.

The property owner's representative, Ms. Amanda Swor, with Drenner Group, PC, had a brief presentation and 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. The following residents spoke and/or were available during the public hearing: 1) Frank Fletcher, 2280 Hat Bender Loop; 2) Stephanie Muniz, 2404 Hat Bender Loop; 3) SRI, 2120 Hat Bender Loop; 4) Jitendra Singh, 2116 Hat Bender Loop; 5) Elisha Gada, 2029 Hat Bender Loop; 6) Essam Atalla, 2268 Hat Bender Loop; 7) Marilen Escalera, 2304 Hat Bender Loop; 8) Saydeed Shabbeerahmed, 2425 Hat Bender Loop; 9) Dinesh Kumar, 2108 Hat Bender Loop; 10) Mahmood Quadri Syed, 2420 Hat Bender Loop; 11) Dana Liburdi, 2904 Cattlemen Glen; 12) Pallavi Jishnu, 2232 Hat Bender Loop; 13) Asifoddin Shaik, 2912 Barbed Wire Street; 14) Chhaya Rege, 2060 Hat Bender Loop; 15) Meher Penmetsa, 2287 Hat Bender Loop; 16) Praveen Bhattar, 2421 Hat Bender Loop; 17) Aman Sharma, 2417 Hat Bender Loop; 18) Shaoeb Siddioui, 2416 Hat Bender Loop; 19) Agelito Dela Cruz, 2020 Hat Bender Loop; 20) Satheesh Karthik, 2916 Cattleman Glen; and 21) Surya Vetsa, 2113 Hat Bender Loop. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, residents expressed concerns in the uses allowed in the Light Industrial district, property values, privacy, safety, and the potential increase in traffic and noise. One resident spoke in favor of the proposed development noting he had met with the applicant and the applicant provided a letter committing to deed the existing floodplain area to the City or determine a way to reserve or restrict future development in the floodplain area.

Following a discussion regarding the differences in between the Business Park and Light Industrial districts including site development standards and uses, floodplain, and restricted uses, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Bryan to recommend for City Council approval to change the zoning designation to Light Industrial excluding the following uses: Auto body and painting shops, outdoor shooting and archery ranges, retail sales and services consisting of predominately outdoor storage or consumer loading areas; self-service storage; shooting and archery ranges; small-scale alcohol production, and waste-related

services. Also, all outdoor storage and loading docks shall be screened according to the City's code requirements for screening.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

E3. Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of a portion of the subject tract from business park to residential, generally located west of SH 130 and north of University Blvd. Case No. GP1902-001

E4. Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, for the original zoning of the subject tract to the following zoning districts SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Two-Family) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; C-1a (General Commercial – Limited) 26.51 acres, generally located west of SH 130; north and south of University Blvd. Case No. ZON1901-001

E5. Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, for approval of a Concept Plan to be known as Sauls East Concept Plan, generally located west of SH 130; north and south of University Blvd. Case No. CP1807-001

Mr. von Rosenberg noted that agenda items E3, E4, and E5 were for the same tract of land and recommended to have the staff presentation and public hearing for these three items together. Mr. von Rosenberg proceeded by reviewing the General Plan Map Amendment (E3) stating the request was to change about 168 acres north of University Blvd. from Business Park zoning district to Residential zoning district. The proposed residential includes: single family, two-family, and both low density and medium density multi-family. Staff recommended approval of the amendment to the Future Land Use Map to change the land use designation from business park to residential.

Next, Mr. von Rosenberg reviewed the original zoning request (E4) noting the proposed zoning districts included SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Two-Family) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; C-1a (General Commercial – Limited). He continued to explain that the City adopted annexation development agreements in-lieu of annexation with the property owner and with owners of the properties between these tracts and the existing City boundary. He noted these agreements provide for annexation under certain terms and conditions. The benefits of these agreements included: City can annex from the boundaries of these areas as if they were in the City limits, City has land use control where there would otherwise be no regulations, City zoning is applied upon annexation, and defers annexation until development is proposed. Staff clarified that one of the proposed zoning districts was indeed the TF (Two-Family) zoning district and not the TH (Townhouse) zoning district. The agenda referred to both districts in the caption. Staff recommended approval of the proposed zoning districts.

Mr. von Rosenberg concluded the staff presentation by reviewing the Concept Plan (E5) application. He noted that and approved TIA (Traffic Impact Analysis) and flood study will be required prior to submittal of the preliminary plat. Staff recommended approval of the Concept Plan as conditioned.

Ed Polasek, with the Transportation Department gave an update regarding proposed roadways in the Transportation Master Plan and road projects currently under construction surrounding the proposed tract. He noted that the City and the Applicant have been working on the TIA.

The property owner's representative, Mr. Brent Jones, with Randall Jones & Associates Engineering, 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. The following neighbors spoke and/or were available during the public hearing: 1) Dusky Waters, 111 Ranch View Rd., Georgetown, Texas; 2) Jane Spangler, 651 CR 107, Georgetown, Texas; 3) Greg Carter, 175 CR 107, Georgetown, Texas; 4) Evelyn Petrere, 301 CR 107, Georgetown, Texas; 5) Mark Silla, 140 Woody Way, Hutto, Texas; 6) Harold Browne, 130 Woody Way, Hutto, Texas. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, concerns conveyed to the Commission included the potential increase to already existing traffic problems, the three (3) proposed access roads in County Road 107, and the possible impact on property values.

Following a discussion regarding transportation roadway plans and improvements, traffic, the Traffic Impact Analysis, and flood plain, a motion was offered.

Agenda Item E3

Motion: Motion by Commissioner Bryan, second by Commissioner Wend to recommend the amendment to the Land Use Map for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

Agenda Item E4

Motion: Motion by Commissioner Wendt, second by Commissioner Bryan to recommend the original zoning for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

Agenda Item E5

Motion: Motion by Commissioner Rabaey, second by Commissioner Henderson to approve the Concept Plan as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

E6. Consider approval of The Reserve at Wyoming Springs Preliminary Plat, generally located at the northwest corner of Smyers Lane and Wyoming Springs Dr. Case No. PP1806-002

Mr. von Rosenberg briefly review the proposed application noting that the site qualifies for an exemption to the connectivity index requirement due to natural features. He also stated floodplain and easement encumbrances on Lots 12 and 13 must be removed following an update of the flood study and approval of an SIP (Subdivision Improvement Permit). Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Bob Allen, with Cunningham/Allen, was available to answer questions.

After clarifying the street names, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

E7. Consider approval of The Reserve at Wyoming Springs Final Plat, generally located at the northwest corner of Smyers Lane and Wyoming Springs Dr. Case No. FP1807-003

Mr. von Rosenberg gave a brief overview of the application noting the final plat would not be able to be recorded until floodplain and drainage easement encumbrances on Lots 12 and 13 are removed following an update of the flood study and approval of an SIP (Subdivision Improvement Permit). Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Bob Allen, with Cunningham/Allen, was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

E8. Consider approval of Hairy Man Subdivision Phase 1 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1902-001

Mr. von Rosenberg gave a brief overview of the application noting that the proposed final plat replaced the previously approved final plat. He noted that the Hairy Man Subdivision will have two phases; phase one has 79 development lots and the remaining 23 development lots will be in phase two. Staff recommended approval of the application as conditioned.

The property owner's representative, RJ Rychlik, with BGE, Inc., was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

F. STAFF REPORT:

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

Mr. Wiseman informed the Commission City Council approved the Roadway Impact Fees on first reading. A second reading is scheduled for March 14th.

G. ADJOURNMENT

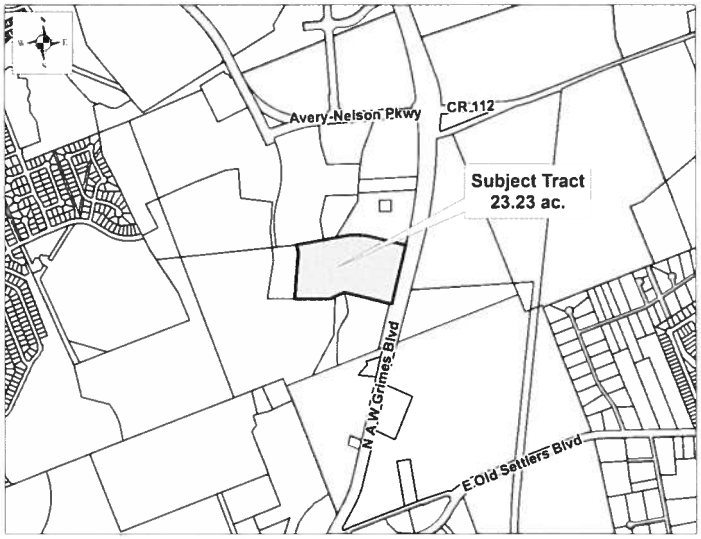
There being no further discussion, the meeting adjourned at 8:19 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

Item No. E1

Avery Centre South Lots 2, 3, 4, & 5 Blk. A
PRELIM PLAT PP1903-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat to create 3 development lots, 1 right-of-way lot and 1 open space lot

ZONING AT TIME OF APPLICATION: PUD No. 84

DESCRIPTION: 23.23 acres out of the Thomas Toby Survey, Abstract No. 625

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 84, which for this site is Mixed Use Parcel Number 6. This parcel allows a mixture of multifamily, townhouse, neighborhood park, commercial, office, daycare, and other similar land uses.

ADJACENT LAND USE:

North: Undeveloped Mixed Use & Texas A&M Health Science Center - Zoned PUD (Planned Unit Development) No. 84 and Unzoned
South: Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No 84
East: N AW Grimes Boulevard Right-of-Way
West: Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No. 84

PROPOSED LAND USE: Multifamily

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	0	0
Residential - Multi Unit:	2	14.8
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	1.8
ROW:	1	3.5
Parkland:	0	0
Other:	1	3.13
TOTALS:	**5**	**23.23**

Owner:
Avery Centre Devco, Inc.
John Avery Jr.
400 E. Main St.

Agent:
Pape-Dawson Engineers, Inc.
Michael Fisher
10801 N. Mopac Expressway, Bldg. 3, Ste. 200

Item No. E1

Avery Centre South Lots 2-5, Block A
Preliminary Plat PP1903-001

HISTORY: The revised Avery Centre PUD (Planned Unit Development) No. 84 was approved by the City Council on May 11, 2017. It contains 342 acres for residential development, 507 acres for Mixed Use (MU) development and 57.9 acres of floodplain/open space/right-of-way land. The MU portion of the plan allows primarily retail, residential, entertainment, restaurants, educational and office components.

DATE OF REVIEW: April 3, 2019

LOCATION: Generally located southwest of the intersection of N. A.W. Grimes Blvd. and Avery Nelson Pkwy

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 84, which contains a mixture of commercial, retail, multifamily and single-family land uses. The property is zoned PUD No. 84 with a designation of Mixed Use District No. 6 and allows multifamily, townhomes, eating establishments, offices, hotel/motels, retail sales and other similar uses. Specific development standards are included in the PUD for development within Mixed Use District No. 6, and for high-density residential.

Compliance with the Concept Plan: As shown, the Preliminary Plat is in compliance with the lots depicted on the Concept Plan for PUD No. 84.

Traffic, Access and Roads: The subject tract will have access from N AW Grimes Boulevard and from a new 106-feet-wide major collector roadway (Wallin-Bradley Drive) that will be constructed by the Applicant pursuant to the PUD agreement. The Applicant will consult with TXDOT for any future driveway locations along N AW Grimes Boulevard. A revision to the approved Traffic Impact Analysis (TIA) is not required for this plat application since the submitted multifamily trip generation numbers conform to the approved TIA that was completed for the PUD.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject tract will be served via an existing 12-inch water line and existing 21-inch wastewater line that runs through the site.

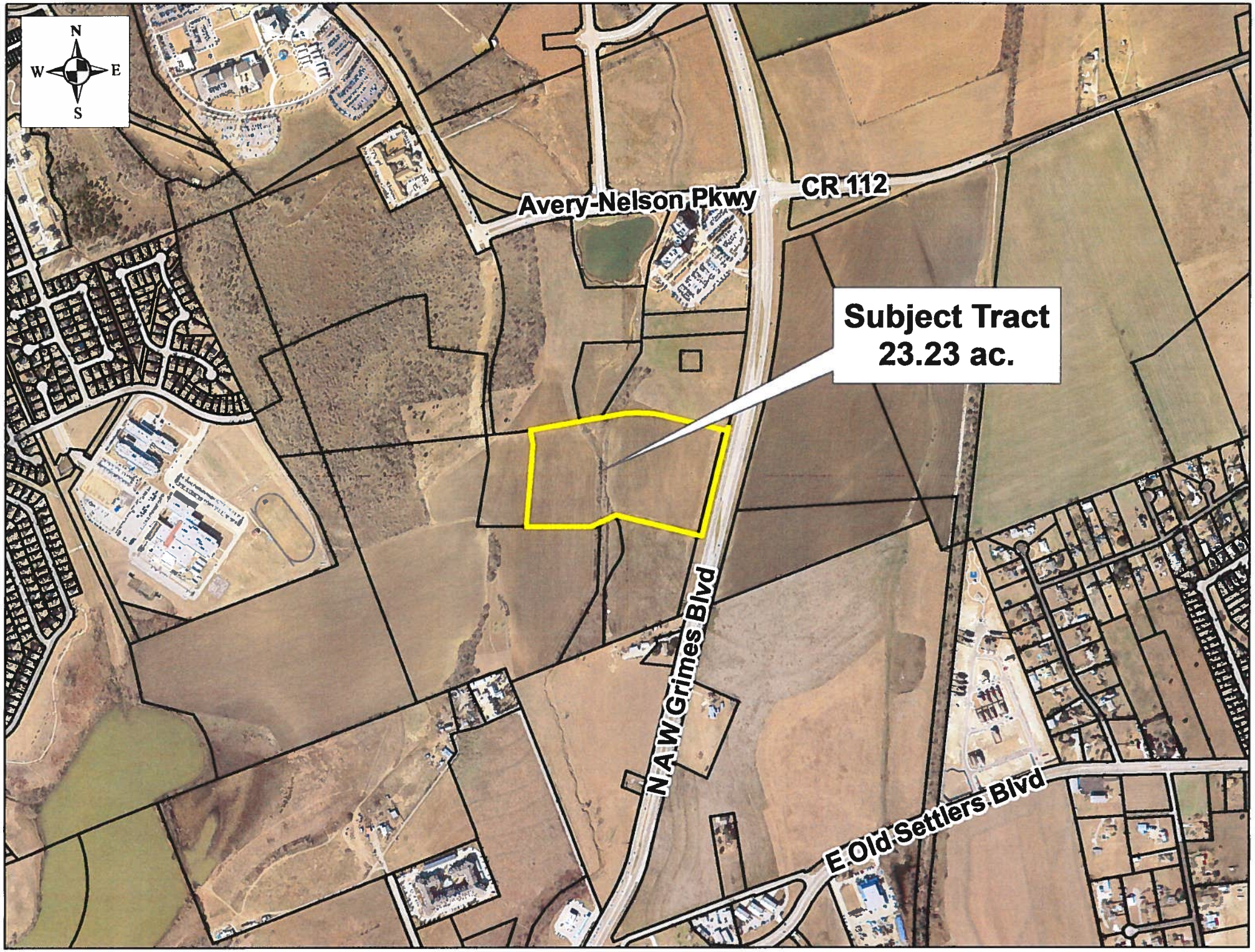
Drainage: Detention ponds will be developed and maintained for all lots in accordance with Section 14.3 of the PUD agreement (Amenity Lakes and Detention Facilities).

Parkland: Pursuant to the PUD, 1.8 acres for parkland and drainage will be platted with the development lots and conveyed to the City of Round Rock. An eight (8) foot wide concrete hike and bike trail matching the portion designed for the Avery Centre South property will be constructed by the Applicant on the parkland/drainage lot that traverses the subject tract from north to south.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

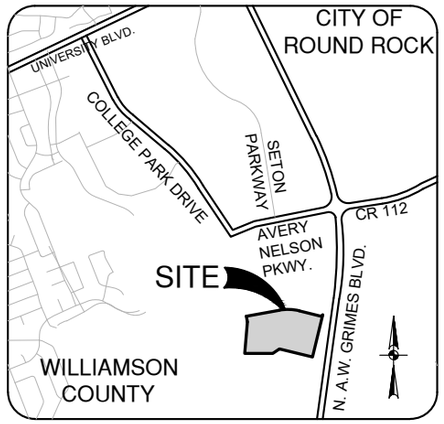
1. The parkland/drainage lot shall be conveyed by deed to the City of Round Rock prior to final plat recordation.
2. Add text "Lot 1" to Wallin-Bradley Drive and include a note stating "Right-of-way to be dedicated to the City of Round Rock."
3. Revise survey tie information to include Thomas Toby Survey Abstract No. 625 in the callout description.
4. Relocate depicted survey tie across A.W. Grimes Boulevard to tie from a point on the boundary of the subject subdivision.


N
W
E
S
Avery-Nelson Pkwy
CR 112
Subject Tract
23.23 ac.
N A W Grimes Blvd
E Old Settlers Blvd

LOTS 2, 3, 4, & 5 BLOCK A
AVERY CENTRE SOUTH
PRELIMINARY PLAT

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377.590 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008072220 AND CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625 IN WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 100'
0' 100' 200' 300'



LOCATION MAP

NOT-TO-SCALE

OWNERS: AVERY CENTER DEVCO, INC.
400 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 23.230 ACRES

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

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BUILDING 3, SUITE 200
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 1419'

SUBMITTAL DATE: MARCH 5, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 3, 2019

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 17.967 ACRES
ROW: 3.463 ACRES
OPEN SPACE: 1.800 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 3
ROW: 1
OPEN SPACE: 1

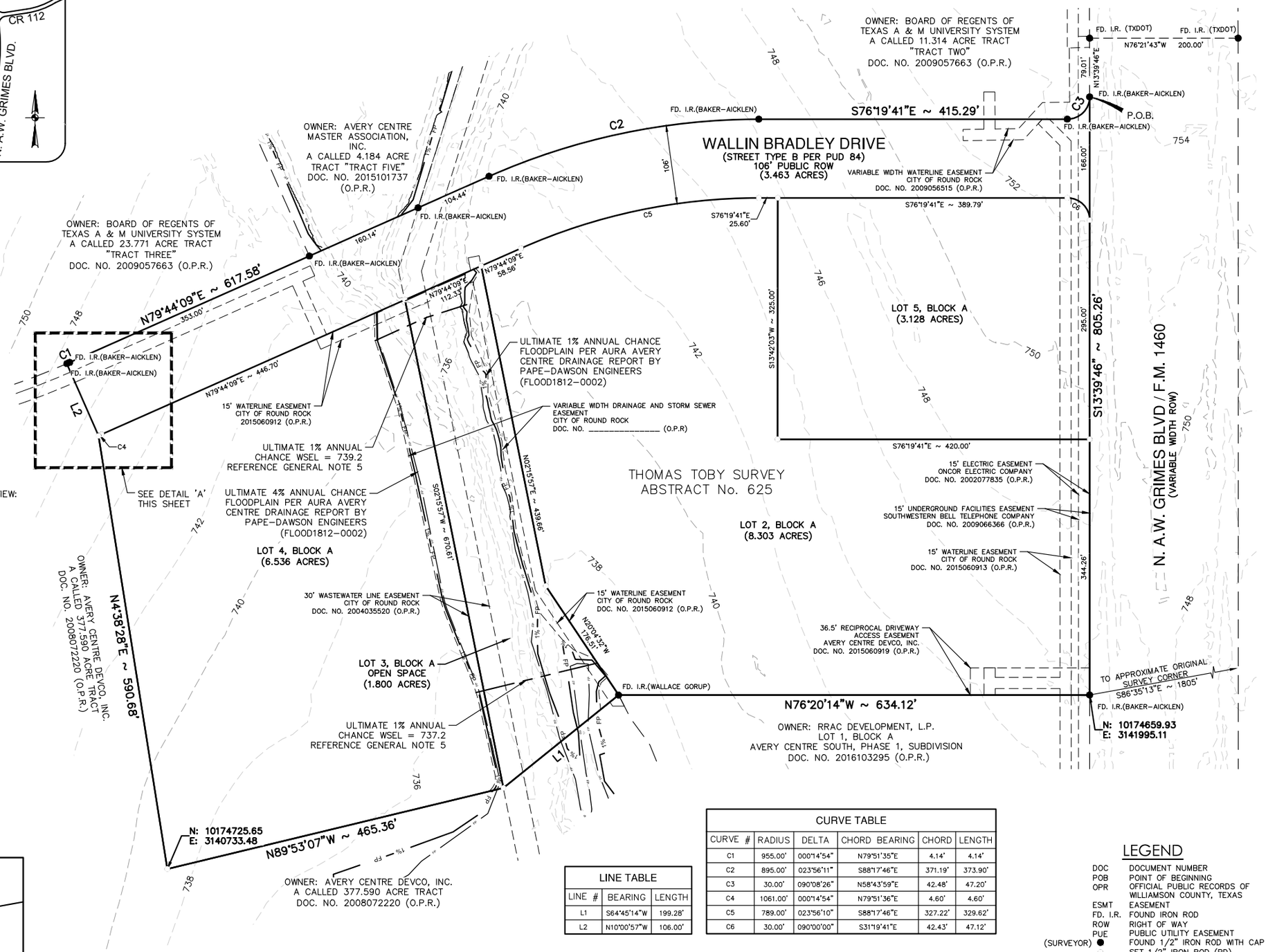
PATENT SURVEY: THOMAS TOBY SURVEY
ABSTRACT No. 625
WILLIAMSON COUNTY, TEXAS

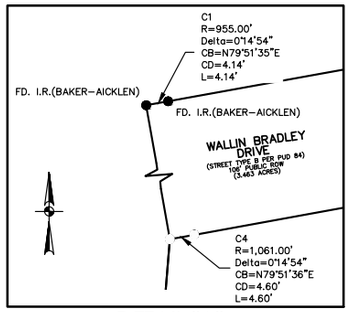
COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

BM-100 SET CUT SQUARE ON CURB INLET AT
MEDIAN OF A.W. GRIMES BOULEVARD
NAD 83 GRID COORDINATES
N: 10174907.3
E: 3142096.1
ELEVATION 749.54' (NAVD 1988)
GEOID 99

BM-101 SET CUT SQUARE ON CURB INLET AT
WEST SIDE OF A.W. GRIMES BOULEVARD
NAD 83 GRID COORDINATES
N: 10175473.3
E: 3142306.7
ELEVATION 755.91' (NAVD 1988)
GEOID 99





DETAIL "A"

SCALE: 1"= 20'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S64°45'14"W	199.28'
L2	N10°00'57"W	106.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	955.00'	000°14'54"	N79°51'35"E	4.14'	4.14'
C2	895.00'	023°56'11"	S88°17'46"E	371.19'	373.90'
C3	30.00'	090°08'26"	N58°43'59"E	42.48'	47.20'
C4	1061.00'	000°14'54"	N79°51'36"E	4.60'	4.60'
C5	789.00'	023°56'10"	S88°17'46"E	327.22'	329.62'
C6	30.00'	090°00'00"	S31°19'41"E	42.43'	47.12'

LEGEND

DOC	DOCUMENT NUMBER
POB	POINT OF BEGINNING
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD WITH CAP
○	SET 1/2" IRON ROD (PD)
◎	CALCULATED POINT
— — — —	EASEMENT
————	PLAT BOUNDARY
— — —	ADJOINER LINE
——— 1% — FP ———	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
——— 4% — FP ———	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
— — — —	SECTION LINE

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

Date: Mar 19, 2019, 4:51p User ID: aconner
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PP1903-001

LOTS 2, 3, 4, & 5 BLOCK A
AVERY CENTRE SOUTH
PRELIMINARY PLAT

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377.590 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200807220 AND CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625 IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES

FOR

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377.590 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200807220 AND CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625, IN WILLIAMSON COUNTY, TEXAS. SAID 23.230 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a calculated point on the southeast corner of a called 11.314–acre tract recorded in Document No. 2009057663 of the Official Public Records of Williamson County, Texas, said point being in a west boundary line of a called 4.059–acre tract (Parcel 114) recorded in Document No. 2009038221 of the Official Public Records of Williamson County, Texas for a northeast corner and POINT OF BEGINNING hereof;

THENCE S 13°39'46" W, with the west boundary line of said 4.059–acre tract, same being an east boundary line of said 377.590–acre tract, a distance of 805.27 feet to an iron rod with cap marked "Baker Aicklen" found for a northeast corner of Lot 1, Block A of Avery Centre South, Phase 1, a subdivision according to the plat recorded in Document No. 2016103295 of the Official Public Records of Williamson County, Texas;

THENCE N 76°20'14" W, departing the west boundary line of said 4.059–acre tract, with the north boundary line of said Lot 1, Block A, a distance of 634.12 feet to a calculated point, said point being in the northwest corner of said Lot 1, Block A;

THENCE, departing the north boundary line of said Lot 1, Block A, through the interior of said 377.590–acre tract, the following four (4) courses and distances:

1. S 64°45'14" W, a distance of 199.28 feet to a calculated point,
2. N 89°53'07" W, a distance of 465.36 feet to a calculated point,
3. N 04°38'28" E, a distance of 590.68 feet to a calculated point, and
4. N 10°00'57" W, a distance of 106.00 feet to a calculated point of non–tangent curvature, said point being in the south boundary line of a called 23.771–acre tract recorded in Document No. 2009057663 of the Official Public Records of Williamson County, Texas for the northwest corner hereof;

THENCE, with the south boundary line of said 23.771–acre tract, and in part with the south boundary line of a called 4.184–acre tract recorded in Document No. 2015101737 of the Official Public Records of Williamson County, Texas, and in part with a said 11.314–acre tract the following five (5) courses and distances:

1. along the arc of a curve to the left, having a radius of 955.00 feet, a central angle of 00°14'54", a chord bearing and distance of N 79°51'35" E, 4.14 feet, an arc length of 4.14 feet to a calculated point of non–tangency,
2. N 79°44'09" E, a distance of 617.58 feet to a calculated point of tangent curvature, said point being in the south boundary line of said 11.314–acre tract,
3. along the arc of a curve to the right, having a radius of 895.00 feet, a central angle of 23°56'11", a chord bearing and distance of S 88°17'46" E, 371.19 feet, an arc length of 373.90 feet to a calculated point of tangency,
4. S 76°19'41" E, continuing with the south boundary line of said 11.314–acre tract, a distance of 415.29 feet to a calculated point of non–tangent curvature, and
5. along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 90°08'26", a chord bearing and distance of N 58°43'59" E, 42.48 feet, an arc length of 47.20 feet to the POINT OF BEGINNING, and containing 23.230 acres in Williamson County, Texas Said tract being described in accordance with a survey prepared by Pape–Dawson Engineers, Inc. under Job No. 51037–02.

GENERAL NOTES:

1. 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, 2018, AS AMENDED OR AS MODIFIED BY PUD NO. 84. WHEN ADJACENT TO AN EXISTING WATER MAIN, ALL STRUCTURES SHALL MAINTAIN A 15' OFFSET DIMENSION FROM PUBLIC WATER PIPELINE INFRASTRUCTURE.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED OR AS MODIFIED BY PUD NO. 84 AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE A.W. GRIMES BOULEVARD SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS. PER EXHIBITS "E" AND "F" WITHIN PUD 84, A TEN FOOT (10') PUE AND SIDEWALK EASEMENT IS NOT DEDICATED FOR STREET SIDE PROPERTY LOTS ALONG WALLIN BRADLEY DRIVE.
4. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS. REFERENCE THE AURA AVERY CENTRE DRAINAGE REPORT (FLOOD1812–0002)
5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. ALL MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. REFERENCE THE AURA AVERY CENTRE DRAINAGE REPORT (FLOOD1812–0002).
6. 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. PARKLAND SHALL BE CONVEYED TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO THE RECORDATION OF THE FINAL PLAT.
8. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD 84 AS APPROVED BY THE CITY COUNCIL ON MAY 11, 2017.

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

Date: Mar 19, 2019, 4:52p User ID: aconner
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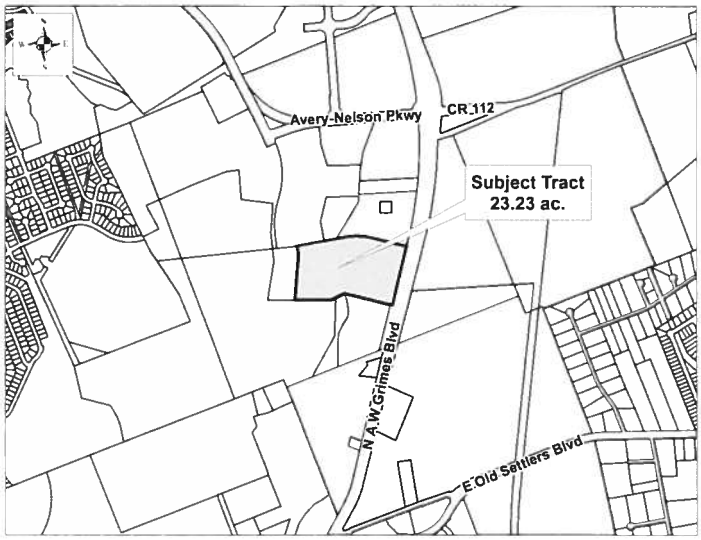
Item No. E2

Avery Centre South Lots 2, 3, 4, & 5 Blk. A
FINAL PLAT FP1903-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat to create 3 development lots, 1 right-of-way lot and 1 open space lot

ZONING AT TIME OF APPLICATION: PUD No. 84

DESCRIPTION: 23.23 acres out of the Thomas Toby Survey, Abstract No. 625

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 84, which for this site is Mixed Use Parcel Number 6. This parcel allows a mixture of multifamily, townhouse, neighborhood park, commercial, office, daycare, and other similar land uses.

ADJACENT LAND USE:

North: Undeveloped Mixed Use & Texas A&M Health Science Center - Zoned PUD (Planned Unit Development) No. 84 and Unzoned
South: Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No 84
East: N AW Grimes Boulevard Right-of-Way
West: Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No. 84

PROPOSED LAND USE: Multifamily

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	0	0
Residential - Multi Unit:	2	14.8
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	1.8
ROW:	1	3.5
Parkland:	0	0
Other:	1	3.13
TOTALS:	**5**	**23.23**

Owner:
Avery Centre Devco, Inc.
John Avery, Jr.
400 E. Main St.

Agent:
Pape-Dawson Engineers, Inc.
Michael Fisher
10801 N. Mopac Expressway, Bldg. 3, Ste. 200

Item No. E2

Avery Centre South Lots 2-5, Block A
Final Plat FP1903-001

HISTORY: The revised Avery Centre PUD (Planned Unit Development) No. 84 was approved by the City Council on May 11, 2017. It contains 342 acres for residential development, 507 acres for Mixed Use (MU) development and 57.9 acres of floodplain/open space/right-of-way land. The MU portion of the plan allows primarily retail, residential, entertainment, restaurants, educational and office components.

DATE OF REVIEW: April 3, 2019

LOCATION: Generally located southwest of the intersection of N. A.W. Grimes Blvd. and Avery Nelson Pkwy

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 84, which contains a mixture of commercial, retail, multifamily and single-family land uses. The property is zoned PUD No. 84 with a designation of Mixed Use District No. 6 and allows multifamily, townhomes, eating establishments, offices, hotel/motels, retail sales and other similar uses. Specific development standards are included in the PUD for development within Mixed Use District No. 6, and for high-density residential.

Compliance with the Preliminary Plat: As shown, the Final Plat is in compliance with the Preliminary Plat (PP1903-001) being processed simultaneously with this application.

Traffic, Access and Roads: The subject tract will have access from N AW Grimes Boulevard and from a new 106 feet wide major collector roadway (Wallin-Bradley Drive) that will be constructed by the Applicant pursuant to the PUD agreement. The Applicant will consult with TXDOT for any future driveway locations along N AW Grimes Boulevard. A revision to the approved Traffic Impact Analysis (TIA) is not required for this plat application since the submitted multifamily trip generation numbers conform to the approved TIA that was completed for the PUD.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject tract will be served via an existing 12-inch water line and existing 21-inch wastewater line that runs through the site.

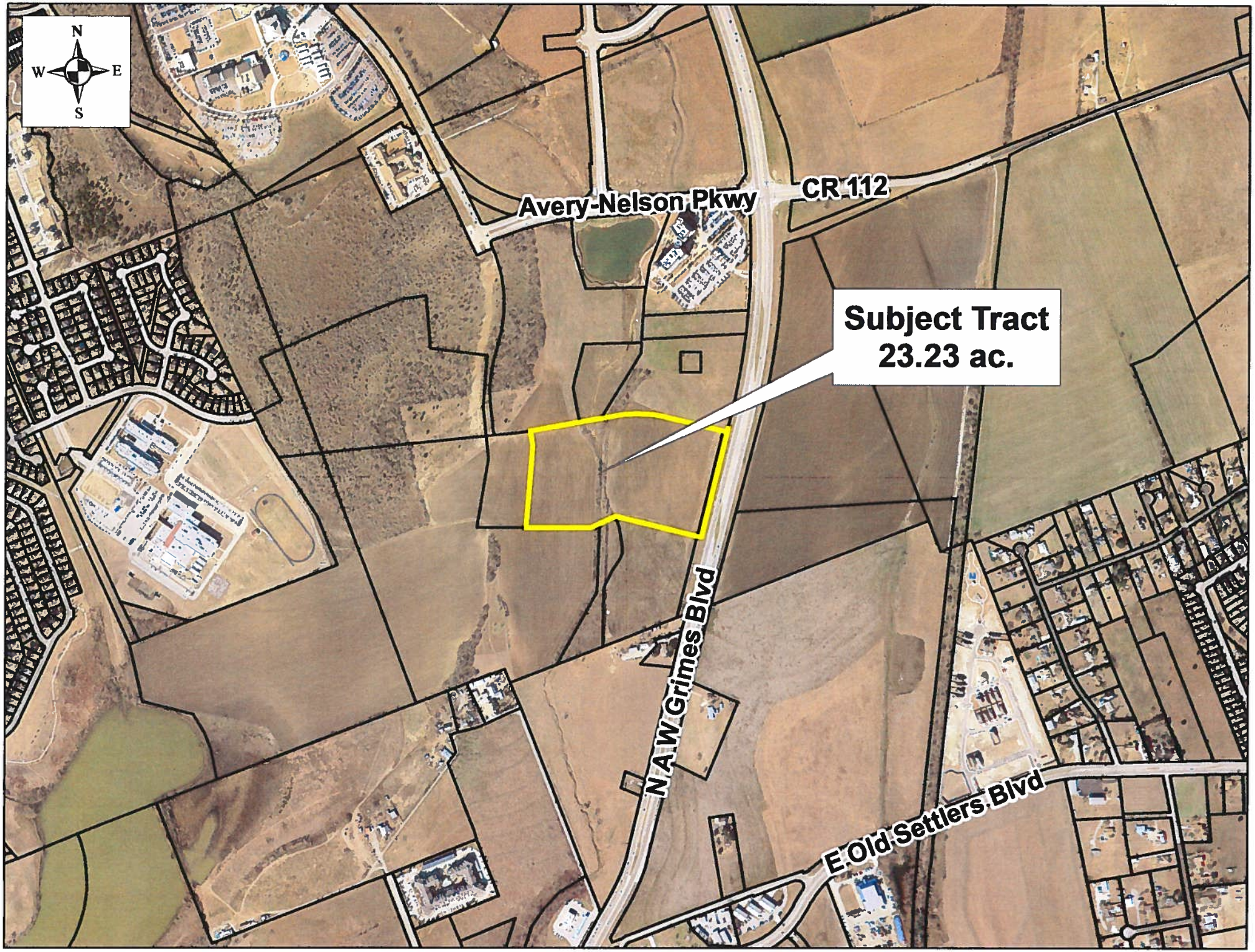
Drainage: Detention ponds will be developed and maintained for all lots in accordance with Section 14.3 of the PUD agreement (Amenity Lakes and Detention Facilities).

Parkland: Pursuant to the PUD, 1.8 acres for parkland and drainage will be platted with the development lots and conveyed to the City of Round Rock. An eight (8) foot wide concrete hike and bike trail matching the portion designed for the Avery Centre South property will be constructed by the Applicant on the parkland/drainage lot that traverses the subject tract from north to south.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise survey tie information to include Thomas Toby Survey Abstract No. 625 in the callout description.
2. Relocate depicted survey tie across A.W. Grimes Boulevard to tie from a point on the boundary of the subject subdivision.
3. Add text "Lot 1" to Wallin-Bradley Drive and include a note stating "Right-of-way hereby dedicated to the City of Round Rock."

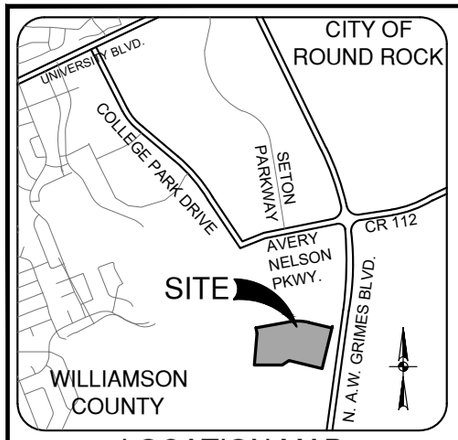

N
W
E
S
Avery-Nelson Pkwy
CR 112
Subject Tract
23.23 ac.
N A W Grimes Blvd
E Old Settlers Blvd

FINAL PLAT OF LOTS 2, 3, 4, & 5 BLOCK A AVERY CENTRE SOUTH

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377.590 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008072220 AND CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625 IN WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'



LOCATION MAP

NOT-TO-SCALE

LEGEND

DOC	DOCUMENT NUMBER
POB	POINT OF BEGINNING
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD WITH CAP
○	SET 1/2" IRON ROD (PD)
◎	CALCULATED POINT
— — — —	EASEMENT
═══	PLAT BOUNDARY
———	ADJOINER LINE
1□ — FP —	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
——— FP ———	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
— — — —	SECTION LINE

OWNERS: AVERY CENTER DEVCO, INC.
400 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 23.230 ACRES

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

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BUILDING 3, SUITE 200
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 1419'

SUBMITTAL DATE: MARCH 5, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 3, 2019

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 17.967 ACRES
ROW: 3.463 ACRES
OPEN SPACE: 1.800 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 3
ROW: 1
OPEN SPACE: 1

PATENT SURVEY: THOMAS TOBY SURVEY
ABSTRACT No. 625
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

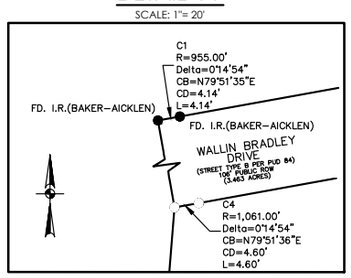
BENCHMARK DESCRIPTION AND ELEVATION:

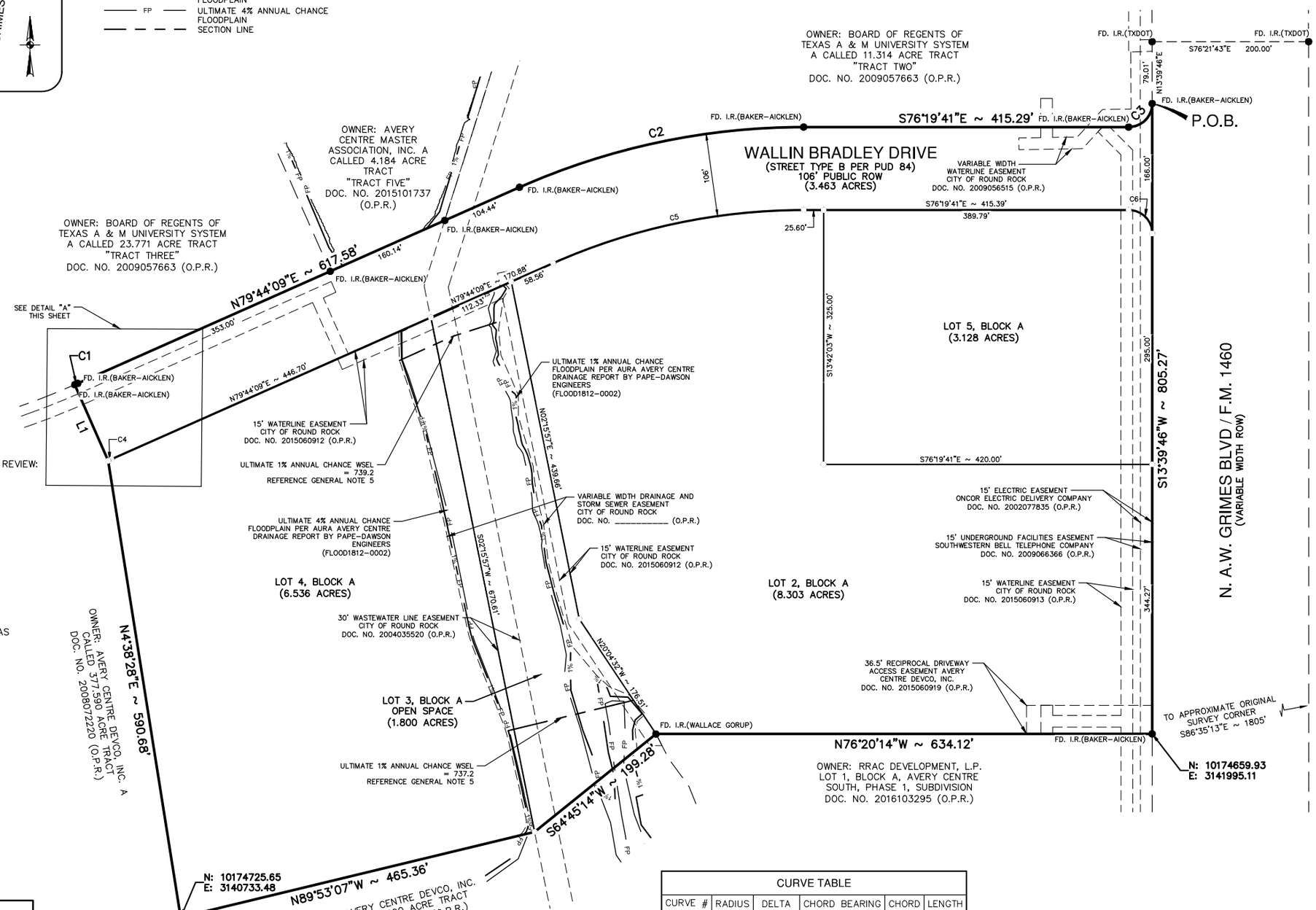
BM-100 SET CUT SQUARE ON CURB INLET AT MEDIAN OF A.W. GRIMES BOULEVARD
NAD 83 GRID COORDINATES
N: 10174907.3
E: 3142096.1
ELEVATION 749.54' (NAVD 1988)
GEOID 99

BM-101 SET CUT SQUARE ON CURB INLET AT WEST SIDE OF A.W. GRIMES BOULEVARD
NAD 83 GRID COORDINATES
N: 10175473.3
E: 3142306.7
ELEVATION 755.91' (NAVD 1988)
GEOID 99

DETAIL "A"

SCALE: 1"= 20'





LINE TABLE		
LINE #	BEARING	LENGTH
L1	N10°00'57"W	106.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	955.00'	000°14'54"	N79°51'35"E	4.14'	4.14'
C2	895.00'	023°56'11"	S88°17'46"E	371.19'	373.90'
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TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

AVERY CENTRE SOUTH

Survey Job No. 51037-00

FP1903-001

FINAL PLAT
OF
LOTS 2, 3, 4, & 5 BLOCK A
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5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. ALL MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. REFERENCE THE AURA AVERY CENTRE DRAINAGE REPORT (FLOOD1812–0002).
6. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. PARKLAND TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK. A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING THE DOCUMENT NUMBER OF THIS FINAL PLAT, SHALL BE RECORDED.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1903–001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 3, 2019.

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

Date: Mar 19, 2019, 3:14pm User ID: Nelson
File: H:\survey\CIVIL\51037.00\Plat\FP51037-00.dwg

FINAL PLAT
OF
LOTS 2, 3, 4, & 5 BLOCK A
AVERY CENTRE SOUTH

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377.590 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008072220 AND CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625 IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Avery Centre Devco, Inc. as the owner of a called 377.590 acre tract conveyed to Avery Centre Devco, Inc., recorded in Document No. 2008072220 and corrected in Document No. 2008083894, both of the Official Public Records of Williamson County, Texas, situated in the Thomas Toby Survey, Abstract No. 625, in 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 LOTS 2, 3, 4, & 5 BLOCK A, AVERY CENTRE SOUTH Subdivision.

AVERY CENTRE DEVCO, INC.

John S. Avery, Sr.
JOHN S. AVERY, SR.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18th day of March, 2019, by, Avery Centre Devco, Inc.

Notary Public, State of Texas

Printed Name: Rhonda Karcher-Logan

My Commission Expires: September 12, 2022

RHONDA KARCHER-LOGAN
My Notary ID # 125823812
Expires September 12, 2022

Rhonda Karcher-Logan

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4, Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham 03/18/2019
Date

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

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, Texas.

_____
David Pavliska, Chairman
City of Round Rock Planning & Zoning Comission

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4, Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER

3/19/18

Michael S. Fisher Date
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

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

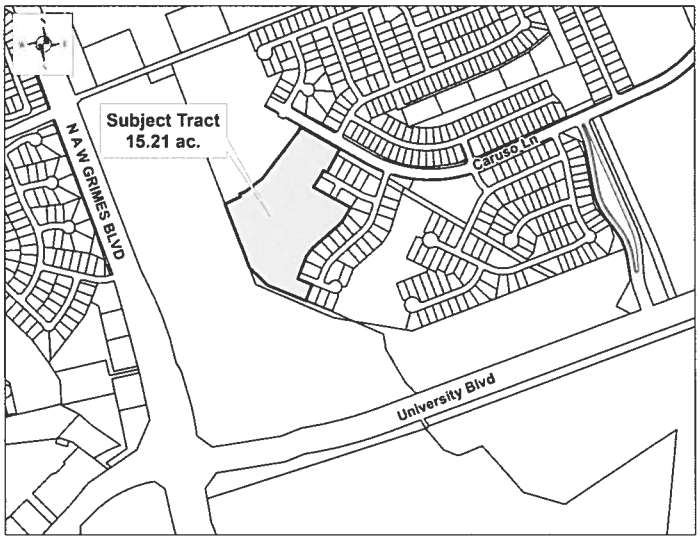
By: _____
Deputy

PAPE-DAWSON ENGINEERS

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

Item No. E3

Vizcaya Phase 6C
FINAL PLAT FP1903-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 45 residential lots, 1 Right-of-Way Lot and 2 open Space/Drainage Lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 15.21 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: Vizcaya Phase 6B (Residential)
South: Vizcaya Phase 5A (Residential)
East: Vizcaya Phase 3E (Residential & Amenity Center)
West: Vacant and Undeveloped ETJ

PROPOSED LAND USE: Single-Family Residential

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	45	12.32
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	0.36
ROW:	1	2.53
Parkland:	0	0
Other:	0	0
TOTALS:	**48**	**15.21**

Owner:	**Agent:**
Taylor Morrison of Texas, Inc.	Pape-Dawson Engineers, Inc.
Michael Slack	Michael Fisher
11200 Lakeline Blvd., Ste. 150A	10801 N. Mopac Expressway, Bldg. 3, Ste. 200
Austin, TX 78717	Austin, TX 78759

Item No. E3

Vizcaya Subdivision Phase 6C
FINAL PLAT FP1903-002

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: April 3, 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 this phase 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 includes approximatey 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a 3-acre site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of this phase, 32 single-family detached Estate Lots are proposed with a minimum lot size of 9,100 square feet and 70-feet in width and 13 single-family detached Large Lots with a minimum 7,500 square feet and 60-foot in width. Additionally, there will be 1 right-of-way lot and 2 open space/drainage lots proposed within this phase. 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).

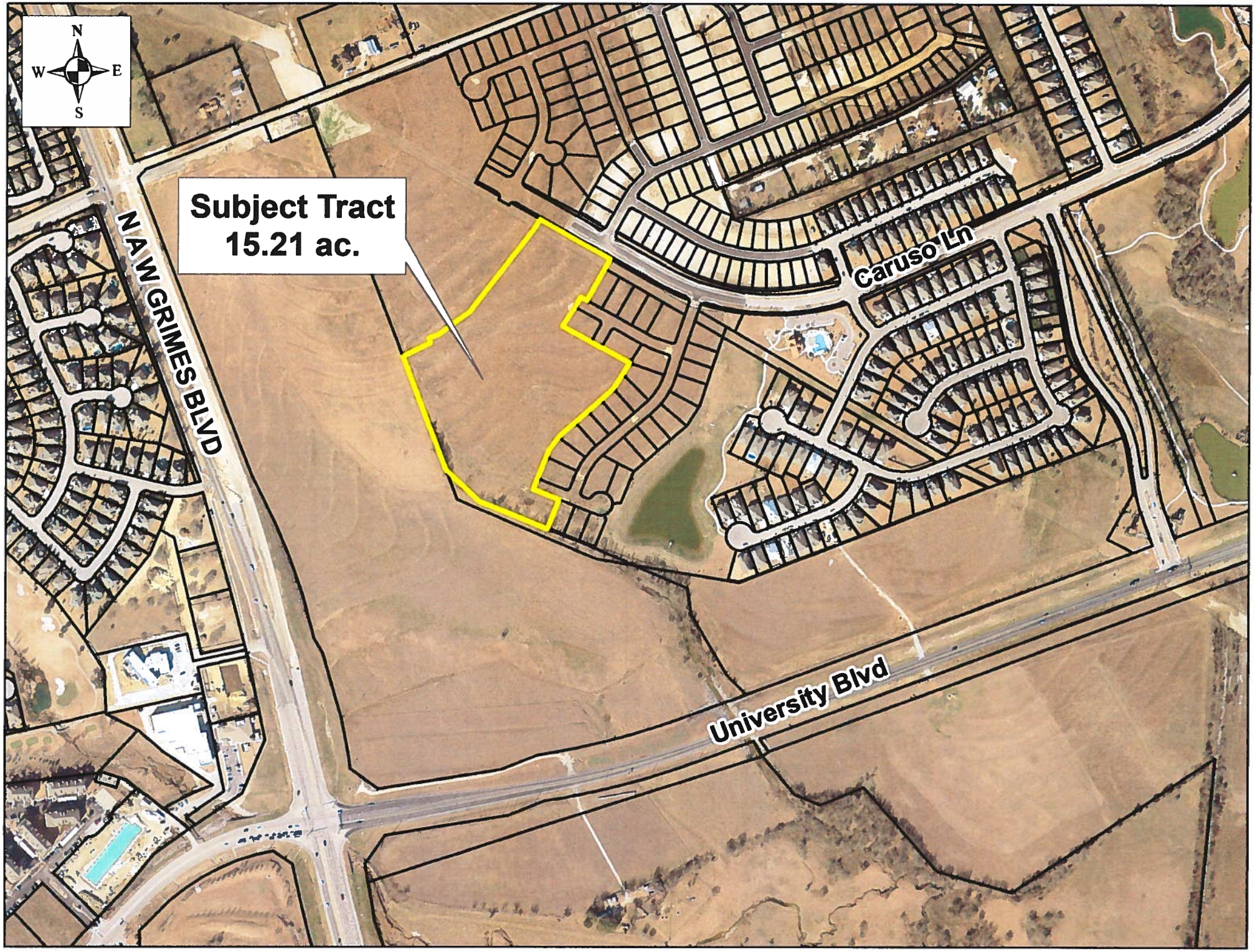
Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

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

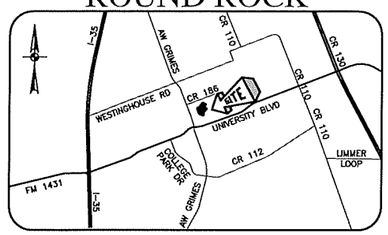
Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting the subdivision improvement plan.

RECOMMENDED MOTION:

Staff recommends approval of the final plat


N
W
E
S
Subject Tract
15.21 ac.
N A W GRIMES BLVD
Caruso Ln
University Blvd

ROUND ROCK



LOCATION MAP
NOT TO SCALE

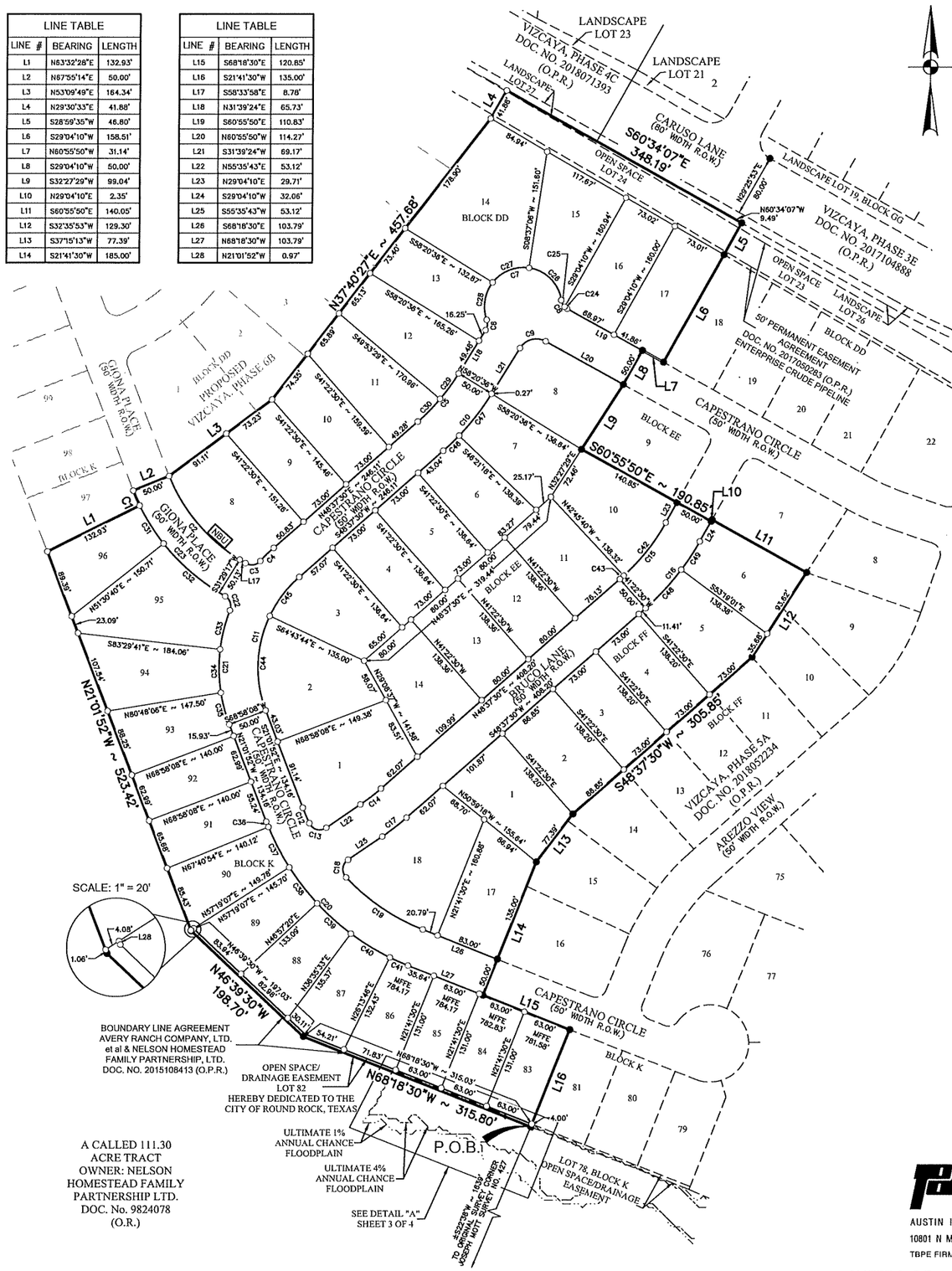
FINAL PLAT OF VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N63°32'28"E	132.93'
L2	N67°55'14"E	50.00'
L3	N53°09'49"E	164.34'
L4	N29°30'33"E	41.88'
L5	S28°59'35"W	46.80'
L6	S29°04'10"W	158.51'
L7	N60°55'50"W	31.14'
L8	S29°04'10"W	50.00'
L9	S32°27'29"W	99.04'
L10	N29°04'10"E	2.35'
L11	S60°55'50"E	140.05'
L12	S32°35'53"W	129.30'
L13	S37°15'13"W	77.39'
L14	S21°41'30"W	185.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	S68°18'30"E	120.85'
L16	S21°41'30"W	135.00'
L17	S58°33'58"E	8.78'
L18	N31°39'24"E	65.73'
L19	S60°55'50"E	110.83'
L20	N60°55'50"W	114.27'
L21	S31°39'24"W	69.17'
L22	N55°35'43"E	53.12'
L23	N29°04'10"E	29.71'
L24	S29°04'10"W	32.06'
L25	S55°35'43"W	53.12'
L26	S68°18'30"E	103.79'
L27	N68°18'30"W	103.79'
L28	N21°01'52"W	0.97'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	004°23'55"	N24°16'09"W	21.11'	21.11'
C2	225.00'	036°32'03"	S40°17'57"E	141.05'	143.47'
C3	15.00'	079°31'28"	N81°40'18"E	19.19'	20.82'
C4	155.00'	008°53'08"	N45°16'02"E	24.01'	24.04'
C5	275.00'	016°58'06"	N40°08'27"E	81.15'	81.44'
C6	15.00'	052°01'14"	N05°38'49"E	13.16'	13.62'
C7	50.00'	191°27'11"	N75°21'47"E	99.50'	167.07'
C8	15.00'	052°01'16"	S34°55'11"E	13.16'	13.62'
C9	25.00'	087°24'46"	S75°21'47"W	34.55'	38.14'
C10	325.00'	016°58'06"	S40°08'27"W	95.90'	96.25'
C11	155.00'	069°39'23"	S13°47'49"W	177.05'	188.44'
C12	275.00'	004°31'25"	S23°17'35"E	21.71'	21.71'
C13	15.00'	098°51'00"	S74°58'47"E	22.79'	25.88'
C14	275.00'	006°58'13"	N52°06'37"E	33.43'	33.45'
C15	275.00'	019°33'20"	N38°50'50"E	93.40'	93.86'
C16	325.00'	019°33'20"	S38°50'50"W	110.39'	110.93'
C17	325.00'	006°58'13"	S52°06'37"W	39.51'	39.54'
C18	15.00'	098°51'00"	S06°10'13"W	22.79'	25.88'
C19	275.00'	025°03'14"	S55°46'53"E	119.29'	120.25'
C20	325.00'	047°16'38"	N44°40'11"W	260.63'	268.17'
C21	205.00'	041°59'22"	N00°02'11"W	146.90'	150.24'
C22	15.00'	079°31'28"	N18°48'14"W	19.19'	20.82'
C23	275.00'	033°57'48"	N43°22'08"W	160.64'	163.01'
C24	15.00'	015°34'52"	N53°08'23"W	4.07'	4.08'
C25	15.00'	036°26'25"	N27°07'45"W	9.38'	9.54'
C26	50.00'	072°28'16"	N45°08'46"W	59.11'	63.24'
C27	50.00'	060°38'00"	S68°18'06"W	50.48'	52.91'
C28	50.00'	058°20'55"	S08°48'39"W	48.75'	50.92'
C29	275.00'	008°27'07"	S35°52'58"W	40.53'	40.57'
C30	275.00'	008°30'59"	S44°22'01"W	40.84'	40.88'
C31	275.00'	012°05'04"	S32°25'46"E	57.89'	58.00'
C32	275.00'	021°52'44"	S49°24'39"E	104.37'	105.01'
C33	205.00'	014°27'33"	S13°43'43"W	51.60'	51.73'
C34	205.00'	015°41'20"	S01°20'43"E	55.96'	56.13'
C35	205.00'	011°50'29"	S15°06'38"E	42.29'	42.37'
C36	325.00'	001°17'14"	S21°40'30"E	7.30'	7.30'
C37	325.00'	010°21'47"	S27°29'59"E	58.70'	58.78'
C38	325.00'	010°21'47"	S37°51'47"E	58.70'	58.78'
C39	325.00'	010°21'47"	S48°13'34"E	58.70'	58.78'
C40	325.00'	010°21'47"	S58°35'21"E	58.70'	58.78'
C41	325.00'	004°32'16"	S66°02'22"E	25.73'	25.74'
C42	275.00'	018°10'10"	S38°09'15"W	86.84'	87.21'
C43	275.00'	001°23'10"	S47°55'55"W	6.65'	6.65'
C44	155.00'	046°18'09"	N02°07'12"E	121.88'	125.26'
C45	155.00'	023°21'14"	N36°56'53"E	62.74'	63.18'
C46	325.00'	004°58'48"	N46°08'06"E	28.24'	28.25'
C47	325.00'	011°59'18"	N37°39'03"E	67.88'	68.00'
C48	325.00'	011°56'32"	N42°39'14"E	67.62'	67.74'
C49	325.00'	007°36'48"	N32°52'35"E	43.15'	43.19'



0' 100' 200' 300'
SCALE: 1"= 100'

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
—FF—	FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)

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

ACREAGE: 15.211 ACRES

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

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

ACREAGE BY LOT TYPE:
ROW: 2.536 ACRES
DEVELOPMENT LOTS: 12.320 ACRES
OPEN SPACE LOTS: 0.355 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 45
OPEN SPACE LOTS: 1
OPEN SPACE / DRAINAGE LOTS: 1
RIGHT-OF-WAY: 1

PATENT SURVEY: JOSEPH MOTT SURVEY
ABSTRACT No. 427
WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS: 4
LINEAR FEET OF NEW STREETS: 2,176'

SUBMITTAL DATE: MARCH 5, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 3, 2019

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 117 CUT SQUARE IN CURB INLET
N: 10184413.4
E: 3142971.2
ELEVATION 783.22' (NAVD 1988)
GEOID 03

PT No. 125 CUT SQUARE ON SOUTHWEST CORNER OF ELECTRIC BOX PAD
NAD 83 GRID COORDINATES
N: 10184774.3
E: 3141894.3
ELEVATION 807.02' (NAVD88)
GEOID 03

PAPE-DAWSON ENGINEERS

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

SHEET 1 OF 4

Civil Job No. 50803-34; Survey Job No. 50803-00

Date: Mar 20, 2019, 10:59am User ID: PDadmin
File: P:\Survey\CIVIL\50803-34\PLAT\FP50803-34_6C.dwg

FB1903-002

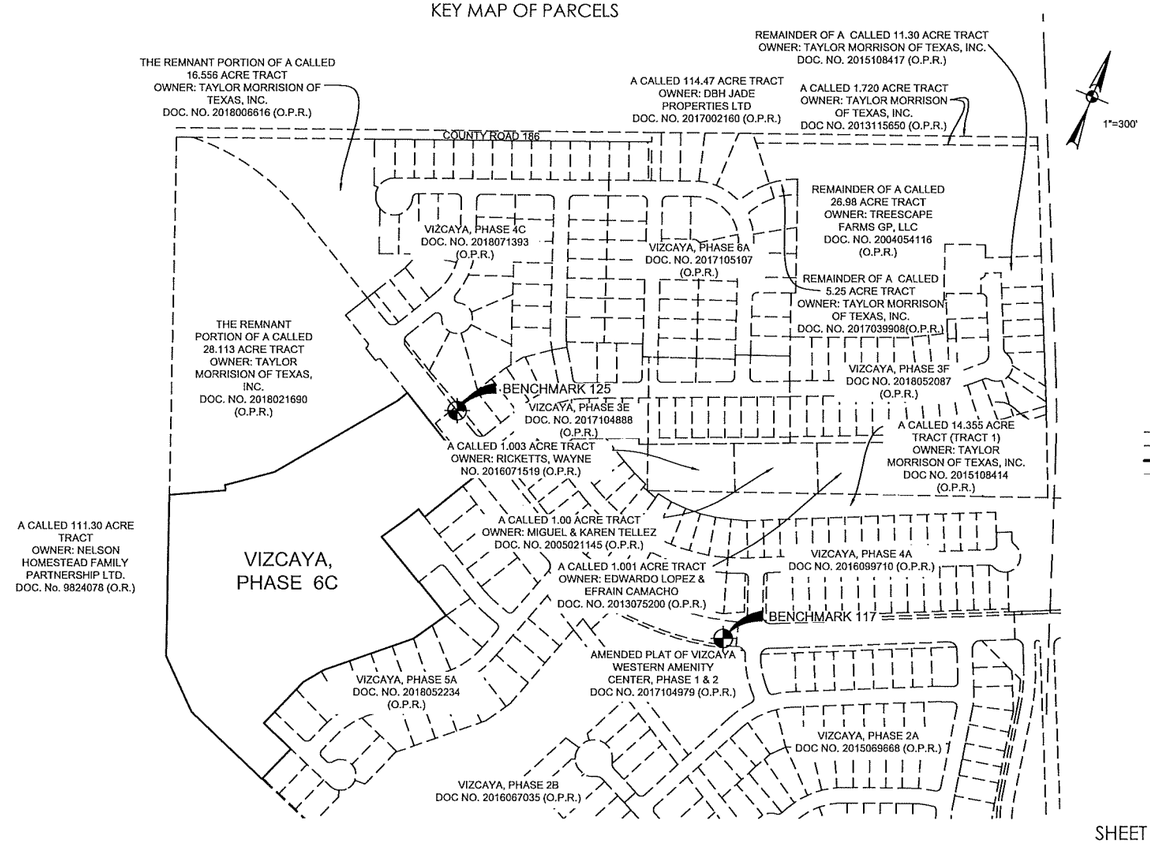
FINAL PLAT
OF
VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 6C Lot Summary

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 5D	PHASE 6A	PHASE 6C	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B	PHASE 7C	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	30	-	-	-	-	32	-	14	29	-	17	167	184	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	31	13	-	-	27	-	-	277	292	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	-	3	40	29	-	-	51	-	-	16	11	402	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**	**29**	**31**	**45**	**51**	**14**	**56**	**16**	**28**	**1010**	**1225**		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	3	-	-	-	-	-	2	3	42			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	8			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	5			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	2	-	1	-	-	2	-	1	-	-	2	21			
TOTAL	**164**	**85**	**29**	**24**	**10**	**21**	**87**	**29**	**20**	**56**	**33**	**32**	**17**	**49**	**29**	**34**	**49**	**41**	**33**	**32**	**47**	**51**	**15**	**56**	**18**	**34**	**1095**			

KEY MAP OF PARCELS



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
FP	FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)

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

Civil Job No. 50803-34; Survey Job No. 50803-00

Date: Mar 20, 2019, 10:51am User ID: PGraham
File: N:\Survey\CIVIL\50803-34\Plat\FP50803-34_6C.dwg

FINAL PLAT
OF
VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

EASEMENT DEDICATION NOTE:

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

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

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

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

Grantor further grants to Grantee

(a) the right to install additional Facilities on the Easement Tract;

(b) the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;

(c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;

(d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;

(e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by the Grantee:

(f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees:

(a) Grantee shall not fence the easement;

(b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;

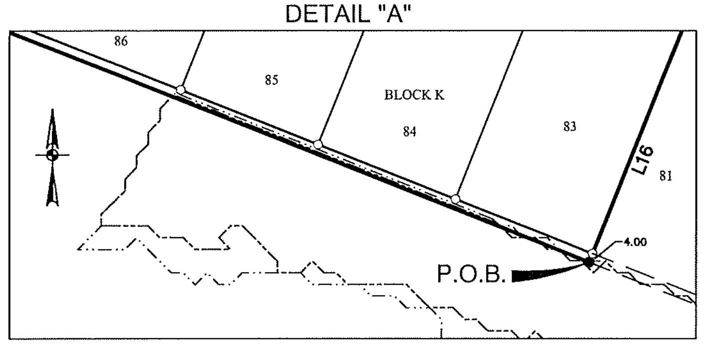
(c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

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

Grantor hereby dedicates the easement for the purposes stated herein.

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

DETAIL "A"



SCALE: 1" = 50'

FIELD NOTES

FOR

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS. SAID 15.211 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southernmost corner of said 28.113 acre tract, same being the southwest corner of Vizcaya, Phase 5A, a subdivision according to the plat recorded in Document No. 2018052234 of the Official Public Records of Williamson County, Texas, same being the northeast line of a called 111.30 acre tract conveyed to Nelson Homestead Family Partnership, LTD, recorded in Document No. 9824078 of the Official Records of Williamson County, Texas and being a portion of that certain Boundary Line Agreement recorded in Document No. 2015108413 of the Official Public Records of Williamson County, Texas for the southernmost corner and POINT OF BEGINNING hereof;

THENCE N 68°18'30" W, with the southwest line of said 28.113 acre tract, same being the northeast line of said 111.30 acre tract, with said Boundary Line Agreement, a distance of **315.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof;

THENCE N 46°39'30" W, continuing with the southwest line of said 28.113 acre tract, same being the northeast line of said 111.30 acre tract, with said Boundary Line Agreement, a distance of **198.70 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof;

THENCE N 21°01'52" W, continuing with the west line of said 28.113 acre tract, same being the east line of said 111.30 acre tract, a distance of **523.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the westernmost corner hereof;

THENCE departing the east line of said 111.30 acre tract, through the interior of said 28.113 acre tract the following six (6) courses and distances:

1. **N 63°32'28" E**, a distance of **132.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,,
2. along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 04°22'46"**, a **chord bearing and distance of N 24°16'09" W, 21.11 feet**, an **arc length** of **21.11 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
3. **N 67°55'14" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
4. **N 53°09'49" E**, a distance of **164.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
5. **N 37°40'27" E**, a distance of **458.07 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
6. **N 29°25'53" E**, a distance of **41.48 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the southwest line of Vizcaya, Phase 4C, a subdivision according to the plat recorded in Document No. 2018071393 of the Official Public Records of Williamson County, Texas for the northernmost corner hereof;

THENCE S 60°34'07" E, with the northeast line of said 28.113 acre tract, same being the southwest line of said Vizcaya, Phase 4C and in part with the southwest line of Vizcaya, Phase 3E, a subdivision according to the plat recorded in Document No. 2017104888 of the Official Public Records of Williamson County, Texas, a distance of **348.19 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the easternmost corner of said 28.113 acre tract, same being a point in the south line of said Vizcaya, Phase 3E, also being the northwest corner of said Vizcaya, Phase 5A for the northernmost northeast corner hereof;

THENCE departing the southwest line of said Vizcaya, Phase 3E, with the east boundary line of said 28.113 acre tract, same being the west boundary line of said Vizcaya, Phase 5A the following fourteen (14) courses and distances:

1. **S 28°59'35" W**, a distance of **47.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
2. **S 29°04'10" W**, a distance of **158.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
3. **N 60°55'50" W**, a distance of **31.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
4. **S 29°04'10" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
5. **S 32°27'29" W**, a distance of **99.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
6. **S 60°55'50" E**, a distance of **190.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
7. **N 29°04'10" E**, a distance of **2.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
8. **S 60°55'50" E**, a distance of **140.05 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
9. **S 32°35'53" W**, a distance of **129.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
10. **S 48°37'30" W**, a distance of **305.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
11. **S 37°15'13" W**, a distance of **77.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
12. **S 21°41'30" W**, a distance of **185.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
13. **S 68°18'30" E**, a distance of **120.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof, and
14. **S 21°41'30" W**, a distance of **135.00 feet** to the **POINT OF BEGINNING** and containing 15.211 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a plat prepared by Pape-Dawson Engineers, Inc.

GENERAL NOTES:

1. 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.
2. 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.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. 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.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCROACHED BY 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.
8. 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.
9. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE 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.
10. LOT 82, BLOCK K, SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY SHALL HAVE NO RESPONSIBILITY OR OBLIGATION REGARDING THIS LOT.

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
8	15,329	ESTATE
9	10,830	ESTATE
10	11,134	ESTATE
11	12,905	ESTATE
12	13,084	ESTATE
13	10,869	ESTATE
14	22,563	ESTATE
15	13,027	ESTATE
16	11,734	ESTATE
17	11,625	ESTATE
24	15,447	OPEN SPACE

BLOCK EE		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	17,037	ESTATE
2	15,918	ESTATE
3	12,622	ESTATE
4	9,975	ESTATE
5	9,975	ESTATE
6	10,575	ESTATE
7	11,457	ESTATE
8	13,049	ESTATE
10	13,380	ESTATE
11	11,222	ESTATE
12	11,069	ESTATE
13	11,069	ESTATE
14	13,144	ESTATE

BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
82	2,057	OPEN SPACE
83	8,253	LARGE
84	8,253	LARGE
85	8,253	LARGE
86	8,737	LARGE
87	9,690	LARGE
88	9,416	LARGE
89	9,859	LARGE
90	10,310	LARGE
91	8,976	LARGE
92	8,819	LARGE
93	10,364	LARGE
94	12,792	LARGE
95	16,169	ESTATE
96	10,193	LARGE

BLOCK FF		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	13,059	ESTATE
2	12,003	ESTATE
3	10,088	ESTATE
4	10,088	ESTATE
5	13,079	ESTATE
6	11,655	ESTATE
17	12,279	ESTATE
18	18,651	ESTATE

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Mar 20, 2019, 10:52am User ID: PGraham
File: H:\survey\CIVIL\50803-34\Plat\FP50803-34_6C.dwg

FINAL PLAT
OF
VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of a called 28.113 acre tract recorded in Document No. 2018021690, recorded in the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as the Final Plat of Vizcaya, Phase 6C 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 Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

_____ _____
Michael S. Fisher Date
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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

_____ _____
Parker J. Graham Date
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

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

PAPE-DAWSON ENGINEERS

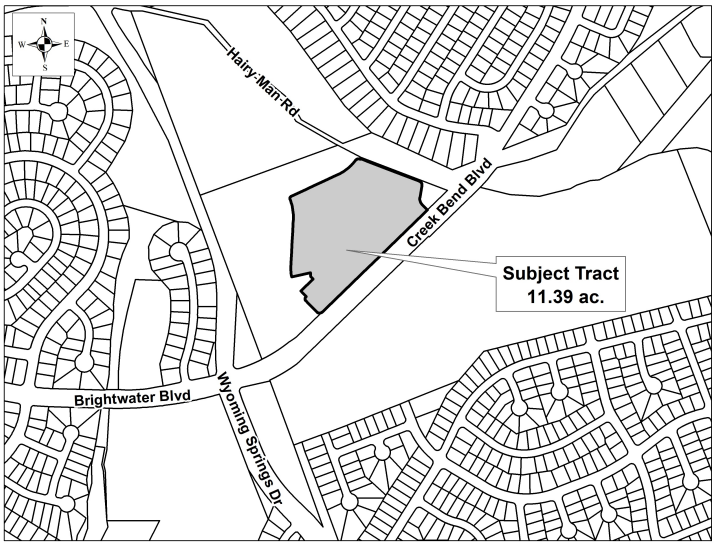
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Civil Job No. 50803-34; Survey Job No. 50803-00

Date: Mar 20, 2019, 12:54am User ID: PDadmin
File: P:\Survey\CIVIL\50803-34\Plat\FP50803-34_6C.dwg

Item No. E4

Hairy Man Subdivision Phase 2
FINAL PLAT FP1903-003



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

ZONING AT TIME OF APPLICATION: SF-3 (Single Family - Mixed Lot)

DESCRIPTION: 11.39 acres out of the E. McDaniel Survey, Abstract No. 441

CURRENT USE OF PROPERTY:undeveloped

GENERAL PLAN LAND USE DESIGNATION:residential

ADJACENT LAND USE:

North: Hairy Man Road and SF-2 (Single Family - standard lot) - Creekbend Subdivison
South: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)
East: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)
West: ETJ and Fern Bluff MUD (Municipal Utility District)

PROPOSED LAND USE: single family residential

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	23	4.44
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	5.82
ROW:	1	1.13
Parkland:	0	0
Other:	0	0
TOTALS:	**26**	**11.39**

Owner:	**Agent:**
HMNBC Development, LLC	BGE, Inc.
9111 Jollyville Road, Suite 111	RJ Rychlik
Austin, TX 78759	7000 North Mopac, Ste. 330
	Austin, TX 78731

Item No. E4

Hairy Man Subdivision Phase 2
FINAL PLAT FP1903-003

HISTORY: The Planning and Zoning Commission approved a preliminary plat and final plat for the Hairy Man subdivision on November 7, 2018. A revised preliminary plat, with an additional number of lots, was approved by the Commission on February 6, 2019. A final plat for Phase 1 was approved on March 6, 2019.

DATE OF REVIEW: April 3, 2019

LOCATION: Northwest of Creek Bend Blvd. and south of Hairy Man Rd

STAFF REVIEW AND ANALYSIS:

Phase 2: This final plat is the second and final phase of the revised preliminary plat. It contains 11.39 acres of land of the 40.02-acre preliminary plat area. This final plat contains 23 development lots, of which 8 are estate lots, 13 are standard lots and 2 are small lots. With the remaining 79 lots, which are contained in the Phase 1 final plat, there will be a total of 14 estate lots, 45 standard lots and 43 small lots, which represent 14%, 44% and 42% of the total number of lots, respectively.

General Plan and Zoning: The General Plan designates the property as residential. It is zoned as SF-3 (Single Family – Mixed Lot), a district which provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes: (1) estate lots, which are to be at least 40% of the total number of lots; (2) standard lots, which are to be at least 30% of the total number of lots; and (3) small lots, which are not to exceed 20% of the total number of lots. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Due to karst features and creeks which constrain the use of the site, this subdivision does not provide the mixture of the three lot sizes prescribed by the SF-3 district. Instead, it contains less than 40% estate lots and more than 20% small lots. The subdivision must therefore meet the alternative standard in the SF-3 district, providing a connectivity index of 1.4 or greater and including the following design features:

1. A segment of the Brushy Creek Regional Trail;
2. A brick or natural stone subdivision wall, where required by the subdivision code;
3. Landscaping along arterial and collector roads;
4. Enhanced detention facilities and bridges/culverts.

With the inclusion of the Brushy Creek Regional Trails segment, the connectivity index reaches 1.4. The trail will be designed and constructed in accordance with an agreement between Milestone, the developer, and Williamson County.

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The plat dedicates additional right-of-way for Wyoming Springs Drive, a planned roadway that is on the City's Transportation Master Plan. No TIA (Traffic Impact Assessment) was required.

Water and Wastewater Service: The subdivision will receive water service from an existing 30" waterline that runs along the Wyoming Springs Drive right-of-way and from an existing 12" waterline that runs along Creek Bend Blvd. There are two existing manholes on Hairy Man Road which will provide access to the wastewater system.

Drainage: A flood study was prepared for the site and it was reviewed and approved by the City.

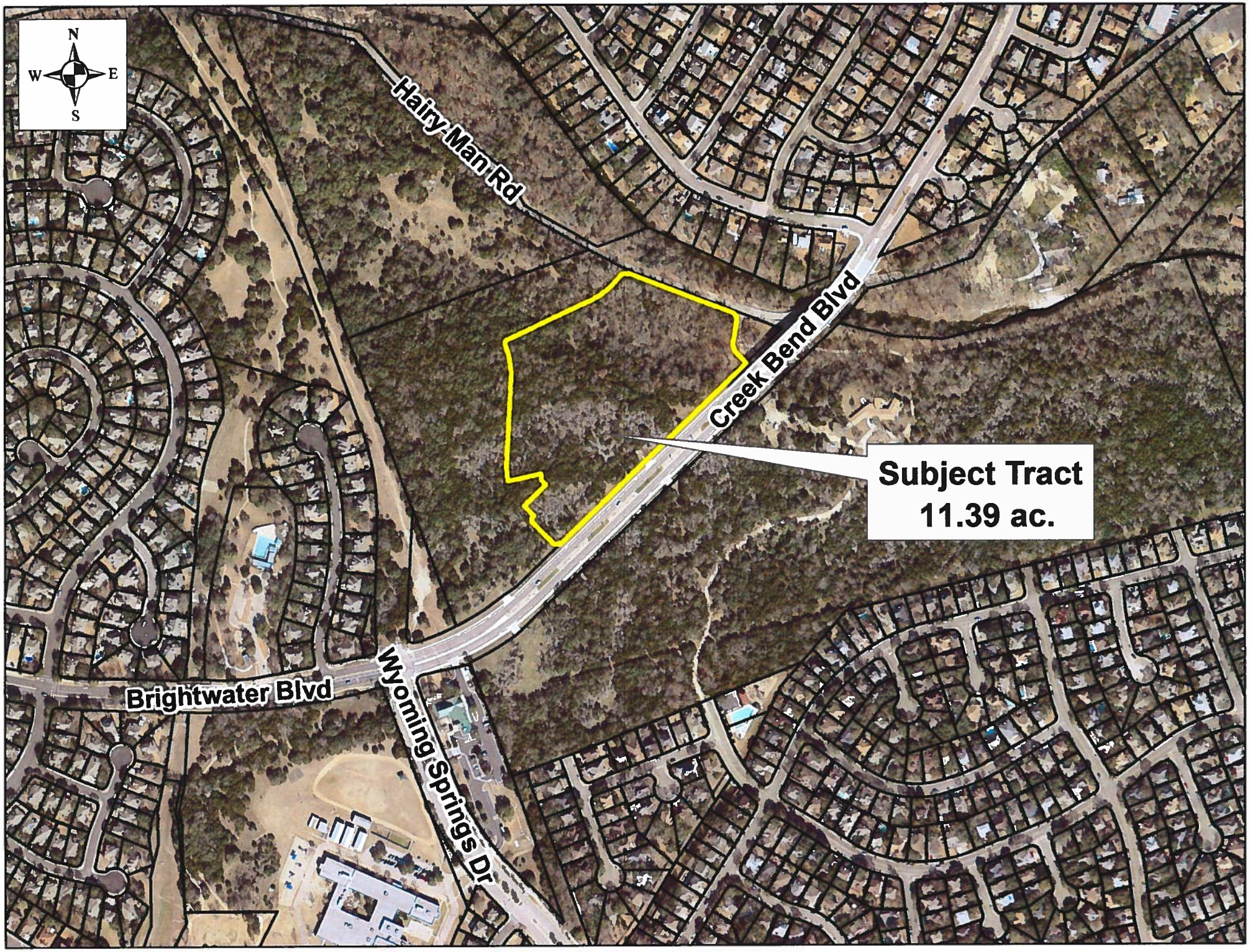
Item No. E4

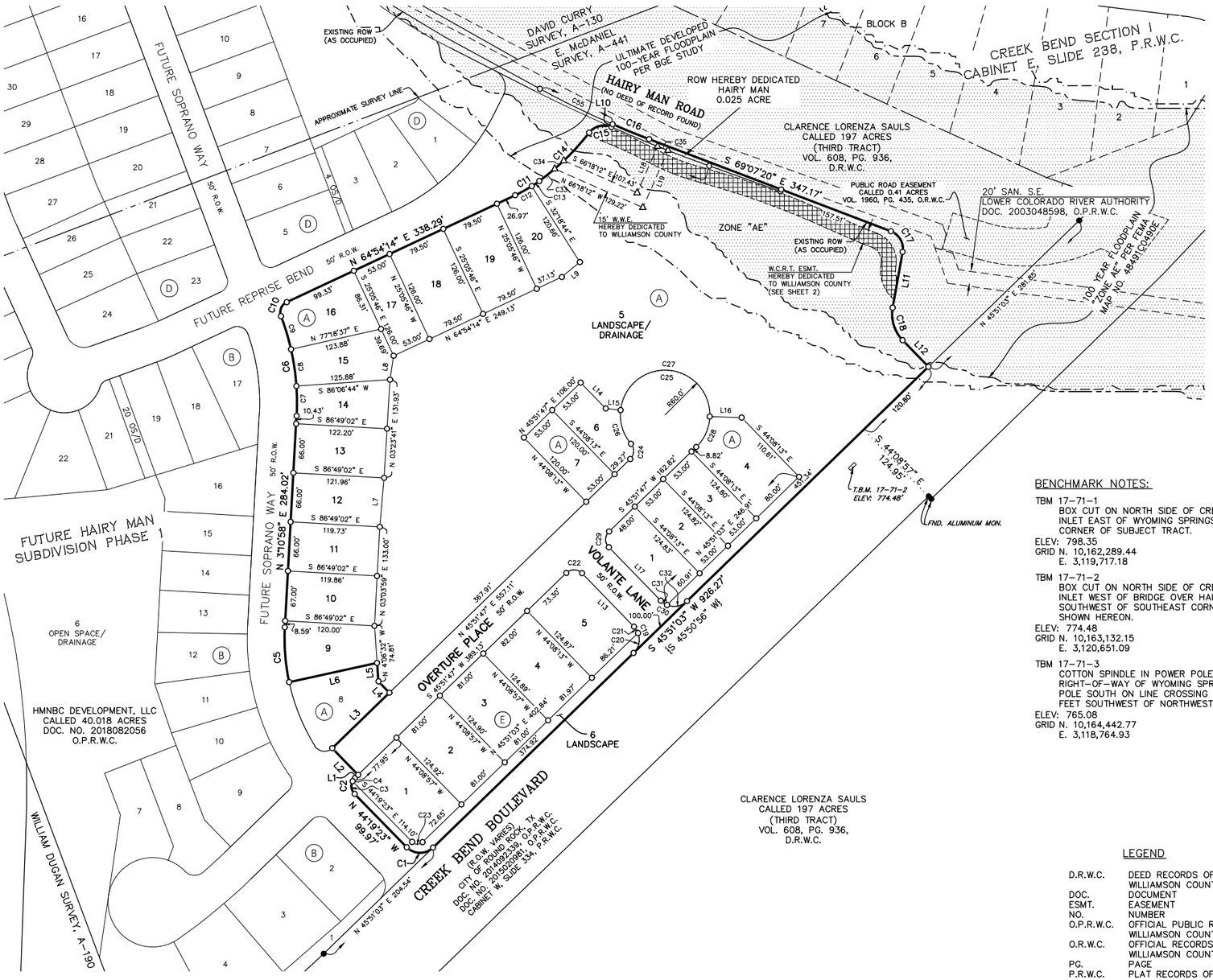
Hairy Man Subdivision Phase 2
FINAL PLAT FP1903-003

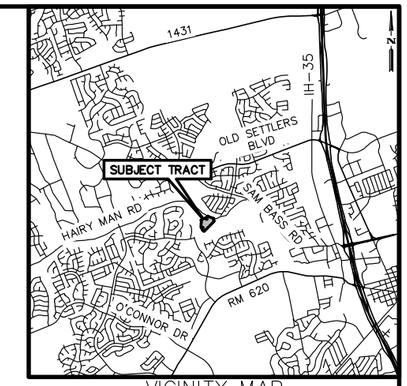
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide detail at enlarged scale for Boundary Segment C2 at the intersection of Overture Place and Soprano Way and for Boundary Segment C11 along Reprise Bend.
2. Revise Plat Note #8 to include: "A portion of this tract is encroached by the ultimate 1% annual chance floodplain."


N
W
E
S
Hairy Man Rd
Creek Bend Blvd
Subject Tract
11.39 ac.
Brightwater Blvd
Wyoming Springs Dr





VICINITY MAP
NOT TO SCALE

N

0 100 200
SCALE: 1"=100'

BENCHMARK NOTES:

TBM 17-71-1
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET EAST OF WYOMING SPRINGS DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT.
ELEV: 798.35 NAVD 88 (GEOID 12B)
GRID N. 10,162,289.44
E. 3,119,717.18

TBM 17-71-2
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET WEST OF BRIDGE OVER HAIRY MAN ROAD. ~170 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.
ELEV: 774.48 NAVD 88 (GEOID 12B)
GRID N. 10,163,132.15
E. 3,120,651.09

TBM 17-71-3
COTTON SPINDLE IN POWER POLE IN UNDEVELOPED RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE, FIRST POWER POLE SOUTH ON LINE CROSSING OVER HAIRY MAN ROAD. ~130 FEET SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT.
ELEV: 765.08 NAVD 88 (GEOID 12B)
GRID N. 10,164,442.77
E. 3,118,764.93

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83. COORDINATES HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998827235

LEGEND

D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
DOC.	DOCUMENT
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
S.E.	SEWER EASEMENT
STM.	STORM
VOL.	VOLUME
W.C.R.T.	WILLIAMSON COUNTY REGIONAL TRAIL
W.W.E.	WASTEWATER EASEMENT
△	CALCULATED POINT
●	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
{ }	RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.
	100' FLOODPLAIN PER FEMA MAP NO. 4849160490E
	LIMITS OF ZONE "AE"
	LIMITS OF ULTIMATE DEVELOPED 100-YEAR FLOODPLAIN PER BGE STUDY
	WILLIAMSON COUNTY REGIONAL TRAIL (W.C.R.T.) EASEMENT
	AREA OF RIGHT-OF-WAY DEDICATION

FINAL PLAT

HAIRY MAN SUBDIVISION PHASE 2

A SUBDIVISION OF 11.386 ACRES OF LAND
LOCATED IN THE
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

OWNER:	HMNBC DEVELOPMENT, LLC
ACREAGE:	11.386 ACRES
PATENT SURVEY:	E. McDANIEL SURVEY, A-441
NUMBER OF BLOCKS:	2
LINEAR FEET OF NEW STREETS:	832 FT.
SUBMITTAL DATE:	FEBRUARY 5, 2019
DATE OF PLANNING & ZONING COMMISSION REVIEW:	MARCH 6, 2019
NUMBER OF LOTS BY TYPE:	HAIRY MAN ROAD R.O.W. DEDICATION: 1 LOT/0.025 ACRE ROW: 1.104 ACRES DEVELOPMENT: 23 LOTS/4.438 ACRES -ESTATE LOTS: 8 -STANDARD LOTS: 13 -SMALL LOTS: 2 LANDSCAPE/DRAINAGE: 1 LOT/5.651 ACRES LANDSCAPE: 1 LOT/0.168 ACRE
SURVEYOR/ENGINEER:	BGE, INC.

BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Survey Projects\5846-00 Hairy Man Platting\04_Finals\Drawings\HairyManTract_Phase2-.dwg, 2/28/2019 4:39 PM, dfisher, 1:1

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.19'	25.00'	89°49'34"	N 89°14'10" W	35.30'
C2	23.61'	15.00'	90°11'10"	N 00°46'12" E	21.25'
C3	18.46'	15.00'	70°31'44"	S 09°03'31" E	17.32'
C4	5.15'	15.00'	19°39'26"	S 36°02'04" W	5.12'
C5	74.02'	275.00'	15°25'15"	N 04°31'39" W	73.79'
C6	136.36'	325.00'	24°02'24"	N 08°50'14" W	135.36'
C7	40.11'	325.00'	7°04'14"	S 00°21'09" E	40.08'
C8	49.93'	325.00'	8°48'07"	S 08°17'19" E	49.88'
C9	46.33'	325.00'	8°10'03"	S 16°46'24" E	46.29'
C10	22.45'	15.00'	85°45'40"	N 22°01'24" E	20.41'
C11	37.67'	200.00'	10°47'26"	N 59°30'32" E	37.61'
C12	25.51'	200.00'	7°18'34"	S 61°14'58" W	25.50'
C13	12.15'	200.00'	3°28'52"	S 55°51'15" W	12.15'
C14	93.53'	327.25'	16°22'31"	N 45°55'33" E	93.21'
C15	33.13'	25.00'	75°55'31"	N 75°42'03" E	30.76'
C16	52.90'	1,200.00'	2°31'32"	S 67°51'33" E	52.89'
C17	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C18	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C19	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C20	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C21	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C22	23.56'	15.00'	90°00'00"	N 89°08'13" W	21.21'
C23	15.68'	10.00'	89°49'34"	S 89°14'10" E	14.12'
C24	22.56'	15.00'	86°10'34"	N 02°46'25" E	20.49'
C25	278.74'	60.00'	266°10'39"	S 87°13'32" E	87.64'
C26	48.67'	60.00'	46°28'26"	N 17°04'39" W	47.34'
C27	184.19'	60.00'	175°53'06"	S 85°53'53" E	119.92'
C28	45.89'	60.00'	43°49'07"	S 23°57'14" W	44.78'
C29	23.56'	15.00'	90°00'00"	S 00°51'47" W	21.21'
C30	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C31	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C32	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C33	26.40'	327.25'	4°37'21"	N 51°48'08" E	26.39'
C34	16.47'	327.25'	2°52'59"	N 48°02'58" E	16.47'
C35	15.01'	2,022.79'	0°25'31"	S 68°27'05" E	15.01'
C36	141.21'	2,023.00'	3°59'58"	N 68°20'11" W	141.18'
C37	3.94'	327.25'	0°41'22"	N 38°04'59" E	3.94'
C38	21.69'	25.00'	49°42'52"	N 62°35'41" E	21.02'
C39	8.42'	321.61'	1°30'03"	S 69°00'22" E	8.42'
C40	68.80'	615.59'	6°24'12"	S 65°17'13" E	68.76'
C41	67.11'	299.96'	12°49'04"	S 68°29'39" E	66.97'
C42	165.55'	1,124.87'	8°25'57"	S 70°41'12" E	165.40'
C43	20.87'	1,427.33'	0°50'16"	S 66°03'06" E	20.87'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C44	65.34'	1,274.85'	2°56'12"	S 67°06'04" E	65.34'
C45	55.15'	40.00'	79°00'05"	S 29°04'08" E	50.88'
C46	18.69'	30.00'	35°41'39"	S 07°24'55" E	18.39'
C47	53.25'	50.00'	61°01'36"	N 20°04'54" W	50.77'
C48	27.57'	20.00'	79°00'05"	N 29°04'08" W	25.44'
C49	66.37'	1,294.85'	2°56'12"	N 67°06'04" W	66.36'
C50	20.58'	1,407.33'	0°50'16"	N 66°03'06" W	20.58'
C51	162.61'	1,104.87'	8°25'57"	N 70°41'12" W	162.46'
C52	71.58'	319.96'	12°49'04"	N 68°29'39" W	71.43'
C53	66.35'	595.59'	6°22'58"	N 65°16'36" W	66.31'
C54	23.58'	341.61'	3°57'19"	N 67°44'28" W	23.58'
C55	108.54'	1,200.00'	5°10'56"	S 64°00'19" E	108.50'

RIGHT-OF-WAY DEDICATION – HAIRY MAN

PART	BLOCK	SQUARE FEET
1	ROW DEDICATION	1,073

LINEAR FEET OF NEW STREETS

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
OVERTURE PLACE	50 FT.	667 FT.
VOLANTE LANE	50 FT.	165 FT.
TOTAL LINEAR FEET		832 FT.

LINE TABLE

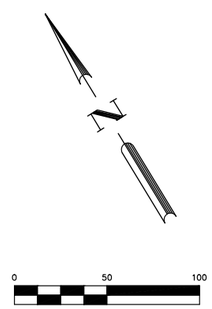
NUMBER	BEARING	DISTANCE
L1	N 45°51'47" E	6.12'
L2	N 44°08'13" W	50.00'
L3	N 45°51'47" E	106.93'
L4	N 44°08'13" W	21.07'
L5	N 04°06'32" W	24.81'
L6	S 77°45'43" W	120.79'
L7	S 05°07'10" W	66.04'
L8	S 08°41'57" W	32.46'
L9	S 50°19'17" W	31.45'
L10	N 23°24'13" E	4.11'
L11	S 10°07'11" W	76.00'
L12	S 44°08'57" E	49.74'
L13	N 44°08'13" W	99.86'
L14	S 44°08'13" E	48.45'
L15	S 83°50'26" E	20.00'
L16	S 87°57'20" E	42.81'
L17	S 44°08'13" E	99.83'
L18	N 23°41'48" E	68.09'
L19	S 23°41'48" W	83.65'
L20	S 19°39'51" W	2.72'
L21	N 70°20'09" W	101.63'
L22	S 10°07'11" W	26.24'

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	A	7,809
2	A	6,616
3	A	6,615
4	A	10,238
5	A	246,161
6	A	6,218
7	A	6,360
9	A	8,057
10	A	8,035
11	A	7,907
12	A	7,976
13	A	8,057
14	A	7,168
15	A	7,730
16	A	8,512
17	A	6,678
18	A	10,017
19	A	10,017
20	A	7,524

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	E	10,323
2	E	10,118
3	E	10,117
4	E	10,238
5	E	10,970
6	E	7,336



EASEMENT 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 OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

(a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;

(b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;

(c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;

(d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;

(e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY 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 GRANTEE;

(f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

(a) GRANTEE SHALL NOT FENCE THE EASEMENT;

(b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;

(c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

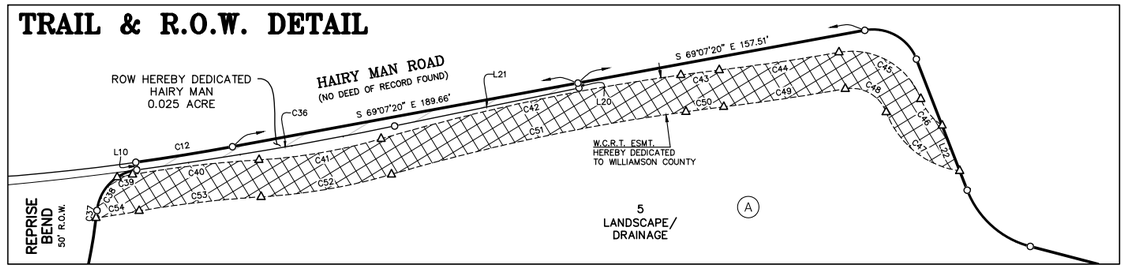
TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

FINAL PLAT

HAIRY MAN SUBDIVISION PHASE 2

A SUBDIVISION OF 11.386 ACRES OF LAND
LOCATED IN THE
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

TRAIL & R.O.W. DETAIL



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Survey Projects\5846-00 Hairy Man Platting\04_Finals\Drawings\HairyManTract_Phase2--.dwg, 2/28/2019 4:39 PM, dfisher, 1:1

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GARRETT S. MARTIN, MANAGER, OWNER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 11.386 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS
HAIRY MAN SUBDIVISION PHASE 2
AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20___, A.D.

HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TEXAS 78759

BY: MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

_____
GARRETT S. MARTIN, MANAGER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT S. MARTIN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT I, RICHARD L. RYCHLIK, JR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ _____
RICHARD L. RYCHLIK, JR. P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 123927
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

STATE OF TEXAS
RICHARD L RYCHLIK JR
123927
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT I, JONATHAN O. NOBLES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ 2/28/2019
JONATHAN O. NOBLES, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

STATE OF TEXAS
REGISTERED
JONATHAN O. NOBLES
5777
PROFESSIONAL
LAND SURVEYOR

APPROVED THIS THE ____ DAY OF _____, 20___, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

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

FINAL PLAT

HAIRY MAN SUBDIVISION PHASE 2

A SUBDIVISION OF 11.386 ACRES OF LAND
LOCATED IN THE
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 11.386 ACRES OF LAND OUT OF THE E. McDANIEL SURVEY, ABSTRACT NO. 441, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 40.018 ACRE TRACT OF LAND AS CONVEYED TO HMNBC DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.386 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at an aluminum capped monument found on the north right-of-way line of Creek Bend Boulevard (variable width right-of-way) as recorded under Document No. 2014092339 of the Official Public Records of Williamson County, Texas, at the most northerly corner of a called 0.034 acre tract of land conveyed as right-of-way by instrument recorded in Document No. 2015020981 of the Official Public Records of Williamson County, Texas, at the southeast corner of the remaining portion of Lot 1, Block A, Fern Bluff Community Center, a subdivision as recorded in Cabinet W, Slides 334 & 335 of the Plat Records of Williamson County, Texas, at the most southerly corner of the above described HMNBC 40.018 acre tract; Thence, with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 208.08 feet, having a radius of 935.00 feet, a central angle of 12°45'03" and a chord which bears N 57°23'50" E a distance of 207.65 feet to a 1/2-inch iron rod with cap stamped "BGE" set at an angle point; Thence, continuing with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, N 55°43'08" E a distance of 47.14 feet to a 1/2-inch iron rod found at an angle point; Thence, continuing with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 37.49 feet, having a radius of 940.00 feet, a central angle of 02°17'06" and a chord which bears N 47°03'22" E a distance of 37.49 feet to a 1/2-inch iron rod found at an angle point; Thence, continuing with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, N 45°51'03" E a distance of 204.54 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the north right-of-way line of said Creek Bend Boulevard and over and across said HMNBC 40.018 acre tract, along a curve to the right, an arc distance of 39.19 feet, having a radius of 25.00 feet, a central angle of 89°49'34" and a chord which bears N 89°14'10" W a distance of 35.30 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 44°19'23" W a distance of 99.97 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 23.61 feet, having a radius of 15.00 feet, a central angle of 90°11'10" and a chord which bears N 00°46'12" E a distance of 21.25 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 45°51'47" E a distance of 6.12 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 44°08'13" W a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 45°51'47" E a distance of 106.93 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 44°08'13" W a distance of 21.07 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 04°06'32" W a distance of 24.81 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 77°45'43" W a distance of 120.79 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along a curve to the right, an arc distance of 74.02 feet, having a radius of 275.00 feet, a central angle of 15°25'15" and a chord which bears N 04°31'39" W a distance of 73.79 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 03°10'58" E a distance of 284.02 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 136.36 feet, having a radius of 325.00 feet, a central angle of 24°02'24" and a chord which bears N 08°50'14" W a distance of 135.36 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 22.45 feet, having a radius of 15.00 feet, a central angle of 85°45'40" and a chord which bears N 22°01'24" E a distance of 20.41 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 64°54'14" E a distance of 338.29 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 37.67 feet, having a radius of 200.00 feet, a central angle of 10°47'26" and a chord which bears N 59°30'32" E a distance of 37.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of compound curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 93.53 feet, having a radius of 327.25 feet, a central angle of 16°22'31" and a chord which bears N 45°55'33" E a distance of 93.21 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 33.13 feet, having a radius of 25.00 feet, a central angle of 75°55'31" and a chord which bears N 75°42'03" E a distance of 30.76 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 23°24'13" E a distance of 4.11 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the occupied south right-of-way line of County Road 174 (Hairy Man Road) (No record right-of-way information found) and the north line of said HMNBC 40.018 acre tract, for the most northerly corner of the herein described tract;

THENCE, with the occupied south right-of-way line of County Road 174 (Hairy Man Road), generally as fenced, and the north line of said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 52.90 feet, having a radius of 1,200.00 feet, a central angle of 02°31'32" and a chord which bears S 67°51'33" E a distance of 52.89 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing with the occupied south right-of-way line of County Road 174 (Hairy Man Road), generally as fenced, and the north line of said HMNBC 40.018 acre tract, S 69°07'20" E a distance of 347.17 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right;

THENCE, leaving the occupied south right-of-way line of County Road 174 (Hairy Man Road), generally as fenced, and with the easterly lines of said HMNBC 40.018 acre tract the following four (4) courses:

1) Along said curve to the right, an arc distance of 34.58 feet, having a radius of 25.00 feet, a central angle of 79°14'30" and a chord which bears S 29°30'04" E a distance of 31.89 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

2) S 10°07'11" W a distance of 76.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

3) Along said curve to the left, an arc distance of 47.36 feet, having a radius of 50.00 feet, a central angle of 54°16'08" and a chord which bears S 17°00'53" E a distance of 45.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

4) S 44°08'57" E a distance of 49.74 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the north right-of-way line of said Creek Bend Boulevard, for the most easterly corner of the herein described tract;

THENCE, with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, S 45°51'03" W a distance of 926.27 feet to the POINT OF BEGINNING and containing 11.386 acres (495,953 square feet) of land, more or less.

NOTES:

1. 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.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
3. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
5. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
6. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 6, 2019.
8. 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 PROPERTY ANALYSIS.
9. WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT IS HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT PIONEER BANK, SSB, A TEXAS SAVING BANK, ACTING HEREIN BY AND THROUGH DONNA DAY, SENIOR VICE PRESIDENT, LIEN HOLDER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NUMBER 2018082057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION OF THIS SUBDIVISION AS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20___, A.D.

BY: PIONEER BANK, SSB, A TEXAS SAVING BANK

_____
DONNA DAY, SENIOR VICE PRESIDENT
P.O. BOX 300279
AUSTIN, TEXAS 78703

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DONNA DAY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
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., 20___ , AT _____ O'CLOCK ___M. AND DULY RECORDED ON THE ___DAY OF _____, A.D., 20___ AT _____O'CLOCK ___M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT 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

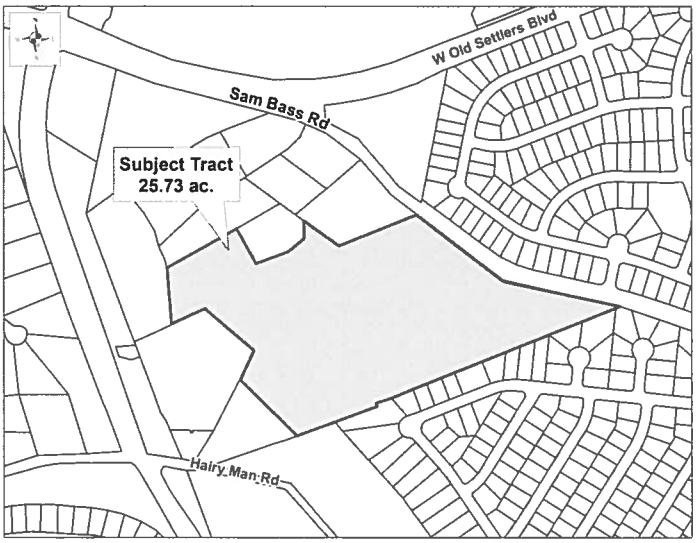
BY: _____
DEPUTY

BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Survey Projects\5846-00 Hairy Man Platting\04_Finals\Drawings\HairyManTract_Phase2.dwg, 2/28/2019 4:39 PM, dfisher, 1:1

Item No. E5

Clear Creek Ranch
PRELIM PLAT PP1902-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat approval to create 1 development lot, 1 right-of-way lot and 1 special purpose lot

ZONING AT TIME OF APPLICATION: PUD No. 116

DESCRIPTION: 25.73 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Four Single-Family Dwellings and Undeveloped - Zoned PUD (Planned Unit Development) No. 116

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 116, which allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards.

ADJACENT LAND USE:

North: Place of Worship and Residences - Unzoned ETJ
South: Residences (Creekbend Neighborhood) - Zoned SF-2
East: Sam Bass Road Right-of-Way
West: Brushy Creek and Residences - Unzoned ETJ

PROPOSED LAND USE: Residential

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	1	25.01
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.57
Parkland:	0	0
Other:	1	0.15
TOTALS:	**3**	**25.73**

Owner:	**Agent:**
Vera Mae Smith Trust	Jamison Civil Engineering LLC
2511 Sam Bass Rd.	Stephen R. Jamison
Round Rock, TX 78681	13812 Research Blvd.
	Austin, TX 78750

Item No. E5

Clear Creek Ranch
PRELIMINARY PLAT PP1902-001

HISTORY: On September 27, 2018, the City Council approved annexation (AN1804-001) for the Clear Creek Tract, which is comprised of 25.73 acres. On October 25, 2018, the City Council approved the Clear Creek PUD (Planned Unit Development) No 116, which includes a Concept Plan and allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards. The PUD allows single family detached units on a common lot.

DATE OF REVIEW: April 3, 2019

LOCATION: Generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for residential purposes. The tract is zoned PUD No. 116 and allows only single family detached units on a common lot regulated by the TH (Townhouse) zoning district. The PUD requires masonry exterior finish for all units (excluding doors, windows, trim and accent features) with a minimum 75% masonry defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco. The use of materials such as wood shingles or wood siding shall be limited to accent features.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the Concept Plan in PUD No. 116.

Traffic, Access and Roads: The subject tract will have two points of access on Sam Bass Road and final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary as the applicant will be dedicating right-of-way and adding turn lane improvements to Sam Bass Road.

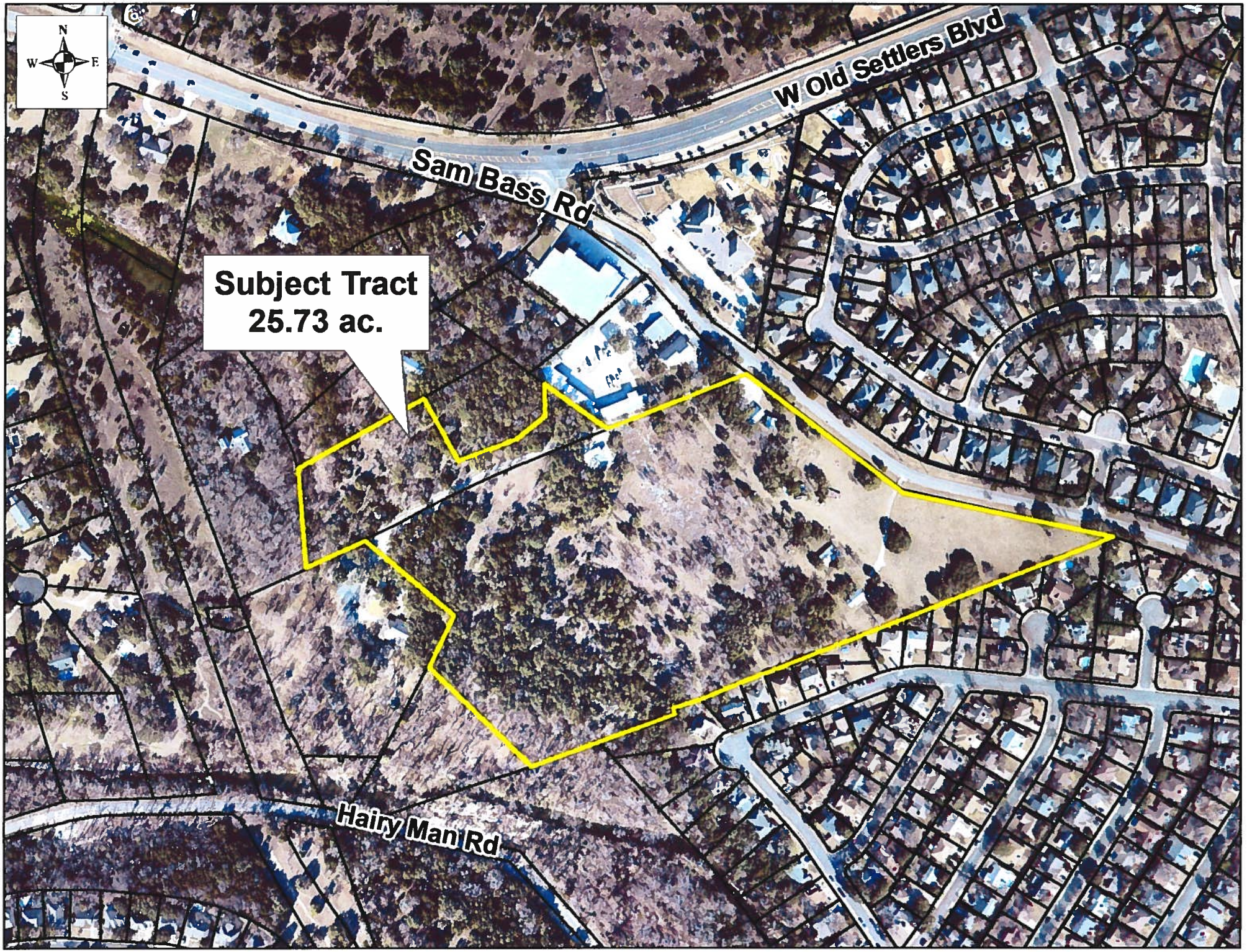
Water and Wastewater Service: Water and Wastewater service will be provided by the City of Round Rock. Water service will be provided by installing an off-site 12-inch water line within the southern right-of-way of Sam Bass Road, extending from the subject tract to the intersection of Sam Bass Road and Creek Bend Boulevard. Wastewater service will be obtained by connecting to the City's wastewater system from an existing 60-inch wastewater line in Hairy Man Road, just south of Brushy Creek.

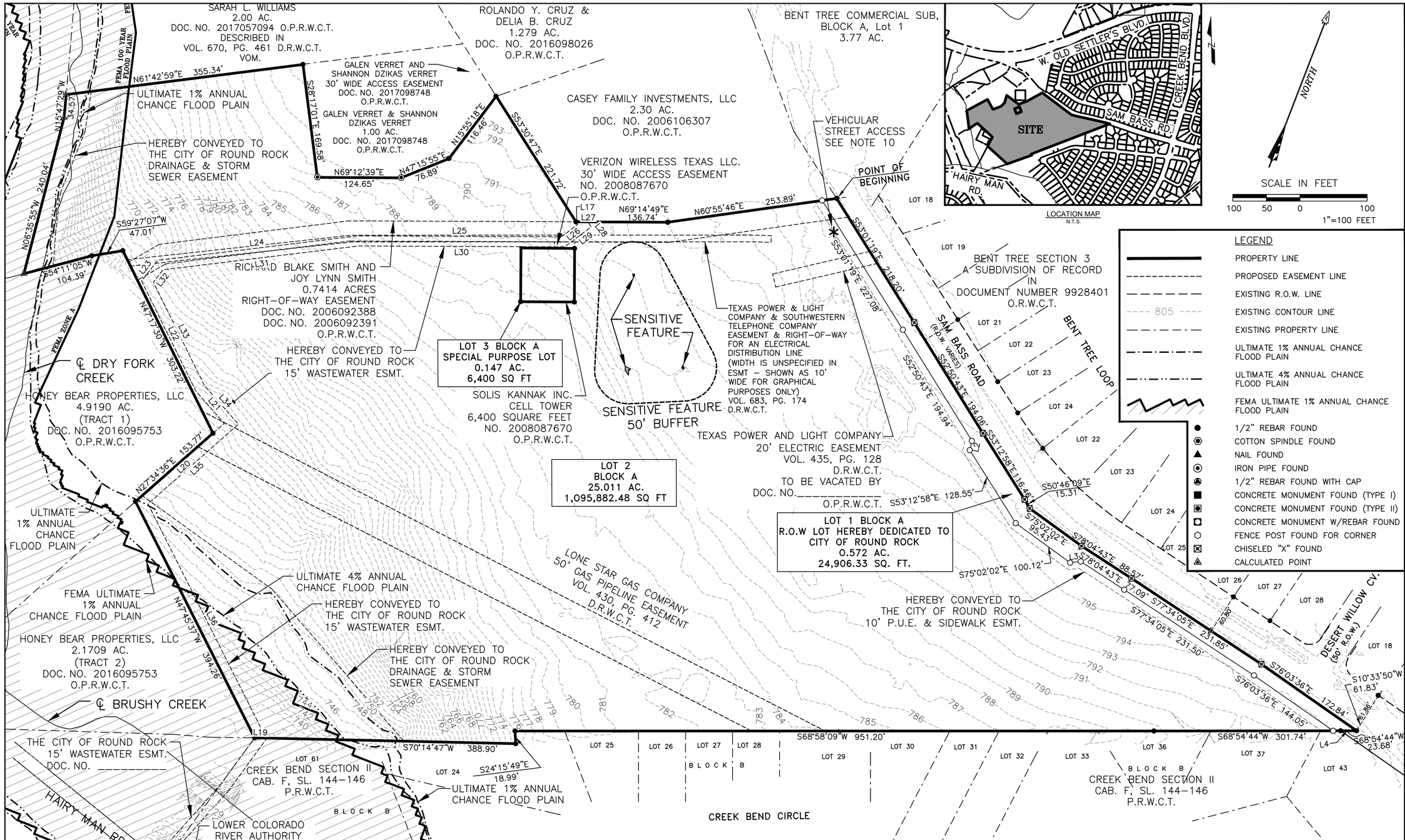
Drainage: A flood study (FLOOD1811-0005) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject tract is located within the Edwards Aquifer Recharge Zone and a portion is within the boundaries of the 100-year floodplain. The applicant is proposing both a water quality pond and a detention pond onsite.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise the note in Lot 1 to state "Right-of-way to be dedicated to the City of Round Rock."
2. Depict section line across Brushy Creek with notation of the Ultimate 1% WSE information for the locations as follows: at northern boundary, midpoint and at south boundary.
3. Depict easement lines enclosing the Ultimate 1% annual chance floodplain within boundary. Easement must be tied to boundary pins.
4. Remove term "lease" from Lot 3, Block "A".


N
W
E
S
W Old Settlers Blvd
Sam Bass Rd
Subject Tract
25.73 ac.
Hairy Man Rd



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N60°55'46"E	21.88'
[[L1]]	N63°46'42"E	
L2	N08°01'55"W	14.09'
L3	N62°52'57"E	15.87'
L4	N68°54'44"E	34.84'
{{L4}}	S70°36'32"W	
L5	N69°23'14"E	79.89'
{{L5}}	N69°01'45"E	80.00'
L6	S20°48'06"E	79.80'
{{L6}}	S20°50'15E	80.00'
L7	S69°14'26"W	80.05'
{{L7}}	S69°01'45"W	80.00'
L8	N20°41'22"W	80.00'
{{L8}}	N20°50'15"W	80.00'

OWNER: BROHN HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
ACREAGE: 25.73 ACRES
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: FEBRUARY 05, 2019
DATE OF PLANNING & ZONING COMMISSION REVIEW: APRIL 3, 2019
ACREAGE BY LOT TYPE: DEVELOPMENT: 25.011 AC.; RIGHT-OF-WAY 0.572 AC.;
NUMBER OF LOTS BY TYPE: DEVELOPMENT: 1 LOT; RIGHT-OF-WAY: 1 LOT;
SPECIAL PURPOSE: 1 LOT; 0.147 AC.;
SURVEYOR: BASELINE LAND SURVEYORS, INC.
ENGINEER: JAMISON CIVIL ENGINEERING LLC
BENCHMARK INFORMATION: BM#1: "X" SET IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PALO DURO LOOP AND TAWAKONI DRIVE. ELEVATION: 787.69'.
BM#2: CITY OF ROUND ROCK BRASS DISK LOCATED ON THE SOUTHEAST CORNER OF A CONCRETE STORMSEWER INLET IN THE EAST CURB LINE OF TAWAKONI DRIVE, APPROXIMATELY 75 FEET FROM THE SOUTHEASTERLY INTERSECTION OF WINNSBORO COVE AND TAWAKONI DRIVE.
ELEVATION:783.19' (DATUM:NAVD 88)

SURVEYOR'S CERTIFICATION:

THAT I, RONNIE WALLACE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Robert Glen Maloy 03/28/19

ROBERT GLEN MALOY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6028
BASELINE LAND SURVEYORS, INC.
8000 ANDERSON SQUARE RD., SUITE 101 AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100

STATE OF TEXAS REGISTERED ROBERT GLEN MALOY 6028 PROFESSIONAL LAND SURVEYOR

PP1902-001

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING R.O.W. LINE
- 805 EXISTING CONTOUR LINE
- EXISTING PROPERTY LINE
- ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOOD PLAIN
- FEMA ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN
- 1/2" REBAR FOUND
- COTTON SPINDLE FOUND
- NAIL FOUND
- IRON PIPE FOUND
- 1/2" REBAR FOUND WITH CAP
- CONCRETE MONUMENT FOUND (TYPE I)
- CONCRETE MONUMENT FOUND (TYPE II)
- CONCRETE MONUMENT W/REBAR FOUND
- FENCE POST FOUND FOR CORNER
- CHISELED "X" FOUND
- CALCULATED POINT

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

PRELIMINARY PLAT
CLEAR CREEK RANCH

The seal appearing on this document was authorized by Stephen Ray Jamison on 03/28, 2019

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\CLEAR CREEK RANCH\DWG\PLANS\PRELIM PLAT\PRELIM PLAT.XFE 032819.DWG

Job No.	Snapshot: PLAT		
Scale (Hor.): 1"=100'	Scale (Vert.):		
Date: 3/28/2019	Checked By:	Drawn By:	
Revision 1:			
Revision 2:			
Revision 3:			
Revision 4:			

SHEET
1 of 2

METES AND BOUNDS DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF THE REMAINDER OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the northeast corner of said 23.75 acre tract, being the southeast corner of a 2.30 acre tract of land conveyed to Casey Family Investments, LLC by instrument of record in Document Number 2006106307 of the Official Public Records of Williamson County, Texas and also being in the west right-of-way line of Sam Bass Road (R.O.W. varies);

THENCE along the east line of the 23.75 acre tract and said west right-of-way line of Sam Bass Road the following eight (8) courses:

1. South 53°01'19" East a distance of 218.20 feet to a fence post;

2. South 52°50'43" East a distance of 194.06 feet to a fence post;

3. South 53°12'58" East a distance of 116.46 feet to a fence post;

4. South 50°46'09" East a distance of 15.31 feet to a fence post;

5. South 75°02'02" East a distance of 95.43 feet to a fence post;

6. South 78°04'43" East a distance of 88.57 feet to a fence post;

7. South 77°34'05" East a distance of 231.85 feet to a fence post;

8. South 76°03'36" East a distance of 172.84 feet to a 1/2" rebar found with cap stamped "LANDESIGN" for the southeast corner of the 25.73 acre tract;

THENCE South 68°54'44" West (record: South 70°36'32" West), along the south line of the 23.75 acre tract and the west right-of-way of Sam Bass Road, passing at a distance of 23.68 feet a 1/2" rebar found for the northeast corner of Lot 43, Block B, Creek Bend Section II; a subdivision of record in Cabinet F, Slides 144-146 of the Plat Records of Williamson County, Texas and continuing along the south line of the 23.75 acre tract and the north line of said Block B, Creek Bend Section II for a total distance of 301.74 feet (record: 301.23 feet) to a 1/2" rebar found with cap stamped LANDESIGN";

THENCE along the south line of the 23.75 acre tract and the north line of Block B, Creek Bend Section II the following three (3) courses:

1. South 68°58'09" West a distance of 951.20 feet (record: South 70°42'21" West a distance of 950.96 feet) to a 1/2" rebar found with cap stamped "LANDESIGN";

2. South 24°15'49" East a distance of 18.99 feet (record: South 22°41'51" East a distance of 18.75 feet) to a 1/2" rebar found;

3. South 70°14'47" West (record: South 71°42'00" West) a distance of 388.90 feet to a 1/2" rebar found for the southwest corner of the 23.75 acre tract, being the southeast corner of a 2.1709 acre tract of land conveyed to Honey Bear Properties, LLC by instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 2 therein;

THENCE North 47°45'37" West (record: North 44°51'03" West), along the west line of the 23.75 acre tract and the east line of said 2.1709 acre tract a distance of 394.26 feet (record: 394.94 feet) to a 1/2" rebar found for the northeast corner of the 2.1709 acre tract, being in the south line of a 4.9190 tract of land conveyed to Honey Bear Properties, LLC by said instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 1 therein;

THENCE along the west line of the 23.75 acre tract and the east line of said 4.9190 acre tract the following two (2) courses:

1. North 27°34'36" East (record: North 30°07'00" East) a distance of 153.77 feet to a 5/8" rebar found;

2. North 47°17'30" West a distance of 303.22 feet (record: North 44°32'57" West a distance of 303.13 feet) to a 5/8" rebar found for the northwest corner of the 23.75 acre tract, being the northeast corner of the 4.9190 acre tract and being in the south line of said remainder of a 4.01 acre tract; from which a 1/2" rebar found with cap stamped "LANDESIGN" for an angle point in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears North 59°27'07" East (record: North 62°12 East) a distance of 61.58 feet;

THENCE along the south line of the remainder of a 4.01 acre tract and the north line of the 4.9190 acre tract the following two (2) courses:

1. South 59°27'07" West (record: South 62°12' West) a distance of 47.01 feet to a 1/2" rebar found;

2. South 54°11'05" West a distance of 104.39 feet (record: South 56°55' West a distance of 105.85 feet) to a calculated point in a branch of Brushy Creek for the southwest corner of the remainder of a 4.01 acre tract, being the southeast corner of a 4.05 acre tract of land conveyed to Cecil W. Fisher, Jr. and Sally S. Fisher by instrument of record in Volume 668, Page 657 of the Deed Records of Williamson County, Texas;

THENCE upstream with said branch of Brushy Creek, being the west line of the remainder of a 4.01 acre tract and the east line of said 4.05 acre tract the following two (2) courses:

1. North 06°35'55" West a distance of 240.04 feet (record: North 03°52' West a distance of 243.96 feet) to a calculated point;

2. North 15°47'29" West a distance of 34.57 feet (record: North 12°55' West a distance of 34.40 feet) to a calculated point for the northwest corner of the remainder of a 4.01 acre tract, being the southwest corner of a 2.00 acre tract of land conveyed to Sarah L. Williams by instrument of record in Document Number 2017057094 of the Official Public Records of Williamson County, Texas and described in Volume 670, Page 461 of the Deed Records of Williamson County, Texas;

THENCE North 61°42'59" East (record: North 64°28' East), along the north line of the remainder of a 4.01 acre tract and the south line of said 2.00 acre tract a distance of 355.34 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell" for the northwest corner of a 1.00 acre tract of land conveyed to Galen Verret and Shannon Dzikas Verret by instrument of record in Document Number 2017098748 of the Official Public Records of Williamson County, Texas ;

THENCE continuing along the north line through the remainder of a 4.01 acre tract and the west and south line of said 1.00 acre tract the following four (4) courses:

1. South 28°17'01" East a distance of 169.58 feet (record: South 28°35'29" East a distance of 169.54 feet) to a cotton spindle found;

2. North 69°14'17" East a distance of 124.65 feet (record: North 68°56'42" East a distance of 124.52 feet) to a cotton spindle found;

3. North 47°08'33" East a distance of 76.89 feet (record: North 46°51'32" East a distance of 76.90 feet) to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";

4. North 16°03'22" East a distance of 116.46 feet (record: North 15°44'06" East a distance of 116.16 feet) to a 1/2" rebar found for the northeast corner of the remainder of a 4.01 acre tract, being the southeast corner of the 1.00 acre tract and being the northwest corner of said 2.30 acre tract and also being the southwest corner of a 1.279 acre tract of land conveyed to Rolando Y. Cruz and Delia B. Cruz by instrument of record in Document Number 2016098026 of the Official Public Records of Williamson County, Texas.

THENCE South 53°26'13" East (record: South 50°43'30" East), along the east line of the 4.01 acre tract and the west line of the 2.30 acre tract a distance of 221.53 feet to a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the southeast corner of the 4.01 acre tract, being in the north line of the 23.75 acre tract and being the southwest corner of the 2.30 acre tract; from which a 1/2" rebar found in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears South 69°12'23" West a distance of 338.08 feet (record: South 71°59' West a distance of 338.36 feet;

THENCE along the north line of the 23.75 acre tract and the south line of the 2.30 acre tract the following two (2) courses:

1. North 69°14'49" East a distance of 136.74 feet (record: North 72°06'52" East a distance of 136.67 feet) to a 1/2" rebar found;

2. North 60°55'46" East a distance of 253.89 feet (record: North 63°46'42" East a distance of 253.99 feet to the POINT OF BEGINNING.

This tract contains 25.73 acres of land, more or less, out of the David Curry Survey, Abstract Number 130 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

GENERAL NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

2. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD EVENT. NO FENCES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE CITY LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

3. ALL FINISHED FLOOR ELEVATIONS SHALL BE TWO FOOT MINIMUM ABOVE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.

4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

5. 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, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

7. A TEN FOOT PUE AND SIDEWALK EASEMENT ALONG STREET SIDE PROPERTY LINE OR AS DEPICTED IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

8. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

9. THIS PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# 116 AS APPROVED BY THE CITY COUNCIL ON OCTOBER 25th, 2018.

10. TWO POINTS OF VEHICULAR ACCESS WILL BE PROVIDED FOR PLATS CONTAINING MORE THAN 29 DWELLING UNITS.

ADJOINING PROPERTY OWNER INFORMATION

BENT TREE SECTION 2 BLOCK E

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	ANDREW D. RUTHERFORD	2018027104

BENT TREE SECTION 2 BLOCK H

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 22	BENT TREE LOOP	JAMES & DEBRA RUDD	2008033810
LOT 23	BENT TREE LOOP	CHARLES & JANEDIA CARAWAY	VOL. 2000 PG. 4769
LOT 24	BENT TREE LOOP	MARGARET A. MOORE	2004056051
LOT 25	BENT TREE LOOP	UNKNOWN	UNKNOWN
LOT 26	BENT TREE LOOP	PIERRE & STEPHANIE DEBAISIEUX	2014050996
LOT 27	BENT TREE LOOP	JULIE LEIGH WOODY	2015007881
LOT 28	BENT TREE LOOP	BRADLEY & JENNIFER ANDERSON	2015045234

BENT TREE SECTION 3 BLOCK H

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	TREVOR & ELIZABETH STEWART	2014100677
LOT 19	BENT TREE LOOP	CASEY & BRANDON EDWARD COOK	2002000914
LOT 20	BENT TREE LOOP	ALAN & ROXANNE DAVENPORT	VOL. 2000 PG. 36010
LOT 21	BENT TREE LOOP	ALISON M. JONES	2018113980
LOT 22	BENT TREE LOOP	JULIE SMITH-CUNNINGHAM	2009000563
LOT 23	BENT TREE LOOP	KATHLEEN & PAUL PIMENTEL	2012097177
LOT 24	BENT TREE LOOP	MICHAEL M. GRINNEL	2010004050

CREEK BEND SECTION 2 BLOCK B

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 24	CREEK BEND CIRCLE	JOHN D. & SUSAN RABUSHKA	2017074664
LOT 25	CREEK BEND CIRCLE	DAVID M. & PATRICIA P. ASHLEY	VOL. 2605 PG. 588
LOT 26	CREEK BEND CIRCLE	JANIS M. KAWAMURA	VOL. 2654 PG. 314
LOT 27	CREEK BEND CIRCLE	PIERCE MANAGEMENT SOLUTIONS	2009039471
LOT 28	CREEK BEND CIRCLE	USA HOME TRADE LLC.	2016042769
LOT 29	CREEK BEND CIRCLE	DAPHINE SOMERS	2004061795
LOT 30	CREEK BEND CIRCLE	WILLIAM JAMES & MARY JOAN MOSELY	2005052535
LOT 31	CREEK BEND CIRCLE	PATRICIA R. WEINER	2013085044
LOT 32	CREEK BEND CIRCLE	VIRGINIA A. CHRISTY	2009060053
LOT 33	CREEK BEND CIRCLE	DERRICK & SANDRA N. GRANADOS	2015052881
LOT 35	BROKENSHOE COVE	SEAN & STEPHEN SLAWEK ROBERTSON	2010030401
LOT 36	BROKENSHOE COVE	PATRICIA M. & JERRY LOVE WESSON	2017028945
LOT 37	BROKENSHOE COVE	ROBERT & MARIE CLAIRE & JULIE MCKEON	2018056235
LOT 43	FOX FIRE COVE	DAVID & JENNIFER FOSTER	2017088755

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N60°55'46"E	21.88'
[[L1]]	N63°46'42"E	
L2	N08°01'55"W	14.09'
L3	N62°52'57"E	15.87'
L4	N68°54'44"E	34.84'
{{L4}}	S70°36'32"W	
L5	N69°23'14"E	79.89'
{[L5]}	N69°01'45"E	80.00'
L6	S20°48'06"E	79.80'
{[L6]}	S20°50'15E	80.00'
L7	S69°14'26"W	80.05'
{[L7]}	S69°01'45"W	80.00'
L8	N20°41'22"W	80.00'
{[L8]}	N20°50'15"W	80.00'
L9	S70°14'47"W	16.99'
L10	N27°34'36"E	176.14'
L11	N62°25'24"W	63.56'
L12	N47°17'30"W	183.29'
L13	N17°01'23"E	39.11'
L14	N62°01'23"E	300.09'
L15	N69°13'18"E	303.20'
L16	N31°38'34"E	30.28'
L17	N53°28'20"W	4.71'
L18	N69°14'49"E	17.83'
L19	S53°28'20"E	8.85'
L20	S31°38'34"W	49.16'
L21	S69°13'18"W	307.36'
L22	S62°01'23"W	292.94'
L23	S17°01'23"W	23.47'
L24	S47°17'30"E	171.87'
L25	S62°25'24"E	76.56'
L26	S27°34'36"W	179.56'
L27	S47°45'37"E	390.66'

PP1902-001

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

PRELIMINARY PLAT
CLEAR CREEK RANCH

The seal appearing on this document was authorized by Stephen Ray Jamison on 02/01/2019

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\CLEAR CREEK RANCH\DWG\PLANS\PRELIM PLAT\PRELIM PLAT.DWG
Job No.
Snapshot: PLAT
Scale (Hor.):
Scale (Vert.):
Date: 3/28/2019
Checked By:
Drawn By:
Revision 1:
Revision 2:
Revision 3:
Revision 4:

Item No. E6

Clear Creek Ranch
FINAL PLAT FP1902-002

CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create 1 development lot, 1 right-of-way lot and 1 special purpose lot

ZONING AT TIME OF APPLICATION: PUD No. 116

DESCRIPTION: 25.73 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Four Single-Family Dwellings and Undeveloped - Zoned PUD (Planned Unit Development) No. 116

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 116, which allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards.

ADJACENT LAND USE:

North: Place of Worship and Residences - Unzoned ETJ
South: Residences (Creekbend Neighborhood) - Zoned SF-2
East: Sam Bass Road Right-of-Way
West: Brushy Creek and Residences - Unzoned ETJ

PROPOSED LAND USE: Residential

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	1	25.01
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.57
Parkland:	0	0
Other:	1	0.15
TOTALS:	**3**	**25.73**

Owner:	**Agent:**
Vera Mae Smith Trust	Jamison Civil Engineering LLC
2511 Sam Bass Rd.	Stephen R. Jamison
Round Rock, TX 78681	13812 Research Blvd.
	Austin, TX 78750

Item No. E6

Clear Creek Ranch
FINAL PLAT FP1902-002

HISTORY: On September 27, 2018, the City Council approved annexation (AN1804-001) for the Clear Creek Tract, which is comprised of 25.73 acres. On October 25, 2018, the City Council approved the Clear Creek PUD (Planned Unit Development) No 116, which includes a Concept Plan and allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards. The PUD allows single family detached units on a common lot.

DATE OF REVIEW: April 3, 2019

LOCATION: Generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for residential purposes. The tract is zoned PUD No. 116 and allows only single family detached units on a common lot regulated by the TH (Townhouse) zoning district. The PUD requires masonry exterior finish for all units (excluding doors, windows, trim and accent features) with a minimum 75% masonry defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco. The use of materials such as wood shingles or wood siding shall be limited to accent features.

Compliance with the Preliminary Plat: As shown, the Final Plat is in compliance with the Preliminary Plat (PP1902-001) being processed simultaneously with this application.

Traffic, Access and Roads: The subject tract will have two points of access on Sam Bass Road and final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary as the applicant will be dedicating right-of-way and adding turn lane improvements to Sam Bass Road.

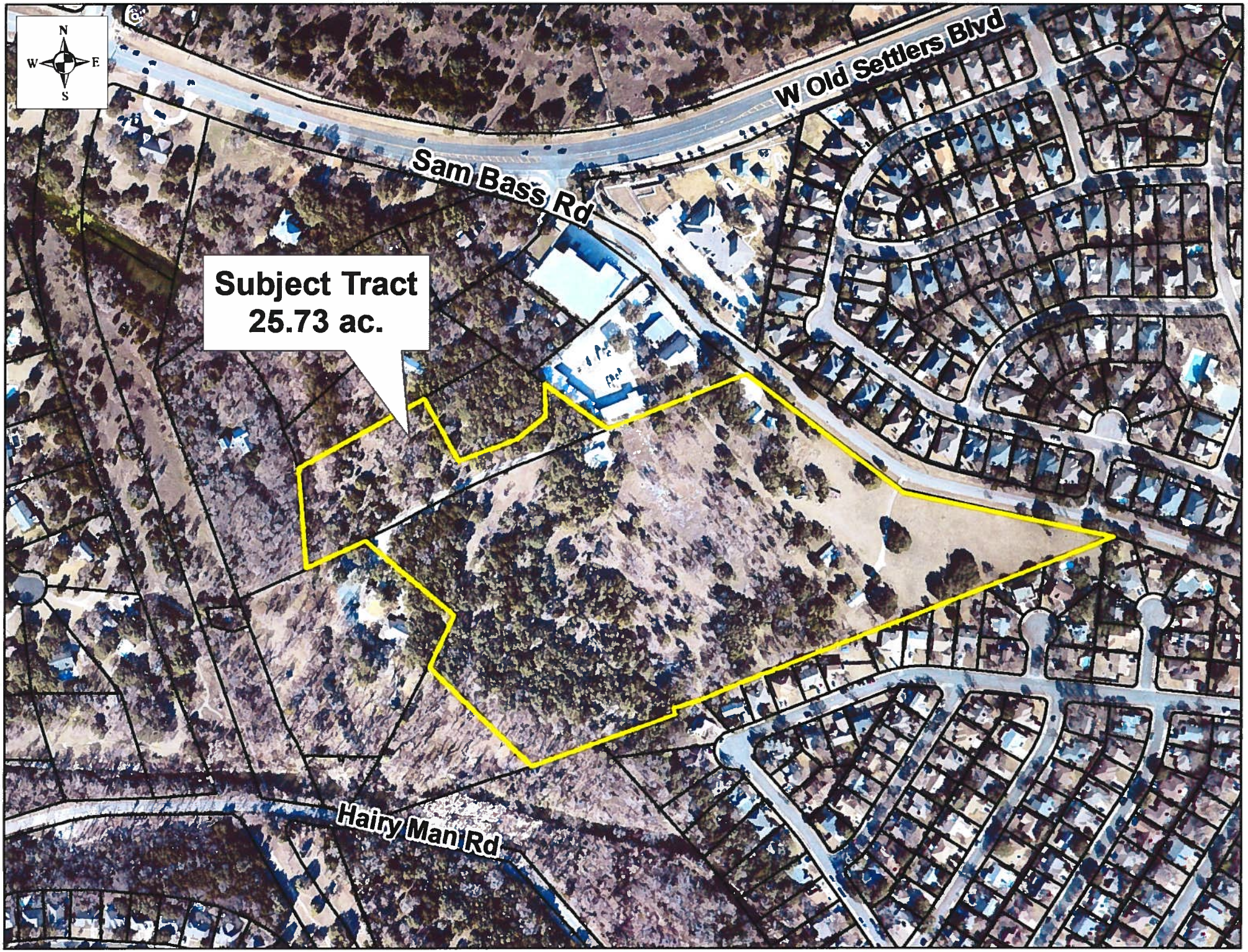
Water and Wastewater Service: Water and Wastewater service will be provided by the City of Round Rock. Water service will be provided by installing an off-site 12-inch water line within the southern right-of-way of Sam Bass Road, extending from the subject tract to the intersection of Sam Bass Road and Creek Bend Boulevard. Wastewater service will be obtained by connecting to the City's wastewater system from an existing 60-inch wastewater line in Hairy Man Road, just south of Brushy Creek.

Drainage: A flood study (FLOOD1811-0005) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject tract is located within the Edwards Aquifer Recharge Zone and a portion is within the boundaries of the 100-year floodplain. The applicant is proposing both a water quality pond and a detention pond onsite.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Depict section line across Brushy Creek with notation of the Ultimate 1% WSE information for the locations as follows: at northern boundary, midpoint and at south boundary.
2. Depict easement lines enclosing the Ultimate 1% annual chance floodplain within boundary. Easement must be tied to boundary pins.
3. Remove term "lease" from Lot 3, Block "A".


N
W
E
S
W Old Settlers Blvd
Sam Bass Rd
Subject Tract
25.73 ac.
Hairy Man Rd

CLEAR CREEK RANCH

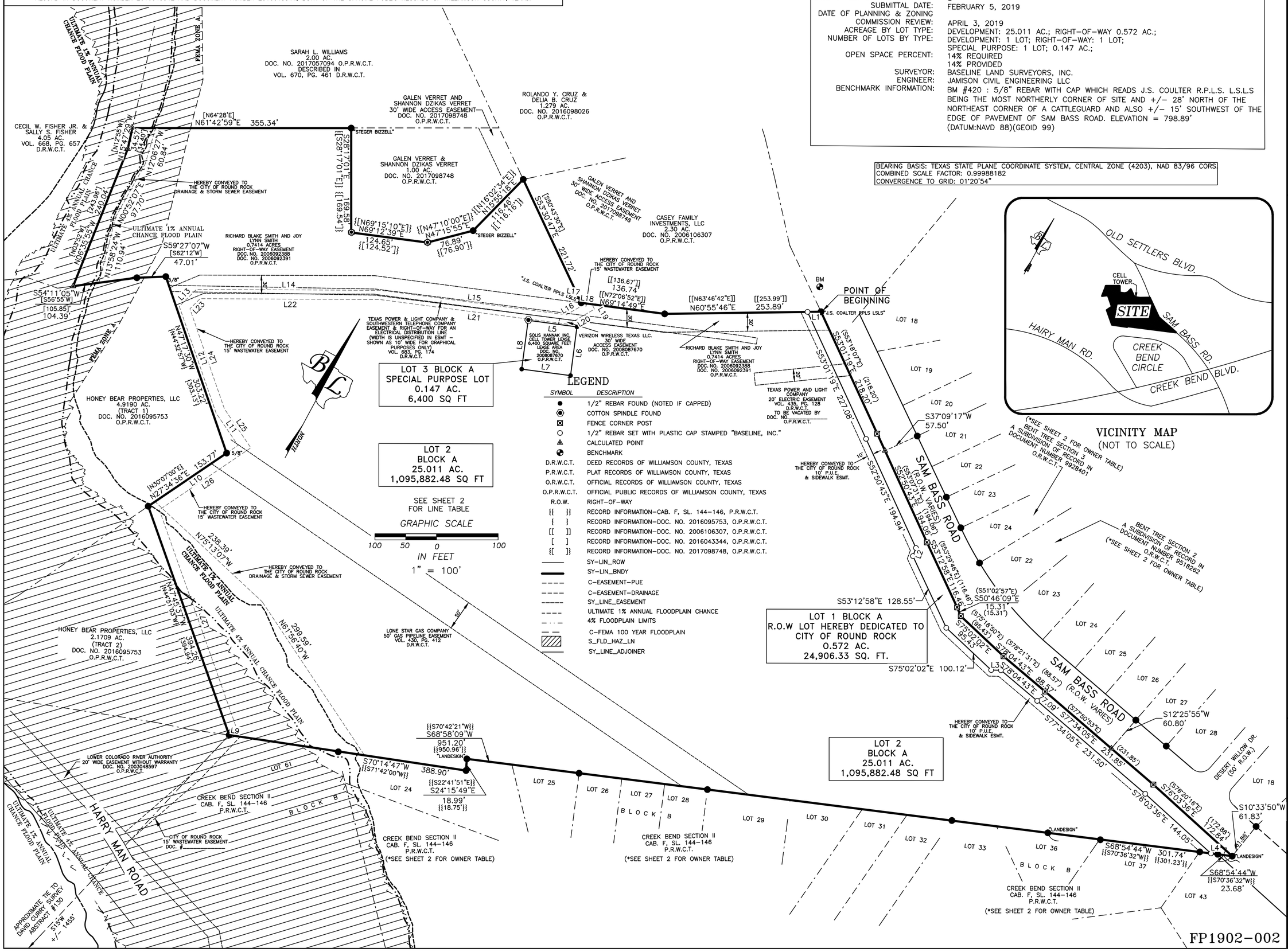
LEGAL DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER:	BROHN HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
ACREAGE:	25.730 ACRES
PATENT SURVEY:	DAVID CURRY SURVEY, ABSTRACT NO. 130
NUMBER OF BLOCKS:	1
LINEAR FEET OF NEW STREETS:	0'
SUBMITTAL DATE:	FEBRUARY 5, 2019
DATE OF PLANNING & ZONING COMMISSION REVIEW:	APRIL 3, 2019
ACREAGE BY LOT TYPE:	DEVELOPMENT: 25.011 AC.; RIGHT-OF-WAY 0.572 AC.;
NUMBER OF LOTS BY TYPE:	DEVELOPMENT: 1 LOT; RIGHT-OF-WAY: 1 LOT; SPECIAL PURPOSE: 1 LOT; 0.147 AC.;
OPEN SPACE PERCENT:	14% REQUIRED 14% PROVIDED
SURVEYOR:	BASELINE LAND SURVEYORS, INC.
ENGINEER:	JAMISON CIVIL ENGINEERING LLC
BENCHMARK INFORMATION:	BM #420 : 5/8" REBAR WITH CAP WHICH READS J.S. COULTER R.P.L.S. L.S.L.S BEING THE MOST NORTHERLY CORNER OF SITE AND +/- 28' NORTH OF THE NORTHEAST CORNER OF A CATTLEGUARD AND ALSO +/- 15' SOUTHWEST OF THE EDGE OF PAVEMENT OF SAM BASS ROAD. ELEVATION = 798.89' (DATUM:NAVD 88)(GEOID 99)

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83/96 CORS.
COMBINED SCALE FACTOR: 0.99988182
CONVERGENCE TO GRID: 01°20'54"

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
scott@baselinelandsurveyors.net



LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED IF CAPPED)
◉	COTTON SPINDLE FOUND
⊠	FENCE CORNER POST
○	1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE, INC."
▲	CALCULATED POINT
⊕	BENCHMARK
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
{{ }}	RECORD INFORMATION-CAB. F, SL. 144-146, P.R.W.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2016095753, O.P.R.W.C.T.
[[ ]]	RECORD INFORMATION-DOC. NO. 2006106307, O.P.R.W.C.T.
[ ]	RECORD INFORMATION-DOC. NO. 2016043344, O.P.R.W.C.T.
�{[ ]}⁾	RECORD INFORMATION-DOC. NO. 2017098748, O.P.R.W.C.T.
———	SY-LIN_ROW
━━━	SY-LIN_BNDY
- - - -	C-EASEMENT-PUE
- - - -	C-EASEMENT-DRAINAGE
———	SY_LINE_EASEMENT
- - - -	ULTIMATE 1% ANNUAL FLOODPLAIN CHANCE
— · · —	4% FLOODPLAIN LIMITS
— —	C-FEMA 100 YEAR FLOODPLAIN
▨	S_FLD_HAZ_LN
———	SY_LINE_ADJOINER

VICINITY MAP
(NOT TO SCALE)

FINAL PLAT
CLEAR CREEK RANCH

File: S:\proj\Sam Bass Road\Dwg\Final Plat.dwg	
Scale (Hor.): 1"=100'	
Date: 03/28/19	
Drawn By: JSL	
Checked By: RLW	
Revision 1: Comments received 02-13-19	
Revision 2:	
Revision 3:	

SHEET
01 of 03

METES AND BOUNDS DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the northeast corner of said 23.75 acre tract, being the southeast corner of a 2.30 acre tract of land conveyed to Casey Family Investments, LLC by instrument of record in Document Number 2006106307 of the Official Public Records of Williamson County, Texas and also being in the west right-of-way line of Sam Bass Road (R.O.W. varies);

THENCE along the east line of the 23.75 acre tract and said west right-of-way line of Sam Bass Road the following eight (8) courses:

1. South 53°01'19" East a distance of 218.20 feet to a fence post;
2. South 52°50'43" East a distance of 194.06 feet to a fence post;
3. South 53°12'58" East a distance of 116.46 feet to a fence post;
4. South 50°46'09" East a distance of 15.31 feet to a fence post;
5. South 75°02'02" East a distance of 95.43 feet to a fence post;
6. South 78°04'43" East a distance of 88.57 feet to a fence post;
7. South 77°34'05" East a distance of 231.85 feet to a fence post;
8. South 76°03'36" East a distance of 172.84 feet to a 1/2" rebar found with cap stamped "LANDESIGN" for the southeast corner of the 25.73 acre tract;

THENCE South 68°54'44" West (record: South 70°36'32" West), along the south line of the 23.75 acre tract and the west right-of-way of Sam Bass Road, passing at a distance of 23.68 feet a 1/2" rebar found for the northeast corner of Lot 43, Block B, Creek Bend Section II; a subdivision of record in Cabinet F, Slides 144-146 of the Plat Records of Williamson County, Texas and continuing along the south line of the 23.75 acre tract and the north line of said Block B, Creek Bend Section II for a total distance of 301.74 feet (record: 301.23 feet) to a 1/2" rebar found with cap stamped LANDESIGN";

THENCE along the south line of the 23.75 acre tract and the north line of Block B, Creek Bend Section II the following three (3) courses:

1. South 68°58'09" West a distance of 951.20 feet (record: South 70°42'21" West a distance of 950.96 feet) to a 1/2" rebar found with cap stamped "LANDESIGN";
2. South 24°15'49" East a distance of 18.99 feet (record: South 22°41'51" East a distance of 18.75 feet) to a 1/2" rebar found;
3. South 70°14'47" West (record: South 71°42'00" West) a distance of 388.90 feet to a 1/2" rebar found for the southwest corner of the 23.75 acre tract, being the southeast corner of a 2.1709 acre tract of land conveyed to Honey Bear Properties, LLC by instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 2 therein;

THENCE North 47°45'37" West (record: North 44°51'03" West), along the west line of the 23.75 acre tract and the east line of said 2.1709 acre tract a distance of 394.26 feet (record: 394.94 feet) to a 1/2" rebar found for the northeast corner of the 2.1709 acre tract, being in the south line of a 4.9190 tract of land conveyed to Honey Bear Properties, LLC by said instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 1 therein;

THENCE along the west line of the 23.75 acre tract and the east line of said 4.9190 acre tract the following two (2) courses:

1. North 27°34'36" East (record: North 30°07'00" East) a distance of 153.77 feet to a 5/8" rebar found;
2. North 47°17'30" West a distance of 303.22 feet (record: North 44°32'57" West a distance of 303.13 feet) to a 5/8" rebar found for the northwest corner of the 23.75 acre tract, being the northeast corner of the 4.9190 acre tract and being in the south line of said 4.01 acre tract; from which a 1/2" rebar found with cap stamped "LANDESIGN" for an angle point in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears North 59°27'07" East (record: North 62°12' East) a distance of 61.58 feet;

THENCE along the south line of the 4.01 acre tract and the north line of the 4.9190 acre tract the following two (2) courses:

1. South 59°27'07" West (record: South 62°12' West) a distance of 47.01 feet to a 1/2" rebar found;
2. South 54°11'05" West a distance of 104.39 feet (record: South 56°55' West a distance of 105.85 feet) to a calculated point in a branch of Brushy Creek for the southwest corner of the 4.01 acre tract, being the southeast corner of a 4.05 acre tract of land conveyed to Cecil W. Fisher, Jr. and Sally S. Fisher by instrument of record in Volume 668, Page 657 of the Deed Records of Williamson County, Texas;

THENCE upstream with said branch of Brushy Creek, being the west line of the 4.01 acre tract and the east line of said 4.05 acre tract the following two (2) courses:

1. North 06°35'55" West a distance of 240.04 feet (record: North 03°52' West a distance of 243.96 feet) to a calculated point;
2. North 15°47'29" West a distance of 34.57 feet (record: North 12°55' West a distance of 34.40 feet) to a calculated point for the northwest corner of the 4.01 acre tract, being the southwest corner of a 2.00 acre tract of land conveyed to Sarah L. Williams by instrument of record in Document Number 2017057094 of the Official Public Records of Williamson County, Texas and described in Volume 670, Page 461 of the Deed Records of Williamson County, Texas;

METES AND BOUNDS DESCRIPTION (CONTINUED)

THENCE North 61°42'59" East (record: North 64°28' East), along the north line of the 4.01 acre tract and the south line of said 2.00 acre tract a distance of 355.34 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";

THENCE crossing through the 4.01 acre tract the following four (4) courses:

1. South 28°17'01" East a distance of 169.58 feet to a cotton spindle found;
2. North 69°12'39" East a distance of 124.65 feet to a cotton spindle found;
3. North 47°15'55" East a distance of 76.89 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";
4. North 15°55'18" East a distance of 116.46 feet to a 1/2" rebar found in the east line of the 4.01 acre tract, being the northwest corner of said 2.30 acre tract and being the southwest corner of a 1.279 acre tract of land conveyed to Rolando Y. Cruz and Delia B. Cruz by instrument of record in Document Number 2016098026 of the Official Public Records of Williamson County, Texas.

THENCE South 53°30'47" East (record: South 50°43'30" East), along the east line of the 4.01 acre tract and the west line of the 2.30 acre tract a distance of 221.72 feet to a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the southeast corner of the 4.01 acre tract, being in the north line of the 23.75 acre tract and being the southwest corner of the 2.30 acre tract; from which a 1/2" rebar found in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears South 69°12'23" West a distance of 338.08 feet (record: South 71°59' West a distance of 338.36 feet;

THENCE along the north line of the 23.75 acre tract and the south line of the 2.30 acre tract the following two (2) courses:

1. North 69°14'49" East a distance of 136.74 feet (record: North 72°06'52" East a distance of 136.67 feet) to a 1/2" rebar found;
2. North 60°55'46" East a distance of 253.89 feet (record: North 63°46'42" East a distance of 253.99 feet to the POINT OF BEGINNING.

This tract contains 25.73 acres of land, more or less, out of the David Curry Survey, Abstract Number 130 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

03-27-19
Robert Glen Maloy Date
Registered Professional Land Surveyor
State of Texas No. 5222

STATE OF TEXAS REGISTERED ROBERT GLEN MALOY 6028 PROFESSIONAL LAND SURVEYOR

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____

ADJOINING PROPERTY OWNER INFORMATION

BENT TREE SECTION 2 BLOCK E

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	ANDREW D. RUTHERFORD	2018027104

BENT TREE SECTION 2 BLOCK H

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 22	BENT TREE LOOP	JAMES & DEBRA RUDD	2008033810
LOT 23	BENT TREE LOOP	CHARLES & JANEDIA CARAWAY	VOL. 2000 PG. 4769
LOT 24	BENT TREE LOOP	MARGARET A. MOORE	2004056051
LOT 25	BENT TREE LOOP	UNKNOWN	UNKNOWN
LOT 26	BENT TREE LOOP	PIERRE & STEPHANIE DEBAISIEUX	2014050996
LOT 27	BENT TREE LOOP	JULIE LEIGH WOODY	2015007881
LOT 28	BENT TREE LOOP	BRADLEY & JENNIFER ANDERSON	2015045234

BENT TREE SECTION 3 BLOCK H

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	TREVOR & ELIZABETH STEWART	2014100677
LOT 19	BENT TREE LOOP	CASEY & BRANDON EDWARD COOK	2002000914
LOT 20	BENT TREE LOOP	ALAN & ROXANNE DAVENPORT	VOL. 2000 PG. 36010
LOT 21	BENT TREE LOOP	ALISON M. JONES	2018113980
LOT 22	BENT TREE LOOP	JULIE SMITH-CUNNINGHAM	2009000563
LOT 23	BENT TREE LOOP	KATHLEEN & PAUL PIMENTEL	2012097177
LOT 24	BENT TREE LOOP	MICHAEL M. GRINNEL	2010004050

CREEK BEND SECTION 2 BLOCK B

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 24	CREEK BEND CIRCLE	JOHN D. & SUSAN RABUSHKA	2017074664
LOT 25	CREEK BEND CIRCLE	DAVID M. & PATRICIA P. ASHLEY	VOL. 2605 PG. 588
LOT 26	CREEK BEND CIRCLE	JANIS M. KAWAMURA	VOL. 2654 PG. 314
LOT 27	CREEK BEND CIRCLE	PIERCE MANAGEMENT SOLUTIONS	2009039471
LOT 28	CREEK BEND CIRCLE	USA HOME TRADE LLC.	2016042769
LOT 29	CREEK BEND CIRCLE	DAPHINE SOMERS	2004061795
LOT 30	CREEK BEND CIRCLE	WILLIAM JAMES & MARY JOAN MOSELY	2005052535
LOT 31	CREEK BEND CIRCLE	PATRICIA R. WEINER	2013085044
LOT 32	CREEK BEND CIRCLE	VIRGINIA A. CHRISTY	2009060053
LOT 33	CREEK BEND CIRCLE	DERRICK & SANDRA N. GRANADOS	2015052881
LOT 35	BROKENSHOE COVE	SEAN & STEPHEN SLAWEK ROBERTSON	2010030401
LOT 36	BROKENSHOE COVE	PATRICIA M. & JERRY LOVE WESSON	2017028945
LOT 37	BROKENSHOE COVE	ROBERT & MARIE CLAIRE & JULIE MCKEON	2018056235
LOT 43	FOX FIRE COVE	DAVID & JENNIFER FOSTER	2017088755

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N60°55'46"E	21.88'
[[L1]]	N63°46'42"E	
L2	N08°01'55"W	14.09'
L3	N62°52'57"E	15.87'
L4	N68°54'44"E	34.84'
{{L4}}	S70°36'32"W	
L5	N69°23'14"E	79.89'
{[L5]}	N69°01'45"E	80.00'
L6	S20°48'06"E	79.80'
{[L6]}	S20°50'15E	80.00'
L7	S69°14'26"W	80.05'
{[L7]}	S69°01'45"W	80.00'
L8	N20°41'22"W	80.00'
{[L8]}	N20°50'15"W	80.00'
L9	S70°14'47"W	16.99'
L10	N27°34'36"E	176.14'
L11	N62°25'24"W	63.56'
L12	N47°17'30"W	183.29'
L13	N17°01'23"E	39.11'
L14	N62°01'23"E	300.09'
L15	N69°13'18"E	303.20'
L16	N31°38'34"E	30.28'
L17	N53°28'20"W	4.71'
L18	N69°14'49"E	17.83'
L19	S53°28'20"E	8.85'
L20	S31°38'34"W	49.16'
L21	S69°13'18"W	307.36'
L22	S62°01'23"W	292.94'
L23	S17°01'23"W	23.47'
L24	S47°17'30"E	171.87'
L25	S62°25'24"E	76.56'
L26	S27°34'36"W	179.56'
L27	S47°45'37"E	390.66'

FP1902-002

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
scott@baselinelandsurveyors.net

FINAL PLAT
CLEAR CREEK RANCH

File: S:\proj\Sam Bass Road\Dwg\Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 03/28/19
Drawn By: JSL
Checked By: RLW
Revision 1: Comments Received 02/13/19
Revision 2:
Revision 3:

CLEAR CREEK RANCH

LEGAL DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT BROHN HOMES HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH ADAM BOENIG, ASSISTANT SECRETARY, AS THE OWNER OF THAT CERTAIN 23.75 ACRE TRACT OF LAND RECORDED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2018_____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ASLO BEING THE OWNER OF A 4.01 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2018_____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS FINAL PLAT CLEAR CREEK RANCH SUBDIVISION.

CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

_____
IAN CUDE
ASSISTANT SECRETARY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 20____, BY, BROHN HOMES HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH ADAM BOENIG, ASSISTANT SECRETARY.

_____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, STEPHEN R. JAMISON, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III–ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

03/28/2019
STEPHEN R. JAMISON, P.E. 86951 — DATE
JAMISON CIVIL ENGINEERING LLC
TBPE FIRM NUMBER F–17756
13812 RESEARCH BOULEVARD, #B–2
AUSTIN, TEXAS 78750
(PHONE) 737–484–0880, EXT. 882

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, RONNIE WALLACE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

03–27–19
ROBERT GLEN MALOY — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6028
BASELINE LAND SURVEYORS, INC.
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100
(PHONE) 512–374–9722

STATE OF TEXAS
REGISTERED
ROBERT GLEN MALOY
6028
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 & 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

GENERAL NOTES:

1. 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, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

3. A TEN FOOT P.U.E. AND SIDEWALK EASEMENT ALONG THE SIDE STREET PROPERTY LINE, OR AS DEPICTED, IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.

5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD EVENT. NO FENCES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE CITY 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.

6. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4–30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

7. 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.

8. ALL FINISHED FLOOR ELEVATIONS SHALL BE 2' MINIMUM ABOVE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

9. DEVELOPMENT OF THIS LOT SHALL EXTEND WASTEWATER TO THE NORTHERN 2.3 ACRE TRACT LOCATED BETWEEN THE SUBJECT TRACT IN THIS PLAT AND THE SAM BASS ROAD RIGHT–OF–WAY.

10. TWO POINTS OF VEHICULAR ACCESS WILL BE PROVIDED FOR PLATS CONTAINING MORE THAN 29 DWELLING UNITS.

11. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1902–001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 3, 2019.

EASEMENT 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 OFFICE 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 PREMISE COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

(a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
(b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
(c) THE RIGHT TO 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; 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 PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
(d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT.
(e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY 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 THE GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
(f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

(a) GRANTEE SHALL NOT FENCE THE EASEMENT

(b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;

(c) TO THE EXTEND ALLOWED BY THE 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 THIS EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHT THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES T 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.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
scott@baselinelandsurveyors.net

FINAL PLAT
CLEAR CREEK RANCH

File: S:\proj\Sam Bass Road\Dwg\Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 03/28/19
Drawn By: JSL
Checked By: RLW
Revision 1: Comments Received on 02-13-19
Revision 2:
Revision 3:

FP1902–002

Item Nos. F.1, F.2, F.3, F.4. F.5, F.6, F.7 and F.8
Text Amendments
CODE AMENDMENT AM1902-001

DATE: April 3, 2019

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.

(F1) **USE OF STUCCO ON CONCRETE TILT-WALL CONSTRUCTION:** Section 2-32 - C-1 (General Commercial); Section 2-33 – C-1a (General Commercial – Limited); and Section 2-58 – (Public Facilities – High Intensity)

Overview: These revisions are to provide clarification regarding the use of stucco in the C-1, C-1a and PF-3 districts. The requirements are the same in all three districts.

Current Code: The code requires a 4' wainscot of stone, simulated stone, or brick when stucco exceeds 75% of the total exterior wall finish. There are two types of building construction described in the code: (1) concrete tilt-wall buildings and (2) buildings of materials other than concrete tilt-wall. Because of the arrangement of the code sections, it is not clear that only on concrete tilt-wall buildings can stucco exceed 75% of the wall finish.

Revision: The revision relocates the wainscot requirement for stucco that exceeds 75% of the total wall finish so that it clearly applies only to concrete tilt-wall construction.

(F2) **COMMERCIAL EXTERIOR WALL FINISH MATERIALS:** Section 2-34 – C-2 (Local Commercial); Section 2-42 – OF-1 (General Office); Section 2-56 – PF-1 (Public Facilities – Low Intensity); and Section 2-57 – PF-2 (Public Facilities – Medium Intensity)

Overview: These revisions are to provide clarification to the requirements for exterior wall finish in the C-2, OF-1, PF-1 and PF-2 zoning districts. The requirements are the same for all four districts.

Current Code: The code currently lists all allowable building materials in the first paragraph and then provides a limitation on three of those materials in the second paragraph. Although the requirement is that at least 50% of the exterior finish be natural stone, simulated stone or brick, the first paragraph does not contain that statement, which has caused confusion.

Revision: The revised code lists only the materials that must comprise at least 50% of the exterior finish in the first paragraph and only the materials that may comprise the remaining 50% of the exterior finish in the second paragraph. The revision does not change the requirement, but it provides a clearer explanation of it.

(F3) **RESIDENTIAL GARAGE DOOR WIDTH:** Section 2-15 – SF-2 (Single Family – Standard Lot); Section 2-16 – SF-3 (Single Family – Mixed Lot); Section 2-17 – SF-D (Single Family - Downtown); Section 2-18 – MH (Manufactured Housing) and Section 2-19 – TF (Two Family)

Overview: These revisions are to provide clarification to the garage door width limitation. The door width limit is the same in all five districts.

Current Code: The code currently states that garage doors facing a public street shall not exceed a total of 18 feet in width. This has caused confusion as to whether the requirement is intended to limit the combined width of multiple garage doors or the width of individual garage doors.

Revision: The revised code states that no single garage door facing a public street shall exceed 18 feet in width.

(F4) FRONT ELEVATIONS IN THE SF-3 (Single Family – Mixed Lot) DISTRICT: Section 2-16

Overview: The SF-3 zoning district addresses the appearance of the front elevations of single-family structures by requiring that any front-facing garage be set behind the front façade of the house. The purpose of this requirement is to prevent the garage from being the most prominent feature of the front elevation.

Current Code: The code prohibits a street-facing garage door from extending beyond the front façade of the building.

Revision: The revised code provides an alternative to the requirement that the garage door be set behind the front of the house. This alternative requires that the front elevation contain at least two of the following design elements: at least two wall planes, offset from each other a minimum of 18 inches; a covered front porch or patio; a shed roof or trellis over the garage door; use of at least two roof types or two roof planes; two or more masonry finishes; the addition of a dormer(s) on the front elevation.

(F5) SINGLE FAMILY USE IN THE MU-1 (Mixed-Use – Historic Commercial Core) DISTRICT: Section 2-77 – Permitted Uses in the Mixed-Use Districts and Section 2-91 (h)(h) – Supplementary Use Standards for Single Family in MU-1

Overview: The MU-1 zoning district is primarily dedicated to the establishment of low and moderate density commercial development, with limited residential uses.

Current Code: Single family uses are not permitted in the MU-1 district.

Revision: There are six lots in the MU-1 district which are vacant and suitable for single family uses or on which single family uses currently exist. The revised code would allow single family uses on these lots, subject to design standards. The MU-2 (Mixed-Use Downtown Medium Density) zoning district, which generally surrounds the MU-1 district, allows for single family uses, subject to design standards which include: exterior wall finish, orientation, elevation variation, articulation, the percentage of windows on the primary façade and roofing materials. Since these standards are more appropriate for single family uses than the design standards in the MU-1 district, the revised code applies them to single family uses in the MU-1 district. All six of the lots specified are located on E. Liberty Avenue, five between N. Burnett Street and N. Shepard St. and one between N. Lampasas St. and N. Mays St.

(F6) FENCES IN THE MU-1 (Mixed-Use – Historic Commercial Core) AND MU-2 (Mixed-Use Downtown Medium Density) DISTRICTS: Sections 2-71 and 2-72

Overview: A limited number of fence types are permitted in the MU-1 and MU-2 zoning districts.

Current Code: The MU-1 district provides for lot fencing of masonry or wrought iron and decorative fencing around patios and decks made of other materials. The MU-2 district provides for masonry or wrought iron, with other materials to be approved by the City. Existing single family uses can replace existing wood fencing with similar materials.

Revisions: The MU-1 district does not currently allow for single family uses, so there are no standards for single family fencing. In addition, there is no provision for screening fences of materials other than masonry. With the revision to allow single family uses, these standards are now necessary. The MU-1 district revisions provide for single family uses to install or replace wood fences. In addition, a provision for opaque fencing in the street yard to screen service areas containing supplies, equipment and restrooms is added. In the MU-2 district, the provision for single family wood fencing is revised to match that of the MU-1 district and the opaque street yard screening fence provision is added.

(F7) DEFINITION OF LIVING UNIT EQUIVALENT: Section 1-50 – Definitions

Overview: The code contains information used to calculate the impact fees for the City's water and wastewater system.

Current Code: The code has a definition of LUE (Living Unit Equivalent) for water and wastewater, which is used to determine the size of water, reuse water and wastewater lines. The LUE is the amount of water used and wastewater produced measured in gallons per day.

Revision: The figure included in the LUE definition for the number of gallons per day of wastewater produced has been reduced. This is due to better pipe materials, low-flow water devices and energy saving appliances. The Design and Construction Standards (DACS) manual for utilities was changed recently to reflect this revised figure. This revision will make the number of gallons per day in the LUE definition match that of the DACS.

(F8) ADDITION OF A SERVICE UNIT EQUIVALENT: Section 4-82 – Water and wastewater impact fees

Overview: The code contains information used to calculate the impact fees for the City's water and wastewater system.

Current Code: The code contains a list of multifamily uses and their service unit equivalents per unit. The list includes several types of multi-unit residential buildings.

Item Nos. F.1, F.2, F.3, F.4. F.5, F.6, F.7 and F.8
Text Amendments
CODE AMENDMENT AM1902-001

Revision: The list of multifamily uses does not include a service unit equivalent for hotel/motel/lodging/assisted living. The addition of this category and its service unit equivalent will more accurately reflect the actual water use by these facilities and therefore provide a fairer rate.

ORDINANCE NO. O-2019-____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE III, SECTION 2-32 (e)(1) and 2-33 (e)(1) AND CHAPTER 2, ARTICLE V SECTION 2-58 (e)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING THE USE OF STUCCO MIX FOR EXTERIOR WALL FINISH; 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 III, Section 2-32 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-32. – C-1 (General Commercial) district.

(e) *General commercial design standards*. The following design standards apply to all buildings in the C-1 district. These standards are intended to ensure an attractive built environment in Round Rock. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. For all buildings, except for concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU); and

2. No more than 25% may consist of stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone face, or glass with steel framing, except as modified by subsection (f) below.

b. For buildings utilizing concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), or stucco.~~; and~~

i. Where stucco exceeds 75% of the total exterior wall finish, a minimum of four-foot (4') wainscot of stone, simulated stone, or brick shall be incorporated.

2. No more than 25% may consist of fiber cement siding, architectural steel or metal, CMU other than split-face or stone face, or glass with steel framing, except as modified by subsection (e)(1)f, below.

c. New or emerging materials not explicitly permitted herein may comprise a maximum of 25% of the total exterior wall finish if approved in writing by the zoning administrator based upon the product's durability and longevity.

d. All CMU shall have an ashlar pattern.

~~e. Where stucco exceeds 75% of the total exterior wall finish, a minimum four-foot (4') wainscot of stone, simulated stone, or brick shall be incorporated.~~

~~f~~e. Glass with steel framing shall not exceed 25% of the total exterior wall finish for buildings less than three (3) stories tall. Buildings that are three (3) stories or taller may consist of a maximum 50% glass with steel framing.

II.

That Zoning and Development Code, Chapter 2, Article III, Section 2-33 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-33. – C-1a (General Commercial - Limited) district.

(e) *General commercial - limited design standards*. The following design standards apply to all buildings in the C-1a district. These standards are intended to ensure an attractive built environment in Round Rock. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. For all buildings, except for concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU); and

2. No more than 25% may consist of stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone face, or glass with steel framing, except as modified by subsection (f) below.

b. For buildings utilizing concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), or stucco.~~; and~~

i. Where stucco exceeds 75% of the total exterior wall finish, a minimum four-foot (4') wainscot of stone, simulated stone, or brick shall be incorporated.

2. No more than 25% may consist of fiber cement siding, architectural steel or metal, CMU other than split-face or stone face, or glass with steel framing, except as modified by subsection (e)(1)f, below.

c. New or emerging materials not explicitly permitted herein may comprise a maximum of 25% of the total exterior wall finish if approved in writing by the zoning administrator based upon the product's durability and longevity.

d. All CMU shall have an ashlar pattern.

~~e. Where stucco exceeds 75% of the total exterior wall finish, a minimum four-foot (4') wainscot of stone, simulated stone, or brick shall be incorporated.~~

~~f~~e. Glass with steel framing shall not exceed 25% of the total exterior wall finish for buildings less than three (3) stories tall. Buildings that are three (3) stories or taller may consist of a maximum 50% glass with steel framing.

III.

That Zoning and Development Code, Chapter 2, Article V, Section 2-58 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-58. – PF-3 (Public Facilities – High Intensity) district.

(e) *Public facilities - high intensity design standards.* The following design standards apply to all buildings in the PF-3 district. These standards are intended to ensure an attractive built environment in Round Rock. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. For all buildings, except for concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU); and

2. No more than 25% may consist of stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone face, or glass with steel framing, except as modified by subsection (e)(1)f, below.

b. For buildings utilizing concrete tilt-wall construction:

1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), or stucco.~~; and~~

i. Where stucco exceeds 75% of the total exterior wall finish, a minimum of four-foot (4') wainscot of stone, simulated stone, or brick shall be incorporated.

2. No more than 25% may consist of fiber cement siding, architectural steel or metal, CMU other than split-face or stone face, or glass with steel framing, except as modified by subsection (e)(1)f, below.

c. New or emerging materials not explicitly permitted herein may comprise a maximum of 25% of the total exterior wall finish if approved in writing by the zoning administrator based upon the product's durability and longevity.

d. All CMU shall have an ashlar pattern.

~~e. Where stucco exceeds 75% of the total exterior wall finish, a minimum four-foot (4') wainscot of stone, simulated stone, or brick shall be incorporated.~~

~~f~~e. Glass with steel framing shall not exceed 25% of the total exterior wall finish for buildings less than three (3) stories tall. Buildings that are three (3) stories or taller may consist of a maximum 50% glass with steel framing.

IV.

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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 2, ARTICLE III, SECTION 2-34 (e)(1); CHAPTER 2, ARTICLE IV, SECTION 2-42 (e)(1); CHAPTER 2, ARTICLE V SECTION 2-56 (e)(1) and 2-57 (e)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING THE USE OF MATERIALS FOR EXTERIOR WALL FINISH; 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 III, Section 2-34 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-34. - C-2 (Local Commercial) district.

(e) *Local commercial design standards*. The following design standards apply to all buildings in the C-2 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish*. The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. At least 50 percent of ~~T~~the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim~~stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU), except for doors, windows and trim. The use of other materials shall be limited to accent features~~.

b. Other materials allowed for the exterior wall finish are: ~~S~~stucco~~,~~; fiber cement siding; architecturally finished steel or metal~~,~~; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.

c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.

d. Architectural CMU shall have an ashlar pattern.

II.

That Zoning and Development Code, Chapter 2, Article IV, Section 2-42 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-42. - OF-1 (General Office) district.

(e) *General office design standards*. The following design standards apply to all buildings in the OF-1 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. At least 50 percent of ~~T~~the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim~~stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU), except for doors, windows and trim. The use of other materials shall be limited to accent features~~.

b. Other materials allowed for the exterior wall finish are: ~~S~~stucco~~,~~; fiber cement siding; architecturally finished steel or metal~~,~~; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.

c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.

d. Architectural CMU shall have an ashlar pattern.

III.

That Zoning and Development Code, Chapter 2, Article V, Section 2-56 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-56. - PF-1 (Public Facilities - Low Intensity) district.

(e) *Public facilities - low intensity design standards*. The following design standards apply to all buildings in the PF-1 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. At least 50 percent of ~~T~~the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim~~stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU), except for doors, windows and trim. The use of other materials shall be limited to accent features~~.

b. Other materials allowed for the exterior wall finish are: ~~S~~stucco~~,~~; fiber cement siding; architecturally finished steel or metal~~,~~; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.

c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.

d. Architectural CMU shall have an ashlar pattern.

IV.

That Zoning and Development Code, Chapter 2, Article V, Section 2-57 (e)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-57. - PF-2 (Public Facilities - Medium Intensity) district.

(e) *Public facilities - medium intensity design standards.* The following design standards apply to all buildings in the PF-2 district. These standards are intended to ensure an attractive built environment in Round Rock. Selection of materials, color, building orientation, articulation, and windows shall reflect the design themes established in the neighborhood which the proposed development borders. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.

(1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

a. At least 50 percent of ~~T~~the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim~~stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU), except for doors, windows and trim. The use of other materials shall be limited to accent features~~.

b. Other materials allowed for the exterior wall finish are: ~~S~~stucco~~,~~; fiber cement siding; architecturally finished steel or metal~~,~~; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in section (a) above, shall be limited to accent features.

c. Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat, unarticulated panels are prohibited.

d. Architectural CMU shall have an ashlar pattern.

V.

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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 2, ARTICLE II, SECTIONS 2-15 (d)(2), 2-16 (d)(2)(a), 2-17 (d)(1)(f), 2-18 (d)(2), and 2-19 (d)(2), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING GARAGE DOOR WIDTH; 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 2-15 (d)(2), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-15. - SF-2 (Single-Family - Standard Lot) district.

(d) *Supplementary development standards*. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-2 district:

(1) *Exterior wall materials*. Metal of any type is prohibited except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

(2) *Garage door width*. ~~The~~No single garage door~~s~~ facing a public street shall ~~not~~ exceed ~~a total of~~ 18 feet in width.

II.

That Zoning and Development Code, Chapter 2, Article II, Section 2-16 (d)(2)(a), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-16. - SF-3 (Single-Family - Mixed Lot) district.

(d) *Supplementary development standards*. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-3 district:

(1) *Exterior wall materials*.

a. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels).

b. An alternative wall finish consisting of 100% stucco may be permitted only in conjunction with a tile roof.

c. The use of materials such as wood shingles, wood siding, and architectural steel or metal shall be limited to accent features.

d. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from the percentage and materials requirements listed above.

(2) *Garage and driveway treatment*.

a. ~~The~~No single garage door~~s~~ facing a public street shall ~~not~~ exceed ~~a total of~~ 18 feet in width.

b. A street-facing garage shall not extend beyond the front building façade.

c. An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required for all garages facing the street.

d. Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the following standards:

1. The exterior wall of the garage facing any public street shall include a minimum of one (1) three-foot (3') by five-foot (5') window for every nine (9) linear feet in width; and

2. There shall be a minimum of 30 feet between garage doors and the side lot line which they face.

III.

That Zoning and Development Code, Chapter 2, Article II, Section 2-17 (d)(1)(f), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-17. - SF-D (Single-Family - Downtown) district.

(d) *Supplementary development standards*. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-D district:

(1) *Parking requirements*.

a. Parking and access shall be permitted only on improved surfaces.

b. On-site parking is not required for single-family dwelling units, but is required for the following uses:

1. A bed and breakfast shall provide one on-site parking space for each guest room.

2. Other uses shall provide on-site parking in accordance with chapter 8, article VI.

c. Garages shall not be required. When a garage is constructed, it shall be complementary in materials and design to the primary structure on the lot.

d. Where an alley exists and is clear of man-made obstructions, new garages shall be oriented toward the alley. If no alley exists, new garages shall be oriented toward an available secondary frontage. If the garage is oriented toward the secondary frontage, the facade that faces the primary frontage shall include articulation such as windows.

e. A driveway constructed to access a new garage shall be no wider than 18 feet within the setback, and no wider than the garage at any point.

f. ~~The~~No single garage door~~s~~ facing a public street shall ~~not~~ exceed 18 feet in width.

g. On-site parking placement.

1. Where access is available from an alley or secondary frontage, parking shall be located at the rear of the property behind the principal structure.

2. If a property has an existing driveway, it may be utilized to meet any on-site parking requirement but may not be expanded in the street yard to accommodate additional parking. Slight modifications may be made to the existing driveway to access additional parking located at the rear of the structure. A driveway shall be no wider than 18 feet within the required front or side setback.

IV.

That Zoning and Development Code, Chapter 2, Article II, Section 2-18 (d)(2), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-18. - MH (Manufactured Housing) district.

(d) *Supplementary development standards*. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the MH district:

(1) *Exterior wall materials*. Metal of any type is prohibited except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

(2) *Garage door width*. ~~The~~No single garage door~~s~~ facing a public street shall ~~not~~ exceed ~~a total of~~ 18 feet in width.

V.

That Zoning and Development Code, Chapter 2, Article II, Section 2-19 (d)(2), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-19. - TF (Two-Family) district.

(d) *Supplementary development standards*. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the TF district:

(1) *Exterior wall materials*. Metal of any type is prohibited except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

(2) *Garage door width.* ~~The~~No single garage door~~s~~ facing a public street shall ~~not~~ exceed ~~a total of~~ 18 feet in width.

VI.

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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 2, ARTICLE II, SECTION 2-16 (d), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING GARAGE AND DRIVEWAY TREATMENT; 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 2-16 (d), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-16. - SF-3 (Single-Family - Mixed Lot) district.

(d) *Supplementary development standards*. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-3 district:

(1) *Exterior wall materials*.

a. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels).

b. An alternative wall finish consisting of 100% stucco may be permitted only in conjunction with a tile roof.

c. The use of materials such as wood shingles, wood siding, and architectural steel or metal shall be limited to accent features.

d. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from the percentage and materials requirements listed above.

(2) *Garage and driveway treatment*.

a. The garage doors facing a public street shall not exceed a total of 18 feet in width.

~~b. A street-facing garage shall not extend beyond the front building façade.~~

~~c~~b. An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required for all garages facing the street.

~~d~~c. Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the following standards:

1. The exterior wall of the garage facing any public street shall include a minimum of one (1) three-foot (3') by five-foot (5') window for every nine (9) linear feet in width; and

2. There shall be a minimum of 30 feet between garage doors and the side lot line which they face.

(3) *Front Elevation Requirements*

The front elevation of all homes shall conform with subsection (a) or (b) below:

a. A street-facing garage shall not extend beyond the front building façade; or

b. The front elevation shall contain a minimum of two of the following elements of wall plane articulation, to be identified on the architectural plans submitted for a building permit:

1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches.

2. A covered front porch or patio with a minimum of 60 square feet.

3. A shed roof or trellis at least 18 inches deep above garage door for an additional architectural detail.

4. A combination of at least two roof types (e.g., hip and gable) or two different roof planes of varying height and/or direction.

5. Two or more masonry finishes to complement the architectural style of the home.

6. The addition of one or more dormers on the front elevation to complement the architectural style of the home.

(~~3~~4) *Fencing.*

a. Single-family lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

b. Fences that abut parks, trails, or similar public or private open spaces shall be of wrought iron or tubular steel. Masonry bases not exceeding three (3) feet in height and/or masonry columns are permitted in conjunction with a wrought iron or tubular steel fence.

c. Fence requirements and maintenance.

1. These regulations shall apply only to fences that:

i. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

ii. Are adjacent to a public drainage facility and are visible from a public street.

2. Fences are not required in the SF-3 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

i. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

ii. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.

iii. A fence shall not have any missing posts, panels, or pickets.

iv. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.

v. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

(45) *Landscaping*. Landscaping requirements apply to the development of new homes in the SF-3 district as outlined in Sec. 8-10(l).

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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 2, ARTICLE VI, SECTION 2-77 AND CHAPTER 2, ARTICLE VIII SECTION 2-91 (hh), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING SINGLE FAMILY DETACHED DWELLINGS IN THE MU-1 DISTRICT; 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 VI, Section 2-77, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-77. - Permitted Uses in the Mixed-Use and PUD Districts.

Summary use table by mixed-use and PUD zoning district

Use	Zoning District					
	MU-1	MU-2	MU-L	MU-R	MU-G (1)	Supplementary Use Standard
P = Permitted P/S = Permitted with supplementary use standards needed - = Prohibited SE = Special Exception						
Residential Uses						
Accessory Dwelling Unit/Carriage House	-	P	P/S	P		2-91(a)
Apartment	-	P	-	-		
Courtyard Building	-	P	-	-		
Multifamily House	-	P	-	-		
Single-family, Attached	-	P	-	-		
Single-family, Detached	P/S	P/S	P	-		2-91(hh)
Townhouse	-	P	-	-		
Upper-Story Residential	P/S	P/S	-	P/S		2-91(kk)
Villa	-	P	-	-		

Public and Civic Uses						
Community/Government Service	-	-	-	P/S		2-91(k)
Day Care	-	SE	-	SE		
Park, Community	-	P	P	P		
Park, Linear/Linkage	P	P	P	P		
Park, Neighborhood	P	P	P	P		
Passenger Terminal	SE	SE	-	SE		
Place of Worship	P	P	P	P		
Public Safety Facility	P	P	P	P		
Utility, Minor	P/S	P/S	P/S	P/S		2-91(mm)
Utility, Intermediate	P/S	P/S	P/S	P/S		2-91(mm)
WTF, Stealth	P/S	P/S	P/S	P/S		2-91(qq)
Commercial Uses						
Bed and Breakfast	-	P	P	P		
Cosmetic Services	P	-	-	P		
Event Center	P	SE	-	SE		
Hotel/Motel/Lodging	P/S	P/S	-	P		2-91(q)
Indoor Entertainment Activities	P/S	P/S	-	P/S		2-91(r)
Live/Work Units	P/S	P/S	P/S	P/S		2-91(t)
Office	P/S	P	P	P		2-91(u)
Office, Medical	-	P/S	-	P/S		2-91(v)
Outdoor Entertainment	P	SE	-	SE		
Restaurant/Bar	P/S	P/S	-	P/S		2-91(dd)
Restaurants with Outdoor Cooking Areas	P	SE	-	SE		
Retail Sales and Services	P/S	P/S	P/S	P/S		2-91(ee)

(1) All uses are permitted in the MU-G district except for those listed in Sec. 2-4 and Sec. 2-75.

II.

That Zoning and Development Code, Chapter 2, Article VIII, Section 2-91 (hh), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended by adding subsection (4):

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-91. - Supplementary use standards.

(hh) *Single-family attached and single-family detached dwelling units.*

(1) *C-1 and C-1a districts.* Single-family attached (two dwelling units) and single-family detached dwelling units in the C-1 and C-1a districts are permitted only in the downtown development area.

(2) *MU-2 district.* Single-family dwelling units are subject to the following standards:

a. A single-family use that is converted to a nonresidential use shall not return to a single-family use.

b. Single-family uses shall not be required to provide on-site parking in a garage.

c. Nonresidential uses shall not be required to provide a compatibility buffer adjacent to single-family uses.

d. After the 1st day of August, 2013, if a single-family structure is damaged or destroyed to an extent greater than 50 percent by natural or manmade disaster, not including damage caused intentionally or negligently by the owner, the single-family structure may be rebuilt according to the following density and development standards and time deadlines:

1. No minimum lot area required;

2. Front, side, and rear setbacks shall conform to either SF-2 or MU-2 standards;

3. The exterior finish of all new buildings shall be of natural stone, simulated stone, brick, stucco, and/or fiber cement siding;

4. If the building official has not issued a certificate of occupancy within five years following the date of destruction of the single-family structure, all future use of the property must conform to all MU-2 standards.

(3) *TF district.* Single-family detached dwelling units in the TF district shall comply with the lot and building dimensional standards for the SF-2 zoning district, which can be found in Sec. 2-26.

(4) MU-1 district.

a. Single-family detached dwelling units shall be permitted only on properties located at the following addresses in the city: 305 East Liberty; 309 East Liberty, 311 East Liberty, 306 East Liberty, and 102 East Liberty.

b. Single-family dwelling units are subject to the following standards:

1. A single-family use that is converted to a nonresidential use shall not return to a single-family use.

2. Single-family uses shall not be required to provide on-site parking in a garage.

3. Nonresidential uses shall not be required to provide a compatibility buffer adjacent to single-family uses.

4. The MU-2 (Mixed-Use Downtown Medium Density) district design standards contained in Section 2-72(e) shall apply.

III.

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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 2, ARTICLE VI, SECTION 2-71 (d)(4) AND SECTION 2-72 (d)(4), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING FENCING DESIGN 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 VI, Section 2-71 (d)(4), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-71. - MU-1 (Mixed-Use Historic Commercial Core) district.

(d) *Supplementary development standards*. In addition to the applicable standards found in Chapter 8 of this code, the following regulations apply to the MU-1 district:

(4) *Fencing design standards*. The following standards apply to fencing in the MU-1 district, in addition to the applicable portions of Sec. 8-35:

a. Lot fences shall be constructed of the following materials: brick, natural stone, simulated stone, or wrought iron. Other decorative masonry materials or wrought iron equivalents may be approved by the zoning administrator. Single family uses may install new wood fencing or replace existing wood fencing with the same or similar material in accordance with subsection (d)(4)e, below.

b. A wrought-iron or equivalent fence in the street yard shall be permitted to reach a height of six (6) feet.

c. Opaque fencing shall be permitted in the street yard for the purpose of screening service areas containing supplies, equipment and restrooms, subject to the approval of the zoning administrator.

~~c~~d. Fences in all other yards shall not exceed six (6) feet.

~~d~~e. All fences shall provide a finished face to the exterior of the property.

~~e~~f. Decorative fencing around patios and decks may be of a material other than one specified above, but shall be approved by the zoning administrator. Galvanized steel or similar welded wire materials shall be no smaller than 14-gauge, and shall be framed on all sides with wood or metal rails and posts.

II.

That Zoning and Development Code, Chapter 2, Article VI, Section 2-72 (d)(4), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS

Sec. 2-72. - MU-2 (Mixed-Use Downtown Medium Density) district.

(d) *Supplementary development standards*. In addition to the applicable standards found in Chapter 8 of this code, the following regulations apply to the MU-2 district:

(4) *Lot fencing design standards.* The following standards apply to fencing in the MU-2 district, in addition to the applicable standards of Sec. 8-35:

a. Fences shall be constructed of the following materials: brick, natural stone, simulated stone, or wrought iron. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the zoning administrator. Wood fending may be permitted if deemed appropriate by the zoning administrator based on the architecture and exterior materials of the principal building. ~~Existing s~~Single-family uses may install new wood fencing or replace existing wood fencing with the same or a similar material and in accordance with subsection (d)(4)b, below.

b. All fences shall provide a finished face to abutting single-family or townhouse uses.

c. Fences outside the street yard may be eight (8) feet in height to accommodate topographical changes, as approved by the zoning administrator.

d. A wrought iron or similar transparent fence in the street yard shall be permitted to reach a height of six (6) feet.

e. Fences shall be eight (8) feet in height where outdoor rear or side dining or patio areas associated with eating establishments and indoor entertainment uses share a common lot line with a residential use, except for multi-story apartments and upper story residential.

f. Decorative street yard fencing of a material other than one specified above may be approved by the zoning administrator, except that chain link fencing is prohibited.

g. Opaque fencing of a maximum of six (6) feet in height shall be permitted in the street yard for the purpose of screening service areas containing supplies, equipment and restrooms, subject to the approval of the zoning administrator.

III.

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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 1, ARTICLE III, SECTION 1-50, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING THE DEFINITION OF LIVING UNIT EQUIVALENT (LUE); 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 1, Article III, Section 1-50, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 1. INTRODUCTORY PROVISIONS

Sec. 1-50. - Definitions.

The purpose of this section is to define words, terms and phrases contained within this code, unless otherwise specifically defined elsewhere herein. Definitions for words not defined below may be defined elsewhere in the City of Round Rock Code of Ordinances or found in Webster's Dictionary of the English language, unabridged, subject to interpretation by the PDS director.

Term	Definition
Living unit equivalent (LUE)	A unit of measurement used to facilitate the sizing of water, reuse water, and wastewater mains. One LUE consumes 450 gallons per day of water and produces ~~350~~280 gallons per day of wastewater.

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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 4, ARTICLE VI, SECTION 4-82 (e)(2), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK TEXAS, REGARDING THE DETERMINATION OF SERVICE UNITS FOR MULTIFAMILY USES; 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 4, Article VI, Section 4-82 (e)(2), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

(e) *Determination of service units.*

(1) *Table for non-multifamily uses.* The number of service units for non-multifamily uses for both water and wastewater service is determined by the size and type of the water meter purchased for the property in accordance with the following table. The number of service units associated with the use of compound meters is determined by the size of the largest meter installed:

Meter Size (inches)	Service Units
5/8 × 3/4	1.0
3/4	1.5
1	2.5
1.5	5.0
2	8.0
3	16.0
4	25.0
6	50.0
8	80.0
10	115.0

(2) *Table for multifamily uses.* The number of service units for multifamily uses for both water and wastewater service is determined in accordance with the following table:

Type of Multifamily Use	Service Unit Equivalents

Apartments	0.5 per unit
Multifamily house	0.5 per unit
Townhouse	0.7 per unit
Single-family attached house with two dwelling units	0.7 per unit
Hotel/Motel/Lodging and Assisted Living	0.25 per unit
All other multi-unit residential buildings	0.7 per unit

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.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, **PASSED**, and **ADOPTED** on first reading this _____ day of _____, 2019.

Alternative 2.

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